



**Hallandale Beach**  
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## City of Hallandale Beach City Commission Agenda Cover Memo

<b>Meeting Date:</b>	June 21, 2017		<b>Item Type:</b> <small>(Enter X in box)</small>	<b>Resolution</b>	<b>Ordinance</b>	<b>Other</b>  X
<b>Fiscal Impact:</b> <small>(Enter X in box)</small>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> <small>(Enter X in box)</small>	<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>
	x		<b>Public Hearing:</b> <small>(Enter X in box)</small>	<b>Yes</b>	<b>No</b>	<b>Yes</b> <b>No</b>
<b>Funding Source:</b>	Developer's Agreement Fund (Beachwalk) 347-2033A-531010		<b>Advertising Requirement:</b> <small>(Enter X in box)</small>	<b>Yes</b>		<b>No</b>
						X
<b>Account Balance:</b>	347-2033A-531010: \$85,306		<b>Quasi Judicial:</b> <small>(Enter X in box)</small>	<b>Yes</b>		<b>No</b>
						X
<b>Project Number :</b>	14412 Diana Drive Improvements		<b>RFP/RFQ/Bid Number:</b>	Continuing Services RFP FY # 2013-2014-006.		
<b>Contract/P.O. Required:</b> <small>(Enter X in box)</small>	<b>Yes</b>	<b>No</b>	<b>Strategic Plan Priority Area:</b> <small>(Enter X in box)</small>			
	X		<b>Safety</b> <input checked="" type="checkbox"/> <b>Quality</b> <input checked="" type="checkbox"/> <b>Vibrant Appeal</b> <input type="checkbox"/>			
<b>Sponsor Name:</b>	Roger M. Carlton, City Manager		<b>Department:</b> Public Works	Steven F. Parkinson, P.E., PWLF, Assistant City Manager/Director of Public Works		

### Short Title:

Discussion and approval of staff's recommendation on the Diana Drive Improvement Project.

## Staff Summary:

### **Background:**

The purpose of the Diana Drive Improvement project is to provide roadway improvements to include aesthetic improvements, landscaping, irrigation, sidewalk implementation, pavement milling and resurfacing and construction of a roundabout while maintaining on-street parking. There are currently partial sidewalks on the south side of Diana Drive. Also, this project will include the implementation of best practices to separate residential areas from commercial areas through landscaping and implementation of divided traffic between the frontage road and Diana Drive. A frontage road is a road that runs parallel to, but is distinct from, the main road that gives access to houses and other buildings. There will also be a report prepared as a summer study regarding the potential for residential parking restrictions.

In 2014, the City retained EAC Consulting, Inc. in the amount of \$38,822 to complete a traffic study and conceptual design options utilizing the Continuing Services and Comprehensive Services RFP FY# 2007-2008-004. Once several concept options were drafted, the City held several community meetings with residents and the consultant to discuss the desired Diana Drive improvements. Three conceptual design options were recommended by the Consultant incorporating the input from residents, City Commission members and Staff. The parameters appearing below are not the final recommendations of City Staff:

1. Modified median opening at the western end of Diana Drive. The other two existing median openings will be at the same locations.
2. A new roundabout at the intersection of Diana Drive and SE 26<sup>th</sup> Avenue.
3. A five (5) foot wide sidewalk added to the south side of the road. (The Consultant recommended that the sidewalk be incorporated at the property line which will result in elimination of parking spaces created by different condominiums within the City right-of-way.)
4. A six (6) foot buffer/swale incorporated between the edge of the outer travel lane and the front of the proposed-at grade sidewalk to meet standards for safety on the south side of Diana Drive.
5. By preserving the existing private parking within the City's right-of-way, the shifting of the median will result in the removal of all existing trees – which will be replanted with new vegetation upon completion of the project.
6. Drainage improvements to the corridor.
7. Pavement reconstruction due to shifting of the median.
8. Landscaping and irrigation enhancement.
9. Replacing damaged curbing.

On June 17, 2015, the City Commission authorized EAC Consulting, Inc. to expand the final conceptual drawing (numbered items listed above) to include civil engineering design, permitting and limited post design services that will be utilized during the Diana Drive Improvement

Project. Continuing Services RFP FY #2013-2014-006, in the amount of \$89,300, was authorized for this use (Exhibit 2).

These initial conceptual plans included a sidewalk solely on the south side of the road and did not include bike lanes. Staff was requested to bring back the item for the City Commission's consideration after completing survey work and to propose different options. Staff was directed to consider the implementation of sidewalks on both sides of the road and bike lanes.

The City conducted a property survey of the area to determine the feasibility of installing sidewalks and bike lanes on both sides (north and south) of Diana Drive. Based on the survey, there is a total of 75 feet of right-of-way in existence that would allow for the installation of a sidewalk and bike lane on both sides of the road. However, in order to attain the full 75 feet of right-of-way, 21 parking spaces on the south side of the street utilizing public right-of-way would have to be removed:

<b><u>Building Address</u></b>	<b><u>Parking Spaces Required to be Removed for Option 3</u></b>
2000 Diana Drive:	6 parking spaces
2100 Diana Drive:	12 parking spaces
2380 Diana Drive:	<u>3 parking spaces</u>
Total:	21 parking spaces

It is important to note that parking spaces at these three (3) residences occur both in the building's private property and in the City's right-of-way. The parking spaces being recommended for removal are located in the City's right-of-way, but were created by the building owners, not by the City.

Below is the parking space analysis (full version in Exhibit 3) for the three properties above that would be impacted by the project:

<b>Building Address</b>	<b>Number of apartments (units)</b>	<b>Number of current parking spaces in <u>private property</u></b>	<b>Number of parking spaces created on the <u>City's right-of-way</u> that need to be removed for project</b>
<b>2000 Diana Drive</b>	<b>29</b>	<b>28</b>	<b>6</b>
<b>2100 Diana Drive</b>	<b>29</b>	<b>28</b>	<b>12</b>
<b>2380 Diana Drive</b>	<b>12</b>	<b>11</b>	<b>3</b>

On March 16, 2016, Staff presented four (4) proposed cross sections for consideration by the City Commission. Included were the implementation of sidewalks on both sides of the road, bike lanes and preserving the existing private parking created in the City's right-of-way. Graphical representations outlining each of these options can be found in the attached Diana Drive Presentation (Exhibit 3).

The City Commission recommended the implementation of Option 2 (Exhibit 4) because this option allows private parking to remain as is and will not result in a net loss of private parking. Furthermore, this option allows for the installation of sidewalks on both sides of Diana Drive.

Additional scope of services was awarded to EAC Consultant, and the purchase order was increased from \$\$89,300 to \$115,000 (Exhibit 5).

### **Current Situation:**

EAC Consulting, Inc. was issued a Notice to Proceed letter on June 2, 2016 authorizing the design for the chosen Option 2 with a completion date of one hundred and sixty-eight (168) calendar days (Exhibit 6). The 60% phase submittals were provided on September 23, 2016 (Exhibit 7). The submittal was reviewed by City staff and comments forwarded to EAC Consulting, Inc. to incorporate into the 90% phase submittals. On October 4, 2016, a Community meeting was held at Diana Drive to provide updates to the residents on the status of the design phase and share some insights of the proposed option. There were approximately fifteen (15) residents in attendance. Most of the residents expressed their concerns about the chosen option. They noted that the option chosen is not what they wanted. They all had a different perspective of what should be proposed for Diana Drive. Their comments are reflected in the attached Community Meeting Minutes (Exhibit 8)

On December 19, 2016, at the direction of the City Commission, a hold was put on the project.

### **Project Constraints:**

There are some constraints related to the design of the selected Option 2. The proposed new median had to be designed with a smaller width and shifted to the north to accommodate the proposed sidewalk and buffer space on the south side of Diana Drive. The new proposed location of the median is on an existing sewer force main. All existing shade trees, except for two are proposed to be removed. Due to the width of the proposed new median and the existing sewer force main, the Consultant's recommendation is to have small palms, tall hedges and some ground cover. It is the Consultant's opinion that if trees are planted within the proposed median, it will spread into the driving area of the service/frontage road. In addition, large trees cannot be planted on top of the sewer force main. These constraints are another reason to reconsider Option 2.

### **Staff Recommendation:**

It is disappointing that \$122,993 of the \$250,000 provided to this project when the Beachwalk Developer's agreement was approved has been spent. Nevertheless, there will be only one chance in our lifetime to get this right. The Administration recommends that the decision taken by the City Commission on March 16, 2016 be reconsidered to a modified Option 4, which is the proper long term solution to this complex problem. This option provides one driving lane in each direction, a sidewalk on the south side, an expanded landscaped median, a bike lane, street furniture and signage.

We have also learned that there could be developments proposed along Hallandale Beach Boulevard. Should that occur, the negotiation of terms and conditions for approval would include

a set aside of number of parking spaces in the building garage for the neighborhood. These negotiations will also include a sidewalk along the north side of Diana Drive.

While this recommendation may prove somewhat inconvenient for the 21 parking space users, approximately 50 new on-street parking spaces will be created on the north side of the median. It is of greater public good to build the street as a “complete street” for the entire community and eventually to serve as a relief road from the Intracoastal all the way to US-1.

If the City Commission does determine to accept the Administration’s recommendation, staff is recommending moving forward in the following manner with Option 4 slightly modified (Exhibit 9 – New Road Section Conceptual plan):

- Incorporate the sidewalk on the south side of the road. This sidewalk will be constructed at the property line and will result in the elimination of the parking spaces created by different condominiums.
- One way traffic on the south side of the median.
- Keep on street parking on the south side of the median.
- Keep the existing median and existing large trees, replace damaged curbing, provide enhanced landscaping and irrigation.
- Add on-street parking on the north side of the landscaped median and preserve one-way west bound.
- A new roundabout at the intersection of Diana Drive and SE 26<sup>th</sup> Avenue.

Staff believes that the construction cost of these improvements will be under \$1,000,000 which is a saving of approximately \$800,000 from the cost of the current alternative predominantly due to the repairs rather than replacement of the median. The added bonus is that most of the mature trees in the median will be saved.

<b>Proposed Action:</b>
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If the recommendation presented above is approved, staff will negotiate a revised scope of work with the Consultant. Staff will bring back the item to the Commission in August 2017, only if the allocation remaining in the work order is insufficient.

Staff will pursue grant opportunities for the construction of this project. If no such opportunities can be secured, Staff will request funding for construction during the FY 18-19 budget process. Advertisement and review of bids will occur in late FY 17-18 so the construction can begin in October 2018.

<b>Attachment(s):</b>
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Exhibit 1 – Diana Drive Presentation 6-21-17

Exhibit 2 – Resolution 2015-57

Exhibit 3 – Diana Drive Presentation to City Commission on 03/16/2016

Exhibit 4 – Option 2 (Elevation)

Exhibit 5 – Resolution 2016-44

Exhibit 6 – EAC Consulting, Inc. – Continuing Services Agreement

Exhibit 7 – 60% Phase Submittals

Exhibit 8 – Community Meeting Diana Drive – 10-4-16

Exhibit 9 – Engineer's Construction Cost Estimate (New Road Section Conceptual plan)

Prepared by:



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Susan Fassler, Green Initiatives Coordinator

Approved by:



Mariana Pitiriciu, City Engineer