

# POMPANO BEACH PIER PARKING GARAGE

**2017 FRA Award Submittal**  
**Out of the Box Category**

The City of Pompano Beach owns a 4.65-acre parcel on the barrier island, which served as a surface parking lot with capacity for 313 cars and also contained a small library and fire station.

As early as 2008, the City started trying to find a development partner for this site just across from the beach, a prime redevelopment opportunity. The City advertised the site, but for one reason or another could not find the right team.

Finally in 2011, the City found a development team that had the experience and appropriate concept for the site. One of the things the developer stressed though was the need for adequate parking for the new development.



In 2013, the City's CRA completed renovations to the beach adjacent to the pier lot site. The \$15 million project included a dune restoration, construction of a new great lawn with an interactive fountain, and a streetscape project that incorporated new on-street parking. The beach improvements were well received and the popularity of the beach improved dramatically. This was evident in the increase in parking revenues, which rose from \$800,000 in 2012, to approximately \$2 million in 2016, a 150% increase!

However the new on-street parking spaces added were not going to be enough to accommodate the new 48,500 SF development. The City recognized that parking was going to play an integral role in the redevelopment of the beach area. The City commissioned a parking management strategy and there were two major initiatives recommended, 1) establish a parking enterprise fund and 2) construct a parking garage on the beach. In 2012, a Parking Enterprise Fund was formed with the purpose to finance the construction and professional management of parking facilities. The creation of this parking enterprise fund gave the city the mechanism to address parking demand on the beach.



Although the developer was willing to build a new garage in support of their proposal, the City decided to take on the task. The City wanted to safeguard sufficient parking accommodations for the public at large. With the Parking Enterprise Fund in place, a request for proposal was issued in 2014, to commission the first city garage. The City desired to build an iconic structure on the pier lot that complemented the beach improvements and the new pier development. The City also wanted the design of the garage to link to another nearby public asset project, a bridge redesign, that had sails as a salient feature.

The City and CRA presented the design to the community in multiple public meetings, and with the public input revised the design to produce a product that residents were happy to see. The design also evolved to address maintenance concerns from City staff that would be managing the building after completion. The City was able to fund this \$24 million new garage by issuing a Certificates of Participation (COP) bond through the Parking Enterprise Fund, so it was not a cost to taxpayers.



INITIAL DESIGN



REVISED DESIGN

The Design-Build team did a fantastic job of listening to the community and incorporating the City's desires for the garage with state-of-the-art elements including:

- 609 parking spaces with 99 of those for valet double parking
- 5 levels at maximum of 55 feet, so as not to disturb the ocean view of nearby condos
- Speed ramps outside of parking areas
- Electric car charging stations
- A programmable computer-operated light system that controls the lights on the sails for special effects
- Sandy-look finish on the rooftop to soften the views from above
- Covered parking on the rooftop
- A glass elevator that provides breathtaking ocean views
- Sea-turtle friendly light system throughout the building
- Large Mural to showcase the City's commitment to public art
- 7,000 sq. Ft. Retail space lining the garage
- Plantings that traverse down the side of the building between the sails from the top to add green elements

The design team also had put structure in place to address FEMA requirements for the site across from the beach.



The project broke ground on June 24, 2015, with a tight construction timeline, as the project needed to be completed by the next year's 4<sup>th</sup> of July celebration. The contractor was able to keep to the schedule even when they encountered an underground lift station that had to be removed to make way for the garage foundations. The adherence to the schedule included a major coordination effort by the City's Project Manager/CIP Engineer, Owner Representative, Building Department, City Management and other City staff.





On June 30, 2016, the Pier Parking Garage Grand Opening was celebrated. Hundreds from the community feted the completion of the City's first parking garage. This iconic structure sets Pompano Beach apart from the other cities, with the Sun-Sentinel recognizing Pompano Beach's new garage as one of the stand out parking garages in South Florida. The City and CRA community now have a 609-car garage that can support further redevelopment and provide adequate parking capacity for a successful and sustainable beach destination.



The aesthetic of the garage was instrumental in the developer securing two anchor restaurants and other credit tenants. The impressive design also convinced the developer change the design of the development from “Old Florida” to a more modern concept. The Pier Parking Garage, along with the \$20 million new pier lot development will continue to transform the Pompano Beach waterfront and make the City a world-class destination.



Rendering of Pier Development

# AERIAL PHOTOS JUNE 2016 (AFTER)



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Pompano Beach Pier Garage

Print #160630001  
Date: 06/30/16  
Lat/Lon: 26.235636 -80.089996  
Order No: 81713  
Aerial Photography, Inc. 854-588-0484



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