

chapter **3**
FRAMEWORK

NEW RIVER MASTER PLAN REPORT

FRAMEWORK

AN OVERVIEW

The New River Master Plan Framework is based on the concurrent examination of several themes:

GEOGRAPHIC CHARACTER AREAS: Strong identity, sense of place, and memorable public spaces must work together to create a multi-destination, varied mile-long stretch of riverfront. To strengthen the identities of different parts of the Riverwalk District, we have divided the District into five “character areas”. Each area will create a distinct experience that plays upon its existing strengths. The five areas will be different from one another, and, at the same time, will be related and linked with common elements, such as an overlay of maritime-related activities throughout, or common materials that might be used in different ways in each of the areas.

CONNECTING DESTINATIONS: Better connections are critical to the success of the Riverwalk District: visual connections, pedestrian connections, and vehicular connections. In addition to making the entire Riverwalk continuous on both sides of the river, we have the opportunity to expand the visibility and accessibility of the Riverwalk inland to the surrounding

neighborhoods. With “fingers” of streets and sidewalks, and open view corridors, the Riverwalk will be better integrated into the larger fabric of Downtown Fort Lauderdale.

GREAT ARCHITECTURE: The Riverwalk District, given emerging status as a major destination and center of Downtown, is one of the most appropriate locations in all of Fort Lauderdale to encourage the highest quality architecture, landscape architecture and public space design. Great architecture is subjective, and cannot be prescribed. However, certain principles, when added to the designer’s palette, can increase the chances for better results. This chapter adds to the architecture-related guidelines set forth in the Master Plan Update with river-specific suggestions.

Note:

- Within each of these themes are a range of ideas, sometimes describing a general approach towards the vision, and sometimes describing site-specific concepts or “big ideas”. In every case, the themes of this Framework chapter, and of the following Design Guidelines chapter, support the Vision and Principles laid out in Chapter 1.
- As properties within the Riverwalk District redevelop, projects will be reviewed to determine whether they meet the Downtown Master Plan and Design Guidelines, as well as the Framework Recommendations and Design Guidelines of the New River Master Plan

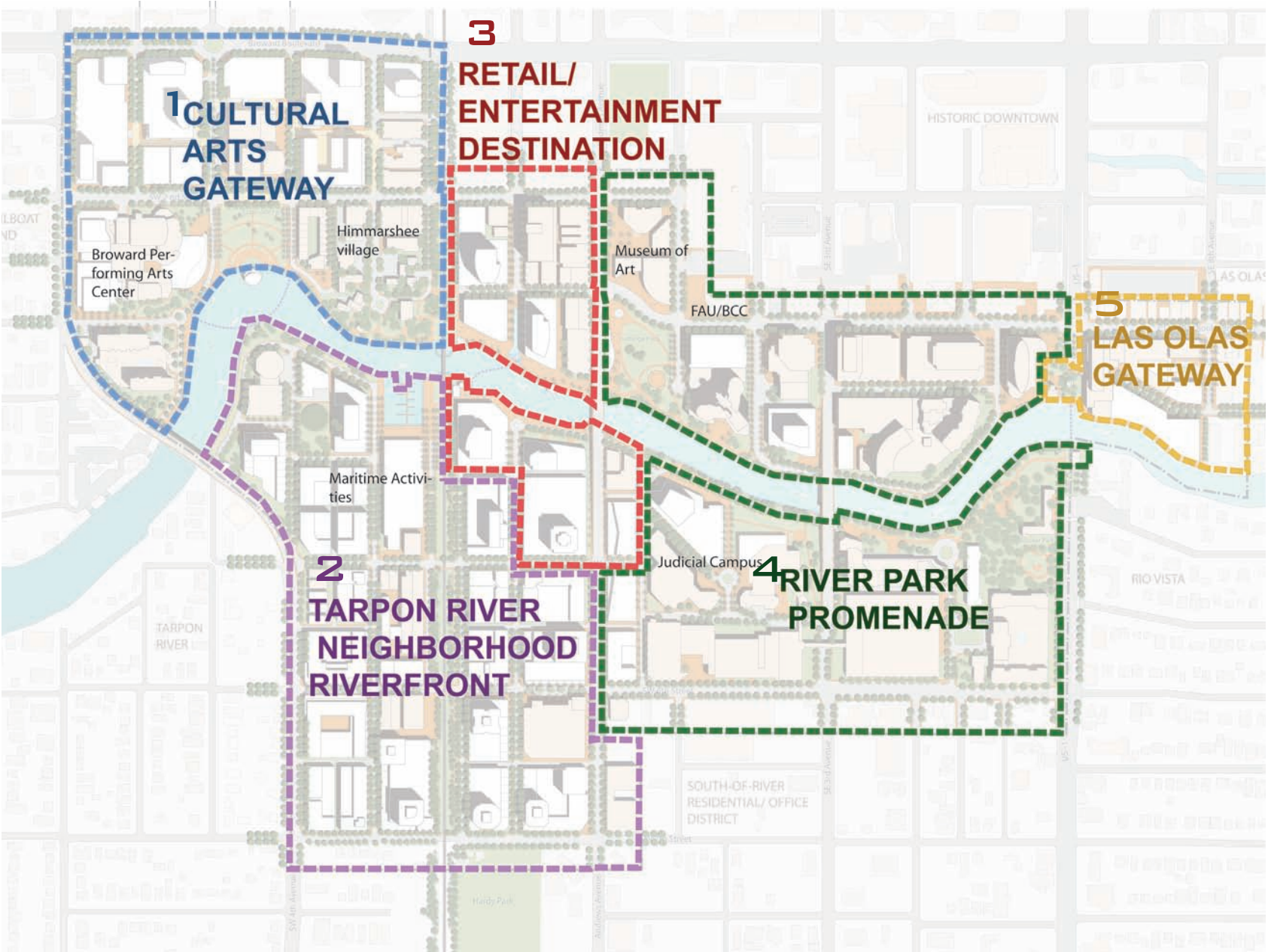
KEY THEMES

■ GEOGRAPHIC CHARACTER AREAS

- 1 CULTURAL ARTS GATEWAY
- 2 TARPON RIVER NEIGHBORHOOD GATEWAY
- 3 RETAIL / ENTERTAINMENT DESTINATION
- 4 RIVER PARK PROMENADE
- 5 LAS OLAS GATEWAY

■ CONNECTING DESTINATIONS

■ GREAT ARCHITECTURE



Map of Geographic Character Areas

GEOGRAPHIC CHARACTER AREAS

1 CULTURAL ARTS GATEWAY

INTENT

Envisioned as the western entrance to Downtown Fort Lauderdale, the Cultural Arts Gateway will provide a direct visual and physical connection to the New River, integrating a variety of cultural institutions and lively public spaces to the Riverwalk. Esplanade Plaza transforms into a dynamic gathering space and performance venue bordered by active streets lined with shops and cafes. Continuous riverfront access and a potential pedestrian river crossing ensure a safe and unobstructed connection to the south side of the River and the rest of Riverwalk.



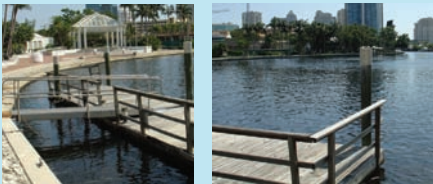
Future plan



Existing Museum of Discovery and Science, Fort Lauderdale



Existing Broward Center of Performing Arts, Fort Lauderdale

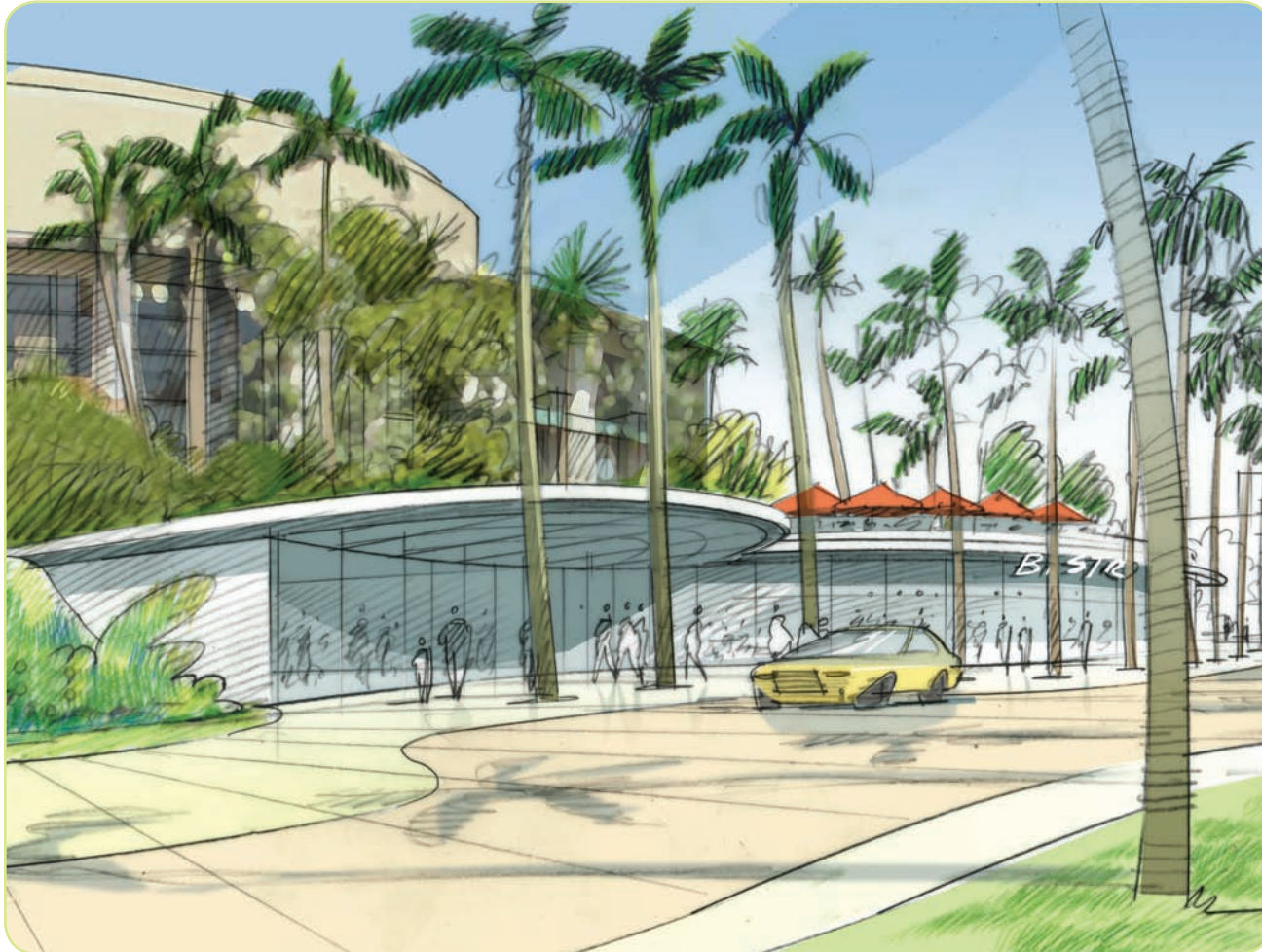


Existing Riverwalk in front of Esplanade Plaza, Fort Lauderdale

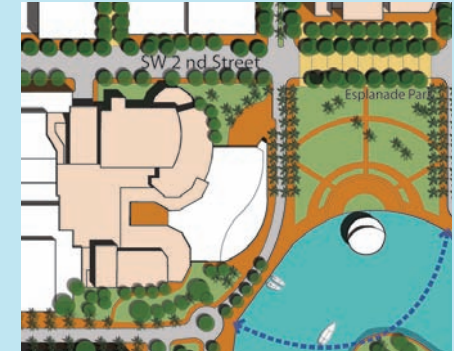
SPECIFIC RECOMMENDATIONS

1.1 Create a Performing Arts Center – Esplanade Park connection element (restaurant/ retail/

lobby uses) that redefines western edge of Esplanade Park



Potential restaurant/ terrace connection between Broward PAC and Esplanade Park



Potential restaurant/ terrace connection between Broward PAC and Esplanade Park



Existing Conditions:
Densely landscaped hillside separates the Broward Center of Performing Arts from Esplanade Park, blocking views from the PAC towards the river, and adding to the feeling of isolation and lack of safety in the park at night



Bryant Park, NY: restaurant activating previously inactive edge of Public Library facing the park

SPECIFIC RECOMMENDATIONS

1.2 Re-design Esplanade Park:

- Incorporate an outdoor stage (possibly floating) adjacent to the river
- Incorporate facilities to accommodate the large

numbers of school children that visit M.O.D.S during the day

- Re-design the landscape elements/ vegetation to promote strong visual connections to surroundings for safety



Existing conditions: PAC is detached from the park, separated by berms and landscaping: no 'eyes on the park' to encourage feeling of activity and safety



Existing conditions: Heavy landscaping blocks views between the adjacent development to Esplanade Park



Existing conditions: Not enough shade trees/ structures in the correct locations to accommodate potentially heavy daytime/ lunchtime use, especially by visitors of Museum of Discovery and Science across the street



Tulsa, Oklahoma



Bregenz, Austria



Venice, Italy



Washington, DC



Brooklyn Museum of Art, NY



Bryant Park, NY

SPECIFIC RECOMMENDATIONS

1.3 Reconnect the street grid to the riverfront for safety and improved access with a street along the western edge of Esplanade Park (extension of SW 5th Ave. that connects into public boat landing access southwest of the 7th Avenue bridge.)



Site plan and aerial view showing extension of SW 5th ave. connecting into the public boat landing access southwest of the 7th ave. bridge



1.4 Integrate cultural uses into outdoor spaces



Centre Pompidou, Paris, France



Nimes, France



Crown Fountain, Chicago

GEOGRAPHIC CHARACTER AREAS

1 | CULTURAL ARTS GATEWAY



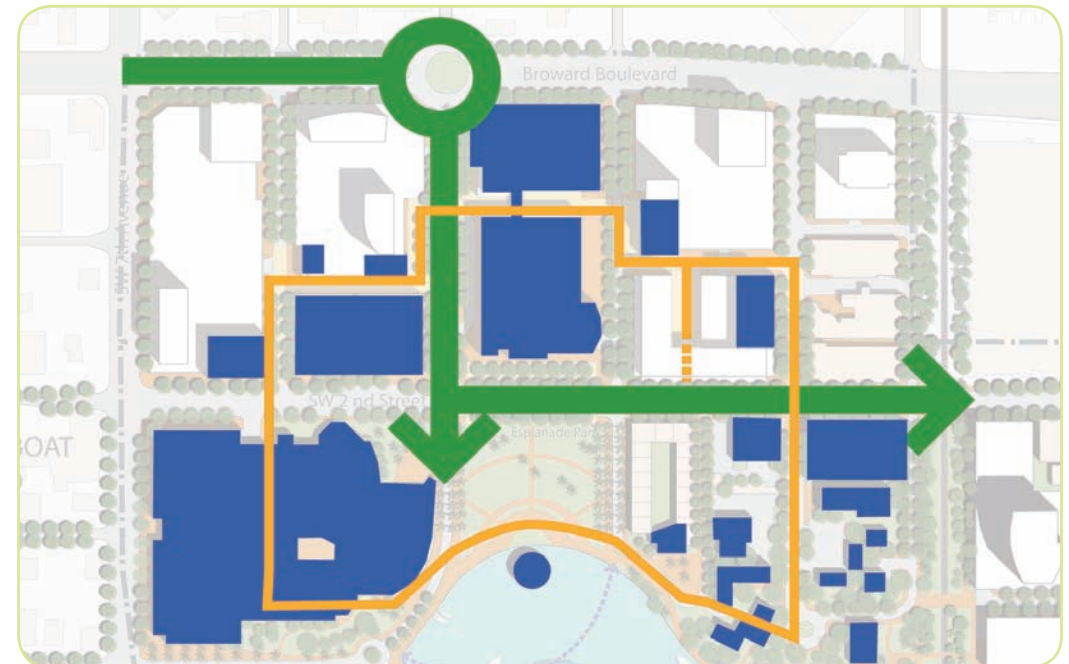
Gold Coast, Australia (photographed by Anthony Abbate): Pedestrian-friendly, shaded streetscape that could be a model for the 'Arts Walk' mid-block, multi-use streets shown in yellow in the diagram to the right.

1.5 Initiate an Arts & Entertainment Precinct Plan to strengthen the presence and connection of cultural arts venues to the Riverwalk District

1.6 Create a gateway entry to the Riverwalk District from Broward Boulevard

1.7 Create a mid-block Arts Walk north of SW 2nd St., creating a loop that includes a portion of the Riverwalk and existing/proposed arts anchors. Earlier arts and river-related planning efforts, including the great success of the Broward Center for the Performing Arts, and the tremendous achievements in investment and design along the New River so far, were the first steps towards a vision for the Arts District. The purpose of creating an Arts Walk is to further encourage an exciting marriage of public space design with vibrant, mixed-use development and exciting, innovative architecture. The 'Arts Walk' loop will fully take advantage of existing arts venues while integrating opportunities for new arts-related venues in any future development

- Integrate arts or arts related venues into all new development north of SW 2nd Street
- Open up arts venue entrances to the multi-use mid-block path (or 'Arts Walk')



Conceptual diagram with SW 5th Avenue (shown with green arrow) as the gateway entry to the river from Broward Blvd. and Arts Walk (shown in yellow) creating a loop that includes the Riverwalk and existing/proposed arts anchors (shown with blue circles)

GEOGRAPHIC CHARACTER AREAS
1 | CULTURAL ARTS GATEWAY



Site plan showing SW 5th Avenue as the gateway entry to the river from Broward Blvd. with enhanced landscape treatments and Arts Walk (shown in yellow) looping Riverwalk and existing/proposed arts anchors



Cady's Alley, Washington DC



Cady's Alley, Washington DC: another potential precedent for the 'Arts Walk' character



Rendered view of proposed 'Arts Walk' area, highlighted with a yellowish paving

GEOGRAPHIC CHARACTER AREAS

2 TARPON RIVER NEIGHBORHOOD GATEWAY

INTENT

Downtown's unique waterfront, mixed-use community is envisioned to integrate maritime-related uses with residential and neighborhood-serving retail, all connected to the Riverwalk by tree-lined streets with wide sidewalks. Buildings in this area provide appropriate transitions in scale from the lower density neighborhoods to the south and west. A pleasant walk from the 7th Avenue pedestrian bridge crossing leads to a green respite at the "Rain Tree" pocket park. Area residents and nearby office workers stroll the arcades along SW 6th Street to shop or eat a meal. Continuing south along the FEC greenway, a direct connection is provided to Hardy Park and the South Side School.



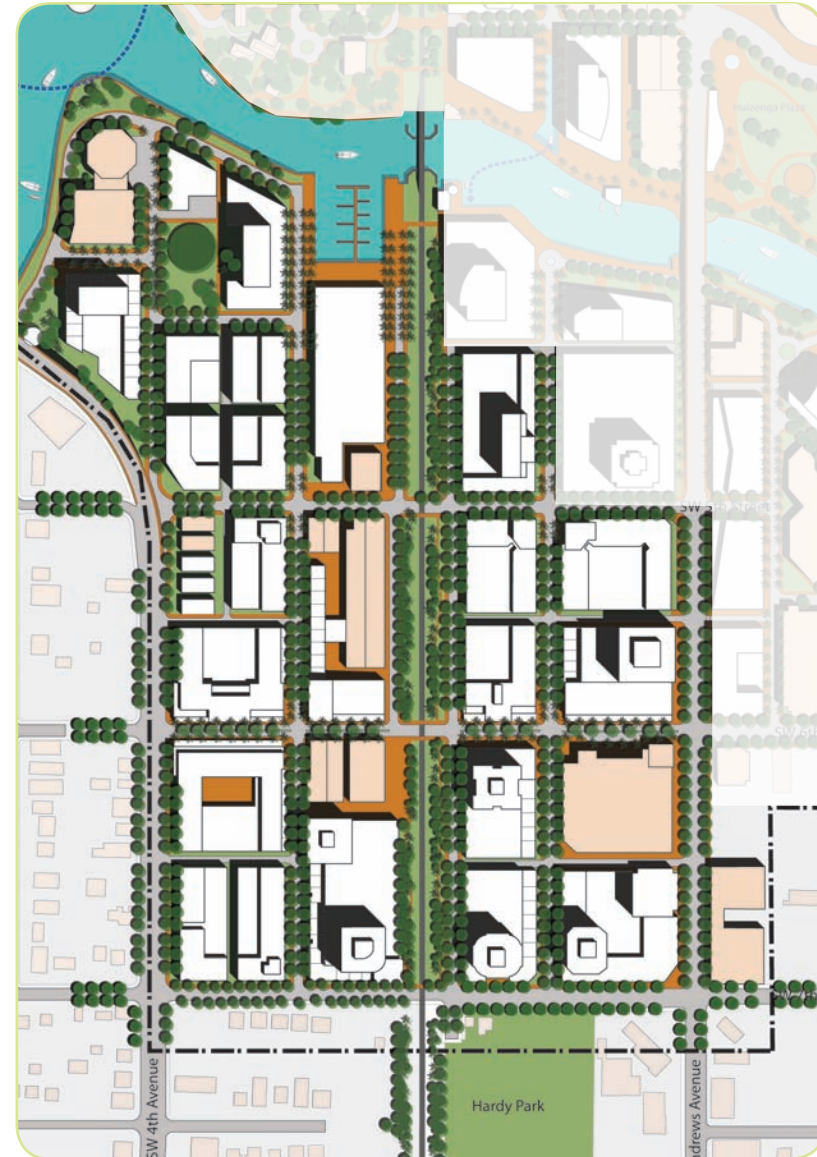
Existing maritime facilities on New River



4th Avenue, with its wide lanes and fast-moving traffic, creates a major barrier between 'Downtown Tarpon River' and the smaller scaled established Tarpon River neighborhood



An aerial view showing proposed Tarpon River Neighborhood Gateway area



Future plan (showing one potential configuration of new buildings and public spaces on sites that may be subject to future redevelopment)

SPECIFIC RECOMMENDATIONS

2.1 Reconnect the street grid to the riverfront for safety and improved access with a street along the River's edge (extension of South New River Drive to 3rd Avenue)



Existing transitions



Examples of walkable mixed-use residential neighborhoods with buildings that provide appropriate scale transitions between small and large scale areas



Extension of South New River Drive to 3rd Avenue

SPECIFIC RECOMMENDATIONS

2.2 Create the Tarpon River neighborhood segment of the FEC greenway, connecting south to Hardy Park

2.3 Maintain and enhance all connections to the Tarpon River neighborhood waterfront with active ground floors (including residential with multiple ground-floor entries), open view corridors, and streetscape improvements. Avoid vacating existing public rights-of-way



Existing FEC Rail



King Promenade Trail,
San Diego, California

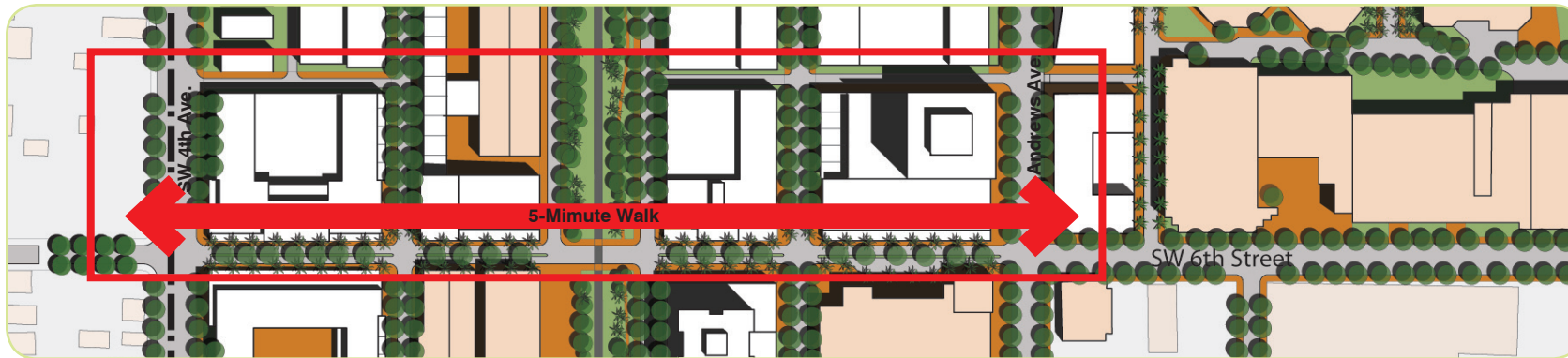


Minimize lane widths and maximize sidewalk dimensions on streets leading to the river (shown in light green arrow) to enhance connections to the river

SPECIFIC RECOMMENDATIONS

2.4 Encourage a neighborhood-oriented retail spine (Tarpon River ‘main street’) along SW 6th Street between SW 4th Ave and Andrews Ave. Utilize colonnade feature for new structures, and

encourage mid-block courtyards and pedestrian passages/ breezeways



Worth Avenue, Palm Beach, FL



Worth Avenue, Palm Beach, FL

SPECIFIC RECOMMENDATIONS

2.5 Create more opportunities for pedestrian-oriented, neighborhood-serving retail

Existing retail



Examples of pedestrian-oriented, neighborhood-serving retail

SPECIFIC RECOMMENDATIONS

2.6 Support maritime activities and character



Rendering of proposed boat storage , marina basin and other maritime activities



Existing maritime facility



Existing maritime facility

2.7 Create new "Rain Tree" pocket park

Rendering of proposed Rain Tree Park



Existing Rain Tree

GEOGRAPHIC CHARACTER AREAS

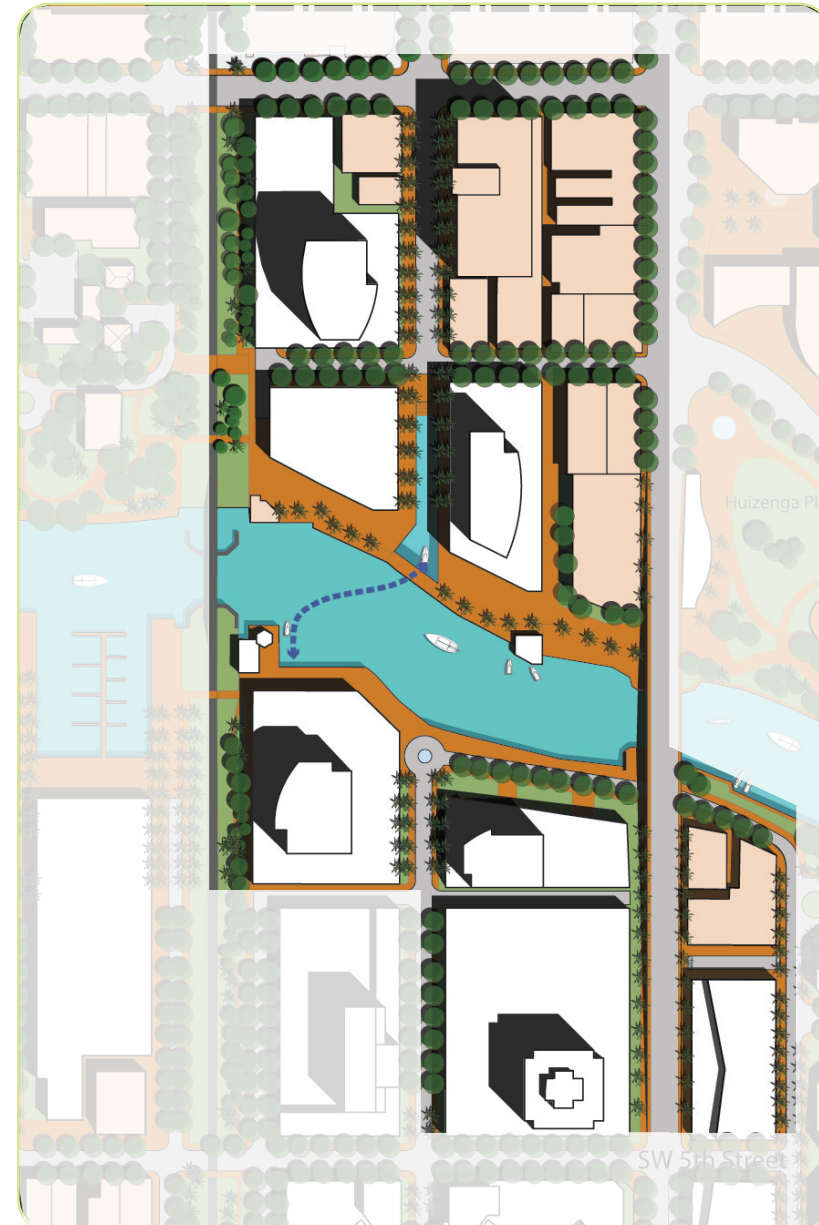
3 RETAIL / ENTERTAINMENT DESTINATION

INTENT

The heart of the Riverwalk District is envisioned as a major retail and entertainment hub located at the existing Las Olas Riverfront site. Future redevelopment of this site is coordinated with parcels south of the River to create a central activity destination. A pedestrian crossing to access both sides of the River ensures the overall success of this character area and the entire Riverwalk district. A new pedestrian railway crossing introduced at the FEC tracks provides a continuous pedestrian flow on the side south of the River. Public spaces fronting on the River are lined with active ground floor uses, and major water elements are introduced into public spaces. Buildings have a direct relationship to the water's edge with smaller setbacks resulting in an urban waterfront feel. Tower placement frames the center of the River, and relates the north and south sides of the River. The river-edge treatment results in a continuous pedestrian flow, unifying and intensifying the mixed-use experience.



Existing Retail Space



Future plan

SPECIFIC RECOMMENDATIONS

3.1 Create a destination retail/ entertainment hub. Any development in this area should influence and respond to the redevelopment on the opposite side of the river in a single coherent concept to define an intense, central, river-oriented destination

3.2 Utilize exceptional design quality for outdoor public spaces, to create an iconic outdoor gathering space on the water that is highly programmed

and activated with outdoor dining, public events, pavilions, etc. Public spaces should support significant pedestrian activity, potentially with more hardscape and less greenery than other riverfront areas

3.3 Add a transit stop at or near the intersection of Las Olas Boulevard and Mary Brickell Avenue



Georgetown Waterfront, Washington DC



Darling Harbor, Sydney, Australia



River Walk, San Antonio, Texas

SPECIFIC RECOMMENDATIONS

3.4 Incorporate a significant water feature in the public plaza leading to the river. Explore construction of a water channel from the New River, or a large-scale artificial water feature leading to the river. Increase the sense of waterfront activity from the river's edge back to Las Olas Boulevard, including the increased opportunity for outdoor dining along the sides of the plaza along this stretch

3.5 Utilize dramatic night lighting of buildings and public spaces



City Place, West Palm Beach, FL



Vancouver, Canada



Universal City Walk, Los Angeles, CA



Fremont Street, Las Vegas, NV

3.6 Create a pedestrian river crossing, with landing areas and clear approaches for pedestrians



Hanging Bridge (Puente de Vizcaya), Bilbao, Spain

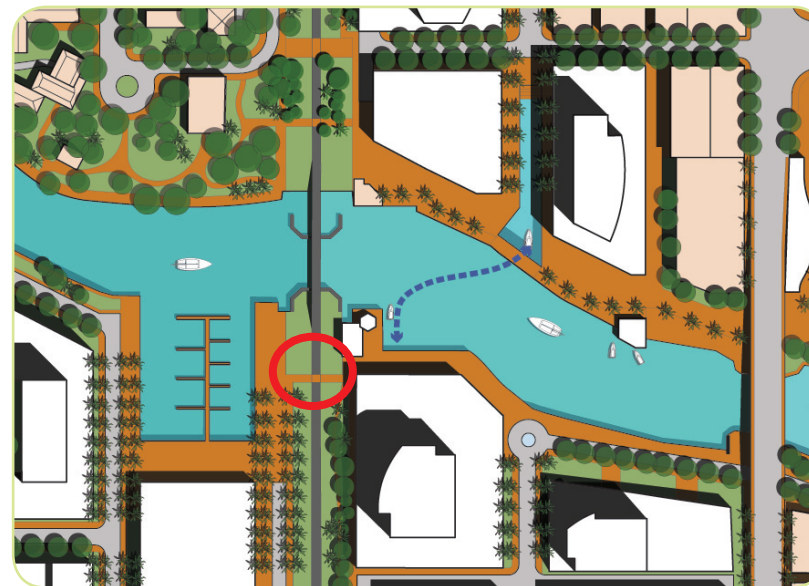


Aquabus, Vancouver



Gold Coast, Australia (photographed by Anthony Abbate)

3.7 Create a new pedestrian rail crossing on the south side of the river; and consider a new or relocated pedestrian crossing on the north side of the river, if necessary to achieve a more successful pedestrian experience. Carefully plan for a smooth, continuous, pedestrian flow with clear, visual connections, from the main public spaces to the existing and proposed pedestrian rail crossings to the west



Site plan showing proposed pedestrian rail crossing on the south side of the river circled in red

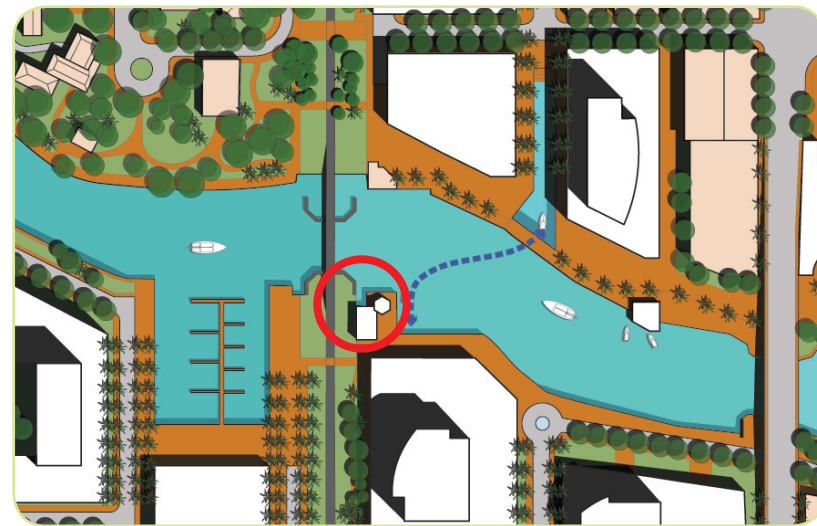
SPECIFIC RECOMMENDATIONS

3.8 Incorporate riverside retail or restaurant/ café pavilions in small, independent structures with outdoor seating on the water's edge, to create variety of scale and activity on the Riverwalk

3.9 A freestanding waterside destination restaurant on the south side of the river is highly recommended adjacent to FEC rail bridge, where the best views of the river basin may be attained, and to encourage pedestrians to continue east and west along the Riverwalk



Examples of waterfront pavilions/ restaurants



Site plan showing proposed waterfront restaurant location circled in red

SPECIFIC RECOMMENDATIONS

3.10 Maintain an open sightline from Las Olas Boulevard to the river at a width equal to or greater than setbacks along Mary Brickell Avenue, free of structures, trees, or other obstructions. The extension of street trees within the right-of-way on either side of this axis may be included within this space, so long as trees do not block the middle of the right-of-way



Existing view from Las Olas Blvd. to the river

3.11 Carefully plan a retail/ tenant mix to create a dynamic range of large and small activities that keep the area active both day and night. The overall quantity of retail/ entertainment square footage on both sides of the river should create a critical mass that ensures the destination quality of the area and its long-term sustainability as a retail hub for the city. Consider a coordinated management plan and management entity for retail and entertainment uses in the new development, as well as in existing nearby buildings, on both sides of the river



City Place, West Palm Beach, FL

Core uses:

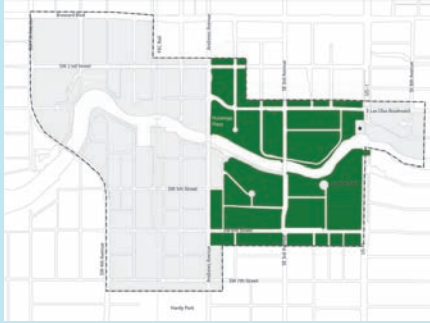
- Office
- Hotel
- Residential
- Retail/entertainment
- Restaurants
- Bars
- Night Clubs
- Live music
- Cinemas
- Theaters
- Family entertainment
- Book stores
- Boutiques
- Cafes
- Health clubs

GEOGRAPHIC CHARACTER AREAS

4 RIVER PARK PROMENADE

INTENT

The River Park Promenade is envisioned as a widened river corridor with strategic placement of retail that creates 'islands' of activity within the character area. Buildings relate to a park-like concept, with greater setbacks and more green space. Landscaping reflects a more lush feel and consists of more trees, especially shade trees along the River. The activity zones in this area consist of activated edges along Huizenga Plaza on the north side of the River, as well as active ground floor uses at the judicial campus along the south side of the River. An iconic civic presence is incorporated at the judicial campus and park amenities for all ages are provided at all public parks.



Existing Condition



Future plan

SPECIFIC RECOMMENDATIONS

4.1 Create a detailed landscape design for Smoker Park to serve as a destination park for residents; incorporate elements for all ages, including elements such as children’s play area(s), dog run, etc.

4.2 Incorporate ferry/water taxi landing into current design for “Tunnel Park”

4.3 Add a retail pavilion/kiosk along the river’s edge, just north of Smoker Park to provide a focal point at the south side of the river, and a visual connection/ point of interest as viewed from the north side of the river (from area of Stranahan House)



Parks that provide a mix of active and passive recreation for all ages



Site plan showing preferred retail pavilion (shown in red circle) and potential future water crossing (shown in blue dashed line)



Existing Smoker Park

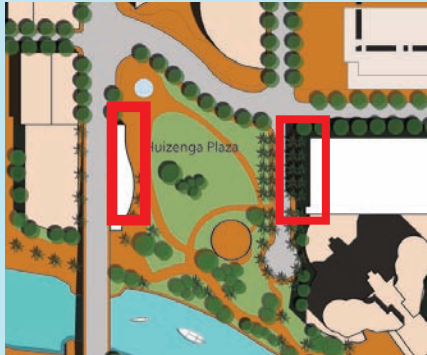
SPECIFIC RECOMMENDATIONS

4.4 Enhance Huizenga Plaza:

- Create a restaurant/retail space under the Andrews Ave bridge (north side of river), opening up onto Huizenga Plaza
- Explore potential for greater programmatic connections to Museum of Art across the street; one possibility is to incorporate

sculpture garden/ exhibit space into park

- Introduce active uses on the east side of Huizenga Plaza



Preferred retail/restaurant location shown in red rectangular



Existing Conditions



Park Avenue 42nd St. Bridge, New York City



Rendering of proposed restaurant/retail space under the Andrews bridge (north side of river)

SPECIFIC RECOMMENDATIONS

4.5 Reinforce public streetscapes to river, and improve pedestrian access and experience under existing Andrews & 3rd Avenue bridges with the addition of retail/ restaurant space with the addition of retail/ restaurant space

4.6 Coordinate future Judicial Campus redevelopment with New River Master Plan; allow for a north-south pedestrian connection between the river and 6th Street



Rendering of an example of streetscape improvements leading to the river



Existing Conditions



Espanola Way,
Miami Beach, Florida



Recommended locations for streetscape improvements

GEOGRAPHIC CHARACTER AREAS
4 | RIVER PARK PROMENADE

4.7 Intensive tree planting (mostly shade) & other vegetation along river on both sides

4.8 Create streetscape guidelines for Las Olas Boulevard between US-1 and Andrews Ave; and for SE 6th Street between US-1 and Andrews Ave.

4.9 A farmer's or green market should be established on the south side of the New River to provide an attraction



Historic Florida landscape



Examples of lush river-front planting

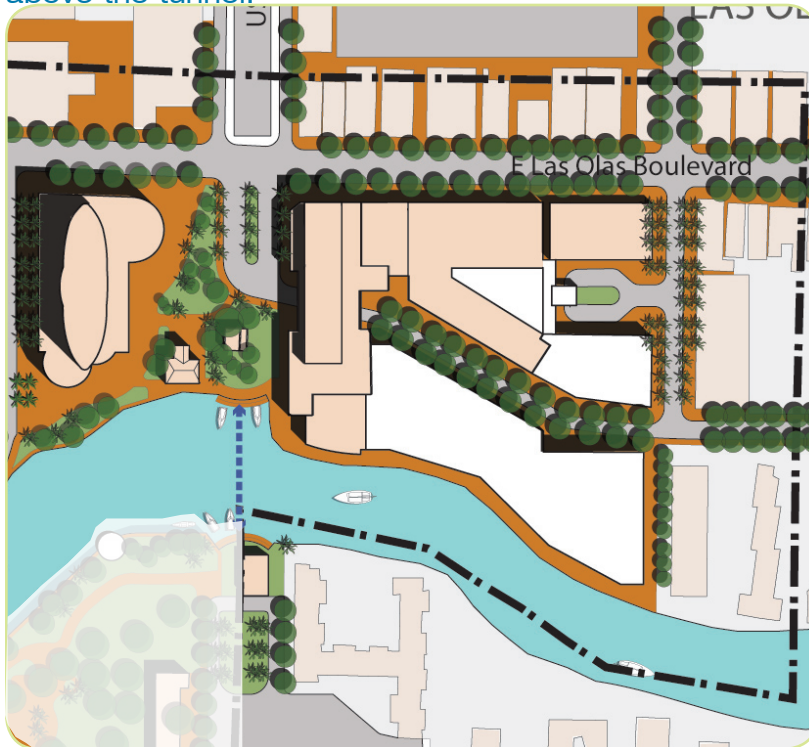


Farmer's markets, like the one above, can activate underutilized sites along the river

GEOGRAPHIC CHARACTER AREAS 5 LAS OLAS GATEWAY

INTENT

At the Las Olas Gateway, it is envisioned that the intimate atmosphere of Las Olas Boulevard continues to the eastern edge of the Riverwalk with waterfront dining and retail uses on the river's edge. Unimpeded pedestrian access will be provided along the Riverwalk, allowing a direct connection from the River Park Promenade area, passing the Stranahan House, to SE 8th Avenue. Residents of nearby Rio Vista neighborhood will be able to walk to Las Olas to dine or shop by crossing the River above the tunnel.



Future plan

SPECIFIC RECOMMENDATIONS

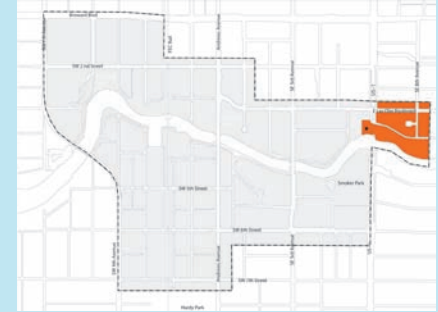
- 5.1** Create river crossing above tunnel
- 5.2** Allow for water taxi and/or ferry landing for river crossing on the south side (part of newly designed park) and north side (in front of Stranahan House)
- 5.3** Continuous pedestrian access crossing Stranahan House property along river's edge, with Riverwalk expanding east to SE 8th Ave
- 5.4** Create a strong north-south pedestrian connection from 8th Avenue/ Las Olas Boulevard intersection to east end of Riverwalk extension
- 5.3** Restaurants and outdoor seating are encouraged along the river at Riverside Hotel



Existing condition



San Antonio, TX



Existing Las Olas Blvd.

CONNECTING DESTINATIONS

INTENT

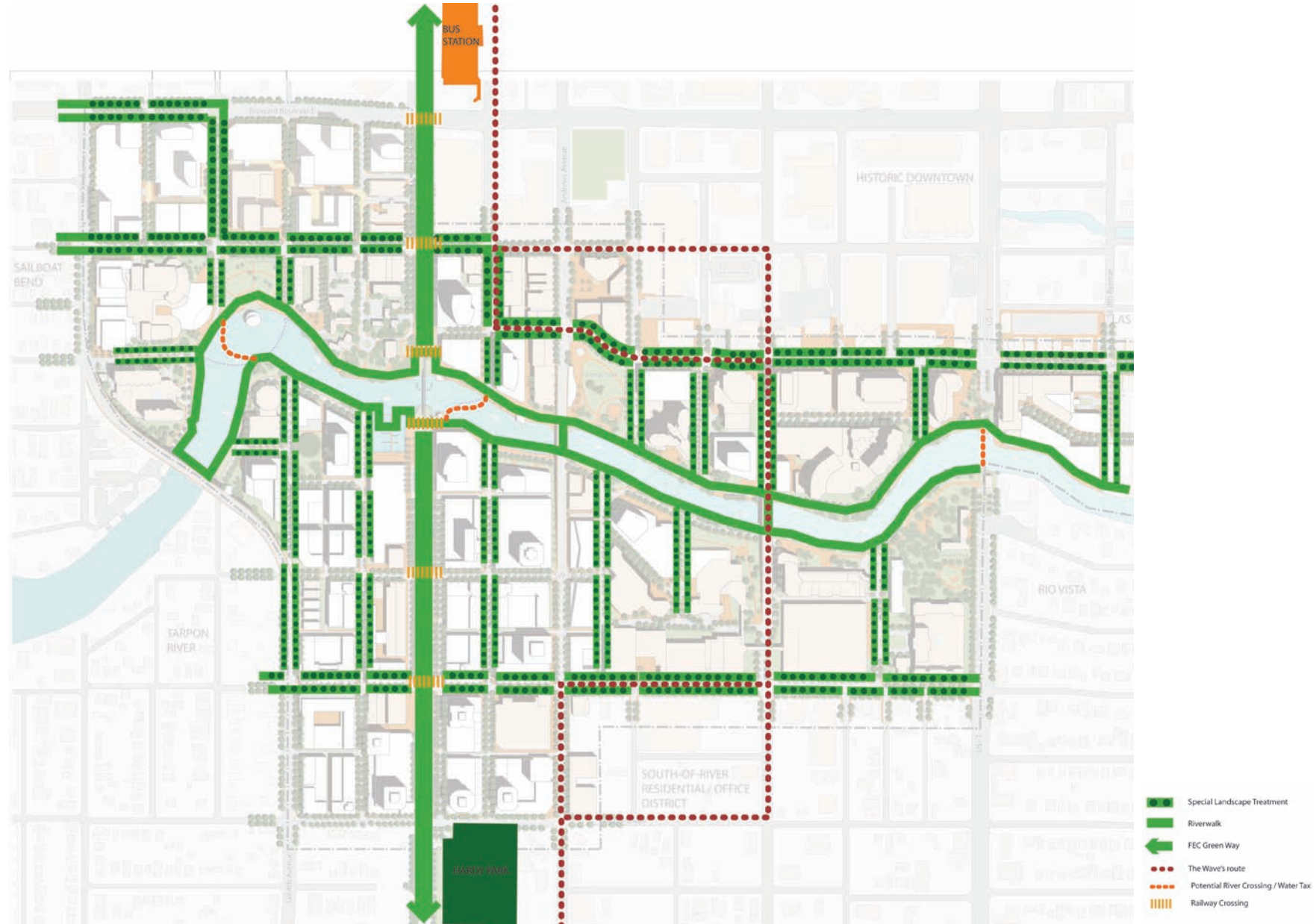
Improved streets and pedestrian connections incorporate the Riverwalk District into the larger fabric of Downtown Fort Lauderdale, creating a synergy and awareness between institutions and destinations in and around the New River. Visibility and accessibility of the New River and the Riverwalk is expanded to nearby street intersections with special landscape and streetscape designs that maintain open vistas and view corridors, and provide coordinated wayfinding signage. A continuous Riverwalk “loop” is made possible with seamless pedestrian river crossings, and integrated land and water-based transit and the FEC greenway provide a variety of circulation options within and around the District.

SPECIFIC RECOMMENDATIONS

- 1** Initiate a Public Realm Plan for the Riverwalk District:
 - Develop streetscape designs for Las Olas Blvd. / 2nd Street, and for SE/SW 6th Street, responding to character and presence of nearby institutions/ destinations.
 - Develop streetscape designs for streets leading to the river (with special landscape features different from other Downtown streets)
 - Develop unique streetscape design for SE/SW 6th Street that emphasizes retail ‘main street’ function for Tarpon River neighborhood
 - Develop a design theme(s)/ material palette(s) that create a strong identity for the river/Riverwalk and entire District
 - Develop unique design theme(s) for pedestrian rail crossings within the Riverwalk District (at Broward Boulevard, SW 2nd Street, North Riverwalk crossing, South Riverwalk crossing, SW 5th Street, SW 6th Street, and SW 7th Street)
- 2** Create new pedestrian rail crossing south of the river

CONNECTING DESTINATIONS

SPECIFIC RECOMMENDATIONS



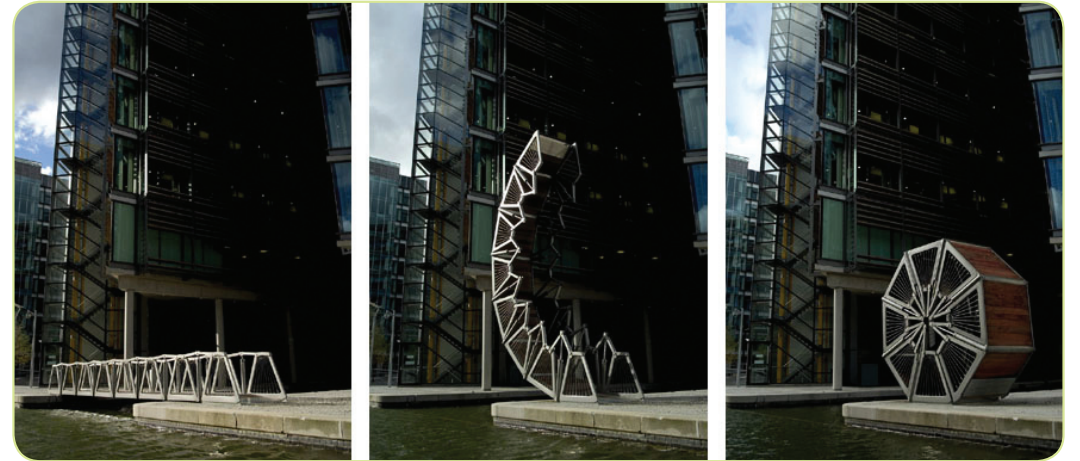
CONNECTING DESTINATIONS

SPECIFIC RECOMMENDATIONS

3 Create pedestrian river crossings



Bilbao, Spain



Rolling Bridge, London



Gateshead Millennium Footbridge, London



Borneo Sporenburg Bridges, Amsterdam, Netherlands



Water Taxi, Sydney, Australia



SPECIFIC RECOMMENDATIONS

4 Implement the FEC Greenway trail along the tracks, north and south of the river (at a minimum, north to the Broward County main bus terminal, and south to Hardy Park)

5 Integrate land and water-based transit within the Riverwalk District

- The newly proposed "Wave" (see route diagram on p. 3.63) will be downtown's environmentally friendly, electric fixed-rail streetcar system – a convenient, "green" way for people to move around.
- Preferred boat mooring locations shown below:

Existing FEC railway



King Promenade Trail, San Diego, California

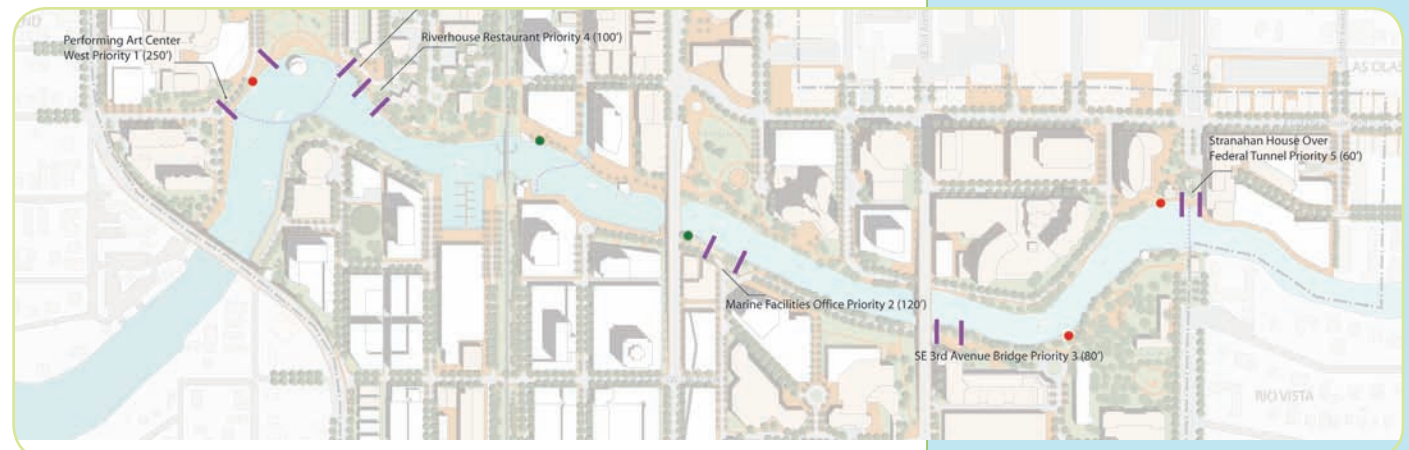


King Promenade Trail, San Diego, California

Rendering of the "Wave" in front of the Publix



- Day Dockage Location
- Existing Water Taxi Stop
- Proposed Water Taxi Stop



GREAT ARCHITECTURE

INTENT

The Riverwalk District will be home to the highest quality architecture, landscape architecture, and public space design that Downtown Fort Lauderdale has to offer. Design will relate to the River, the waterfront atmosphere, and the South Florida climate. Buildings will pierce the Downtown skyline with dramatic sculptural tops, while the public realm will create a variety of experiences at the pedestrian scale with the use of high quality, durable materials.



Examples of creative waterfront pavilions

SPECIFIC RECOMMENDATIONS

- 1 Encourage creative, original, and self-confident design that relates to the river and waterfront public spaces



West India Quay Bridge, London



Vancouver, Canada



City Hall, London, England

SPECIFIC RECOMMENDATIONS

2 Encourage buildings that contribute to the skyline drama of Downtown, with sculptural tops that contribute to multiple key views and vistas from the Riverwalk and other public spaces

3 Encourage architecture that is responsive to the climate



Examples of sculptural building tops



Examples of architecture responsive to their climates

SPECIFIC RECOMMENDATIONS

4 Encourage the use of high quality, durable materials appropriate to waterfront conditions



Paley Park, New York City, NY

5 Introduce a range of Riverwalk public realm elements that create a variety of experiences while maintaining a general sense of continuity and relationship among the various elements



Institute of Contemporary Art, Boston



Institute of Contemporary Art, Boston



Chicago River Riverfront

GREAT ARCHITECTURE



London



An example of a waterfront that successfully combines hardscape, landscape and shade trees



Helsinki



Pittsburgh



Successful combination of hardscape and shade trees



An example of water-related landscape element



Tom McCall Waterfront Park ,
Portland, Oregon

PUTTING IT ALL TOGETHER



PUTTING IT ALL TOGETHER



PUTTING IT ALL TOGETHER



PUTTING IT ALL TOGETHER



PUTTING IT ALL TOGETHER

