2601 Broadway



Broadway and Blue Heron Boulevard
Riviera Beach CRA Meeting
November 29, 2017

Program

- CRA Property Improvements
- Water Feature – City Identification
- Dairy Bell Building/Options
- Live – Work - Play
- Unobstructed access & views – *CPTED

Existing Conditions

- Most prominent intersection in the City.
- A crossroads to City features.
- One Building to be refurbished.
- Existing landscape in good condition and high potential for reuse.



Existing Conditions

- 11 Parking Spaces
- Dairy Belle
- Cash America
- Kirklington Park

11 Parking Spaces









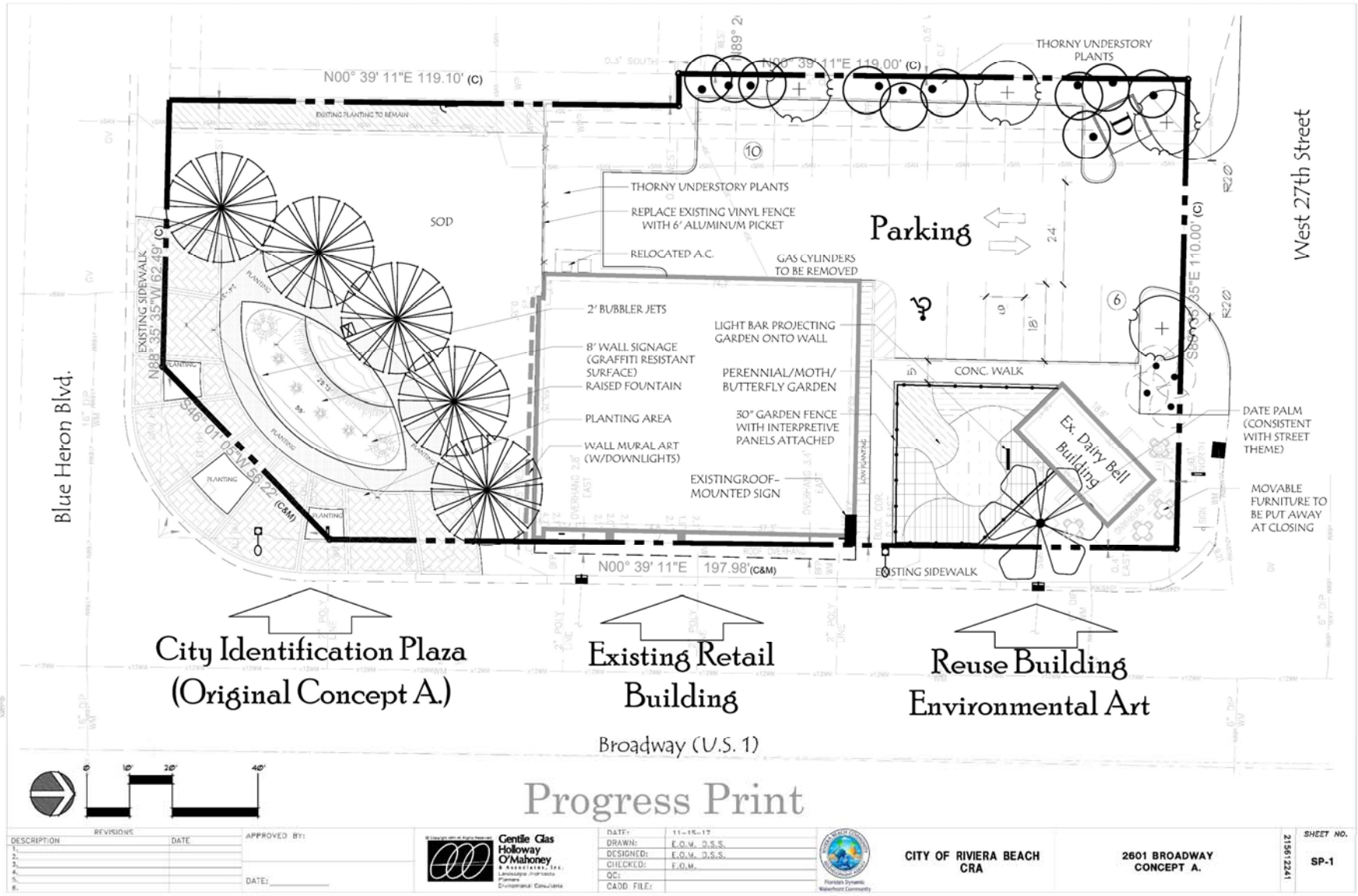


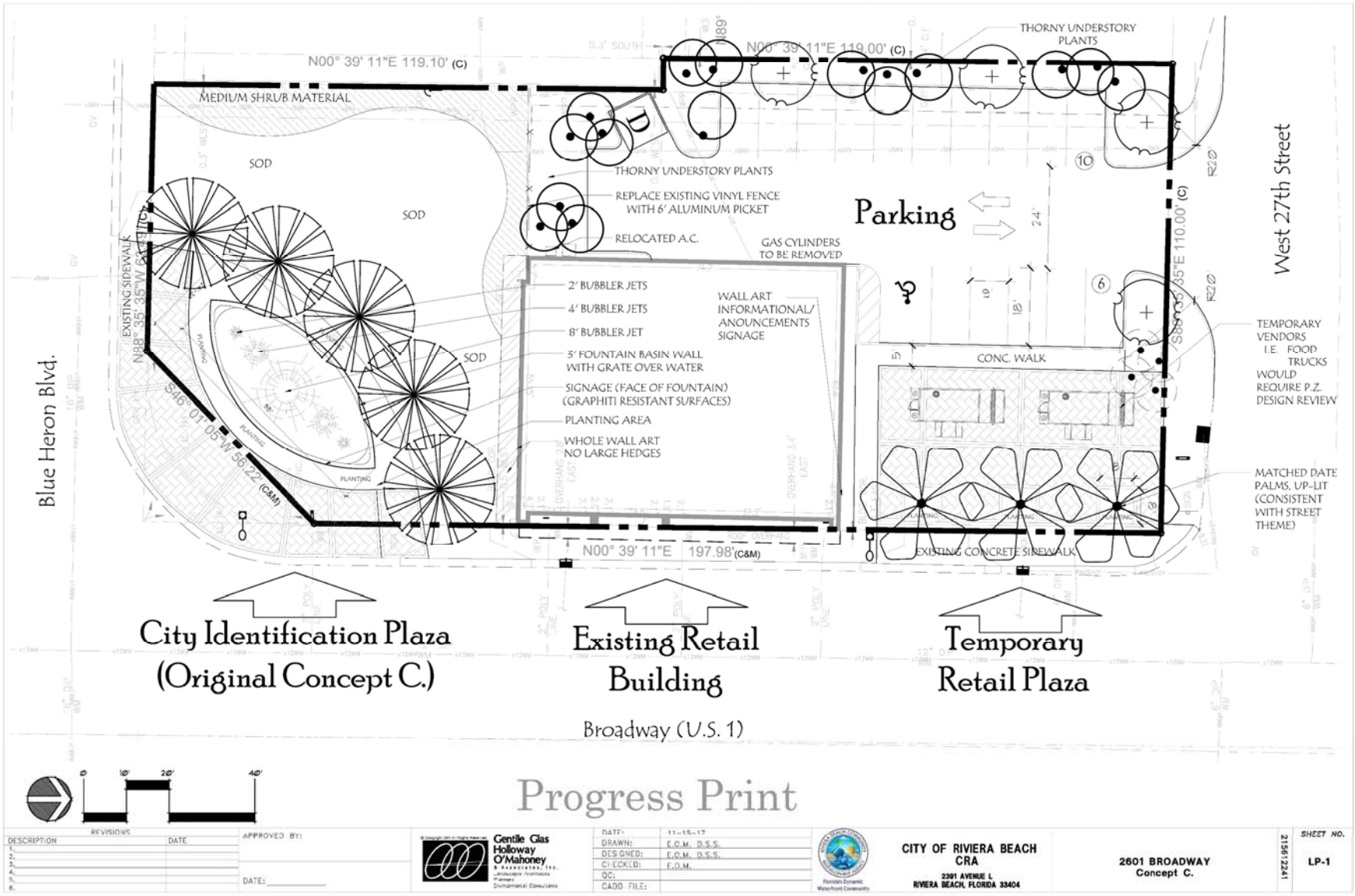


Existing Conditions

Site Plan Options

4 Areas with Alternatives


N00° 39' 11"E 119.10' (C)
N00° 39' 11"E 119.00' (C)
THORNY UNDERSTORY PLANTS
EXISTING PLANTING TO REMAIN
SOD
THORNY UNDERSTORY PLANTS
REPLACE EXISTING VINYL FENCE WITH 6' ALUMINUM PICKET
RELOCATED A.C.
GAS CYLINDERS TO BE REMOVED
Parking
West 27th Street
S00° 39' 11"W 110.00' (C)
EXISTING SIDEWALK
N88° 35' 35"W 62.29' (C)
S46° 01' 08"W 59.22' (C&M)
2' BUBBLER JETS
8' WALL SIGNAGE (GRAFFITI RESISTANT SURFACE)
RAISED FOUNTAIN
PLANTING AREA
WALL MURAL ART (W/DOWNLIGHTS)
EXISTINGROOF-MOUNTED SIGN
LIGHT BAR PROJECTING GARDEN ONTO WALL
PERENNIAL/MOTH/ BUTTERFLY GARDEN
30" GARDEN FENCE WITH INTERPRETIVE PANELS ATTACHED
CONC. WALK
Ex. Dairy Bell Building
DATE PALM (CONSISTENT WITH STREET THEME)
MOVABLE FURNITURE TO BE PUT AWAY AT CLOSING
N00° 39' 11"E 197.98' (C&M)
EXISTING SIDEWALK
Blue Heron Blvd.
City Identification Plaza (Original Concept A.)
Existing Retail Building
Reuse Building Environmental Art
Broadway (U.S. 1)
Progress Print
REVISIONS
DESCRIPTION
DATE
APPROVED BY:
DATE:
Gentile Glas Holloway O'Mahoney
DATE: 11-15-17
DRAWN: E.O.M., D.S.S.
DESIGNED: E.O.M., D.S.S.
CHECKED: E.O.M.
QC:
CADD FILE:
CITY OF RIVIERA BEACH CRA
2601 BROADWAY CONCEPT A.
SHEET NO.
SP-1


N00° 39' 11"E 119.10' (C)
N00° 39' 11"E 119.00' (C)
THORNY UNDERSTORY PLANTS
MEDIUM SHRUB MATERIAL
SOD
SOD
SOD
THORNY UNDERSTORY PLANTS
REPLACE EXISTING VINYL FENCE WITH 6' ALUMINUM PICKET
RELOCATED A.C.
GAS CYLINDERS TO BE REMOVED
Parking
West 27th Street
Blue Heron Blvd.
EXISTING SIDEWALK
N88° 35' 35"W 64.41' (C)
S46° 01' 05"W 56.22' (C&M)
2' BUBBLER JETS
4' BUBBLER JETS
8' BUBBLER JET
5' FOUNTAIN BASIN WALL WITH GRATE OVER WATER
SIGNAGE (FACE OF FOUNTAIN) (GRAPHITI RESISTANT SURFACES)
PLANTING AREA
WHOLE WALL ART NO LARGE HEDGES
WALL ART INFORMATIONAL/ ANOUNCEMENTS SIGNAGE
CONC. WALK
S88° 35' 35"E 110.00' (C)
TEMPORARY VENDORS I.E. FOOD TRUCKS WOULD REQUIRE P.Z. DESIGN REVIEW
MATCHED DATE PALMS, UP-LIT (CONSISTENT WITH STREET THEME)
N00° 39' 11"E 197.98' (C&M)
EXISTING CONCRETE SIDEWALK
City Identification Plaza (Original Concept C.)
Existing Retail Building
Temporary Retail Plaza
Broadway (U.S. 1)
Progress Print
CITY OF RIVIERA BEACH CRA
2391 AVENUE L
RIVIERA BEACH, FLORIDA 33404
2601 BROADWAY
Concept C.
LP-1

Parking





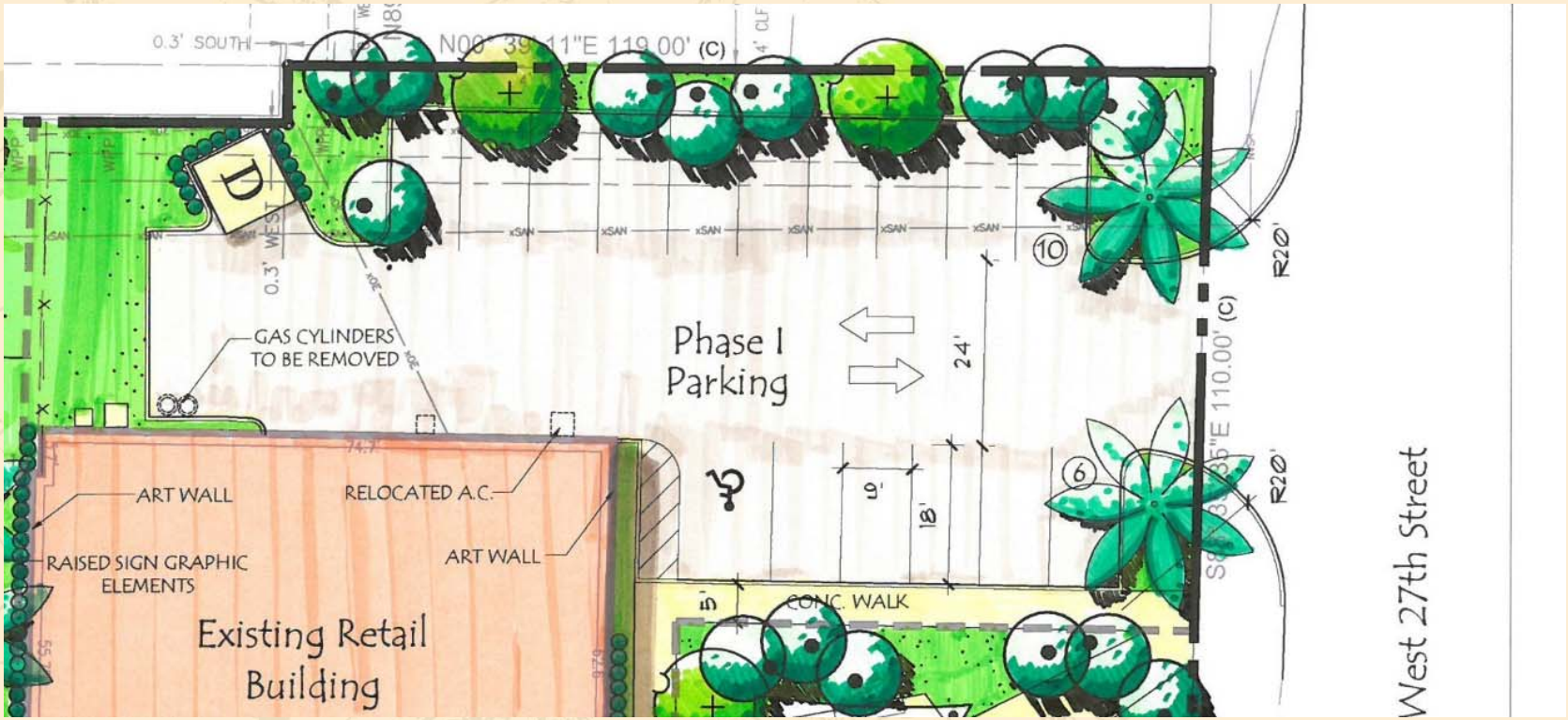






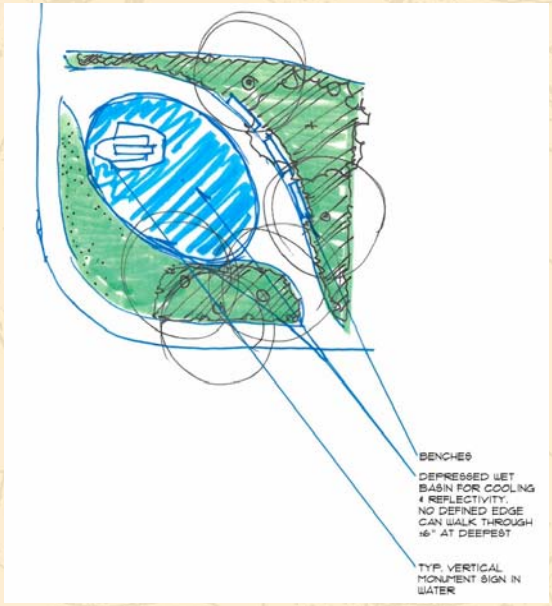


Parking Options 2015



Parking & Circulation FINAL (16 Spaces) 2016

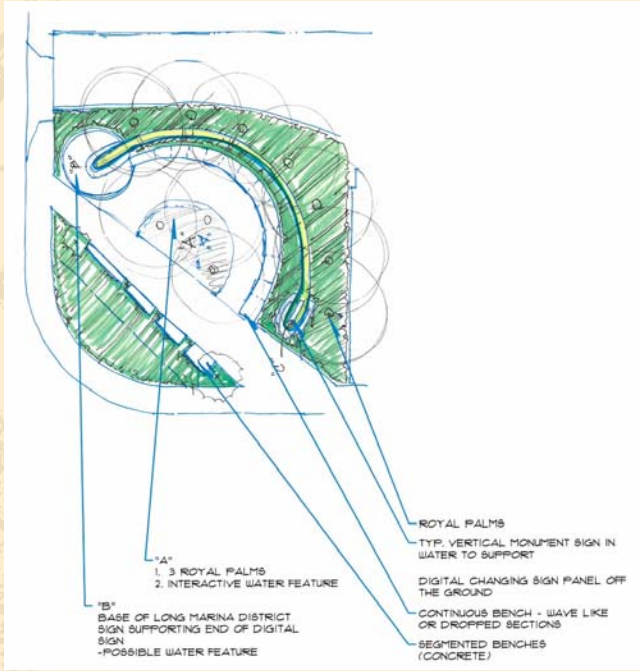
City Identification Feature



Corner Green 1.



Corner Green 2.



*Corner Green 3.

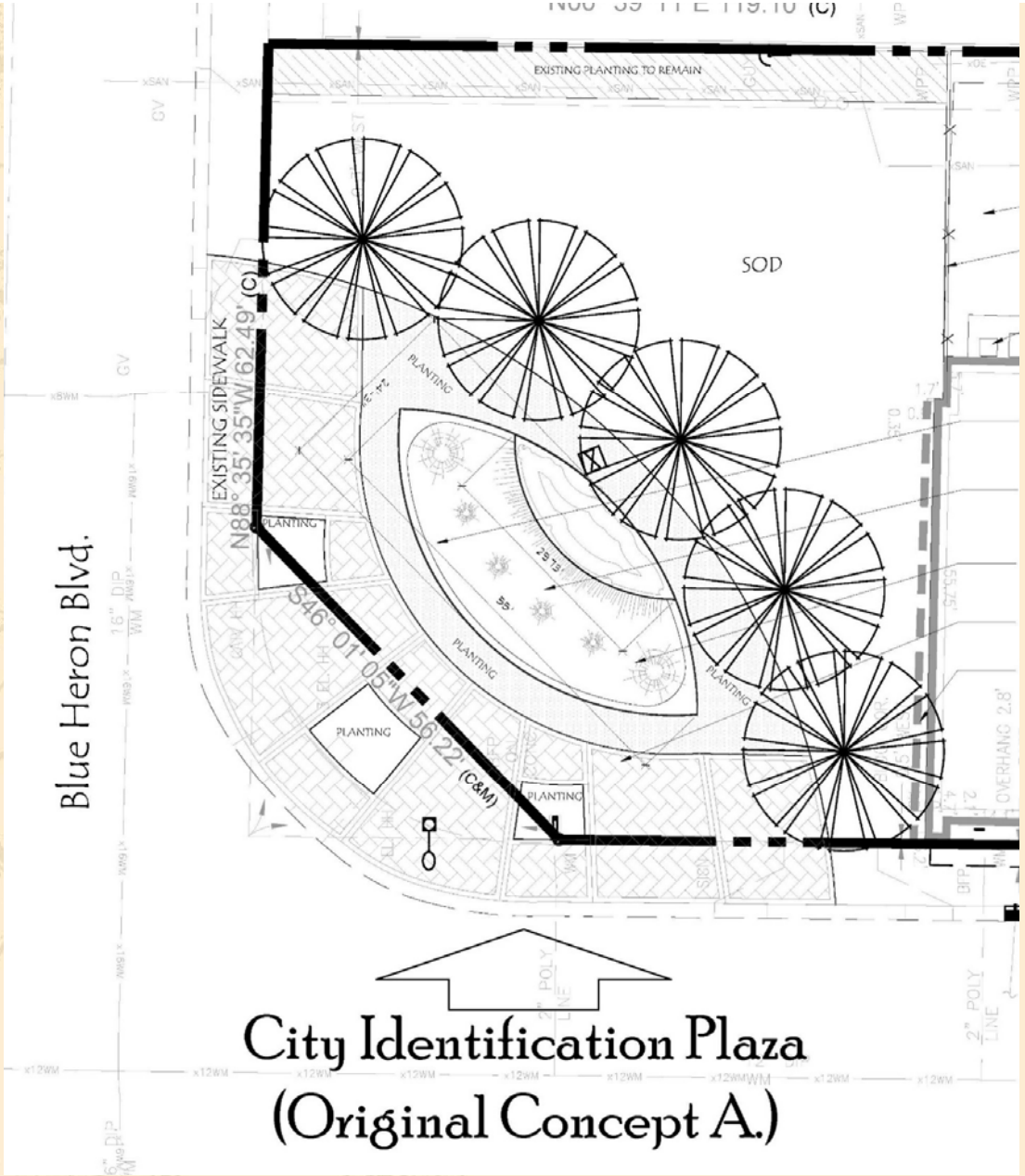
City Identification Options 2015

“Waterwall”

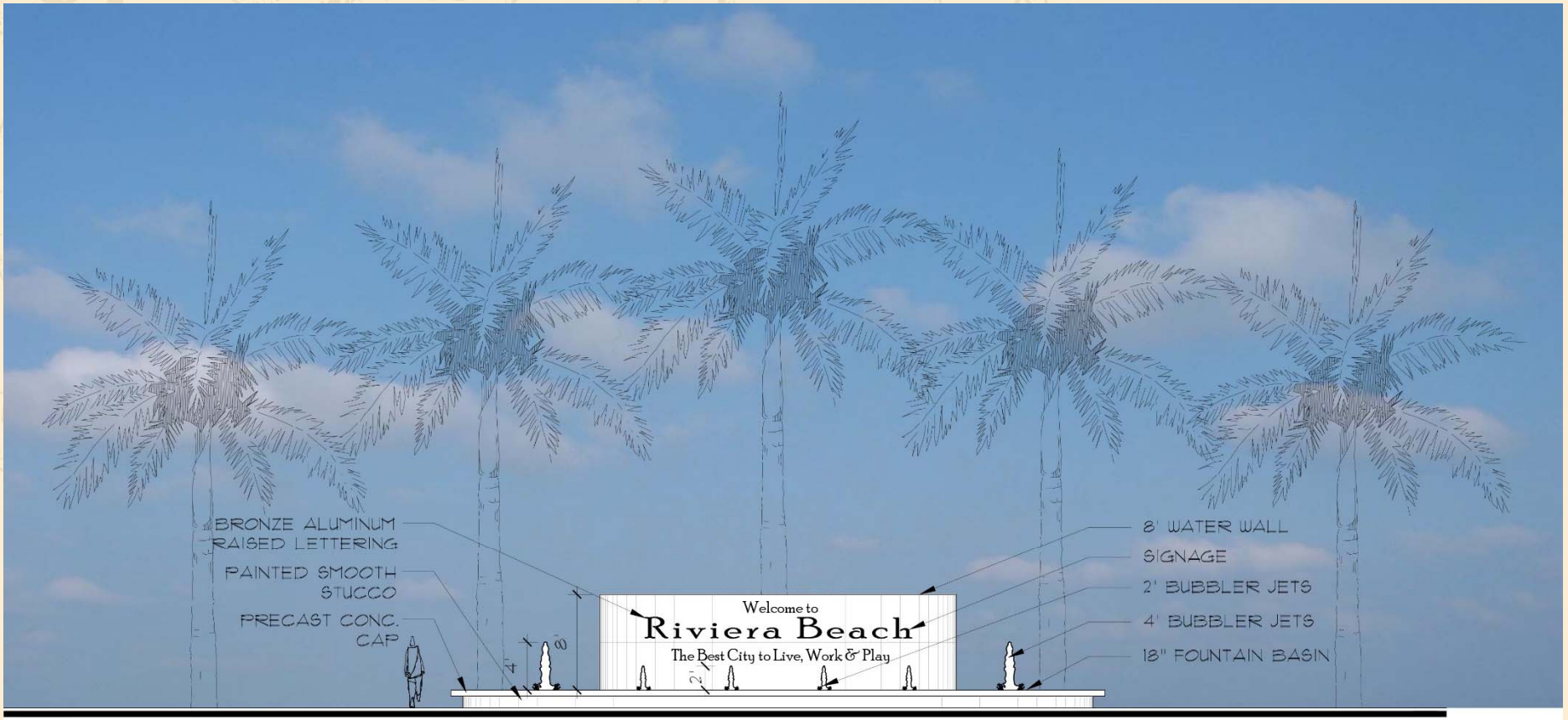


City Identification
Option A 2017

“Waterwall”



CEPTD Modifications



Front View Elevation
1/10"=1'-0"

Inspiration





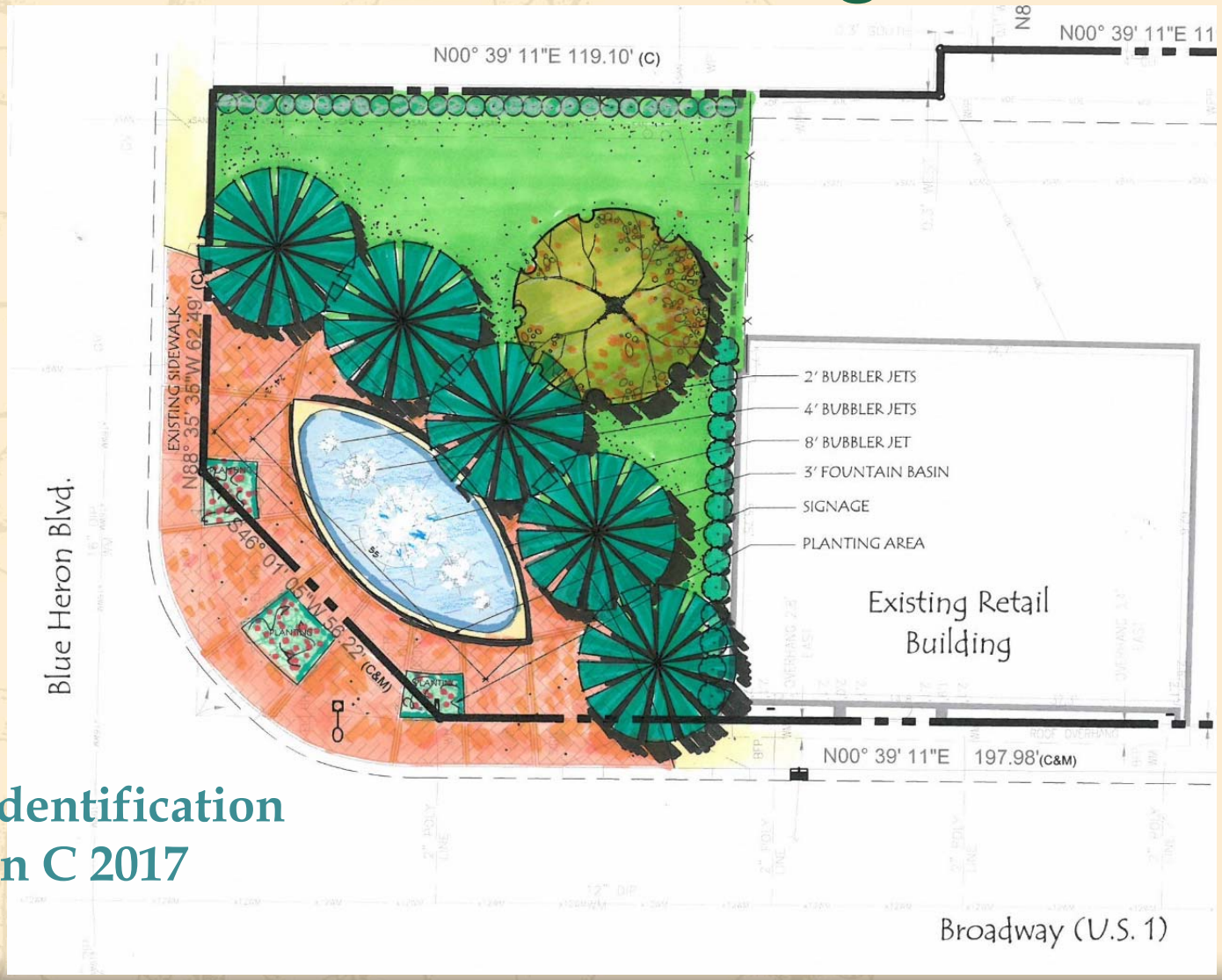
GENTILE GLAS HOLLOWAY O'MAHONEY & ASSOCIATES

03.28.2017

Concept A

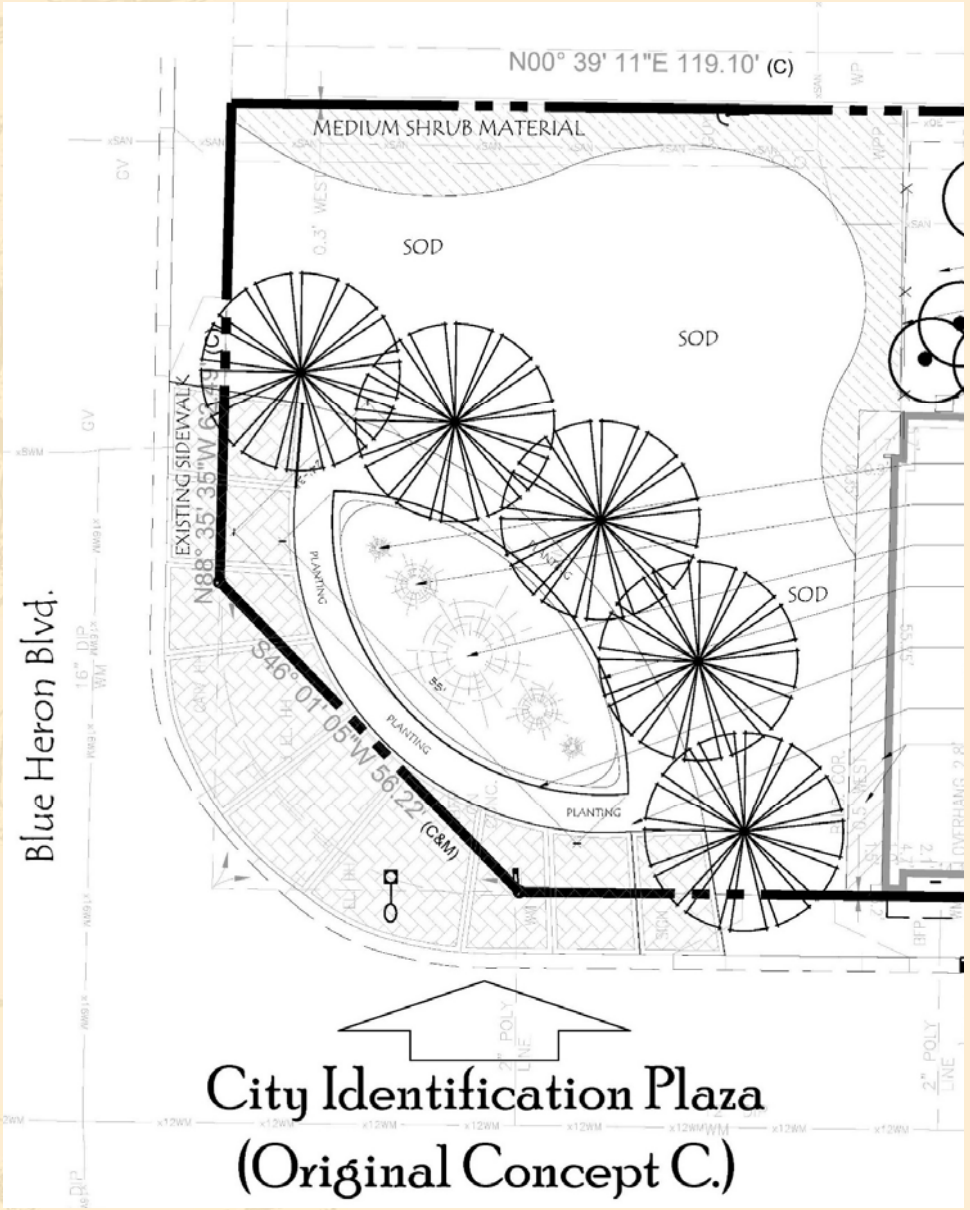
Florida's Dynamic Waterfront Community

“Fountain Sign”



City Identification
Option C 2017

“Fountain Sign”



City Identification
Option C 2017



Front View Elevation

1/10"=1'-0"



GENTILE GLAS HOLLOWAY O'MAHONEY & ASSOCIATES

03.28.2017

Concept C

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Florida's Dynamic Waterfront Community

Inspiration



RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

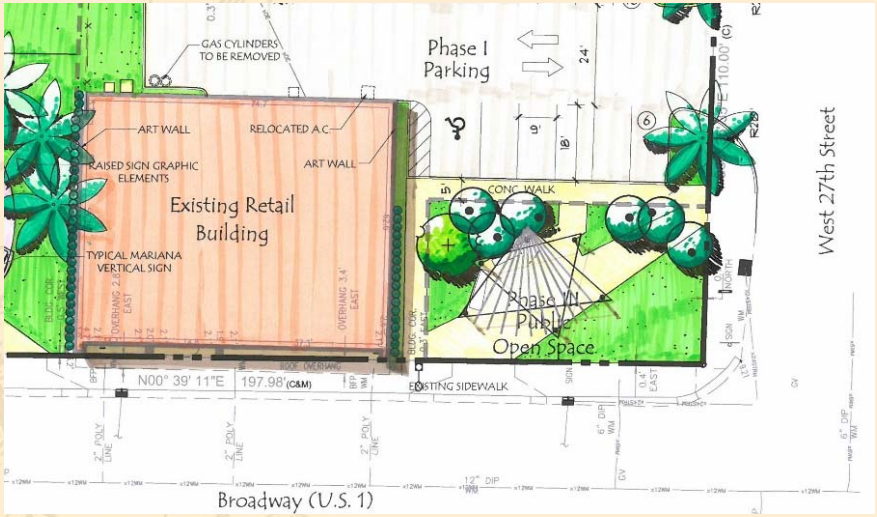
Florida's Dynamic Waterfront Community



Dairy Bell Open Space

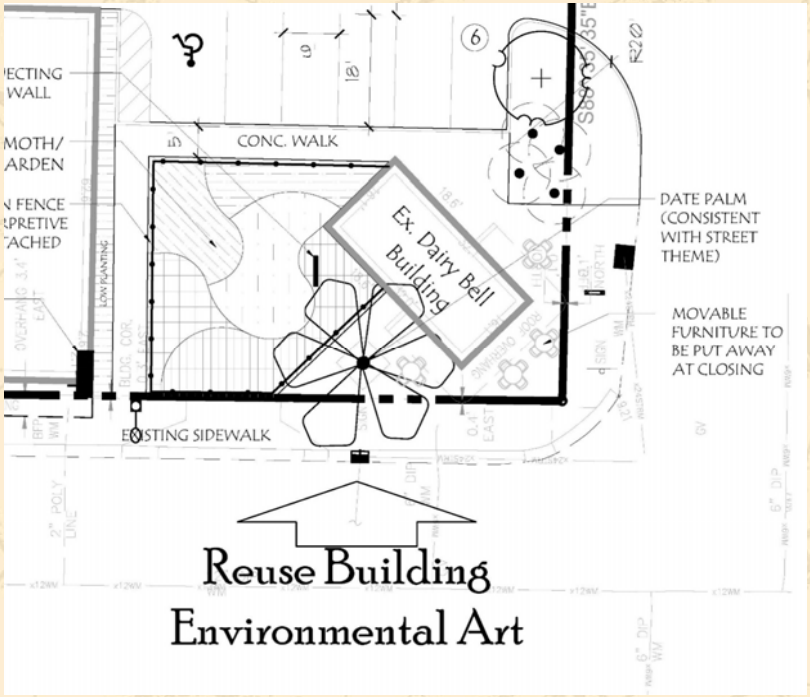


Dairy Bell Open Space Concept A 2015

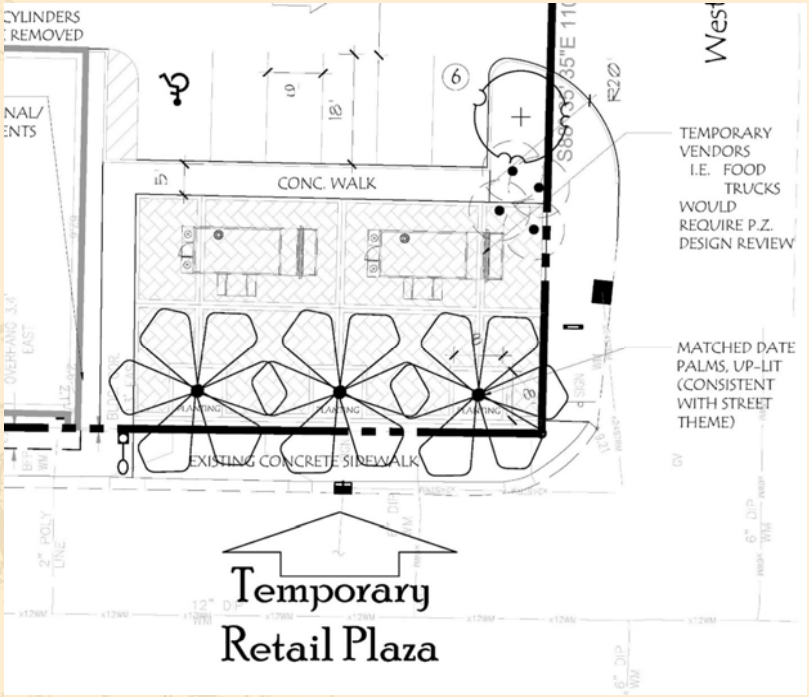


Dairy Bell Open Space Concept B 2015

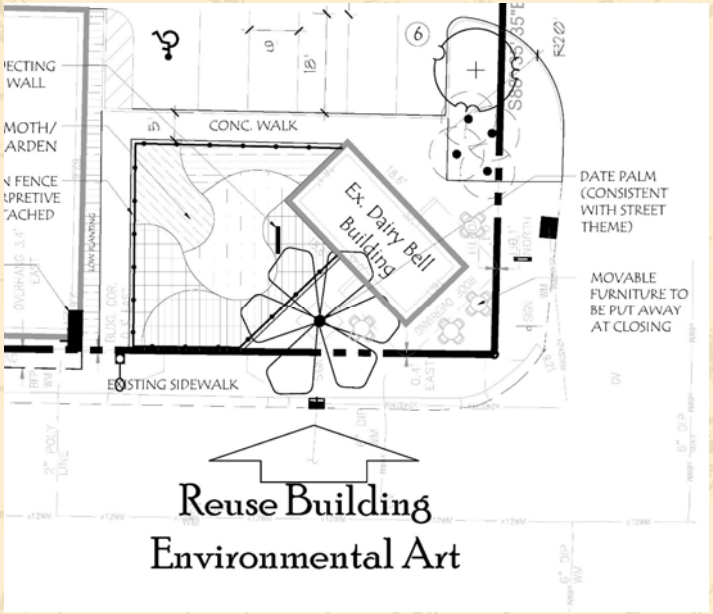
None Selected
Dairy Bell Up In the Air



Dairy Bell - EcoArt
2017

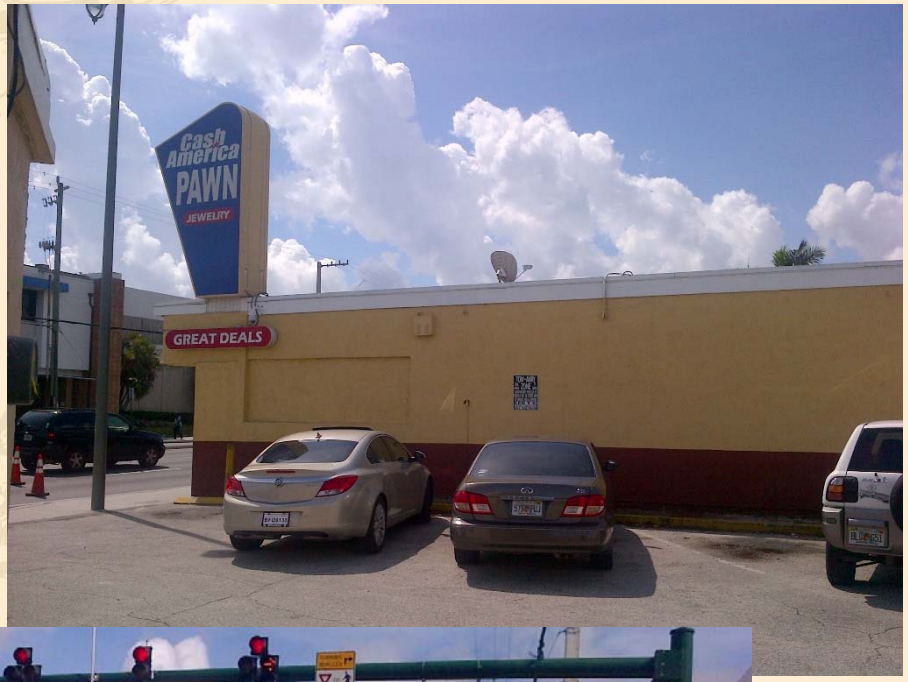


Temporary Retail Plaza
2017


CONC. WALK
Ex. Dairy Bell Building
DATE PALM (CONSISTENT WITH STREET THEME)
MOVABLE FURNITURE TO BE PUT AWAY AT CLOSING
EXISTING SIDEWALK
Reuse Building
Environmental Art

Building Improvements







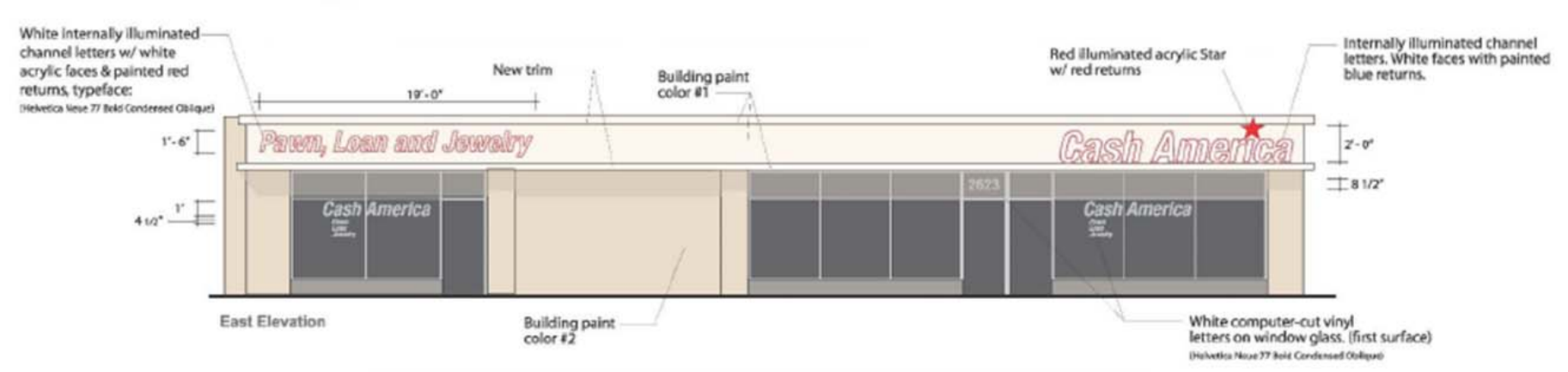
Existing Conditions







North and South Wall Mural Concept 2015



Improvements Option 2015





Top Reveal Improvements
Paint Color Options





Top Reveal Improvements
Paint Color Options



Top Reveal Improvements
Paint Color Options





With Diary Bell Building

Top Reveal Improvements
Paint Color Options

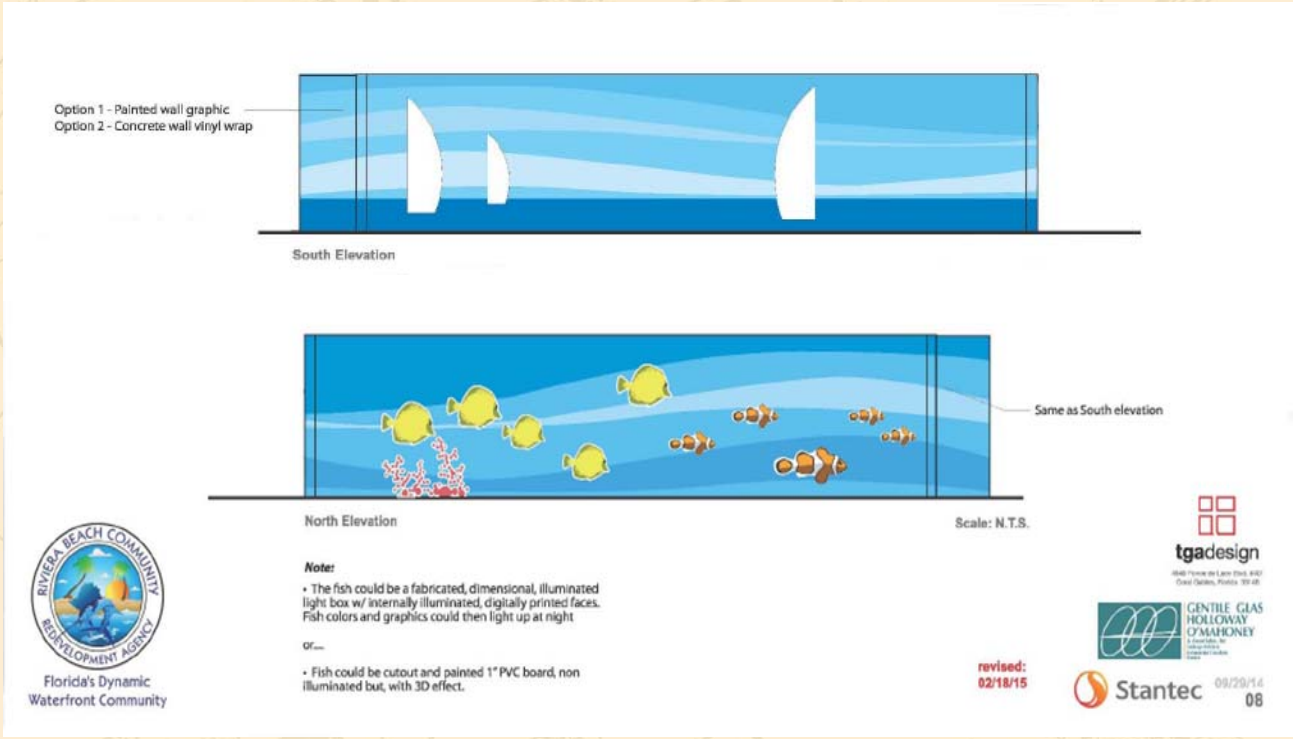
Art/Eco Art







North and South Wall Mural Concept 2015
Community Involvement & Building





South Elevation



North Elevation

Blank Walls



Wall Mural Opportunities Both North and South Walls
Character Lighting



Interactive Art – Moth Theater

Signage



Re-organized Signage



Existing Sign To Remain (Enhanced)



Existing Roof Sign Removed, Façade Sign Added







North and South Wall Mural Concept