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April 15, 2014

TO: Councilmembers

RE: 530 Crandon Workshop

Enclosed for your review are several documents I will be referring to in my presentation at the workshop. Time will be limited so I will not be able to cover all of this material.

Included in the packet are the following:

- Original drawing of Village Green Dog Park by Dog Park Committee
- 2 drawings of the modified Village Green Dog Park
- Document "Guidelines for Establishment and Maintenance of Successful Off-Leash Exercise Areas"
- Photo of the City of Miami Dog Park in the 1814 Brickell Avenue City Park
- Copy of Savinomiller Design Studio "Civic Center Park Report and Recommendations"

I hope you will find at some point the time to read the "Guidelines for Establishment and Maintenance of Successful Off-Leash Exercise Areas" document authored by 3 Doctors of Veterinary Medicine at the University of California, Davis. It has some good ideas about how to handle ongoing maintenance and upkeep of a dog park including using a permanent dog park committee that would operate somewhat along the lines of our Athletic Committee. The report emphasizes the single most important key for a good dog park is proper maintenance. Up to now, I have found no documentation that anyone prepared a budget or has taken a hard look at what it takes long run to have a successful dog park.

A housekeeping issue that will also need to be addressed is Village Ordinance 19-9 which provides an absolute prohibition for animals particularly dogs in Village parks. This needs to be modified to provide for a dog park and also should be modified to allow dogs and/or animals for limited times at special events. The annual Art Festival might be an example. Without modifying this Ordinance, we will find ourselves in the silly position of having a dog park within a park that cannot have any dogs in it.

Finally, I would like to thank our Village staff for their assistance in preparing this plan and presentation. It could not be done without their help. However, I want to make it clear this is my work with the help of others on our Ad-Hoc Committee and should not in any way be interpreted as a plan or presentation by Village staff.

Please feel free to contact me with any questions you may have. My number is 305-926-8549 and email brodycs@earthlink.net

Thank you,

cc: Ad Hoc Park Committee
Conchita Alvarez, Village Clerk

**GUIDELINES FOR ESTABLISHMENT AND MAINTENANCE
OF SUCCESSFUL OFF-LEASH DOG EXERCISE AREAS**

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GUIDELINES FOR ESTABLISHMENT AND MAINTENANCE OF SUCCESSFUL OFF-LEASH DOG EXERCISE AREAS

General Comments

There are many perspectives and types of information that need to be taken into consideration when developing and managing off-leash dog parks that are successful in terms of harmony with the surrounding community as well as with the park users. Community support and involvement is integral to this process, especially in promoting a harmonious relationship with the neighbors of the park. Maintenance, along with the proper selection of a location, is essential in the continued success of a park. Indeed, our research, based on a study of 17 off-leash dog parks, profiles maintenance of the park as probably the single most important determinant of success. Although our research did not show a statistically significant correlation of dog park club involvement and perceived success, the correlation was positive. Managers of parks repeatedly stressed the importance of an active dog park club, and we strongly recommend that these clubs be involved in the planning process, as well as helping to maintain an ongoing relationship with the management of the park. The lines of communication must remain open between the municipality or organization managing the park and the community to promptly address actual or perceived problems, and to profile the benefits that a dog park can bring to the community. Under various headings below, we describe suggested guidelines that should be considered in establishing and managing an off-leash dog park. The specific recommendations are a reflection of conclusions from data analysis of our study of off-leash dog parks, as well as a reflection of repeated comments from interviewed managers and park users.

The topics discussed first involve the primary concerns expressed by community officials, namely safety to humans and other dogs, noise generated from a concentration of barking dogs, and sanitation problems from the build-up of feces. As it turns out, these concerns do not represent the issues deserving of the most attention, because problems in these areas appear to be relatively infrequent, at least in the dog parks that we visited.

Some community decision-makers and park managers mentioned a concern about possible disturbance of wildlife or native plants. Our study focused mainly on urban parks and disturbance of wildlife in these parks did not appear to be an issue. This topic could be addressed in a study that includes more parks established within natural reserves or nature areas.

Finally, in the way of general comments, we strongly encourage communities seriously considering establishing or modifying a dog park to retain a professional consultant knowledgeable in helping to prevent and resolve problems or concerns about off-leash parks.

Safety

Park managers and community officials ranked the safety of people and dogs as a primary concern in dealing with dog parks. However, our study, as well as those conducted elsewhere, reveal that injuries to people and dogs from dog bites at legal off-leash areas are rare. One possible reason for the low risk of a dog bite may be that park users almost always do not bring dogs that are likely to bite other dogs or people. However, overly assertive, overly unruly, and undersocialized dogs can negatively impact the behavior and welfare of other dogs visiting the park. To help ensure that this does not become an issue, the following suggestions should be implemented:

1. Overtly aggressive, overly assertive, overly unruly, and undersocialized dogs should be discouraged from visiting the parks. Park users should be educated in the signs that dogs display when performing these behaviors. While not aggressive to the point of fighting with other dogs, a dog that displays these types of behaviors can cause other dogs to become excessively fearful.
2. Park users should be discouraged from bringing young puppies or fearful dogs to parks, as they may be made more fearful by highly assertive dogs, highly interactive dogs, or rough play. A fearful dog may snap or bite as a way of defending itself, and perhaps develop problems that can be seen outside of the confines of a dog park.
3. The park users must have their dog under voice control.
4. Children should always be closely supervised by a responsible adult.
5. Owners should carry their leash on them at all times.
6. One activity for a dog park club is to help monitor interactions between dogs and other dogs and between dogs and people. The best option for an organization is to obtain indemnification from potential liability from their local government. If a local government has this sort of expectation from a dog park user group, then the governmental entity should be required to indemnify the group and absorb any legal liability (and legal costs) that might ensue.

Noise

This is another frequently mentioned concern of community officials. The noise level at parks invariably increased over baseline in the area of the highest concentration of activity during peak use. The degree that the surrounding community will notice this depends upon the degree to which the noise level potentially reflects an increase in ambient noise from such things as noise from increased automobile traffic. It should be kept in mind that sound level declines exponentially with distance from the source of the sound. Our research revealed no correlation approaching significance between the increase in noise level at dog parks during times of heavy use and ranking of park success. In park locations where noise from dogs may be an issue, we suggest the following:

1. Do not establish a dog park immediately adjacent to residential property lines.
2. If the dog park must be located immediately adjacent to residential property lines, create sound buffers with plants, fencing or earthen berms if needed.
3. If an established park shares a border with residential property lines, move the area of heaviest usage away from that boundary.

Sanitation

This is the third most highly profiled concern of community officials and park managers. However, our study found no significant correlation between fecal counts and success. The absence of a correlation may indicate a rather low occurrence of residual fecal droppings in parks. The median was 1 fecal dropping per 100 square meters (120 square yards). Clearly almost all users of dog parks are conscientious about picking up after their dogs. We did find a correlation between the number of signs reminding users to pick up after their dogs and a lower fecal count. The posting of signs highlighting the rule of picking up feces appeared to be more important than the number of refuse cans available – as long as the cans were accessible and not overflowing. To help assure compliance with community expectations of a clean park, we suggest the following:

1. Plan and budget for an appropriate maintenance and cleaning schedule, done by the municipality or organization managing the dog park.
2. Place signs stating the rules at the entrance(s) to the park, as well as within the park, profiling the rule that owners must pick up the feces of their dogs. Be sure that the signs are well maintained.
3. Provide adequate disposable bags, or other means of removing feces, and refuse cans for feces cleanup.
4. Suggest that an active dog park club help monitor the sanitation of the park.

Location

Our research indirectly points out the important role that the location of a park can have in its perceived success. In some instances, good use may be made of areas that are not in high demand for human-only use. As an extreme, one park was located underneath a freeway. In other instances, a location previously used by transients was upgraded as a community resource by the presence of off-leash dog use. The establishment of a well-maintained and responsibly-used dog park may actually improve the value of some neighborhoods. Another benefit for a well-located park, according to park managers, is that the availability of an off-leash park reduced the tendency for people to allow their dogs off-leash in areas where it is not legal.

Park size is important. We found a correlation between the size of the park and ranking of park success, with larger parks being ranked as more successful. Even for parks less than 3 acres, the larger the better. If everything else is equal, choose the larger of 2 possible locations. As observed by our study investigators, and verified by the manager interviews, it was not uncommon for users to allow their dogs off-leash when coming to or leaving a dog park, even though there were rules against allowing dogs off-leash away from the park. Locating a park close to convenient parking spaces for cars may reduce or eliminate this problem. The following are specific suggestions regarding location:

1. The size of the park should be as large as feasible. However, the municipality or organization managing the park needs to be able to adequately maintain the space.
2. Utilize alternate or nontraditional locations, if needed, to help decrease the chance for conflict with other community users.

1. Locate the park so that it is not directly adjacent to residential property lines, to help decrease the chance of actual and perceived problems between park users and the neighbors. However, the park should be close enough to a residential area that dog owners will take their dogs to the park and not allow them off-leash elsewhere.
2. Provide adequate parking for the dog park users, as most users (95%) drive to them. In addition, locate the off-leash area close to the parking lot as possible to discourage owners letting their dogs off-leash between the dog park and parking.
3. If applicable requirements of the Americans with Disabilities Act (ADA) must be taken into consideration.

Maintenance

If asked about the three things that influence how well an off-leash dog park works, one could answer maintenance, maintenance, and maintenance. This is a factor that proved to significantly correlate with ranking of park success, regardless of park size or whether dog-exclusive or multiple-use. The bottom line is that before establishing on an off-leash park, the community must plan ahead and commit resources for maintenance. The monetary costs and time for maintenance should be budgeted and taken into consideration prior to approval of the park. The factors that are part of maintenance include, but are not limited to, are: frequency of emptying refuse cans; re-supplying disposable plastic pick up bags; replacing or fixing broken, bent, or weathered signs displaying rules; filling holes dug by dogs; irrigation and maintenance of vegetation and turf; repairing fencing. Maintenance also includes cleaning restrooms and other park user amenities, such as benches. One perspective is that, as in reducing the occurrence of graffiti in urban areas by promptly removing graffiti, promptly removing fecal droppings encourages people to follow the rules about cleanliness. The following are our recommendations:

1. Plan and budget for appropriate maintenance and a cleaning schedule, which includes adequate sanitation procedures, filling of holes that are dug by dogs, proper maintenance of the substrate, and proper maintenance of fencing and amenities.
2. It is suggested that an active dog park club help advise the municipality as to the needed resources to maintain the park, and to help monitor their condition. However, do not rely on the club to handle the required maintenance.

Substrate

While the substrate within a park is undoubtedly important and correlates with park success, this is often the most difficult topic for which to make specific recommendations. All substrate types, whether turf, ground tree bark, decomposed granite, or heavily compacted base rock, may be appropriate for some parks or some areas in parks. It is important to choose an appropriate substrate for the location and resources available for adequate maintenance. Some thought must also be given for what is best for the dogs. The following are some guidelines:

1. **Turf.** This is a favorable substrate if the location is appropriate and the municipality is able to undertake fairly intensive maintenance. If turf is planted, it must be adequately maintained to help prevent degeneration into dirt or mud, which includes irrigation, mowing, and weeding. Some parks are closed periodically for reseeding/resodding the grass. Feces may be hard to detect in turf, especially if it is long.

1. **Bark or wood chips.** This substrate is easily maintained. It needs to be replenished periodically, but does afford adequate drainage. Care should be taken when selecting a wood product so that dogs do not get splinters. Wood chips that are used for playgrounds are a good choice. Feces may be difficult to detect on the wood chips, but are easily removed. To some people wood chips are not very aesthetically pleasing.
2. **Decomposed granite.** As with wood chips this is relatively easily maintained. It needs to be replenished periodically. If deep enough and graded well, it allows adequate drainage. Feces are easily detected and removed from this substrate. Maintenance of holes dug by dogs needs to be addressed, because if there is not an adequate depth dogs may dig down to dirt, resulting in muddy holes.
3. **Sand.** This is the natural substrate in parks at the waterfront or on the beach. There is no worry about refilling holes dug by dogs, unless they are extremely large. It affords adequate drainage, and feces are easily detected and removed from this substrate. However, it is difficult for municipalities to maintain and keep clean, often requiring specialized equipment. Sand may become too hot for dogs' feet during warm weather.
4. **Heavily compacted base rock.** This may be the only option available, depending on the location. If used there are precautions to observe. First, pavement may get very hot if in direct sunlight. Secondly, users should be made aware that a dog might develop abrasions on the pads of their feet if they are not accustomed to spending a fair amount of time on this substrate. It is very low maintenance, and feces are easily detected and removed from this substrate. To help decrease odors, an enzyme-based disinfectant/deodorant can be sprayed on this substrate.
5. **Multiple different substrates used together.** Turf, bark, and concrete/asphalt trails may be used in different locations within a park. This offers dogs the opportunity to encounter and choose different types of footing. Trails encourage park users to walk with their dogs, therefore decreasing the density of dogs in one particular area. This also allows the human users the option to exercise themselves more easily.

Rules

We found that invariably all parks had rules. However, there was a wide disparity in how visible the rules were. The rules must be highly visible, so that everyone is well informed as to what is expected. We found a significant correlation between the number of signs posting fecal cleanup rules and the fecal count per 100 square meters (120 square yards). Short versions of the rules emphasizing clean-up should be posted in locations throughout the park, as well as at the entrance(s). This is an area where an active dog club may be very helpful by helping self-patrol the area. Park managers mentioned that “self-policing” and peer-pressure by park users helps the other users be more aware of the stated rules.

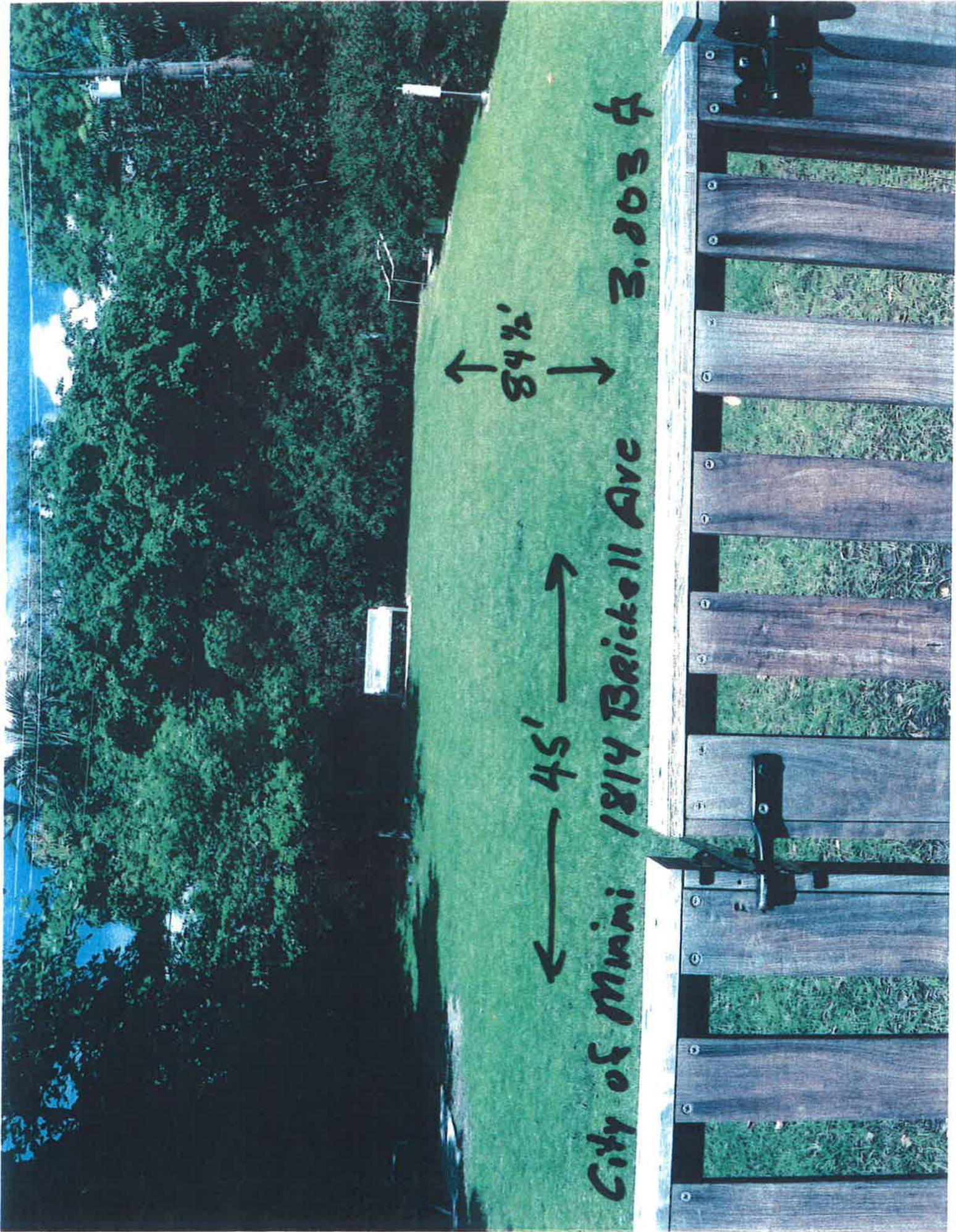
A charged issue about rules is placing a limit on the number of dogs allowed per user. The main concern is with regard to dogwalkers who may bring in as many as 15 dogs at a time. Our observations, reinforced by comments from users of the park, suggest that dogwalkers, and others with more than 3 dogs, are less conscientious about picking up fecal droppings or monitoring interactions with other dogs or people. In light of these observations it seems that limiting the number of off-leash dogs to 3 per adult user is not unreasonable. Here are our suggestions regarding rules:

1. Post rules in several visible locations; keep the signs well-maintained.
2. Rules should profile user responsibility, especially regarding clean-up.
3. Limit the number of dogs per adult allowed in the park. We suggest no more than 3 per adult user.
4. The park users must have their dog under voice control.
5. Do not allow dogs that are aggressive to other dogs or people into the park.
6. Unsupervised children under the age of 14 should not be allowed into the park for safety reasons.
7. Enforce leash laws in areas surrounding the dog park to decrease the number of dogs illegally off-leash going to and from the park.

Dog Park Clubs

The parks visited in our research had a range of dog park club involvement characterized as: none, currently inactive; moderately active with little financial or club newsletter involvement; quite active with a newsletter, and/or dues and meetings; and very active, involved with park management, self-policing by users and with dues, a newsletter and meetings. Clearly, an active dog park club is important to the success of a park and the more active the better. We suggest the following on this topic:

1. Suggest that an active dog park club participate in the planning of a dog park.
2. Suggest meetings of dog park club officials and the park management to review success and address any problems, or when serious problems arise.
3. Suggest that the dog park club sponsor an on-line and/or paper newsletter, and potentially an e-mail listserve, and charge reasonable dues.
4. Encourage the dog park club sponsor fundraiser with park users and periodically contribute proceeds to non-dog related functions, such as science and biology teaching in schools, to help increase harmony with the surrounding community.



↑ 84 1/2'

← 45'

City of Miami 1814 Brickell Ave

→ 3,803 ft



CIVIC CENTER PARK REPORT AND RECOMMENDATIONS

PHASE I PLANNING

530 CRANDON BOULEVARD
KEY BISCAIYNE, FLORIDA

APRIL 19, 2011

PREPARED FOR:



VILLAGE OF KEY BISCAYNE

ACKNOWLEDGEMENTS:

VILLAGE COUNCIL

Franklin H. Caplan	<i>Mayor</i>
Michael E. Kelly	<i>Vice Mayor</i>
Michael W. Davey	<i>Councilmember</i>
Enrique Garcia	<i>Councilmember</i>
Robert Gusman	<i>Councilmember</i>
Mayra P. Lindsay	<i>Councilmember</i>
James Taintor	<i>Councilmember</i>

VILLAGE ATTORNEY

Weiss, Serota, Helfman, Pastoriza, Cole & Boniske, P.A.

OFFICE OF THE VILLAGE CLERK

Conchita H. Alvarez, MMC

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Jud Kurlancheek, AICP	<i>Building, Zoning & Planning Director</i>
Todd Hofferberth	<i>Parks & Recreation Director</i>
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BACKGROUND

INTRODUCTION

In August of 2010, Savino Miller Design Studio was selected by the Village of Key Biscayne to be the landscape architect - architect of record for a new passive public park at 530 Crandon Boulevard. The objective of this park/plaza project is to create a gateway to the existing Civic Center while meeting the Village's programmatic and aesthetic goals.

BACKGROUND

A thorough review of the Village of Key Biscayne's planning documents reveals the dedication and commitment that Village citizens have made to create a viable "Village in the Park" community. The Master Plan adopted in 1995 established early on the goal of creating a civic center and green space at the center of the Village, and the Village has been remarkably successful in building this center in a relatively short period of time. Some excerpts from the planning documents are instrumental in defining the principles behind this project.

- "Build Community Spirit and Unity" (20/20 Vision Plan)
- "In other words, the Village Center is a combination of the Village Hall, other public buildings (....), shops and restaurants all oriented around a Public Plaza" (Master Plan, 1995)

These two statements go hand-in-hand with the driving force behind this project: the community's desire for a place which fosters social interaction, to share civic experience and ideas, and to experience and create a real community "heart". It will be a public space in the truest sense of the word, open to all, day and night. It will reflect both the vibrancy of South Florida culture, as well as give people a place of tranquility, as only a "laid-back" island environment can do.

The Civic Center Park (CCP) represents one of the final pieces of the puzzle needed to complete this endeavor and accordingly becomes an important space which helps to define the Village experience itself. In 2009, a workshop took place to prepare alternative design approaches for the approximately half-acre space, based on community input and designated priorities. Four basic alternatives were eventually presented: two with an educational center structure and two without. All of the designs included an amphitheater space and passive open space, as the Village Green to the north was being used for much of the center's "active" recreation.

Ultimately, the design approach eventually recommended was to use the space primarily as a park, passive in nature, citing the community's need for urban open/green space. A diversity of uses was encouraged to provide recreational opportunities for young and old alike, such as board games (chess, dominos, etc.), a stage venue for programmed events, shaded walking paths and lawns and possibly a multi-use court or skate park.

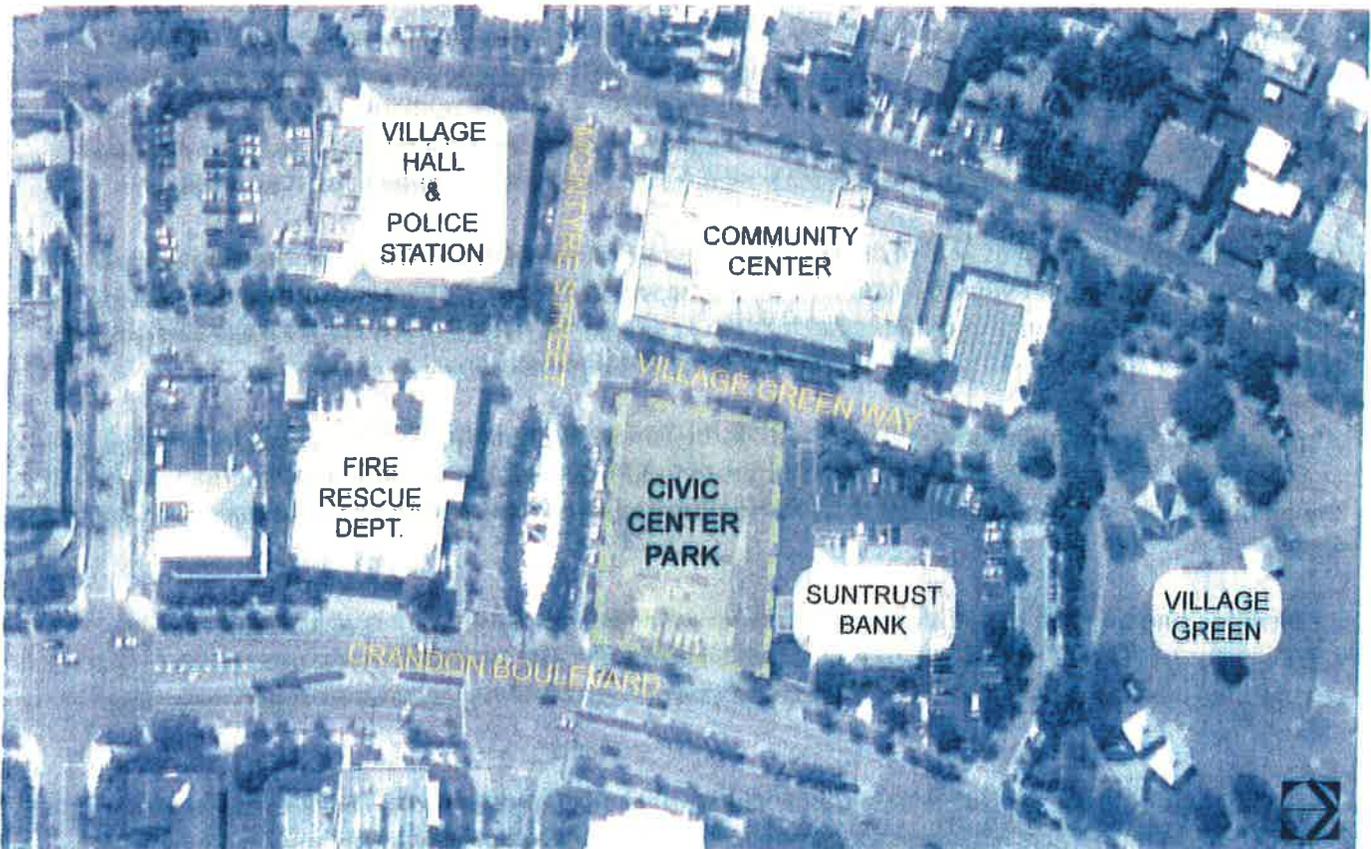
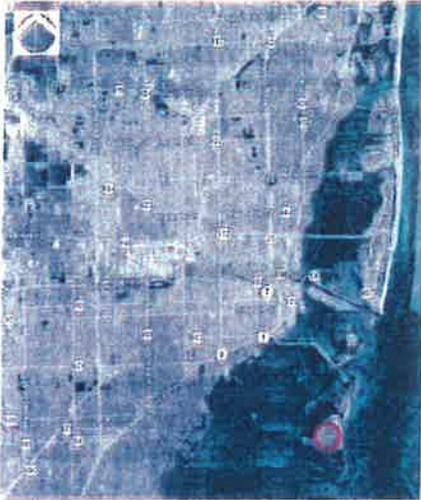
One of the CCP workshop design recommendations to be further explored is the idea of eliminating Village Green Way, which bisects the Village Green, the proposed CCP and existing Community Center. This design recommendation both increases pedestrian safety while creating a seamless integration between civic buildings and open space.

The CCP's master plan must be responsive to, and instructive of, present and future issues of ecological sustainability. The design will incorporate a systems approach in integrating the park's infrastructural needs with long-term goals, such as reducing power demand/carbon footprint, water conservation, stormwater runoff mitigation and waste recycling.

Naturally there is a special interest in creating a park which reflects the incredibly rich biodiversity found in South Florida, but also creates a sense of place, giving the user a keen awareness of Key Biscayne's island ecology.

LOCATION

The Civic Center Park site is a 22,797 square foot parcel in the heart of Key Biscayne's Civic Center just south of Village Green. This parcel was most recently utilized as a public works and storage yard. It is bound on the south by McIntyre Street which includes an existing "plaza" space and water feature designed by Sarah Morris and by the Fire Rescue Department. The north boundary is defined by the private property of Suntrust Bank. To the west is Village Green Way and the Community Center and to the east lies Crandon Park Boulevard and midrise residential buildings.



HISTORICAL CONTEXT

The history of Key Biscayne begins with the arrival of the Tequestas who built elevated stilted fishing and whaling communities. At that time, Key Biscayne's landscape was comprised of dunes, hammocks and wetlands. Upon the arrival of Ponce de Leon in 1513, the land was claimed by Spain and named Santa Marta. By the mid 1700s, it was traded to England and plantations were encouraged to form, however the land was traded back to Spain rather quickly.

During the early 20th century, much of Key Biscayne was developed as a coconut plantation. According to historical records, it was the largest in the continental United States at that time. In addition to coconut farming, turtling and fishing communities were also established. Since that time, the area "became a favorite landing and gathering place of the elite of the winter colony" (Blank, Joan Gill, 1995).

In 1940, the request for a causeway to connect Key Biscayne to Miami was made by the Matheson family. The family donated 800 plus acres of land to Miami Dade County to form Crandon Park with the agreement that they would build a causeway to the island. Once the Rickenbacker Causeway opened in 1947, Key Biscayne began being developed into a large scale residential community (Wikipedia, 2011). Throughout the years, the island has maintained its appeal as a tropical destination known for its tranquil, laid-back, island lifestyle.

DEMOGRAPHICS

According to the 2000 Census, Key Biscayne's population is approximately 11,000 people. The largest racial groups found in the area are White Non-Hispanic (48%) and Hispanic or Latino (50%). There are 4,259 households of which 32% are non-families. The population under the age of 18 is 24% and 15% are over the age of 65 with the median age being 40 (Wikipedia, 2011).



Coconut Plantation 1926



Turtling 1920s



Royal Palm Drive 1926



Beachline 1928



Crandon Boulevard 1940

PROJECT HISTORY

PUBLIC WORKSHOP

In February of 2009, the Village of Key Biscayne in conjunction with the IBI Group held a public workshop to gather input from residents regarding the development of 530 Crandon Boulevard. From this workshop, several schematic designs were created incorporating public interests and comments. The site plans below illustrate these possibilities.



Passive Park/Green Space
Amphitheater
Multipurpose Building



Passive Park/Green Space
Amphitheater
Multipurpose Court
Small Gazebo



Passive Park/Green Space
Amphitheater
Multipurpose Building
Multipurpose Court
Pedestrian Village Green Way



Passive Park/Green Space
Amphitheater
Small Gazebo
Pedestrian Village Green Way

PROGRAM RECOMMENDATIONS

In conclusion to the public workshops and focus group meetings for 530 Crandon Boulevard, the following programmatic elements were established:

- Passive park
- Space for both seniors and children
- Gaming tables (chess, dominos, etc.)
- Performance stage/area
- Seating
- Shaded areas/walking paths
- Lawn and green space
- Sound barrier from Crandon Blvd. traffic

The closure of Village Green Way (VGW) was also noted as an issue to be addressed in conjunction with the new park. The current relationship between VGW and the Community Center entrance presents numerous safety concerns for residents. Closing VGW to vehicular traffic would not only address these concerns but also add to the needed green space requirement.

PROJECT ANALYSIS

GOALS

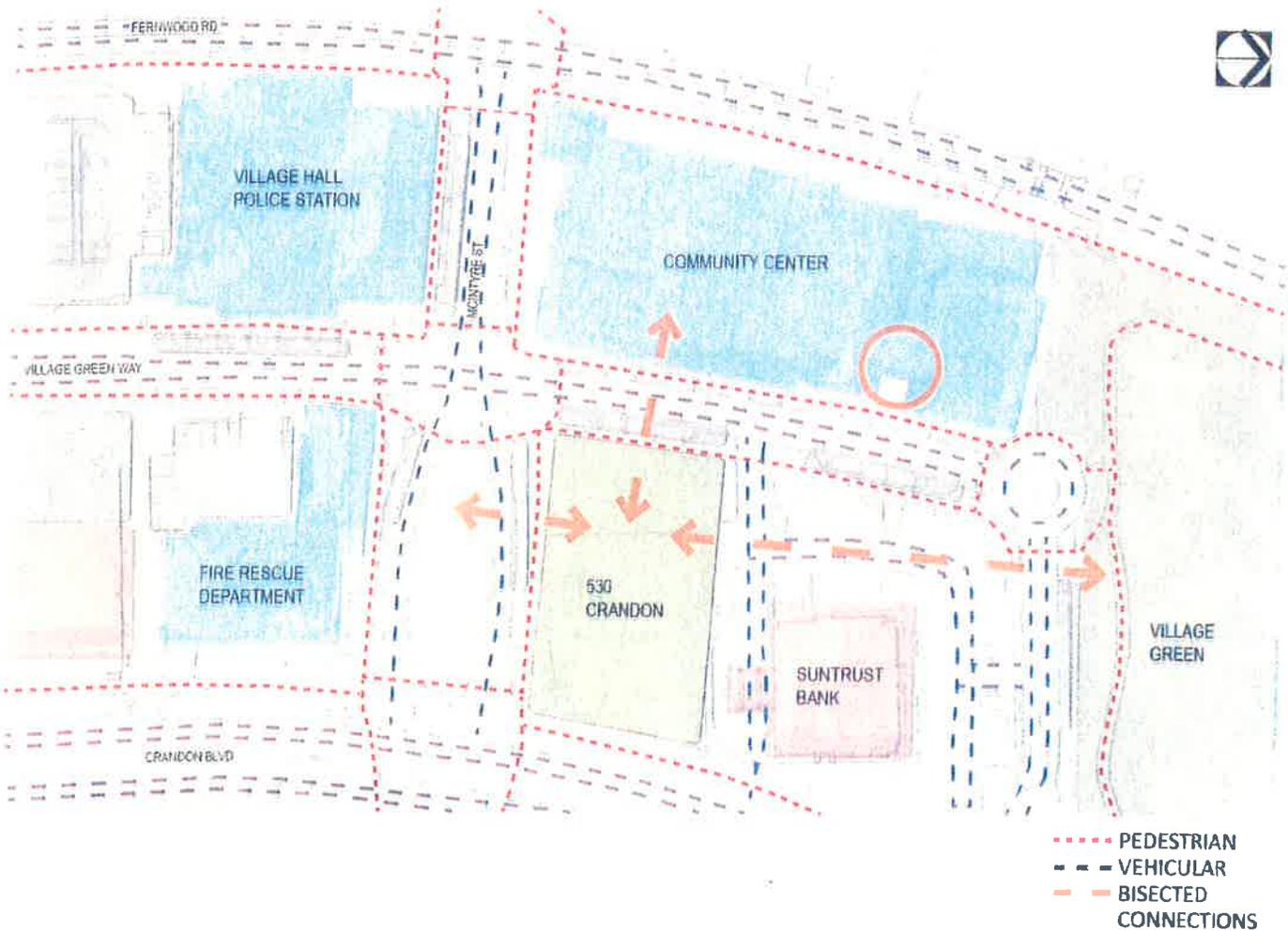
Based on the results of the 2009 workshops in conjunction with the goals expressed by the RFQ, the following is a summary description of the new Civic Center Park project.

- Complete the last piece of the Civic Center, which is comprised of the Village Hall, Community Center, Police Station and Fire Rescue Department, with a civic park tying all activities together.
- Create a 'gateway' into the Civic Center.
- Add 'green' space in accordance to the needs of the comprehensive plan for the Village of Key Biscayne.
- Provide a recreational gathering space with the character of a vibrant passive park for different age groups that represents and harmonizes with the surrounding environment of Key Biscayne.

EXISTING SITE ISSUES

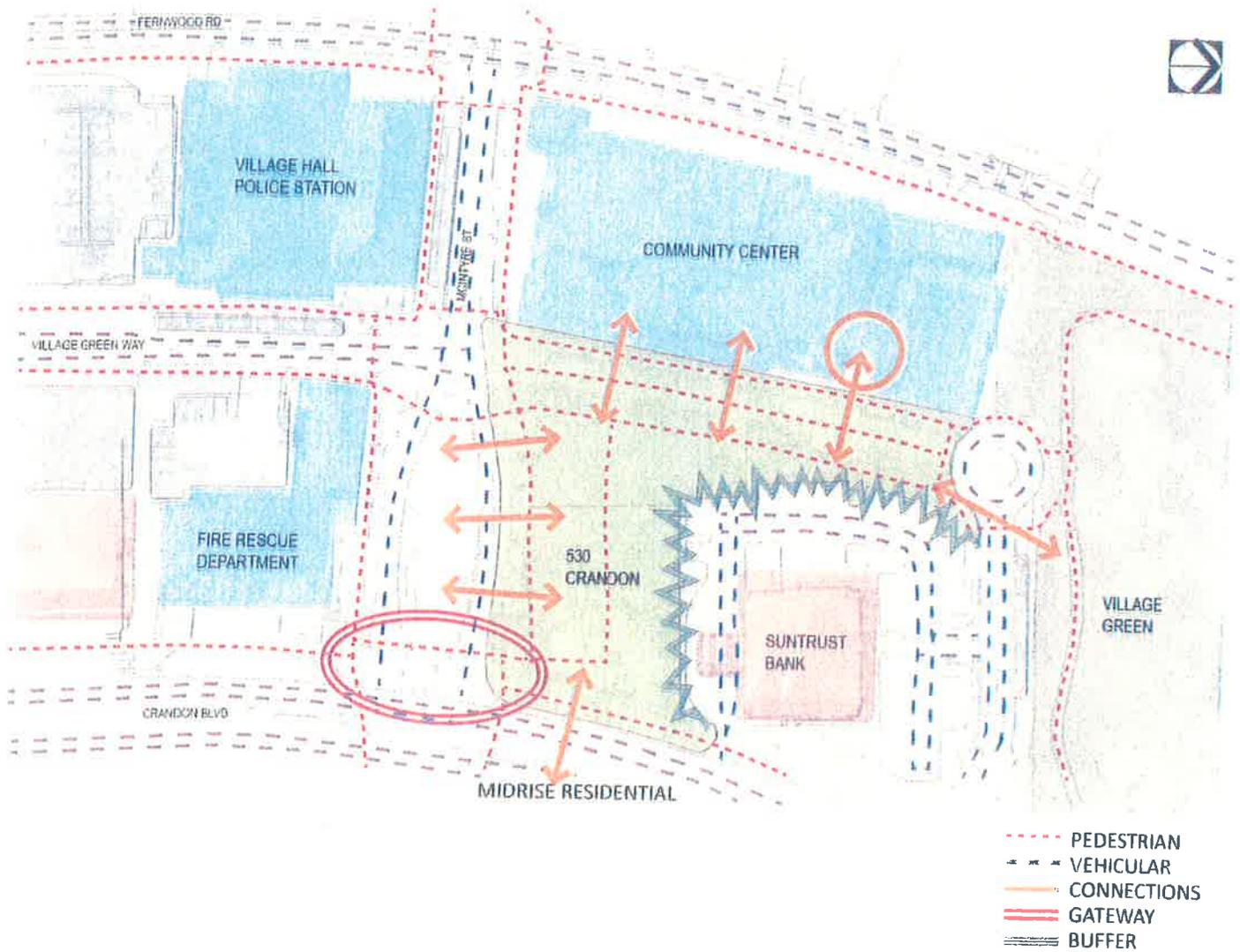
We identified the following site issues:

- Gateway location
- Connections, or lack of, to adjacent uses
- Users and program
- Vehicle and pedestrian circulation and parking
- Site character



SITE OPPORTUNITIES

- Accent gateway/civic presence with bold design statement
- Expand pedestrian space
- Link buildings/activities to park/plaza
- Potentially close McIntyre Street for special events
- Create pedestrian promenade on Village Green Way
- Increase green space
- Establish diverse activities for both young and old
- Visually buffer bank building/parking



PRELIMINARY DESIGN

DESIGN CONCEPT

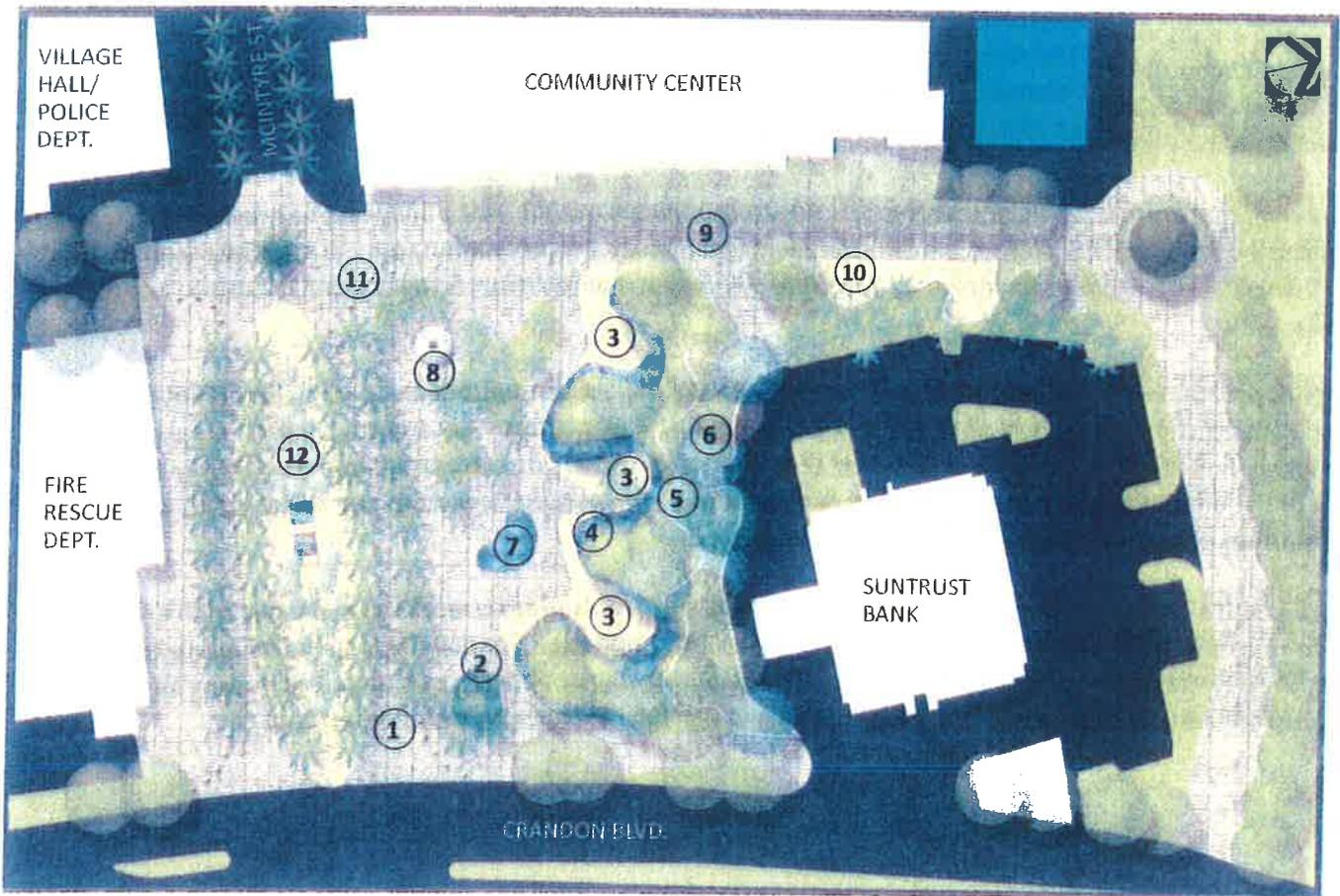
Savino and Miller Design Studio developed the following conceptual design as a response to the Request for Qualifications for Civic Center Park - 530 Crandon Boulevard called by the Village of Key Biscayne. This response was further analyzed and refined once a budget was established. The design stems from the Village's RFQ expressed intent of building an innovative, sustainable and beautiful park. It will work first as a park and people place. Simple materials and ease of maintenance, as well as safety and security, have been paramount in guiding our design decisions.

The design concept for the CCP is a 'tropical island' with a laid-back environment. The intent is to reflect the island lifestyle with lots of water, casual movable seating, and trees and palms to provide shaded areas for relaxing. It is to become the Key Biscayne 'living room'. Conceived as a space for all age groups to gather and provide opportunities for different activities such as games, an interactive fountain for children, an informal concert, a coffee or ice cream vendor, etcetera, or other civic activities like the ending location for a parade. In essence, the water, coconut palms and tropical hammock trees represent the historical background of Key Biscayne as a barrier island and coconut plantation. Fish and turtle shell tiles as well as native rock are also incorporated into the design to be reminiscent of Key Biscayne's history.

The ceremonial entry will function as the park's gateway, visible from the east and west to attract visitors, while providing a checkpoint visible from the park building administrative office/vending area. This will be accomplished with the use of mature royal palms set in a double colonnade along McIntyre Street pulling users into and along the site.

As the park program includes night use, site lighting will be utilized throughout the park, with energy-use and economy driving the selection of light fixture/lamp types and quantities. Recent advances in solar and LED technology has made it possible to utilize LED in a variety of ways, from street lighting to walkway markers. Much of the ambient light in the half acre park will come from surrounding buildings and street lights, but it will be important to accent park features where desirable.

One possible site design strategy, as posited in the 2009 IBI Group report, worth exploring is the closing of Village Green Way, possibly replacing it with a pedestrian promenade. Spatially, this helps integrate the CCP with the community center, generating spatial synergy, improving pedestrian safety and activating the open space. Moreover, by further reducing impervious paving surface, stormwater runoff is reduced.



1. ENTRY/GATEWAY - DOUBLE COLONNADE OF ROYAL PALMS
2. ENTRANCE FOUNTAIN WITH SEATWALL
3. INFORMAL SEATING AREAS
4. MAIN WATER FEATURE
5. SEATWALL
6. DENSE PLANTING TO SCREEN BANK

7. SPLASH FOUNTAIN
8. CONCESSION/VENDOR CART
9. VILLAGE GREEN WAY - PEDESTRIAN PROMENADE
10. SKATE AREA
11. REMOVE CURB & ADD BOLLARDS
12. ADD PLANTING TO PROVIDE SHADE

PLANTING DESIGN

The Planting Design for the CCP will reflect the latest innovations to create a sustainable South Florida landscape. Our design starts with creativity and vision in the site planning process, which establishes the contextual lay of the land. Planting improvements will be designed with an emphasis on creating a sense of place, of being on a sub-tropical barrier island in South Florida. To encourage year round use, palms and trees will be sited to provide both shade and sun. Large, native canopy trees and palms will form the backbone of the design, through which the various program elements and walkways will weave.

In context, the planting palette will primarily consist of native/sub-tropical vegetation. Native groundcover and shrubs will be specified which minimize maintenance, water-consumption, pesticide and fertilization use. In fact, in some areas of the park, the plants will be designed to require temporary irrigation only for establishment and during droughts if necessary.

State of the art irrigation design will be specified for the singular purpose of conserving water. It will incorporate the latest technology in climate and water-sensing technology, such as "Smart Controllers", which program water needs according to a region's climate. Plants and irrigation will be zoned according to seasonal/water requirements, allowing maximum flexibility in water consumption. For example, the entry/arrival area and sod areas may be specified with plants which are zoned for higher water consumption rates, while other more natural park areas may be zoned to turn off the water completely for most of the year. Other methods are also available to effectively conserve water and other resources, i.e. the use of slow-emitting/low-trajectory heads, alternative use of ground-plane materials such as gravels and native drought-tolerant plants as well as mulching.

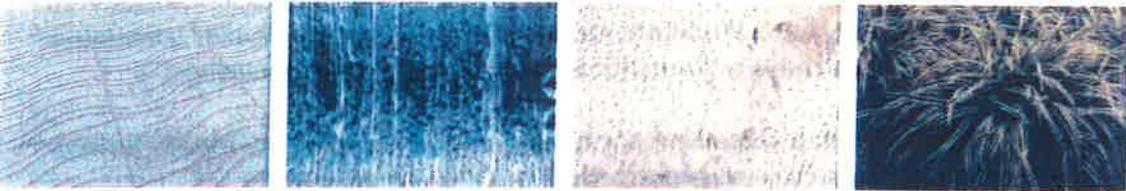
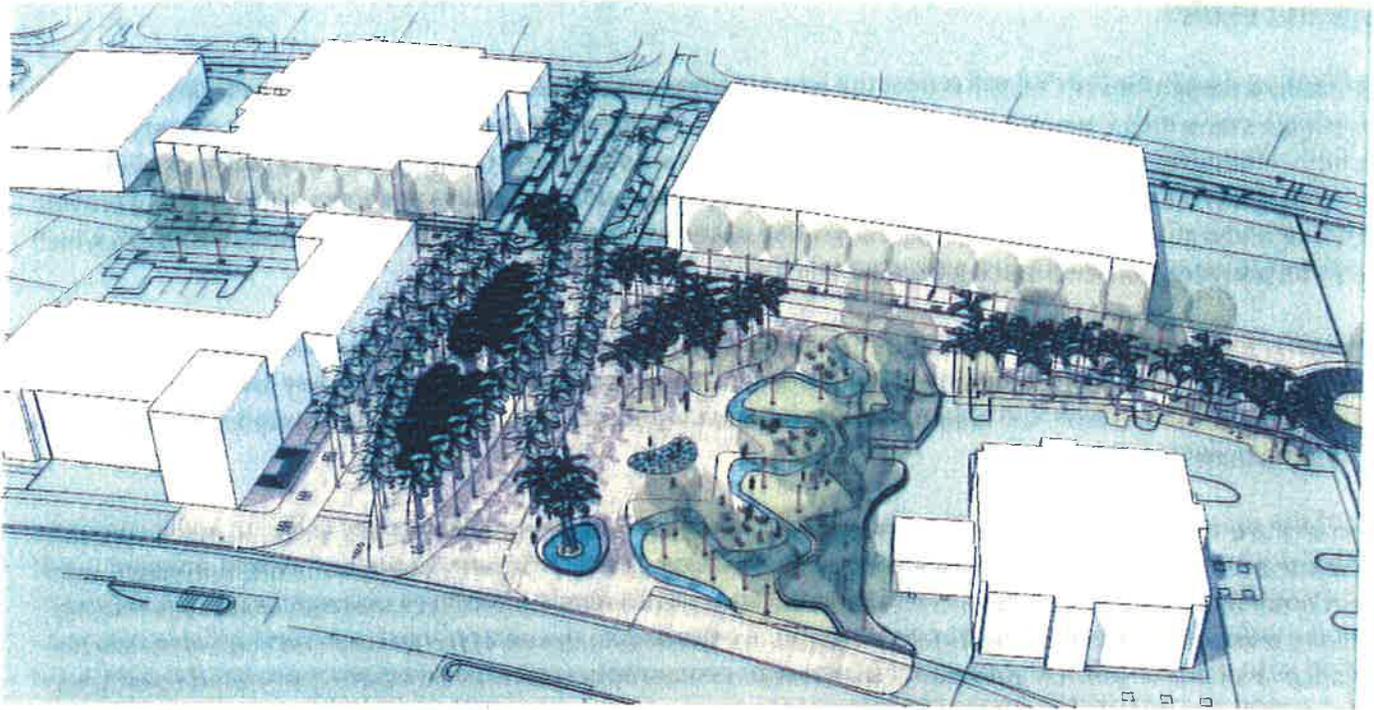
Similarly, native South Florida plants will be used exclusively in the design palette. In order to further minimize maintenance, large-leafed plants and grasses will be selected to reduce pruning requirements.

MAINTENANCE

If successful, the people of the neighborhood will take pride in this place and help to keep it clean and safe. The maintenance of civic open spaces are increasingly becoming a function of private-public partnerships. With a prominent private entity, SunTrust Bank, adjacent to the CCP and with obvious benefits to its clients, this should be carefully considered to help mitigate these long-term costs.

SITE FURNISHINGS & SIGNAGE

In the spirit of sustainability, the intention is to use materials and furnishings which are locally available or manufactured. All materials will be prioritized according to their cradle-to-cradle value, in terms of pre and post recycling content and potential. Simplicity, ease of maintenance and parts/element replacement will all be key factors in the design and selection of materials and park components.



BIRD'S EYE VIEW



PERSPECTIVE FROM ENTRY



SEATING AREAS





WATER FEATURES

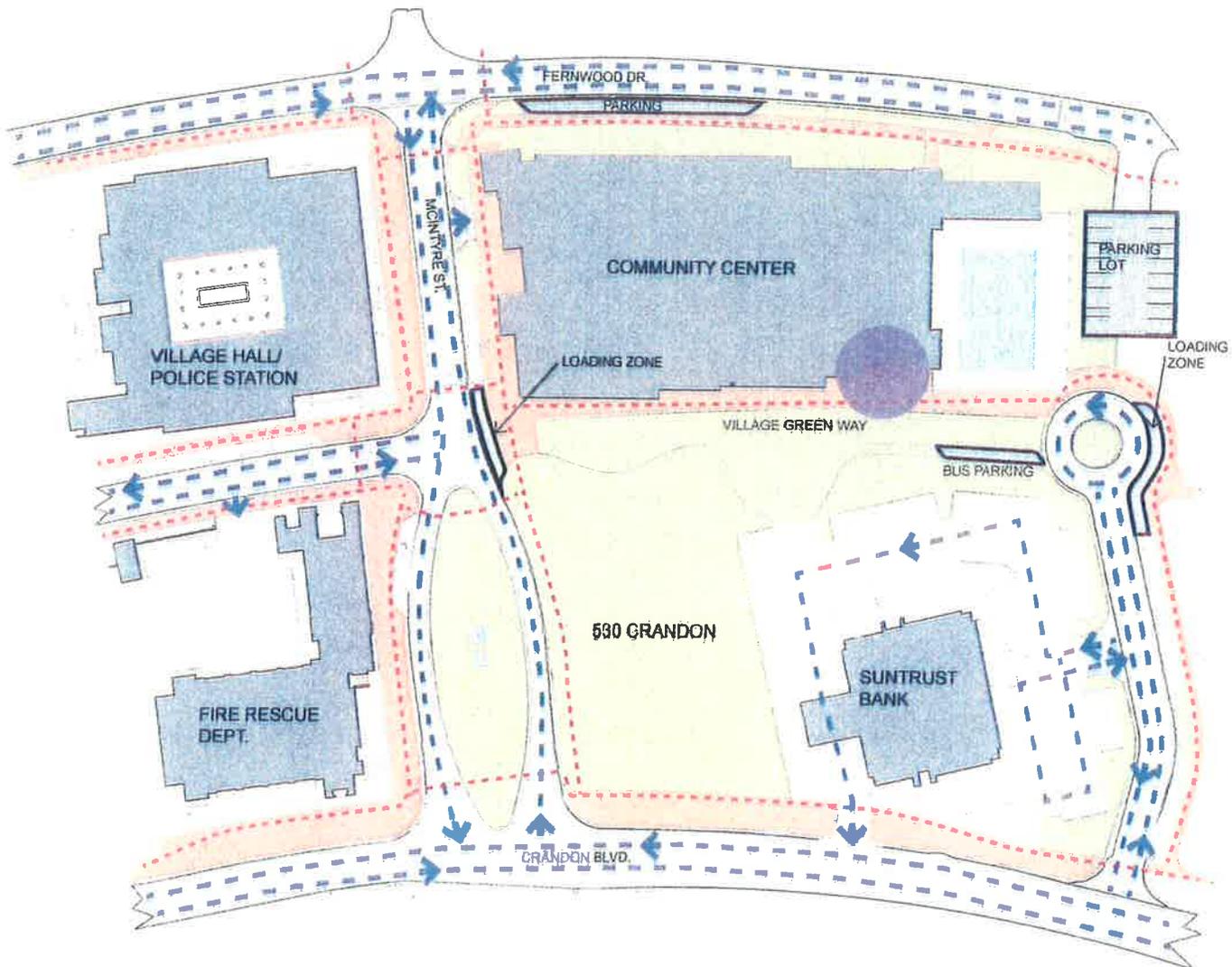


SITE CONFIGURATIONS

Five different traffic configurations were created and analyzed to find the most effective way to alleviate safety issues at the community center drop-off as well as integrate the CCP with the surrounding community buildings and amenities.

ALTERNATE VILLAGE GREEN WAY DESIGN 1

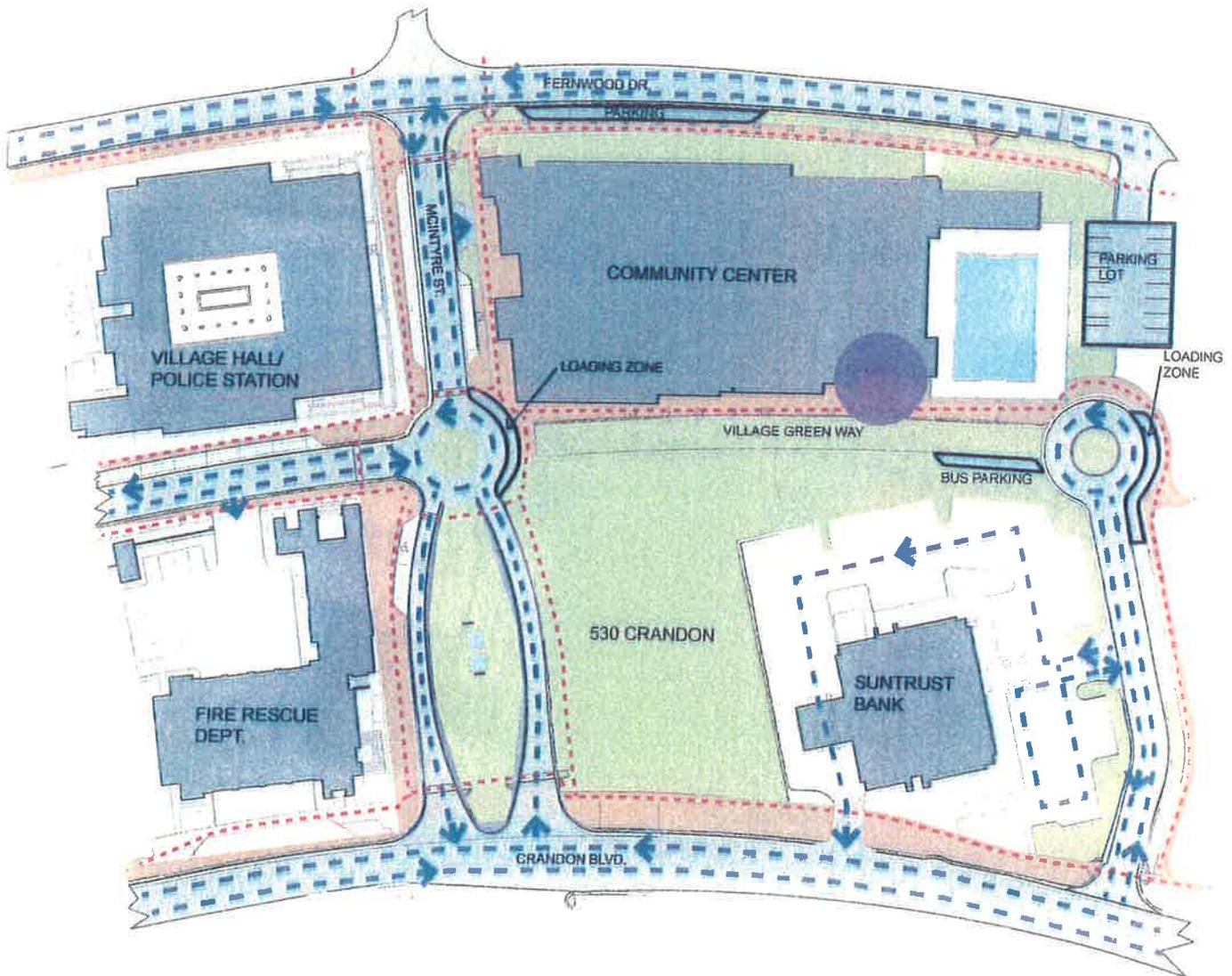
Close VGW to vehicular traffic and add loading zones on north and south ends.



-  PEDESTRIAN
-  VEHICULAR
-  COMMUNITY CENTER ENTRANCE
-  SIDEWALKS
-  ROADS
-  GREEN SPACE
-  NEW PARKING/LOADING

ALTERNATE VILLAGE GREEN WAY DESIGN 2

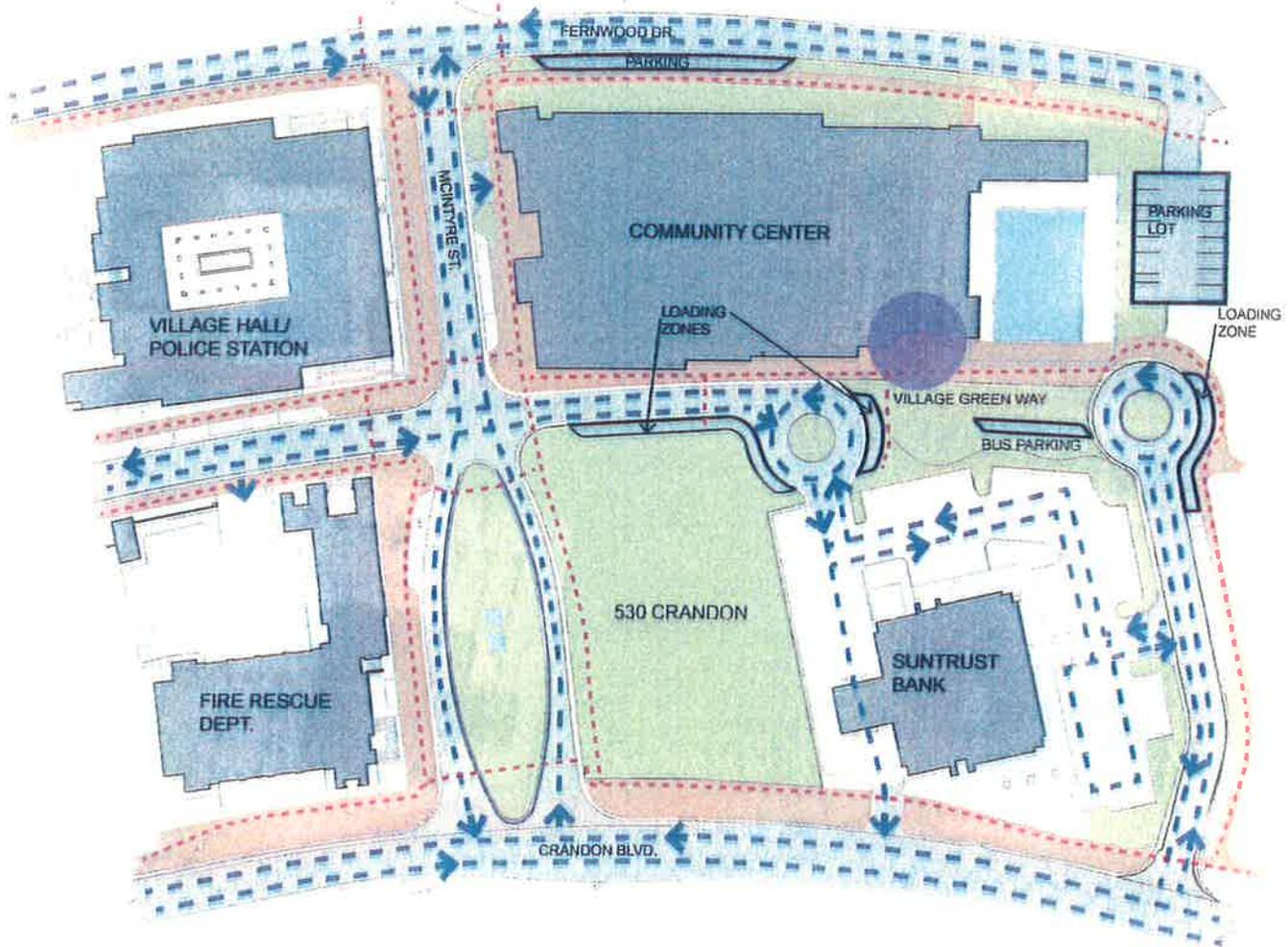
Close VGW to vehicular traffic, add roundabout at intersection with McIntyre and add loading zones on north and south ends of VGW.



-  PEDESTRIAN
-  VEHICULAR
-  COMMUNITY CENTER ENTRANCE
-  SIDEWALKS
-  ROADS
-  GREEN SPACE
-  NEW PARKING/LOADING

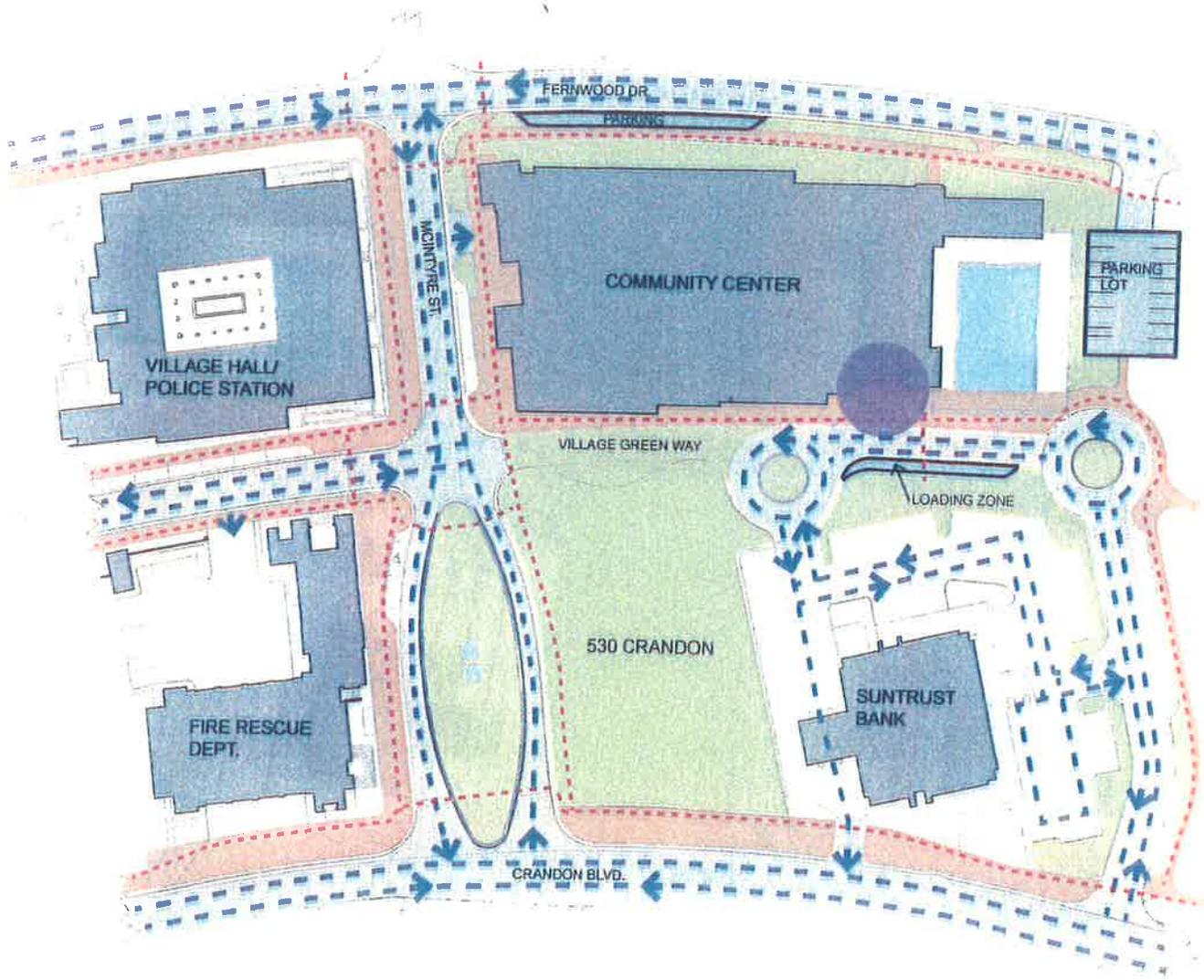
ALTERNATE VILLAGE GREEN WAY DESIGN 3

Partially close VGW to vehicular traffic in front of community center entrance and add loading zone to existing roundabout at north end. Add additional roundabout on VGW for bank access with loading zones for drop off.



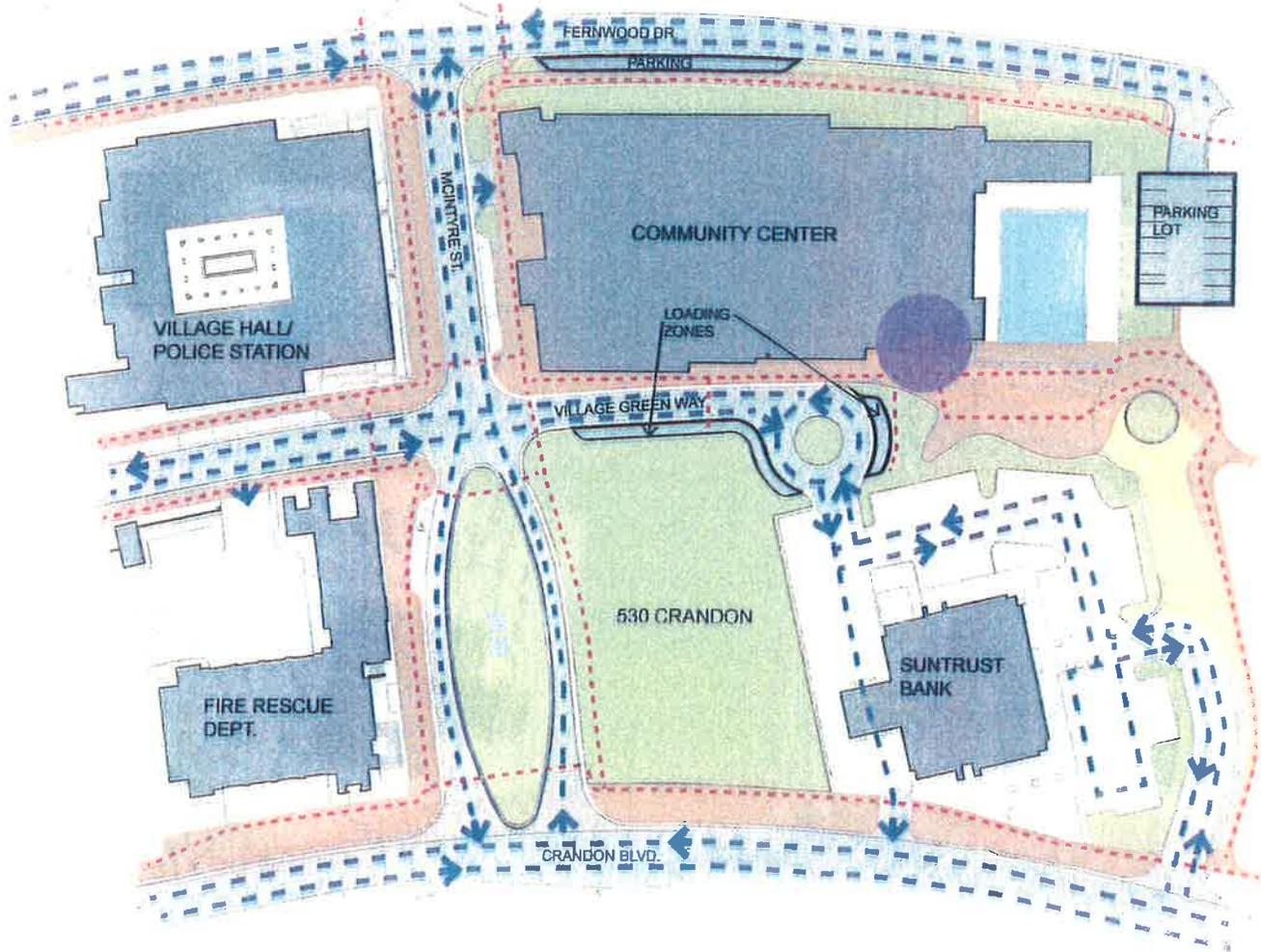
ALTERNATE VILLAGE GREEN WAY DESIGN 4

Partially close VGW to vehicular traffic in front of community center entrance and add loading zone to existing roundabout at north end. Add additional roundabout on VGW for bank access with loading zones for drop off.



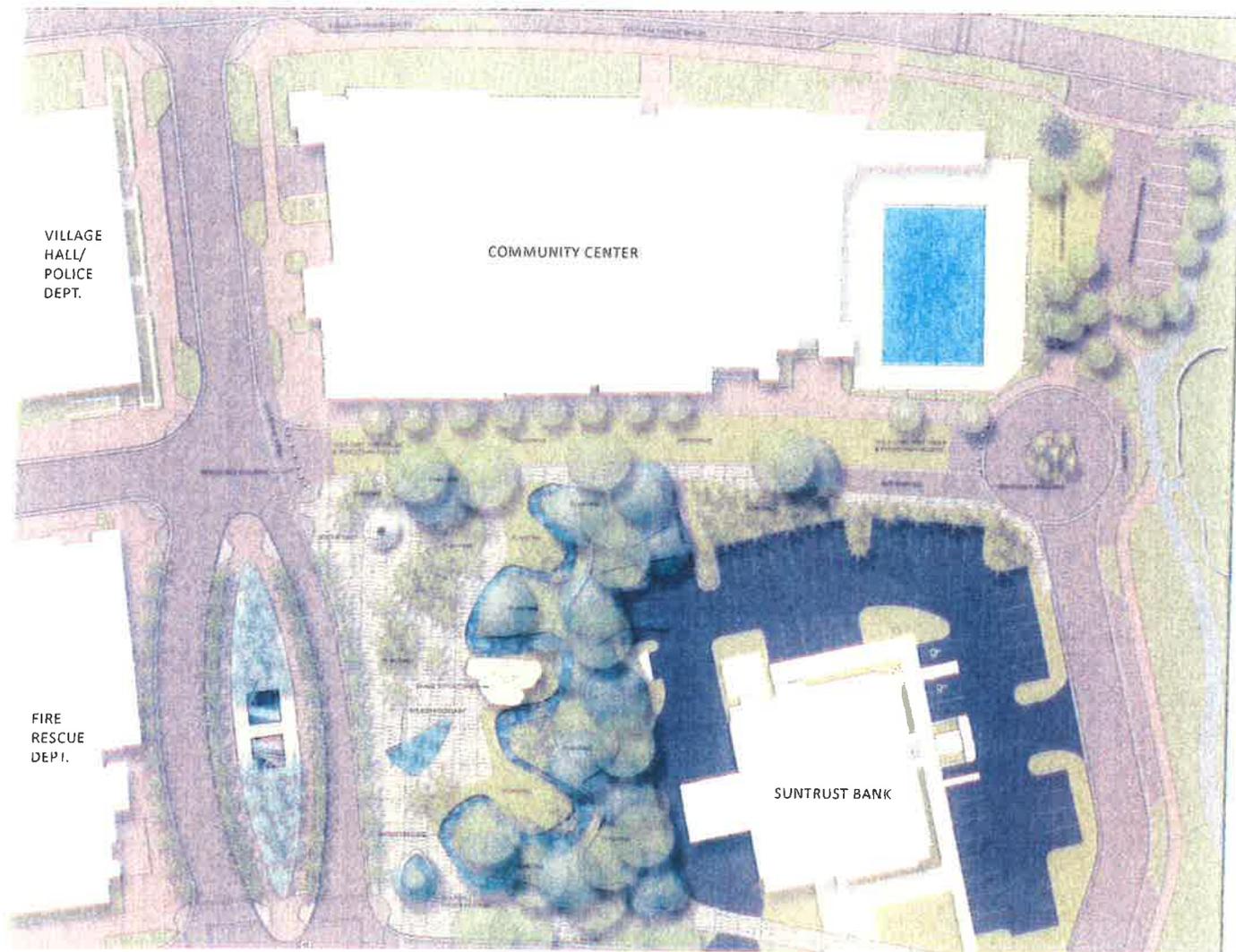
ALTERNATE VILLAGE GREEN WAY DESIGN 5

Partially close VGW to vehicular traffic in front of community center entrance and eliminate roundabout at north end. Add new roundabout on VGW for bank access with loading zones for drop off.



FINAL CONCEPTS

Once the five traffic configurations were presented and discussed to the planning, public works and parks departments, the three most viable were further developed to be presented to the village manager, mayor and council members. The following illustrates the three different concepts for integrating the CCP with the surrounding context while addressing traffic and parking space concerns.



SITE PLAN OPTION 1

- Closes VGW to vehicular traffic but allows for firetruck and golf cart access
- Establishes golf cart access to back of bank
- Turns VGW into a grasspaved pedestrian promenade
- Adds loading zones on both the north and south ends of VGW
- Adds parking spaces to the west of the community center and parking lot to the north to compensate for the parking removed from VGW and McIntyre Street



**CIVIC CENTER PARK
SITE PLAN OPTION 1**

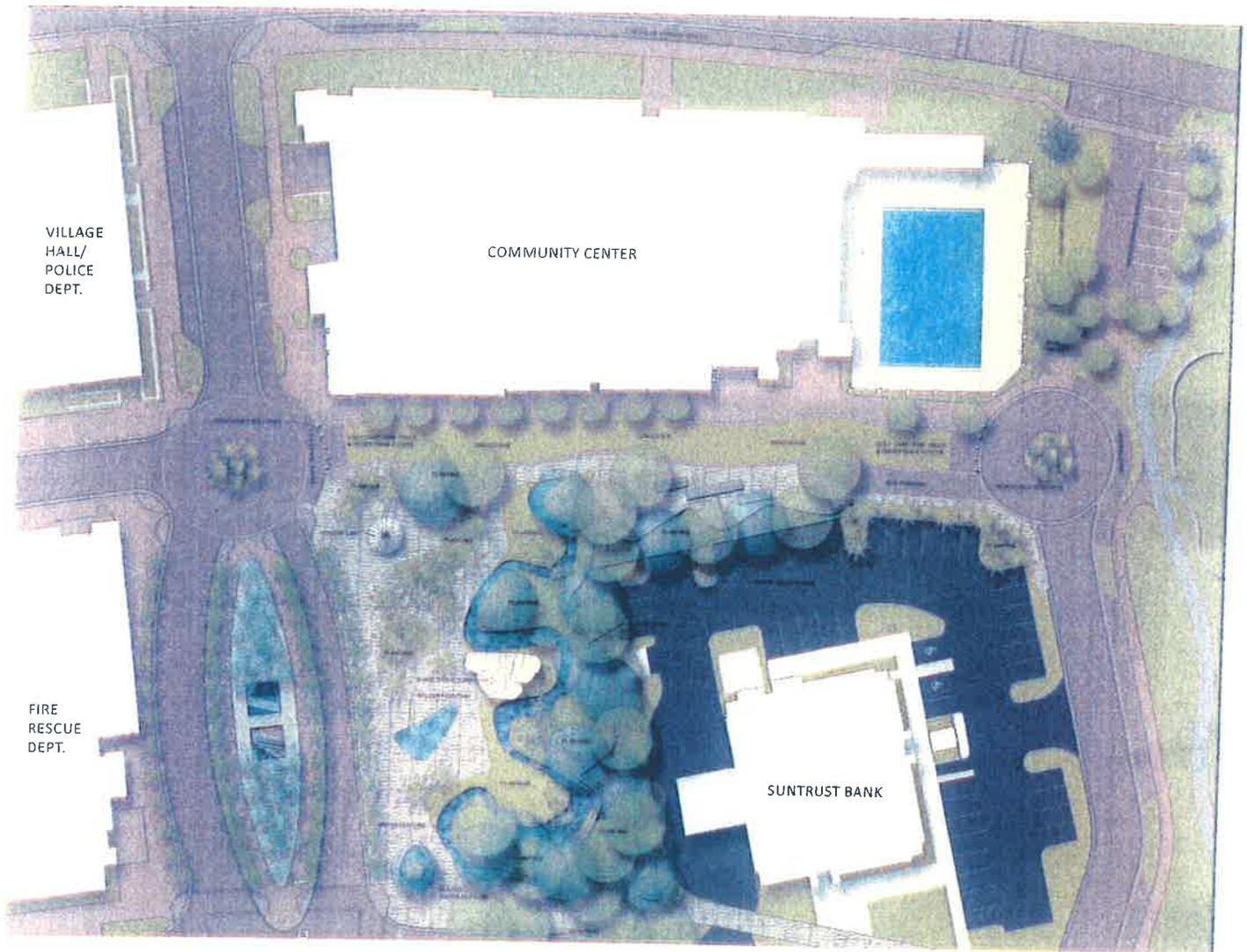
PARKING

Removed:	Added:
7 McIntyre	9 Fernwood
3 VGW	8 Lot (regular)
TOTAL - 10	11 Lot (golf cart)
	TOTAL - 28

GREENSPACE

TOTAL - 23,413 SF

The Village has granted the owner of the Suntrust Bank property an easement for Village Green Way from McIntyre Street to Crandon Boulevard. This grant was part of the purchase agreement between the Village and Suntrust Bank. Modifications to Village Green Way must be negotiated with the property owner of Suntrust Bank.



SITE PLAN OPTION 2

- Closes VGW to vehicular traffic but allows for firetruck and golf cart access
- Adds a roundabout at intersection of VGW and McIntyre, allowing easy drop off and pick up from the community center and providing traffic calming
- Redesigns the curbs of VGW to mimic the aesthetic of the CCP
- Turns VGW into a grasspaved pedestrian promenade
- Adds loading zones on both the north and south ends of VGW
- Adds parking spaces to the west of the community center and a parking lot to the north to compensate for the spaces removed from VGW and McIntyre Street



CIVIC CENTER PARK SITE PLAN OPTION 2

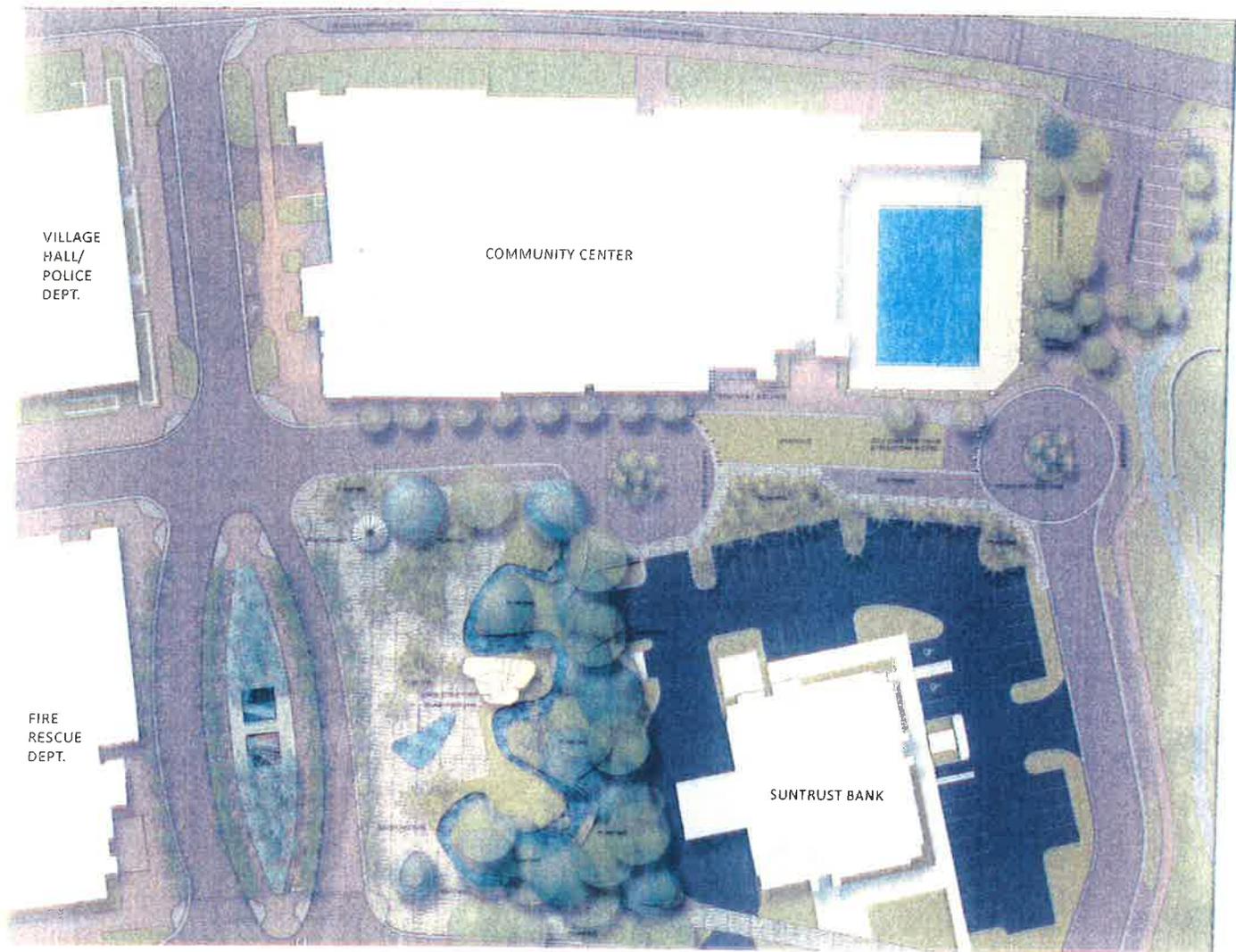
PARKING

Removed:	Added:
7 McIntyre	9 Fernwood
3 VGW	8 Lot (regular)
TOTAL - 10	11 Lot (golf cart)
	TOTAL - 28

GREENSPACE

TOTAL - 22,800 SF

The Village has granted the owner of the Suntrust Bank property an easement for Village Green Way from McIntyre Street to Crandon Boulevard. This grant was part of the purchase agreement between the Village and Suntrust Bank. Modifications to Village Green Way must be negotiated with the property owner of Suntrust Bank.



SITE PLAN OPTION 3

- Closes half of VGW to vehicular traffic
- Adds a roundabout in the middle of VGW to maintain access to the bank
- Turns a portion of VGW in front of the community center to a grasspaved pedestrian promenade
- Adds loading zones on both the north end of VGW as well as at the new roundabout
- Adds parking spaces to the west of the community center and a parking lot to the north to compensate for the spaces removed from VGW and McIntyre Street



CIVIC CENTER PARK SITE PLAN OPTION 3

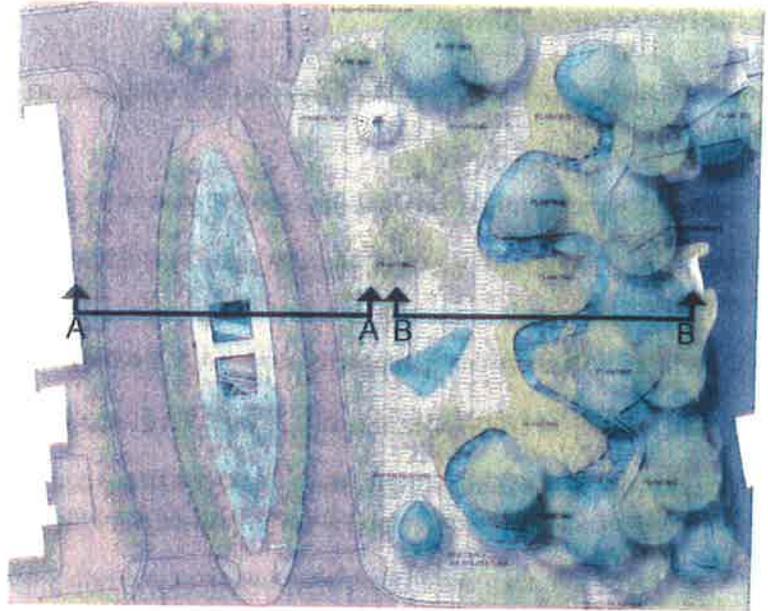
PARKING

Removed: 7 McIntyre	Added: 9 Fernwood 8 Lot (regular) 11 Lot (golf cart)
TOTAL - 7	TOTAL - 28

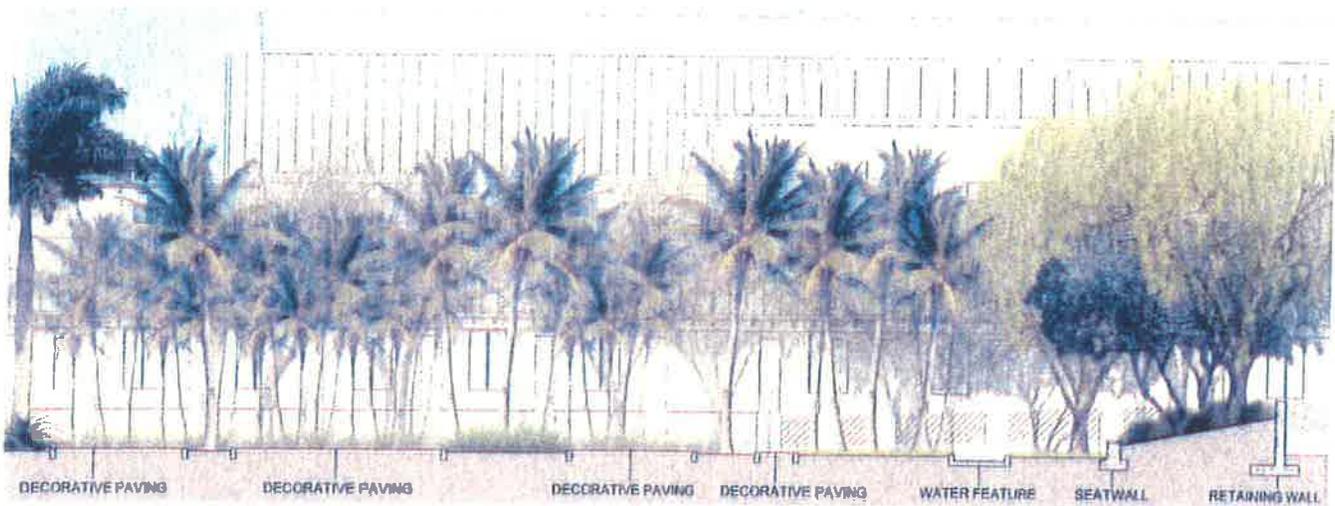
GREENSPACE

TOTAL - 17,680 SF

The Village has granted the owner of the Suntrust Bank property an easement for Village Green Way from McIntyre Street to Crandon Boulevard. This grant was part of the purchase agreement between the Village and Suntrust Bank. Modifications to Village Green Way must be negotiated with the property owner of Suntrust Bank.



A-A



B-B

SECTION

Illustrates the CCP as viewed from Crandon Boulevard, showing the royal palm colonnade entrance, the shade canopy throughout the side and the elevation changes to screen the bank building from the rest of the park.

SITE PLAN RECOMMENDATION

Savino Miller Design Studio recommends that the Village move forward with Site Plan Option 2 for the following reasons:

- Addresses and resolves safety issues with Community Center entrance and Village Green Way traffic
- Enhances pedestrian access along west side of Village Green Way that is currently narrow and becomes congested
- Generates an aesthetic language throughout the park from the Community Center and Village Green
- Increases GREEN SPACE significantly, as desired by the Key Biscayne Comprehensive Plan
- Establishes a vista and axis between McIntyre Street and Village Green by mirroring the roundabout, which also serves as a traffic calming device for the new loading area
- Creates a designated skate area where youth currently enjoy skating, yet buffers it from the rest of the park
- Adds an additional seven vehicular parking spaces and eleven golf cart parking spaces
- Establishes continuity and a park-like experience linking the new Civic Center Park with the existing Civic Center buildings and Village Green

OPINION OF COST

CIVIC CENTER PARK - OPINION OF COST

April 19, 2011

ITEM	UNIT COST	UNIT	QUANTITY	SUB-TOTAL			
BASELINE IMPROVEMENTS							
SITE WORK / DEMOLITION / CLEARING & GRUBBING	\$1	SF	23000	\$23,000			
SITE WORK - GRADING	\$2	SF	23000	\$46,000			
SOIL - PREPARATION	\$50	CY	200	\$10,000			
REMOVE 6" CONCRETE CURB	\$5	LF	482	\$2,410			
CRANDON BLVD. MODIFICATIONS	\$11,065	LS	1	\$11,065			
SITE DRAINAGE	\$28,500	LS	1	\$28,500			
PLANTING	\$6	SF	22,800	\$136,800			
TREES & PALMS	\$140,000	LS	1	\$140,000			
IRRIGATION	\$25,000	LS	1	\$25,000			
WALLS - RETAINING / SEATWALLS	\$175	LF	654	\$114,450			
"STREAM" FOUNTAIN & LIGHTING	\$300,000	LS	1	\$300,000			
PERIMETER CONCRETE CURBS	\$5	LF	1,931	\$9,655			
SPECIAL PAVEMENT - PAVER (INCLD. BEDDING SAND)	\$25	SY	1,847	\$46,172			
SITE LIGHTING	\$150,000	LS	1	\$150,000			
EXISTING LIGHT POLE RELOCATION	\$10,500	LS	1	\$10,500			
ELECTRICAL SELECTIVE DEMOLITION	\$6,500	LS	1	\$6,500			
ELECTRICAL UG UTILITIES	\$10,000	LS	1	\$10,000			
ELECTRICAL DISTRIBUTION	\$25,000	LS	1	\$20,000			
TREE RELOCATION	\$500	EA	4	\$2,000			
SITE FURNITURE	\$80,000	LS	1	\$80,000			
SUB-TOTAL				\$1,172,052			
CONTINGENCY			10%	\$117,205			
TOTAL COST				\$1,289,257			
					SITE PLAN OPTION 1	SITE PLAN OPTION 2	SITE PLAN OPTION 3
					●	●	●

ADDITIONAL ITEMS	POST	CONTINGENCY	SUB-TOTAL			
FOUNTAIN OPTIONS						
"SPLASH" FOUNTAIN	\$150,000	10%	\$165,000	●	●	●
ENTRY FOUNTAIN & LIGHTING	\$80,000	10%	\$88,000	●	●	●

ADDITIONAL PARK OPTIONS	POST	CONTINGENCY	SUB-TOTAL			
SKATE SCULPTURE	\$10,000	10%	\$11,000		●	
VENDOR CART	\$50,000	10%	\$55,000	●	●	●
SHADE STRUCTURE	\$25,000	10%	\$27,500	●	●	●
PLANTING MCINTYRE MEDIAN	\$20,000	10%	\$22,000	●	●	●

VILLAGE GREEN WAY MODIFICATIONS (INCLD. EAST SIDEWALK)	POST	CONTINGENCY	SUB-TOTAL			
AS SHOWN IN SITE PLAN OPTION 1	\$99,760	10%	\$109,736	●		
AS SHOWN IN SITE PLAN OPTION 2	\$197,013	10%	\$216,714		●	
AS SHOWN IN SITE PLAN OPTION 3	\$72,260	10%	\$79,486			●

BUS PARKING AND LOADING ZONE	POST	CONTINGENCY	SUB-TOTAL			
VGW BUS SPACE & NEW LOADING ZONE AT ROUNDABOUT	\$12,248	10%	\$13,473	●	●	●

MCINTYRE STREET SIDEWALK IMPROVEMENT	POST	CONTINGENCY	SUB-TOTAL			
	\$26,599	10%	\$29,259	●	●	●

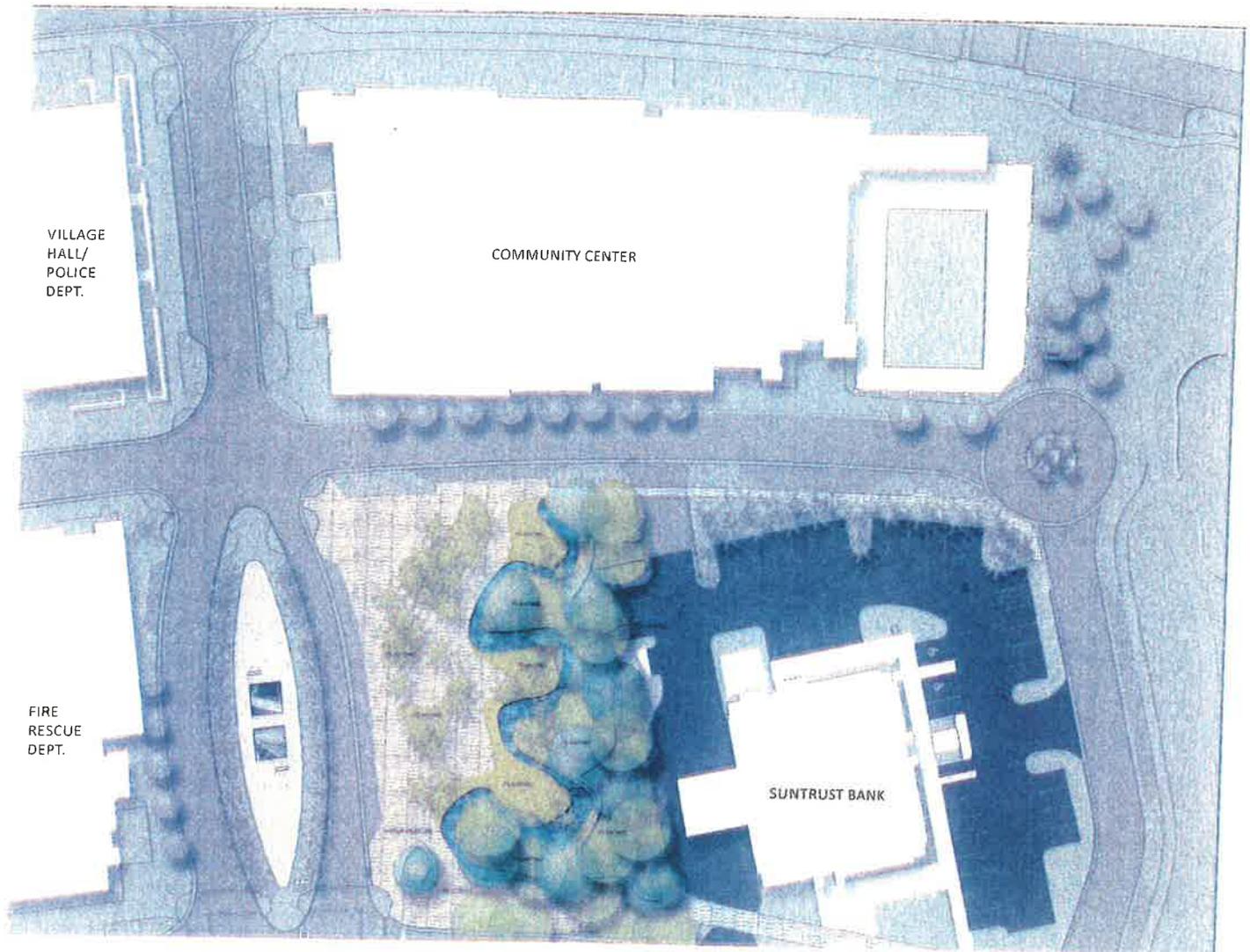
MCINTYRE CUL-DE-SAC	POST	CONTINGENCY	SUB-TOTAL			
	\$14,592	10%	\$16,051		●	

FERNWOOD DRIVE - 9 PARKING SPACES	POST	CONTINGENCY	SUB-TOTAL			
	\$11,796	10%	\$12,976	●	●	●

NEW VEHICULAR/GOLF CART LOT	POST	CONTINGENCY	SUB-TOTAL			
	\$89,157	10%	\$98,073	●	●	●

TOTAL COSTS \$1,910,274 \$2,044,303 \$1,880,024

*The Capital Improvement Plan (CIP) has reserved \$1.0M of improvements to Civic Center Park.



BASELINE IMPROVEMENTS

- Park design at 530 Crandon Boulevard
- Improvements include: stream water feature, seatwall and retaining wall, planting areas, special paving, site lighting and furniture
- Cost of baseline improvements = \$1,289,257

APARTMENTS
(325 FERNWOOD RD)

GALERIA
(328 CRANDON BLVD.)

200 S.F.
PAVED ENTRY
WATER,
GARBAGE &
BKG STATION

3 BENCHES

UTILITY POLE
& SUPPORT CABLE

3 BENCHES

35' LINEAR F
PATH

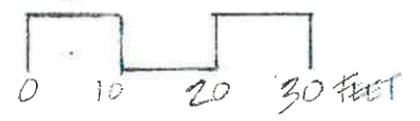
160' LINEAR F. PATH

200 S.F.
PAVED ENTRY,
WATER,
GARBAGE &
BKG STATION

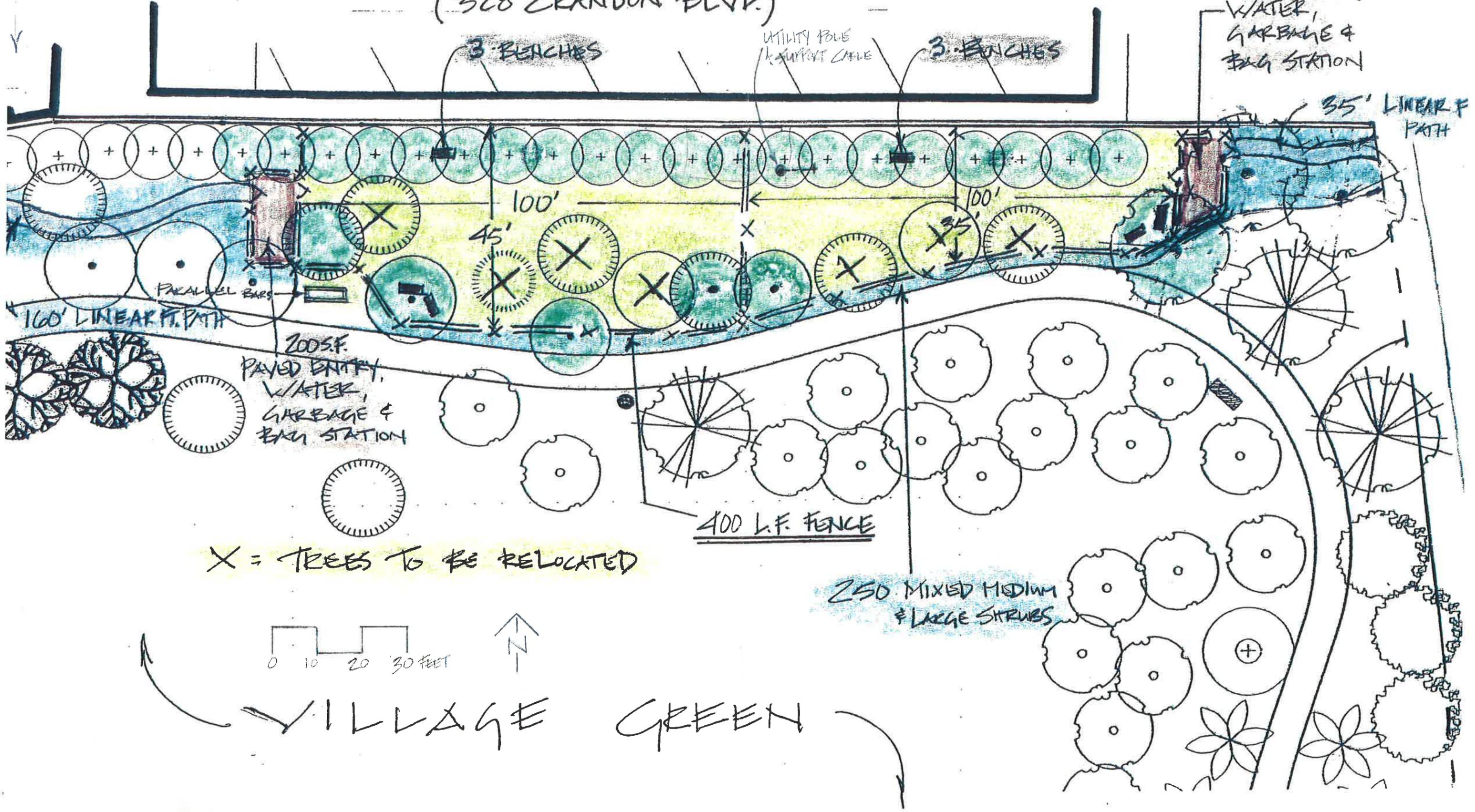
400 L.F. FENCE

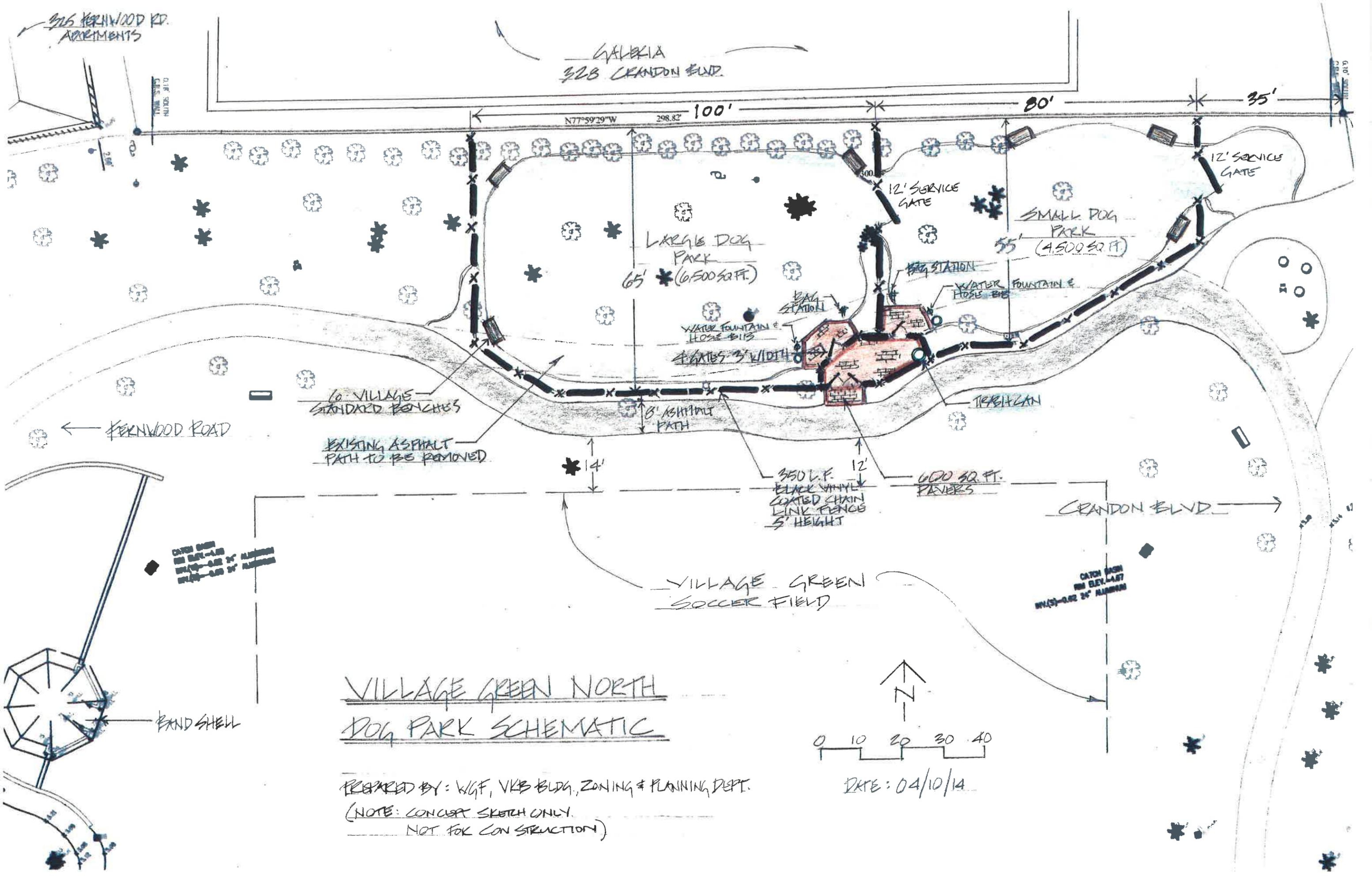
250 MIXED MEDIUM
& LARGE SHRUBS

X = TREES TO BE RELOCATED



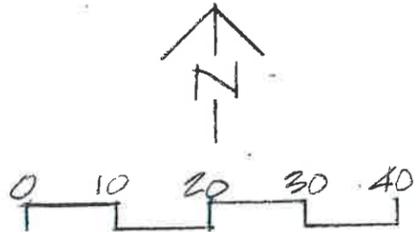
VILLAGE GREEN



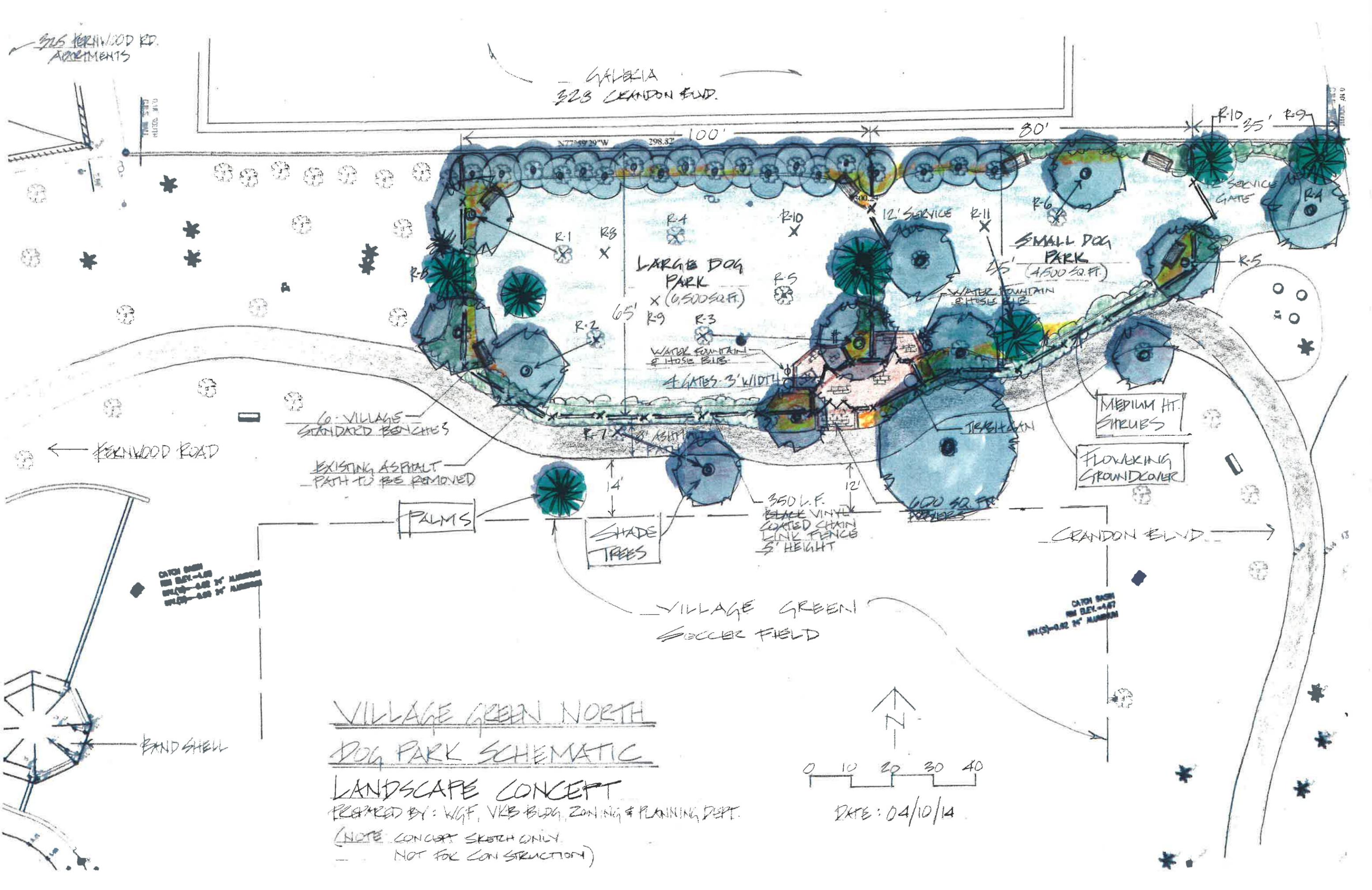


VILLAGE GREEN NORTH
DOG PARK SCHEMATIC

PREPARED BY: WGF, VKB BLDG, ZONING & PLANNING DEPT.
(NOTE: CONCEPT SKETCH ONLY.
NOT FOR CONSTRUCTION)



DATE: 04/10/14



325 KERWOOD RD.
APARTMENTS

GALACIA
323 CRANDON BLVD.

LARGE DOG
PARK
X (4,500 SQ. FT.)

SMALL DOG
PARK
(4,500 SQ. FT.)

WATER FOUNTAIN
& HOSE BLS

WATER FOUNTAIN
& HOSE BLS

4 GATES 3' WIDTH

TRASH CAN

MEDIUM HT.
SHRUBS

FLOWERING
GROUNDCOVER

350 L.F.
BLACK VINYL
COATED CHAIN
LINK FENCE
5' HEIGHT

600 SQ. FT.
PERGOLA

VILLAGE GREEN
SOCCER FIELD

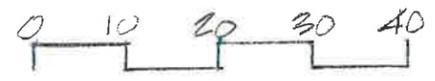
VILLAGE GREEN NORTH
DOG PARK SCHEMATIC

LANDSCAPE CONCEPT

PREPARED BY: WGF, VAB BLDG, ZONING & PLANNING DEPT.

(NOTE: CONCEPT SKETCH ONLY.
NOT FOR CONSTRUCTION)

DATE: 04/10/14



6 VILLAGES
STANDARD BENCHES

EXISTING ASPHALT
PATH TO BE REMOVED

PALMS

SHADE
TREES

CATCH BASIN
HW. (S)-0.82 FT ALUMINUM

CATCH BASIN
HW. (S)-0.82 FT ALUMINUM

BAND SHELL

KERWOOD ROAD

CRANDON BLVD.

TRASH CAN

SERVICE
GATE

N 77° 49' 29" W
298.32'

100'

30'

R-10 35' R-9

R-1 X

R-8 X

R-4 X

R-10 X

R-11 X

R-6 X

R-4 X

R-5 X

R-5 X

R-2 X

R-3 X

R-7 X

R-8 X

R-9 X

R-10 X

R-11 X

R-12 X

R-13 X

R-14 X

R-15 X

R-16 X

