

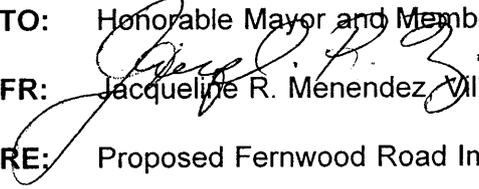


VILLAGE OF KEY BISCAINE

Office of the Village Manager

Village Council
Robert Oldakowski, *Mayor*
Robert L. Vernon, *Vice Mayor*
Enrique Garcia
Steve Liedman
Jorge E. Mendia
Thomas Thornton
Patricia Weinman

Village Manager
Jacqueline R. Menendez

DT: September 6, 2006
TO: Honorable Mayor and Members of the Village Council
FR:  Jacqueline R. Menendez, Village Manager
RE: Proposed Fernwood Road Improvements

RECOMMENDATION

It is recommended that the Council approve the proposed improvements to Fernwood Road, a new sidewalk with curbing on McIntyre Street (Fernwood to Glenridge), and direct that construction bids be solicited. The estimated cost is \$ 530,000. The sidewalk on McIntyre Street from Fernwood Road to Glenridge Road is estimated to cost \$20,000.

EXPLANATION

The 2020 Vision Plan and the Crandon Boulevard Master Plan recognized that access to the shopping centers from the west side of the Village requires customers to utilize Crandon Boulevard. This places additional traffic on Crandon Boulevard and encourages the use of automobiles instead of golf carts, bicycles, or walking. This memorandum addresses the four (4) components of this project which is designed to create a more pedestrian environment:

Pedestrian and Golf Cart Access to the Shopping Centers: The attached plans show how bicycle, golf cart, and pedestrian access from Fernwood Road to each shopping center. Since the siting of each shopping center is different, each location requires a separate design solution. With the exception of Ad Gustum, each design solution involves a pathway with brick pavers from the street into the property. The width of the pathway prevents it from being used by automobiles. At Ad Gustum, due to the difference in elevations from Fernwood Road to their parking lot, it was not financially practical to construct a ramp. The design solution includes steps. In each location, there is an architectural feature which helps users to identify the access point.

Parking from Buttonwood Drive to the Galleria: The plans also show 25 on street spaces located on the east side of Fernwood Road from the Key Executive Building (Buttonwood Road) to the Galleria. The design of these spaces matches those which are currently on Fernwood Road at the Village Green which are also across from residences.

Parking Adjacent to the Community Center: The plans also show nine (9) on street spaces adjacent to the Community Center. These spaces were recommended by the Community Center Advisory Board to help meet the parking shortage that was anticipated when the Civic Center was constructed in general and the Community Center in particular.

McIntyre Sidewalk: The plans include a new eight (8) ft. wide sidewalk with curbing on the south side of McIntyre Street from Fernwood Road to Glenridge Road. This project will increase pedestrian safety and will cost approximately \$20,000. The sidewalk is used by students arriving and leaving school and those who walk to the Community Center.



FERNWOOD ROAD IMPROVEMENTS



FERNWOOD ROAD IMPROVEMENTS

One of the primary goals and objectives of the Crandon Boulevard Master Plan was to ease traffic congestion on Crandon Boulevard. Various measures were recommended to be implemented in order to encourage people to walk or bike instead of driving. Golf cart use was also encouraged as an alternative to the automobile.

The commercial properties within the Village are concentrated along the west side of Crandon Boulevard from Harbor Drive to W. Wood Drive. Together they generate a large proportion of the intra-village vehicular trips made. Most of these commercial parcels front on Crandon Boulevard and extend to Fernwood Road, where screen walls and landscaping buffer them from residences across the street. None have vehicular access to Fernwood Road, and only two have pedestrian access openings to Fernwood.

The Crandon Boulevard Master Plan looked into the possibility of providing limited access along Fernwood Road to the rear of these commercial properties as a means of encouraging:

- a) People on the west side of the Village to walk or bike to these commercial centers instead of driving.
- b) Golf cart drivers to use Fernwood Road to access these commercial centers instead of Crandon Boulevard, where they cannot legally transit.

The Crandon Boulevard Master Plan recommended that the Village endeavor to work with and encourage the owners of these properties to construct the Fernwood Road access points. These access points would be configured as needed in order to accommodate pedestrians, bicyclists and golf carts. In one case (Ad Gustum Shopping Center) the grade differential between Fernwood Road and the property itself necessitates a long ramp to create a viable path for the golf carts and bicycles. Another property (The Square Shopping Center) cannot be feasibly accommodated due to its construction. All of the other centers would be provided with an at-grade path from Fernwood Road to the screen wall, an opening in the screen wall and a path extension within the property as needed to reach the parking lot. An entrance feature at each access point is recommended to formalize the entrance and to serve as a place marker.

The Crandon Boulevard Master Plan recognized the possibility of these access points being used by people driving to them and parking along the Fernwood Road swale to access the commercial centers. The Plan recommended the monitoring of this parking and the implementation of preventative measures as needed to discourage this activity. An alternative to preventing this parking would be allow for it in a controlled manner by constructed parallel parking bays along the east side of Fernwood Road. Approximately 25 such spaces could be provided between Buttonwood Drive and the north end of the Village Green, leaving space for shade trees between each stall.

FERNWOOD ROAD CONSTRUCTION COST ESTIMATE

Parking

25 Parking Spaces between Buttonwood Dr. and Village Green \$250,000
 - Roadwalk (including curbing, drainage and asphalt)
 - Parking (including pavers, sidewalk, trees and irrigation)
 - Sidewalk & Curb at McIntyre from Fernwood to School

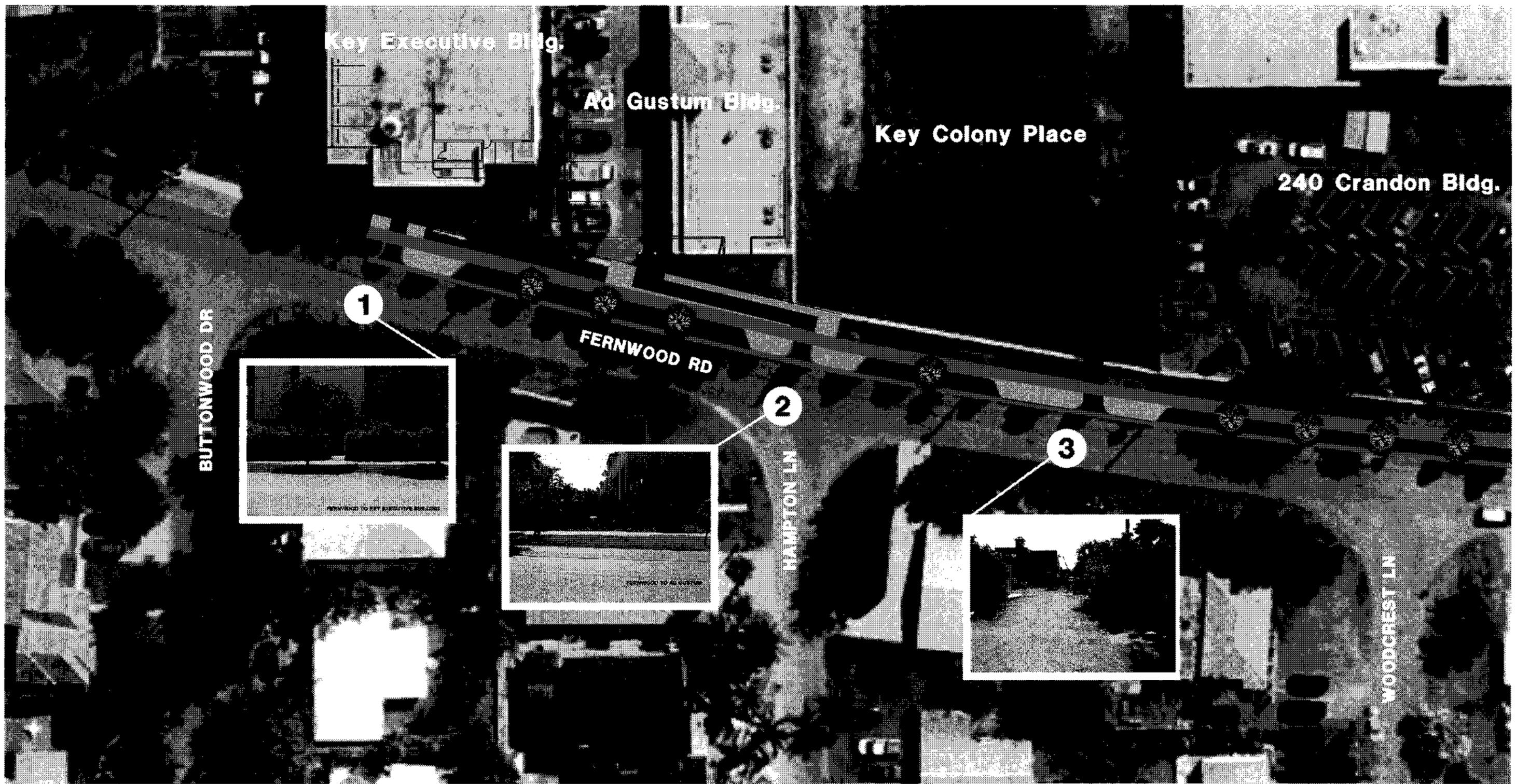
9 Parking Spaces adjacent to Recreation Center \$34,000
 - Parking (including pavers, trees and landscaping)

Pedestrian/Bike/Golf Cart Access Points

Key Executive Building	\$50,000 *
Ad Gustum	
Option A - Golf Cart Ramp	\$100,000 *
Option B - Stairway Only	\$55,000 *
Key Colony Place	\$40,000 *
240 Crandon	\$55,000 *
The Galleria	\$55,000 *
Winn Dixie	\$60,000 *

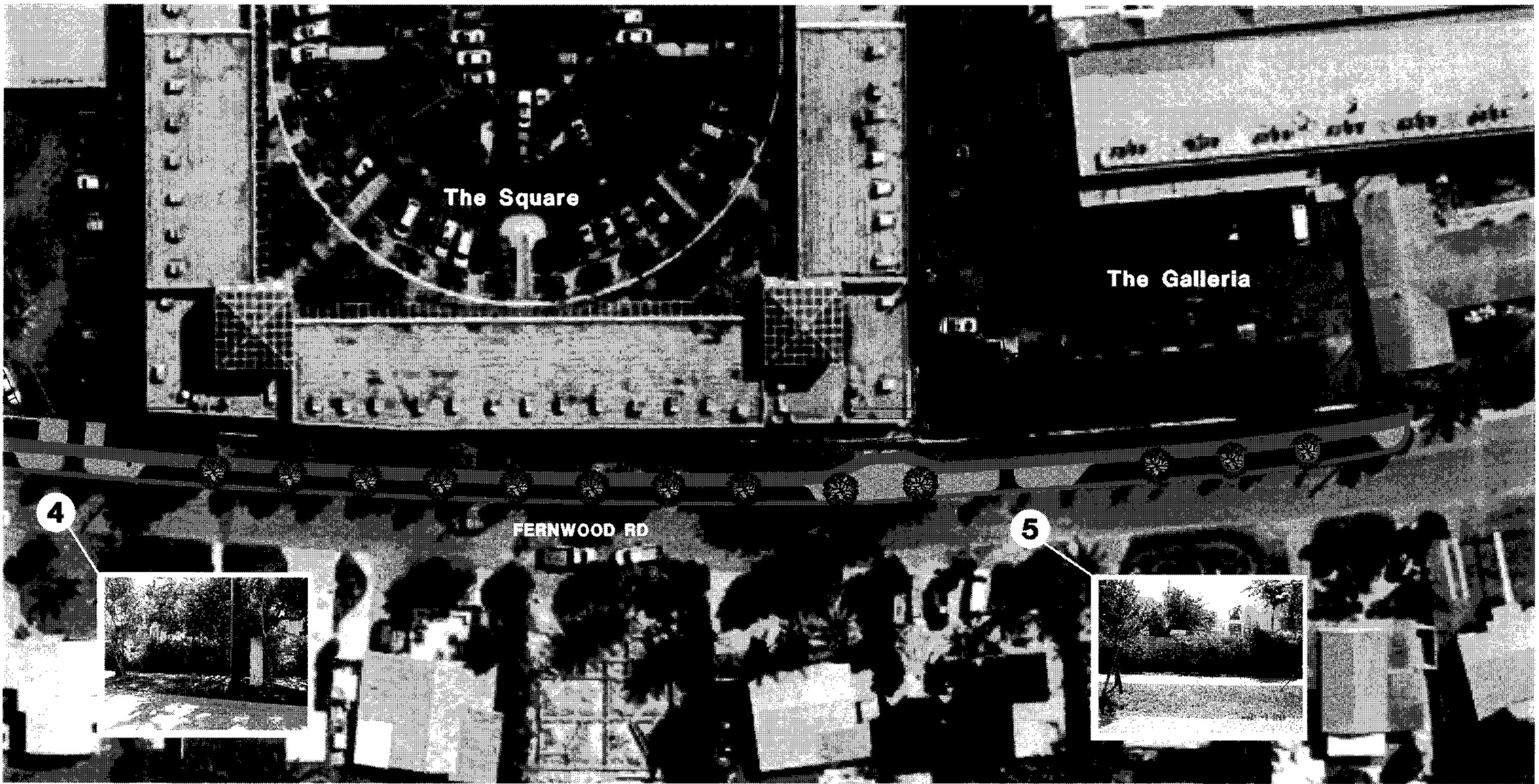
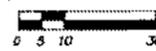
* (Entrance feature cost of \$25,000 included)







Scale: 1" = 20'
(Reduced Scale: 1" = 40')

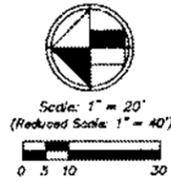


VILLAGE OF KEY BISCAYNE

FERNWOOD COMMERCIAL ACCESS POINTS



SEPTEMBER 12, 2006





Scale: 1" = 20'
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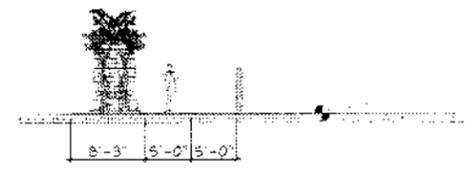
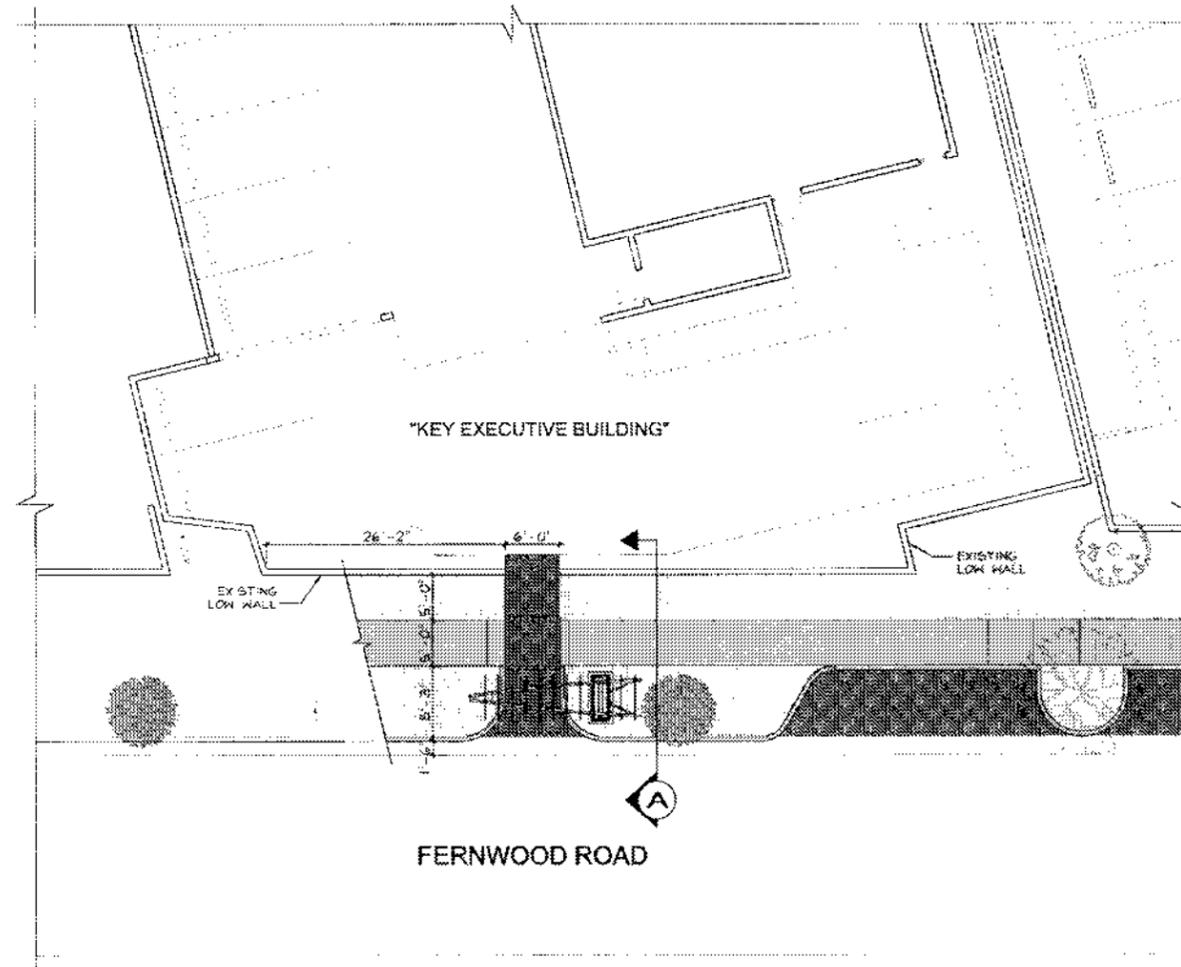


VILLAGE OF KEY BISCAIYNE

FERNWOOD COMMERCIAL ACCESS POINTS

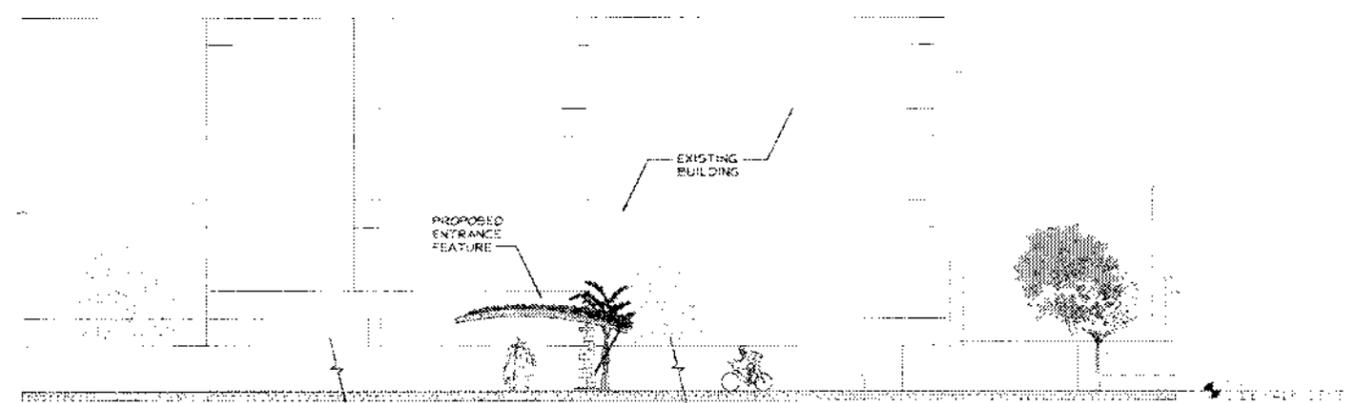


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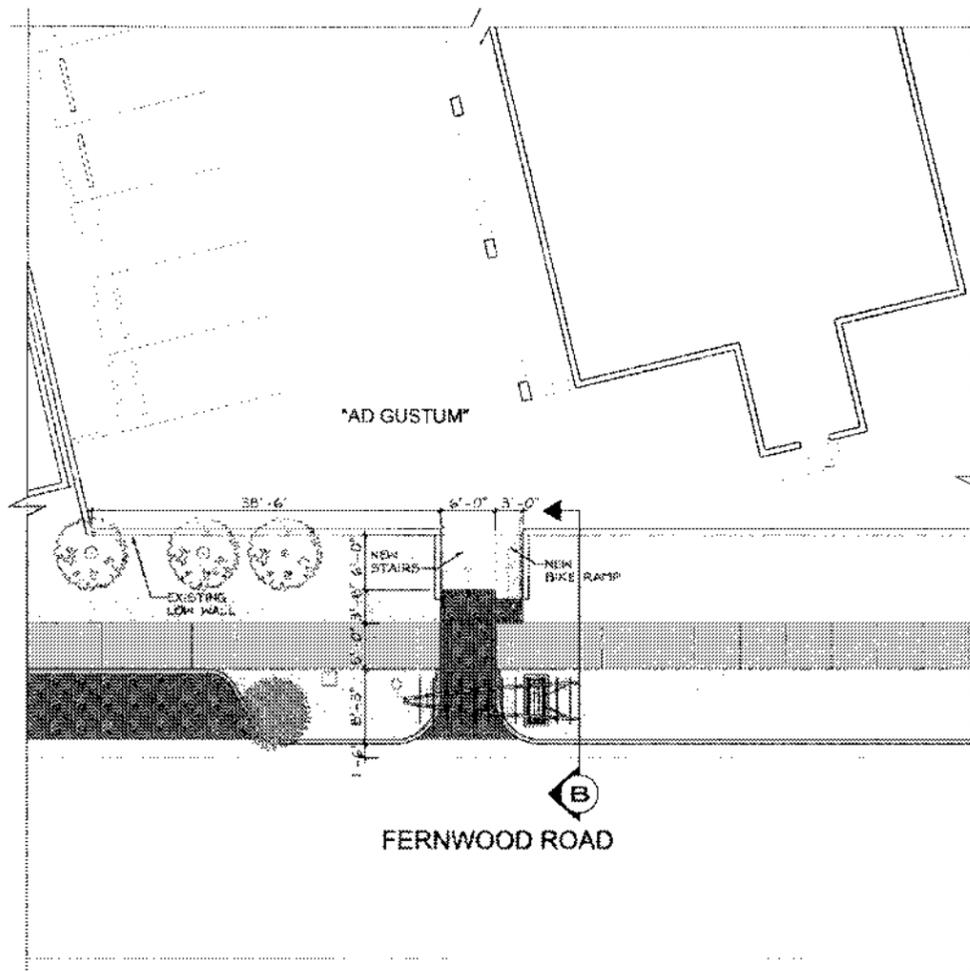
Section Detail A
Scale: 1:20

1 Plan View - Fernwood to Key Executive Building
Scale: 1:20

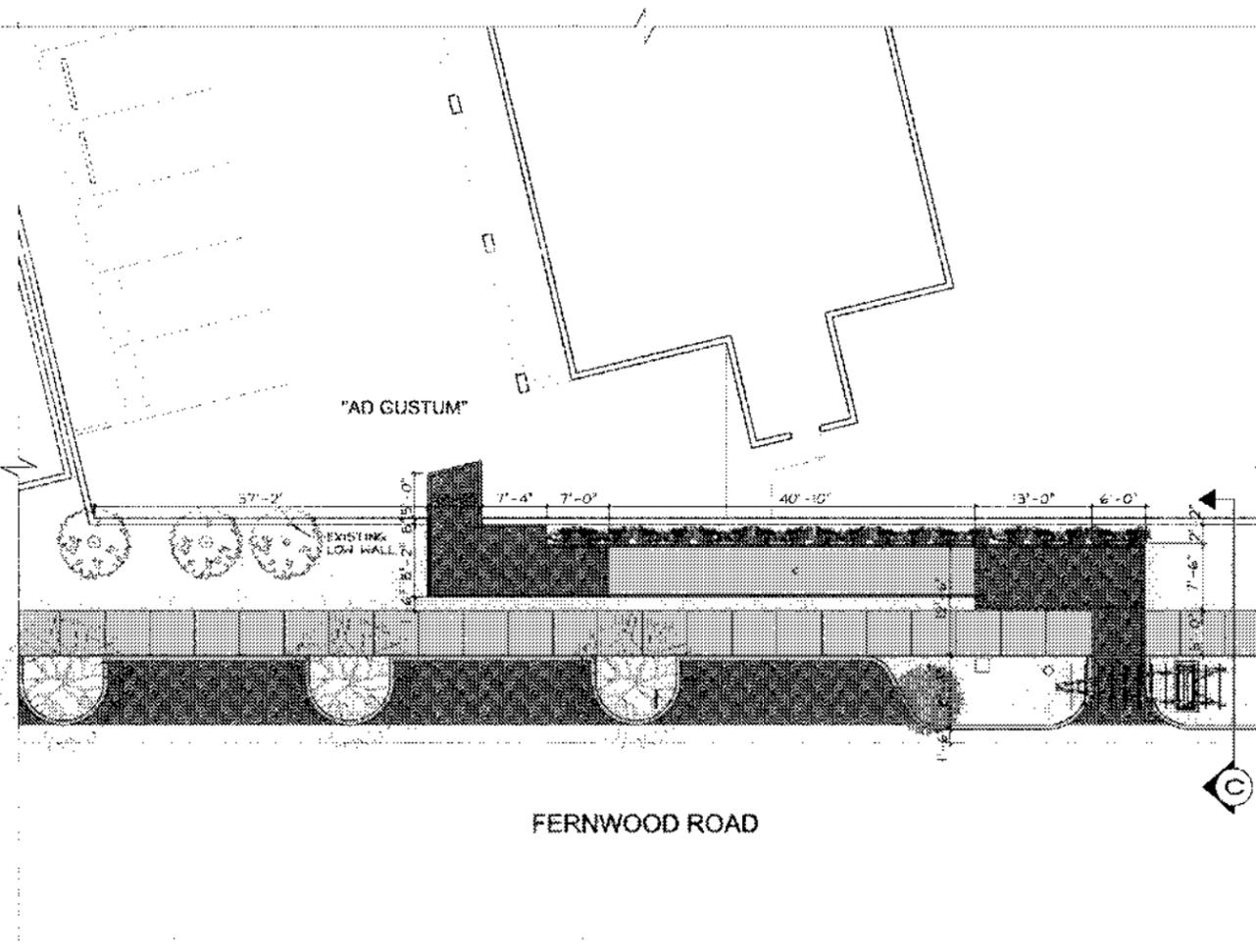


Elevation View - Fernwood to Key Executive Building

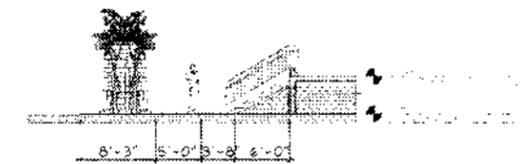




2a Plan View - Fernwood to Ad Gustum (Option A)
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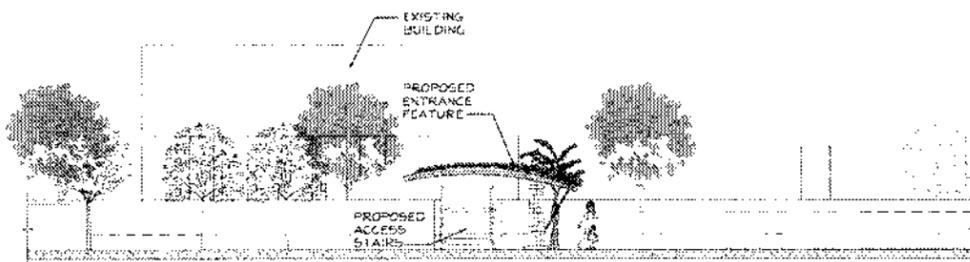
2b Plan View - Fernwood to Ad Gustum (Option B)
Scale: 1:20



Section Detail B
Scale: 1:20



Section Detail C
Scale: 1:20

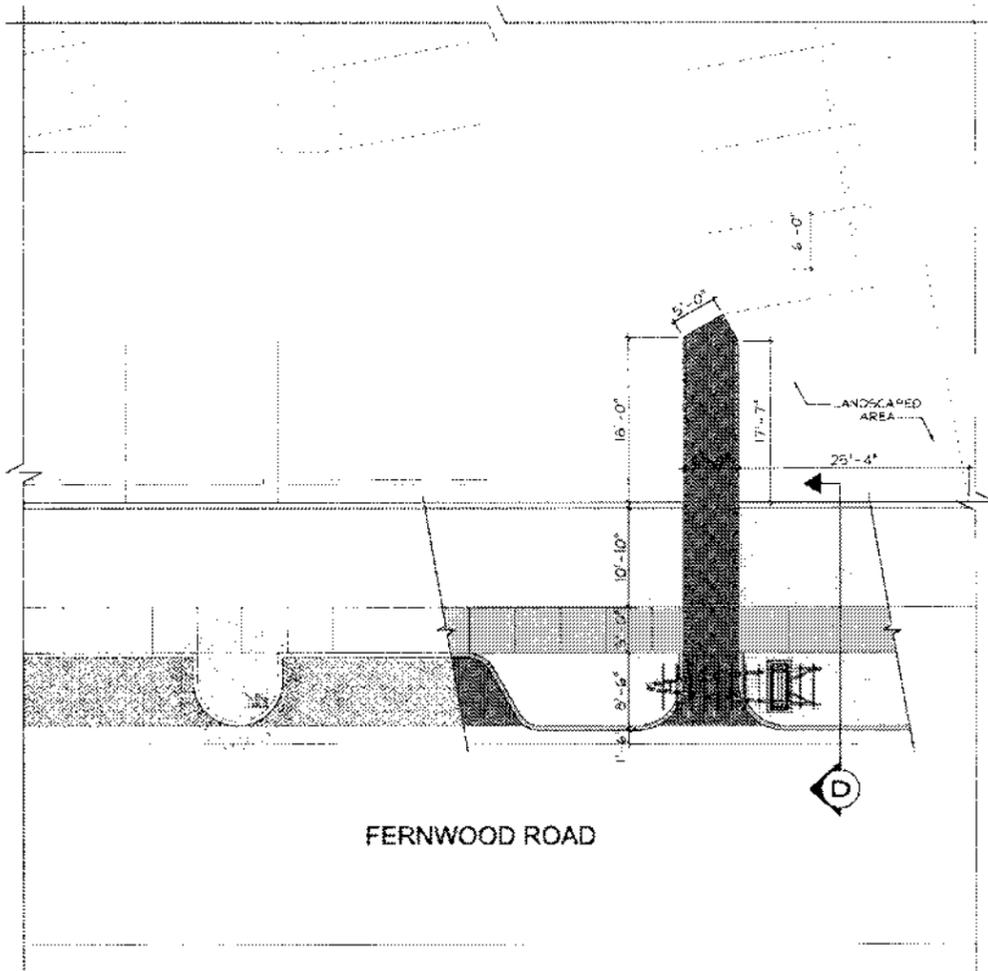


Elevation View - Fernwood to Ad Gustum (Option A)

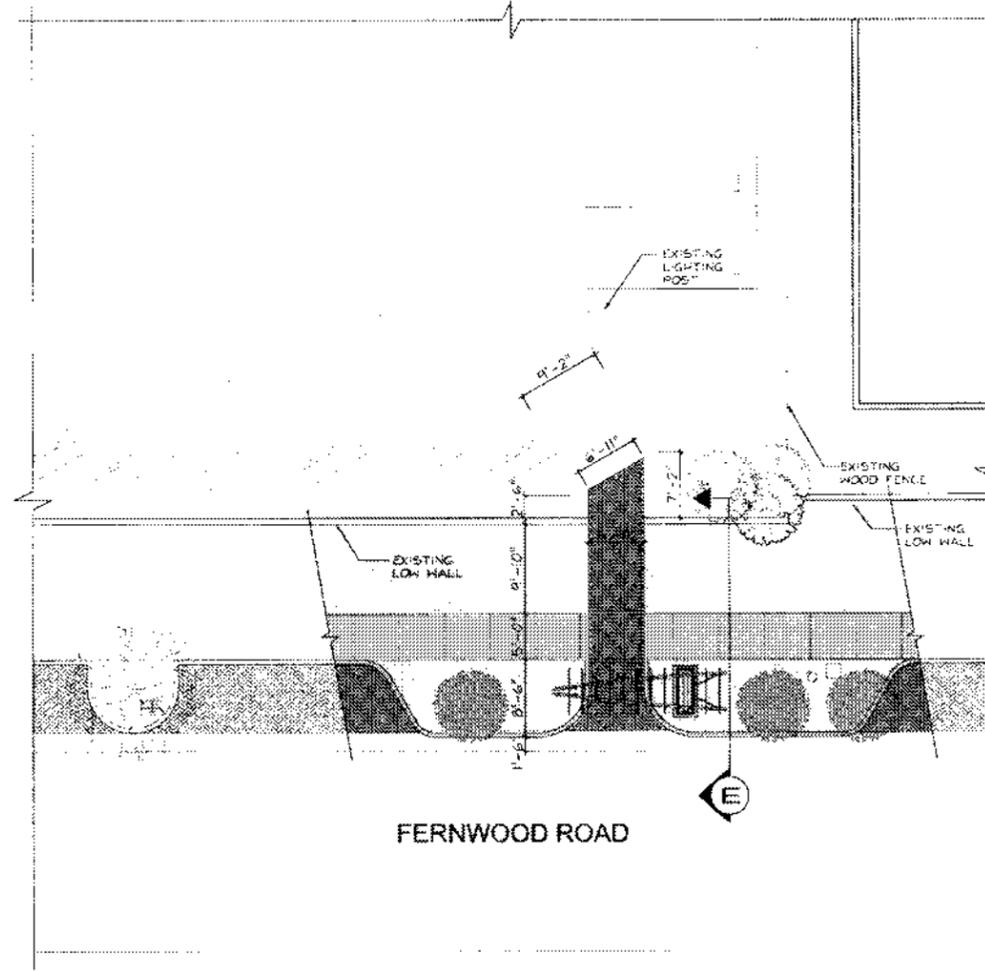


Elevation View - Fernwood to Ad Gustum (Option B)

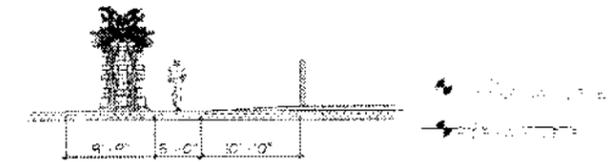




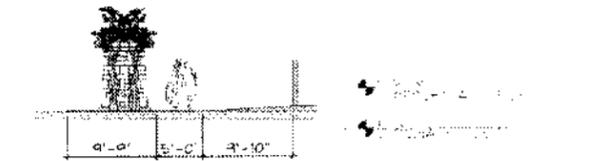
3 Plan View - Fernwood to Key Colony Place
Scale: 1:20



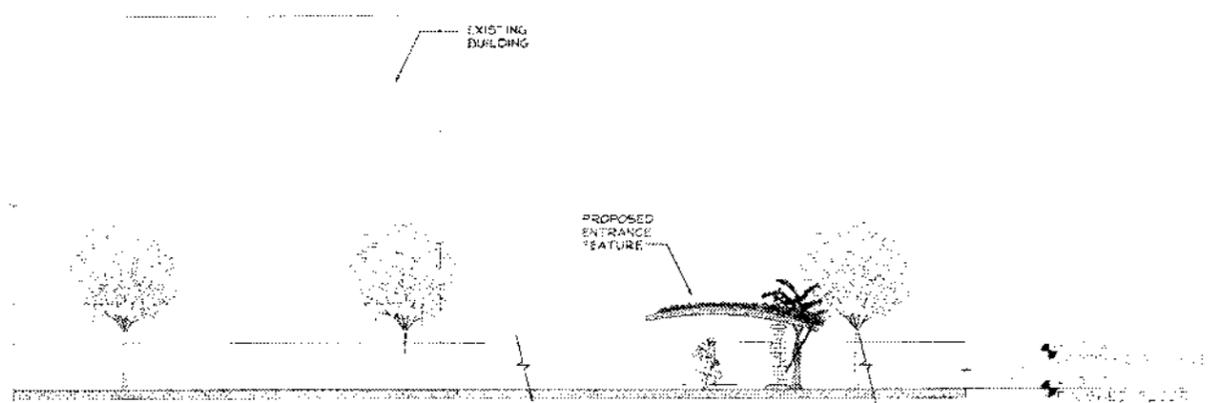
4 Plan View - Ferwood to 240 Crandon
Scale: 1:20



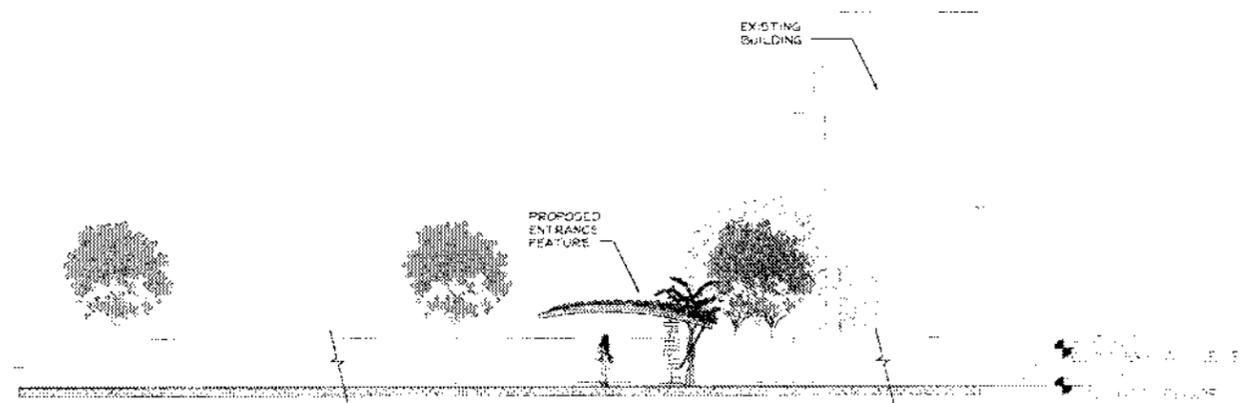
Section Detail D
Scale: 1:20



Section Detail E
Scale: 1:20

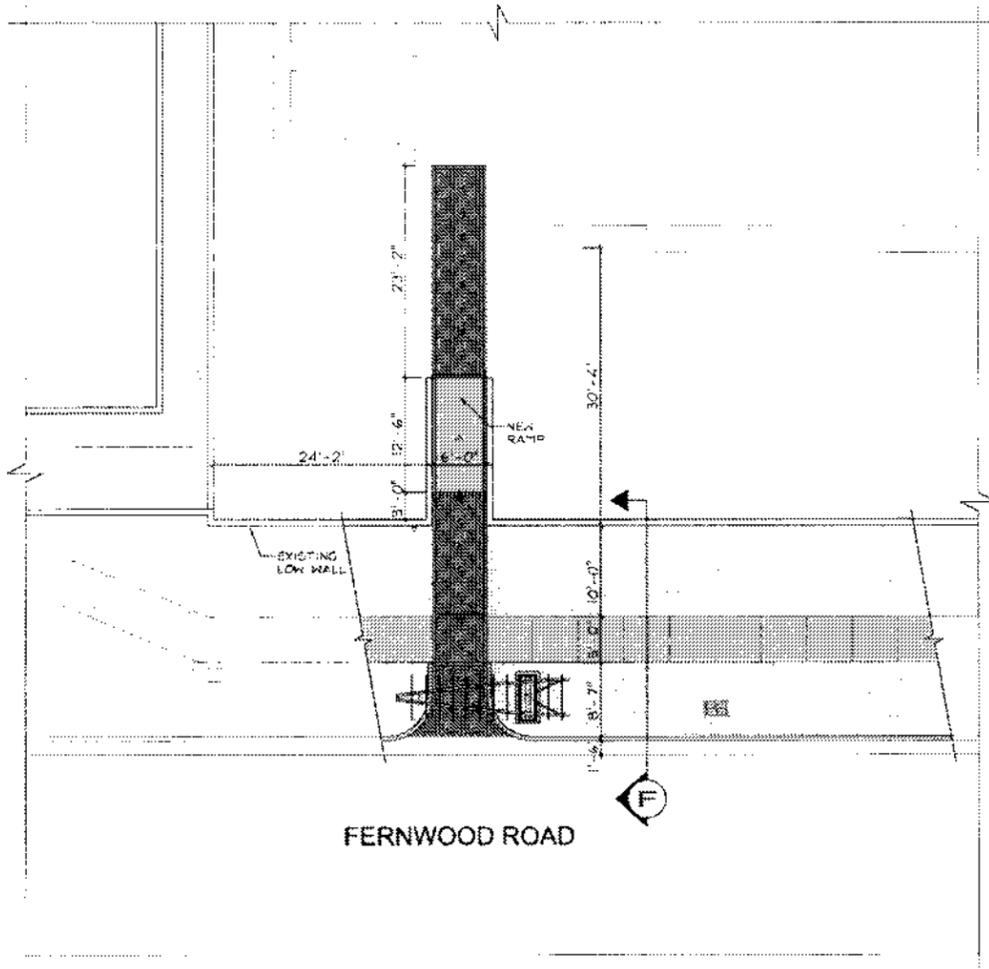


Elevation View - Ferwood to Key Colony Place

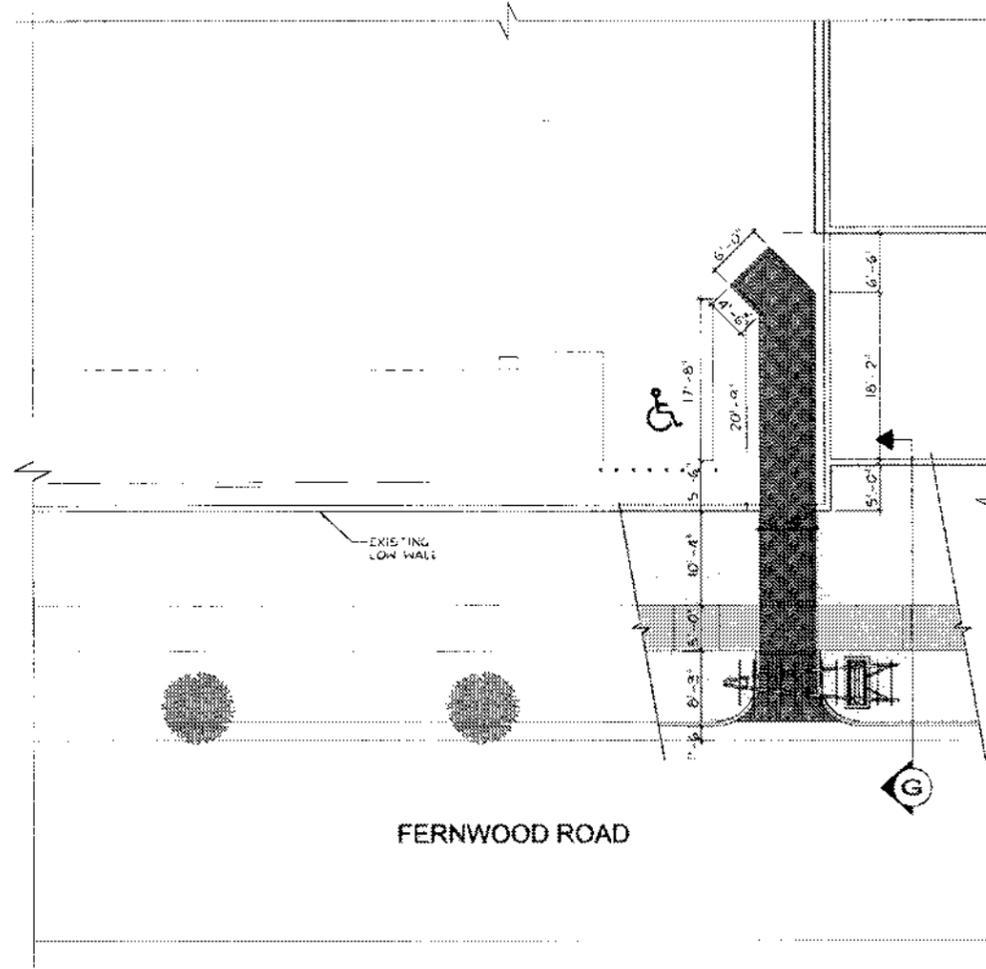


Elevation View - Ferwood to 240 Crandon

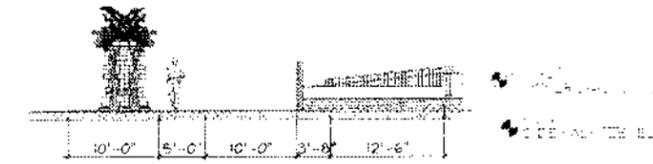




5 Plan View - Fernwood to the Galleria
Scale: 1:20



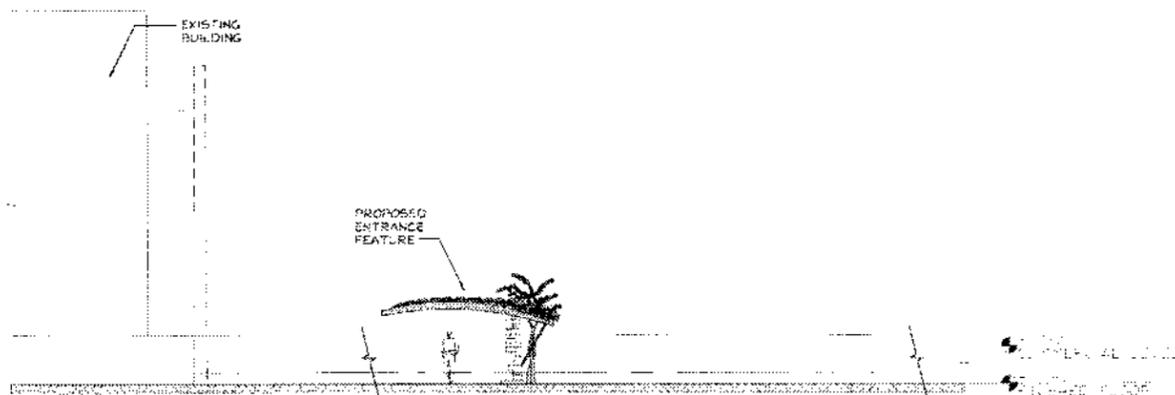
6 Plan View - Fernwood to Winn Dixie
Scale: 1:20



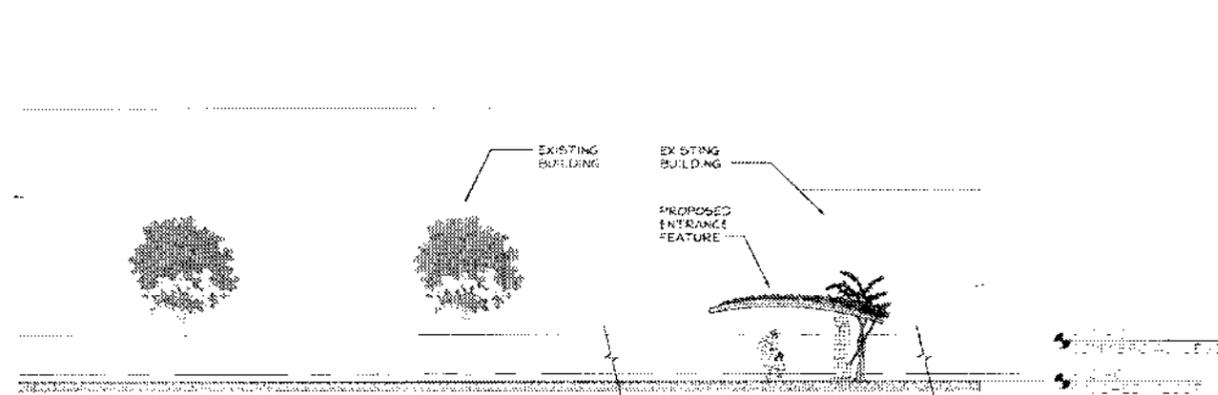
Section Detail F
Scale: 1:20



Section Detail G
Scale: 1:20

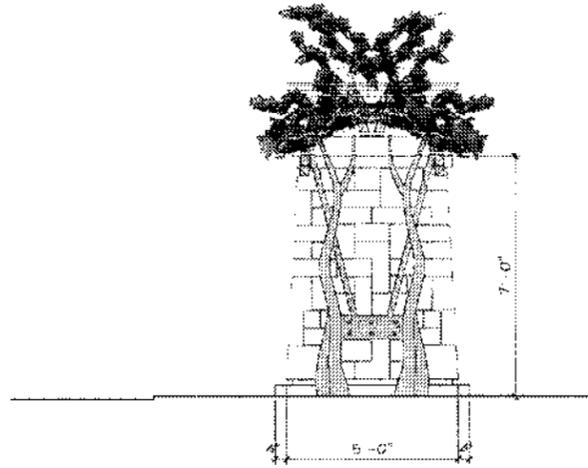


Elevation View - Fernwood to the Galleria

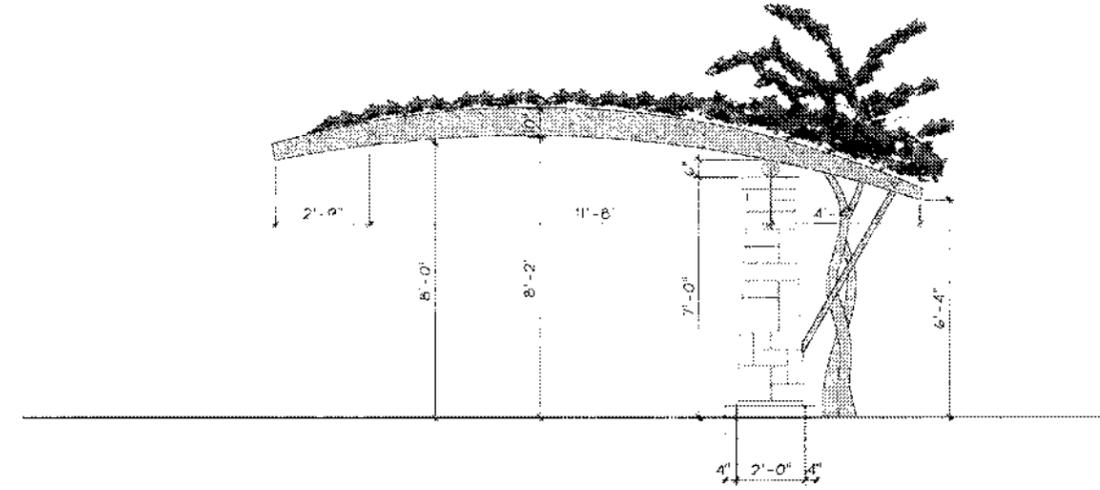


Elevation View - Fernwood to Winn Dixie

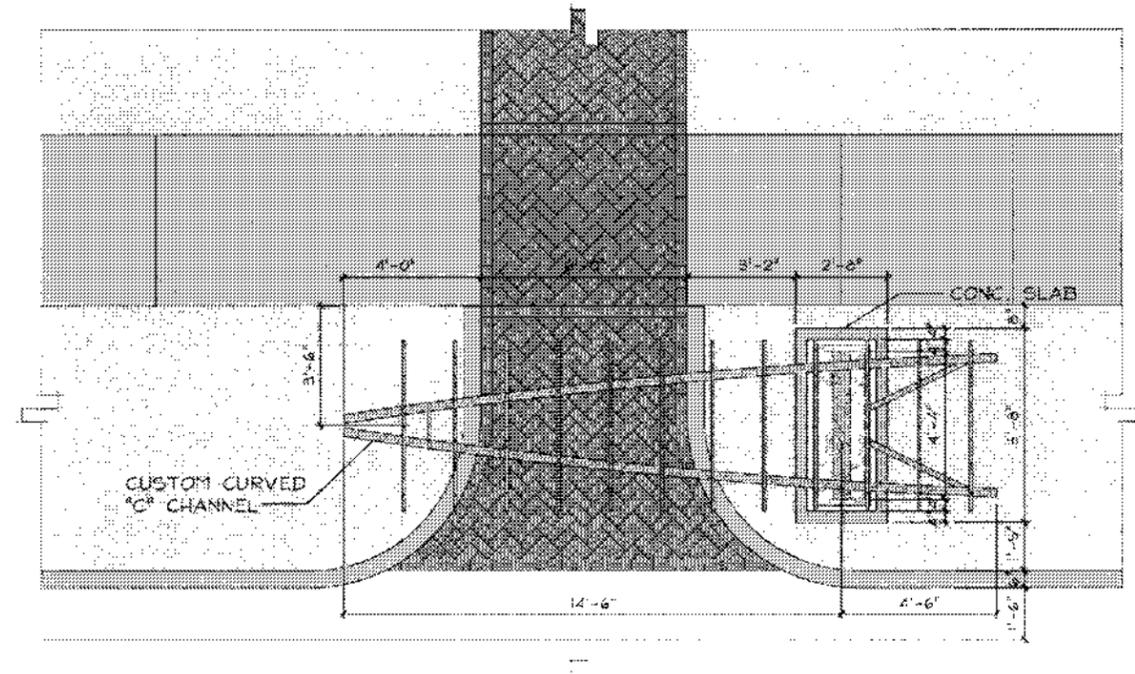




Side Elevation - Proposed Entry Feature
Scale: 3/8" = 1'-0"



Front Elevation - Proposed Entry Feature
Scale: 3/8" = 1'-0"



Plan View - Proposed Entry Feature
Scale: 3/8" = 1'-0"





After



Before



After



Before

