



VILLAGE OF KEY BISCAINE

Office of the Village Manager

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Village Council

Mayra P. Lindsay, *Mayor*
Edward London, *Vice Mayor*
Franklin H. Caplan
Luis F. de la Cruz
Gary R. Gross
Theodore Holloway
Michael E. Kelly

DATE: June 28, 2016
TO: Honorable Mayor and Members of the Village Council
FROM: John C. Gilbert, Village Manager
RE: 401 Hampton Lane Park- Conceptual Plan

Village Manager
John C. Gilbert

RECOMMENDATION

That the Village Council review the attached Proposed Conceptual Plan for 401 Hampton Lane Park and schedule a Public Hearing to consider approval of a Site Plan.

BACKGROUND

Calvin, Giordano & Associates, Inc. prepared the attached Conceptual Plan for 401 Hampton Lane Park based on the Community Workshop that was held on March 10, 2016 and a site visit (see attached Exhibit B, Summary of 401 Hampton Lane Community Workshop). Also, attached as Exhibit A-1 is an explanation of the Proposed Planning Philosophy and the preliminary total cost of the Proposed Plan. This cost estimate includes various site furnishings and specific site improvements to the property that may be revisited during the bid process.

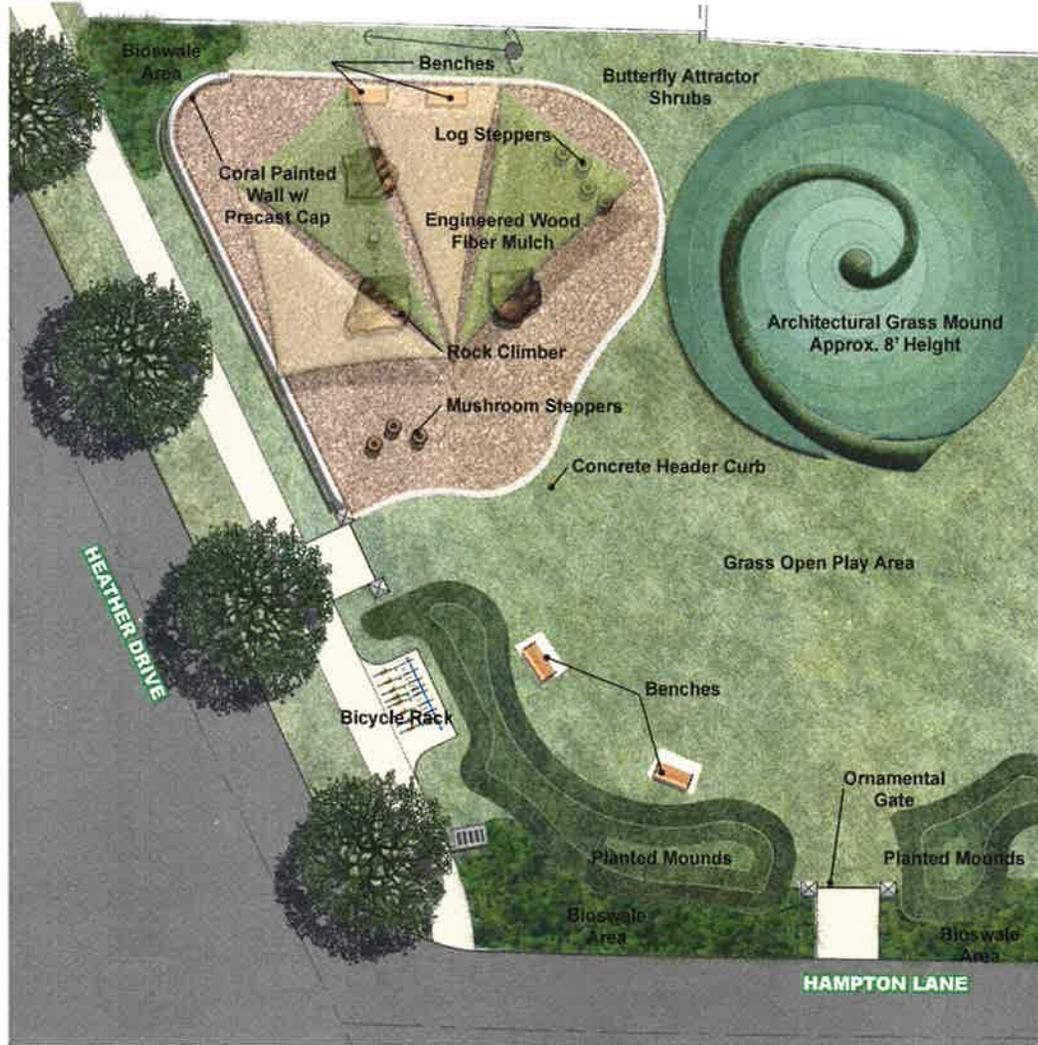
Should the Council wish to proceed with the attached Conceptual Plan a Public Hearing to consider a Site Plan will be scheduled for the August 30, 2016 Council Meeting. In the meantime, Staff will meet with the surrounding neighbors to solicit their input in moving forward with the Conceptual Plan.



Aerial View



Plan View



Annotated Plan View

- Key Park Features Provided:**
- Adventure Play components
 - Neighborhood park experience
 - Planting to prevent parking on the park site
 - Butterfly attracting shrubs
 - Extensive specialty palm planting
 - Lushly planted understory
 - Non-structured, imaginative passive play area mound
 - Dense vegetative buffer between park and abutting properties
 - Open spaces with clear viewsheds from the street for safety
 - Bicycle rack and seating
 - Sustainable, bio-swale planting areas

Some of the Palm Species planned include:

- Bailey Palm, African Oil Palm, Caboda Palm, Old Man Palm, Miraguama Palm, Princess Palm, Satake Palm, Teddy Bear Palm, Ivory Cane Palm, and Sugar Palm

Exhibit A



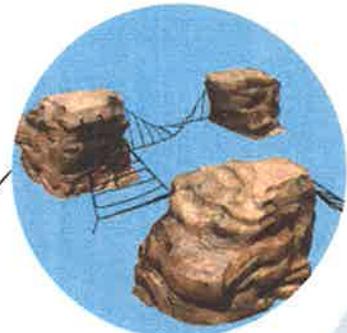
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PARK COMPONENTS:



Log Steppers



Rock Climber



Architectural Grass Mound
Approx. 8' Height



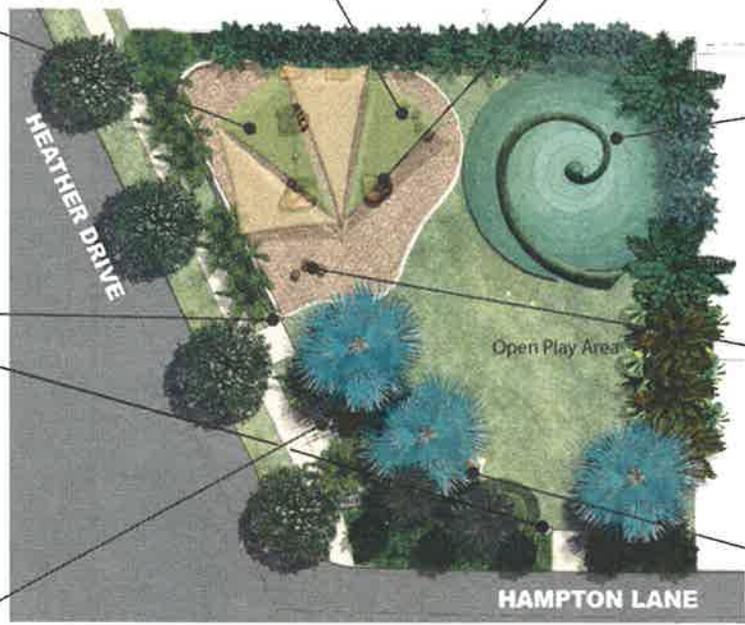
Mushroom Steppers



Bench



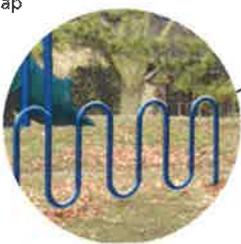
Shade Sail
Colors: Tan and Green



Plan View



Coral Painted Wall w/ Precast Cap
and Ornamental Gate



Bike Rack - Color: Blue



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401 Hampton Lane Park

Planning Philosophy:

401 Hampton Lane Park is an open lot area of approximate 9,846 square feet that seeks to increase the access to available park space to Village residents. The Hampton Lane Park is designed to provide a flexible, multi-functional area of experience encouraging neighbors to walk-to this local park.

The primary goals of the design include:

- Maintaining an open play area to throw a ball or Frisbee.
- Providing Imaginative Play opportunities within the park to promote innovation and exploration.
- Discouraging the parking of vehicles and golf carts on the park site and
- Encouraging local residents to walk to the park.

The size of the play area was determined by the number of components provided and their required 'fall zones'. The engineered wood fiber mulch was included to address safety as well as ADA issues. The 8-inch concrete header curb around the play area was included to contain the wood fiber mulch and for ease of maintenance. The realistic-looking boulders, log steps and mushroom steppers will encourage children to develop strength and motor skills in a play environment. The design of the earthen mound is to provide a destination for the children to reach for the sky and conquer their goals. The circular earthen mound will be constructed using specific soils which will hold the steep grade. We anticipate utilizing St. Augustin 'Floritam' sod to minimize maintenance issues. The path up the mound will be developed utilizing crushed granite to ensure that a stable surface is provided. The slope for the path will be a gentler gradient than the mound itself.

Unique plant material is proposed to enhance the botanical value of the park and to serve as an educational component, utilizing specialty palms akin to those found at Fairchild Tropical Garden. The perimeter of the park which abuts Hampton Lane currently floods and therefore a bio-swale area has been proposed to treat the drainage in a sustainable way. The berm areas along the Hampton Lane will serve as planting areas, while also providing a perimeter buffer. Dense planting along the buffers abutting adjacent single family homes has been provided to address concerns of privacy and noise. Butterfly attractor plant materials have been proposed to allure wildlife and butterflies.

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A bike rack has been included along Heather Drive's existing concrete sidewalk for ease of access.

The existing irrigation system must be redesigned to conform to the new site layout and the zones will be designed to separate the sod zones from the plant material zones as a means of better water conservation. The irrigation system will help maintain a healthy, beautiful landscape to ensure survival of the plant selection.

The walls and columns along the Heather Drive perimeter will provide a shaded seat wall, as well as will provide a secure edge for the children's play area. The iconic columns, coral painted walls with the precast cap provide uniformity with other parks within the Village.



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1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316

Phone: 954.921.7781 • Fax: 954.921.8807

DATE

6/16/2016

PROJECT TITLE				CG&A PROJECT NO.	
Preliminary Cost Estimate for 401 Hampton Lane Park				16-8467.1	
Park area 11,317 square feet (not including swale and sidewalk on Heather Drive)					
LOCATION					
401 Hampton Lane Park, Key Biscayne, Florida					
OWNER					
Village of Key Biscayne					
ESTIMATED BY: MM		CHECKED BY: TCW		APPROVED BY: TCW	
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE MAT. & LAB	ESTIMATED AMOUNT
GENERAL ITEMS					
1	Mobilization (3%)	1	LS	\$8,225.87	\$8,225.87
2	As-Built Record Drawings	1	LS	\$2,000.00	\$2,000.00
3	NDPDES Permit/Erosion Control	1	LS	\$2,000.00	\$2,000.00
				SUBTOTAL	\$12,225.87
LANDSCAPE DISPOSITION					
4	Clearing & Grubbing	1	LS	\$500.00	\$500.00
				SUBTOTAL	\$500.00
PLANT MATERIAL					
5	Bailey Palms (10' O.A.)	2	EA	\$4,000.00	\$8,000.00
6	African Oil Palm (20' O.A.)	2	EA	\$750.00	\$1,500.00
7	Princess Palm (18' O.A.)	3	EA	\$720.00	\$2,160.00
8	Cabada Palm (18' O.A.)	12	EA	\$280.00	\$3,360.00
9	Alexander Palms (16' O.A.)	15	EA	\$250.00	\$3,750.00
10	Shrubs & Ground Cover (@ 18" O.C.)	3,450	EA	\$5.50	\$18,975.00
11	Bio-Swale Planting (1 Gal @ 12" O.C.)	672	EA	\$4.00	\$2,688.00
12	Turf / Sod	5,542	SF	\$0.34	\$1,884.28
				SUBTOTAL	\$42,317.28
LANDSCAPE MISC. ITEMS					
13	Excavation of play area (to receive Wood Fiber Mulch)	429	CY	\$15.00	\$6,435.00
14	Planting Soil (Includes Berms along Hampton Lane)	344	CY	\$35.00	\$12,040.00
15	Soil for Circular Grass Mound	179	CY	\$48.00	\$8,578.65
16	Bio-Swale (Includes Rock, & fabric)	67	SY	\$70.00	\$4,666.67
17	Mulch	36	CY	\$65.00	\$2,340.00
18	Decomposed Granite Path (on Circular mound)	11	CY	\$400.00	\$4,400.00
19	Irrigation System (to be redesigned for new site & planting layout)	1	LS	\$14,355.60	\$14,355.60
				SUBTOTAL	\$52,815.92



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6/16/2016

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LOCATION
401 Hampton Lane Park, Key Biscayne, Florida

OWNER
Village of Key Biscayne

ESTIMATED BY: MM	CHECKED BY: TCW	APPROVED BY: TCW			
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE MAT. & LAB	ESTIMATED AMOUNT
ON-SITE ITEMS					
20	Sidewalk (4" Concrete) at gates and below two benches	22	SY	\$45.00	\$1,000.00
21	Concrete Pavement (at Bike Rack, 6")	10	SY	\$65.00	\$635.56
22	Playground Border (8" Header Curb)	120	LF	\$22.00	\$2,640.00
23	Play Ground Surface (Engineered Wood Fiber Mulch)	1	LS	\$6,358.00	\$6,358.00
24	Column (CMU with Cap)	4	EA	\$980.00	\$3,920.00
25	Seat Wall (CMU with Cap)	64	LF	\$150.00	\$9,600.00
26	Gate (2-4' Wide)	2	EA	\$1,400.00	\$2,800.00
SUBTOTAL					\$26,953.56

** Includes items that the Village staff will assemble and install					
SITE FURNISHINGS					
27	** Benches	4	EA	\$1,200.00	\$4,800.00
28	** Recycling Container	1	EA	\$1,250.00	\$1,250.00
29	** Trash Receptacles	3	EA	\$900.00	\$2,700.00
30	** Bicycle Rack	1	EA	\$1,500.00	\$1,500.00
31	Play Equip: Mushroom Steppers (Set of 3)	1	LS	\$3,532.50	\$3,532.50
32	Play Equip: Log Steppers (Set of 4)	1	LS	\$5,205.00	\$5,205.00
33	Play Equip: AdventureScapes Climbers Design 5 (3 components)	1	LS	\$69,637.50	\$69,637.50
34	Play Equip: Shade Sails (1,255 Square Feet total)	1	LS	\$60,584.00	\$60,584.00
35	Play Equip: Signed/Sealed Permit Drawings	1	LS	\$2,400.00	\$2,400.00
SUBTOTAL					\$151,609.00

SUMMARY:	
SUBTOTAL FOR GENERAL ITEMS:	\$12,225.87
SUBTOTAL FOR LANDSCAPE DISPOSITION:	\$500.00
SUBTOTAL FOR PLANT MATERIAL:	\$42,317.28
SUBTOTAL FOR LANDSCAPE MISC. ITEMS:	\$52,815.92
SUBTOTAL FOR ON-SITE ITEMS:	\$26,953.56
SUBTOTAL FOR SITE FURNISHINGS:	\$151,609.00
ESTIMATED CIVIL ENGINEERING FEES:	\$4,935.00
ESTIMATED STRUCTURAL ENGINEERING FEES:	\$2,250.00
SUMMARY TOTAL:	\$293,606.62
CONTINGENCY @ 10%	\$29,360.66
GRAND TOTAL	\$322,967.29

Notes:

-	Cost Estimate has been prepared for preliminary Park Design Concept budget purposes only. Estimated Civil Engineering design fees include plan preparation and minor plan review by Miami Dade RER and self certification to FDEP for additional impervious areas. All permit review fees shall be paid for by owner.
-	Plant Material costs assume all necessary delivery, installation, staking costs, as well as any specialty soils & fertilizers needed

**Intended Use 401 West Heather Drive
Workshop - March 10, 2016**

Proposed names

- Corner park
- Heather corner park

Exhibit

- Design proposed by James Duncan and Mercedes Porcari
 - Open space with vegetation
 - Include an activity for neighbors of different ages to gather, integrate, socialize
 - Example Boccie ball

Concerns

- Parking, noise, dogs

Not desired

- parking
- organized sports
- big structures
- fields

Desired

- Landscaping
 - Showcase of palms; pocket parks to follow a landscaping theme
 - On swale to avoid parking
 - Shade
- Play mounds
- Seating, bike racks

Action items

- Short term vs long term
 - Short term (*outsource or in-house/landscaping contractor and designer*)
 - Use Duncan/Porcari design as a platform for general concept
 - Removal of construction debris
 - Grading (allow proper elevations for drainage to swales)
 - Sodding
 - Mounds
 - Benches, bike racks, trash receptacle

To consider

- Is irrigation and electrical needed for short term?