

# Coral Pine Park Master Plan Preferred Alternative

Village of Pinecrest, Florida

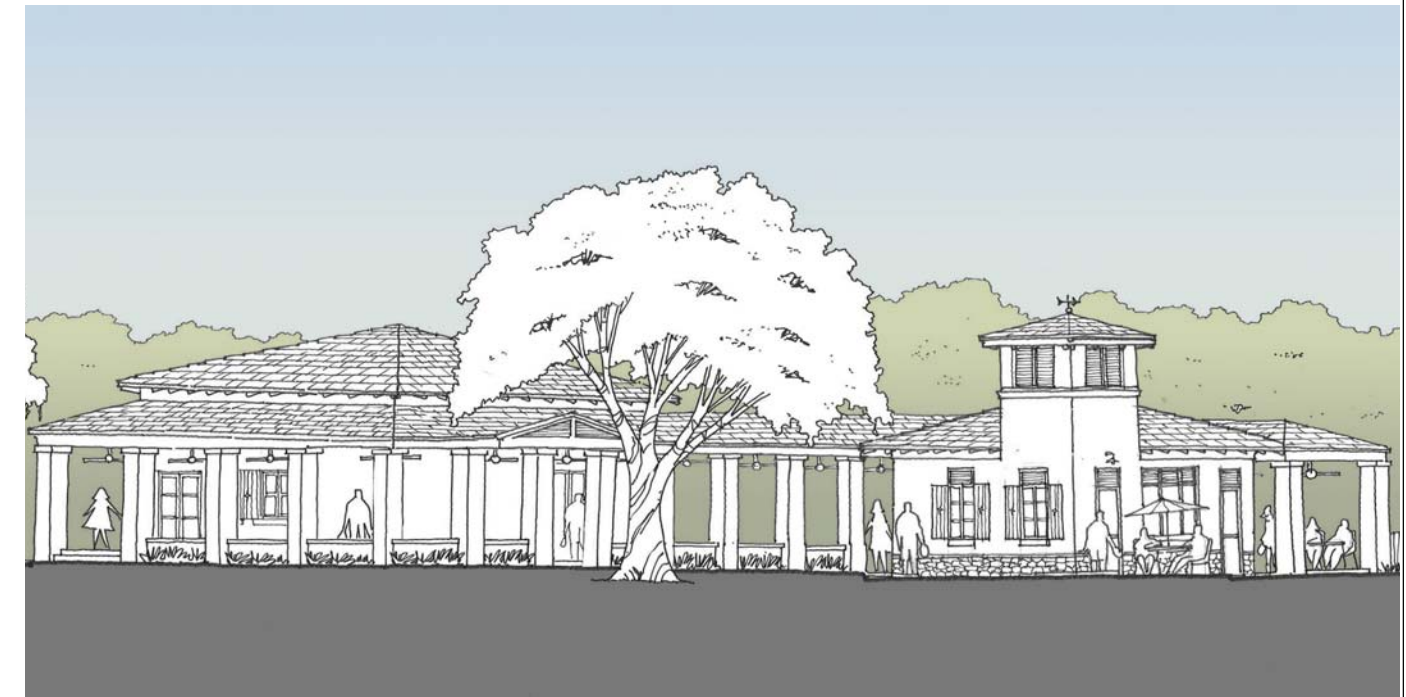


Preferred Alternative Plan

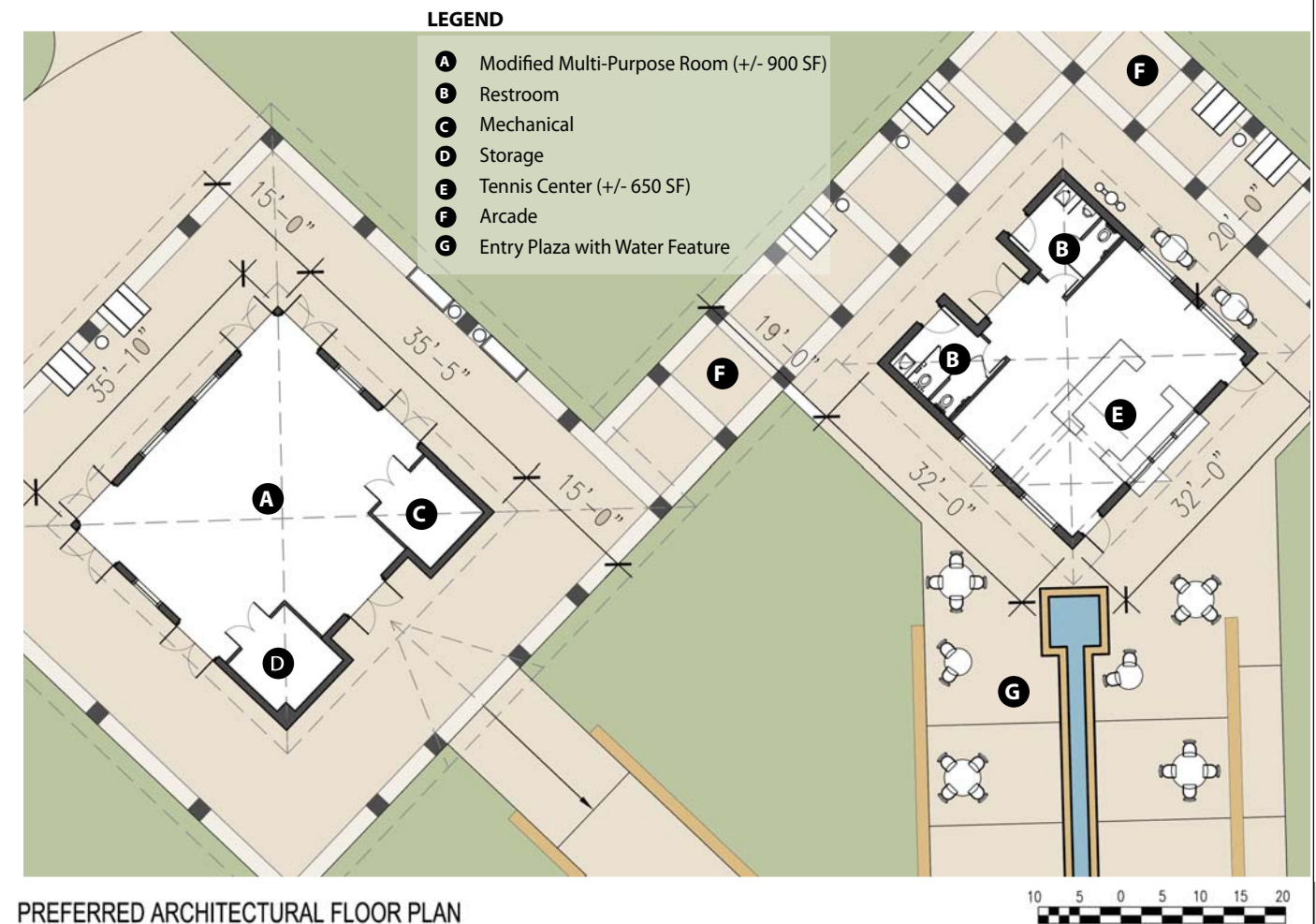
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PREFERRED GENERAL SITE PLAN



PREFERRED ARCHITECTURAL ELEVATION



PREFERRED ARCHITECTURAL FLOOR PLAN

## Coral Pine Park Preferred Alternative

The Village of Pinecrest selected AECOM to provide professional services to develop a Master Plan for Coral Pine Park. Coral Pine Park located at 6955 SW 104th Street is one of three former Miami-Dade County Parks transferred to the Village of Pinecrest in 1998. The nine acre park offers a wide variety of activities including an air-conditioned multi-purpose facility available for rental for parties and other events, a tot lot, and an all-purpose recreational field. The park also includes six lighted tennis courts and a natural area. Coral Pine Park must continue to provide for the recreational needs (primarily active and general recreation) of area residents through a master plan development involving a process that includes the assistance and input of community residents and the approval of Village of Pinecrest key stakeholders. A preferred alternative for Coral Pine Park was selected involving the community residents and the Village of Pinecrest key stakeholders that will continue to provide for the needs of area residents.

### Key Preferred Alternative park element improvements for Coral Pine Park includes:

- Vehicular and Pedestrian Circulation
  - Define pedestrian entry points
  - Introduce perimeter sidewalks and crosswalks at adjacent intersections
  - Reconfigured vehicular entrances
  - Introduce a network of internal multi-use walkways
  - Reconfigured parking area
  - Relocated park signage
- Architecture
  - Renovated and reconfigured existing multi-purpose facility
  - Proposed new 650 square feet tennis center facility
  - Introduction of architectural arcades as facility connectors
  - New rain shelters
- Recreation
  - Establish well defined active and passive recreation areas
  - Addition of two lighted tennis courts
  - New playground area with swings
  - New exercise equipment cluster
  - Introduction of interpretive signage for the nature preserve
- Furnishings
  - Introduce park lighting
  - Addition of park benches and sitting areas
  - Provide chilled water drinking fountain
  - Add litter receptacle
  - Add Bike Racks
  - New flag pole at entry plaza
- Landscape (Softscape and Hardscape)
  - Introduction of rain gardens as aesthetic enhancements to retention areas
  - Preserve existing nature preserve and mature vegetation
  - Add perimeter native buffer planting
  - Retain fire truck access setbacks
  - Incorporate an entry plaza with water feature
  - Addition of sitting walls where grading is required
  - Introduction of trellises
  - Pedestrian bridge crossing
  - Introduction of perimeter fence at all street abutting park edges

# Vehicular and Pedestrian Circulation

Circulation is often the major driver in planning efforts so that they set the framework for park elements and overall design intent. The vehicular and pedestrian circulation recommendation for Coral Pine Park reflects the need to establish an efficient, functional, and safe circulation system that can serve both its current and future needs. The preferred alternative recommends establishing a well-defined hierarchy of multi-use walkways with multiple use options ranging from .5 to 1.5 mile length. Additional pedestrian entry points along SW 69th and 70th Avenue as well as SW 104th Street with defined crosswalks for safe connections to adjacent neighborhood. Also, the main vehicular entrance is realigned allowing for better circulation and needed space for additional tennis courts as well as incorporating a new park sign as part of the new vehicular entrance. Parking will also be modified to increase parking spaces from 36 to 47 by reconfiguring to proper parking dimensional standards and layout. All paved surface should utilize sustainable or “green” construction principles utilizing both recycled and recyclable materials, including pervious paving to reduce stormwater runoffs. The net result will be an interconnected system featuring an intuitive and visually clear circulation pattern that streamlines movement, offers varied experiences, and minimizes vehicular conflicts.



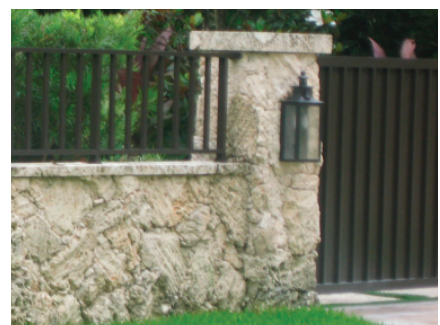
Permeable Paving Options



Coral Pine Park Vehicular and Pedestrian Circulation Diagram



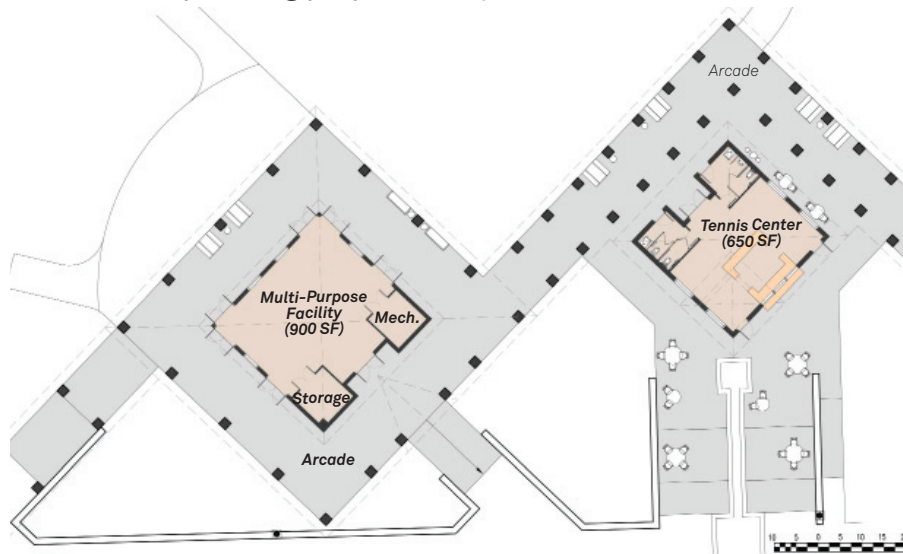
Relocate Park Sign



Pedestrian Entrance Coral Stone Markers

# Architecture

Through the master planning process, Village of Pinecrest expressed the need to upgrade and energize the existing multi-purpose facility and tennis center. The preferred alternative illustrates the renovation of the existing multi-purpose facility and the construction of a new tennis center connected through a series of arcades and trellises. In addition, two rain shelters are added as part of the overall master plan and located at opposite end of the tennis center and southwest corner of the nature preserve. All future facilities are to have energy-efficient elements that employ sustainable technique to reduce the impact of development and decrease energy demands through environmental control strategies. The plan seeks to implement the use of natural lighting, or daylight, providing adequate illumination, significantly decreasing the need for supplemental artificial lighting, reducing lighting costs as well as decreasing residual heat given off by electric lighting. The interior spaces of the facilities should be designed with flexibility and durability to accommodate growing and changing community needs. The facility entrances should be defined and recognized as the point of entry and all facility features should incorporate Village aesthetics and architectural characteristics. It should be noted that the plan and sketches are conceptual and intended for planning purposes only and not for construction.



Coral Pine Park Architectural Floor Plan



Commercial Grade Interior Spaces



Rain Shelter / Architectural Elements



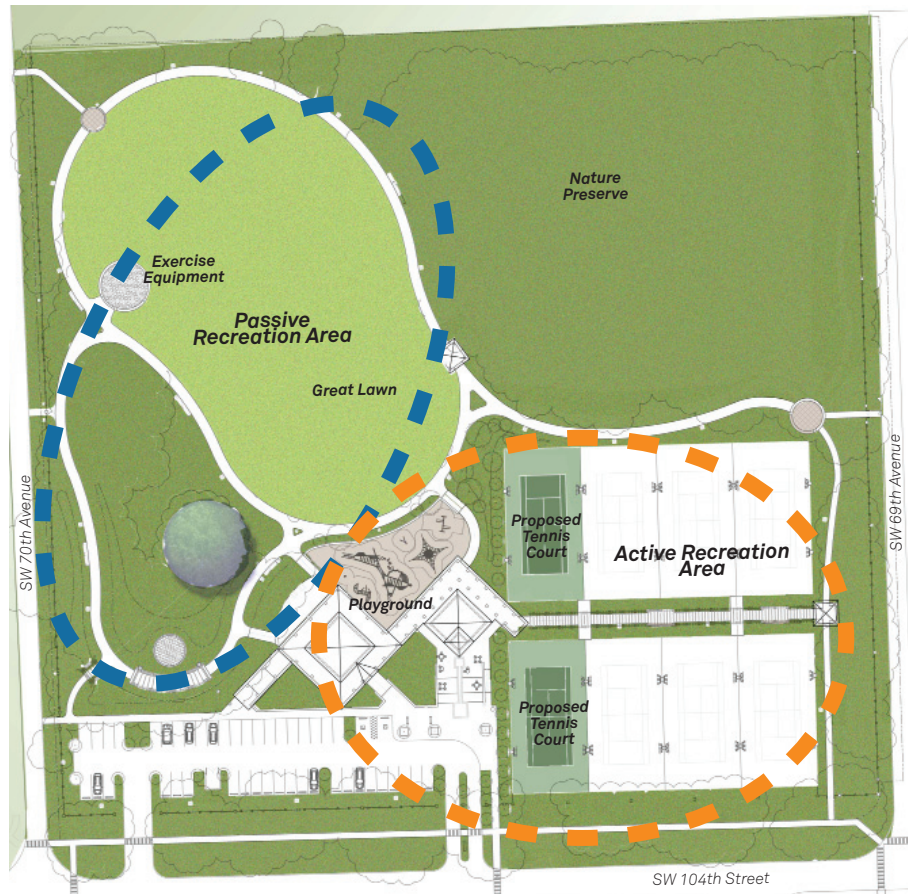
Architectural Elements

## Recreation

During the visioning process the planning team and Village staff discussed various ideas for meeting the community's current and future needs including reenergizing Coral Pine Park. The first step was to establish well defined active and passive recreation areas. The active area is composed of two new tennis courts with additional shaded sitting areas for game viewing. This area will also consist of playground equipment with a modern design style with vibrant color and on a poured-in-place safety surface. Also, play area includes safe space for swings and other active play equipment. Through the community efforts, playground adjacency to facility bathrooms was an essential aspect of placement. To continue the existing tranquility offered by the park, a passive recreation area was established that includes the great open lawn, exercise equipment cluster, and interpretive signage along the edge of the nature preserve. This area also includes a trellis with a sitting area and an open paved area as an outdoor gathering space. Flexible seating should be provided with shade, through structural measures, vegetation, or both to ensure a tolerable environment during hot and rainy months. All designated areas are an essential element in designing outdoor spaces and defining the park's edge.



Proposed Playground Equipment Styles



Coral Pine Park Recreation Diagram



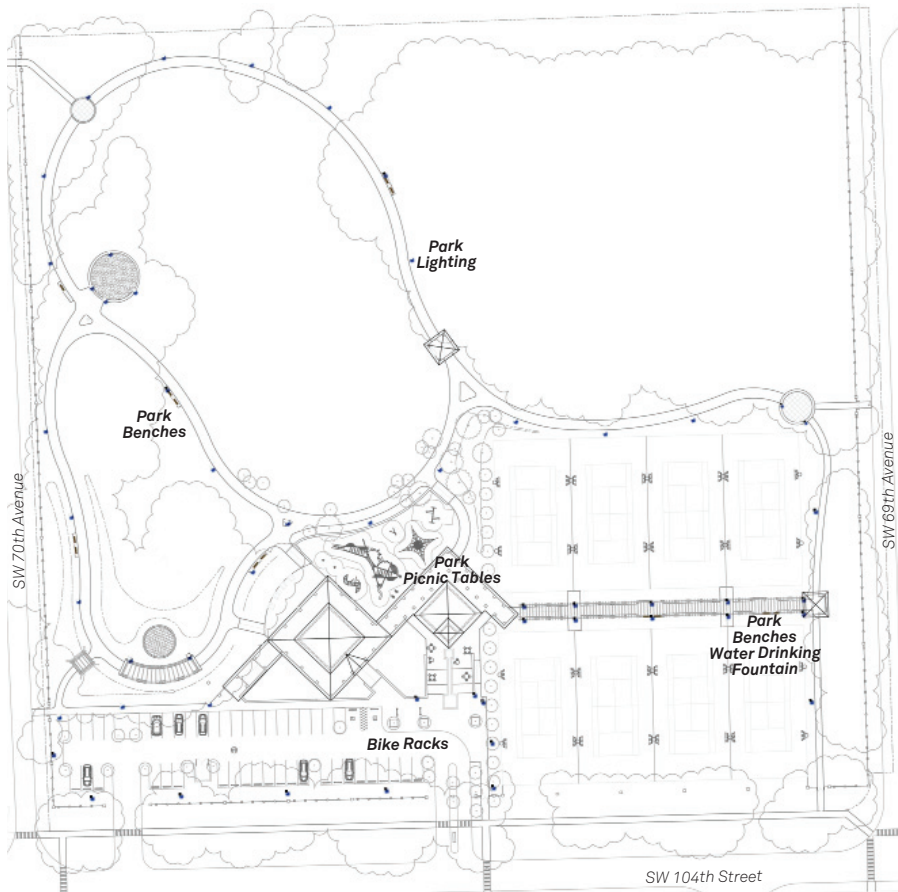
Proposed Exercise Equipment



Existing Great Lawn to Remain

# Furnishings

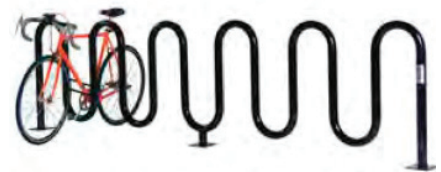
As per Village of Pinecrest Vision Plan, Coral Pine Park will continue the Village aesthetic of street furniture as it provides continuity throughout the Village. Amongst the furniture standards, pedestrian lighting locations are identified throughout the park with a design style that is in keeping with the architectural style of the Village. Similar to street lighting, pedestrian lighting is critical to safety, productivity, and aesthetics of the park. The pedestrian lighting should consider the most traveled pathways and be placed at the human scale. Outdoor areas with comfortable light levels are more active and populated with users. Care should be taken to minimize light pollution. As a secondary form of transportation, bicycling is an efficient form of transportation and the park will include bike parking at the entrance of the park for easy access and safety. Sitting areas will be allocated at key areas of the park and should be placed in locations that will capture the natural shade provided by the mature vegetation. The sitting areas will include pedestrian lighting, park benches, and litter receptacles. Sitting areas within the active recreation areas will also include water drinking fountains and picnic tables within the architectural arcade areas.



Coral Pine Park Furnishing Diagram



Pedestrian Lighting Option



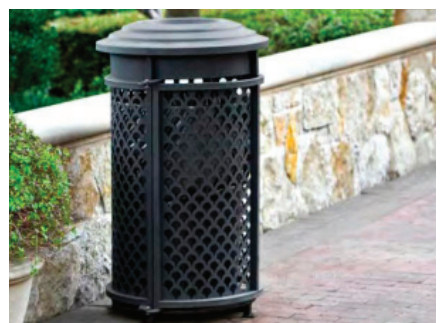
Proposed Bike Racks



Typical Water Drinking Fountain



Park Benches



Park Furnishing Design Style



# Landscape (Softscape)

Landscape has an important place in defining spaces and enhancing the function of those spaces. Low-maintenance landscape that is native or adaptable to the South Florida environment may be placed to provide shade to walkways and parking areas. The landscape is key to the aesthetics of the park by unifying elements of the natural and built environment. Landscape should be incorporated for separating pedestrian from vehicular traffic as well as creating natural buffers to visually protect neighboring residents from park users. Individual trees of unique characteristics or size are important resources and should be protected and preserved. All site development should note the location of these trees and protect them by incorporating into the layout. In addition to the protection of existing mature vegetation, stormwater management strategy inadequately graded can have significant effects on the park's use. The proposed strategy is to implement a stormwater treatment sequence consisting of infiltration and bioswales as pretreatment. These areas should be treated as rain gardens and planted with natives or native cultivars with either herbaceous perennials, woody shrubs or trees. It is essential for the longevity and effectiveness of the stormwater strategy at Coral Pine Park that a proper and more intensive Village wide stormwater management study is conducted and implemented.



Proposed Native Buffer Planting



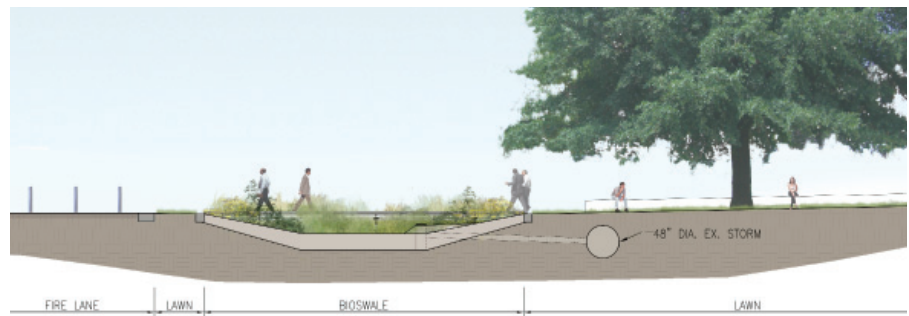
Existing Mature Vegetation to Remain



Rain Garden Planting Samples



Coral Pine Park Landscape (Softscape) Diagram



Rain Garden Cross Section

# Landscape (Hardscape)

Coral Pine Park is surrounded by mature wooded areas and includes stands of a mature native habitat preserve within the park. The nature preserve, along with the existing vegetation will continue to provide a mature landscape backdrop against the variety of existing and proposed park amenities. Outdoor gathering spaces will be incorporated within the park as plazas with sitting amenities to be located within both the passive and active areas of the park. Particularly, adjacent to the main entrance, an entry plaza will be integrated to provide a dynamic and pleasant environment with water feature and furnishings for park users to enjoy. In addition, the entry plaza will include bike racks and ceremonial flagpoles. Sitting walls will be incorporated as retention walls and can be used as additional sitting areas that will shape and form the active areas of the park. Also, a network of trellis' with flowering vines is proposed as a connector of active park facilities and providing a shaded pedestrian experience. As part of the trellis network, a decorative pedestrian crossing is proposed as a way to cross over the rain gardens along the western edge of the park and will provide additional barrier from vehicular traffic accessing the great lawn. Other security measures will be incorporated as part of a perimeter fence that provides lockable gates for both pedestrian and vehicular uses. Perimeter fence design is to apply Village aesthetic and regulation standards.



Coral Pine Park Landscape (Hardscape) Diagram



Plaza Sample



Potential Perimeter Fence Style

Hardscape Elements



PROJECT NAME: Coral Pine Park Master Plan      Acreage / SF      9.62      419167  
 GJ PROJECT NO.: \_\_\_\_\_      Cost per SF:      \$8.46  
 DATE: March 2014  
 Preferred Alternative

**MAGNITUDE STATEMENT OF PROBABLE COST**

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
<b>A. Architectural Elements</b>						
	Multi-Purpose Facility Renovation	1,570	SF	\$225.00	\$353,250.00	roof structure and interior reconfiguration
	Proposed Tennis Center	1,440	SF	\$250.00	\$360,000.00	650SF Interior Space
	Covered Walkways (Arcade)	3,280	SF	\$110.00	\$360,800.00	at multi-purpose and tennis center facilities
	<b>SUBTOTAL</b>				<b>\$1,074,050.00</b>	
<b>B. Hardscape Elements</b>						
	Park Sidewalk (5' and 8')	26,230	SF	\$6.00	\$157,380.00	
	City Sidewalk (5')	4,100	SF	\$6.00	\$24,600.00	
	Low Sitting Wall	410	LF	\$150.00	\$61,500.00	at playground area and front entry
	Specialty Paving at Entry Plaza	3,374	SF	\$8.00	\$26,992.00	at entry plaza
	Entry Water Feature	1	EA	\$100,000.00	\$100,000.00	at entry plaza
	Specialty Paving at Passive Area	530	SF	\$8.00	\$4,240.00	adjacent to trellis area
	Specialty Paving at Pedestrian Nodes	940	SF	\$8.00	\$7,520.00	at sitting areas in the park
	Trellis	1,130	SF	\$150.00	\$169,500.00	at passive recreation and tennis courts area
	Rain Shelter	2	EA	\$35,000.00	\$70,000.00	at east edge of tennis courts and adjacent to nature preserve
	Playground with Safety Surface	1	EA	\$325,000.00	\$325,000.00	
	Park Entry Sign	1	EA	\$2,500.00	\$2,500.00	at entry
	Berming	540	CY	\$85.00	\$45,900.00	at front area
	Benches	24	EA	\$1,500.00	\$36,000.00	
	Picnic Tables	6	EA	\$2,000.00	\$12,000.00	
	Café Tables with Chairs	8	EA	\$1,600.00	\$12,800.00	at entry plaza
	Bike Rack	2	EA	\$560.00	\$1,120.00	
	Chilled Drinking Fountain	6	EA	\$3,200.00	\$19,200.00	
	Waste Receptacles	8	EA	\$2,000.00	\$16,000.00	
	Exercise Equipment	1	LS	\$30,000.00	\$30,000.00	9 in one set
	Pedestrian Lighting	54	EA	\$3,000.00	\$162,000.00	
	Park Perimeter Stone Columns	37	EA	\$450.00	\$16,650.00	three park edges (abutting streets)
	Perimeter Fencing	1	LS	\$150,800.00	\$150,800.00	three park edges (abutting streets) 1,640 LF
	Wayfinding / Interpretive Signage	1	LS	\$5,000.00	\$5,000.00	at nature preserve
	Pedestrian Bridge Crossing w/Trellis	1	LS	\$12,000.00	\$12,000.00	at passive rain garden crossing
	<b>SUBTOTAL</b>				<b>\$1,468,702.00</b>	
<b>C. Sport Program</b>						
	Tennis Court	2	EA	\$40,000.00	\$80,000.00	
	<b>SUBTOTAL</b>				<b>\$80,000.00</b>	
<b>D. Landscape Elements</b>						
	Entry Trees	9	EA	\$650.00	\$5,850.00	
	Accent Tree	28	EA	\$400.00	\$11,200.00	
	Buffer/Parking Area Tree	32	EA	\$250.00	\$8,000.00	
	Rain Garden Planting	3,800	SF	\$1.00	\$3,800.00	Bio-swale/Detention
	Shrub and Groundcover	4,200	SF	\$1.50	\$6,300.00	
	Sod	161,250	SF	\$0.50	\$80,625.00	
	Mulch/Soil Prep/Fine Grade	173,500	SF	\$0.90	\$156,150.00	
	Irrigation	173,500	SF	\$0.65	\$112,775.00	
	<b>SUBTOTAL</b>				<b>\$384,700.00</b>	
<b>E. Parking Area</b>						
	Drive Isle	4,450	SF	\$1.80	\$8,010.00	asphalt aisle and roundabout
	Parking	16,900	SF	\$2.00	\$33,800.00	asphalt parking
	Wheel Stops	23	EA	\$100.00	\$2,300.00	concrete
	Ribbon Curb	1,100	LF	\$18.00	\$19,800.00	edge of asphalt on northern edges and entrances
	Signage and Striping	1	AL	\$10,500.00	\$10,500.00	
	<b>SUBTOTAL</b>				<b>\$74,410.00</b>	
	<b>Subtotal Preferred Alternative</b>				<b>\$3,081,862.00</b>	
	<b>Contingency</b>			15%	\$462,279.30	
	<b>Grand Total</b>				<b>\$3,544,141.30</b>	

AECOM has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, the firm's statements of probable construction costs provided for herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids, or the construction cost will not vary from our statements of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.



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