

TOWN OF CUTLER BAY

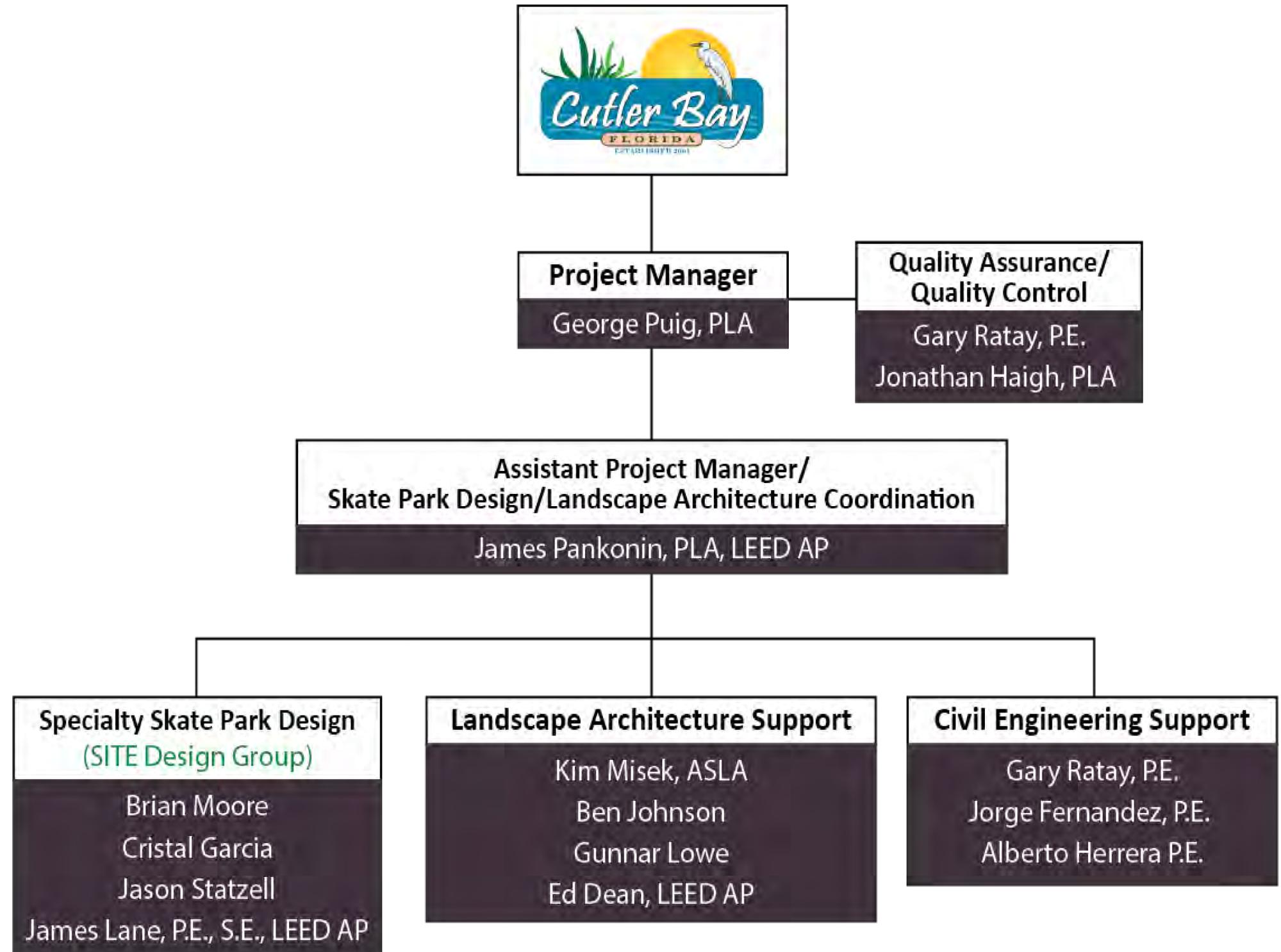
# Town Center Plaza

Town Council Presentation

January 18th, 2017

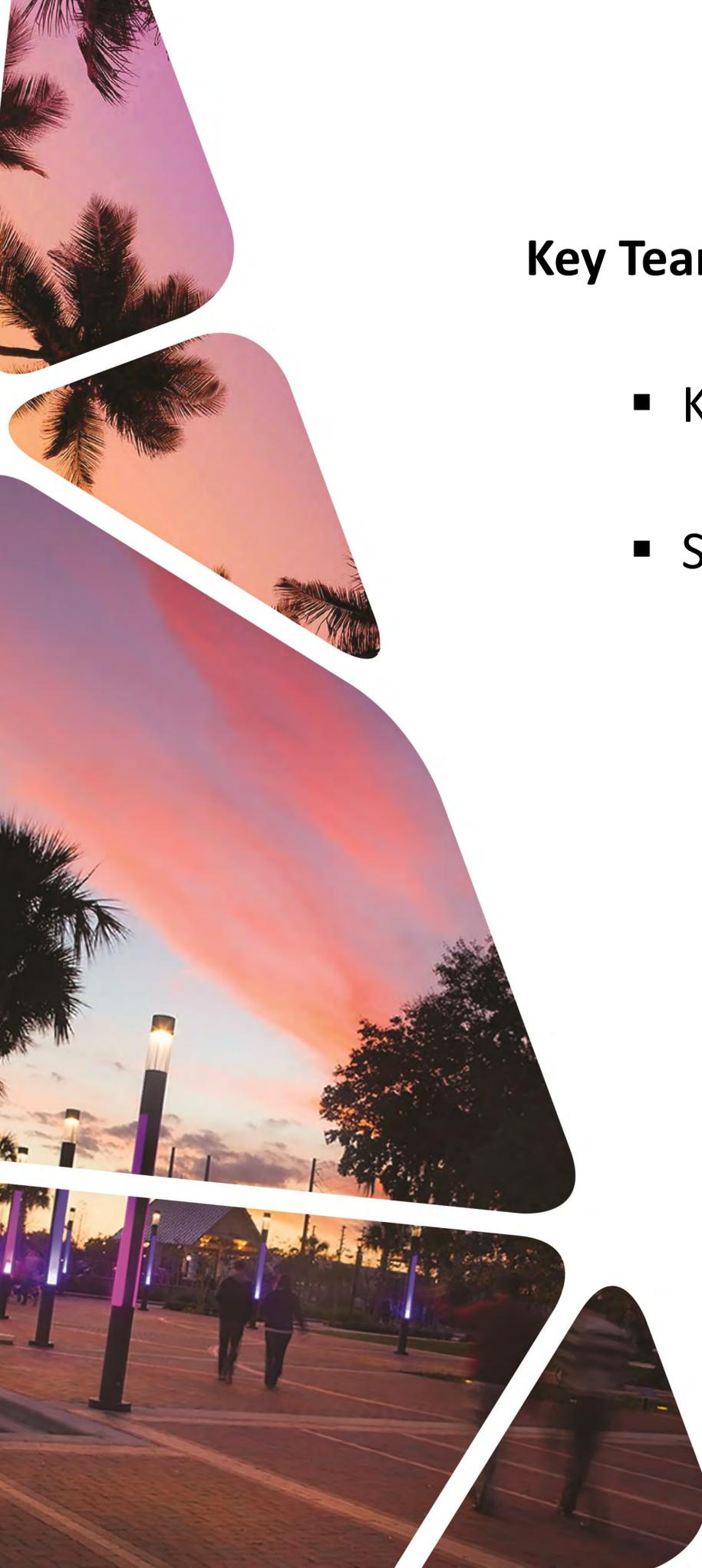
Kimley»»Horn

# Project Team



## Key Team Members:

- Kimley-Horn and Associates, Inc.
- Site Design Group, Inc.



## Team Qualifications

- Kimley-Horn is a premier plaza, park and streetscape multi-disciplinary design firm in Florida with over 120 landscape architects nationwide
- Site Design Group, Inc. is a premier skate park design firm
- successfully completed dozens of municipal plaza and park designs
- well-earned reputation for combining creative ideas, technical excellence, and client collaboration, resulting in dynamic projects
- We emphasize the development of a pleasing visual environments with a strong sense of place, while remaining sensitive to your budget and long-term maintenance obligations



Team Qualifications



Fayetteville Street Plaza, North Carolina



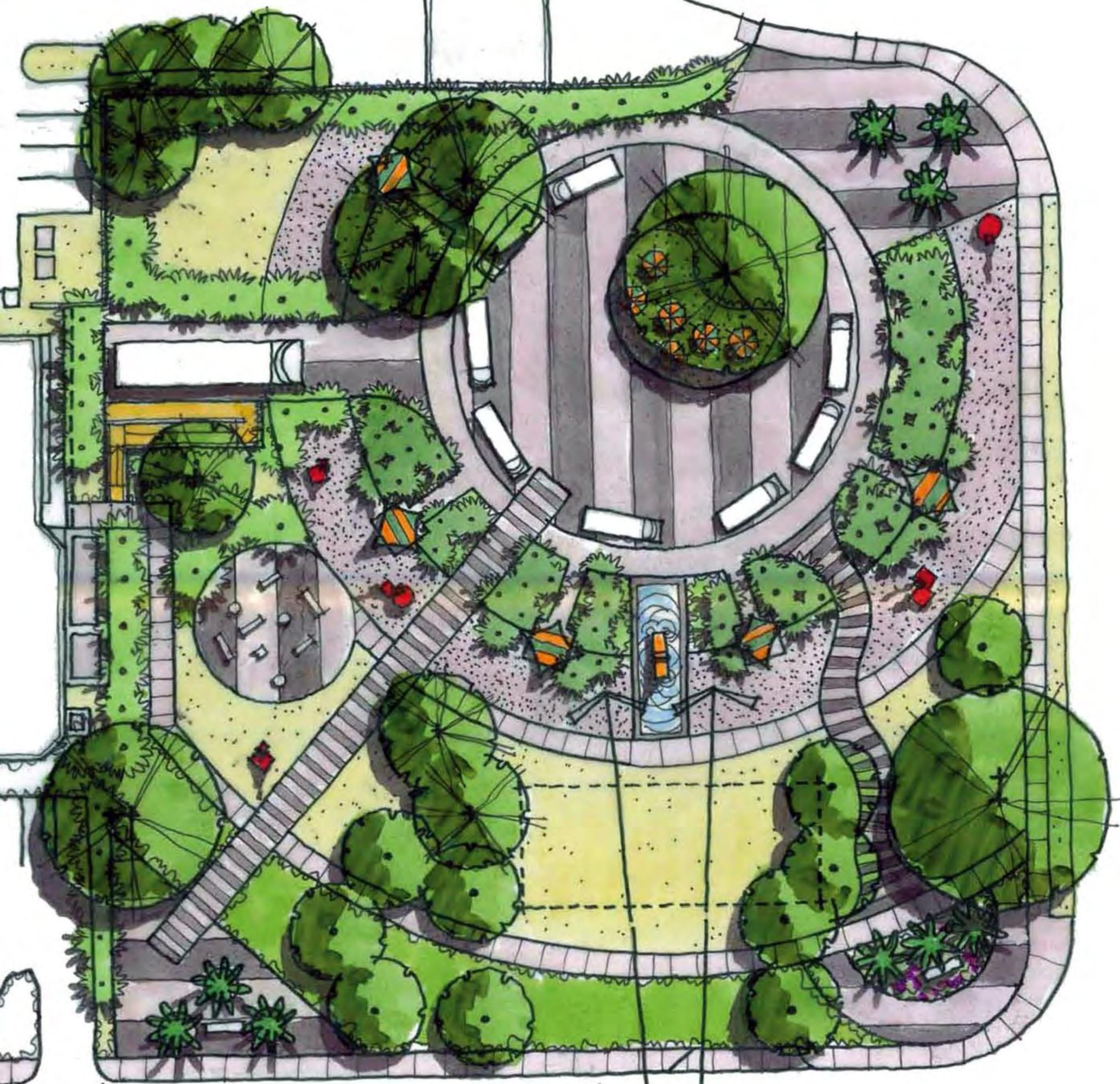
Lowes Corporate Plaza, North Carolina

Team Qualifications



Monarch Plaza, Georgia

Team Qualifications



UM Wellness Plaza, Florida

# Scope of Work

- **RFQ #1506- Request for Qualifications - Town Center Plaza Conceptual Plans Design and Cost Estimate Services**

- Advertisement Date: June 4, 2015
- Mandatory Pre-Bid Meeting Date: June 22, 2015
- RFQ Response Due Date: July 22, 2015
- Oral Presentation Date: September 18, 2015
- Town Council Approval Date: October 21, 2015
- Executed PSA Date: April 20, 2016

- **RFQ #1506 Scope of Work**

- **Task 1: Conceptual Design**

- Prepare one (1) Project Boundary Exhibit
- Prepare one (1) Vision, Goals and Objectives
- Prepare two (2) Preliminary Conceptual Plans
- Prepare one (1) Final Conceptual Plan
- Prepare one (1) Image and Materials Exhibit
- Prepare three (3) 3D Exhibits

- **Task 2: Opinion of Probable Costs**

- Prepare one (1) Budget Level Cost Estimate

- **Task 3: Project Meetings & Public Engagement**

- Attend Coordination Meetings With Town Staff
- Attend Meetings With Town Council Members
- Attend three (3) Public Workshops
- Attend two (2) Public Presentations
- Attend one (1) Town Council Presentation

# Site Area Overview



South Dixie Hwy



Southland Mall

Ronald Reagan Turnpike



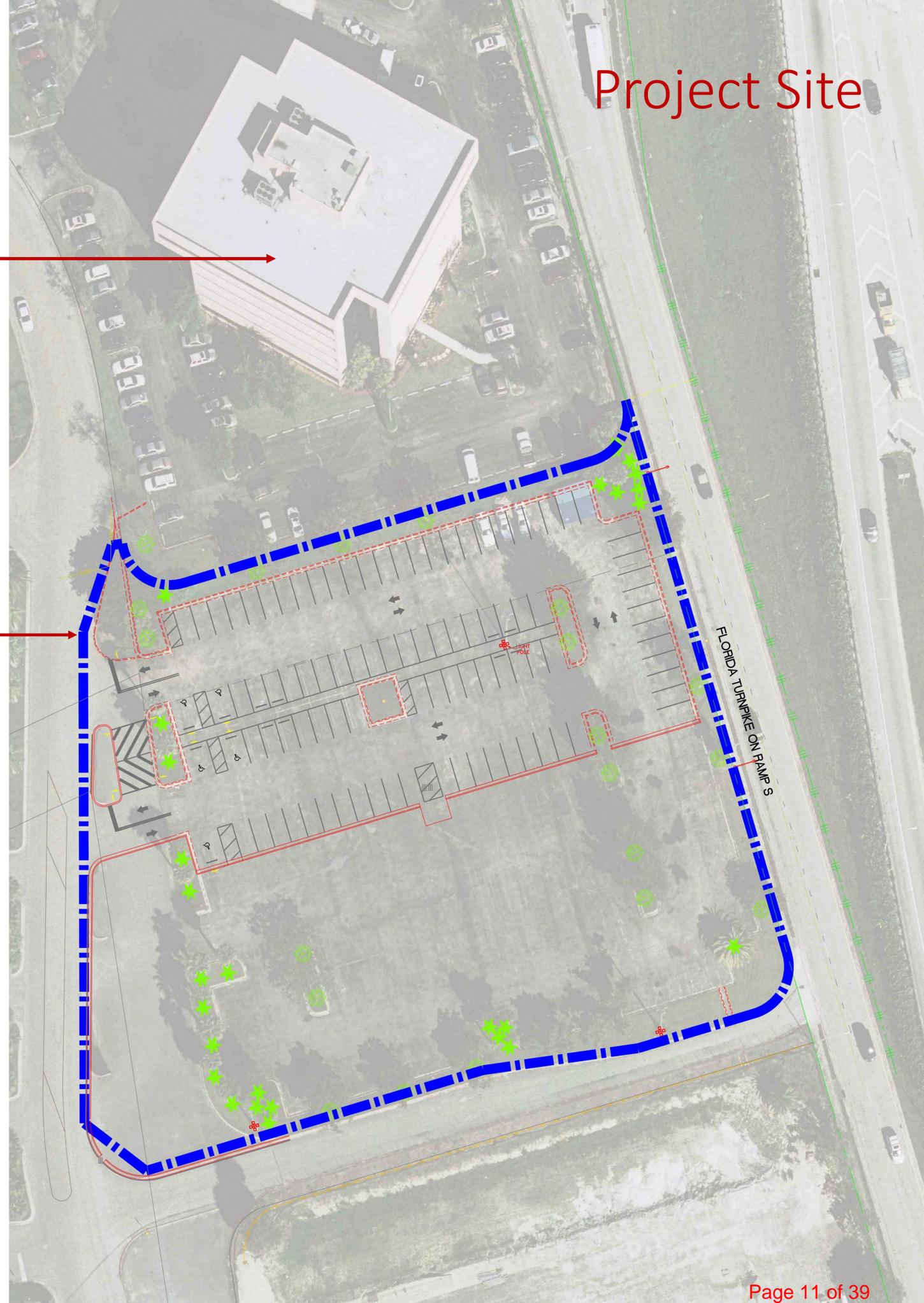
Cutler Bay Town Center  
Site Location



Cutler Bay  
Town Center

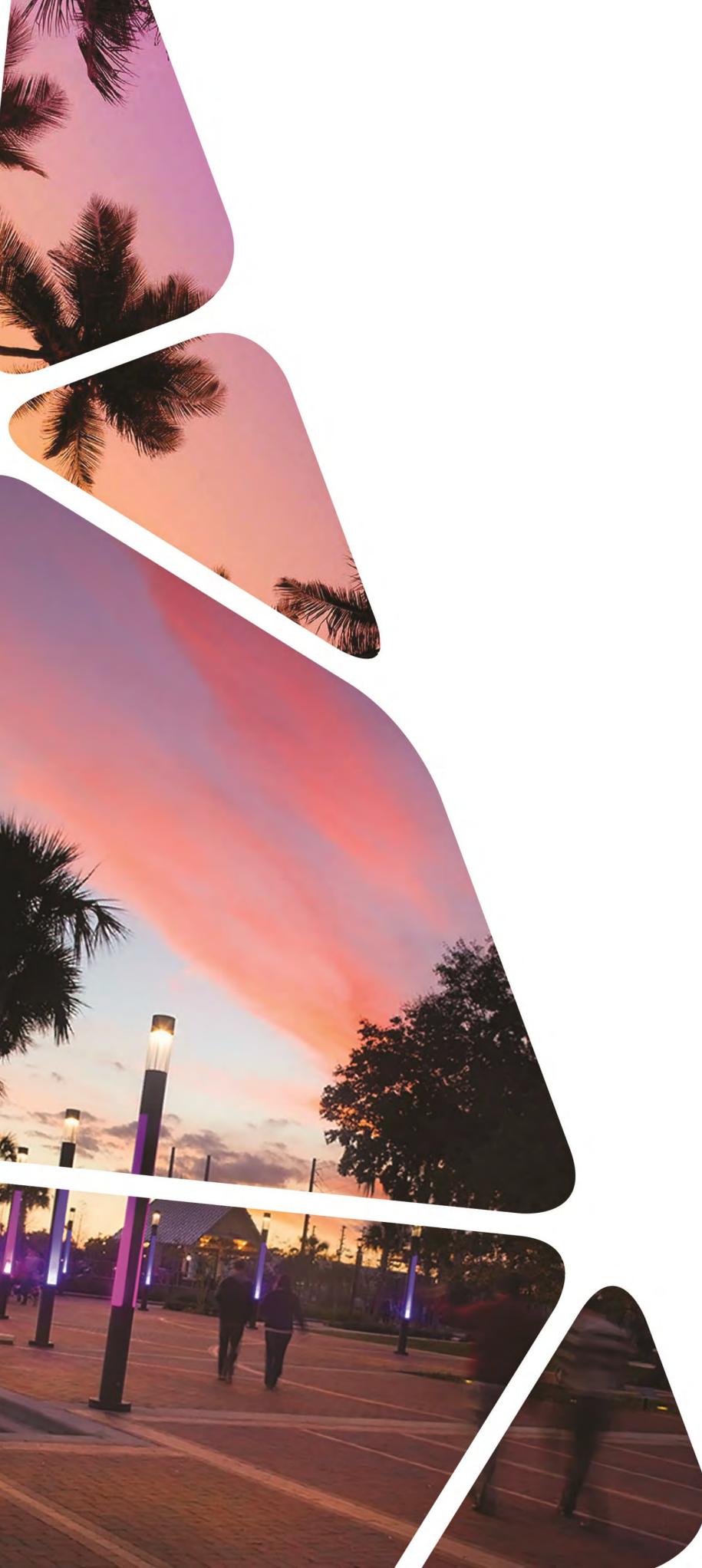
Town Center  
Plaza Site

■ Site Area  
Approximately  
2.27 acres



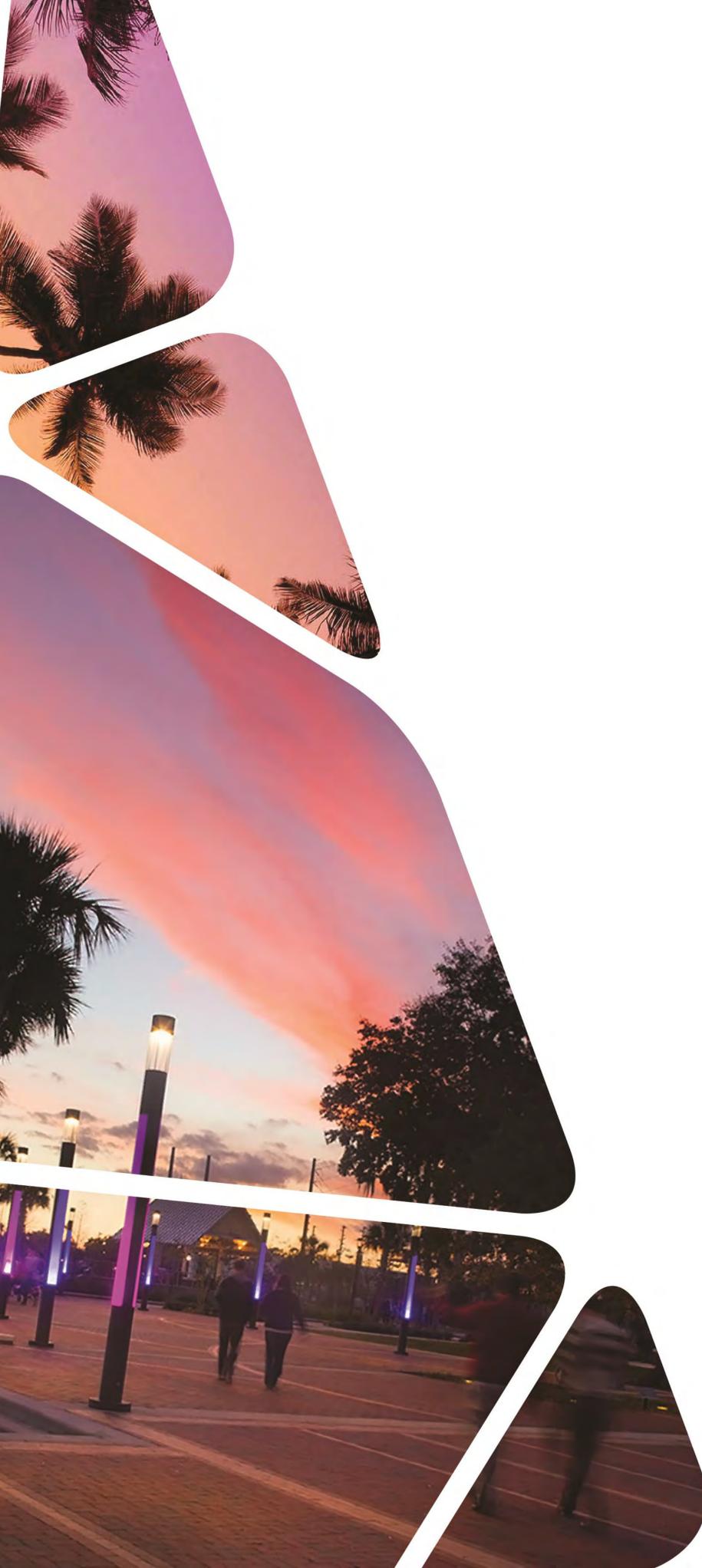
Project Site

# Project Site



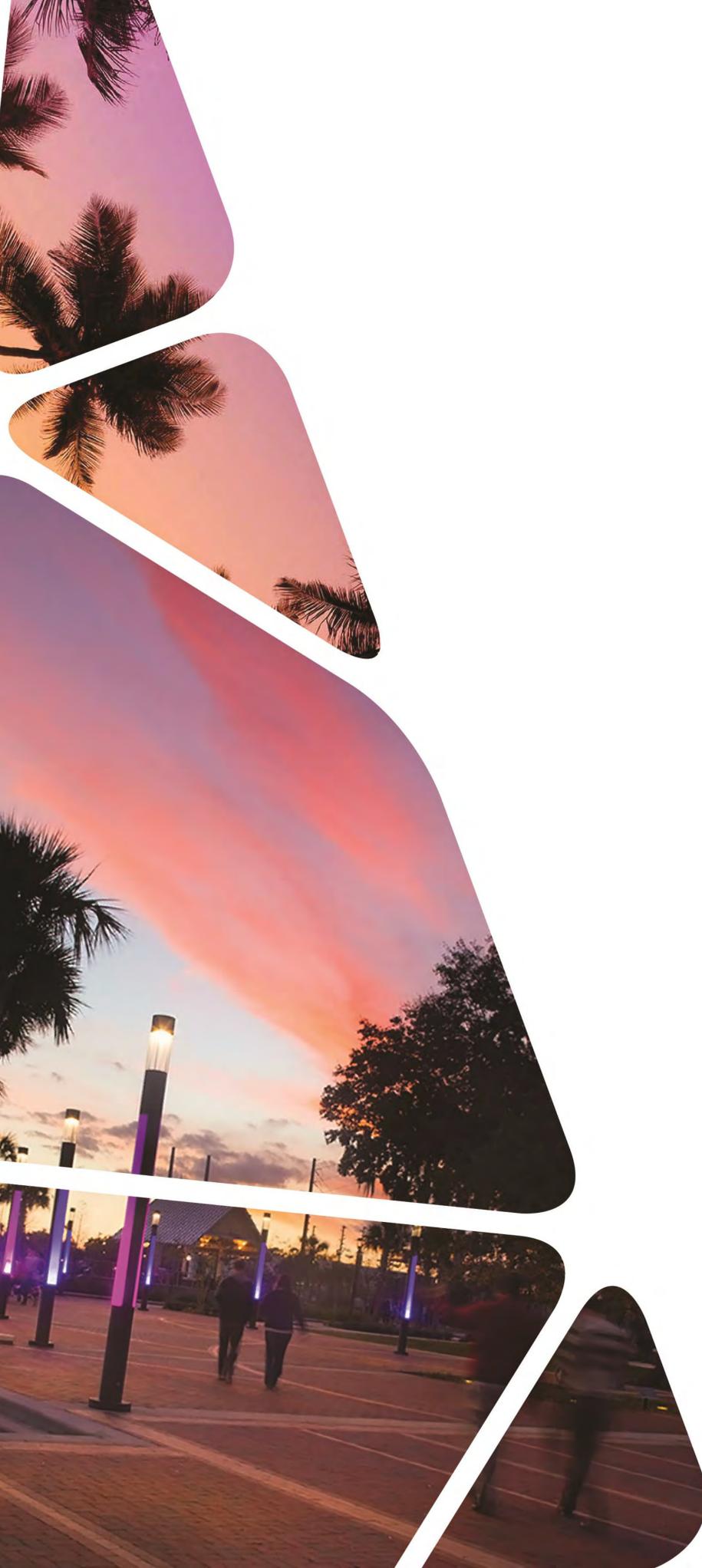
View looking west from Turnpike Ramp S

# Project Site



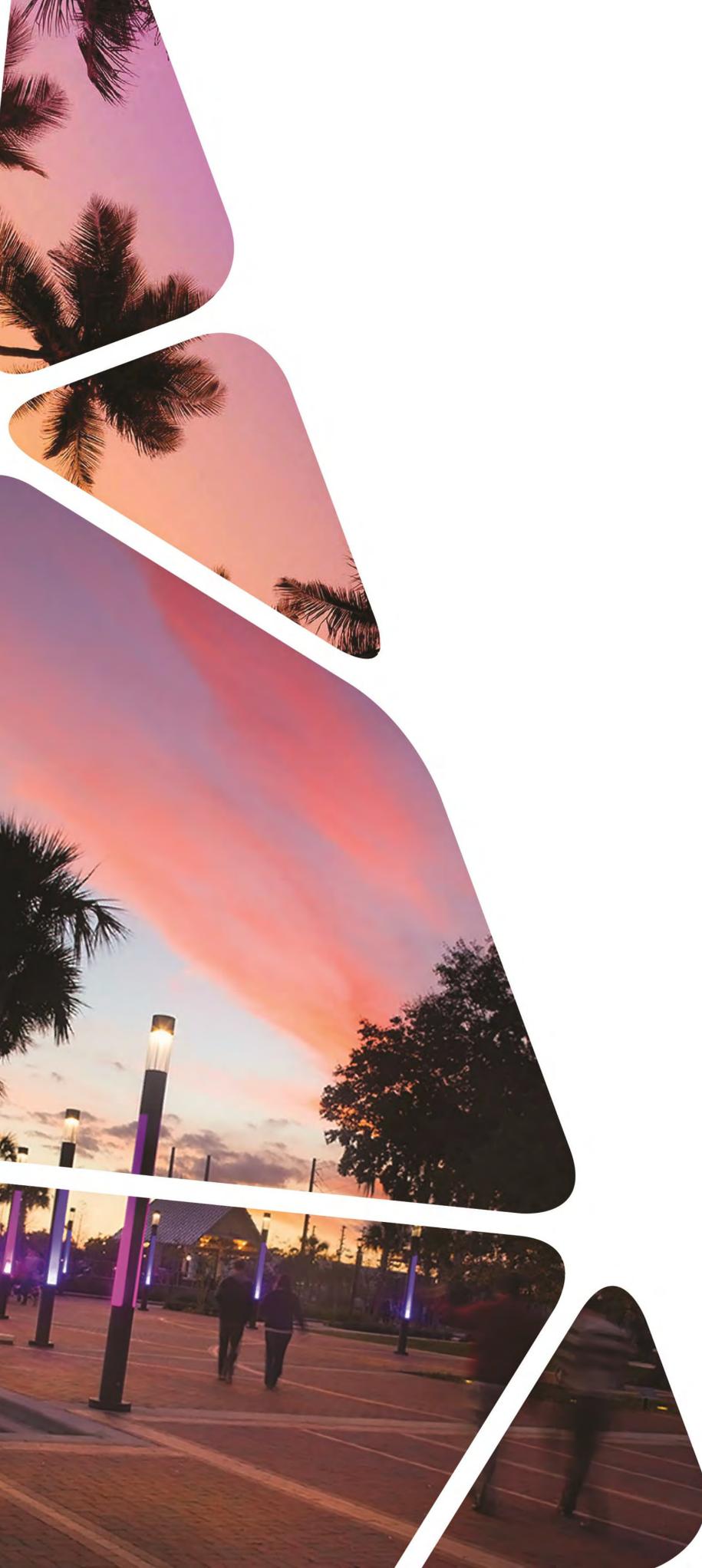
View looking west from Turnpike Ramp S

# Project Site



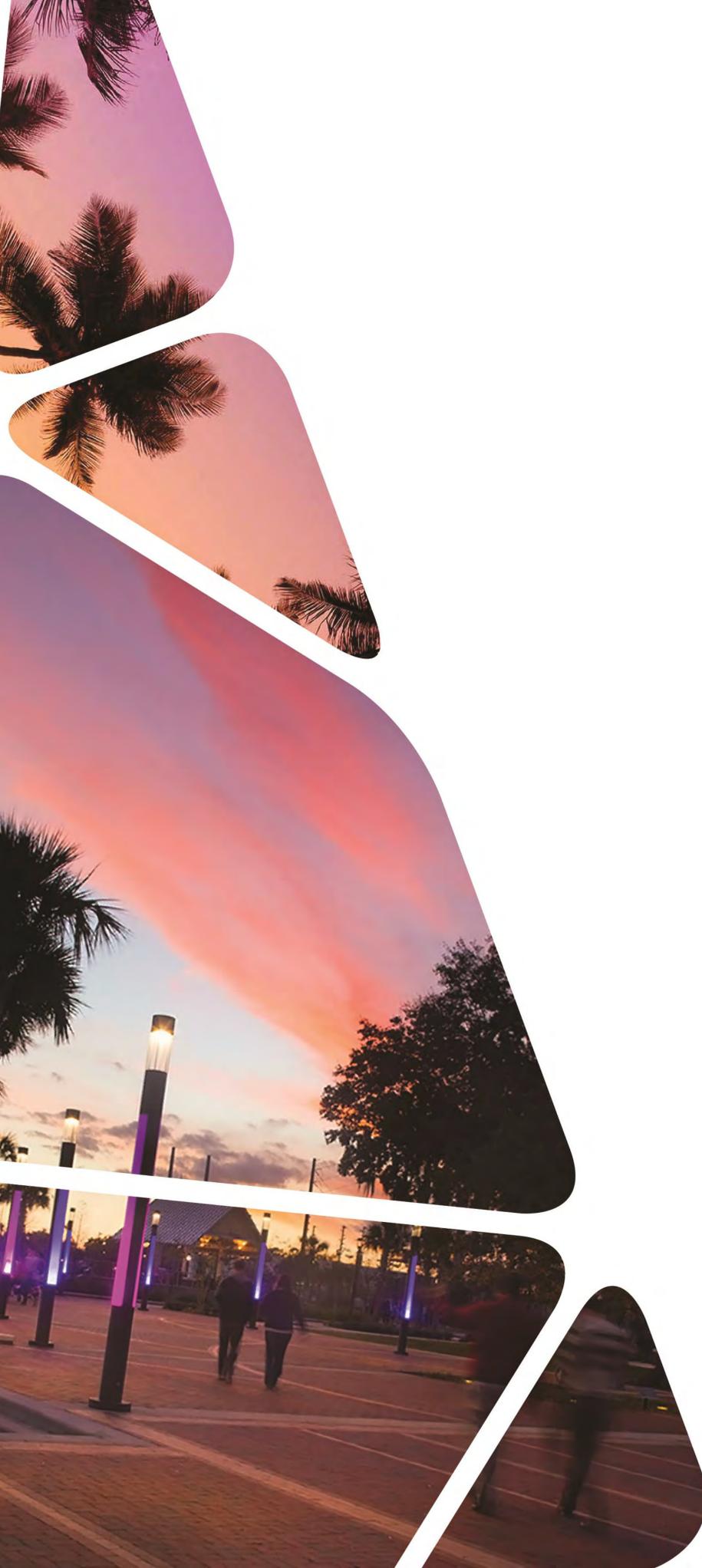
View looking west from Turnpike Ramp S

# Project Site



View looking west from Turnpike Ramp S

# Project Site

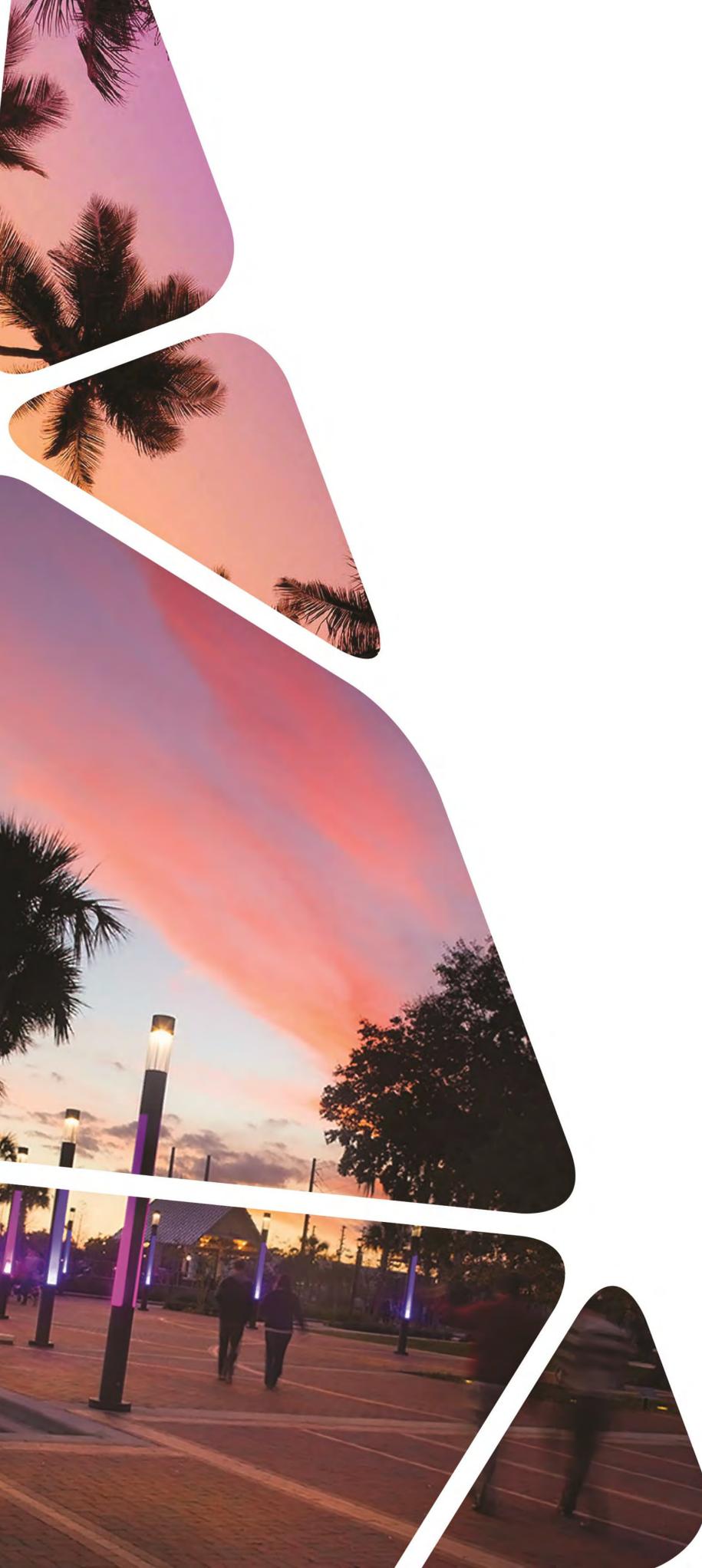


View looking west from Turnpike Ramp S

# Project Site



View looking south from Town Hall



# Vision



- Develop a passive/flexible urban recreational space
- Create an amenity/outdoor room for Town Hall
- Become a community gathering & special events destination/venue



## 5 Successful Community Involvement Meetings!

- **Public Workshops**

- May 31, 2016 at Town Hall
- June 28, 2016 at Cutler Ridge Park
- July 26, 2016 at Town Hall

- **Public Meetings**

- August 30, 2016 at Cutler Ridge Park
- October 22, 2016 at Town Hall



**Town of Cutler Bay**  
*Public Involvement Meetings*  
**TOWN CENTER PLAZA**

On behalf of the Mayor and Town Council, you are cordially invited to attend a series of Public Involvement Meetings to discuss the Town's New Town Center Plaza. The Town contracted with a Professional Engineering Firm (Kimley-Horn and Associates, Inc.) to host a series of Public Involvement Meetings in order to engage the community on its vision for a New Town Center Plaza – located adjacent to our Town Hall Building.

*Your thoughts and input are important to us. We hope to see you and hear your opinions. If you have any questions please feel free to contact the Parks & Recreation Department at (305)238-4166 or if you are not able to attend the meeting please email us at: [townplazaproject@cutlerbay-fl.gov](mailto:townplazaproject@cutlerbay-fl.gov)*

<u>Date:</u>	<u>Time:</u>	<u>Location:</u>	✓ = Meeting Completed
May 31, 2016 Tuesday	6:00 PM	Town Hall – Council Chambers 10720 Caribbean Blvd, Suite 115	✓
June 28, 2016 Tuesday	6:00 PM	Cutler Ridge Park – 10100 SW 200 St.	✓
July 26, 2016 Tuesday	6:00 PM	Town Hall – Council Chambers 10720 Caribbean Blvd, Suite 115	✓
August 30, 2016 Tuesday	6:00 PM	Cutler Ridge Park – 10100 SW 200 St.	✓
October 22, 2016 Saturday	Noon	Town Hall – Council Chambers 10720 Caribbean Blvd, Suite 115	✓




10720 Caribbean Blvd, Suite 105 – Cutler Bay, FL 33189 – (305)234-4262 – [www.cutlerbay-fl.gov](http://www.cutlerbay-fl.gov)



## ■ Sample Comment Received Via Email

**Puig, George**

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**From:** Tom-Mary Ann Hansen <lobo1136@msn.com>  
**Sent:** Tuesday, June 28, 2016 7:28 PM  
**To:** townplazaproject@cutlerbay-fl.gov  
**Subject:** comments

Mary Ann Hansen  
9490 Martinique Dr  
Cutler Bay, Fl 33189  
[LOBO1136@msn.com](mailto:LOBO1136@msn.com)

Comments:

I was thinking about the stage idea but with the solar top and that could also be used to show movies on and be an amphitheater for music events and town hall events. One structure for several uses. Then another area that can be used for a Farmers Market once a month or so. Maybe a small area with water for kids and a garden area to clean the air from all the exhaust from the Turnpike traffic. We do need shade structures. Sitting areas that are permanent so they can't be carted off. Maybe the stage if it is in the plan could be on the South side with it's back to the road going into the mall parking. Then other things could be planned on the sides and sitting areas in the middle facing the stage, like a circle and a path from the Town Hall.

I will think about it more before the next meeting.

Mary Ann

Oh, another thing about design. Since we use rock columns in our bus benches and we are Cutler "Bay" maybe we can use some kind of water theme design and use the rock, metal and wood.

----- Original Message -----

**From:** [townplazaproject@cutlerbay-fl.gov](mailto:townplazaproject@cutlerbay-fl.gov)  
**To:** [lobo1136@msn.com](mailto:lobo1136@msn.com)  
**Sent:** Tuesday, June 28, 2016 7:28 PM  
**Subject:** comments

Dear Resident:

On behalf of the Mayor and Town Council, Thank You for submitting your comments/questions regarding our proposed Town Center Plaza Project.

The Town's project team has received your comments/questions and are preparing a response.

Your comments are very important to us and we look forward towards your participation in our upcoming Public Involvement Meetings. For additional information regarding upcoming meetings, please visit the Town's website at: [www.cutlerbay-fl.gov](http://www.cutlerbay-fl.gov)

Thank You.

# Meeting Minutes



TOWN OF CUTLER BAY  
**Town Center Plaza**  
Public Workshop #3



- Meeting minutes were prepared for verbal and written comments received during each public workshop and public meeting

## Public Meeting Summary

**Date and Time:** July 27<sup>th</sup>, 2016 at 6:00 pm

**Location:** Cutler Bay City Hall, 10720 Caribbean Blvd. #105, Cutler Bay, FL 33189

**Subject:** Town Center Plaza project – 3rd Public Meeting

**Attendees:** Etienne Bejarano - Parks & Recreation Director; Elizabeth Deveaux- Parks & Recreation Administrative Assistant; Tom Hansen - Resident; Mary Ann Hansen - Resident; Carol Medina – CRWC; Richard Medina – CRWC; Michael Callaham; Barbara Condon - Resident; Jose Rodriguez; George Puig - Kimley-Horn; Kim Misek - Kimley-Horn

The third public meeting for the Town Center Plaza project took place at Cutler Bay City Hall on July 27<sup>th</sup>, 2016 at 6:00pm.

The purpose of the 3rd public meeting was to receive community input on the proposed concepts for the Town Center Plaza. Kimley-Horn and Associates presented two design options that reflected the most voted amenities and activities from the previous workshops feedback. Residents of Cutler Bay participated and the following are comments provided during the 3<sup>rd</sup> public meeting:

- Residents preferred option B
- Talk to Mall about the project and get them familiarized with it and propose possible agreements for parking use.
- Extend the use of solar panels over stage and restrooms
- Restrooms to include family restrooms
- Add more shading structures to the exercise equipment area
- Incorporate some seating within skate park for viewers
- Residents like the idea of incorporating a dog park next to the skate park area.
- Reduce the quantity of palms and add more shade trees
- Portions of the different walks throughout the project to be rubberized material.
- Add fencing along the Turnpike edge
- Increase shade over open lawn event area

The next public meeting will be held at the Cutler Ridge Park on August 30<sup>th</sup> 2016 at 6:00pm.

# 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Public Workshop meeting feedback

## Possible Activities

With dot stickers, indicate the top three activities that you would want in your community



Town Hall Events



Farmers Market



Food Truck Rallies



Art Festivals



Music Festivals



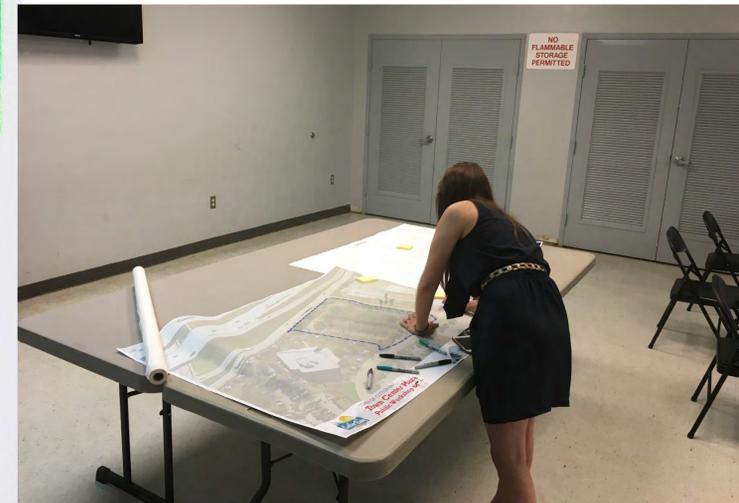
Flea Markets



Fitness Events



Outdoor Movies



- 1<sup>st</sup> Public workshop feedback
- 2<sup>nd</sup> Public workshop feedback
- 3<sup>rd</sup> Public workshop feedback



TOWN OF CUTLER BAY  
**Town Center Plaza**  
 Public Workshop #2



# 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Public Workshop meeting feedback

## Possible Amenities

With dot stickers, indicate the top three activities that you would want in your community



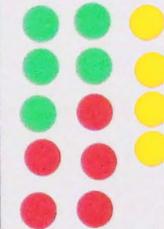
Multi-Use Plaza



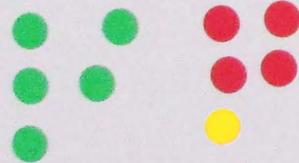
Multi-Use Green Space



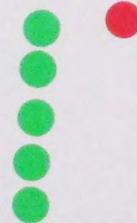
Stage & Amphitheater



Shade Structure, Trellises



Water Features



Outdoor Fitness Stations



- 1<sup>st</sup> Public workshop feedback
- 2<sup>nd</sup> Public workshop feedback
- 3<sup>rd</sup> Public workshop feedback



TOWN OF CUTLER BAY  
**Town Center Plaza**  
 Public Workshop #2



Kimley » Horn

# 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Public Workshop meeting feedback

## Possible Amenities

With dot stickers, indicate the top three activities that you would want in your community



Playground



Skate Park Components



Gardens and Landscaping



Site Furniture



Site Lighting



Art in Public Places



-  1<sup>st</sup> Public workshop feedback
-  2<sup>nd</sup> Public workshop feedback
-  3<sup>rd</sup> Public workshop feedback



TOWN OF CUTLER BAY  
**Town Center Plaza**  
 Public Workshop #2

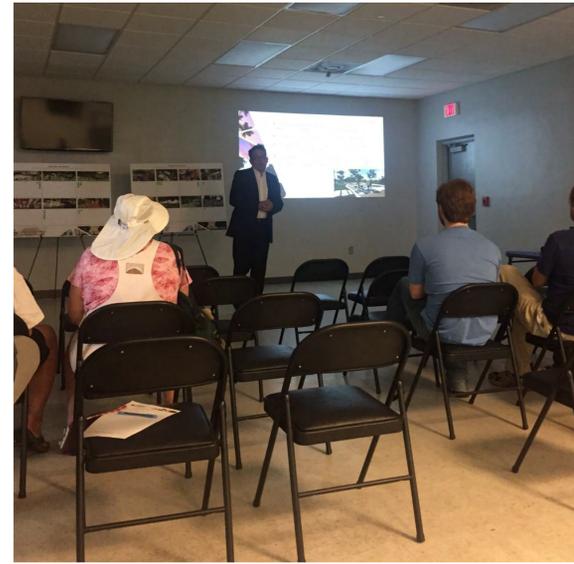


Kimley»Horn

# Public Workshop Graphic Feedback



# Community Involvement



- Public Workshops
- Public Meetings



# Public Workshop Feedback Summary

## Possible Activities

	1 <sup>st</sup> meeting	2 <sup>nd</sup> meeting	3 <sup>rd</sup> meeting
Town Hall Events			
Farmers Market	████████████████████	████████████████████	████████████████████
Food Truck Rallies	██████████	██	██
Art Festivals	██████	██████	██
Music festivals	██████████	████████████████████	████████████████████
Flea Markets			████████████████████
Fitness Events			
Outdoor Movies	██	██	██████

## Possible Amenities

Multi-Use Plaza	████████████████████	████████████████████	████████████████████
Multi-Use Green space			
Stage & Amphitheater	████████████████████	████████████████████	████████████████████
Shade Structure, trellises	████████████████████	████████████████████	██
Water Features	████████████████████	██	
Outdoor Fitness Stations	██████████		
Playground	██		
Skate Park Components	████████████████████	██	██
Gardens and Landscaping	██████████	██████	██████
Site Furniture	██████	██████	██████
Site Lighting	██	██████	
Art in public places	██████████	██	██████

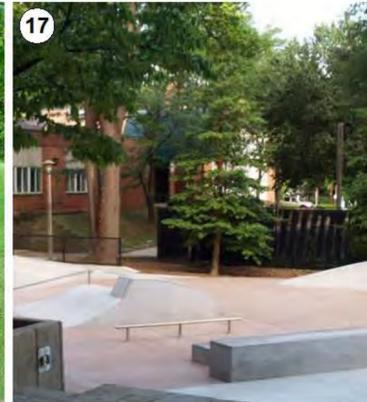
# TOWN CENTER PLAZA CONCEPTUAL PLAN OPTION A



## LEGEND

- ① TOWN CENTER BUILDING
- ② EXISTING TOWN CENTER PARKING
- ③ MAIN PROMENADE PLAZA
- ④ MAIN PROMENADE
- ⑤ INTERACTIVE WATER FEATURE
- ⑥ OUTDOOR FITNESS
- ⑦ EVENT LAWN
- ⑧ EVENT SHELTER
- ⑨ RESTROOMS
- ⑩ SHELTER
- ⑪ PARKING (51 SPACES)
- ⑫ SOLAR PANEL
- ⑬ WATER FEATURE
- ⑭ MONUMENT SIGN
- ⑮ VERTICAL ARCHITECTURAL ELEMENT
- ⑯ BENCH
- ⑰ SKATE PARK
- ⑱ LANDSCAPE BUFFER
- ⑲ SIDEWALK CONNECTION

## INSPIRATIONAL IMAGES



# TOWN CENTER PLAZA CONCEPTUAL PLAN OPTION B



## LEGEND

- ① TOWN CENTER BUILDING
- ② EXISTING TOWN CENTER PARKING
- ③ MAIN PROMENADE PLAZA
- ④ MAIN PROMENADE
- ⑤ INTERACTIVE WATER FEATURE
- ⑥ OUTDOOR FITNESS
- ⑦ EVENT LAWN
- ⑧ OUTDOOR COVERED STAGE
- ⑨ BACKSTAGE / RESTROOMS
- ⑩ SKATE PARK
- ⑪ SHELTER
- ⑫ AMPHITHEATER STYLE STEPS
- ⑬ PARKING (31 SPACES)
- ⑭ SOLAR PANEL
- ⑮ WATER FEATURE
- ⑯ MONUMENT SIGN
- ⑰ VERTICAL ARCHITECTURAL ELEMENT
- ⑱ BENCH
- ⑲ LANDSCAPE BUFFER
- ⑳ SIDEWALK CONNECTION

## INSPIRATIONAL IMAGES



# Revised Concept Based on Public Meeting Feedback

## Public Comments Included:

- “Option B” is the preferred Conceptual Plan option
- Add more shade trees
- Add on-street parking and sidewalk along mall drive off 107<sup>th</sup> avenue
- Increase surface parking
- Increase solar panel locations
- Add a pedestrian connection to bus stop off 107<sup>th</sup> avenue
- Add a perimeter fence along east and south site boundary

# TOWN CENTER PLAZA CONCEPTUAL PLAN PREFERRED OPTION REVISED



## LEGEND

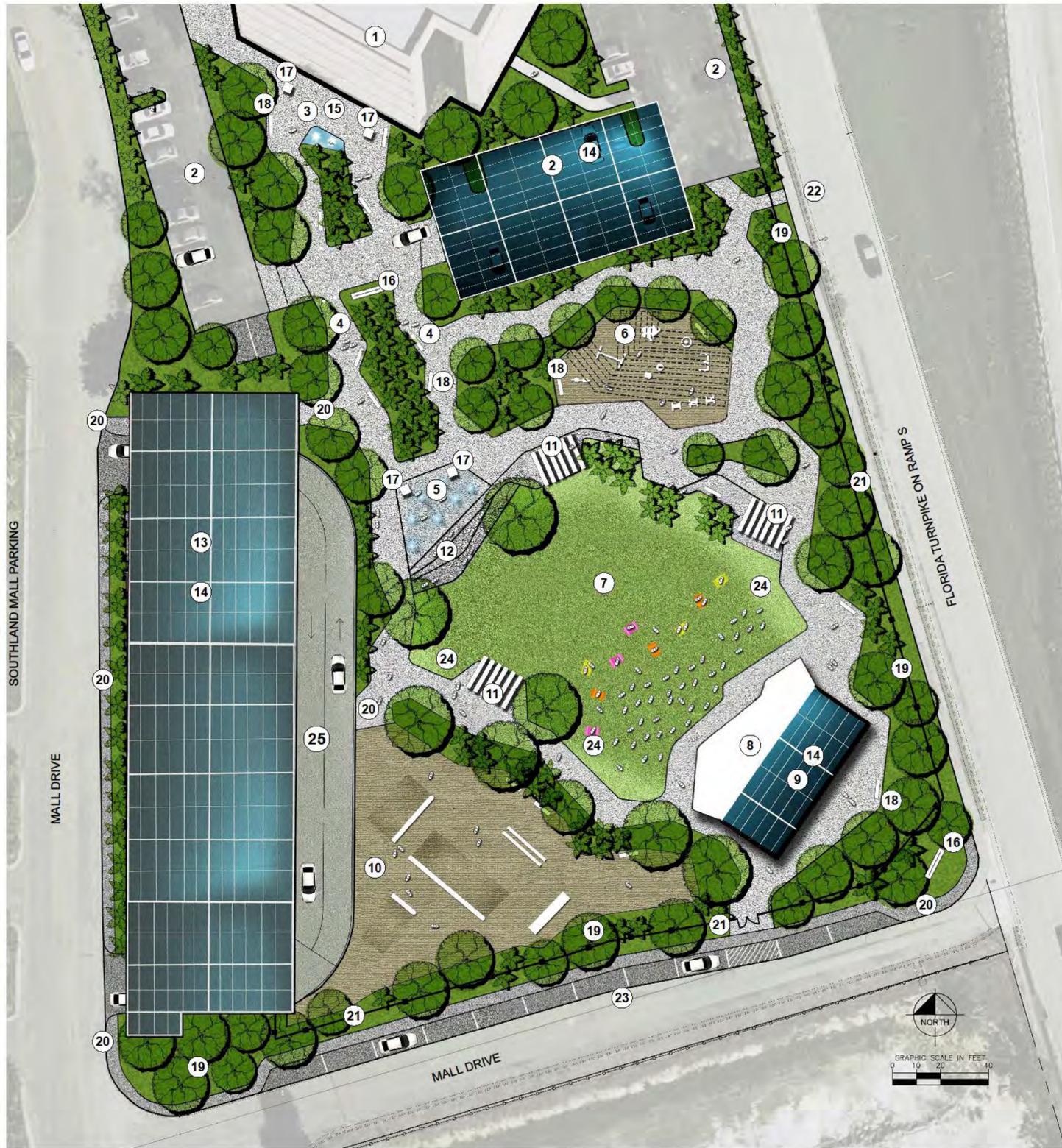
- ① TOWN CENTER BUILDING
- ② EXISTING TOWN CENTER PARKING
- ③ MAIN PROMENADE PLAZA
- ④ MAIN PROMENADE
- ⑤ INTERACTIVE WATER FEATURE
- ⑥ OUTDOOR FITNESS WITH SHADE STRUCTURE
- ⑦ EVENT LAWN
- ⑧ OUTDOOR COVERED STAGE
- ⑨ BACKSTAGE / RESTROOMS
- ⑩ SKATE PARK
- ⑪ SHELTER
- ⑫ AMPHITHEATER STYLE STEPS
- ⑬ PARKING (42 SPACES)
- ⑭ SOLAR PANEL
- ⑮ WATER FEATURE
- ⑯ MONUMENT SIGN
- ⑰ VERTICAL ARCHITECTURAL ELEMENT
- ⑱ BENCH
- ⑲ LANDSCAPE BUFFER
- ⑳ SIDEWALK CONNECTION
- ㉑ PERIMETER FENCE
- ㉒ BUS STOP
- ㉓ STREET PARKING
- ㉔ BERM

- ADDED SIDEWALK CONNECTION TO BUS STOP
- EXTENDED SOLAR PANELS TO STAGE AND RESTROOMS
- INCORPORATED MORE PARKING AND OFF-STREET PARKING
- ADDED PERIMETER FENCE
- REDUCED AMOUNT OF PALMS AND ADDED MORE SHADE TREES

## INSPIRATIONAL IMAGES



# TOWN CENTER PLAZA CONCEPTUAL PLAN OPTION B



## LEGEND

- ① TOWN CENTER BUILDING
- ② EXISTING TOWN CENTER PARKING
- ③ MAIN PROMENADE PLAZA
- ④ MAIN PROMENADE
- ⑤ INTERACTIVE WATER FEATURE
- ⑥ OUTDOOR FITNESS WITH SHADE STRUCTURE
- ⑦ EVENT LAWN
- ⑧ OUTDOOR COVERED STAGE
- ⑨ BACKSTAGE / RESTROOMS
- ⑩ SKATE PARK
- ⑪ SHELTER
- ⑫ AMPHITHEATER STYLE STEPS
- ⑬ MULTI-LEVEL PARKING GARAGE
- ⑭ SOLAR PANEL
- ⑮ WATER FEATURE
- ⑯ MONUMENT SIGN
- ⑰ VERTICAL ARCHITECTURAL ELEMENT
- ⑱ BENCH
- ⑲ LANDSCAPE BUFFER
- ⑳ SIDEWALK CONNECTION
- ㉑ PERIMETER FENCE
- ㉒ BUS STOP
- ㉓ STREET PARKING
- ㉔ BERM
- ㉕ PARKING GARAGE RAMP

## INSPIRATIONAL IMAGES





**BUMP TO RAILS NEXT TO STEP UP GAP**



**BANKED HIP**



**STEP UP GAP**



**FLAT BAR**



**CHINA BANK POP OUT STAIRS / LEDGES**



**KICKER TO KICKER WITH LANDSCAPE GAP**



**PUMP BUMP**



**BANKS WITH HUBBA LEDGES ADJACENT TO STAIRS WITH SKATE RAILS**



**VARYING STAIRS WITH RAILS AND BANKS**



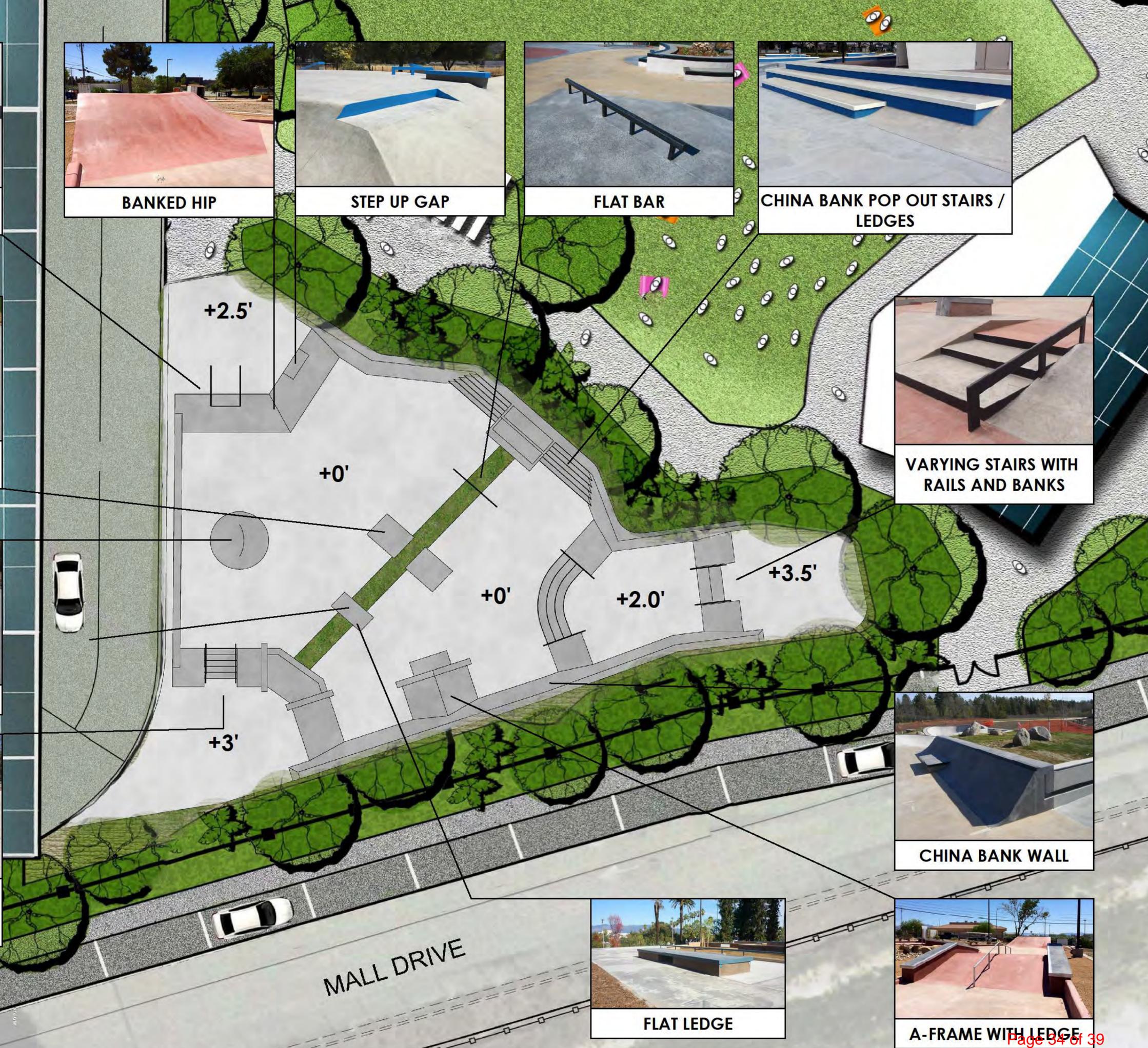
**CHINA BANK WALL**



**FLAT LEDGE**



**A-FRAME WITH LEDGE**



# Proposed 3D Views



VIEW LOOKING SOUTH AT TOWN CENTER PLAZA PEDESTRIAN ENTRY



VIEW LOOKING NORTH TOWARDS CUTLER BAY TOWN CENTER



VIEW LOOKING NORTH TOWARDS CUTLER BAY TOWN CENTER



VIEW LOOKING SOUTH AT INTERACTIVE FOUNTAIN PLAZA AND EVENT LAWN

# Proposed 3D Views



VIEW LOOKING NORTH WEST FROM STAGE TOWARDS EVENT LAWN AREA



VIEW LOOKING WEST TOWARDS EXERCISE PAVILION



VIEW LOOKING NORTH EAST FROM PARKING LOT



VIEW LOOKING NORTH WEST FROM MALL DRIVE

# Conceptual Design Cost Estimate

## ■ “Preferred Option” Budget level cost estimate

- Hard cost: \$8,442,801
- General conditions cost: \$1,442,736
- Contractor’s overhead, profit, bonding, contingency cost: \$4,022,844
- Total cost estimated at \$13,908,381

## ■ Budget level cost estimate includes:

- \$50,000 for “Monument Signs”
- \$800,000 for “Custom Vertical Architectural Elements”
- \$1,000,000 for “Interactive Water Feature”
- \$50,000 for “Water Feature”
- \$423,989 for “Skate Spot”
- \$1,034,000 for “Outdoor Fitness Area with Custom Shade Structure”
- \$315,000 for “Custom Shelters”
- \$71,600 for “Site Furnishings”
- \$375,000 for “Site Lighting”
- \$250,000 for “Outdoor Speaker System”
- \$339,000 for “Perimeter Fence and Gates”
- \$314,862 for “Landscape and Irrigation”
- \$603,993 for “Hardscape”
- \$625,000 for “Covered Stage and Lighting”
- \$945,000 for “Restrooms and Storage Building”
- \$234,200 for “Site Drainage”



## Questions?

- You can also email your comments to: [townplazaproject@cutlerbay-fl.gov](mailto:townplazaproject@cutlerbay-fl.gov)

