

# Cummings Park and West Beach Master Plan

## Parks' Enhancement Strategy / Common Themes

### **Connectivity / Pedestrian, Bicycle and Vehicular Circulation**

Community connectivity and recreation amenity

### **Natural Environment**

Enhanced landscape diversity, habitat and green infrastructure

### **Beaches and Promenade**

A more family-friendly and enjoyable park experience

### **Food and Recreation Concessions**

Better offerings, greater use and year-round destination

### **Parking**

More efficient, better managed with enhanced landscape

### **Play Fields**

Improved playability, safety and park integration

### **Marina**

Rebuild with additional user amenities

### **Restrooms**

Renovate, improve security and locate for convenience

### **Playground Environments / Destination Play**

A more enriching play experience year-round

# CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION

- BETTER ORGANIZATION OF PEDESTRIAN AND VEHICULAR CIRCULATION
- PROVIDE CLEAR, SAFE PEDESTRIAN ACCESS
- REDUCE PAVEMENT WHERE POSSIBLE
- PROVIDE MEANS FOR ACCESS CONTROL

## Concept 1



### CONCEPT 1 KEY POINTS

- **LESS SITE IMPACT:** maintain current roadways and traffic patterns
- **EASIER MERGE WITH MAIN ROADWAY:** reconfigure entry to ball fields
- **CONTROL AFTER HOURS ACCESS:** provide gated/restricted access from Soundview Ave.

## Concept 2



### CONCEPT 2 KEY POINTS

- **LARGER CONTINUOUS OPEN SPACE:** two-way traffic from main entrance to beach and shift roadway west toward cove
- **REDUCE TRAFFIC NEAR RESIDENCES:** shift existing lower roadway from Soundview Ave. to the north within the park
- **EASIER MERGE WITH MAIN ROADWAY, REDUCE CUT-THROUGH TRAFFIC:** convert ball field roadway to one-way traffic to Soundview Ave. and reconfigure entry
- **CONTROL AFTER HOURS ACCESS:** provide gated/restricted access from Soundview Ave.



# CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION

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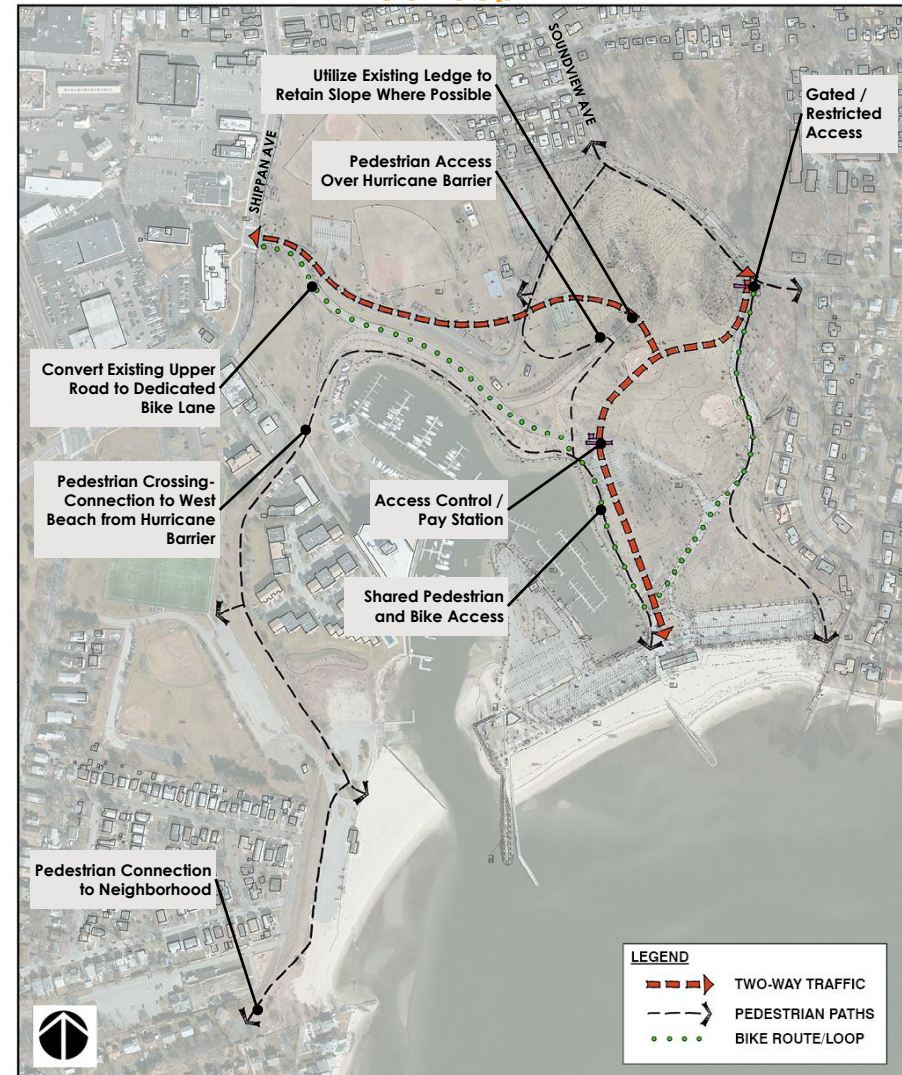
## Concept 3



### CONCEPT 3 KEY POINTS

- **LESS SITE IMPACT:** maintain current roadway from main entrance to beach and lower roadway from Soundview Ave.
- **EASIER MERGE WITH MAIN ROADWAY, REDUCE CUT-THROUGH TRAFFIC:** convert ball field roadway to turn around/cul-de-sac south of parking; reconfigure entry
- **CONTROL AFTER HOURS ACCESS:** provide gated/restricted access from Soundview Ave.

## Concept 4



### CONCEPT 4 KEY POINTS

- **REDUCE VEHICULAR ACCESS POINTS, CUT-THROUGH TRAFFIC AND TRAFFIC NEAR RESIDENCES:** provide new two-way traffic from main entrance along ball fields to east end of hurricane barrier; connect to new two-way roadway between beach and Soundview Ave.
- **PROVIDE DESIGNATED BIKE LANE/LOOP:** eliminate vehicular access over hurricane barrier and existing lower roadway to Soundview Ave.
- **CONTROL AFTER HOURS ACCESS:** provide gated/restricted access from Soundview Ave.



# NATURAL ENVIRONMENT

• MAINTAIN, RESTORE AND ENHANCE EXISTING ENVIRONMENTAL ASSETS

• IDENTIFY NEW OPPORTUNITIES TO ESTABLISH WILDLIFE AND NATURALIZED HABITATS

• ENCOURAGE ENVIRONMENTAL SUSTAINABILITY AND AWARENESS

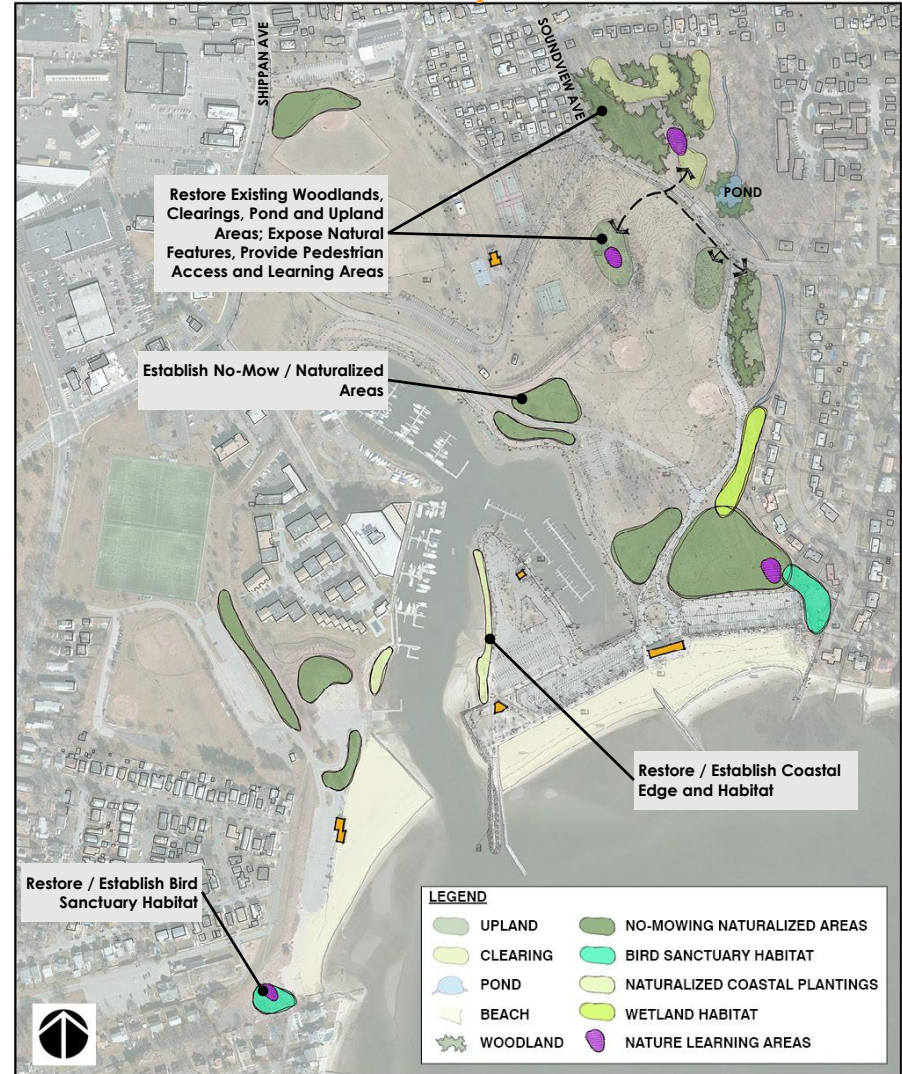
## Forestation Plan



### FORESTATION CONCEPT KEY POINTS

- PROTECT AND PRESERVE EXISTING SHADE TREES
- PLANT NEW SHADE TREES

## Habitat Connectivity & Enhancement



### HABITAT CONNECTIVITY AND ENHANCEMENT CONCEPT KEY POINTS

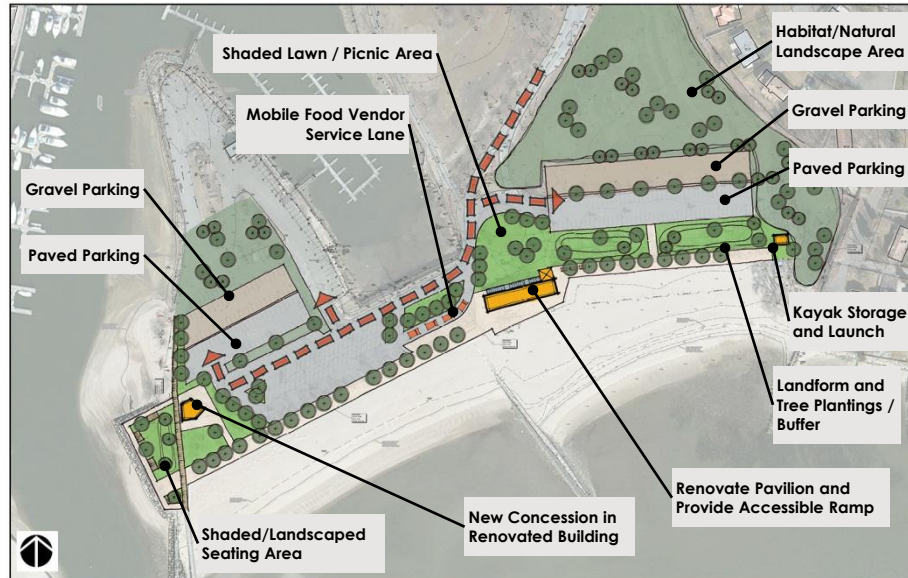
- **RE-ESTABLISH/ENHANCE EXISTING RESOURCES:** restore existing habitats, pond, woodlands, uplands and clearings for use as recreational assets and destinations
- **REDUCE MAINTENANCE AND RUNOFF:** establish no-mow areas and on-site stormwater management
- **INCREASE EDUCATIONAL OPPORTUNITIES/ENVIRONMENTAL AWARENESS:** establish designated nature/wildlife learning areas (i.e. interpretive signage, demonstration areas, etc.)



# BEACHES AND PROMENADE

- RENOVA TE PAVILION TO CREATE A VIBRANT, CENTRALIZED BEACHFRONT DESTINATION
- RENOVA TE/UPDATE PROMENADE PAVEMENT AND FURNISHINGS
- ENHANCE FOOD CONCESSIONS
- INCREASE NATURAL HABITAT/BUFFER
- REDUCE IMPACT OF VEHICLES AT BEACH (I.E. PARKING, PAVEMENT, ETC.)

## Concept 1



### CONCEPT 1 KEY POINTS

- **REDUCE PAVEMENT:** shift eastern parking lot north, maintain majority of beachfront parking in western lot; convert portions of overall parking to gravel/alternative surface to reduce runoff
- **INCREASE/ENHANCE USER AMENITIES AND EXPERIENCE:** re-purpose existing concession building (i.e. restrooms, rentals, police substation, etc)
- **INCREASE PEDESTRIAN SAFETY AND USEABILITY:** centralized designated food concession lane and picnic areas
- **LIMITED REDUCTION IN PARKING:** approximate reduction of 60-70 spaces (out of approximately 454 spaces)

## Concept 2



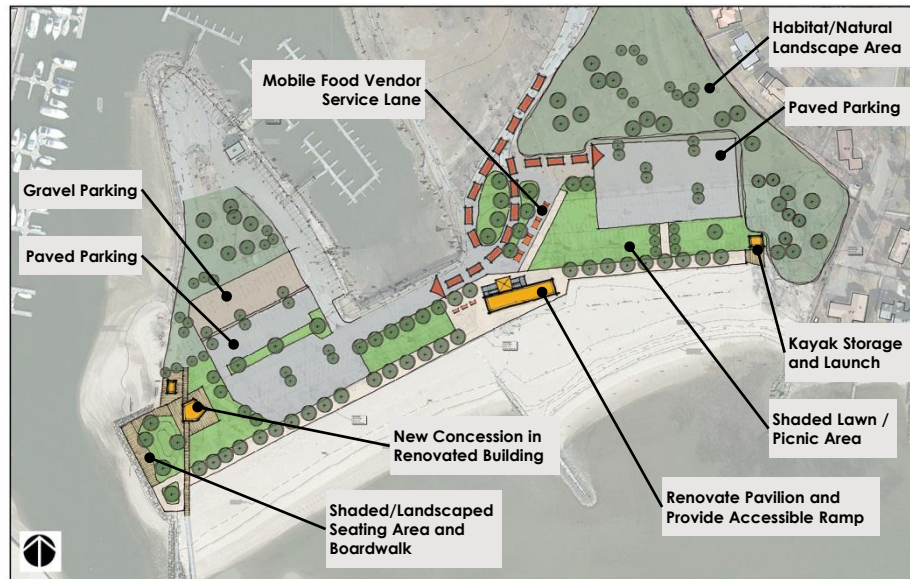
### CONCEPT 2 KEY POINTS

- **REDUCE PAVEMENT:** maintain beachfront parking in all parking lots; convert portions of overall parking to gravel/alternative surface to reduce runoff
- **INCREASE/ENHANCE USER AMENITIES AND EXPERIENCE:** re-purpose existing concession building (i.e. restrooms, rentals, police substation, etc)
- **INCREASE PEDESTRIAN SAFETY AND USEABILITY:** centralized designated food concession plaza
- **LIMITED REDUCTION IN PARKING:** approximate reduction of 10-20 spaces (out of approximately 454 spaces)

# BEACHES AND PROMENADE

- RENOVATE PAVILION TO CREATE A VIBRANT, CENTRALIZED BEACHFRONT DESTINATION
- RENOVATE/UPDATE PROMENADE PAVEMENT AND FURNISHINGS
- ENHANCE FOOD CONCESSIONS
- INCREASE NATURAL HABITAT/BUFFER
- REDUCE IMPACT OF VEHICLES AT BEACH (I.E. PARKING, PAVEMENT, ETC.)

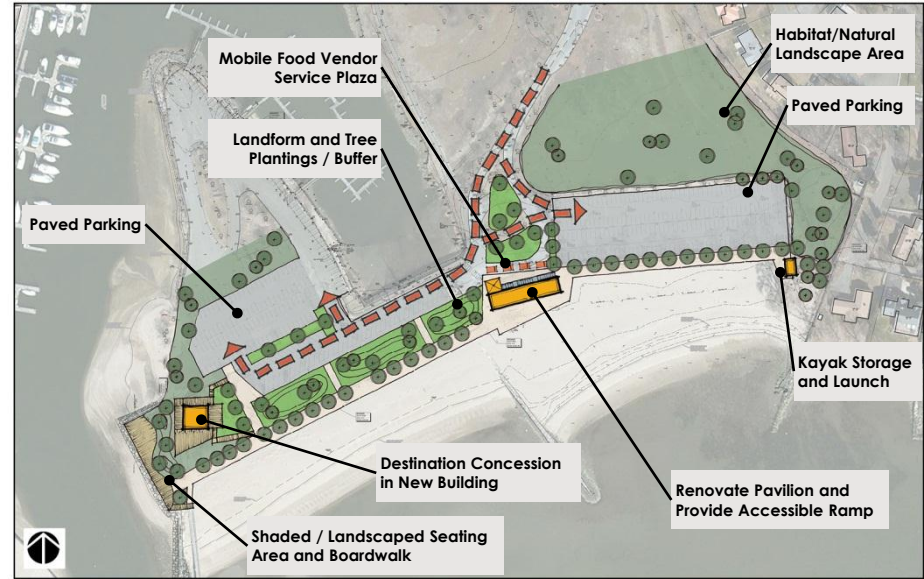
## Concept 3



### CONCEPT 3 KEY POINTS

- **REDUCE PAVEMENT/ESTABLISH BUFFER FROM PARKING:** shift eastern parking lot north, maintain portion of beachfront parking in western lot; convert portions of overall parking to gravel/alternative surface to reduce runoff
- **INCREASE/ENHANCE USER AMENITIES AND EXPERIENCE:** re-purpose existing concession building (i.e. restrooms, rentals, police substation, etc)
- **INCREASE PEDESTRIAN SAFETY AND USEABILITY:** centralized designated food concession lane and picnic areas
- **HIGH REDUCTION IN PARKING:** approximate reduction of 105-115 spaces (out of approximately 454 total)

## Concept 4



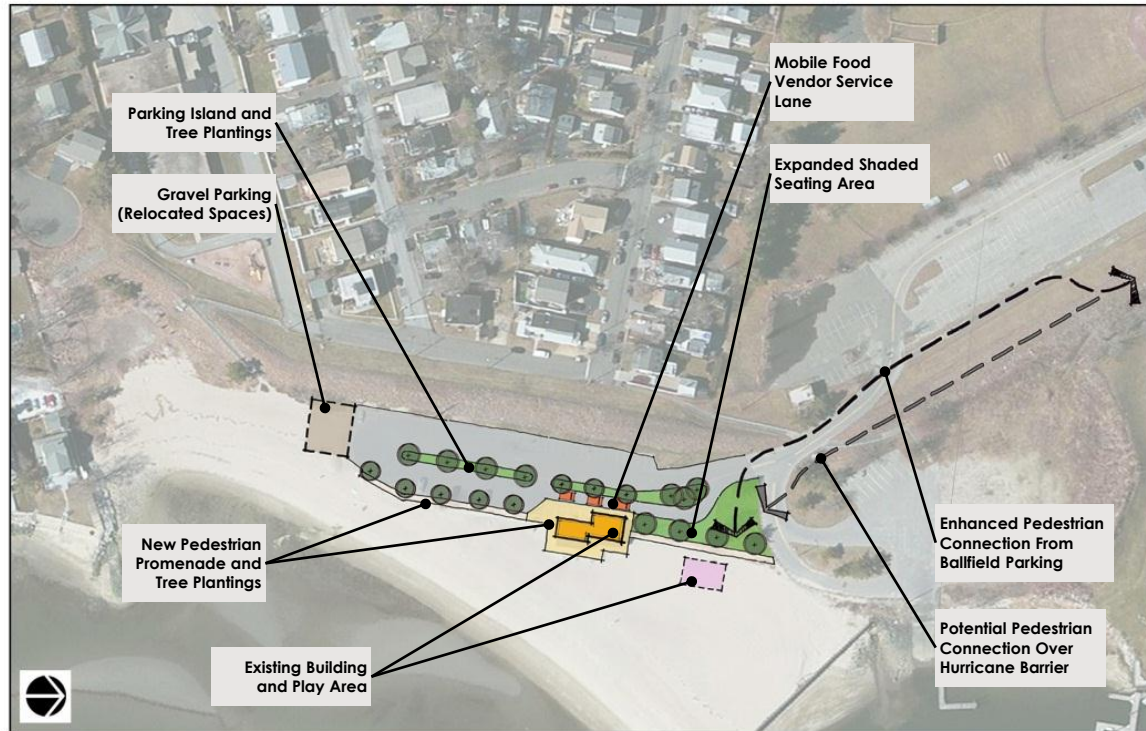
### CONCEPT 4 KEY POINTS

- **REDUCE PAVEMENT/ESTABLISH BUFFER FROM PARKING:** shift western parking lot north; maintain beachfront parking in eastern lot
- **INCREASE/ENHANCE USER AMENITIES AND EXPERIENCE:** provide new, destination concession near fishing pier (i.e. year-round restaurant)
- **INCREASE PEDESTRIAN SAFETY AND USEABILITY:** centralized designated food concession plaza
- **HIGH REDUCTION IN PARKING:** approximate reduction of 90-100 spaces (out of approximately 454 total)

# BEACHES AND PROMENADE

- RENOVATE PAVILION TO CREATE A VIBRANT, CENTRALIZED BEACHFRONT DESTINATION
- RENOVATE/UPDATE PROMENADE PAVEMENT AND FURNISHINGS
- ENHANCE FOOD CONCESSIONS
- INCREASE NATURAL HABITAT/BUFFER
- REDUCE IMPACT OF VEHICLES AT BEACH (I.E. PARKING, PAVEMENT, ETC.)

## West Beach Concept



### WEST BEACH CONCEPT KEY POINTS

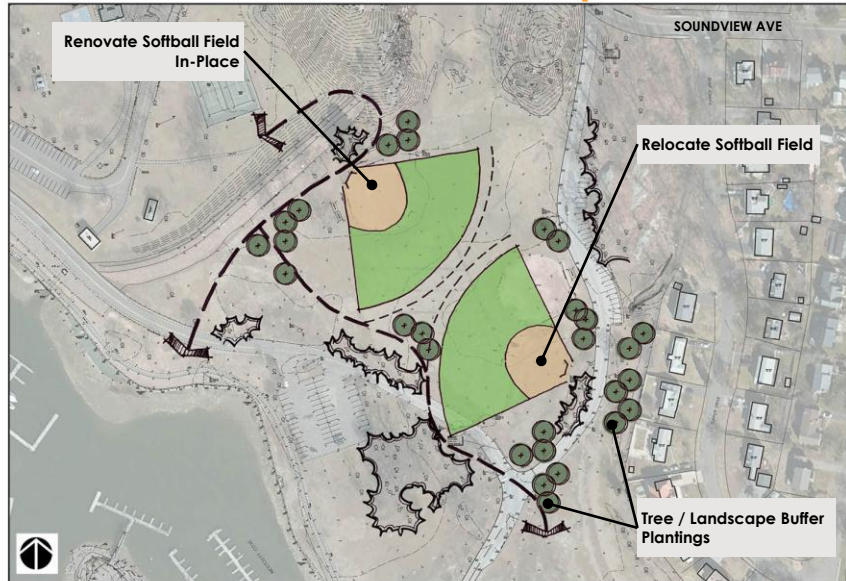
- **REDUCE PAVEMENT/INCREASE SHADE AT BEACH AND PARKING:** create landscaped parking islands and plant shade trees near beach
- **INCREASE/ENHANCE USER AMENITIES AND EXPERIENCE:** create new promenade and centralized designated food concession lane
- **INCREASE PEDESTRIAN SAFETY AND USEABILITY:** enhanced pedestrian connections from parking areas



# PLAY FIELDS

- INCREASE FIELD UTILIZATION
- IMPROVE PEDESTRIAN ACCESS
- INCREASE SHADE TO MAKE MORE USER/SPECTATOR FRIENDLY
- PROVIDE NATURAL BUFFER USING VEGETATION AND/OR LANDFORM (MOUNDING)

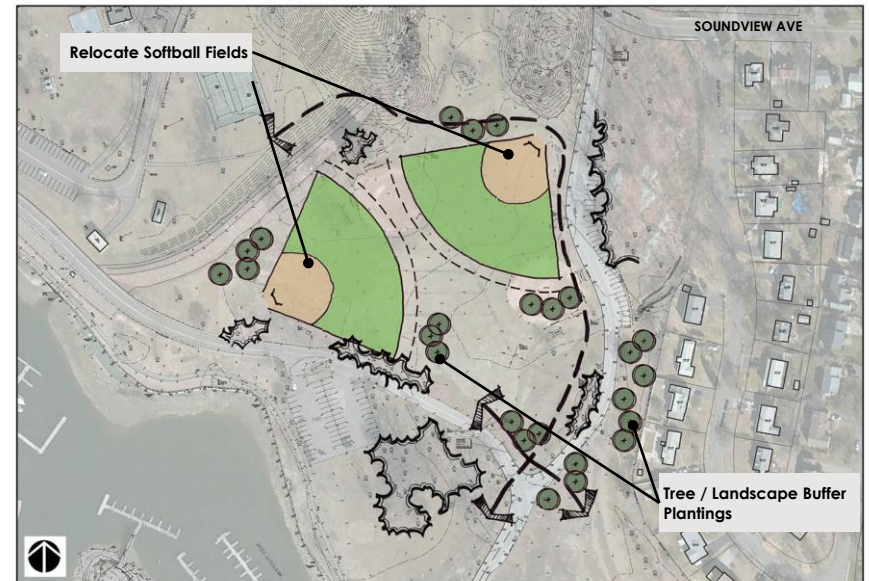
## Fields 4 & 5: Concept 1



### **FIELDS 4 & 5: CONCEPT 1 KEY POINTS**

- **SIMULTANEOUS PLAY:** Relocate field #5 south; renovate field #4 in-place
- **EXISTING PARKING STRIP ALONG ROADWAY TO SOUNDVIEW AVE. TO REMAIN**

## Fields 4 & 5: Concept 2



### **FIELDS 4 & 5: CONCEPT 2 KEY POINTS**

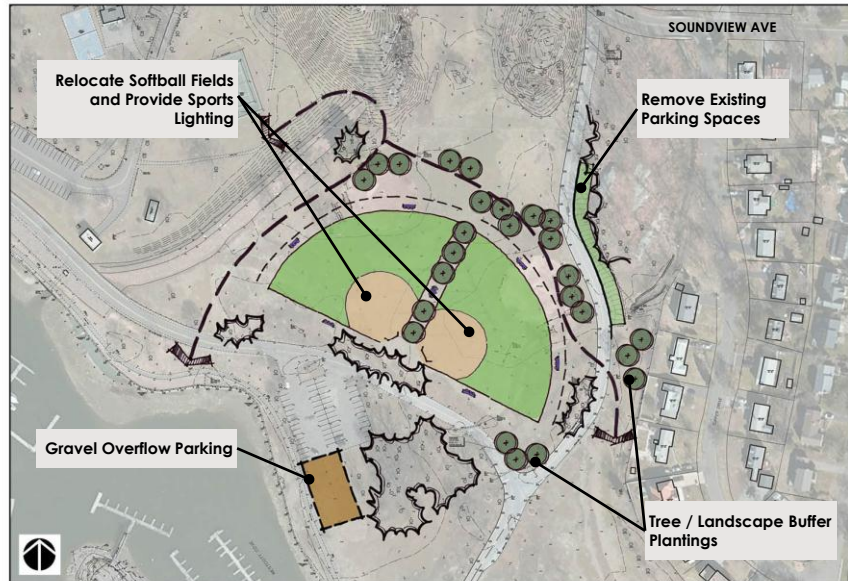
- **SIMULTANEOUS PLAY:** relocate both fields
- **REDUCE NOISE/ACTIVITY NEAR RESIDENCES:** locate infields away from residences
- **EXISTING PARKING STRIP ALONG ROADWAY TO SOUNDVIEW AVE. TO REMAIN**



# PLAY FIELDS

- INCREASE FIELD UTILIZATION
- IMPROVE PEDESTRIAN ACCESS
- INCREASE SHADE TO MAKE MORE USER/SPECTATOR FRIENDLY
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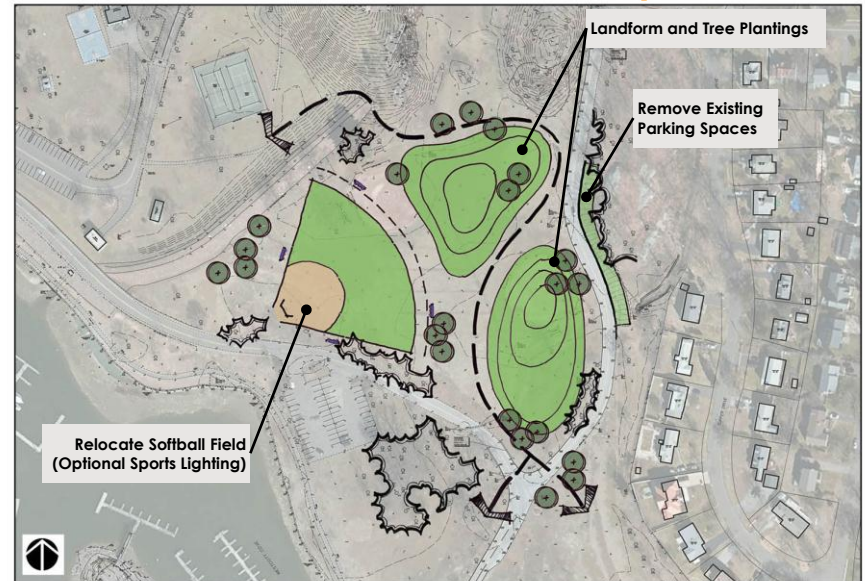
## Fields 4 & 5: Concept 3



### FIELDS 4 & 5: CONCEPT 3 KEY POINTS

- **SIMULTANEOUS PLAY/MAXIMIZED FIELD UTILIZATION:** relocate both fields and provide new efficient, controlled-spill sports lighting
- **REDUCE NOISE/ACTIVITY NEAR RESIDENCES:** locate infields away from residences
- **CONSOLIDATED PARKING:** eliminate parking strip along roadway to Soundview Ave. and relocate near cove
- **CONSOLIDATED RESTROOM LOCATION:** provide portable restrooms in close proximity to infields/backstops and parking

## Fields 4 & 5: Concept 4



### FIELDS 4 & 5: CONCEPT 4 KEY POINTS

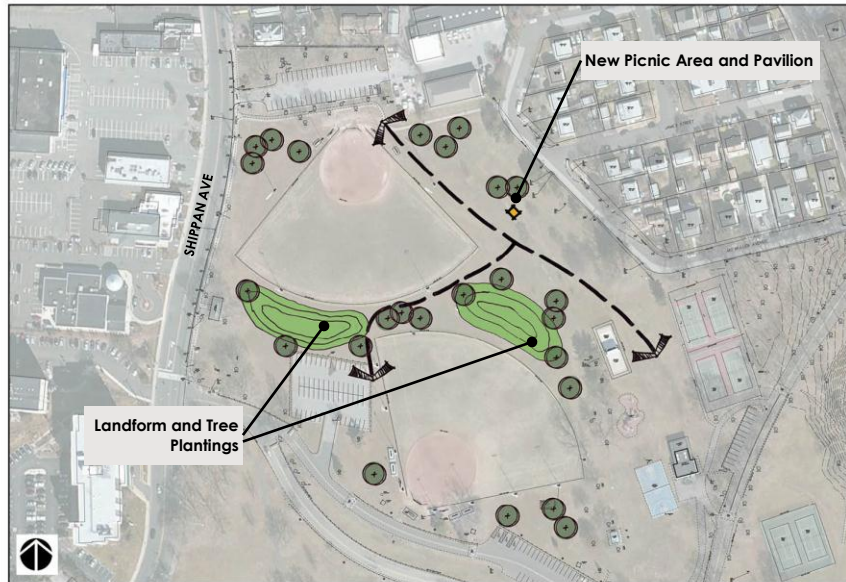
- **MAXIMIZED SINGLE FIELD UTILIZATION:** relocate one field, optional new efficient, controlled-spill sports lighting\*
- **REDUCE NOISE/ACTIVITY NEAR RESIDENCES:** locate infield farthest away from residences, largest natural buffer
- **ELIMINATE PARKING ALONG ROADWAY TO SOUNDVIEW AVE.**
- **CONSOLIDATED RESTROOM LOCATION:** provide portable restrooms in close proximity to infield/backstop and parking

\*NOTE: One lighted field will allow for higher utilization than current unlit two-field configuration

# PLAY FIELDS

- INCREASE FIELD UTILIZATION
- IMPROVE PEDESTRIAN ACCESS
- INCREASE SHADE TO MAKE MORE USER/SPECTATOR FRIENDLY
- PROVIDE NATURAL BUFFER USING VEGETATION AND/OR LANDFORM (MOUNDING)

## Fields 1 & 2: Concept 1



### FIELDS 1 & 2: CONCEPT 1 KEY POINTS

- **MAINTAIN CURRENT FIELD AND PARK INTEGRATION:** fields, parking and open space remain
- **ENHANCE USER EXPERIENCE:** provide more spectator seating and new picnic area and pavilion

## Fields 1 & 2: Concept 2

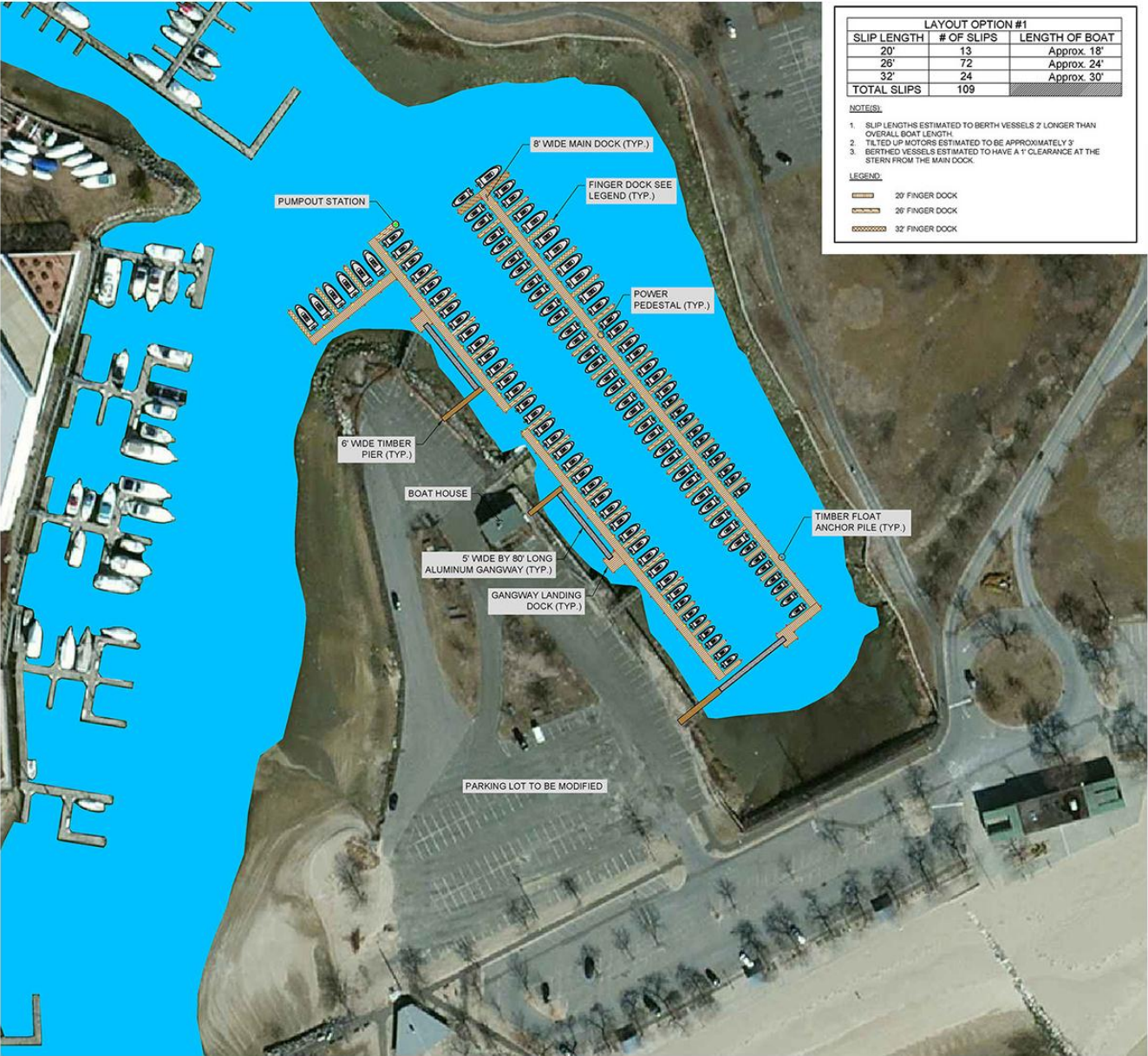


### FIELDS 1 & 2: CONCEPT 2 KEY POINTS

- **MAXIMIZED FIELD UTILIZATION AND INTEGRATION WITH PARK:** relocate fields; provide continuous, better organized and more usable open space
- **ENHANCE USER EXPERIENCE:** provide more spectator seating and multiple new picnic areas and pavilions
- **CONSOLIDATED PARKING:** relocate spaces along roadway
- **CONSOLIDATED RESTROOM LOCATION:** provide portable restrooms in close proximity to infields/backstops and parking



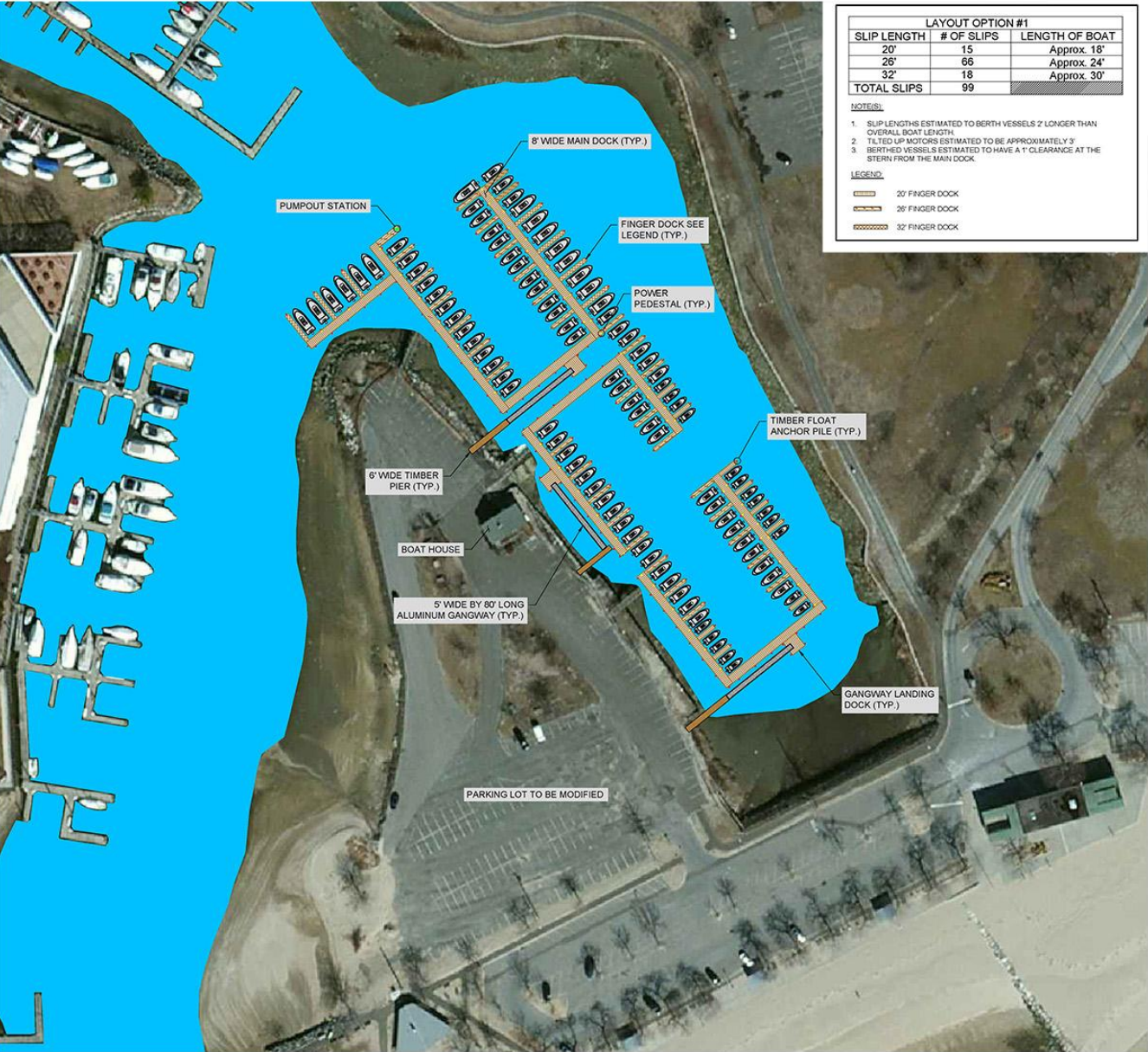
Concept 1



- CONCEPT 1 KEY POINTS**
- MAINTAIN EXISTING ACCESS POINTS
  - LIMITED REDUCTION IN PAVEMENT AND POTENTIAL RE-USE OF PENINSULA SPACE
  - COMBINED MARINA AND BEACH TRAFFIC THROUGH BEACHFRONT; LESS USER-FRIENDLY
- Total 20' Slips: 13 (approximate existing - 38)
- Total 26' Slips: 72 (approximate existing - 83)
- Total 32' Slips: 24 (approximate existing - 13)



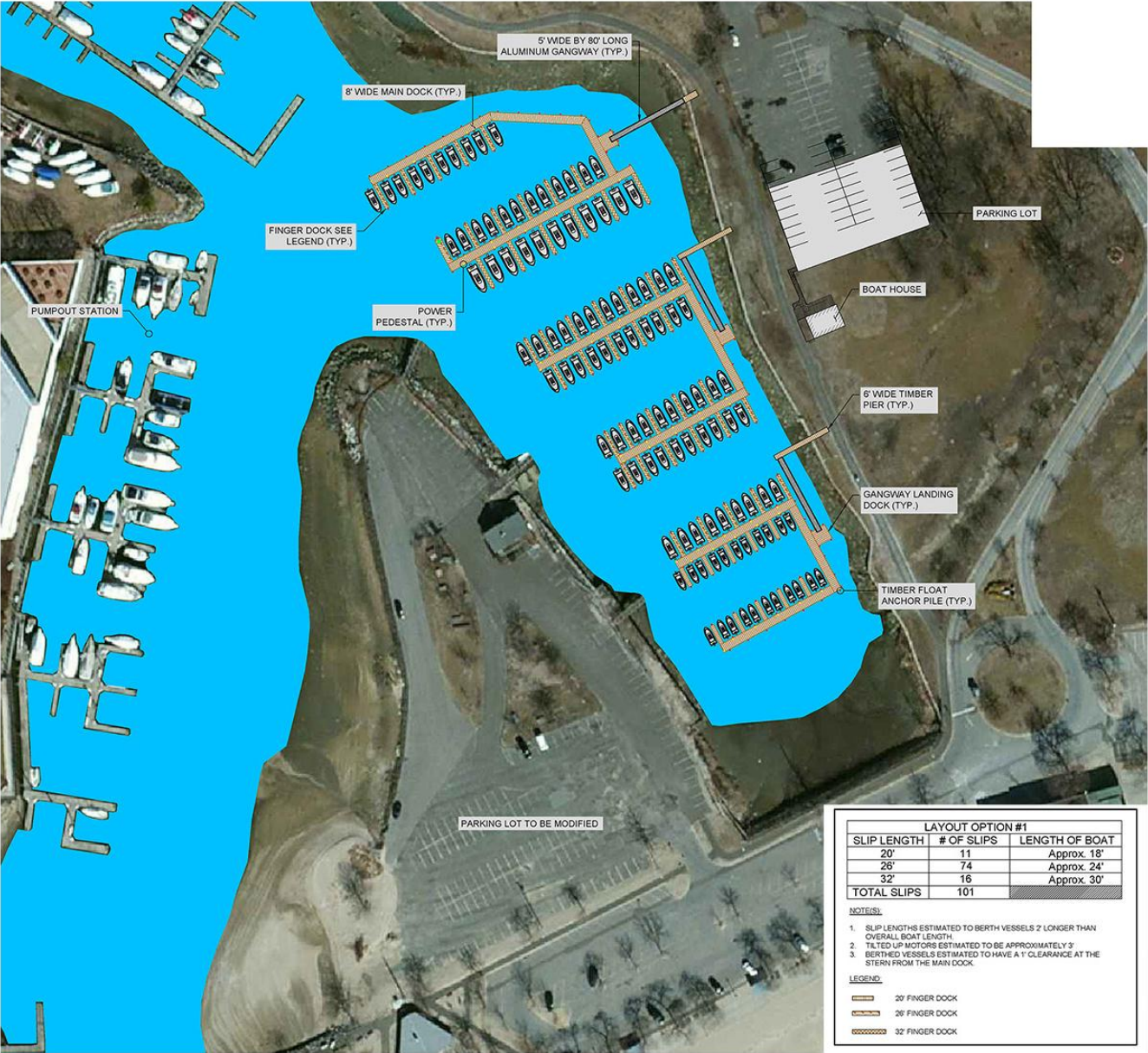
Concept 2



- CONCEPT 2 KEY POINTS
- MAINTAIN EXISTING ACCESS POINTS
  - LIMITED REDUCTION IN PAVEMENT POTENTIAL RE-USE OF PENINSULA SPACE
  - COMBINED MARINA AND BEACH TRAFFIC THROUGH BEACHFRONT; LESS USER-FRIENDLY
- Total 20' Slips: 15 (approximate existing - 38)
- Total 26' Slips: 66 (approximate existing - 83)
- Total 32' Slips: 18 (approximate existing - 13)



Concept 3

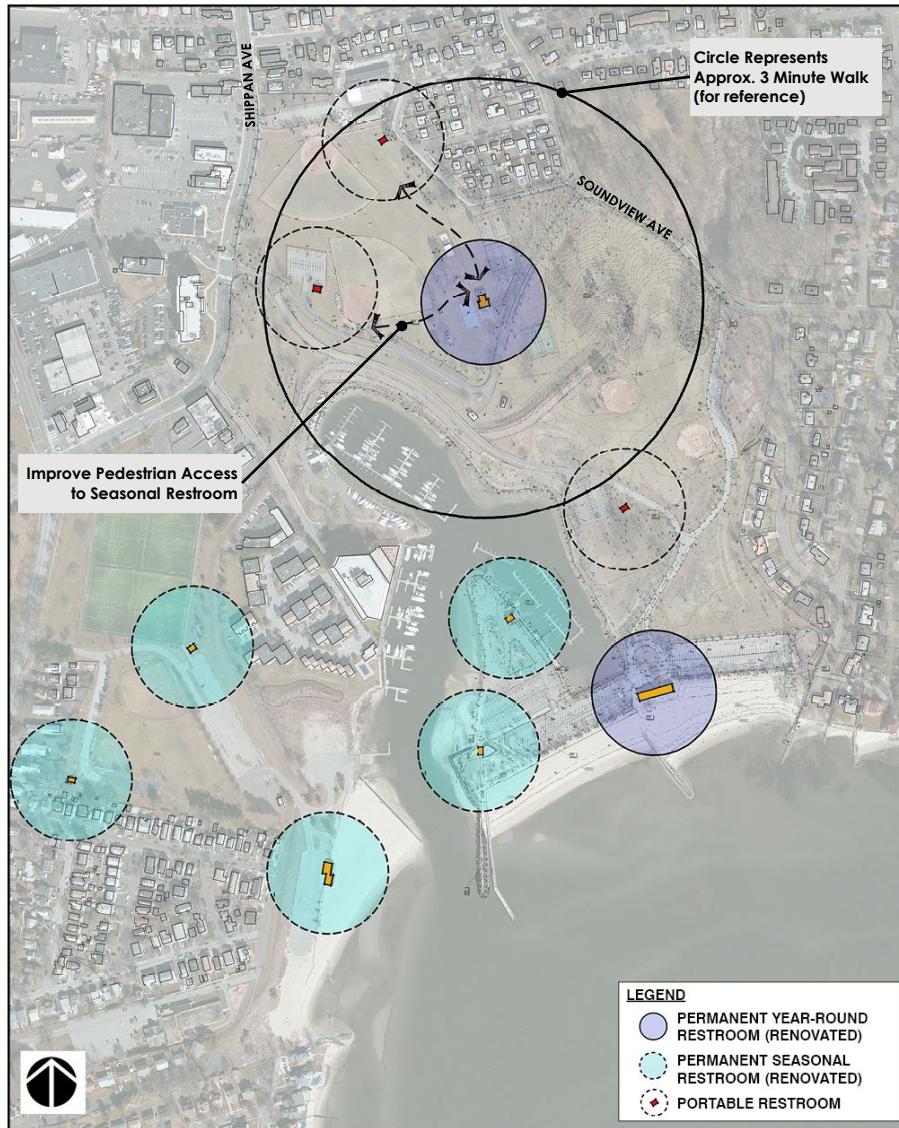


- CONCEPT 3 KEY POINTS**
- SHIFT MARINA ACCESS POINTS ACROSS COVE
  - GREATER REDUCTION IN PAVEMENT AND POTENTIAL RE-USE OF PENINSULA SPACE
  - REDUCE COMBINED MARINA AND BEACH TRAFFIC THROUGH BEACHFRONT; MORE USER-FRIENDLY
- 
- **Total 20' Slips: 11** (approximate existing - 38)
  - **Total 26' Slips: 74** (approximate existing - 83)
  - **Total 32' Slips: 16** (approximate existing - 13)

# RESTROOMS

•RENOVATE, IMPROVE SECURITY AND LOCATE FOR CONVENIENCE

## Proposed Scheme



### RESTROOM SCHEME KEY POINTS

- **PROVIDE TWO PERMANENT, YEAR-ROUND RESTROOMS**
- **PROVIDE MULTIPLE SEASONAL RESTROOMS IN HIGH-USE AREAS:** locate at destination recreation areas and highly-utilized athletic fields (i.e. West Beach little league and soccer fields)
- **PROVIDE PORTABLE RESTROOMS WHERE ADDITIONAL FACILITIES MAY BE REQUIRED:** locate where permanent facilities are not feasible and/or highly utilized recreation areas (i.e. Cummings Park baseball and softball fields)

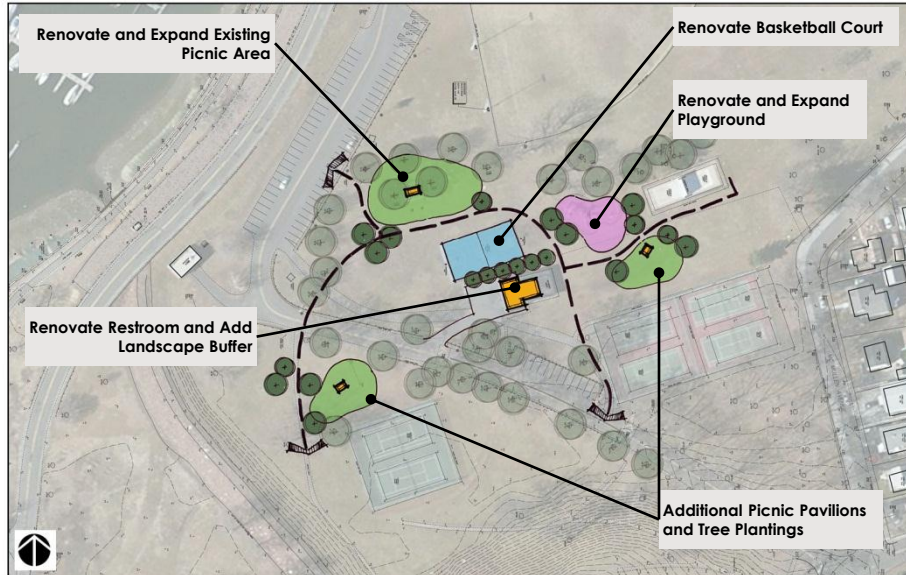
\* Suggestions for restroom locations and types are based upon public feedback received, focusing on the condition, location and security of existing facilities.



# PLAYGROUND ENVIRONMENT

- RENOVATE/UPDATE EXISTING PLAY AMENITIES
- IMPROVE PEDESTRIAN ACCESS
- INCREASE SHADE AND GROUP GATHERING/PICNIC AREAS
- RENOVATE EXISTING RESTROOM

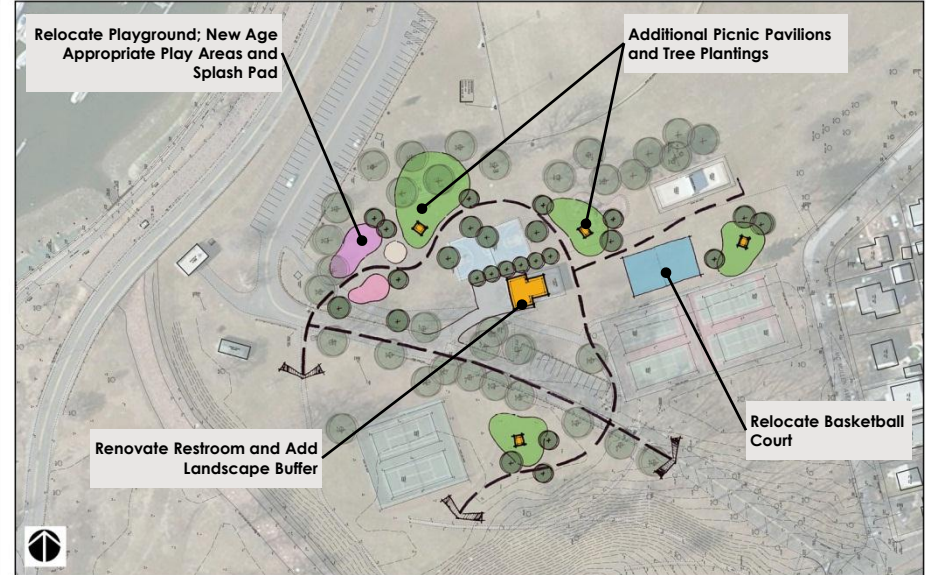
## Concept 1



### CONCEPT 1 KEY POINTS

- **MAINTAIN CURRENT CONFIGURATION:** renovate and upgrade playground and basketball court in-place
- **ENHANCE ACCESS TO RESTROOM FROM OTHER POINTS IN THE PARK:** provide new pedestrian paths

## Concept 2



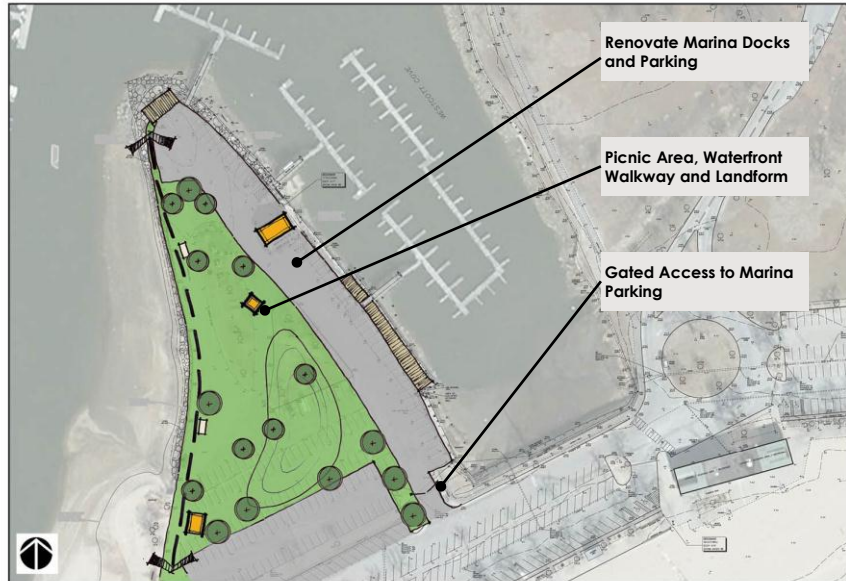
### CONCEPT 2 KEY POINTS

- **REORGANIZE CONFIGURATION**
- **SEPARATE PLAY AREAS AND USER-GROUPS:** provide relocated new age-appropriate play areas, splash pad and basketball court
- **ENHANCE ACCESS TO RESTROOM FROM OTHER POINTS IN PARK:** provide new pedestrian paths

## DESTINATION PLAY

- REDUCTION OF EXCESS PAVEMENT/PARKING AT MARINA PENINSULA
- INCREASE SHADE AND OPEN SPACE; PROVIDE LANDFORM (MOUNDING) FOR AESTHETICS, INCREASED VIEWS AND PLAY
- PROMOTE FITNESS, ACTIVE RECREATION AND IMAGINATIVE PLAY

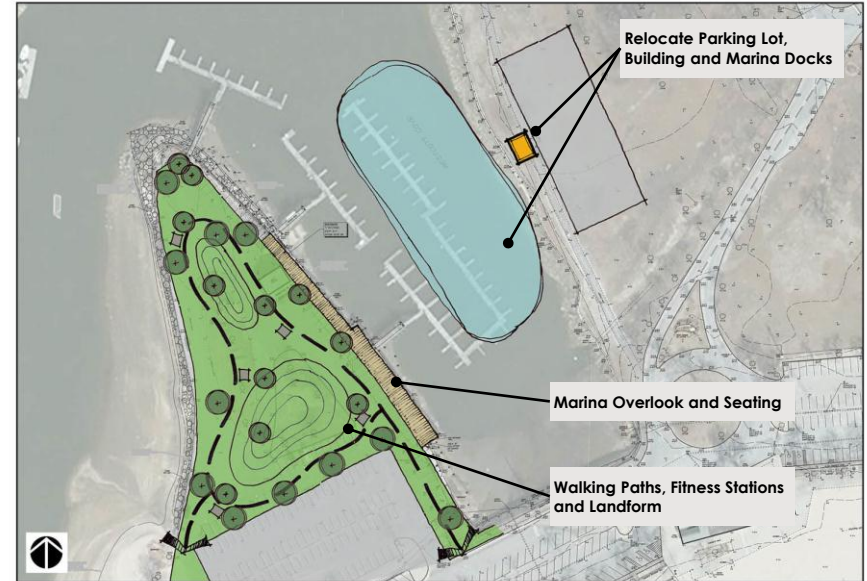
### Concept 1



#### CONCEPT 1 KEY POINTS

- **SHARED-USE:** maintain large portion of parking; provide gated access to marina
- **PROMOTE PASSIVE RECREATION:** provide new waterfront open space, seating and walk
- **ENHANCE USER-EXPERIENCE AND PARK INTEGRATION:** provide group gathering/picnic areas and pedestrian access to water's edge

### Concept 2



#### CONCEPT 2 KEY POINTS

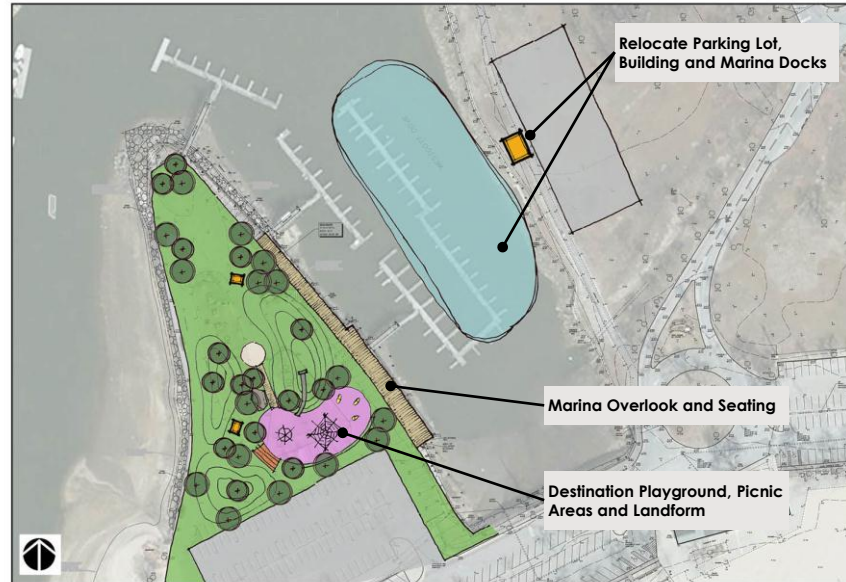
- **MAXIMIZE RE-USE OF PENINSULA:** maintain limited portion of parking; relocate marina across cove
- **PROMOTE ACTIVE RECREATION:** provide designated fitness loop
- **ENHANCE USER-EXPERIENCE AND PARK INTEGRATION:** provide pedestrian access to water's edge



## DESTINATION PLAY

- REDUCTION OF EXCESS PAVEMENT/PARKING AT MARINA PENINSULA
- INCREASE SHADE AND OPEN SPACE; PROVIDE LANDFORM (MOUNDING) FOR AESTHETICS, INCREASED VIEWS AND PLAY
- PROMOTE FITNESS, ACTIVE RECREATION AND IMAGINATIVE PLAY

### Concept 3



#### CONCEPT 3 KEY POINTS

- **MAXIMIZE RE-USE OF PENINSULA:** maintain limited portion of parking; relocate marina
- **PROMOTE IMAGINATIVE PLAY/ACTIVE RECREATION:** provide new destination and adventure play environment
- **ENHANCE USER-EXPERIENCE AND PARK INTEGRATION:** provide group gathering/picnic areas and pedestrian access to water's edge