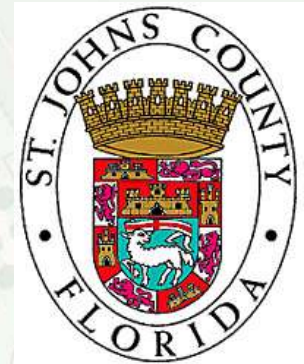
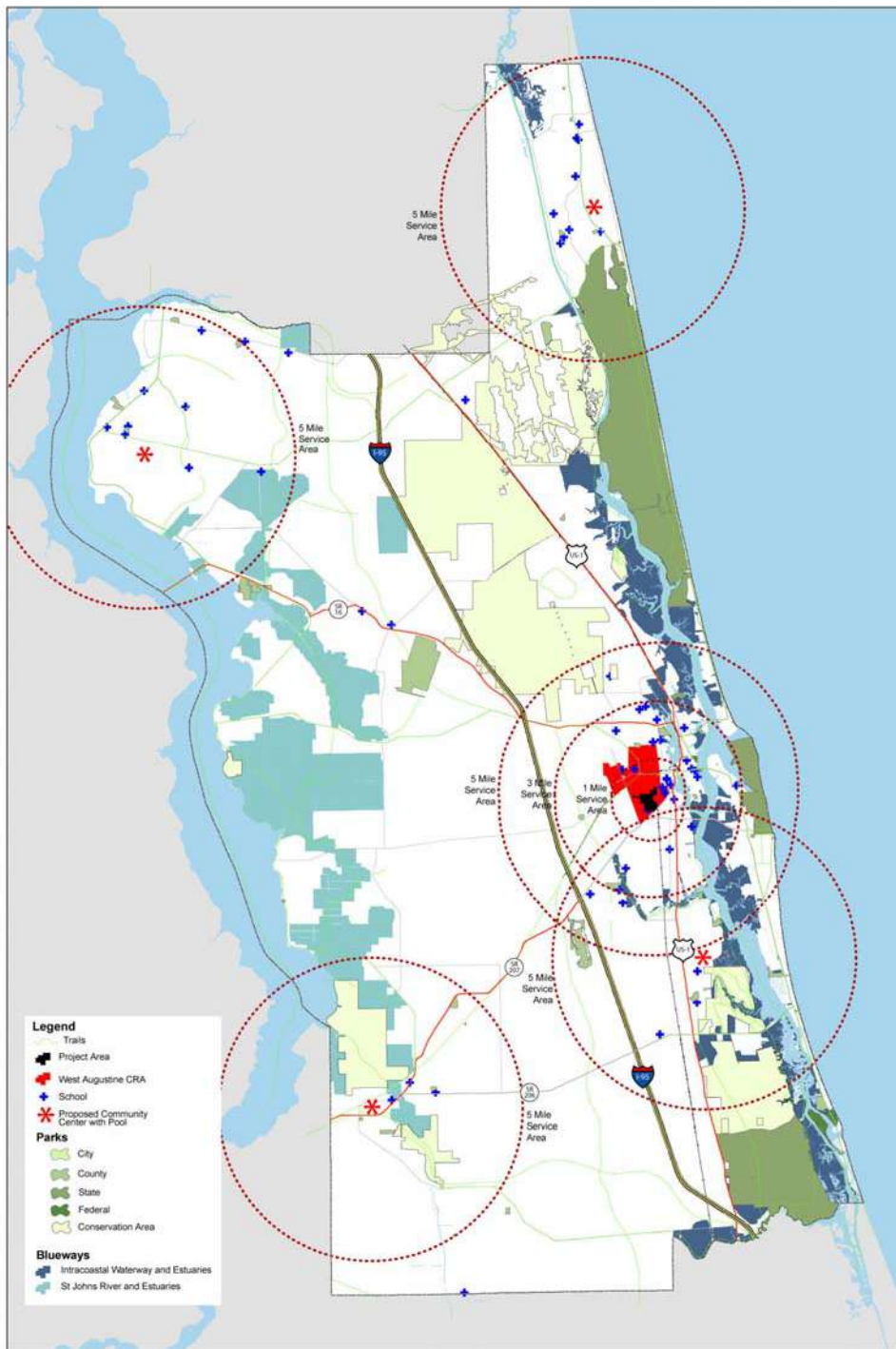




West Augustine District Park
St. Johns County Recreation and Parks



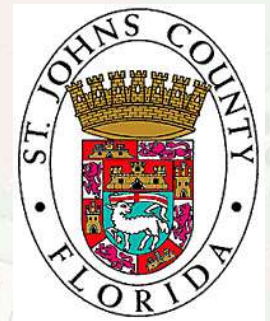
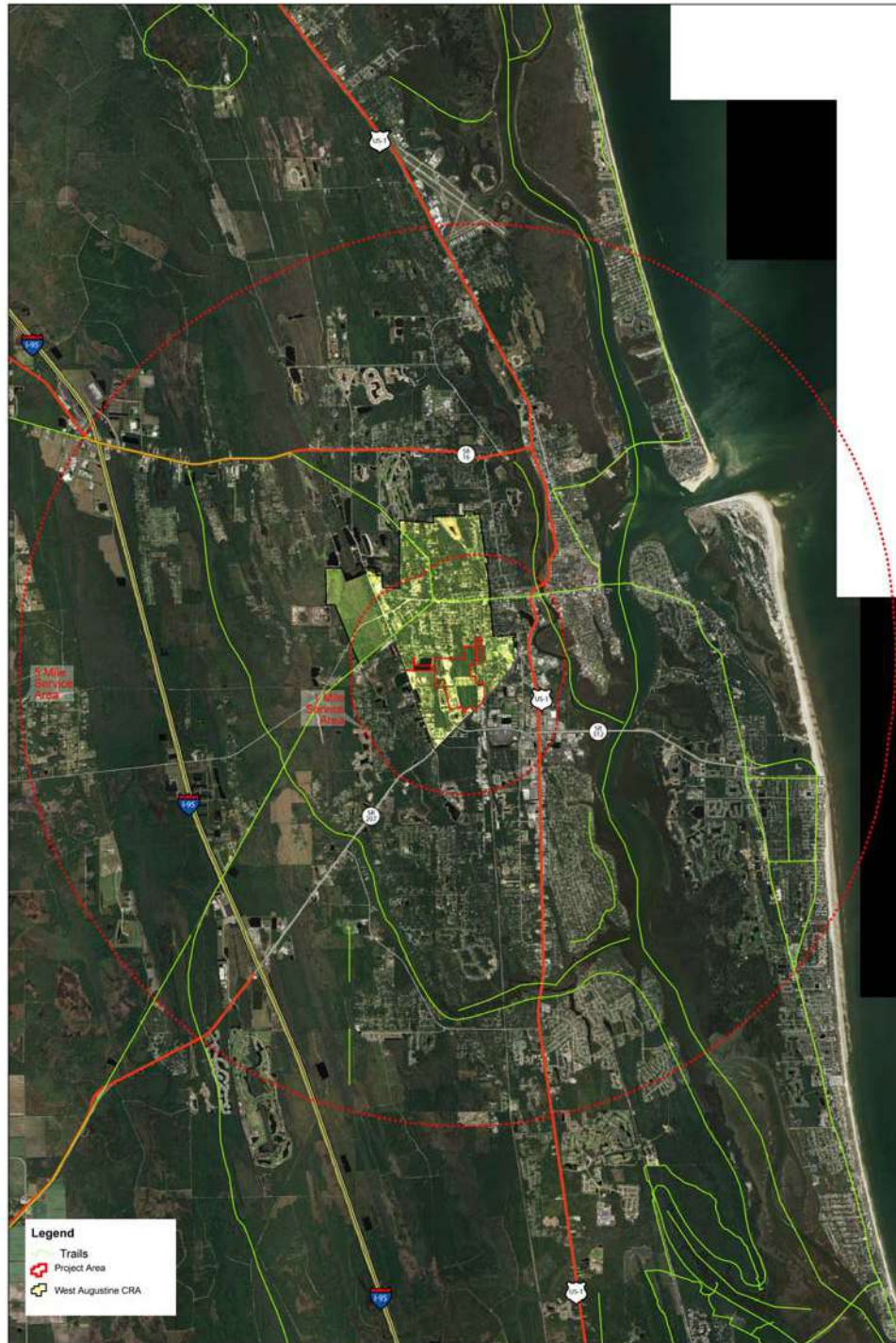
Regional Context



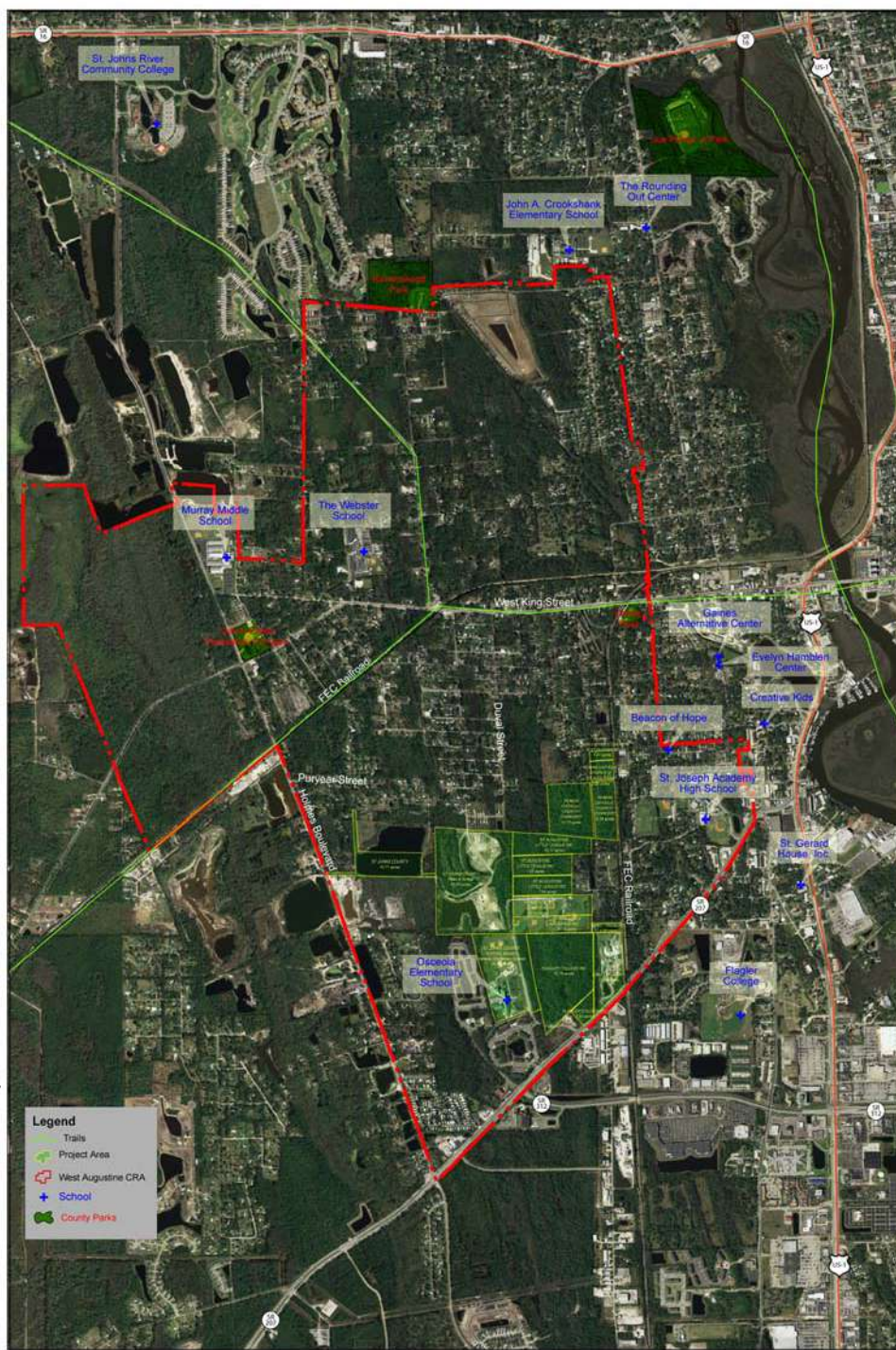
- Legend**
- Trails
 - Project Area
 - West Augustine CRA
 - School
 - Proposed Community Center with Pool
 - Parks**
 - City
 - County
 - State
 - Federal
 - Conservation Area
 - Blueways**
 - Intracoastal Waterway and Estuaries
 - St Johns River and Estuaries

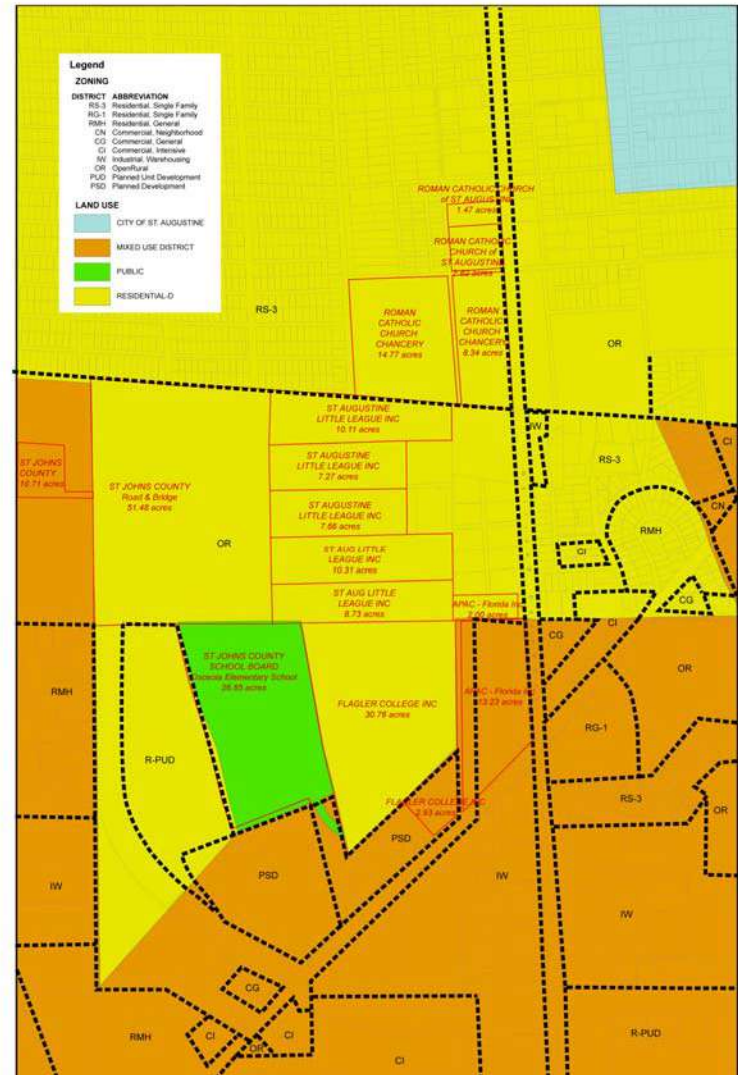


Service Boundary



Community Redevelopment Area





Parcel Ownership & Infrastructure

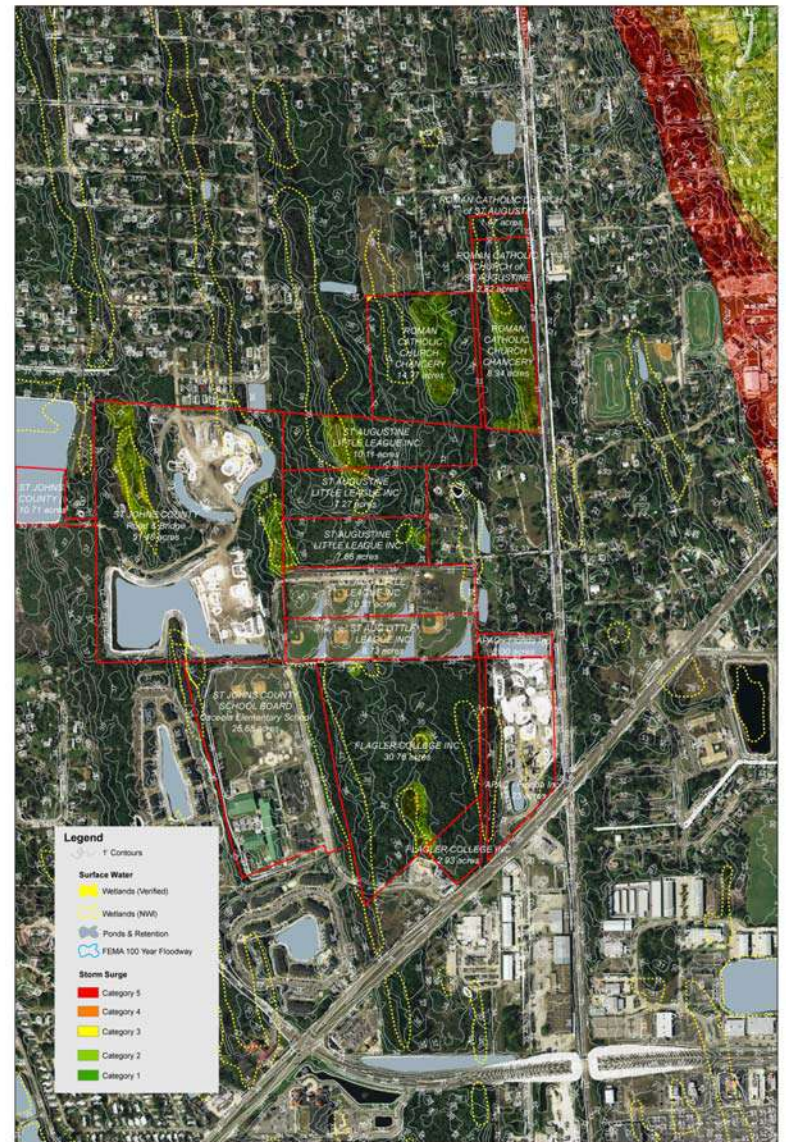
Zoning & Land Use



Vegetation & Soils
West Augustine Regional Park
St. Johns County Recreation and Parks

Halback
DESIGN GROUP

Vegetation & Soils

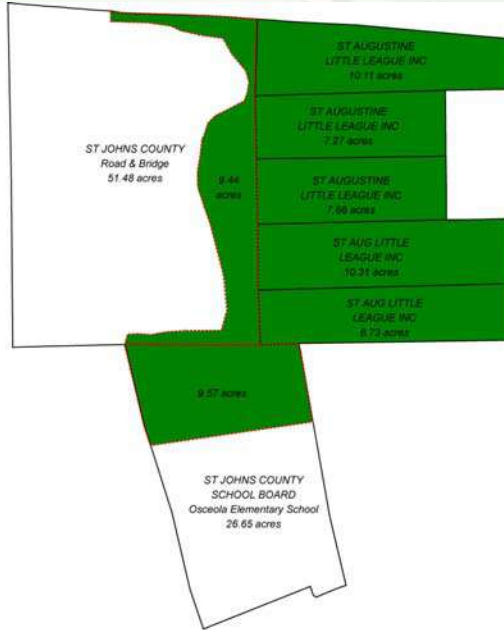


Hydrology
West Augustine District Park
St. Johns County Recreation and Parks

Halback
DESIGN GROUP

Hydrology

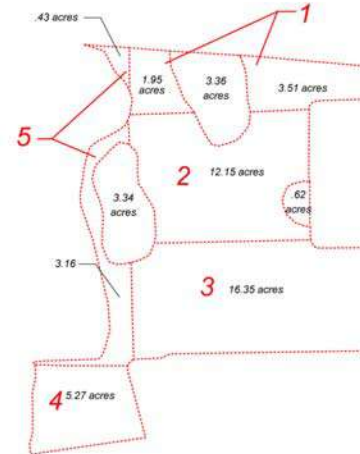
Area Evaluations



ST. JOHNS COUNTY Road & Bridge 51.48 acres
 ST. AUGUSTINE LITTLE LEAGUE INC 10.11 acres
 ST. AUGUSTINE LITTLE LEAGUE INC 7.27 acres
 ST. AUGUSTINE LITTLE LEAGUE INC 7.66 acres
 ST. AUGUSTINE LITTLE LEAGUE INC 10.31 acres
 ST. AUGUSTINE LITTLE LEAGUE INC 8.73 acres
 ST. JOHNS COUNTY SCHOOL BOARD Osceola Elementary School 26.65 acres

TOTAL Gross = 122.21 acres

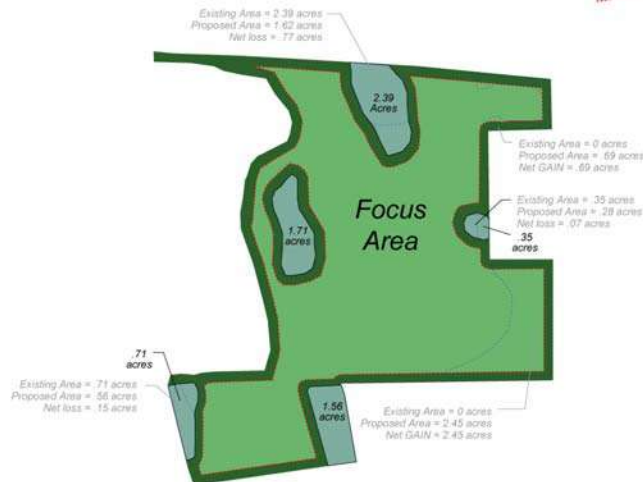
122.21 acres Gross
 63.09 acres Available Gross



1 = 5.46 acres
 2 = 12.15 acres
 3 = 16.35 acres
 4 = 5.27 acres
 5 = 3.59 acres

TOTAL Net = 42.82 acres







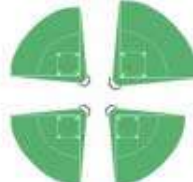


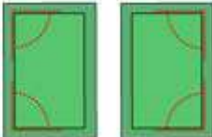

Wetland Summary
 Existing Wetland Area = 6.72 Acres
 Displaced Area = .99 Acre
 Mitigated Area = 3.14 Acres
 Total Revised Wetland Area = 8.87 Acres



63.09 acres Available Gross
 6.72 acres Wetland
 13.55 acres Buffer
 42.82 acres Net Developable Area





Active Recreation

Buildings	Parking 1 Space = 450 sq.ft.	Facilities	Retention
<ul style="list-style-type: none"> Full Service Community Center (18,000 sq.ft.) Pavilion with 4 picnic tables (400 sq.ft.) 1 table per 100 sq.ft. 	<p>150</p> <p>150 Parking Spaces 1 space x 450 sq. ft. = (67,500 sq.ft.)</p> <p><small>1 space per 100 SQ. FT. of pool area (6000 sq ft. = 60 spaces) 30 Players per field X # of fields (1) = 30 spaces 1 Space per 300 sq ft. of buildable area = 60 spaces</small></p>	 <p>1 Lighted 210' x 360' - Playing Area 275' x 410' - Overall Multipurpose Field (75,600 sq.ft.)</p>  <p>Playground 75' x 75' (5,625 sq.ft.)</p>  <p>Competition Swimming Pool 8 lanes, 25 yards w/ children's pool, play equipment, slide, deck space, a pavilion and shade structures (17,000 sq.ft.)</p>	<p>12% of Total sq. ft. of buildings = RETENTION AREA</p> <p>131' x 131'</p>  <p>12% of 143,625 sq.ft. = (17,235 sq.ft.)</p>
<ul style="list-style-type: none"> Operations/ scorers/press (2,400 sq.ft.) 4 Pavilions 16 picnic tables (1600 sq.ft.) Full Service Concession & Restrooms (2,400 sq.ft.) Maintenance (2,400 sq.ft.) 	<p>240</p> <p>240 Parking Spaces 1 space x 450 sq. ft. = (108,000 sq.ft.)</p> <p><small>30 Players per field X # of fields (8) = 240 spaces</small></p>	 <p>2 Lighted Girls Softball Fields 1 League Play 200' 1 Competition Play 225' (80,000 sq.ft.)</p>  <p>2 Lighted Senior League Softball Fields 2 @ 330' (217,800 sq.ft.)</p>  <p>4 Lighted Little League Baseball Fields 3 League Play @ 200', 1 Competition Play @ 225' (422,500 sq.ft.)</p>  <p>Maintenance Yard 70' x 70' (5,000 sq.ft.)</p>	<p>320' x 320'</p>  <p>12% of 855,600 sq.ft. = (102,672 sq.ft.)</p>
<ul style="list-style-type: none"> Pavilion (400 sq.ft.) Restroom (250 sq.ft.) 	<p>120</p> <p>120 Parking Spaces 1 space x 450 sq. ft. = (54,000 sq.ft.)</p>	 <p>2 Lighted Multi-Purpose Fields 210' x 360' - Playing Area 275' x 410' - Overall with 4 League Play 200' Tee Ball Fields (151,200 sq.ft.)</p>	<p>145' x 145'</p>  <p>12% of 185,600 sq.ft. = (22,272 sq.ft.)</p>

Program Elements

Passive Recreation

Buildings	Parking	Facilities	Retention
<ul style="list-style-type: none"> Pavilion (400 sq.ft.) 	<p>72</p> <p>72 Parking Spaces 1 space x 450 sq. ft. = (32,400 sq.ft.)</p> <p>24-40 Spaces (Trail Users) 18-25 Spaces (Dog Walkers) 16-20 Spaces (Other) Median Result = 72 spaces</p>	 <p>1.5 Mile perimeter trail</p> <p>On-leash area (4,000 sq.ft.)</p> <p>Off-leash area (4,000 sq.ft.)</p>	<p>Trail Network</p> <p>Dog Park</p> <p>63' x 63'</p>  <p>12% of 34,800 sq.ft. = (3,936 sq.ft.)</p>

Subtotals

Buildings	Parking	Facilities	Retention
<p>27,950 sq.ft. .64 acres</p>	<p>582 spaces 261,900 sq.ft. or 6.01 acres</p>	<p>983,125 sq.ft. or 22.57 acres</p>	<p>145,515 sq.ft. or 3.34 acres</p>

Total Program Area = **32.56 acres**

Program Elements



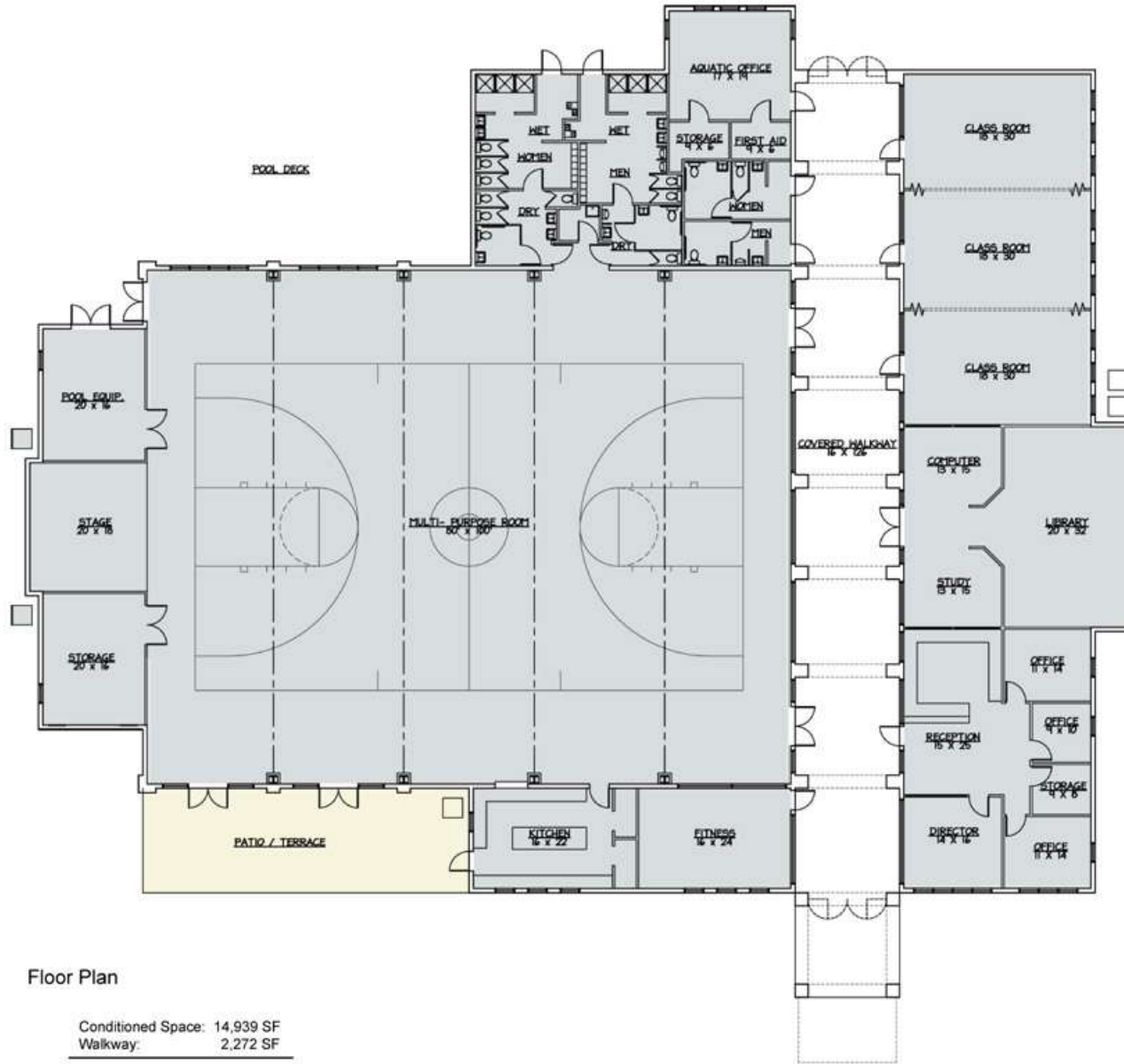
Illustrative Master Plan

Key

- | | | |
|---|--|-------------------------------|
| ① Community Center | ⑦ Playground with 2 Pavilions | ⑬ Celebration Wall |
| ② Pool | ⑧ Traffic Circle with Drop-Off Zones for both directions | ⑭ Fishing Pier |
| ③ Little League Fields
1 - 225' Competition Field
3 - 200' League Play Fields | ⑨ Lake | ⑮ Raised Intersection |
| ④ Girls Softball & Senior League Fields
1 - 225' Girls Softball Competition Field
1 - 200' League Play Field
2 - 300' League Play Fields | ⑩ Existing Wetland | ⑯ Maintenance Facility & Yard |
| ⑤ Multi-Purpose Fields with Tee Ball Fields | ⑪ Mitigated Wetland | ⑰ Observation Boardwalk |
| ⑥ Concession/Restroom/Media Facility | ⑫ Parking | ⑱ Events Lawn |
| | | ⑲ Dog Park |

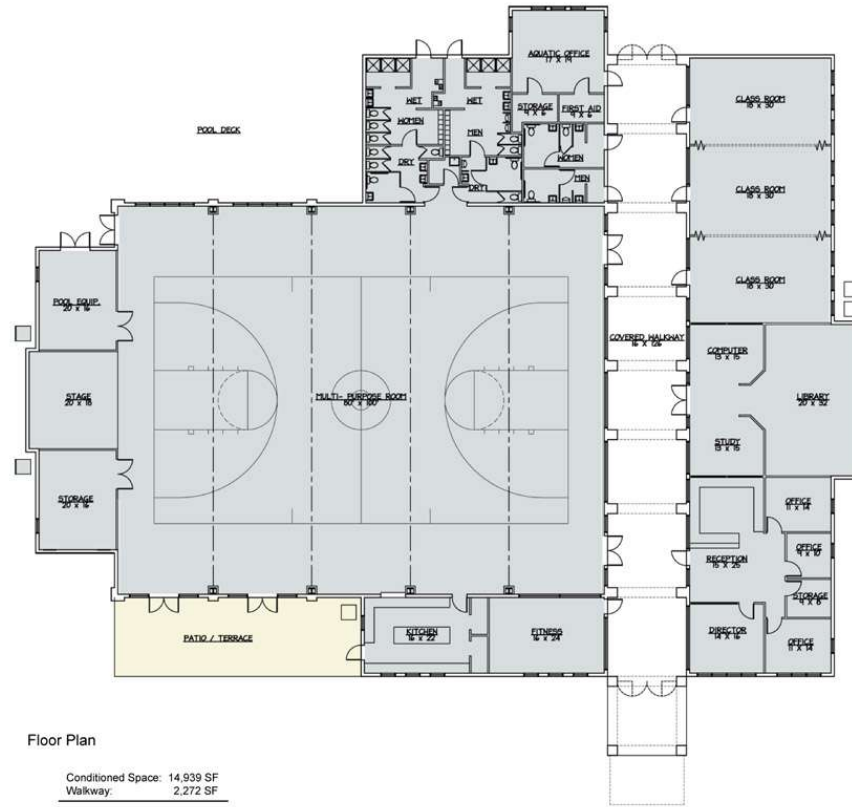
Community Center





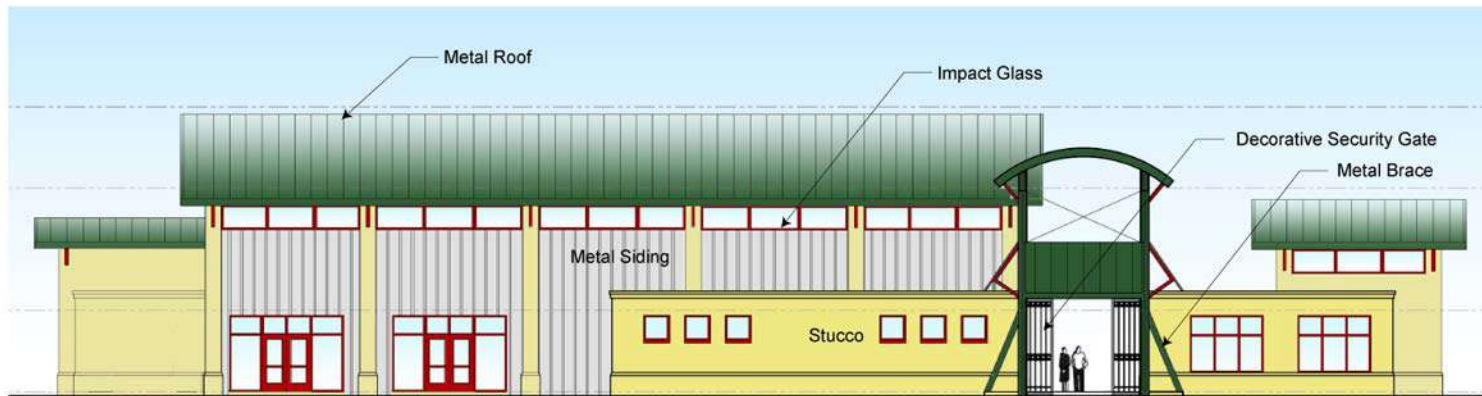
Floor Plan

Conditioned Space:	14,939 SF
Walkway:	2,272 SF
TOTAL:	17,211 SF



Floor Plan

Conditioned Space:	14,939 SF
Walkway:	2,272 SF
TOTAL:	17,211 SF



Front Elevation

18

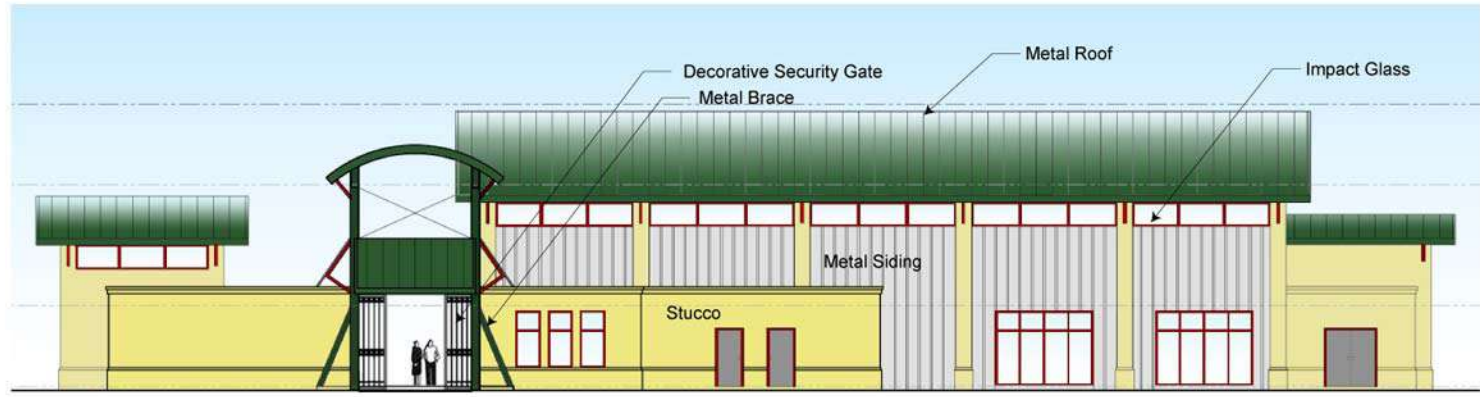
12a

12c

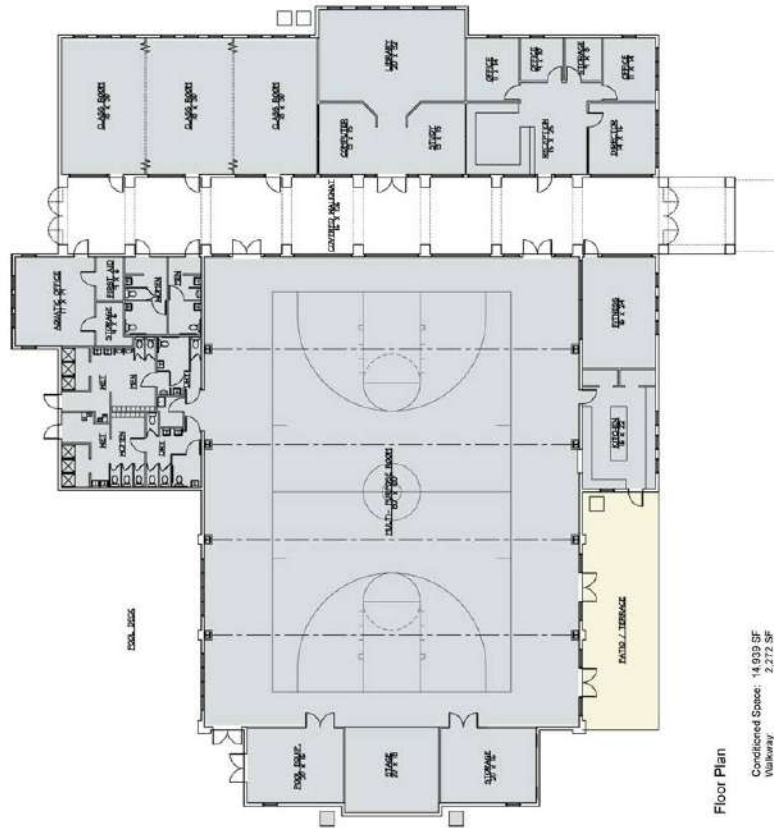
10

TOTAL: 17,211 SF
 Condoned Space: 14,639 SF
 Walkway: 2,272 SF

Floor Plan



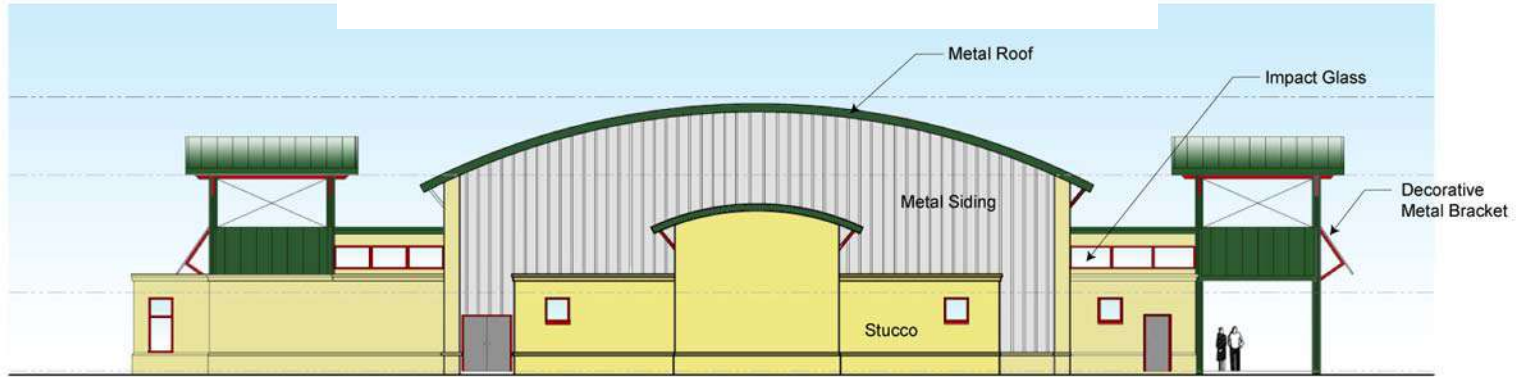
Rear Elevation



Floor Plan

Conditioned Space: 14,000 SF
Walkway: 2,272 SF

TOTAL: 17,211 SF



Left Elevation

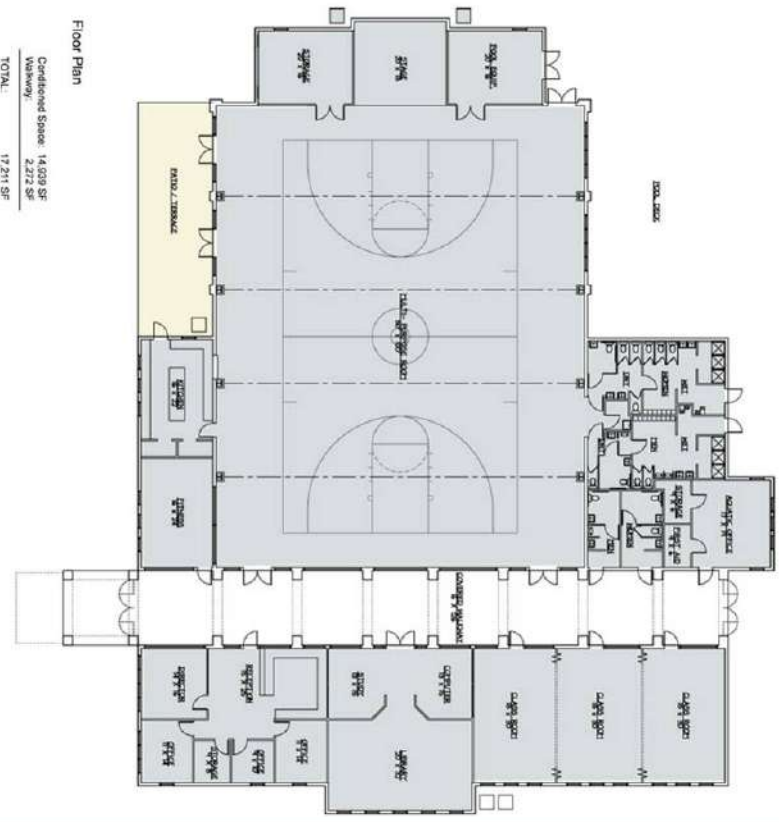
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12a

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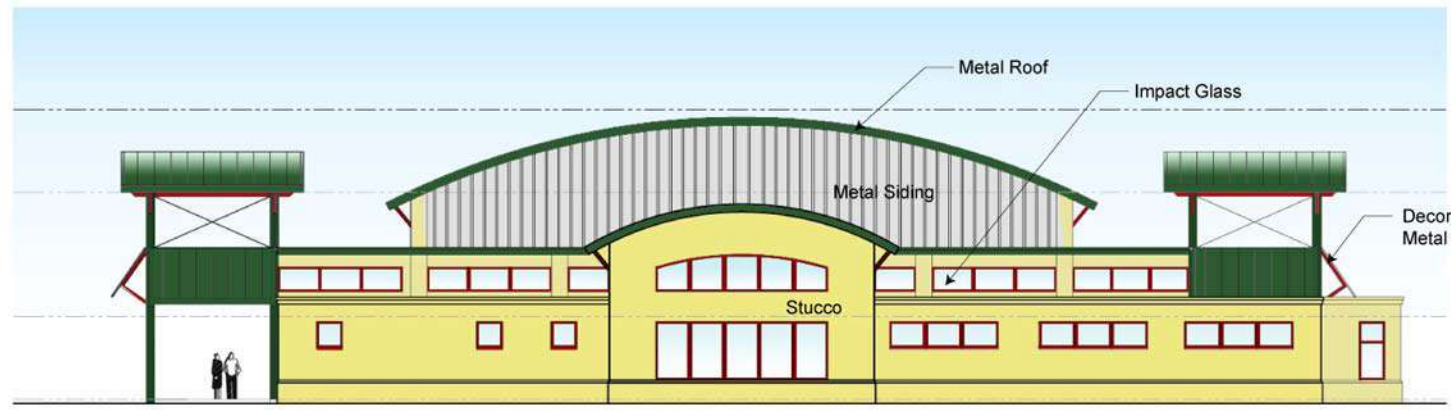
Floor Plan

Conditioned Space: 14,036 SF
 Venting: 2,272 SF
 TOTAL: 17,211 SF

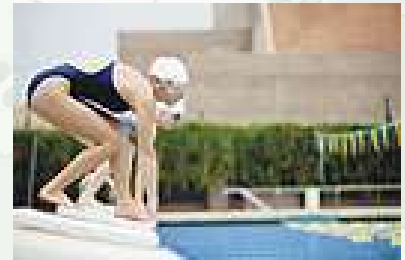


12c

10

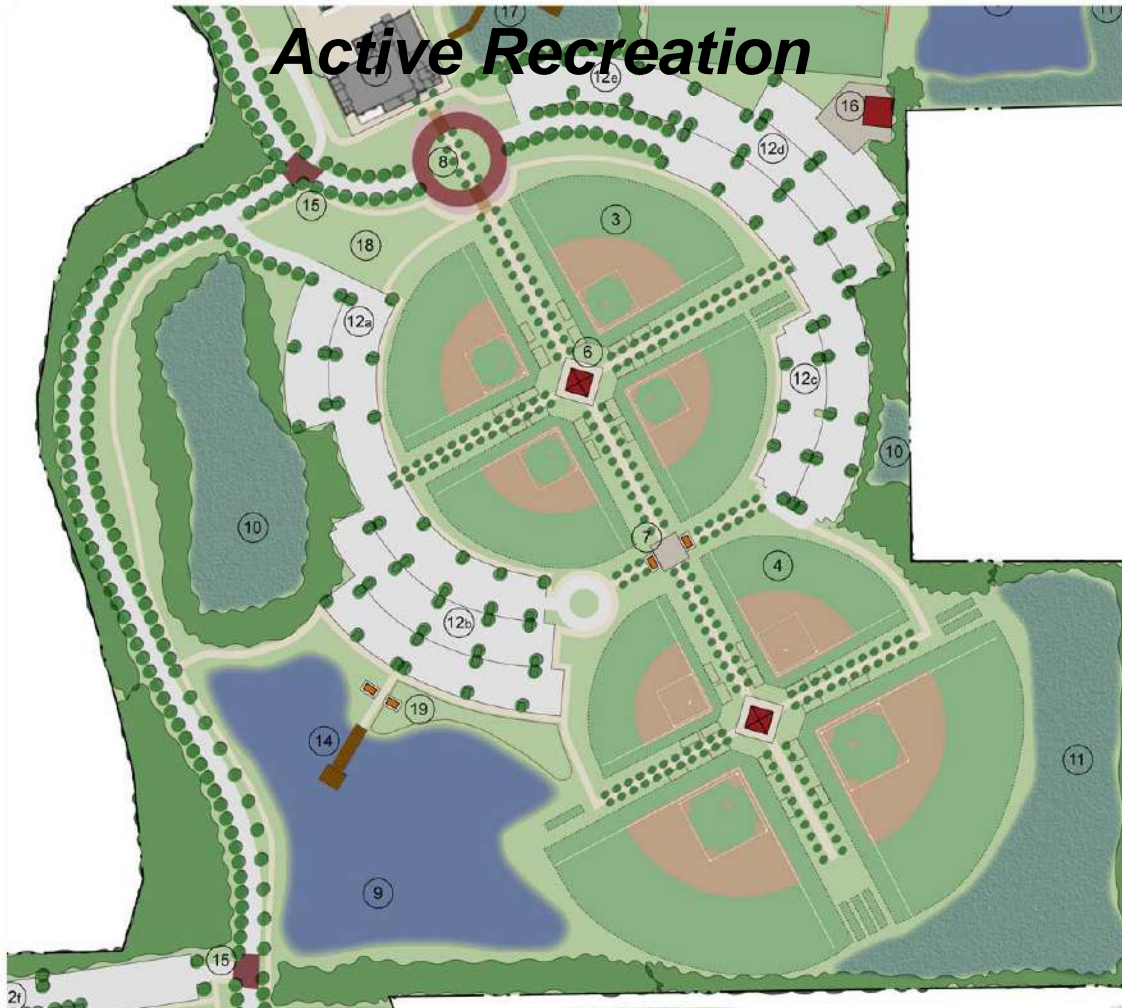


Right Elevation



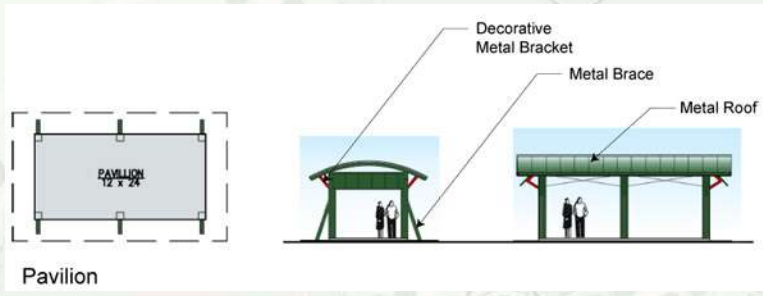
Community Center Pool

Active Recreation



18

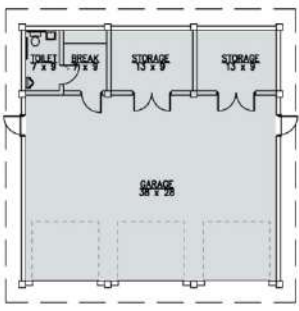
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Pavilion

6

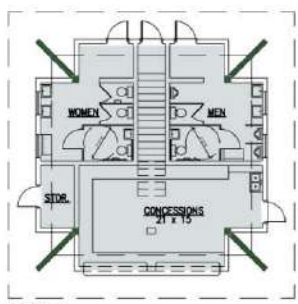
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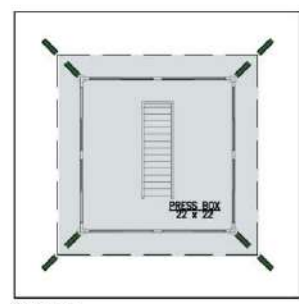
Maintenance Building

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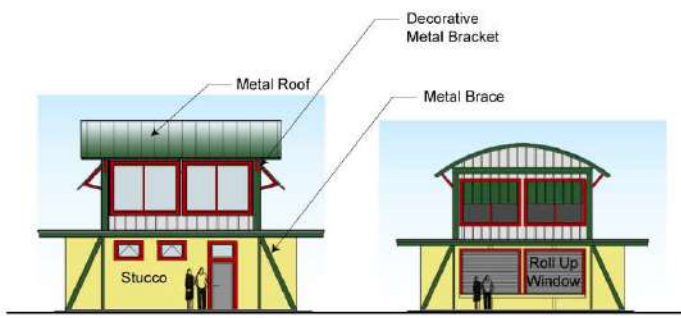
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1st Floor



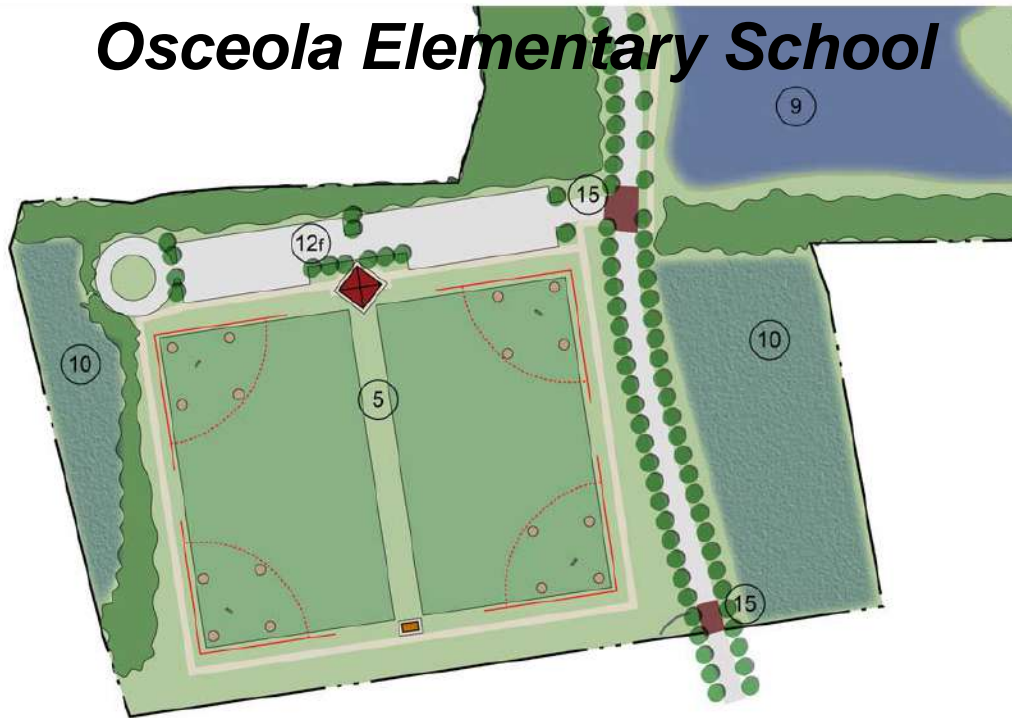
2nd Floor



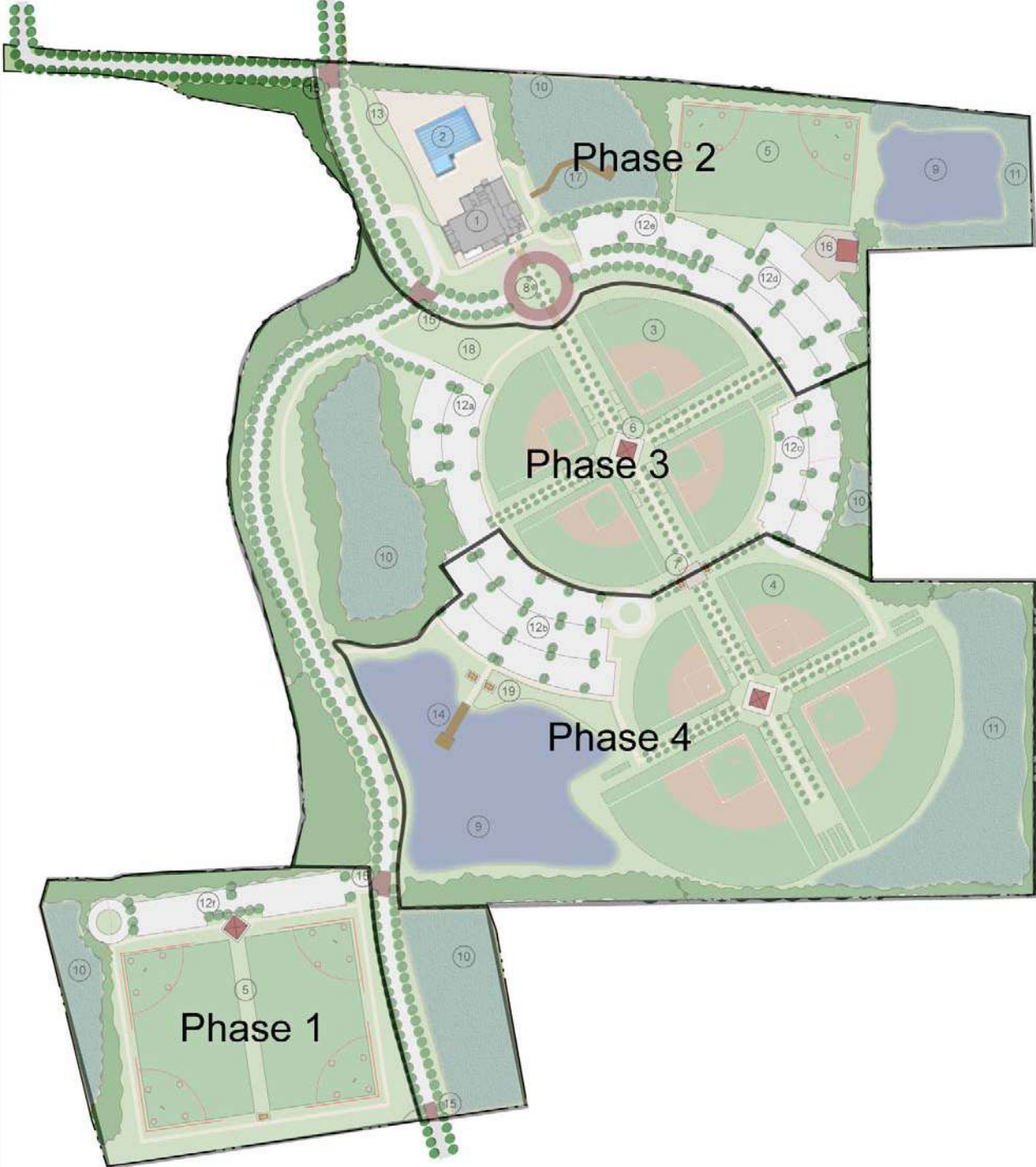
Concession Stand and Press Box

14

Osceola Elementary School



Phasing



CRA Context

