The Coral Villa Estates Area Charrette
Public Neighborhood Design Workshop

Work In Progress Presentation

Monday 19th April, 2010

Department of Planning and Zoning • Community Planning Section
Resolution R-382-09 sponsored by Commissioner Rebeca Sosa:

• Hold a Charrette to provide interested persons with an opportunity to contribute to a vision for the Coral Villa Estates Area

• Prepare an Area Plan Report documenting the results of the charrette
Pre-Charrette Community Meetings & Outreach

Coral Villa Estates Area Charrette

Four Charrette Steering Committee Meetings

How can we make our community a better place to live? Please join us for:

The Coral Villa Estates Area Charrette
Public Neighborhood Design Workshop
Bring your family and neighbors and let’s work together to plan for the future of our community

Saturday, April 10th, 2010
10:00 am - 3:00 pm
Coral Villa Baptist Church
3201 SW 67th Avenue
(Parking facilities will be provided)

The Design Team works on The Vision Plan
April 11th through April 16th
Studio open to the public all day
A.D. Barnes, 2006
3404 SW 73rd Avenue

Presentation of Vision
Monday, April 19th, 2010
6:00 pm to 8:00 pm
Coral Villa Baptist Church
3201 SW 67th Avenue

For more information call Maria Deluca-Croque, Downtown & Opa Locka, 205-379-3200. Write your ideas on index cards if you can’t write on paper. Paper will be provided. A&D Barnes, March 2006. For comments, contact: 205-379-3200. www.miamidadeparks.org
How The Vision Plan Was Created:

Kick Off Presentations

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Saturday April 10th, 10:00am to 11:00am
How The Vision Plan Was Created:

Public Process

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Saturday April 10th, 11:00am to 12:30pm
How The Vision Plan Was Created: Public Process

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Saturday April 10th, 11:00am to 12:30pm
How The Vision Plan Was Created:

Citizen’s Presentations

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Saturday April 10th, 1:00pm
The Citizen’s Plans

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The Citizen’s Plans

Coral Villa Estates Area Charrette
The Citizen’s Requests

• Announce arrival to the Coral Villa Estates area (entrance features, signage, and landscaping) at Intersection of SW 67th Avenue with Coral Way & the Coral Gables Canal.

• Improve overall public infrastructure: sidewalks, street lights, and landscaping (shade trees) on all neighborhood streets.

• General traffic calming in the area. Use roundabouts, intersection improvements, pedestrian walkways and speed-humps at key strategic intersections within the neighborhood as traffic calming devices and to deter cut-through traffic.

• Improve SW 67th Avenue with a green landscaped median, landscaping, and selected turn lane curb-cuts for better traffic circulation.

• Develop the Coral Villa Park as Children’s playground with (swings/play equipment and sand-box areas) shade trees, seating/benches, water features and allow for “dog-friendly” areas.

• Make the park safe for kids from street traffic and no shelters/bathrooms.
The Citizen’s Requests

- Improve the existing median on Coral way (SW 24th Street) along with better landscaped buffering of the residential from the street.
- Incorporate (brick pavers or striped) crosswalks for pedestrians.
- Design for ADA accessibility and compliance for the general study area.
- Introduce general human scale attractive (decorative) lighting for the whole area.
- Create General Design Standards/Architectural guidelines to create an identity for the Commercial area.
- Design future redevelopment of commercial property’s to be set near to the street frontage (minimum setbacks) with parking towards the rear.
- Keep all the existing commercial and no additional rezonings to commercial.
- Create appropriate buffer and transition from the commercial area to the residential.
The Citizen’s Requests

• Enhance the Canal into a green trail with pedestrian (and dog friendly) walkways, biking, jogging paths, lighting and landscaping.
• Complete the canal’s retaining wall and beautification project.
• Put a “Local Traffic Only” sign for entry on the Canal fronting street.
• Code enforcement to prevent encroachment onto swales.
• Work with the Church to convert the Open green into a passive Park.
• Improve the design of new and existing bus stops.
• Create a ‘green’ pedestrian connection that stretches from Schenley Park to Coral Villa Park, then to the Canal, and finally to A.D. Barnes Park.
How The Vision Plan Was Created:

Design Studio

Studio on site
Open to Public all Day...
Into the night...

Community Room, 3401 SW 72nd Avenue
A.D. Barnes Park

Sunday, April 11th Through Friday, April 16th
Charrette Area Plan

Coral Villa Estates Area Charrette
Traffic Calming:

Intersections studied by PWD:

- 63rd Avenue and 28th Street
- 63rd Avenue and 33rd Street
- 64th Avenue and 30th Street
- 64th Avenue and 33rd Street
- 65th Avenue and 33rd Street
Traffic Calming:

Intersections studied by PWD:

- 63rd Avenue and 28th Street
- 63rd Avenue and 33rd Street
- 64th Avenue and 30th Street
- 64th Avenue and 33rd Street
- 65th Avenue and 33rd Street

Additional intersections Proposed:

- 63rd Avenue and 26th Street
- 63rd Avenue and 36th Street
- 64th Avenue and 26th Street
- 64th Avenue and 28th Street
- 64th Avenue and 36th Street
Traffic Calming:
Intersections studied by PWD:
- 63rd Avenue and 28th Street
- 63rd Avenue and 33rd Street
- 64th Avenue and 30th Street
- 64th Avenue and 33rd Street
- 65th Avenue and 33rd Street

Additional intersections Proposed:
- 63rd Avenue and 26th Street
- 63rd Avenue and 36th Street
- 64th Avenue and 26th Street
- 64th Avenue and 28th Street
- 64th Avenue and 36th Street

Traffic Signal:
Proposed signal by PWD:
- 67th Avenue and 33rd Street
Criteria for the implementation of Traffic Circles:

Based on the traffic calming criteria for Miami Dade County:

- Traffic Volume > 1,500 vpd
- 85th Percentile Speed > 10 mph over posted speed limit
- Cut-Through Traffic > 40%
- Pedestrian Volume > 25 pph
- Accidents > 3/year

Speed and Cut-through is very subjective if just assessed by physical observation, it needs to be measured!

Most of the accidents that occur are DUE TO reckless driving
Traffic Calming Element

**Advantages:**

- Effective in reducing the speed
- Reduces accident potential and severity
- Reduces conflict points
- Provides orderly and continuous flow of traffic flows
- Aesthetically appealing with landscaping

**Disadvantages:**

- May be restrictive for some large emergency and service vehicles
- Requires safety and directional signs
- Not very safe for bicyclists and pedestrians when approaching or crossing the intersection
- Not applicable for many residential street intersections due to turning space requirements

**10 to 15 mph**

- Good transition from high to low speeds
- Collision reduction elements
- Aesthetic benefits
- Good car carrying capacity
Alternatives: TRAFFIC IMPROVEMENTS

TRAFFIC CALMING FEATURES

Horizontal Realignment

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Traffic Calming Recommendations

- Roundabouts or Traffic Circles
- Intersection Improvements
- Median – Access Management
- Intersection Improvement – Spot Median

* PW Department would carry out any related Feasibility Studies

PROPOSED TRAFFIC CALMING MEASURES
Traffic Calming: Roundabouts

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Intersections
Traffic Calming

SW 63rd Avenue at SW 30th Street

Textured Crosswalks at Intersections

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Traffic Calming

SW 63rd Avenue at SW 30th Street

Textured Crosswalks at Intersections

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Traffic Calming: ROW Improvements

SW 67th Avenue (Ludlam Rd)

Access Management

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ROW Improvements

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SW 67th Avenue Looking North
ROW Improvements

Coral Villa Estates Area Charrette

SW 67th Avenue Looking North
Traffic Calming

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Textured Crosswalks at Intersections
ROW Improvements

Typical 50’ ROW

Typical 60’ ROW
ROW Improvements

Typical 50’ ROW

Typical 60’ ROW

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Street Sections
ROW Improvements

SW 24th Street (Coral Way)

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Landscaping Improvements
The importance of the street

Now what?

Pedestrian safety

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Sidewalks:

- The cost estimate for sidewalks is approx. 1.5 million dollars
- Funding needs to be allocated
- PWD can add Coral Villa to the list of unfunded sidewalk areas
Street Lighting:

- A possible funding source is a Special Taxing District (STD)
- STD’s are funded by local residents - not by property taxes
- 50% + 1 of submitted ballots must be in favor of the STD
Design Alternatives

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Coral Villa Park
Design Alternatives

Coral Villa Estates Area Charrette

Coral Villa Park
Design Alternatives

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Coral Villa Park
“Dog-Friendly” Park & Open Spaces

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Details
Open Space at Coral Villa Baptist Church

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Formal Passive Green
A Formal Open Space at Coral Villa Baptist Church

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Bus Stop
A Formal Open Space at Coral Villa Baptist Church

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Bus Stop
Neighborhood retail

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Existing Commercial Zoning & Land use
Defined Trails and Open Spaces

MOP Bike Facilities Plan
Merrick Trail
Ludlam Trail

Coral Gables Canal
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Defined Trails and Open Spaces

Coral Villa Estates Area Charrette

Green Trail along Canal at SW 67th Avenue
Defined Trails and Open Spaces

West Entrance to the Green Trail along Canal

Entrance Features

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Defined Trails and Open Spaces

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Coral Gables Canal
Defined Trails and Open Spaces

Coral Gables Canal

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Defined Trails and Open Spaces

Entrance Features

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Defined Trails and Open Spaces

Coral Villa Estates Area

Charrette

Entrance Features
Green Connection

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Schenley Park

Coral Way SW 24th ST
Ludlam RD SW 67th AV
SW 63rd Ave
AD Barnes Park
Coral Gables Canal
Coral Villa Park
Landscaping Recommendations

• **Traffic circles/Roundabouts/Turnaround circles:** Key Thatch Palms (Thrinax Morrisii)

• **Streets & Avenues:** Live Oaks (Quercus Virginiana) along medians and sidewalks.

• **SW 67th Avenue: along sidewalks:** Pigeon Plum (Coccoloba Diversifolia) - planted at 25' o.c. average with or without grates; if grates are not used plant understory of trees with ferns.

• **For medians on SW 67th Avenue:** Palm Trees.

• **Coral Way (SW 24th Street):** Along sidewalks and medians: Live Oaks (Quercus Virginiana) with or without tree grates- planted at 25' o.c. average.

• **Canal Green Trail:** Paradise Tree (Simarouba Glauca) along canal shall be planted at 25' o.c. average.

• **Coral Villa Park:** Royal Poinciana's (Delonix Regia) in Coral Villa park as accent trees.
The first impression

Coral Way & Ludlam Road

Ludlam Road & the Coral Gables Canal

Coral Way & SW 64th Avenue

Ludlam Road & SW 33rd Street

Entrance to the area

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Entrance Features

Coral Villa Estates Area

Charrette

Style and locations
Entrance Features

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Style and locations
The Design Team

Miami- Dade County

DP&Z

Community Planning Section

Urban Design Center’s

Shailendra Singh, Jess Linn, Alexandro Zizold, Joshua Rak,
Paola Jaramillo, Kim Brown

&

Urban Design Volunteers

Lidia Nunez, Chris Baker

Coral Villa Estates Area Charrette
What’s Next?

• We will be back in 10 to 12 weeks with a Report
• Review and approval of the Conceptual Master Plan by Residents & Charrette Steering Committee
• Review and approval of the Master Plan by Planning Advisory Board
• Review and approval of the Master Plan by County Commission

In the Meantime...

• Work with the Charrette Steering Committee to Prioritize Improvements
• Establish dialogue with Public Works, Parks and Recreation Departments, Residents and Property owners
• And Above all... STAY INVOLVED!!!
For more information, please visit us online at:
www.miamidade.gov/planzone/planning_comm.asp

Or Call:
Department of Planning & Zoning
Community Planning Section
305-375-2842

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