

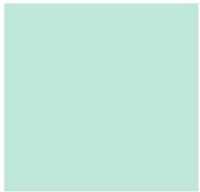


The Coral Villa Estates Area Charrette

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



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
(Refreshments will be provided)

The Design Team works on The Vision Plan
Monday, April 19th, 2010
April 11th through April 16th
Studio open to the public all day
A.D. Barnes Park
3401 SW 72nd 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 Miami-Dade County Department of Planning and Zoning: 305-375-3842. Multiple members of individual community councils may be present. These events are free and open to the public. For sign language interpreter services and for materials in accessible format, call Frank Gutierrez: 305-375-1244 five days in advance.



■ **Coral Villa Estates Area Charrette**

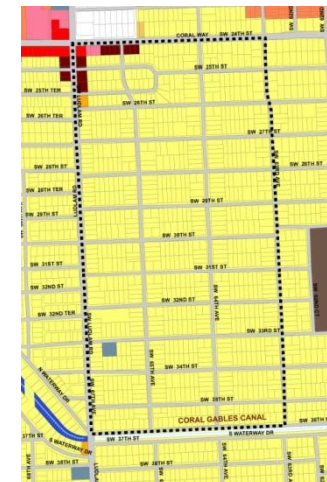
Four Charrette Steering Committee Meetings

■

Charrette Study Area



EXISTING LAND USE



ZONING



FUTURE LAND USE

Charrette Area Plan



Coral Villa Estates Area Charrette

How The Vision Plan Was Created:

Kick Off Presentations



Saturday April 10th, 10:00am to 11:00am

■ Coral Villa Estates Area Charrette



How The Vision Plan Was Created:

Public Process



Saturday April 10th, 11:00am to 12:30pm

■ Coral Villa Estates Area Charrette ■

How The Vision Plan Was Created: **Public Process**



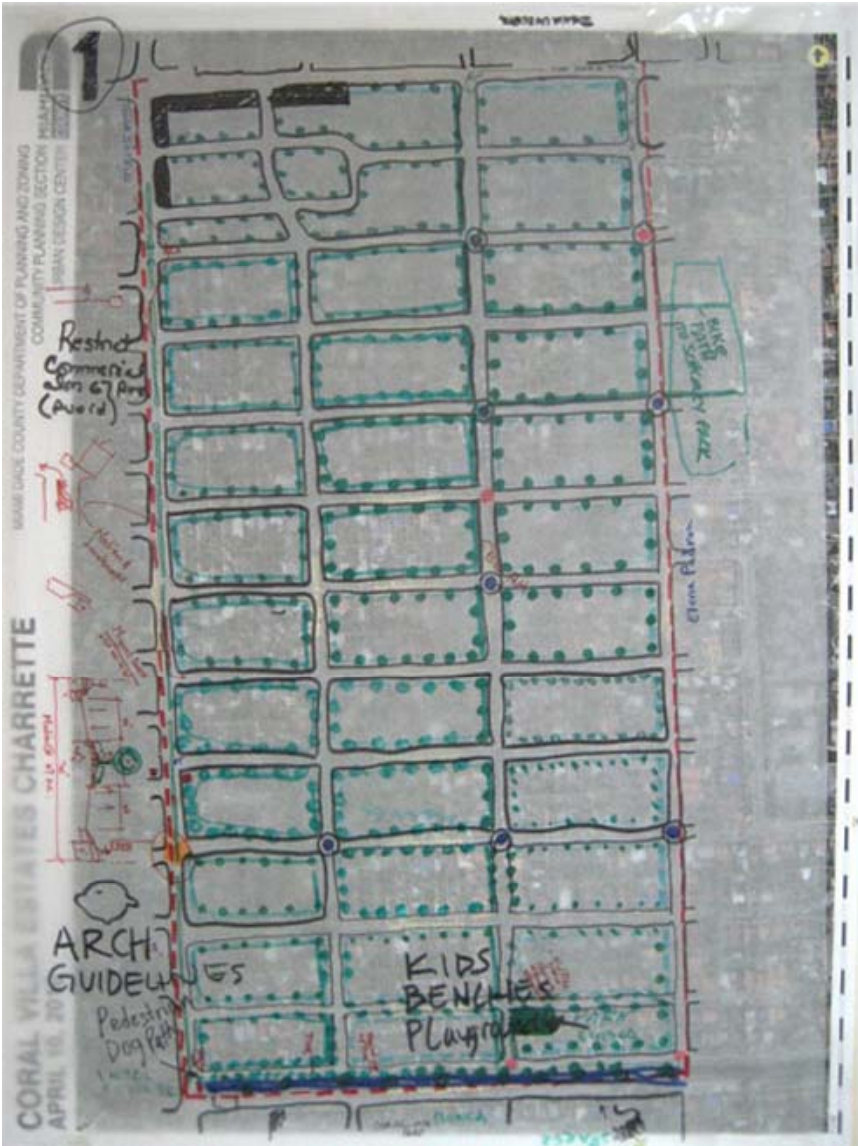
Saturday April 10th, 11:00am to 12:30pm

■ Coral Villa Estates Area Charrette ■

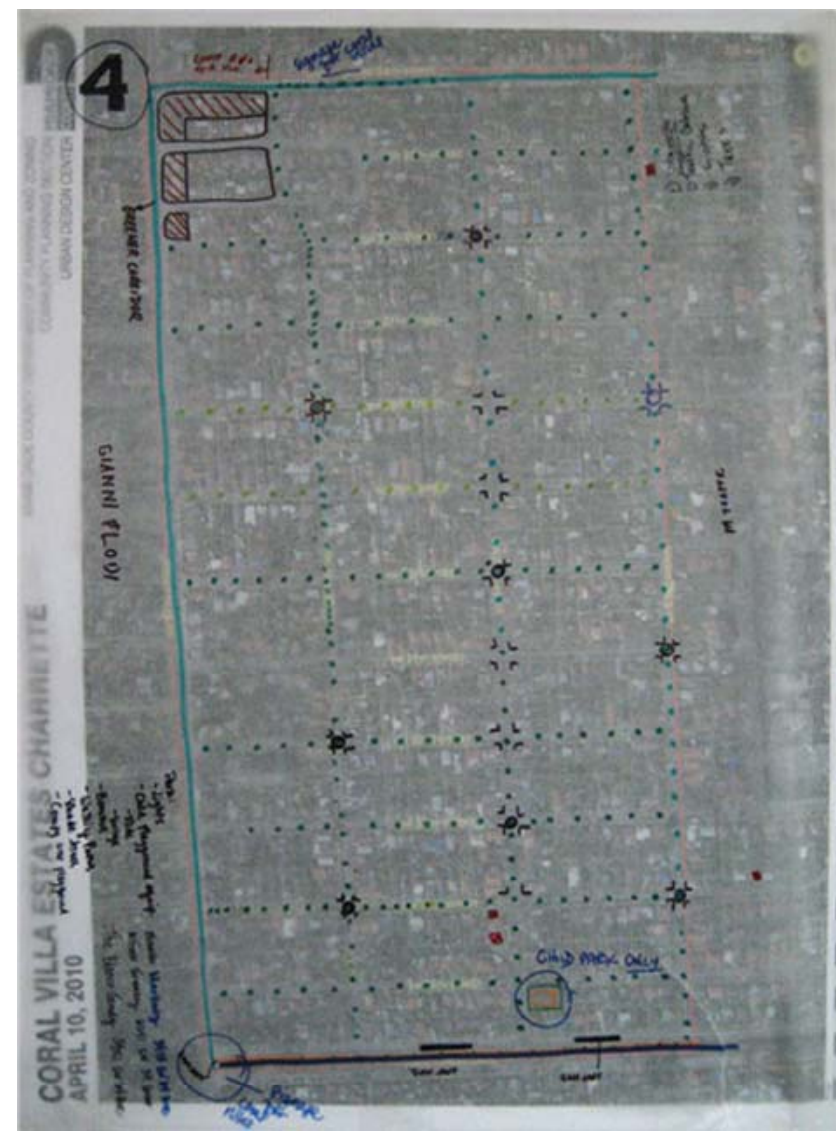
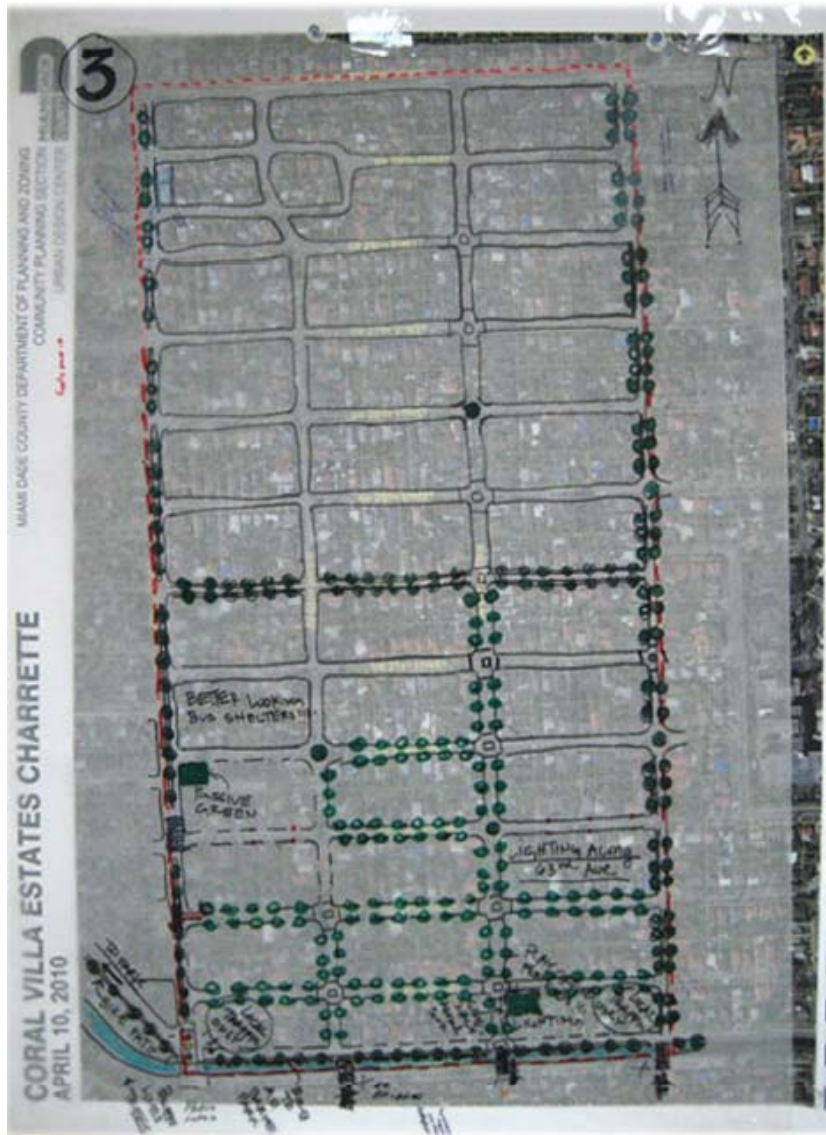
How The Vision Plan Was Created: Citizen's Presentations



The Citizen's Plans



The Citizen's Plans



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**



Charrette Area Plan

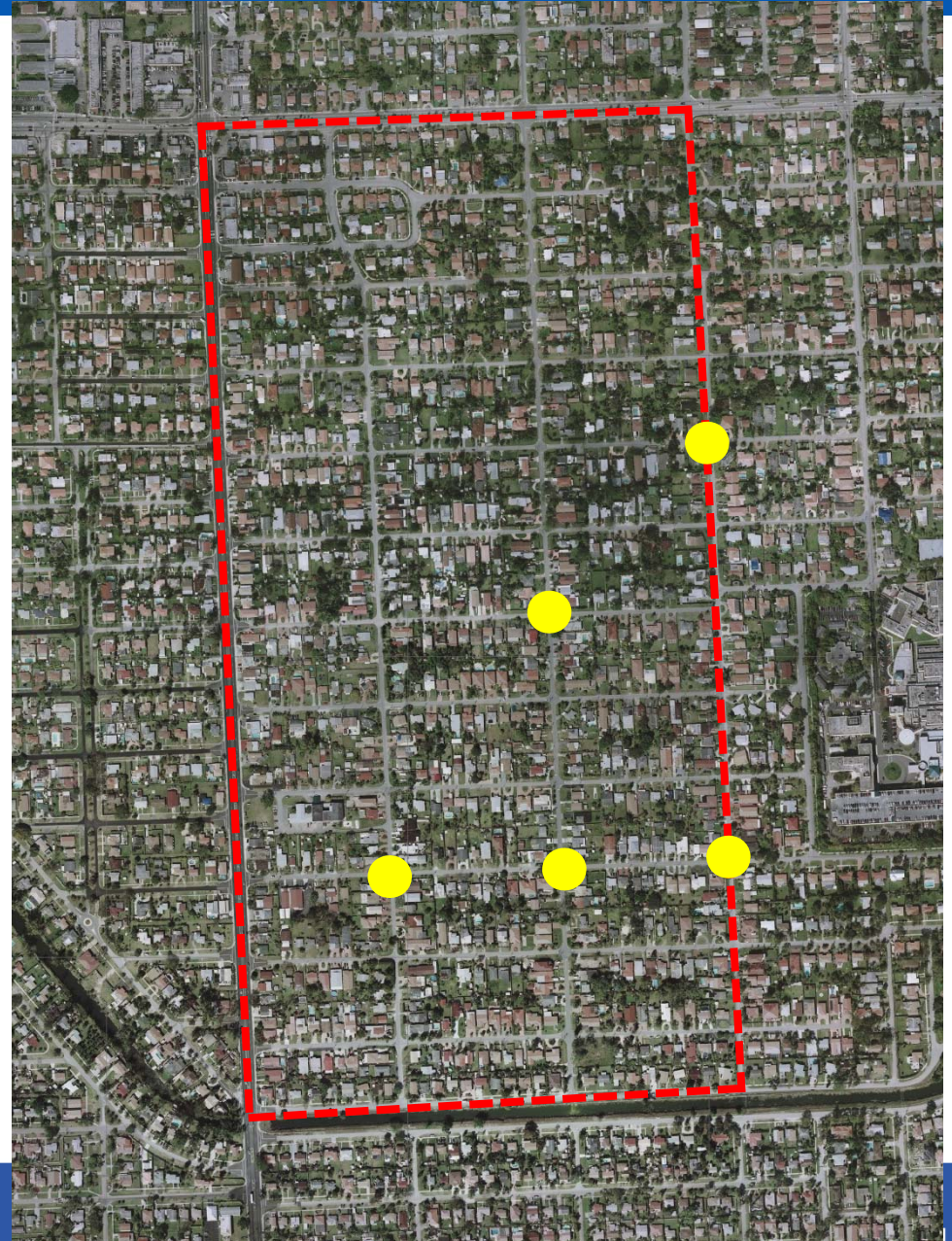


Coral Villa Estates Area Charrette

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



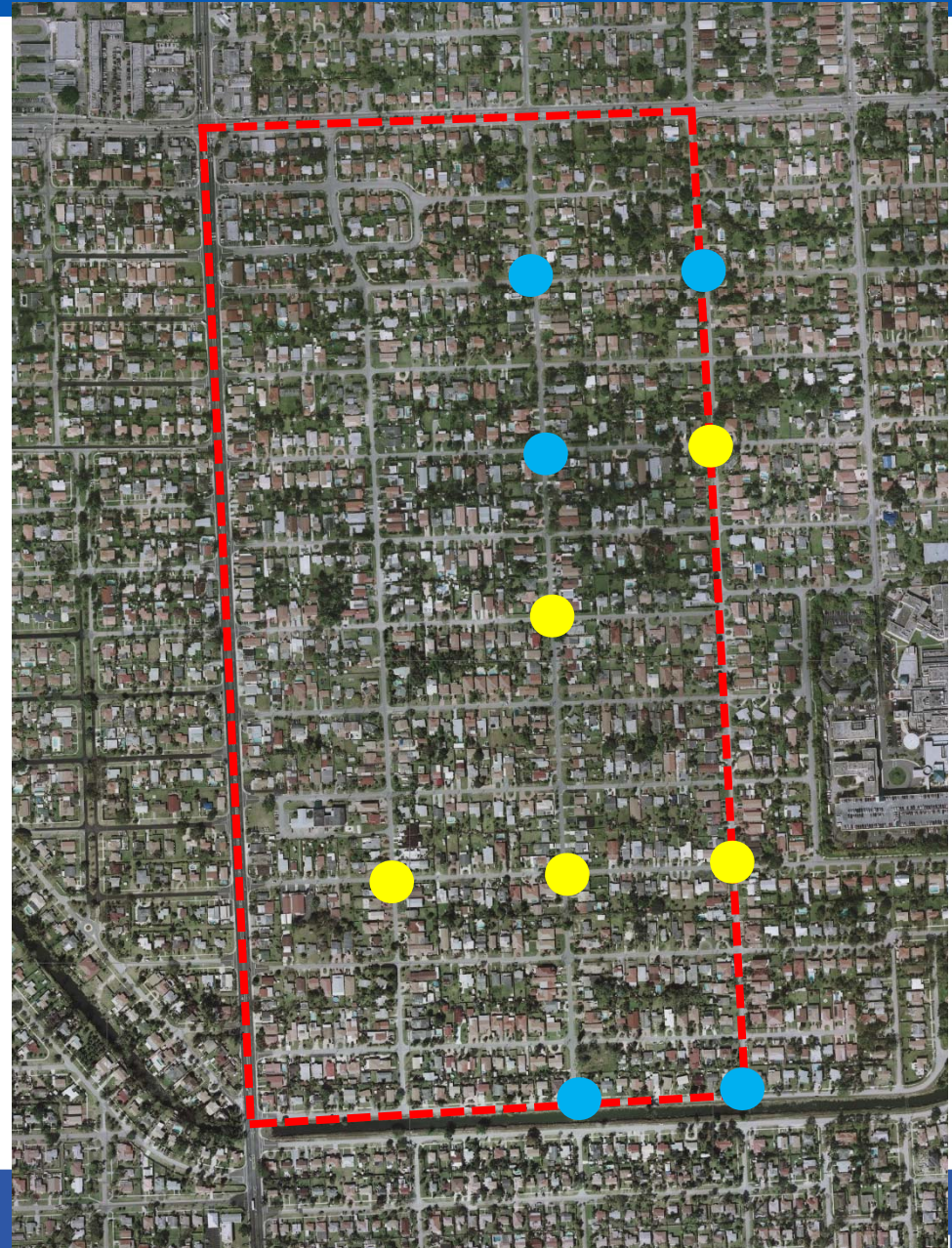
Traffic Calming:

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- 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

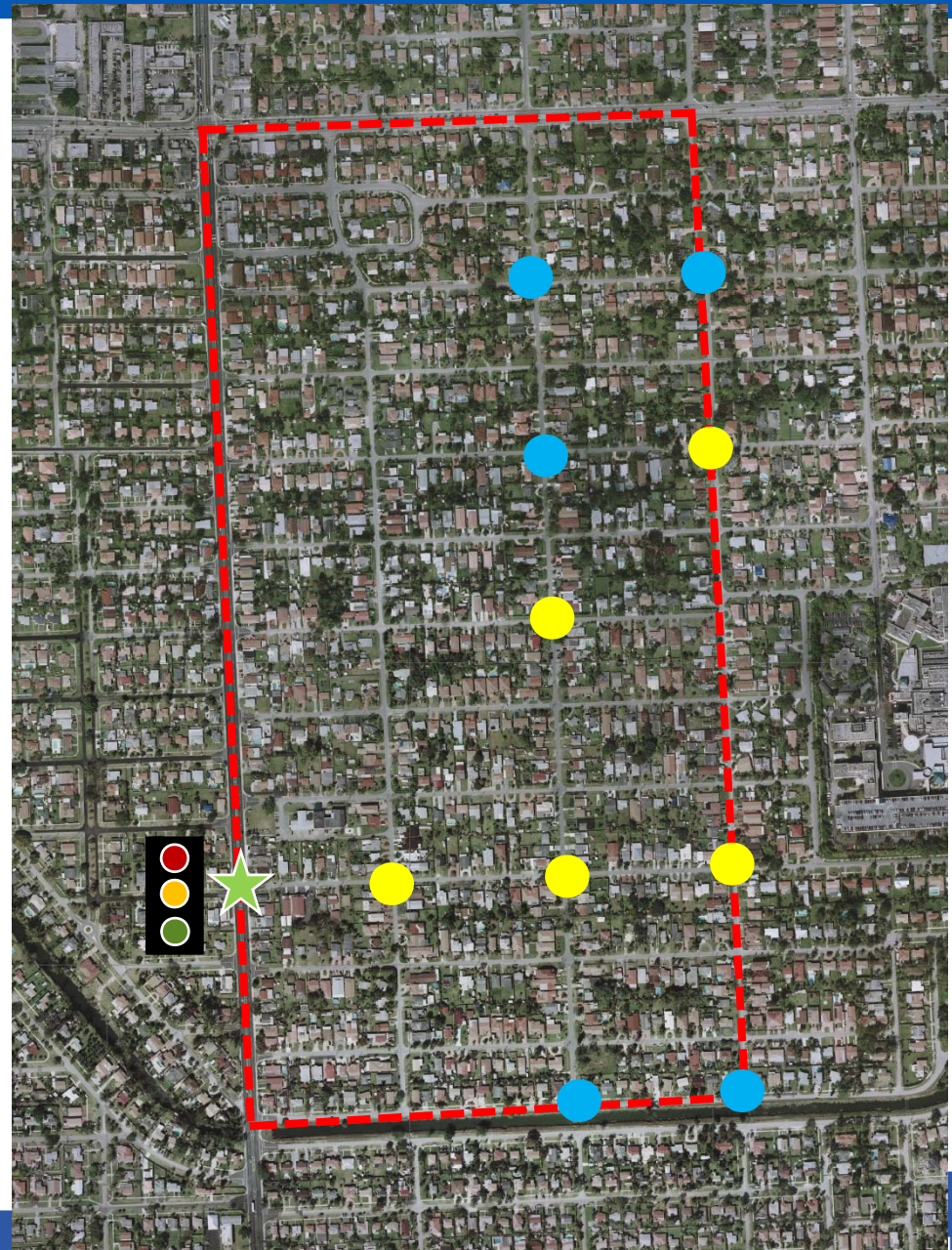
Additional intersections Proposed:

- 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



Roundabouts

Alternatives: **TRAFFIC IMPROVEMENTS**

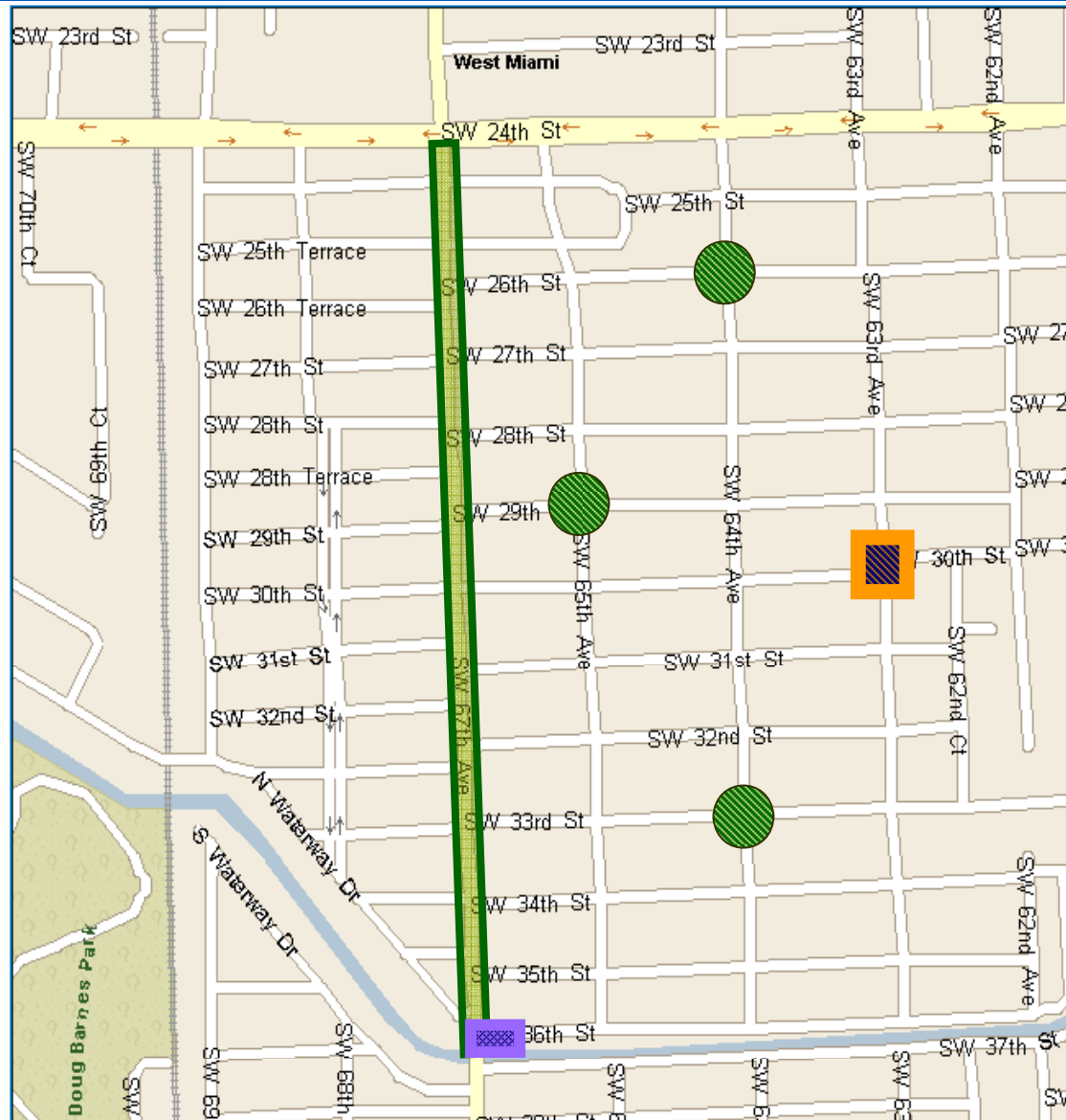
TRAFFIC CALMING FEATURES



Horizontal Realignment



Traffic Calming Recommendations *



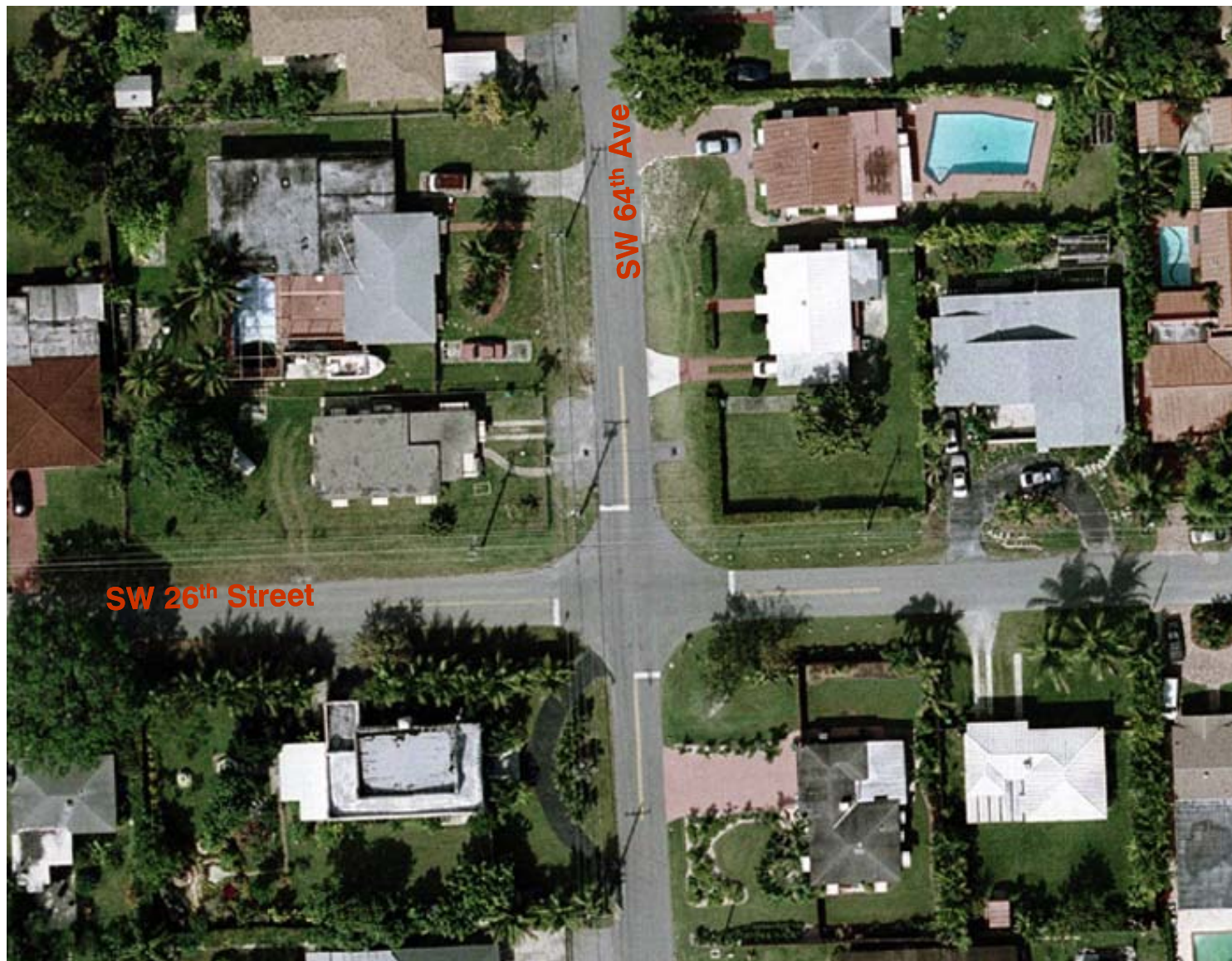
- ROUNDABOUTS OR TRAFFIC CIRCLES
- INTERSECTION IMPROVEMENTS
- MEDIAN – ACCESS MANAGEMENT
- INTERSECTION IMPROVEMENT – SPOT MEDIAN

* PW Department would carry out any related Feasibility Studies

PROPOSED TRAFFIC CALMING MEASURES

Coral Villa Estates Area Charrette

Traffic Calming: Roundabouts



Traffic Calming: Roundabouts



Traffic Calming: Roundabouts



Intersection of SW 64th Ave & SW 33rd Street

■ Coral Villa Estates Area Charrette

Looking East ■

Traffic Calming: Roundabouts



Intersection of SW 64th Ave & SW 33rd Street
Looking East

Traffic Calming



**SW 63rd Avenue at
SW 30th Street**

Textured Crosswalks at Intersections

Traffic Calming



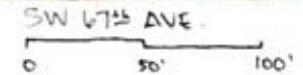
**SW 63rd Avenue at
SW 30th Street**

Textured Crosswalks at Intersections

Traffic Calming: ROW Improvements



SW 67th Avenue (Ludlam Rd)



SW 67th Avenue
70' ROW

ROW Improvements



ROW Improvements



Traffic Calming

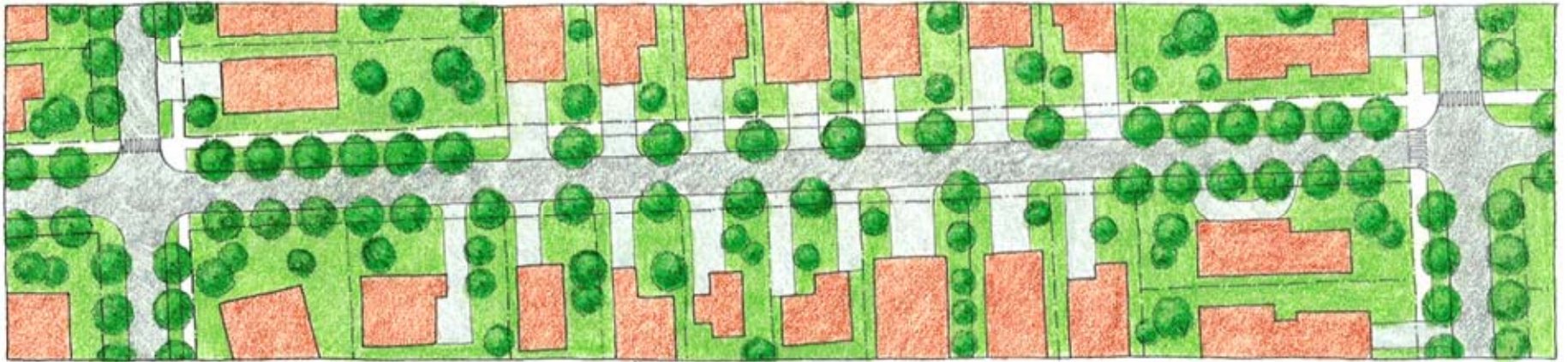


Textured Crosswalks at Intersections

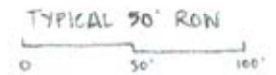
■ Coral Villa Estates Area Charrette



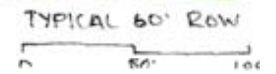
ROW Improvements



Typical 50' ROW



Typical 60' ROW

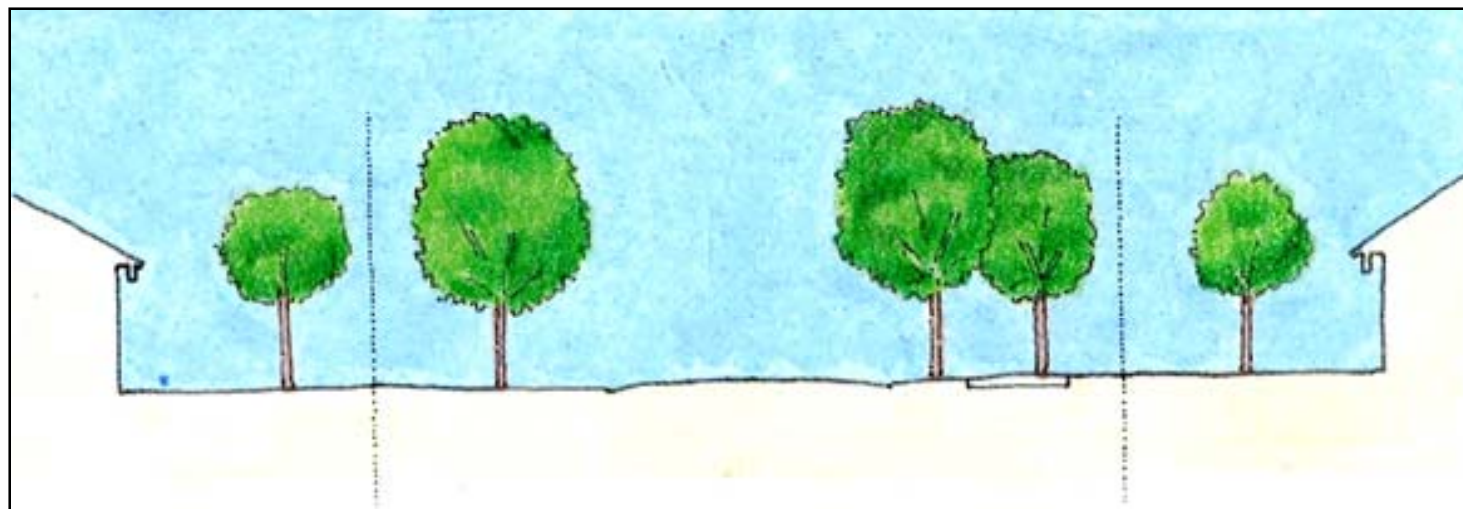


Street Sections

ROW Improvements

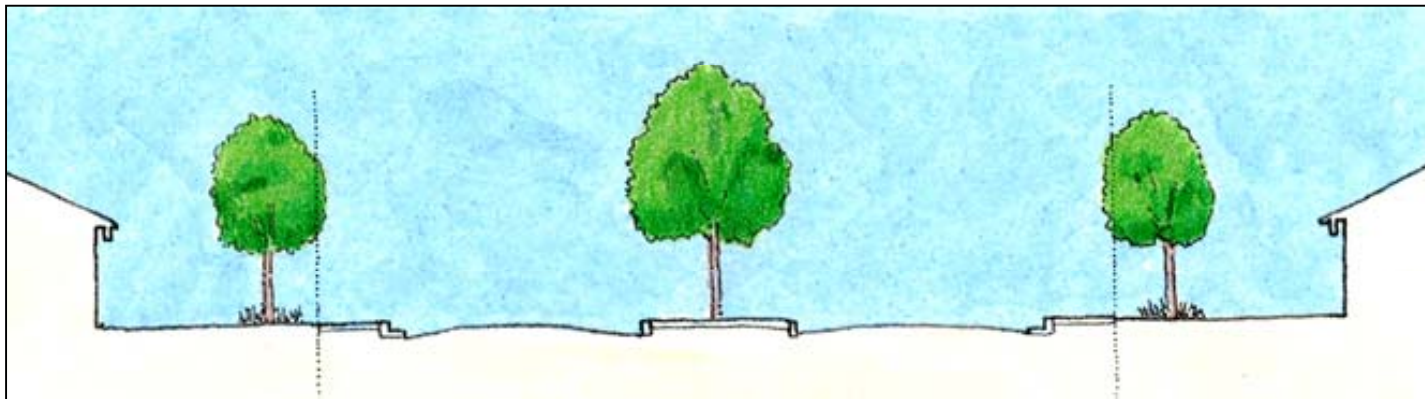


Typical 50' ROW



Typical 60' ROW

ROW Improvements



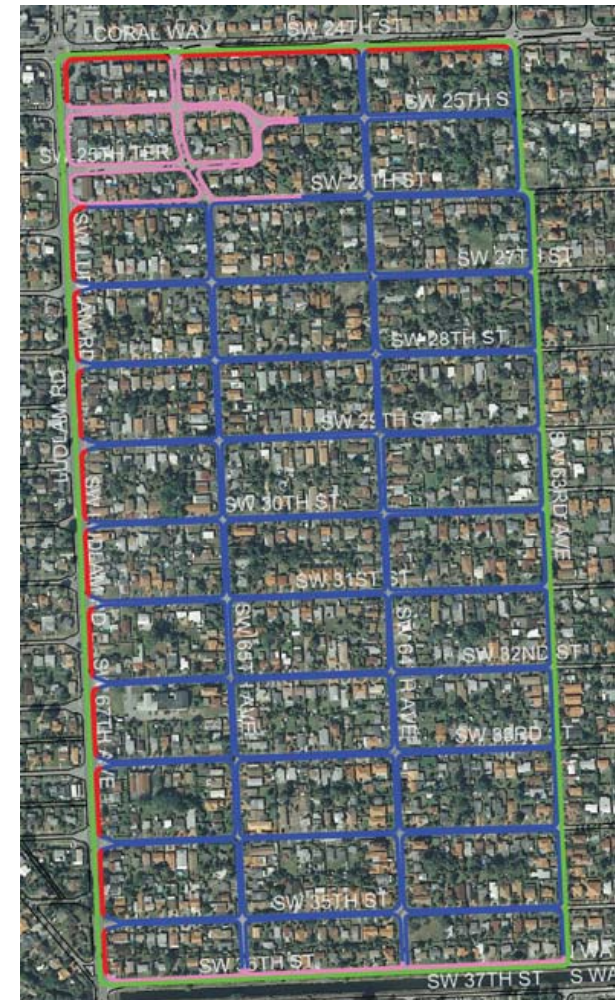
The importance of the street



Pedestrian safety

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

Street Lighting:

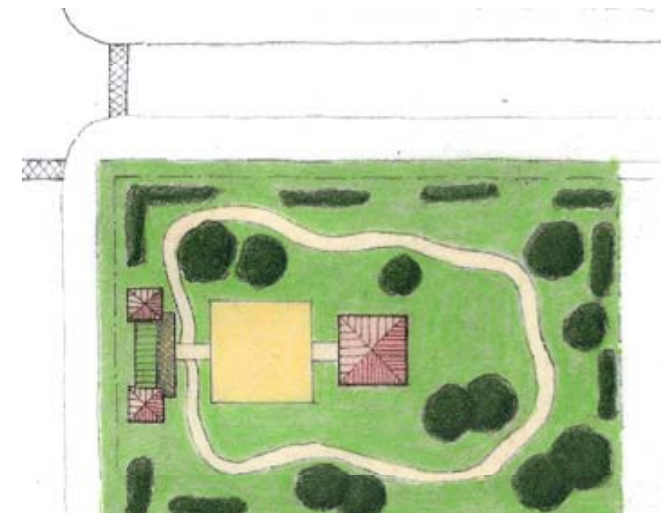
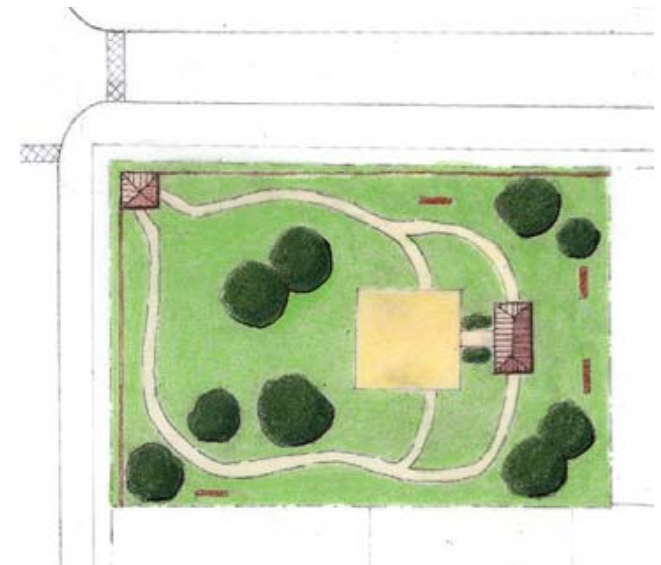
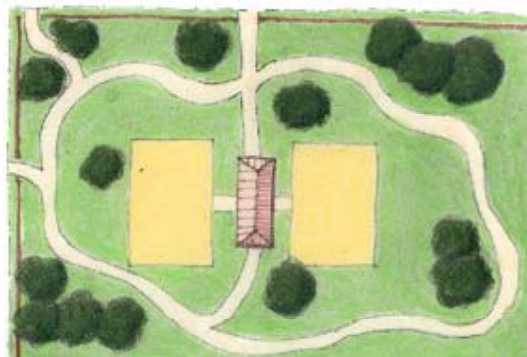
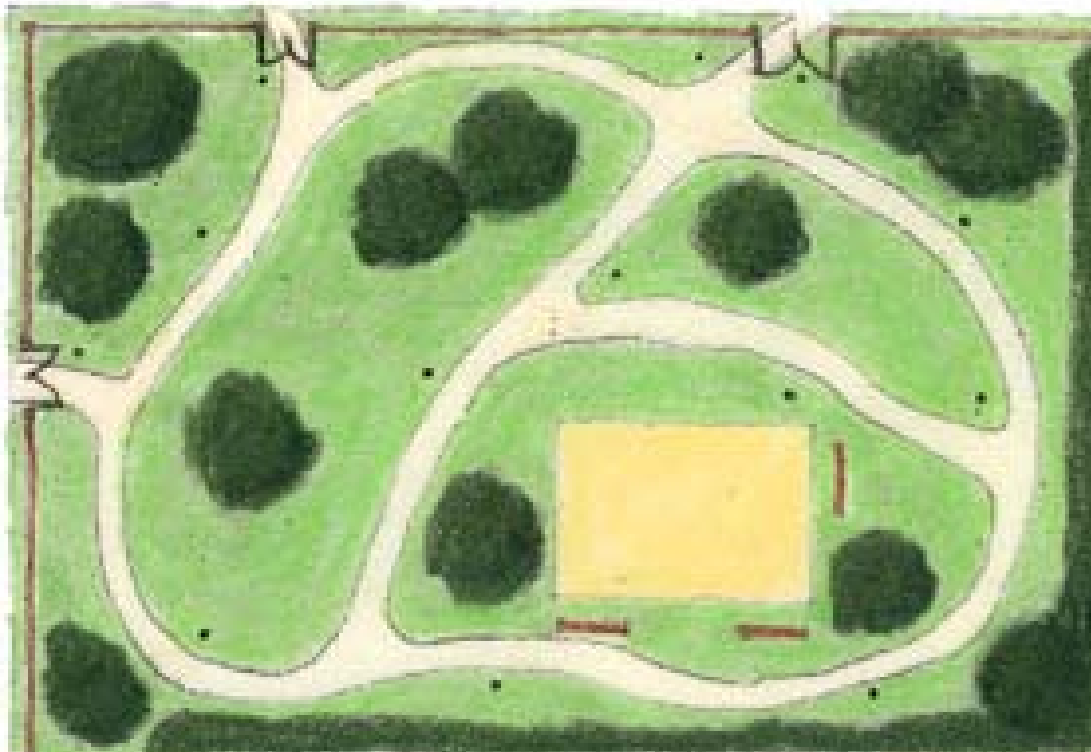
- A possible funding source is a Special Taxing District (STD)
- STD's are funded by local residents - not by property taxes
- 50%+1 of submitted ballots must be in favor of the STD



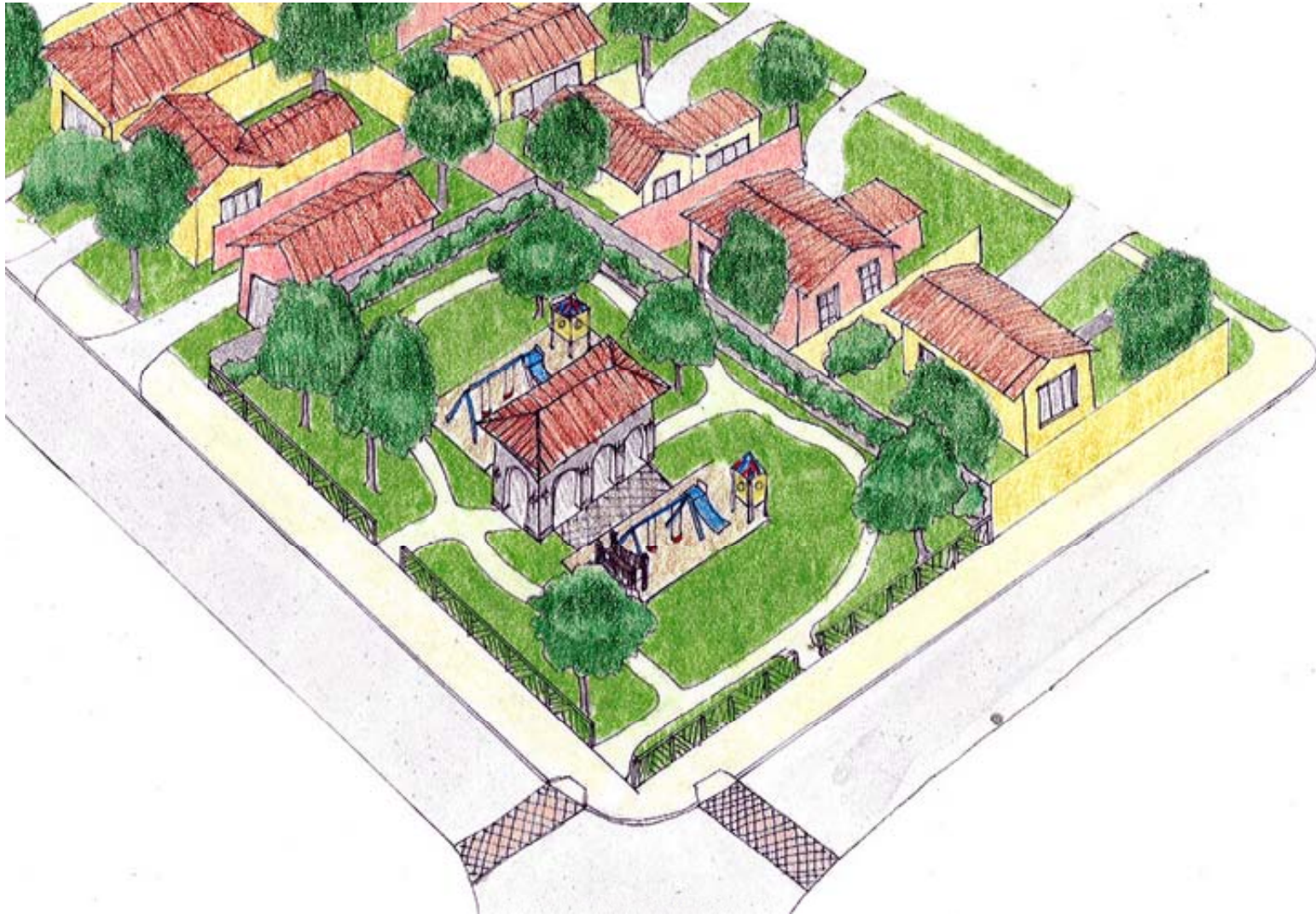
Defined Parks and Open Spaces



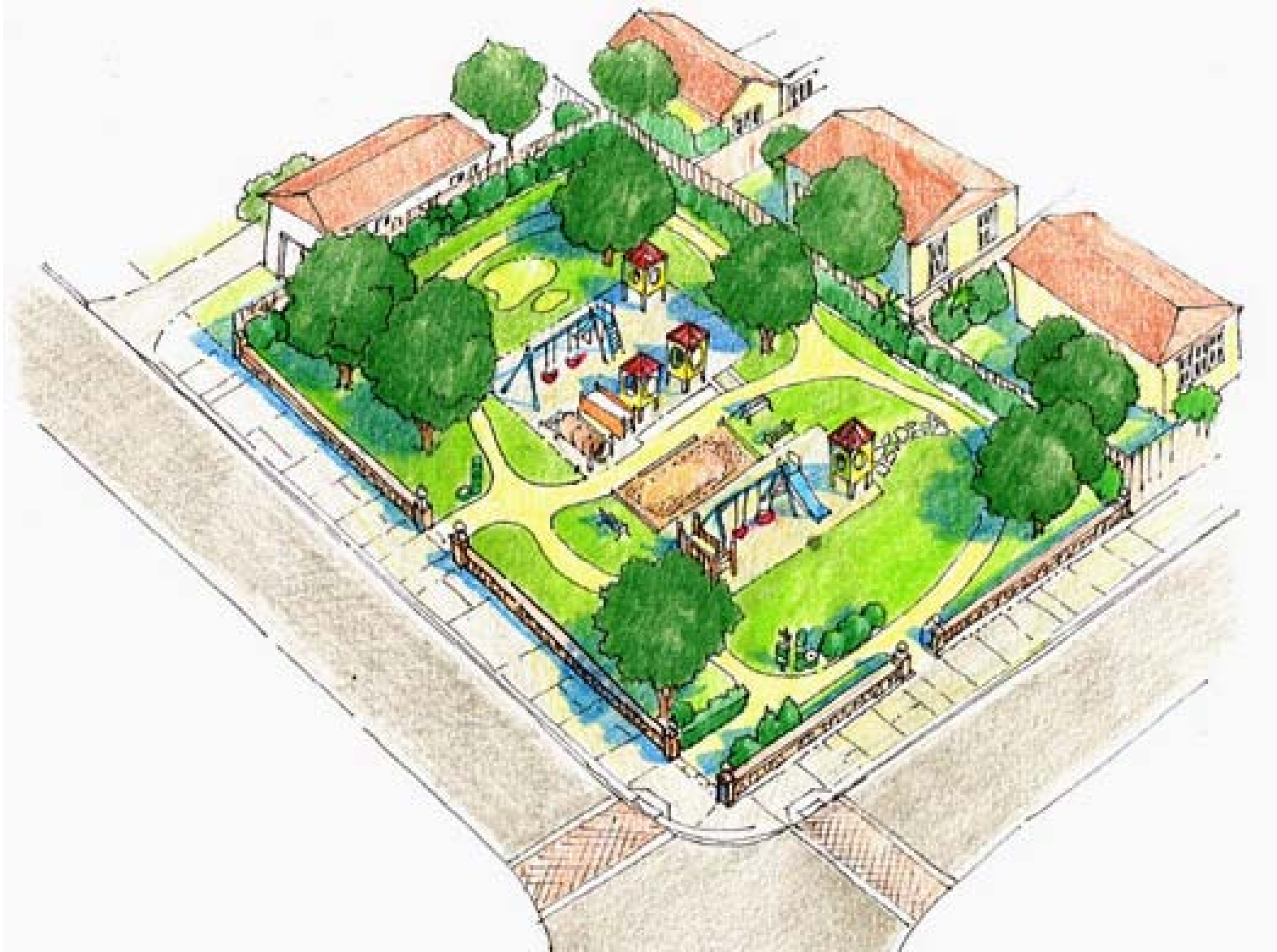
Design Alternatives



Design Alternatives



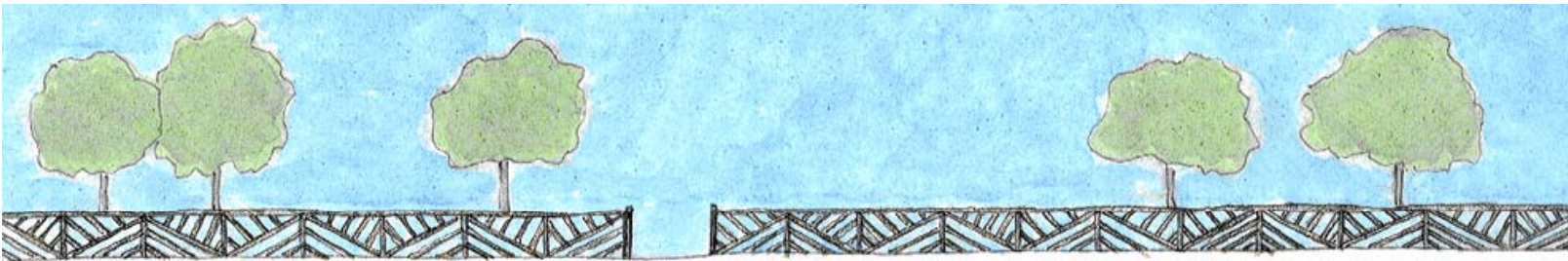
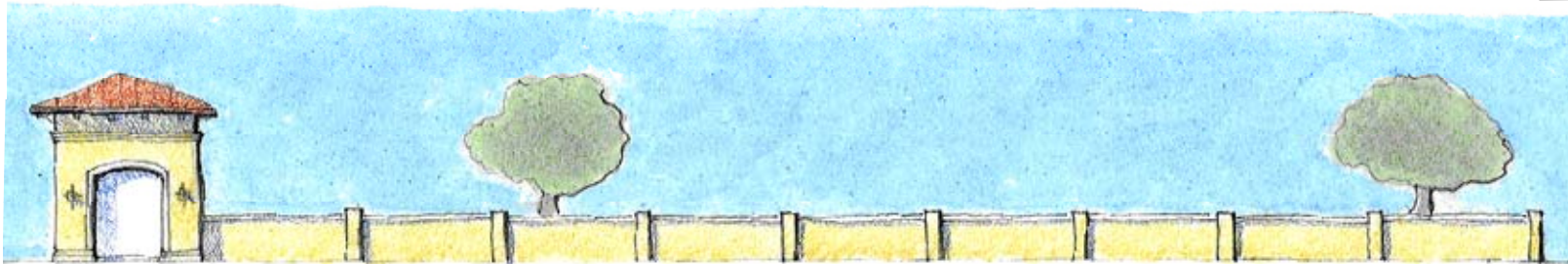
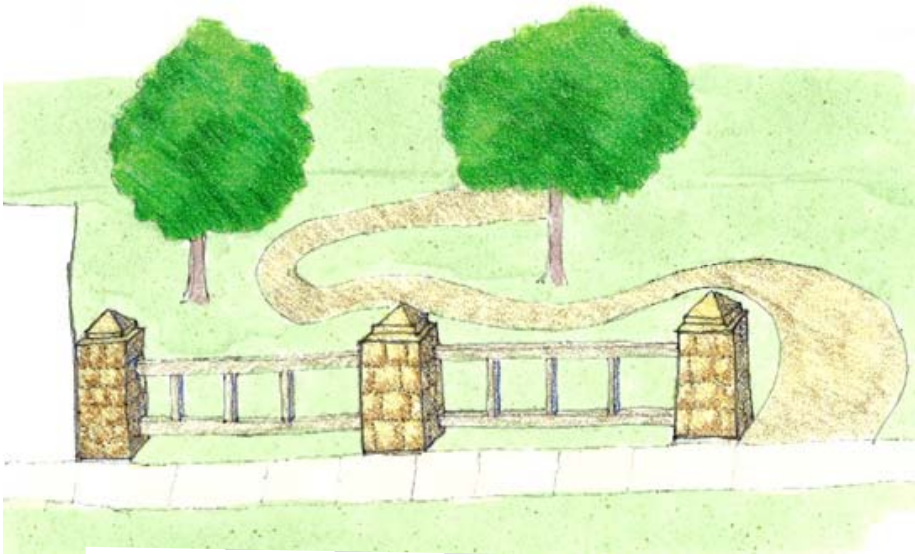
Design Alternatives



Design Alternatives



Design Alternatives



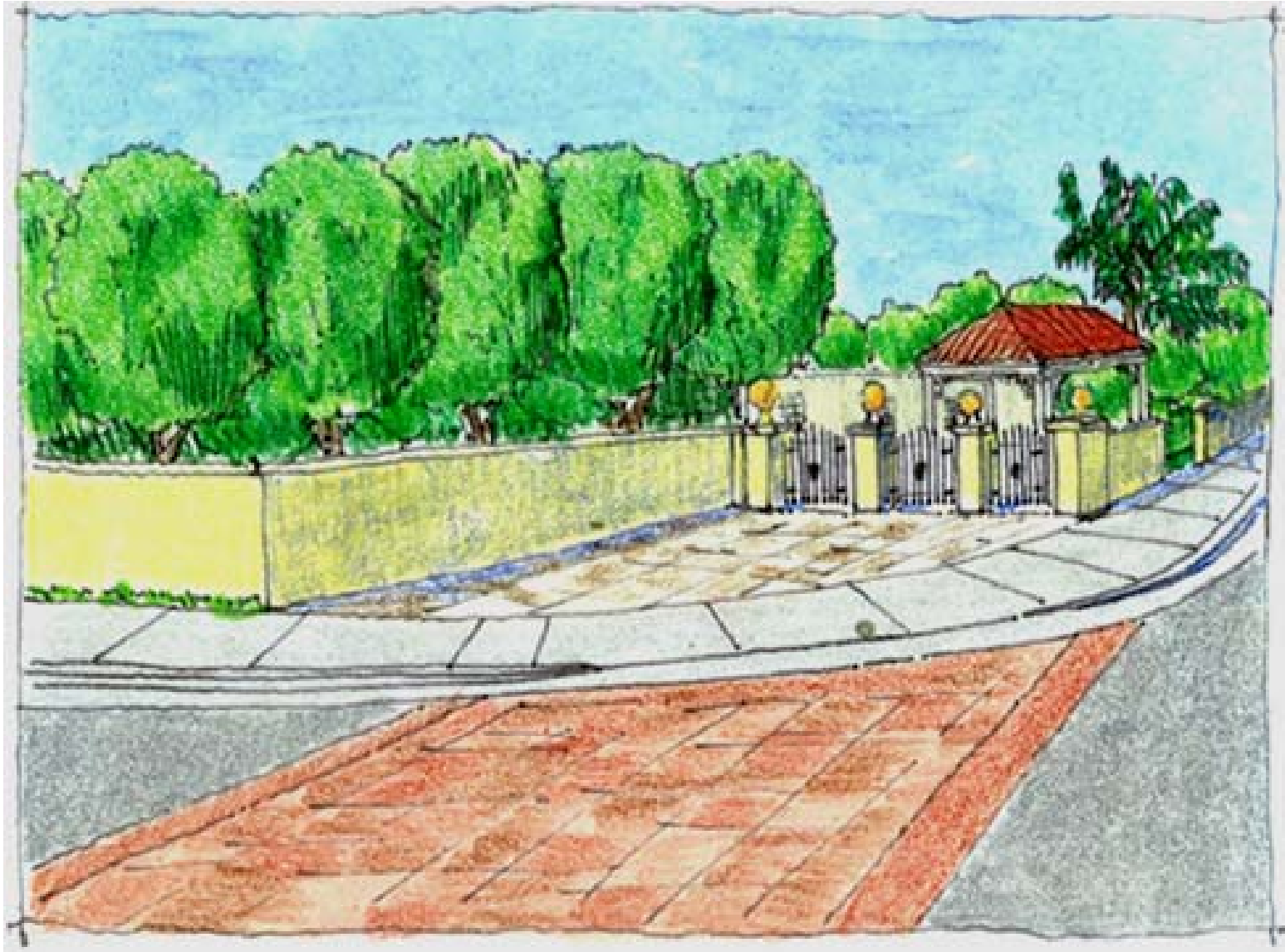
“Dog-Friendly” Park & Open Spaces



Open Space at Coral Villa Baptist Church



Open Space at Coral Villa Baptist Church



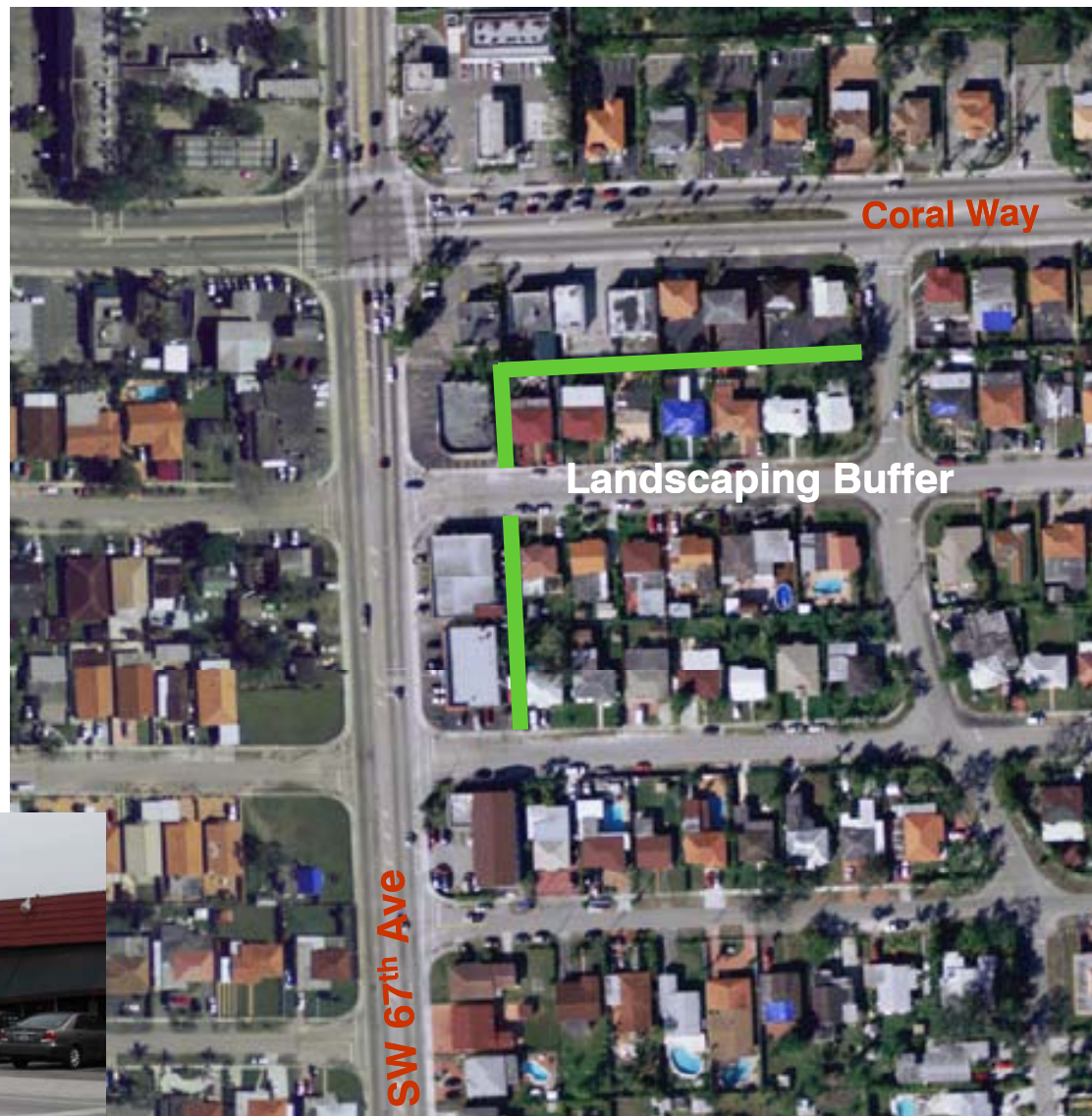
A Formal Open Space at Coral Villa Baptist Church



A Formal Open Space at Coral Villa Baptist Church

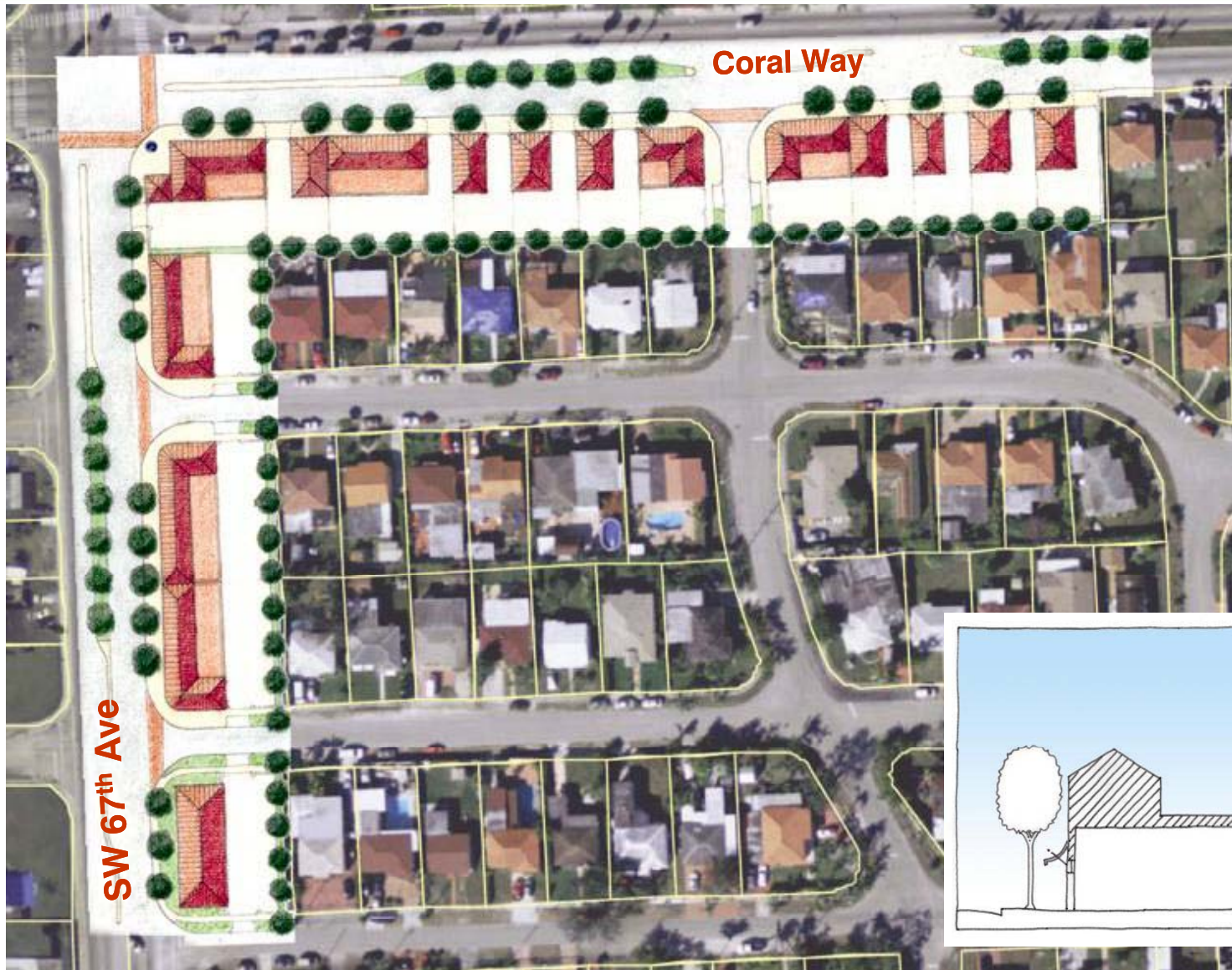


Neighborhood retail

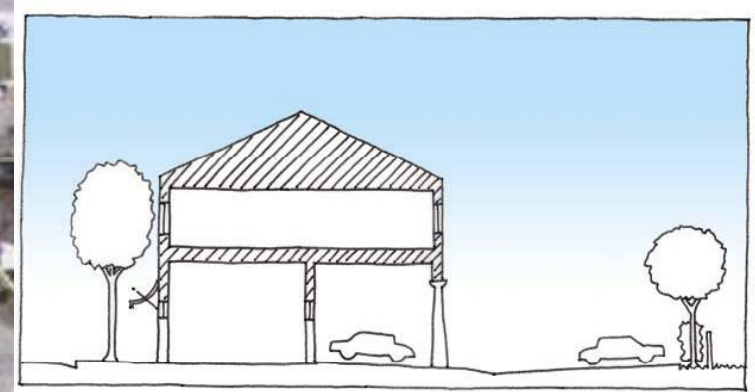


Existing Commercial Zoning & Land use

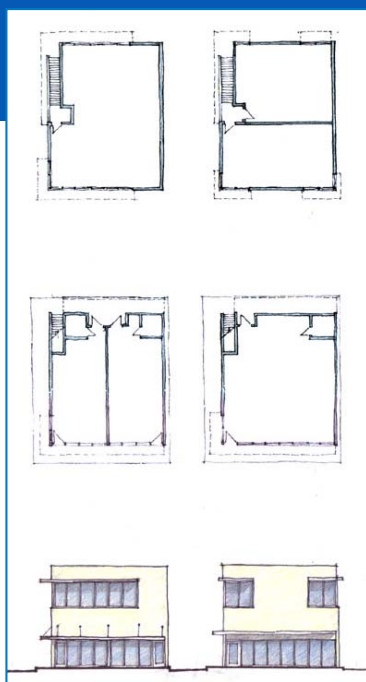
Redevelopment Scenarios



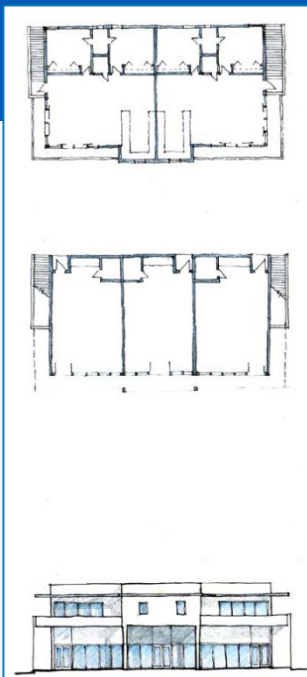
Redevelopment Scenarios



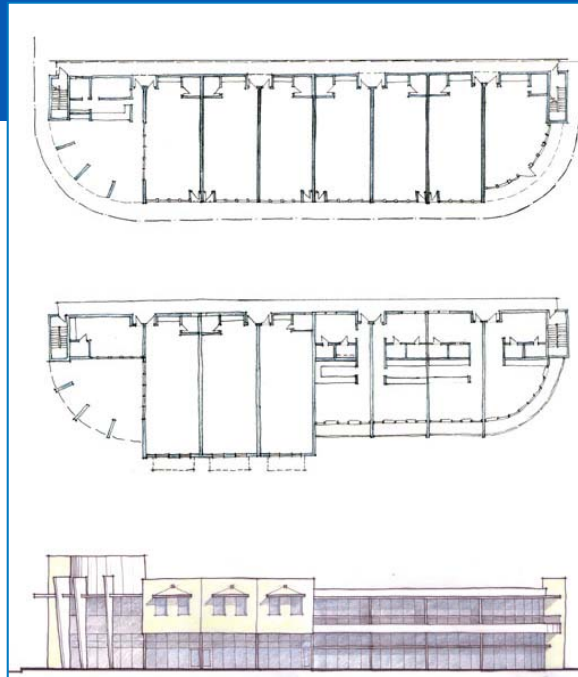
The Commercial Area



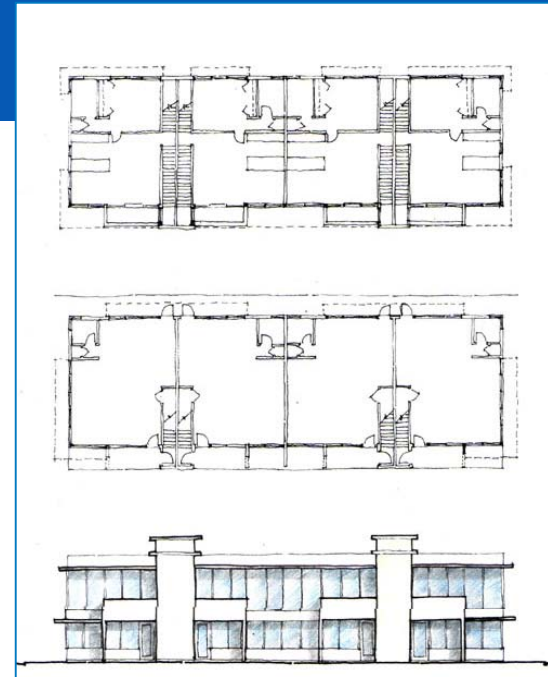
BU-1



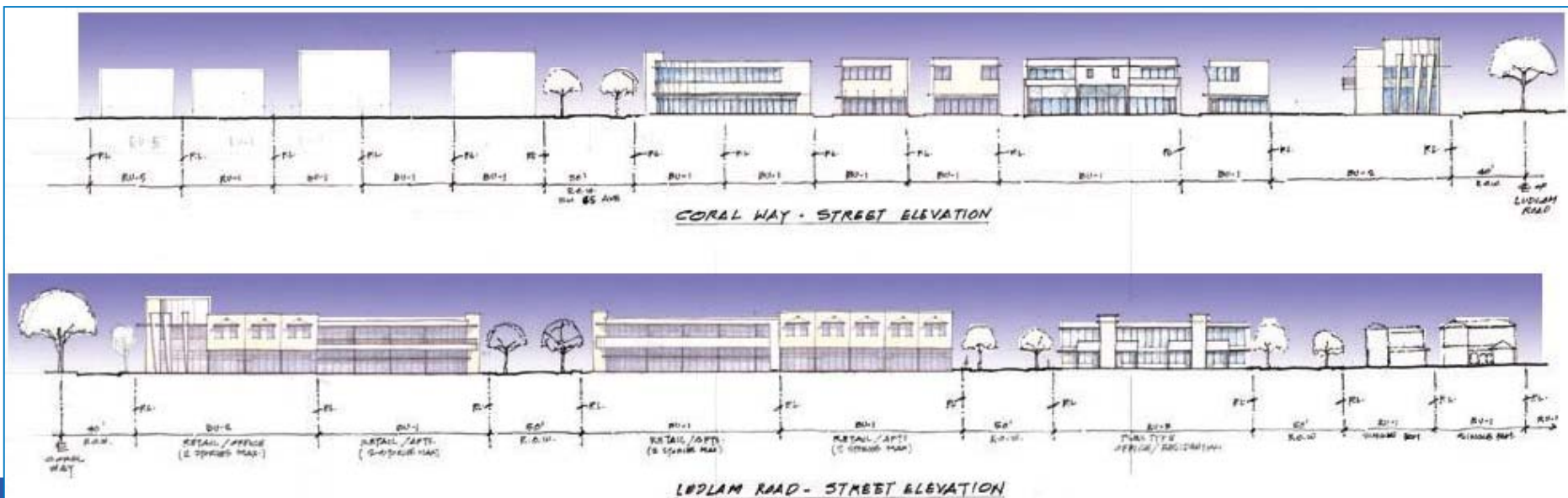
BU-1



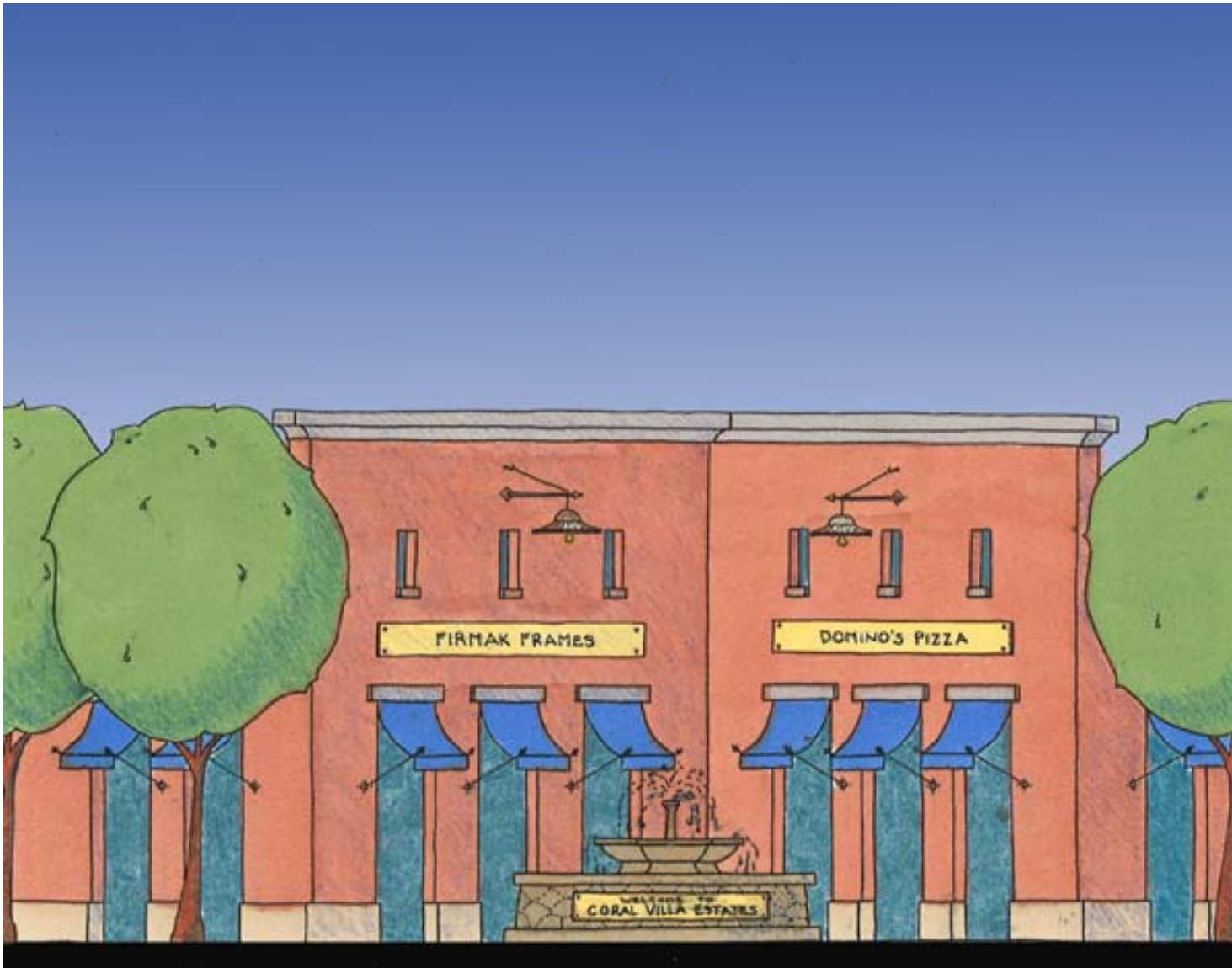
Retail/Office/Residential BU-2/BU-1



Live-Work Flex Type RU-5

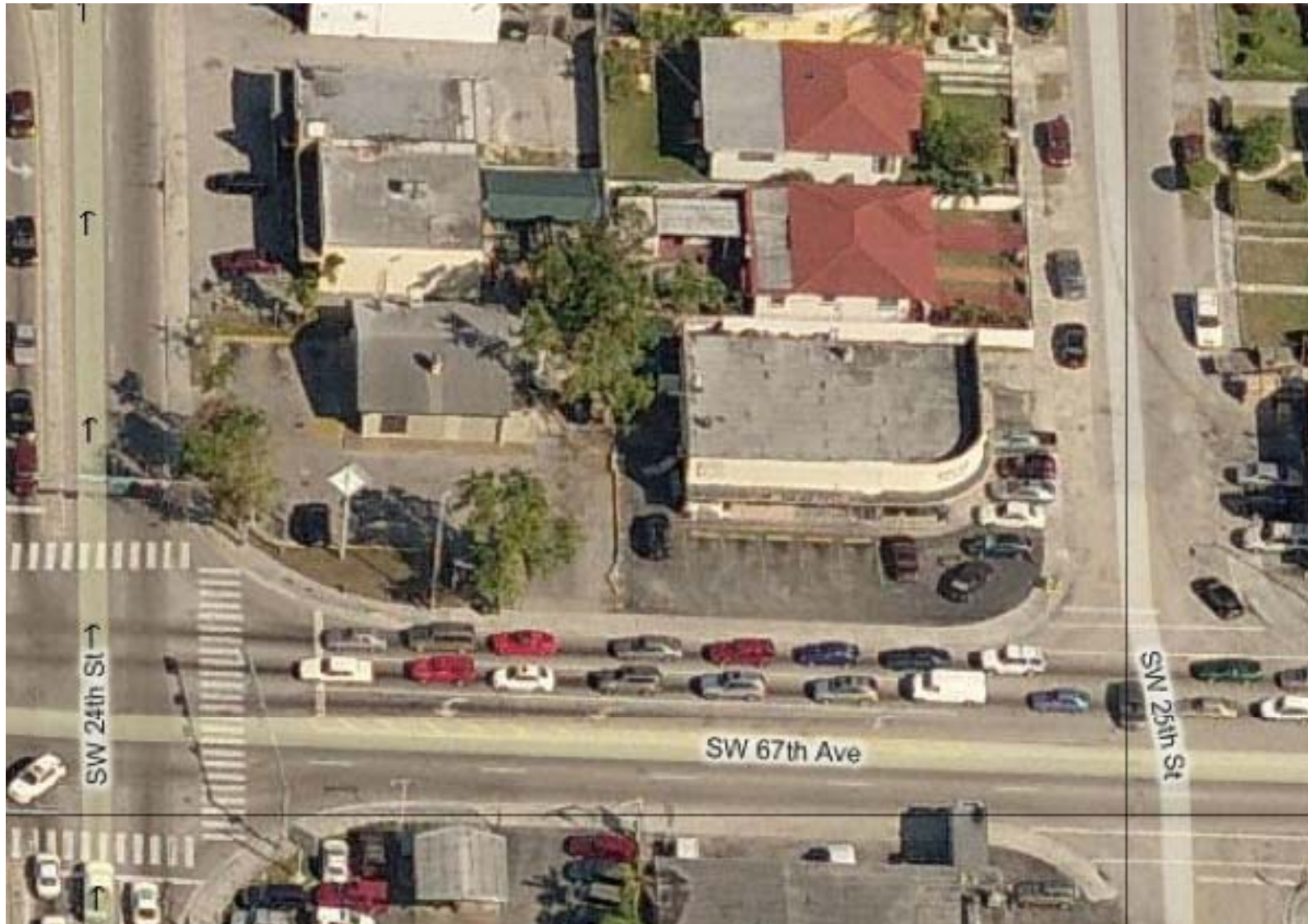


Formal Presence



Entrance to the area

Order



Entrance to the area

■ Coral Villa Estates Area Charrette



Order

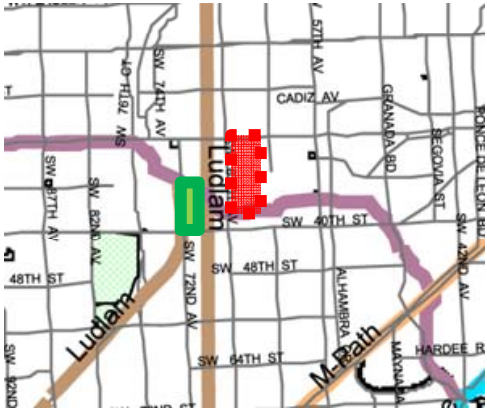


Entrance to the area

■ Coral Villa Estates Area Charrette



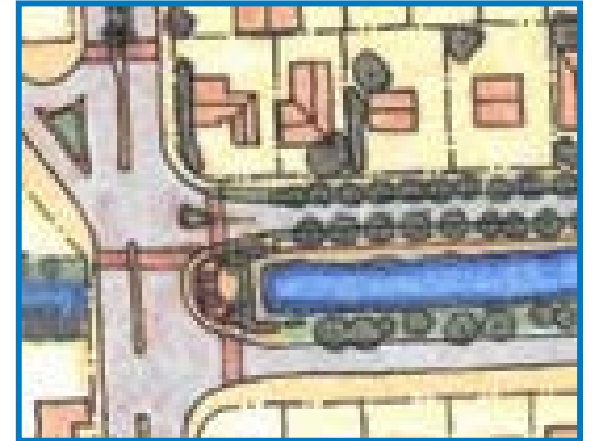
Defined Trails and Open Spaces



MPO Bike Facilities Plan



Defined Trails and Open Spaces



Green Trail along Canal at SW 67th Avenue

Defined Trails and Open Spaces



West Entrance to the
Green Trail along
Canal

SW 67th Avenue

Entrance Features

Defined Trails and Open Spaces



Coral Gables Canal

Defined Trails and Open Spaces



Coral Gables Canal

Defined Trails and Open Spaces



Defined Trails and Open Spaces



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



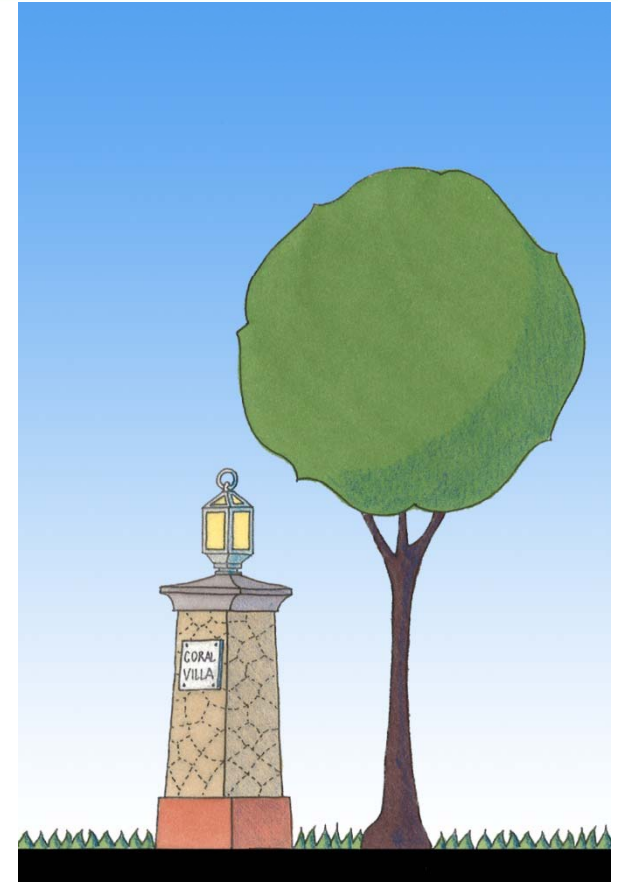
Coral Way & SW 64th Avenue



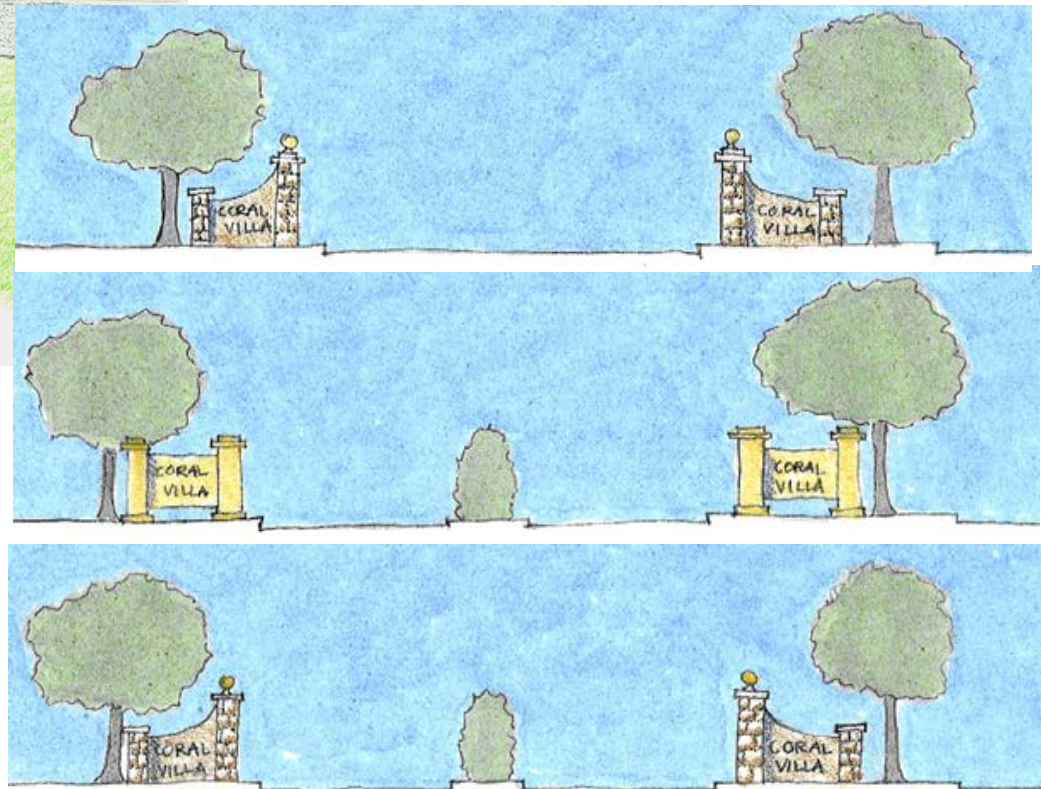
Ludlam Road & SW 33rd Street

Entrance to the area

Entrance Features



Entrance Features



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

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**



Delivering Excellence Every Day