

WELCOME TO THE

# RICHMOND HEIGHTS CHARRETTE

With and for the citizens of Richmond Heights



## Work In Progress Presentation

# Richmond Heights Charrette

**Resolution R-65-08 sponsored by Chairman Dennis C. Moss:**

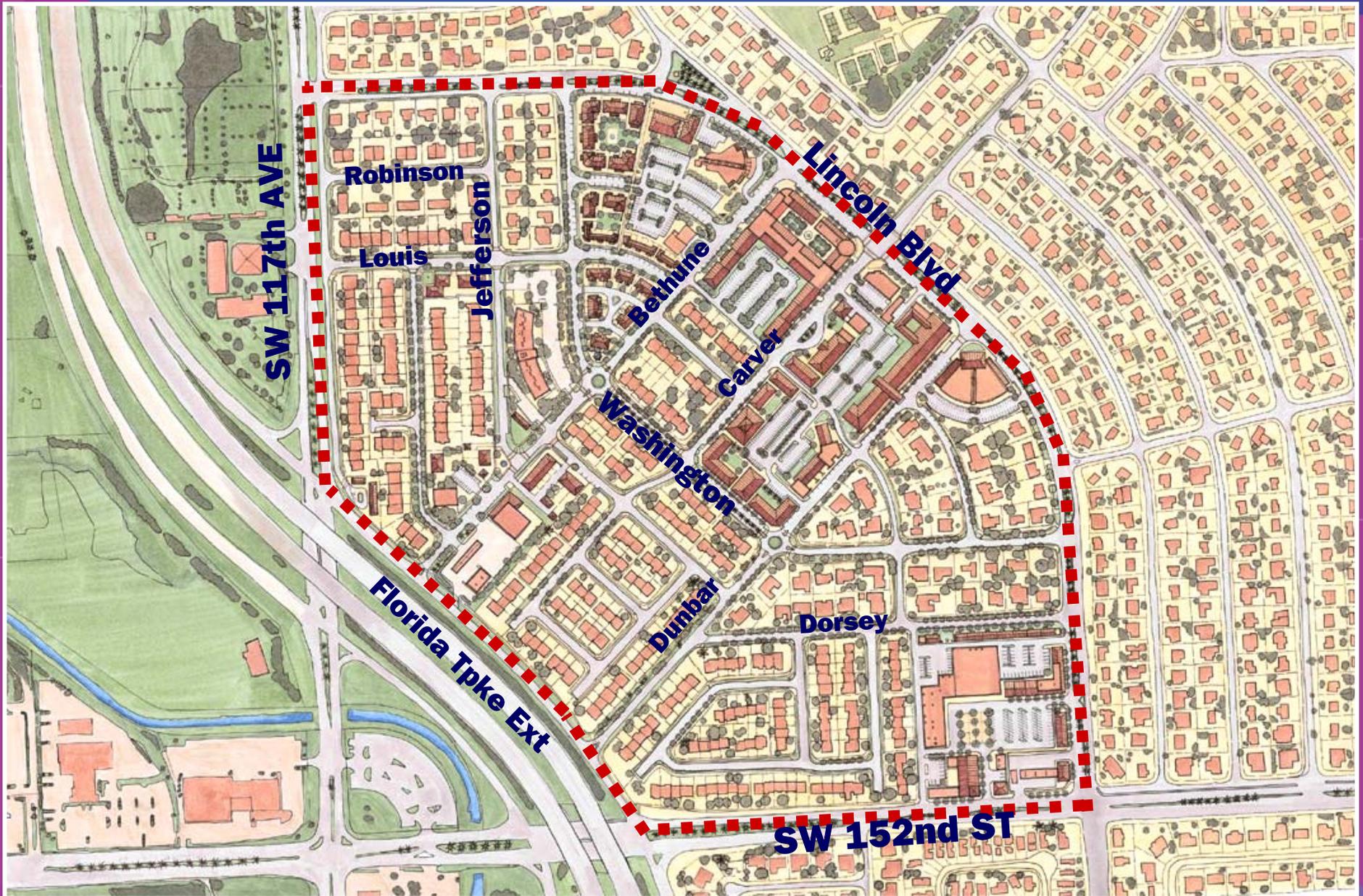
- **Hold a charrette to provide interested persons with an opportunity to contribute to a vision for the Richmond Heights Downtown Core**
- **Prepare an Area Planning Report documenting the results of the charrette**

# Charrette Study Area

Boundaries



# Charrette Vision Plan



Richmond Heights Charrette

**Richmond Heights Downtown Core**

# How The Vision Plan Was Created: Kick Off Presentations



Richmond Heights Charrette

Saturday, September 26th, 10:00am to 11:00am

# How The Vision Plan Was Created: Public Process



Richmond Heights Charrette

Saturday, September 26th, 11:00am to 12:30pm

# How The Vision Plan Was Created: Public Process



Richmond Heights Charrette

**Saturday, September 26th, 11:00am to 12:30pm**

# How The Vision Plan Was Created:



## Citizen's Presentations

Saturday, Sept. 26th, 12:30pm

Richmond Heights Charrette



# The Citizen's Plans



Richmond Heights Charrette

# Resident's Community Issues & Priorities

- 1. Economic Development**
- 2. Social Services/Medical Services**
- 3. Community Identification**
- 4. Education**
- 5. Recreation**
- 6. Green Community Plan**
- 7. Transportation/Traffic**
- 8. Streetscape & Aesthetics**
- 9. Maintaining Positive Community Features**



# The Citizen's Requests

- **Announce arrival to the Richmond Heights Downtown Core area (Entrance features, Signage, and landscaping)**
- **Entrance Features for the Promenade Shopping Plaza / Beautify (Garden like)**
- **Identify more Greens, plazas or pocket parks within the study area.**
- **Make it a walkable community with pedestrian friendly trails/wider sidewalks and connectivity.**
- **Create Green networks and introduce Bike lanes.**
- **Enhance the landscaping with maintainable shade trees (not messy) along all the streets.**
- **Introduce more stop signs & specific traffic calming like roundabouts and medians. (On Carver, Bethune, Dunbar and Washington Blvd)**
- **Monument design for the roundabouts**
- **Reduce the wide street sizes.**
- **Lincoln blvd is the main “vein”; Alleviate traffic along the Blvd and allow for placement of reflectors when turning on Lincoln.**
- **Mimic the Views like in the Gables**

# **The Citizen's Requests**

- **Development of “Macedonia” Property (Probable outpatient healthcare services)**
- **Area of the Promenade shopping plaza on SW 152<sup>nd</sup> Street and Lincoln Blvd should be improved through redevelopment plans to create a commercial “village” center.**
- **Architectural uniformity for all new development with better and Modern style architecture for the General area.**
- **Redevelopment/Refurbishing of the existing Duplexes (on Bethel property) that are an eyesore.**
- **All future redevelopment should be 2-3 stories.**
- **Buffer with landscaping the back of the shopping center from the Single family homes.**
- **Introduce water and sewer for the areas still lacking those amenities.**
- **Create a business district or town center like area, Public squares and shared parking areas or courts**
- **More Bus Shelters for stops along Lincoln Blvd.**
- **Introduce a Mango farm preservation area.**
- **Primary Healthcare – Senior Care Center with Outpatient facilities.**

# The Citizen's Requests

- **Include mix of uses that create self sustained neighborhoods like a Community Theatre, Mom-pop shops, Beauty salon, dry cleaners, pizza, tailor, cafes, coffee, restaurants/ice-cream parlors places. (Live, work and play)**
- **Areas for social services: Health club and activity center for Seniors, library, classes, recreation, health and youth.**
- **Create Senior housing and a Senior Center area for folks to Chill out and “fly kites”**
- **A Gym with a park, benches, gazebo and trees, Food store, Farmers Market and Police Substation.**
- **Neon flashboard sign for news on neighborhood activities**
- **Citizens buildings, public squares, government and business development.**
- **Identify all vacant property and ownership.**
- **Concerns about traffic generated from trucks entering in the area.**
- **A comprehensive Multipurpose building, Meeting hall for gatherings and meetings.**
- **Create a Pride of Place with “Culture/Pride” as the main themes.**

# How The Vision Plan Was Created:

## Design Studio



**Palmetto Golf Course  
Clubhouse 9300 SW 152nd  
Street Community Room**

**Studio on site Open to  
Public all Day... and into  
the night**

**Sunday, September 27th Through Thursday, October 1st**

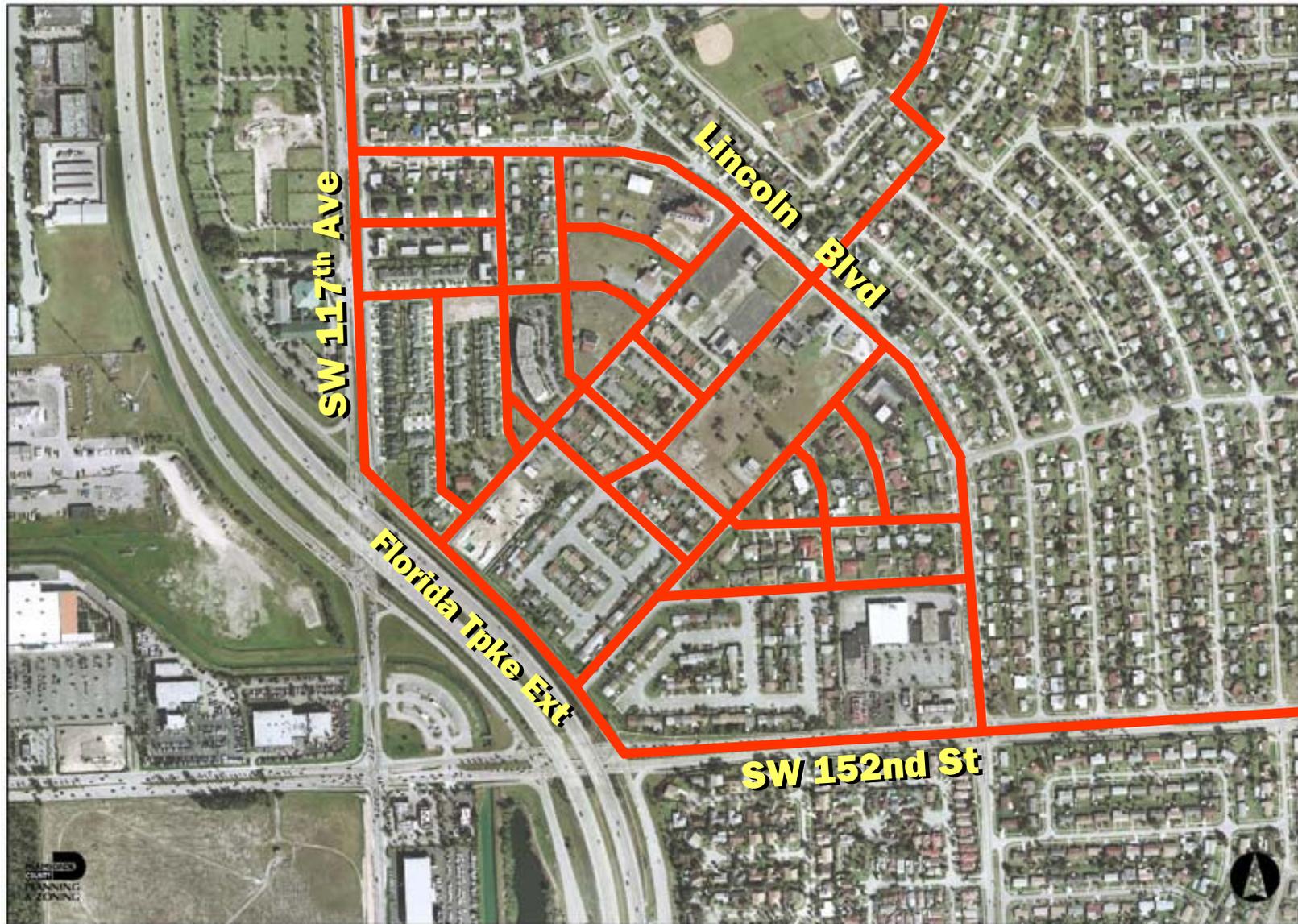
**Richmond Heights Charrette**

# Charrette Study Area

*Boundaries*



# Charrette Study Area



## Good Network of Streets

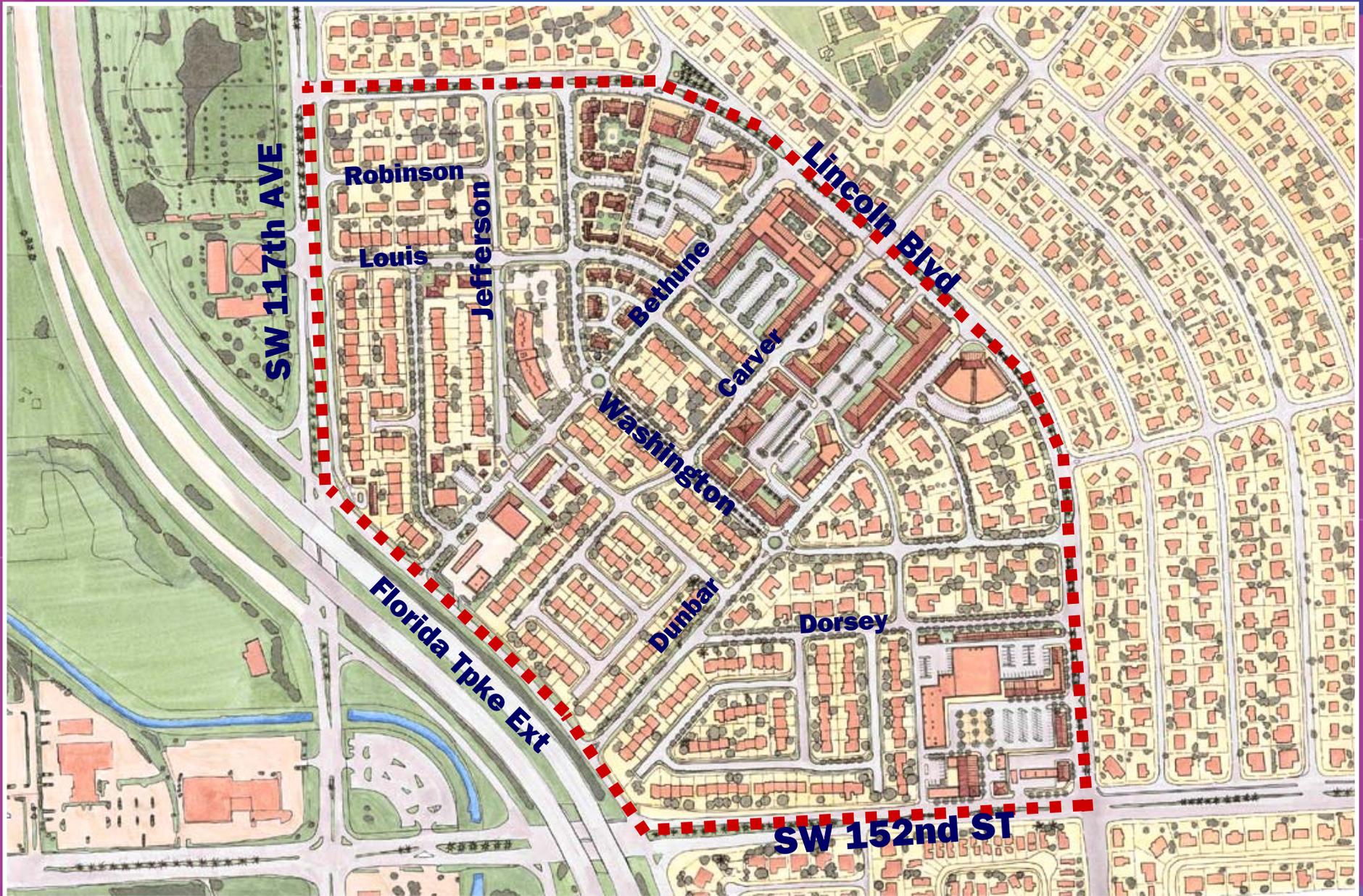
# Charrette Study Area



**Proximity  
to  
Work,  
Play,  
Shop**

**Walkable Size**

# Charrette Vision Plan



Richmond Heights Charrette

**Richmond Heights Downtown Core**

# Charrette Vision Plan

*Proposed Redevelopments*



**Promenade Commercial Shopping Plaza**

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# Transition Areas: Landscape Buffer



**Back of Promenade Commercial Plaza**

# Transition Areas: Landscape Buffer Fronting Residential

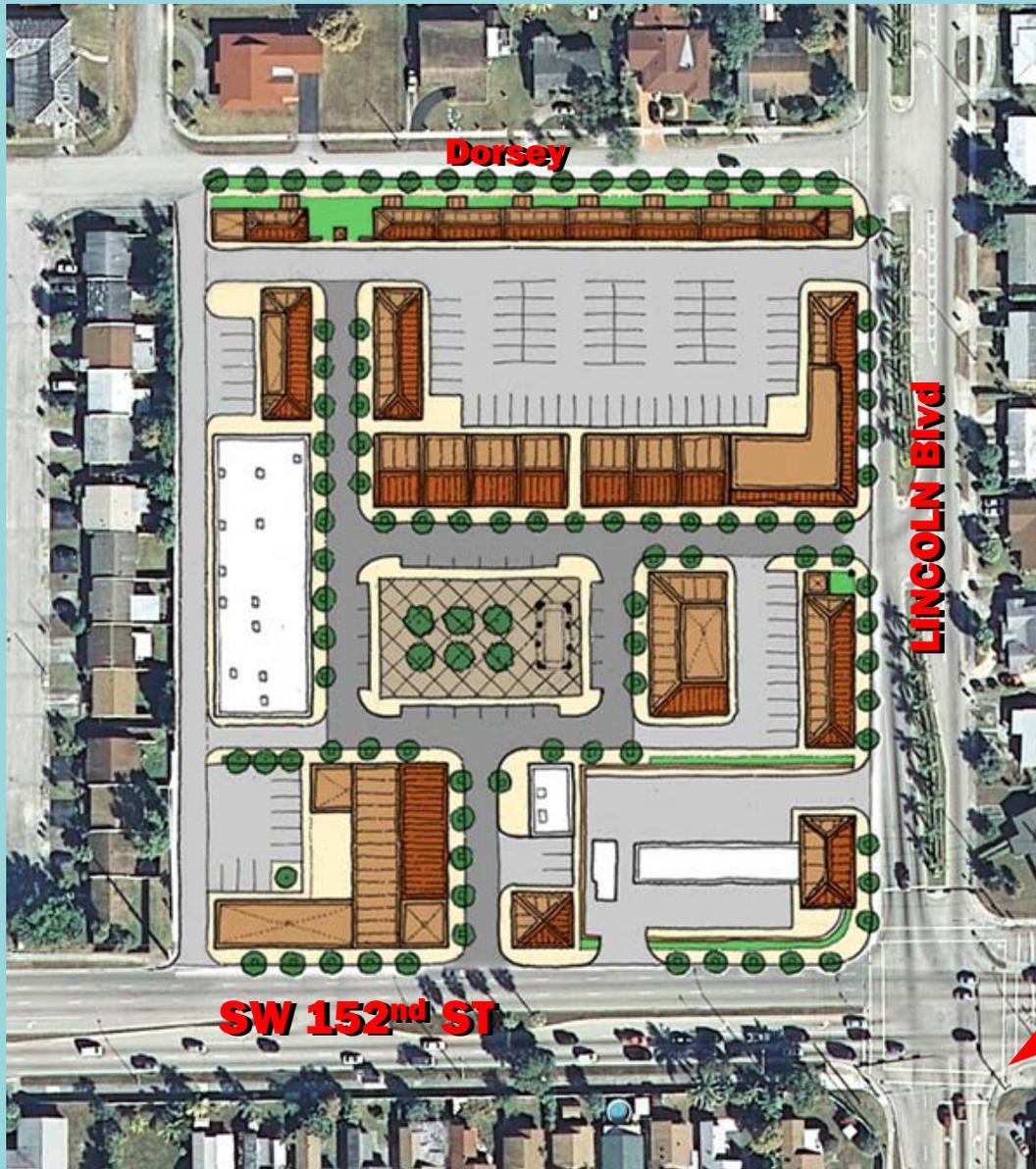


**Back of Promenade Commercial Plaza**

Richmond Heights Charrette

# Charrette Vision Plan

*Proposed Redevelopments*



## Promenade Commercial Shopping Plaza

Richmond Heights Charrette

# Charrette Vision Plan

*Proposed Redevelopments*



Richmond Heights Charrette

**Promenade Commercial Shopping Plaza**

# Charrette Vision Plan

*Proposed Redevelopments*

**Live-Work  
Flex Type  
Units**



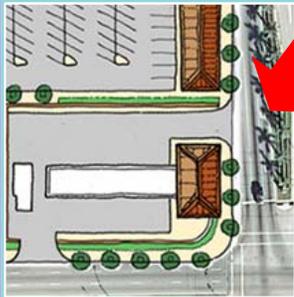
**Commercial Plaza Street Elevation**

**Promenade Commercial Shopping Plaza**

Richmond Heights Charrette

# Charrette Vision Plan

*Proposed Redevelopments*



**ORDER: Holding the edge of a walkable Street**

**Promenade Commercial Shopping Plaza**

Richmond Heights Charrette

# Transition Areas: Similar Uses



**Back of Promenade Commercial Plaza**

# Charrette Vision Plan

*Proposed Redevelopments*

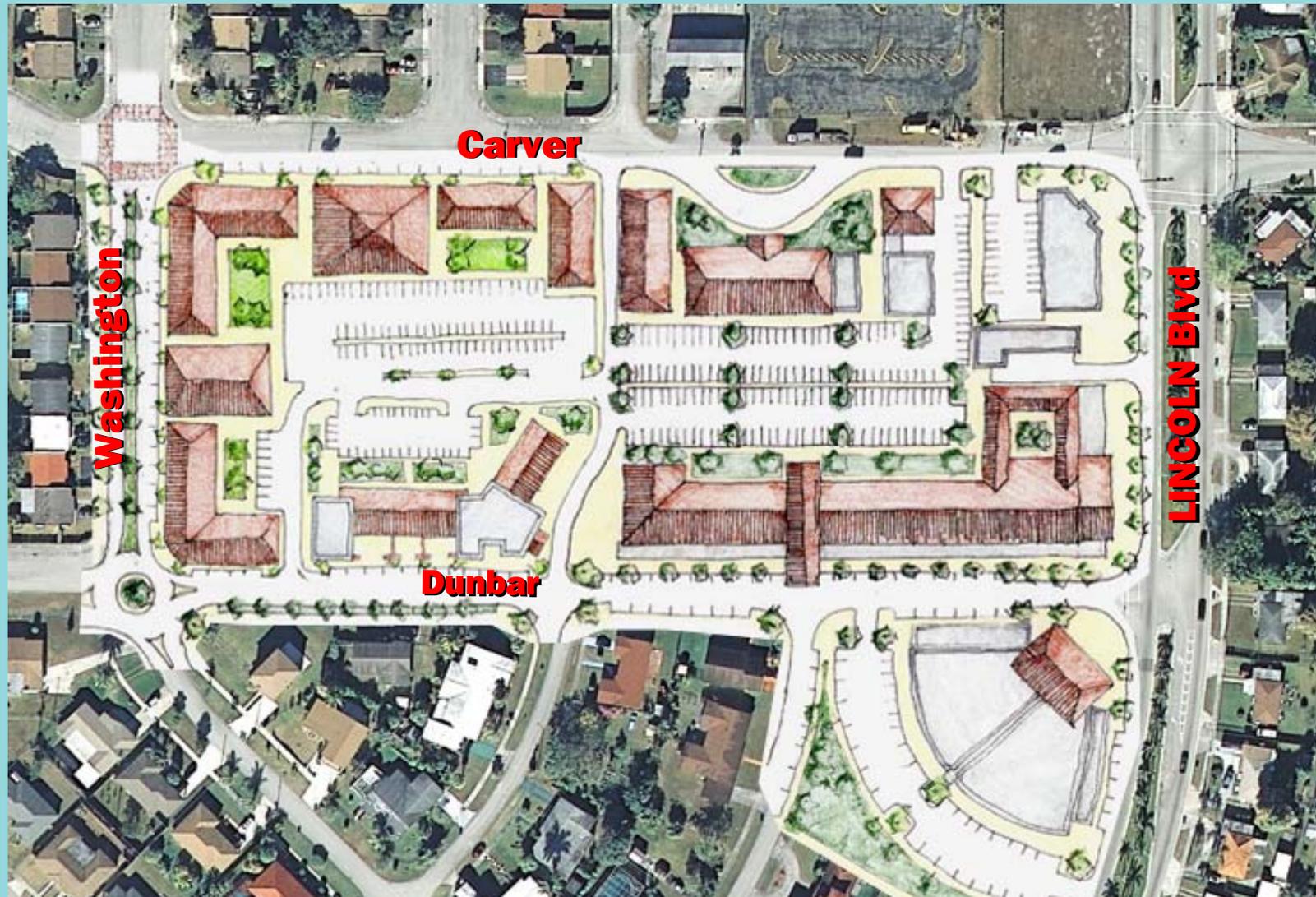


**Martin Memorial, Church of God, Funeral Home  
& Brown Properties**

Richmond Heights Charrette

# Charrette Vision Plan

*Good Mix of Uses*



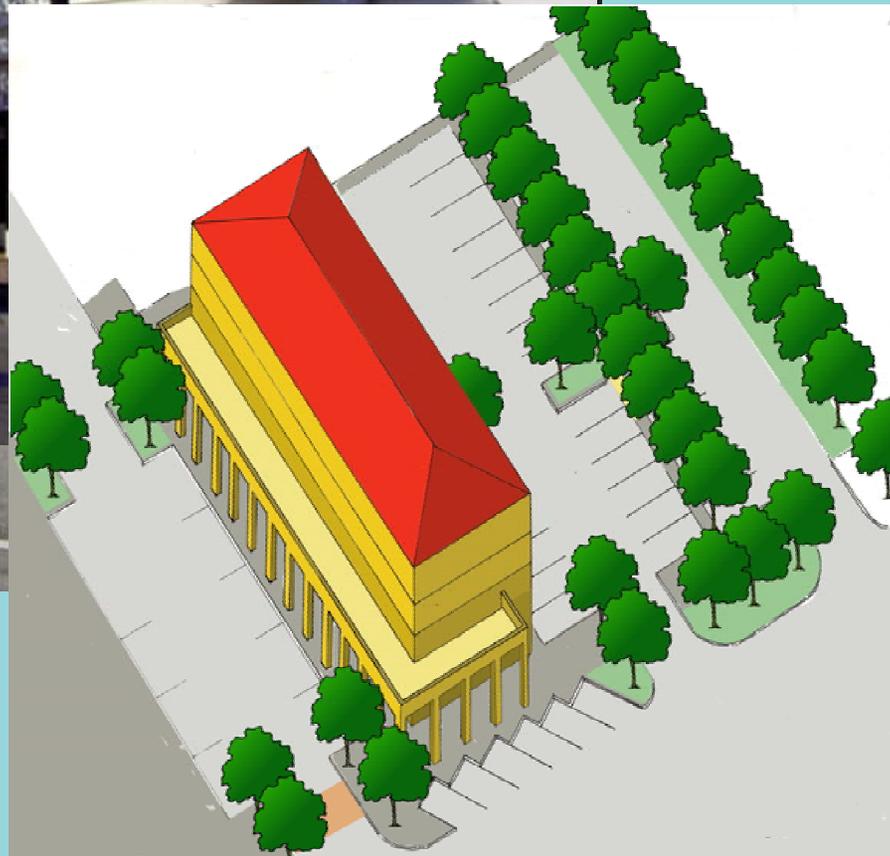
**Martin Memorial, Church of God, Funeral Home  
& Brown Properties**

Richmond Heights Charrette

# The Importance of the Street



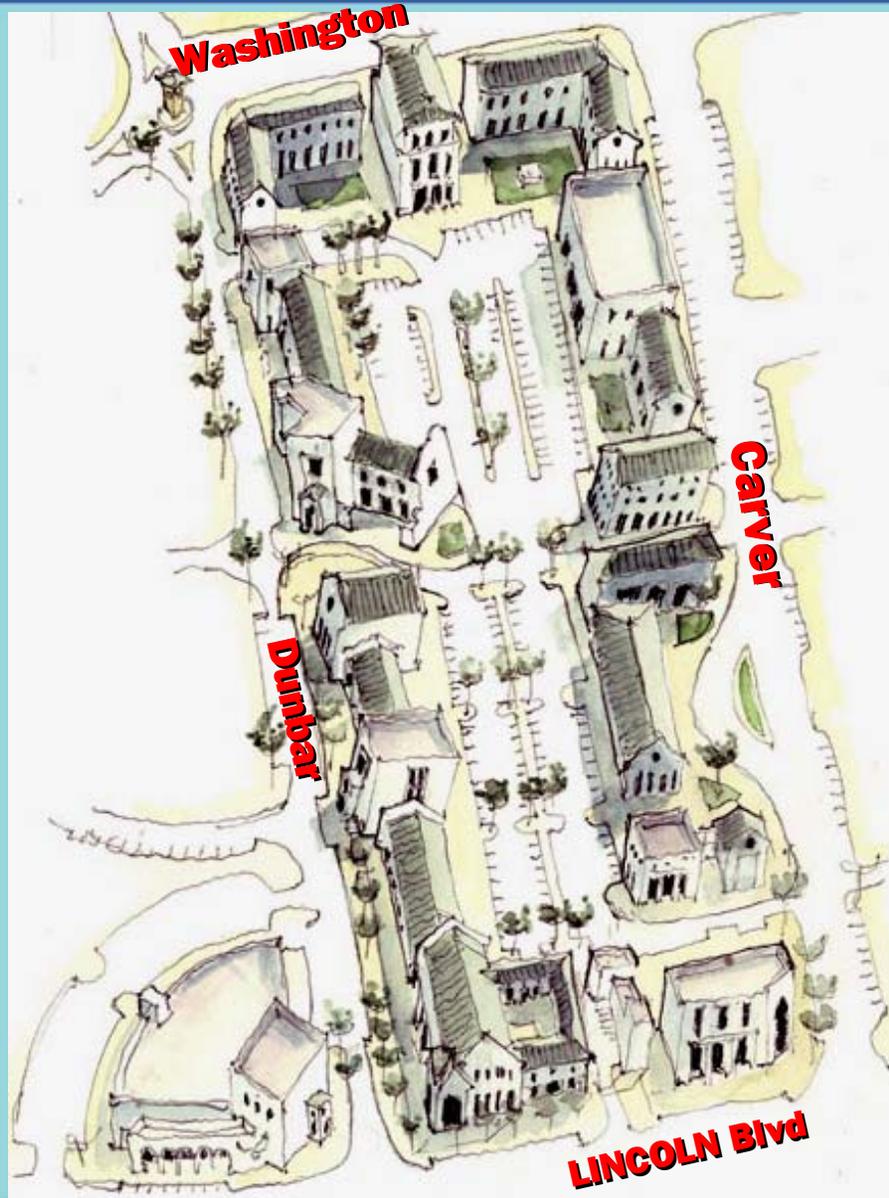
**Coherent Landscape,  
Streetscape, Signage &  
Parking**



**Order: Continuous Street Edge**

# Charrette Vision Plan

*Proposed Redevelopments*

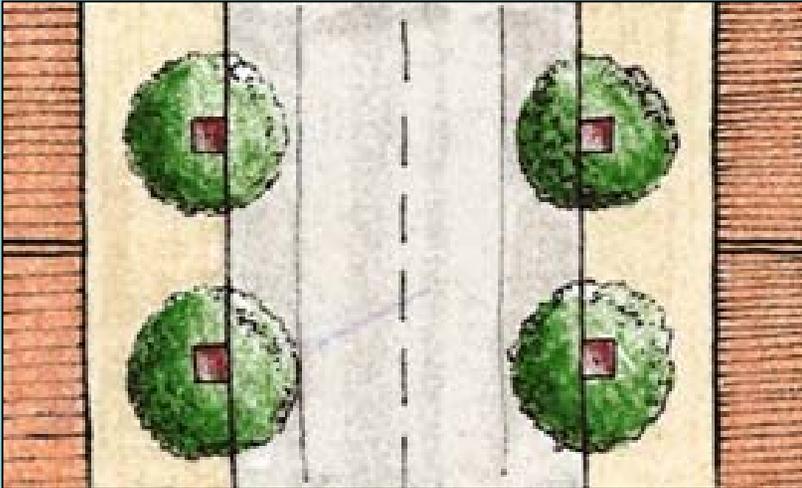
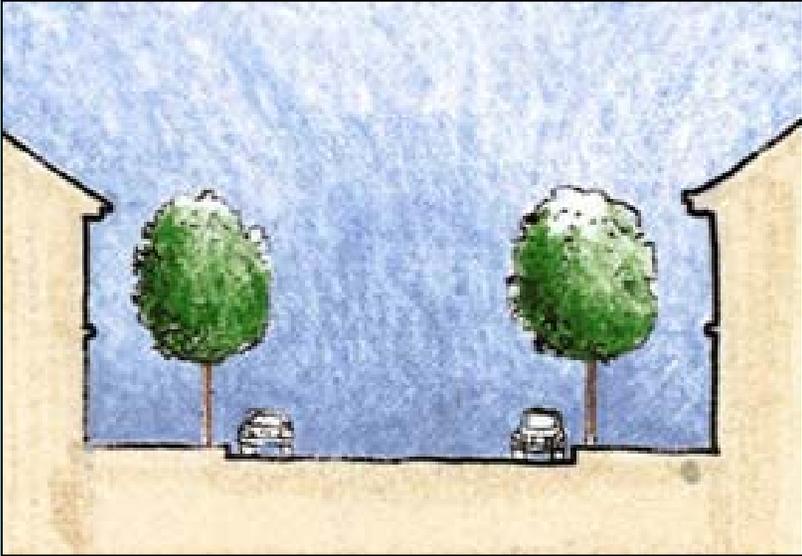


**A Business District, Multipurpose Use Areas**

# Definable Edges



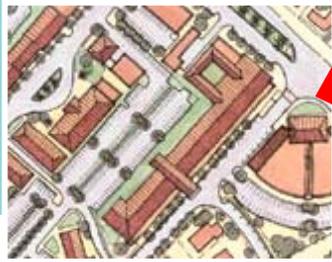
**Carver Dr.**



**Precise Instructions**

# Charrette Vision Plan

*Proposed Redevelopments*



**View of Corner of Lincoln Blvd & Dunbar**

# Charrette Vision Plan

*Proposed Redevelopments*



**Street Elevation along Dunbar Dr Alt. 1**



**Street Elevation along Dunbar Dr Alt. 2**

**Mixed Use; Office/Commercial/Residential Spaces**

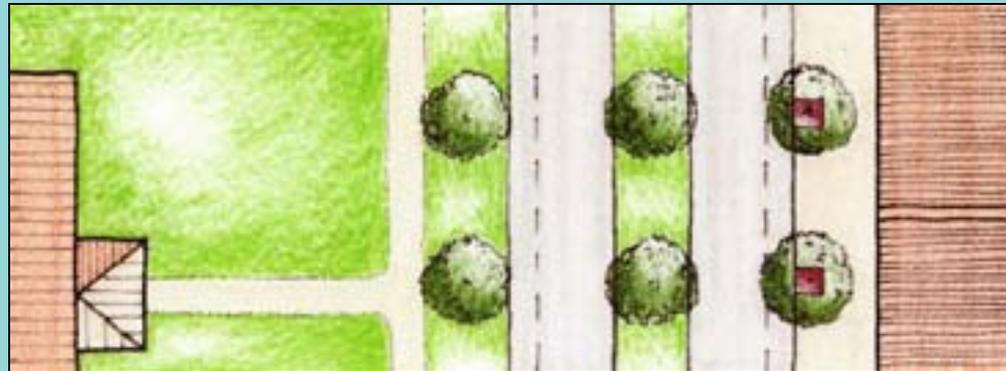
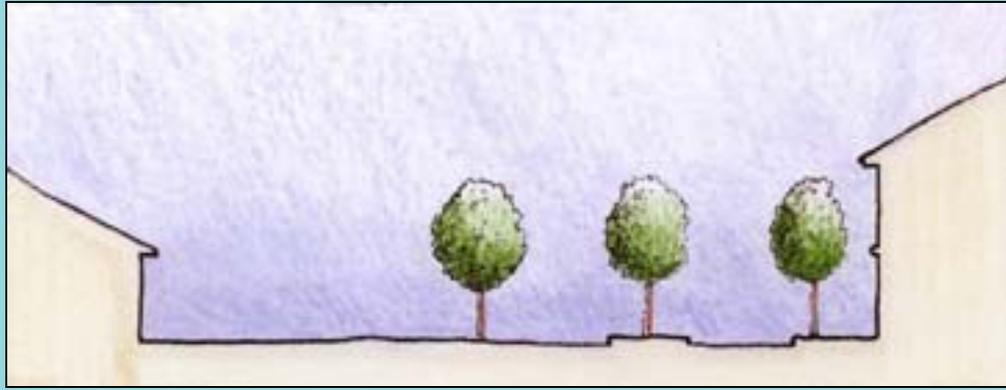
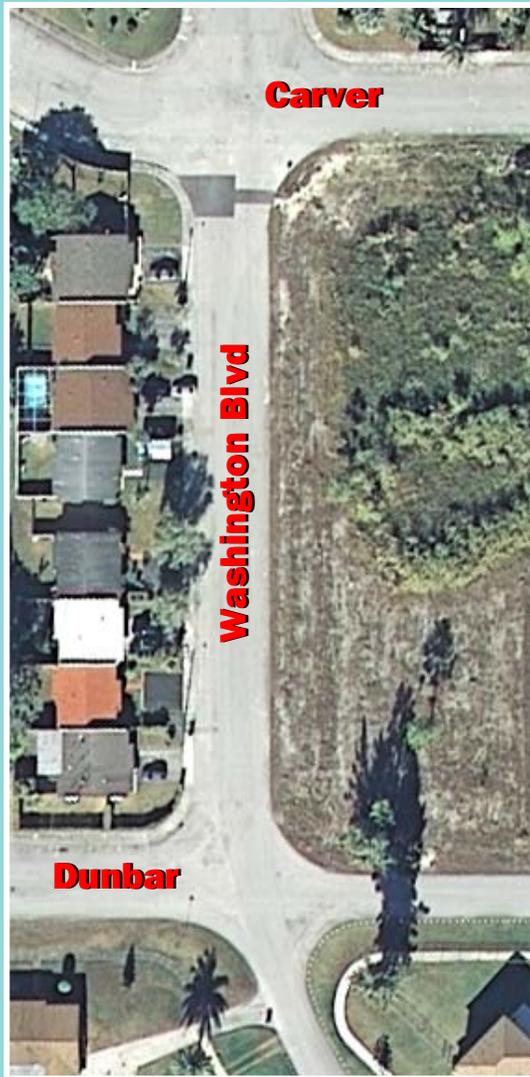
# Charrette Vision Plan

*Proposed Redevelopments*



**View looking East along Washington Blvd**

# Definable Edges



**Washington Boulevard**

**Precise Instructions**

# Charrette Vision Plan

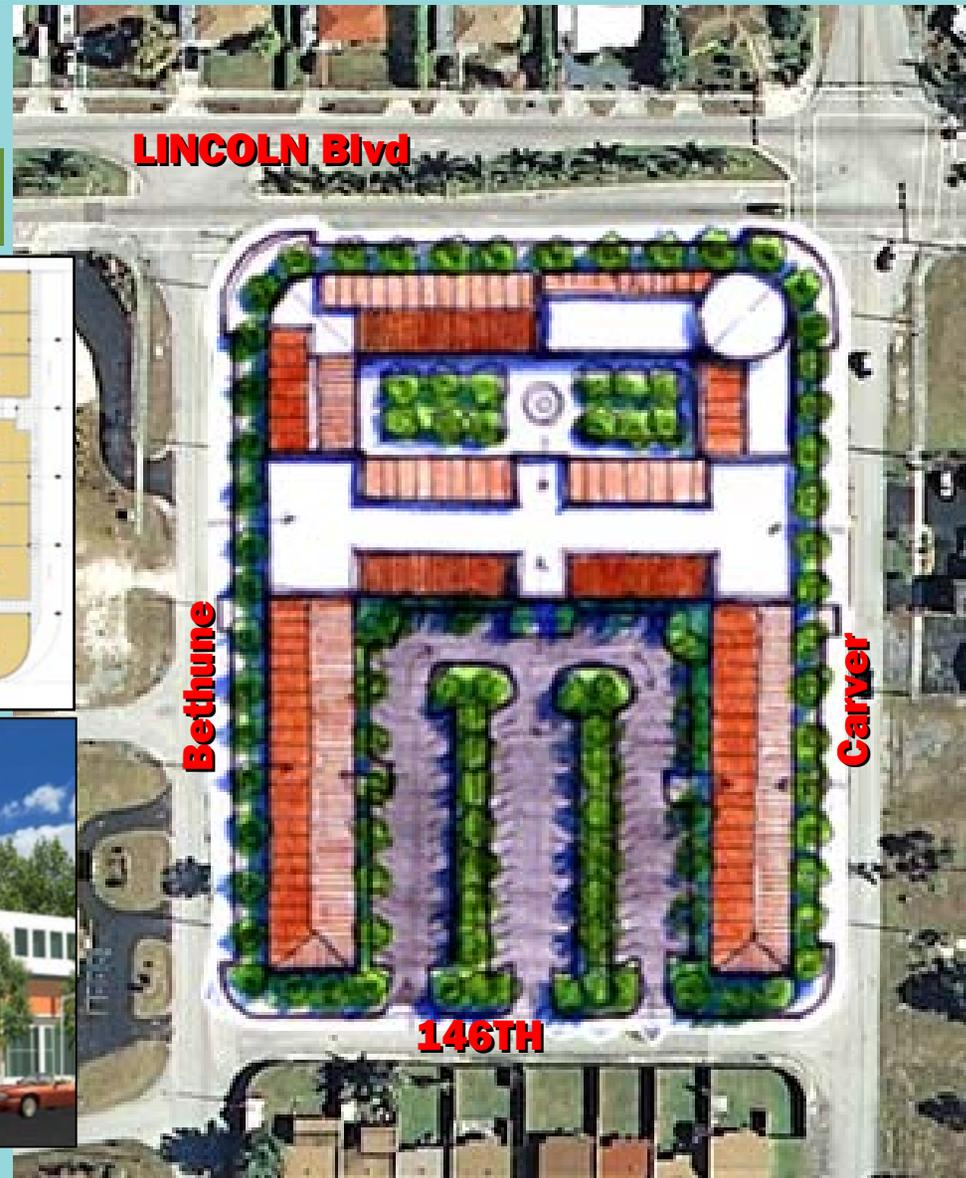
*Proposed Redevelopments*



# Charrette Vision Plan

*Proposed Redevelopments*

COMMISSIONER DENNIS C. MOSS  
**RICHMOND HEIGHTS CENTER**  
SCHEMATIC DESIGN

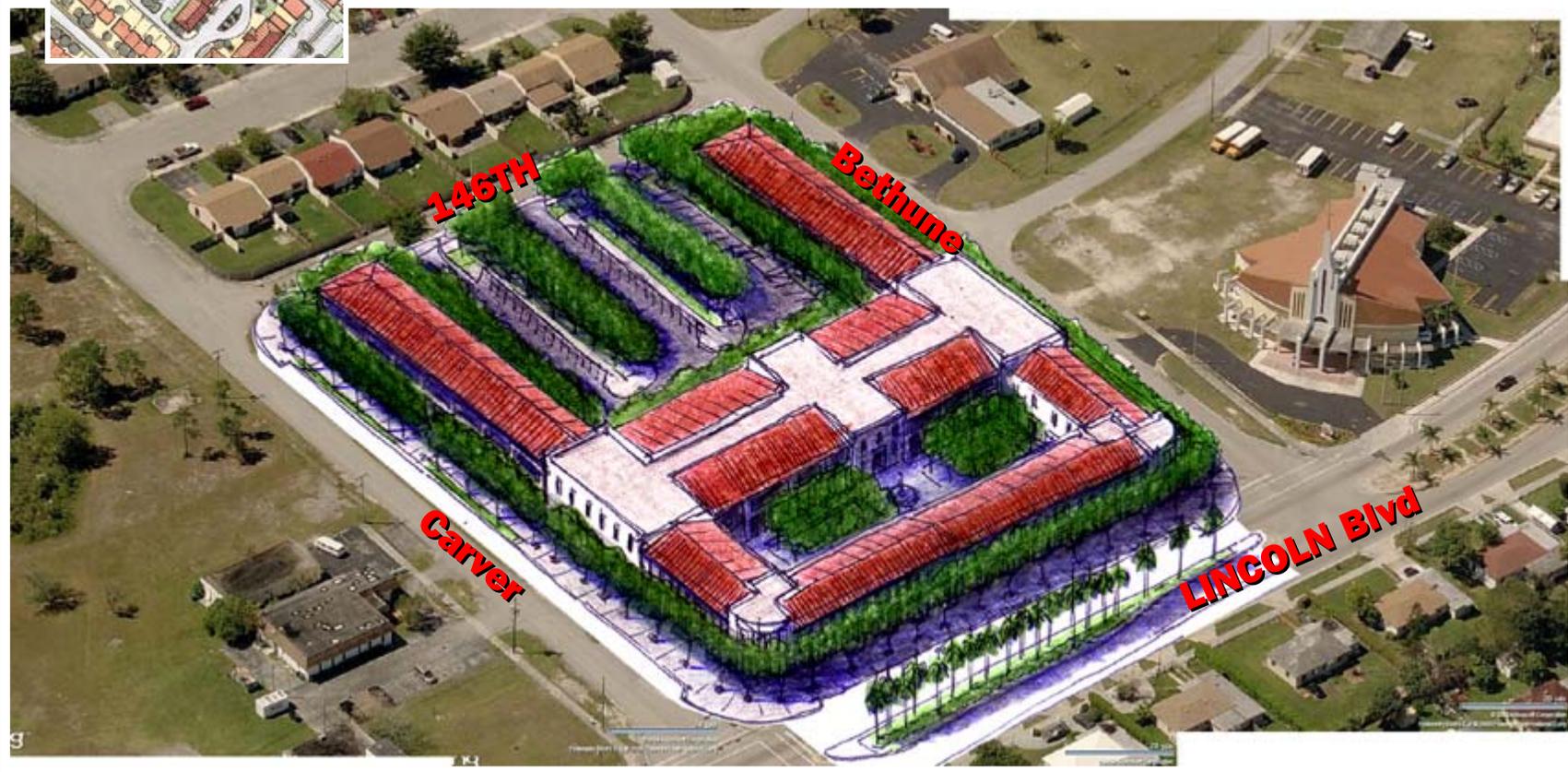


**GSA & Bethel Church Property**

Richmond Heights Charrette

# Charrette Vision Plan

*Proposed Redevelopments*

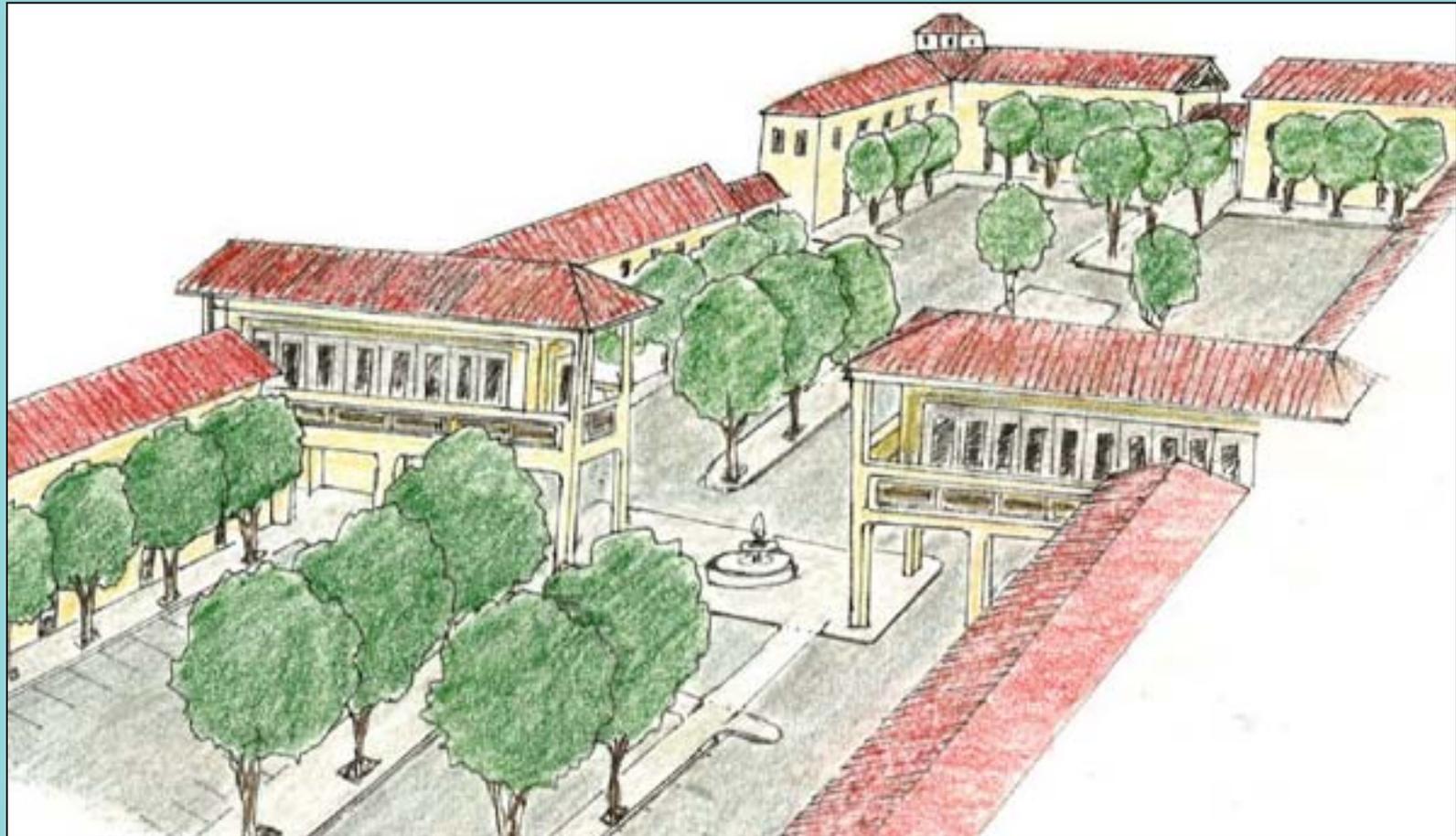


Richmond Heights Charrette

**Area for Start-up Businesses & Housing for Seniors**

# Charrette Vision Plan

*Proposed Redevelopments*



Richmond Heights Charrette

**GSA & Bethel Church Property**

# Charrette Vision Plan

*Proposed Developments*



**Bethel & Macedonia Church Properties**

Richmond Heights Charrette

# Charrette Vision Plan

*Proposed Developments*



**Bethel & Macedonia Church Properties**

Richmond Heights Charrette

# Charrette Vision Plan

*Housing for Everyone*



Richmond Heights Charrette

**Bethel & Macedonia Church Properties**

# Charrette Vision Plan

*Housing for Everyone*



**Bethel & Macedonia Church Properties**

Richmond Heights Charrette

# Existing Buildings



**Leisure City / Naranja Lakes Charrette**

**Richmond Heights Charrette**

# Charrette Vision Plan

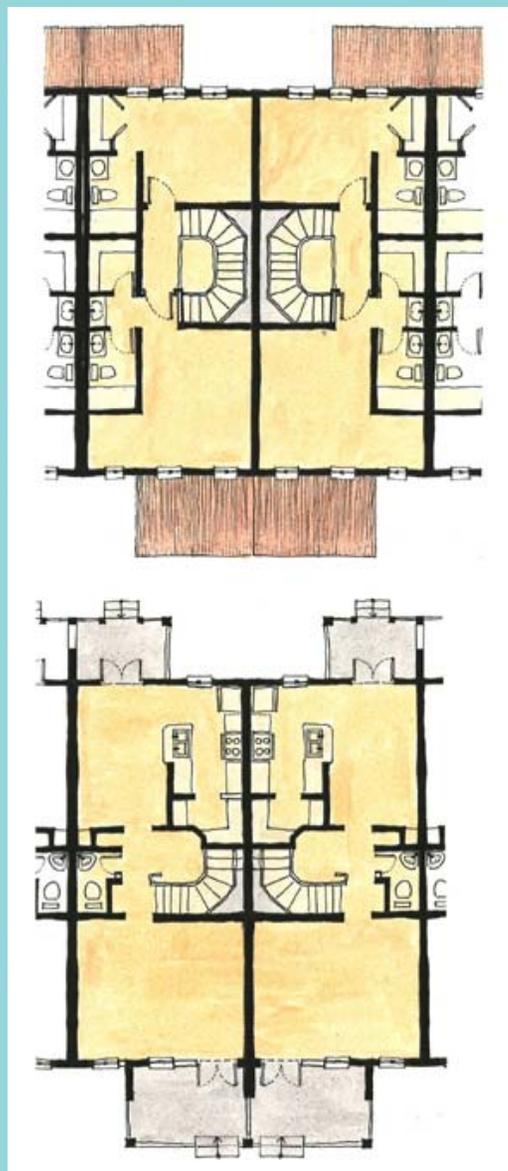
*Proposed Developments*



**Duplexes, Townhomes & Senior/Youth Centers**

# Charrette Vision Plan

*Proposed Developments*



Richmond Heights Charrette

**Bethel & Macedonia Church Properties**

# Charrette Vision Plan

*Proposed Developments*

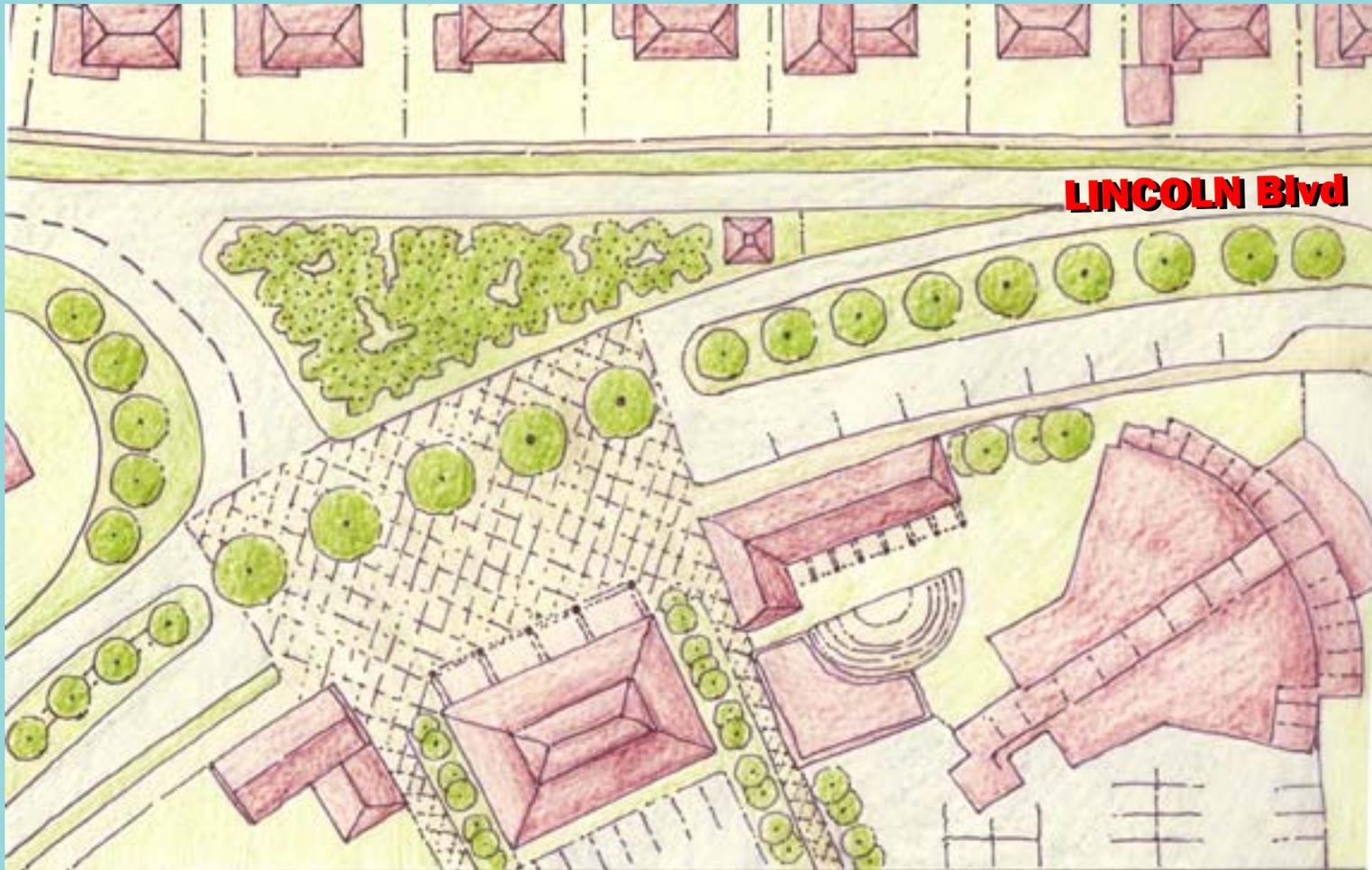


**Bethel & Macedonia Church Properties**

Richmond Heights Charrette

# Charrette Vision Plan

*Proposed Developments*



**Bethel & Macedonia Church Properties**

Richmond Heights Charrette

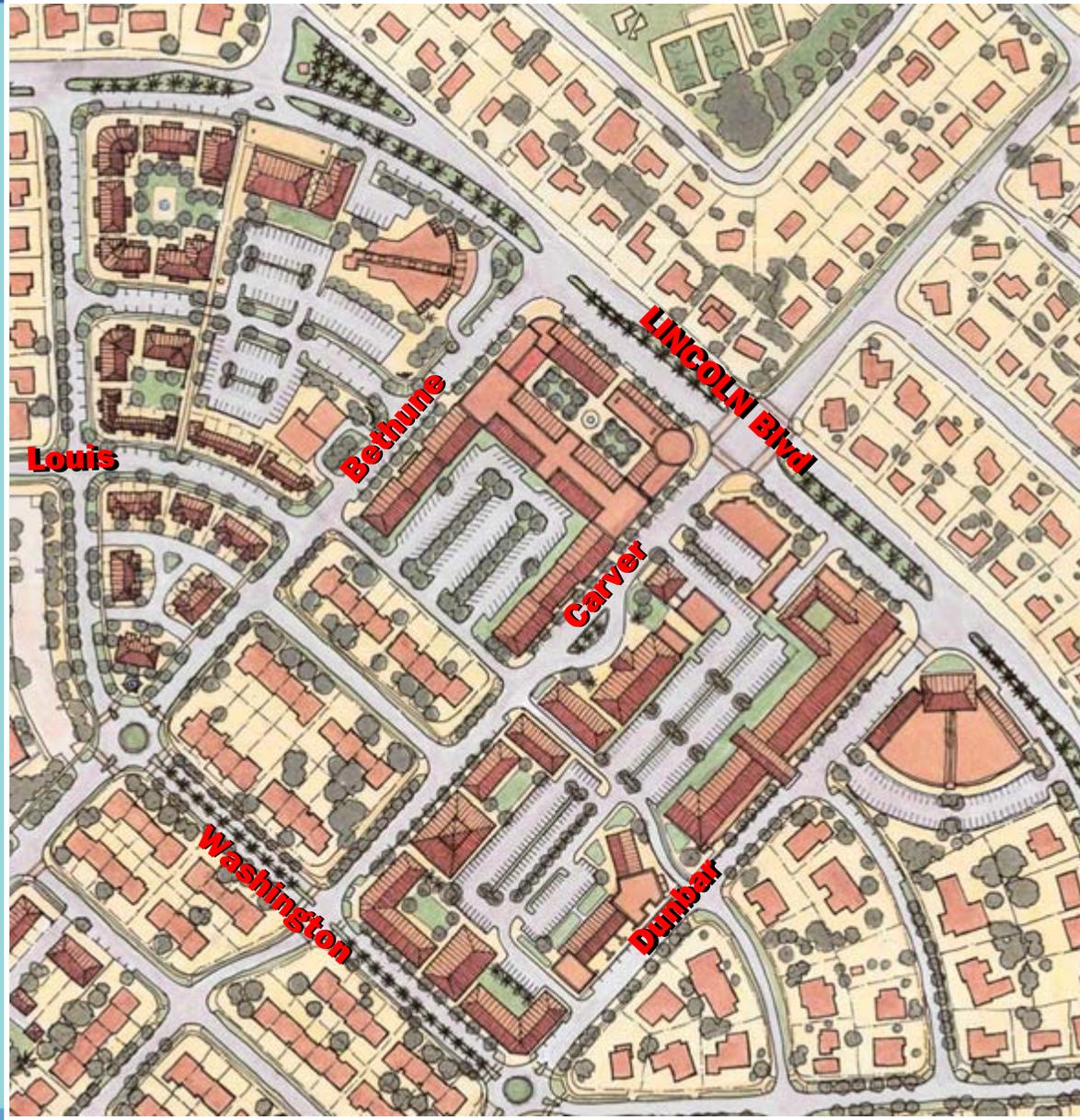
# Charrette Vision Plan

# Civic Spaces



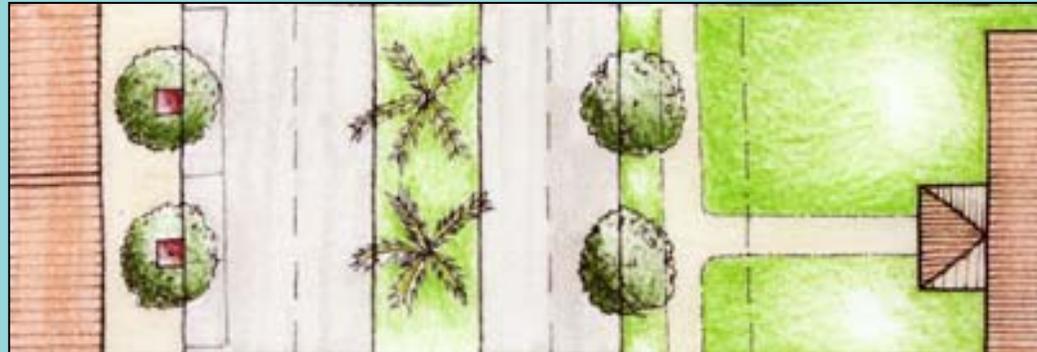
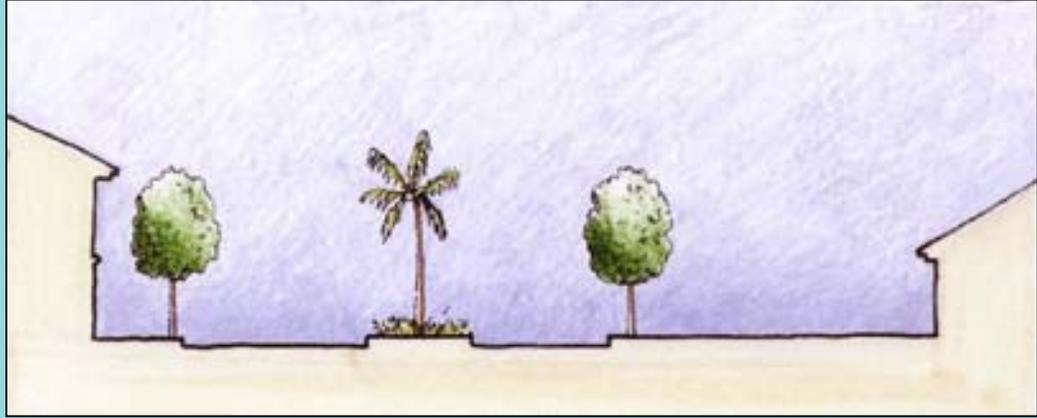
# Charrette Vision Plan

*Proposed Redevelopments*



**The Town Center: Core Redevelopment Area**

# Definable Edges



**Lincoln Boulevard**

**Precise Instructions**

# Charrette Vision Plan

*Proposed Redevelopments*



# Charrette Vision Plan

## Proposed Redevelopments

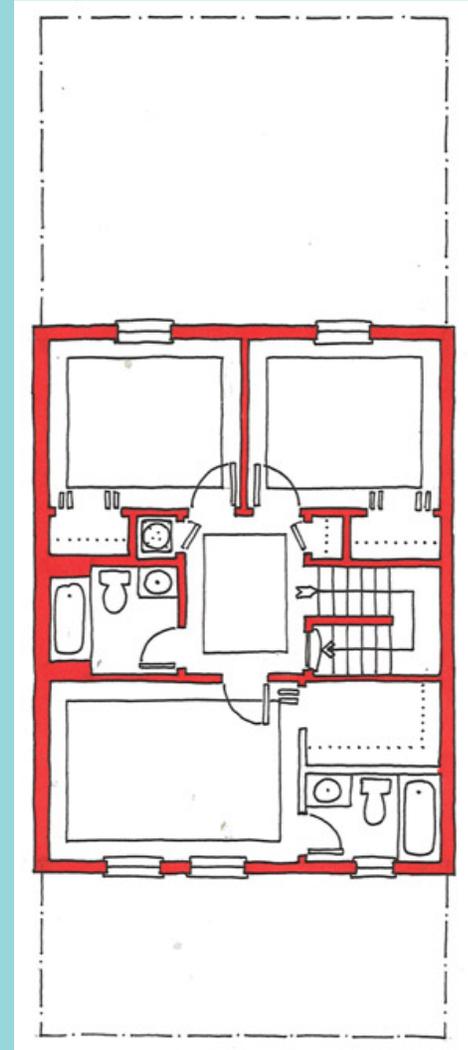
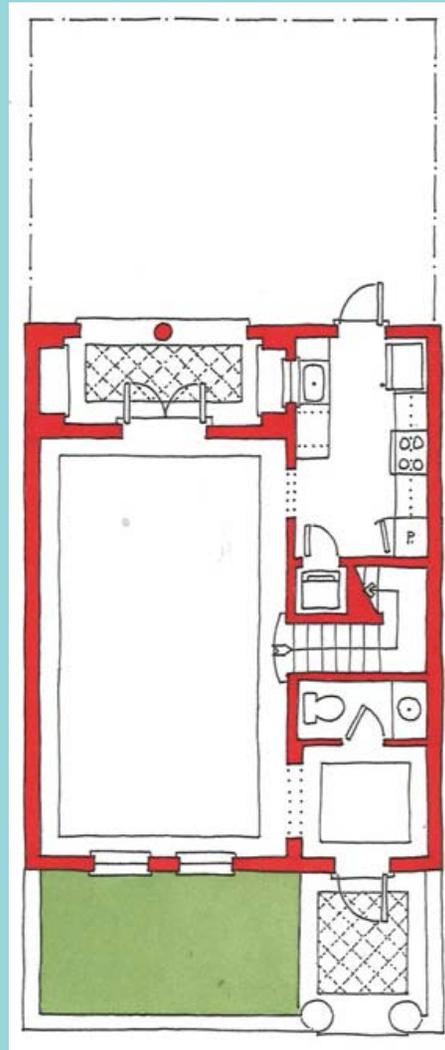
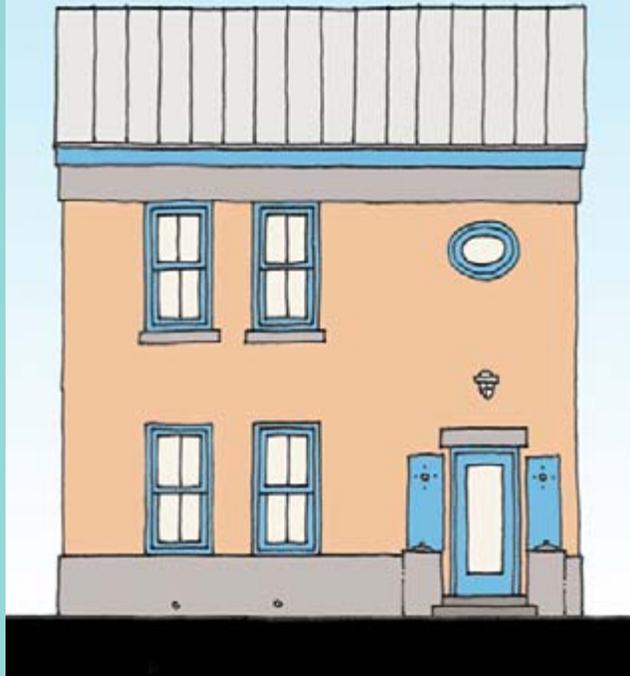


**Aranha Palms**

**Womans Club, Corner Store & Brown Properties**

# Charrette Vision Plan

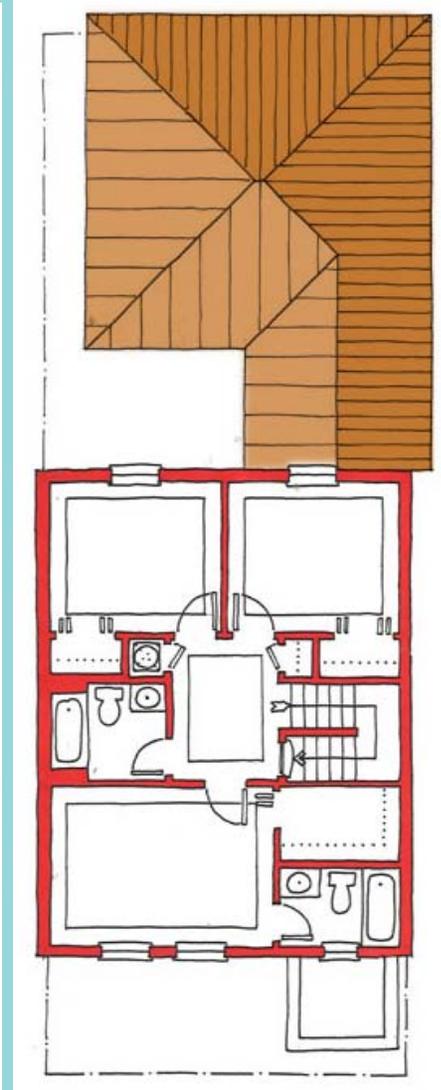
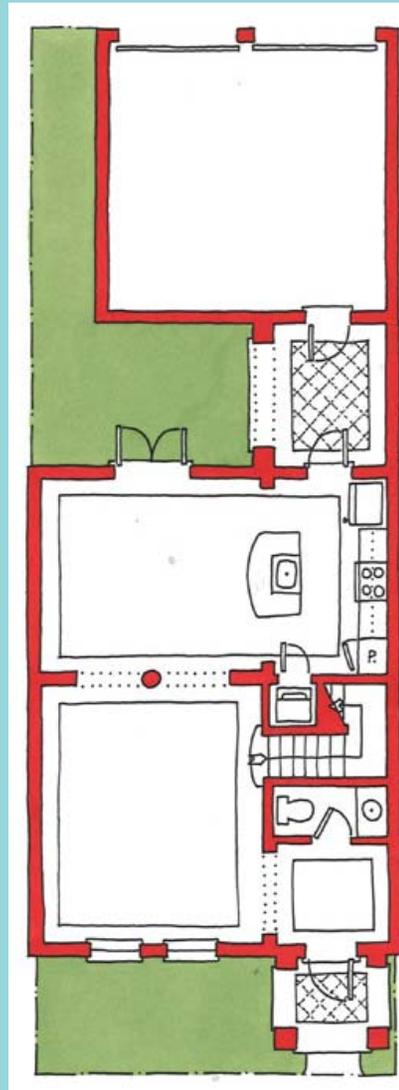
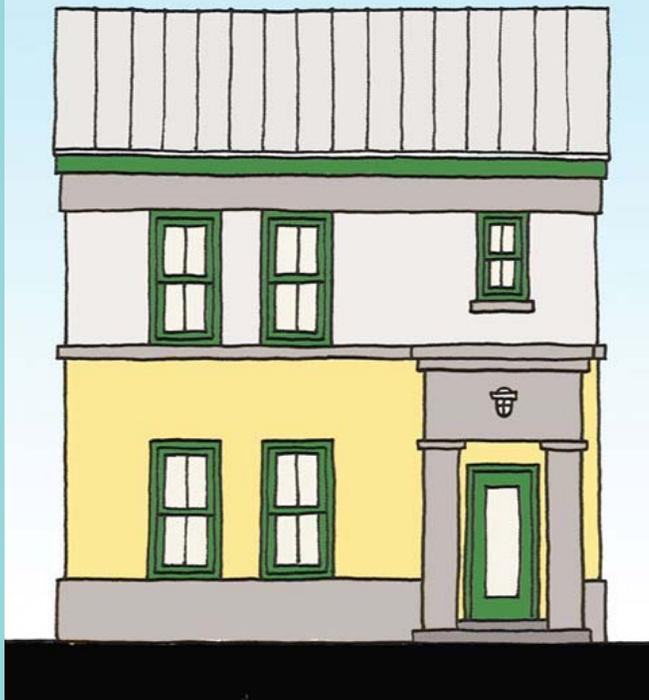
*Housing for Everyone*



**Townhomes for Narrow lots**

# Charrette Vision Plan

*Housing for Everyone*



**Townhomes for Narrow lots**

# Charrette Vision Plan

*Proposed Redevelopments*



Richmond Heights Charrette

Open Spaces & Plazas

# What other Communities have Done...



BEFORE

AFTER

Richmond Heights Charrette

**Buildings Facelift**



Richmond Heights Charrette

## Facelift Redesign



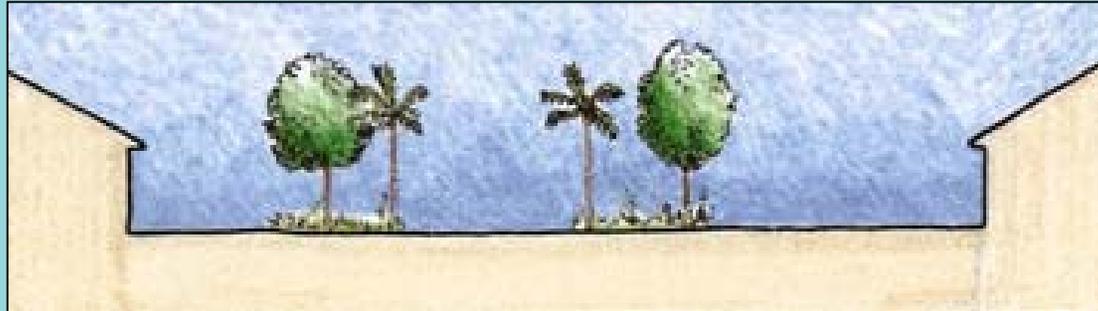
Richmond Heights Charrette

## Facelift Redesign

# Definable Edges



**SW 114<sup>th</sup> Court**



**Typical Residential  
Street Section**

**Precise Instructions**

## Wider Sidewalks & Landscaping



**SW 148th St**  
**Looking East**

**Walkable Human Scaled Streets**

# Traffic Calming



# Traffic Calming



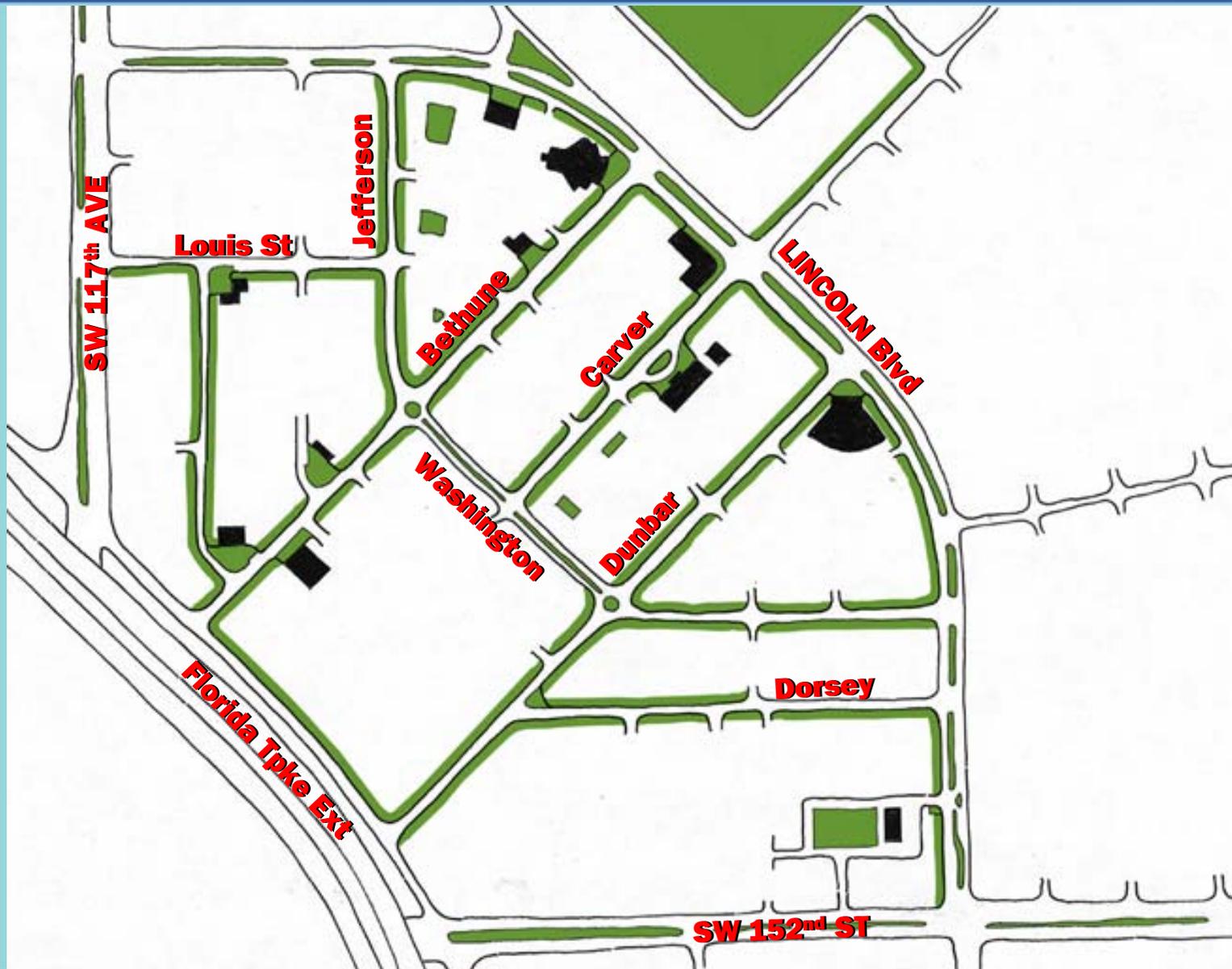
**Intersection of Washington Blvd & Dunbar Dr**

**Roundabouts for Traffic Calming**

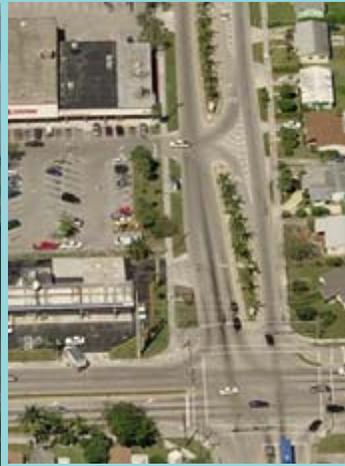
Richmond Heights Charrette

# Linear Greens or Open Spaces



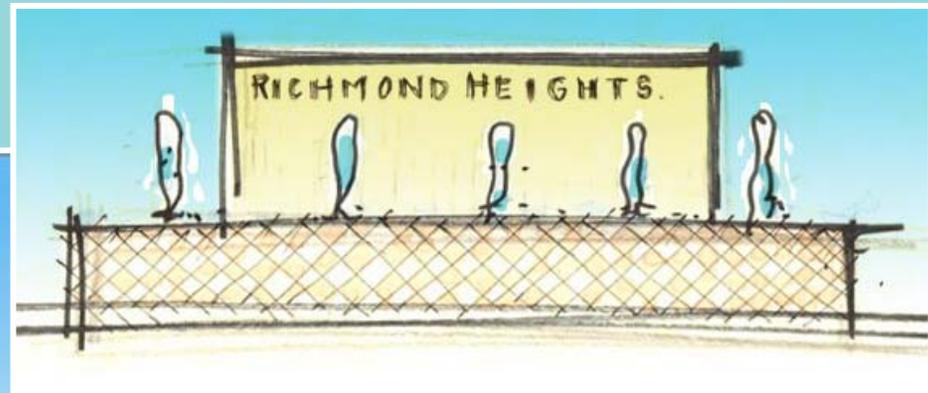


# The First Impressions



**Entrance to the Area**

# Entrance Features & Bus Shelters



Richmond Heights Charrette

## Locations & Style

# **The Design Team**

**Miami- Dade County**

**DP&Z**

**Community Planning Section**

**Urban Design Center**

Shailendra Singh, Jess Linn, Alexandro Zizold, Catherine Prince, Joshua Rak, Paola Jaramillo, Barbara DaSilva, Pablo Andrade

**Urban Designers**

Bianca Paz, David Roman, Joachim Perez,  
Shalina Jaffer, Palak Gandhi

# What's Next?

- **We will be back in 10 to 12 weeks with a Report**
- **Adoption of the Conceptual Master Plan by Residents & Charrette Steering Committee**
- **Adoption of the Master Plan by Community Council 14**
- **Adoption of the Master Plan by Planning Advisory Board**
- **Adoption of the Master Plan by County Commission**

## **In the Meantime...**

- **Work with the Charrette Steering Committee to Prioritize Improvements**
- **Establish dialogue with FDOT, GSA, Public Works, Parks and Recreation Departments, Property owners, Church organizations**
- **And Above all... **STAY INVOLVED!!!****