



Cutler Ridge Charrette

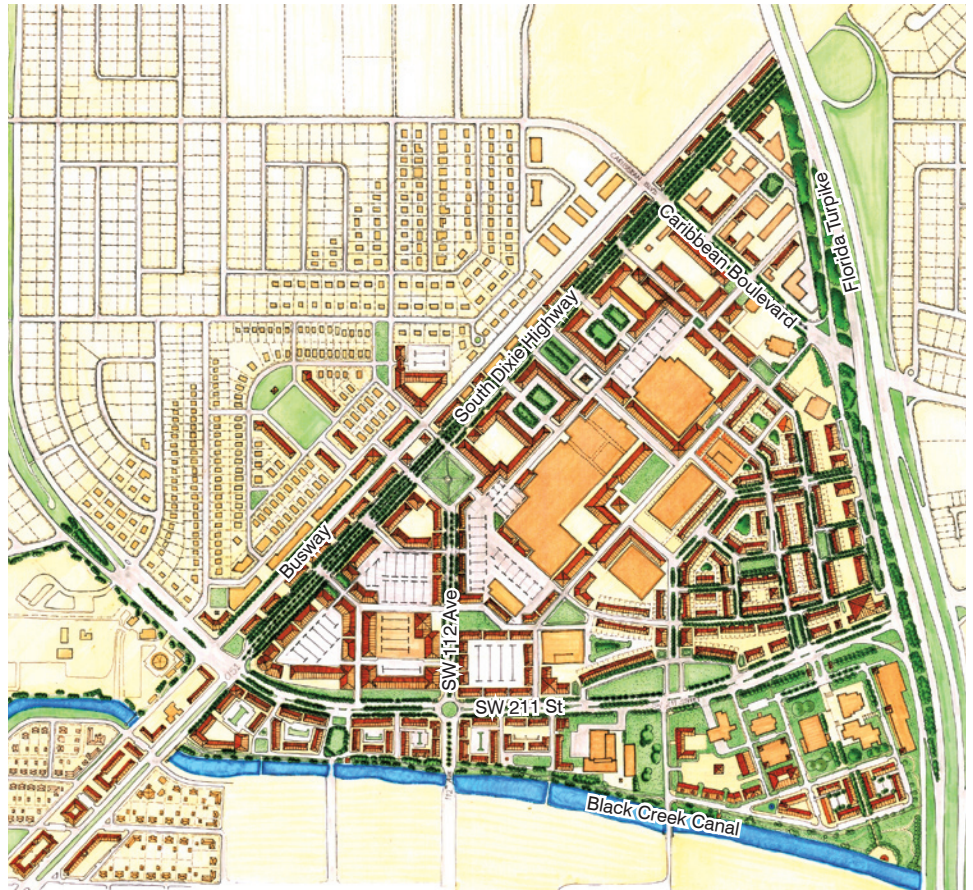
CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

CUTLER RIDGE CHARRETTE, MIAMI-DADE COUNTY, FLORIDA :

The Cutler Ridge master plan grew out of a public seven-day charrette, held between September 28th through October 4th, 2002. This master plan is the citizen's vision for the redevelopment of approximately 220 acres of commercial properties surrounding the Cutler Ridge Mall at the designated busway station located at U.S. 1 and 211 Street. The proposed redevelopment will provide a mixed-use high density downtown for Cutler Ridge, that will also serve the surrounding areas of South Miami-Dade County. The Charrette was held at the Cutler Ridge Mall and was well attended by over 60 residents, property and business owners, representing a diverse cross-section of the community.

THE CITIZENS, WITH THE ASSISTANCE OF A PROFESSIONAL TEAM, STUDIED THE MANY CHALLENGES FACED BY THE COMMUNITY AND PROPOSED SPECIFIC SOLUTIONS:

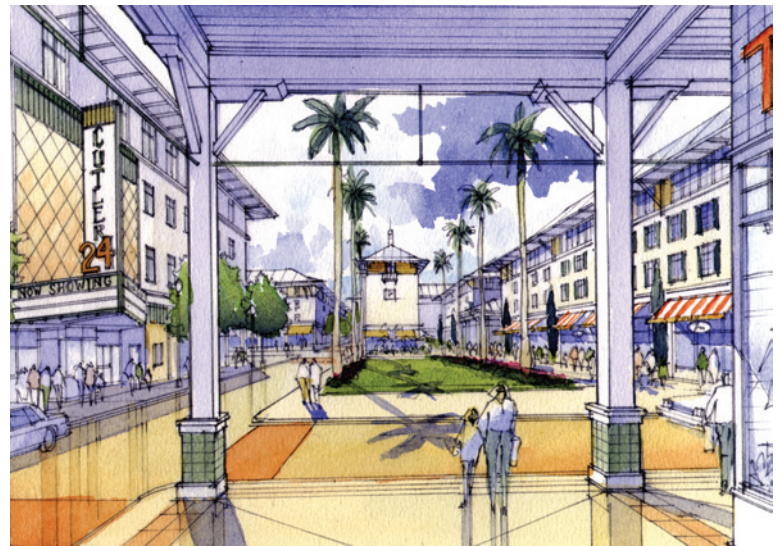
A series of presentations by County Staff were held and during that time further citizen and professional input was taken into account. The Board of County Commissioners (BCC) passed a resolution (# R-438-04) on April 13th 2004, thereby accepting the Cutler Ridge Charrette Area Plan Report and it's recommendations.



THE CHARRETTE AREA PLAN: A COMMUNITY'S VISION



Above: Scenes from the public design process on Saturday, September 28, 2002 • Citizens from the Cutler Ridge area participated in the charrette at Cutler Ridge Mall.



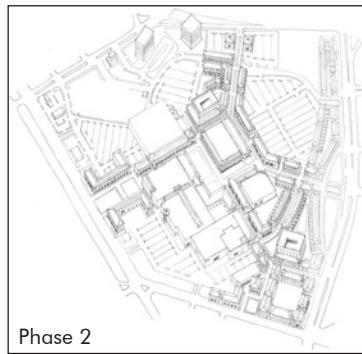
Above: New outdoor plaza between existing Burdines and remaining enclosed mall.



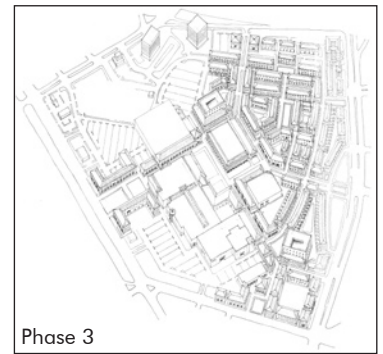
Existing Conditions



Phase 1



Phase 2



Phase 3

Alternative 1: Charrette Report Proposal of possible phases of redevelopment, based on the mall property converting into a main-street scenario.

From Suburbia to Downtown

The Downtown Cutler Ridge Charrette Report contains a framework for converting the underutilized mall site into an authentic recognizable town center, through a series of development phases. While preserving and strengthening the existing viable retail, the master plan proposes to build upon their success and create opportunities for additional development, uses and connections.

The following are considered:

Alternative 1 is based on the Charrette proposal and identifies some of the strategies put forth during the actual workshop. It calls for actually strengthening the existing retail by turning the mall area into a main street scenario. Existing Mall buildings and proposed new mixed use liner buildings would now start fronting public open spaces through the various stages of development.

Alternative 2 is based on staff recommendations which after consideration by the Steering Committee proposes an alternate scenario wherein the actual mall retains its full footprint throughout most of the proposed phases of development. The ultimate build out; Phase III, still occurs in the same manner as is being proposed in Alternative 1.



Above: Phase 4- Ultimate build out of the mall property



Existing Conditions



Phase 1



Phase 2



Phase 3

Alternative 2: Staff's Proposal of retaining the malls footprint through the various phases of redevelopment towards achieving a similar ultimate build out.



Citizens' Requests:

- Improve the U.S. 1 address to Cutler Ridge
- Create a pedestrian friendly environment
- Announce arrival
- Evolve from an enclosed mall to a town center, over time
- Incorporate mixed-use buildings (residential, retail and office)
- Redevelop the Government Center Parcel and make better use of parking lots and vacant land
- Connect the Government Center and the Cultural Arts Center to the future downtown
- Connect existing and future neighborhoods
- Improve transportation: local and regional
- Incorporate parks and open space into the downtown area
- Build a waterfront village
- Include a hotel, a community center and a sports center in the downtown area
- Redesign the water tower as a feature for the community
- Relocate or redesign the Target site, build a neighborhood green and re-connect the existing adjacent neighborhood

Top: Oval-shaped park at SW 211th Street

Middle: View of formal plaza between US1 and the Busway

Bottom: New residential neighborhood at southeast corner of mall property

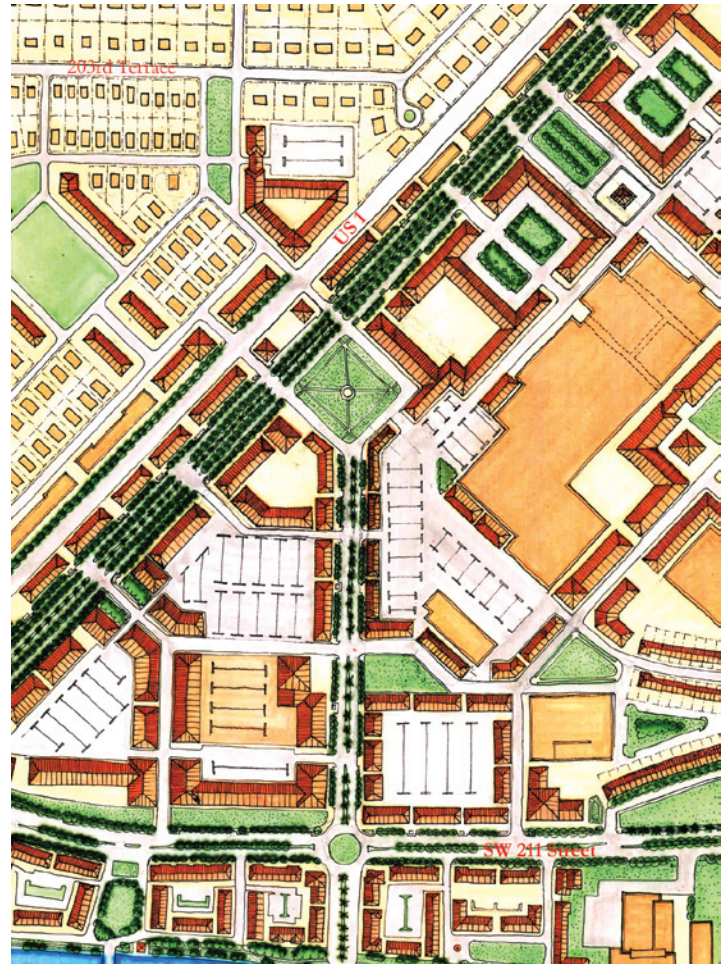
Cutler Ridge Charrette

CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

Project Goals and Objectives:

The goal of the Downtown Cutler Ridge Master Plan is to create a framework that will develop the mall's underutilized land into a recognizable center for the community, facilitate improvement in public infrastructure and the investment in private land, complement and enhance the existing government owned facilities, enhance the livability and encourage design quality, both architectural and urban, in a manner that achieves the following objectives:

- Redevelop the mall site into a mixed-use town center, supporting the designation of Cutler Ridge as a "Metropolitan Urban Center" and, therefore, increase ridership for public transportation
- Improve the public open space
- Improve and complete the public infrastructure
- Establish better connections
- Enhance image of US1 to announce arrival into Downtown Cutler Ridge
- Improve the existing public buildings
- Develop a framework for the Downtown Cutler Ridge Ordinance, which will provide a set of standards for all future development



Above: The master plan showing a pedestrian friendly SW 112th Avenue



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Cutler Ridge Charrette Report prepared with the assistance of:
Chamber South and Treasure Coast Regional Planning Council
For more information contact Miami-Dade County Department
of Planning and Zoning at 305-375-2842

Special Thanks:



Commissioner
Katy Sorenson
District 8

Commissioner
Dennis Moss
District 9

