



# Downtown Kendall Charrette

## CHARRETTE MASTER PLAN REPORT EXECUTIVE SUMMARY



**Above:** The Downtown Kendall Charrette Master Plan

**DOWNTOWN KENDALL CHARRETTE, MIAMI DADE COUNTY FLORIDA:** In 1995, the Kendall Council of ChamberSOUTH originated the idea of working together with property owners, Dade County government and the neighboring community to build consensus on the future of the Dadeland-Datran area. Three years of meetings, phone calls and great effort from the Chamber staff accomplished the organization and fund-raising for an extensive week-long design “charrette”.

Held in the first week of June 1998, the Downtown Kendall Charrette was the combination of a town meeting with an energetic design studio. Two local town planning firms, Dover, Kohl & Partners, and Duany Plater-Zyberk and Co., were jointly commissioned with facilitating and drawing the community’s ideas from the public design sessions. Participants from the community included property owners, neighbors, business people, developers, elected officials, county planning staff and others. Over one hundred and fifty individuals participated.



**Above:** Residential neighborhood on the north side of the canal



**Above:** Kendall Town Square at the intersection of Kendall Boulevard and Dadeland Boulevard

The charrette began on a Friday evening with presentations by ChamberSOUTH and the design team. The following morning, design began as 100 people from the community, armed with markers and pencils, gathered around eight tables, rolled up their sleeves, and drew their ideas on big maps of the Dadeland-Datran area. Later, a spokesperson from each table presented the main ideas from their table to the larger group.



**Above:** The canal is transformed to be a grand, premium waterfront environment



**Above:** Intersection of US1 and Kendall Drive

Throughout the remainder of the week, meetings and interviews were held to gather more input. “Pin-up” reviews were held to discuss the evolving plan. The design team combined the input into a single plan. That plan was presented as a work-in-progress at the close of the charrette.

Since then, the Board of County Commissioners has approved the Downtown Kendall Charrette Master Plan, report and recommendations and also the Downtown Kendall Urban Center District ordinance.

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## CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY



**Above:** Before and After of Kendall Drive



**Above:** Before and After of Dadeland Boulevard



### Kendall Drive

During the public design session, every work group reinforced the concept that Kendall Drive should become the community's Main Street. To accomplish this, several changes need to occur:

- Buildings should be built along the street edge in the normal manner. "Teaser" parking spaces should be on the street, with the balance of parking located behind the buildings.
- Buildings should be tall enough to create a sense of enclosure and urban character.
- Sidewalks need to be wider, and should be shaded with colonnades or arcades incorporated into the building designs. For the near term, a free-standing colonnade will suffice.
- Buildings should have a rich variety of architectural style and detailing, and the sidewalks should be faced by active storefronts, doors and windows.
- Buildings along the street should have a vertical mix of uses. Shops at the ground floor with offices and/or apartments above will increase the vitality of the neighborhood.

### Dadeland Boulevard

Like Kendall Drive, Dadeland Boulevard is to be lined with buildings that have storefronts on the ground floor. The upper floors can have more retail, offices and/or apartments. Details such as colonnades, wide sidewalks, and shade trees are necessary to support pedestrian activity.

Dadeland Boulevard is the vital connection between the South Dade Busway and Dadeland Mall. Hundreds of busway riders transfer between Metrorail and the busway at the Dadeland South Station. Each of these riders are potential customers for businesses along Dadeland Boulevard and Kendall Drive.

During the public design session, most of the participants identified the intersection of Kendall Drive and Dadeland Boulevard as the center of Downtown Kendall. The "main & main" location is the best place for a town square. Ideally one corner should have a civic building.



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