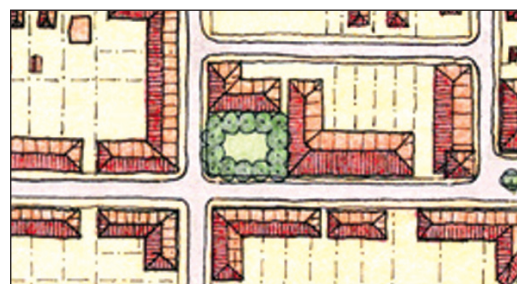


CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

GOULDS, AN AUTHENTIC COMMUNITY

CENTER: The Goulds area is one of four communities along the South Dade U.S. 1 / South Dade Busway corridor that has been designated as urban centers on the Miami-Dade County Comprehensive Development Master Plan (CDMP) Land Use Plan map. There is a hierarchy of intensity for the urban centers – regional, metropolitan and community. Downtown Miami is designated as a regional center, the Cutler Ridge area is designated as a metro-politan center while Goulds is designated as a community center that acts to serve a much more localized area with uses and activities. These designated community urban centers are located adjacent to Busway stops. They are encouraged to become the center or Core of intense business and residential development on a localized level around which a more compact and efficient urban structure will evolve while residential densities occur along the Edge. Urban centers are places where people can live, work and shop within a convenient walking distance while having access to other areas of Miami-Dade County by way of the rapid transit system. These centers or hubs are located around and provide a direct connection to the designated transit stops along the South Dade Busway and U.S. 1 Corridor. Goulds, as one of these centers, should have its own identity, mix of residential and business, architectural character and sense of place.



FUTURE GOULDS SQUARE:

Located at the northeast corner of SW 216th Street and 119th Avenue, this square is intended to be the anchor of the Goulds Main Street.

Above: View to the east along SW 216th Street.

Left: Plan of Goulds Square, showing potential future development surrounding the square.

This plan is based on the desire of citizens and representatives of Goulds that expressed a strong, compelling vision of a safe, stable visually appealing and upward mobile Goulds, primarily residential in nature with some small business and office uses including some neighborhood services. The vision reflects an appreciation of and direct connection to the area's history and heritage as an agricultural center and residential enclave. It also reflects deep concerns for the quality of life and the levels of opportunity facing the community's future generations of residents.

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-1321-03) on December 4th 2003, thereby accepting the Goulds Charrette Area Plan Report and it's recommendations.

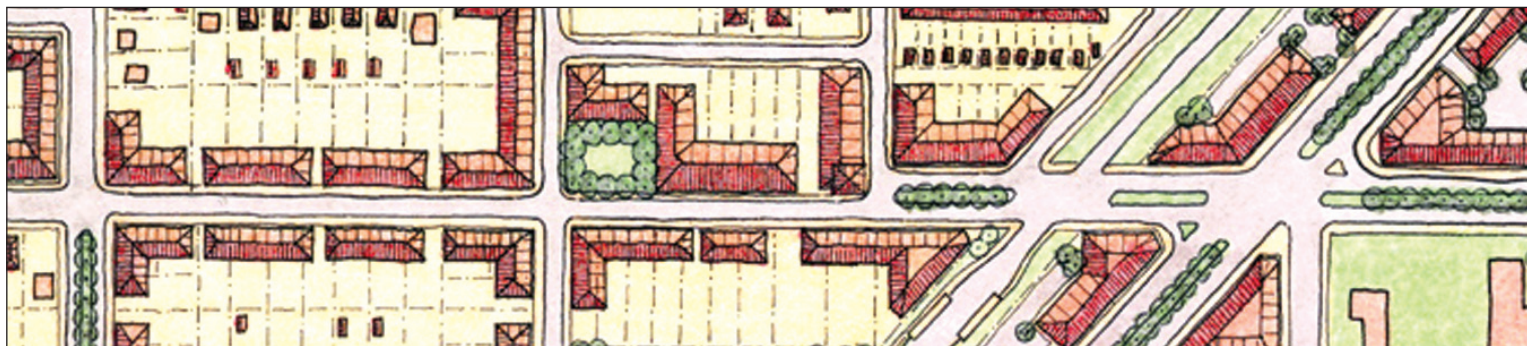
Citizens' Requests:

- Create entrance features to the area.
- Introduce parks and greens
- Construct bikeways and Sidewalks
- Introduce traffic calming devices
- Conserve existing historic character
- Enhance the existing landscape and tree canopy
- Implement sewer and transit service
- Improve signage and have better pedestrian access
- Place parking behind shops and buildings
- Better street connections to and from neighborhoods
- Propose mixed-use Main street
- Promote new, existing businesses on South Dixie Highway / U.S. 1

SW 216TH STREET:



The CUC Plan proposes 216th Street as Goulds' Main Street, lined with a mix of buildings, from residential, to commercial and mixed-use to create a pedestrian-friendly urban center.



History

Goulds dates to before 1903 when the Florida East Coast Railroad was constructed through the area and was originally homesteaded by both black and white settlers. The first African-American to file for a homestead was William Randolph. He wanted Blacks to have ownership of land and homes so he either sold parts of his homestead very inexpensively or gave away parcels of land. His homestead and the land he sold eventually became Goulds. The subsequent construction of the railroad bisected the Randolph homestead in the area of what is now SW 216th Street. At that location, a railroad siding had been constructed and was operated by a Mr. Gould. He was in charge of cutting and providing railroad ties for

the railroad. The siding, originally called Gould's Siding, was later shortened to Goulds. The strengths of the Goulds community today are:

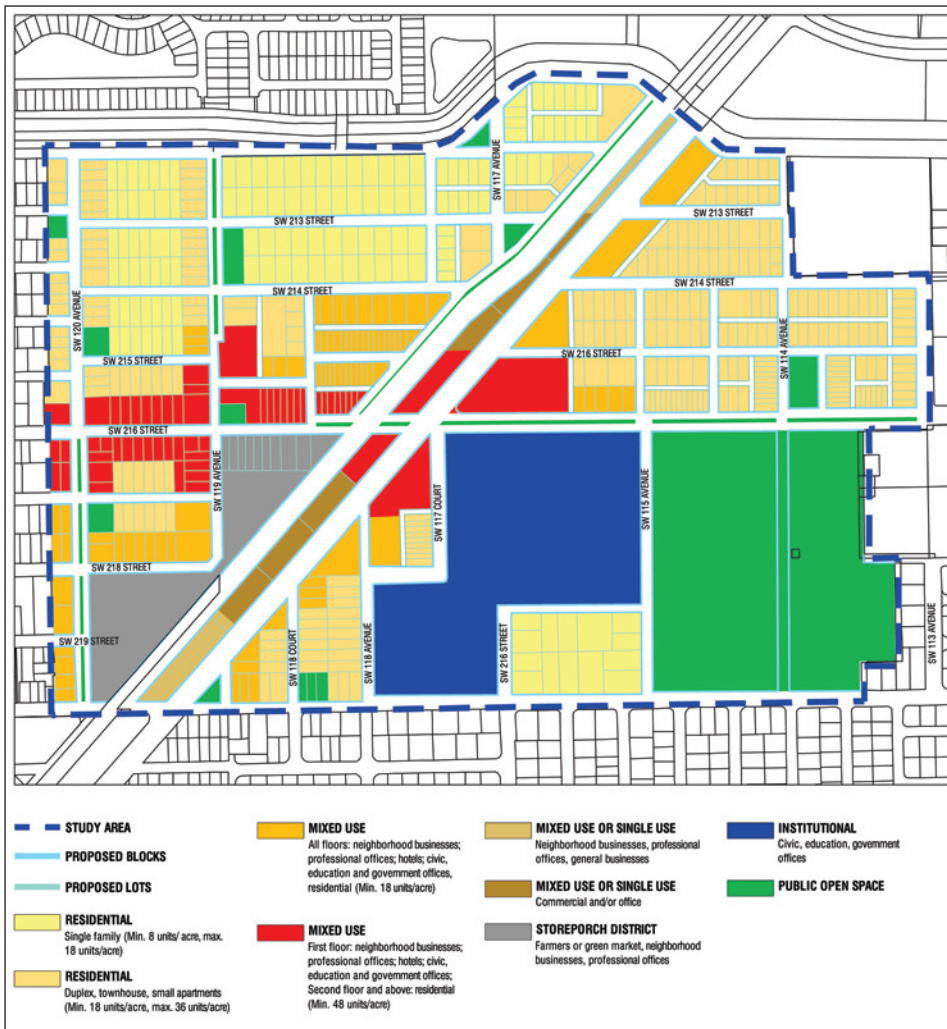
- A strong historic identity
- Designation as a Community Urban Center
- Link to larger centers of employment
- The future South Dade Busway station
- Potential to be a center of community activity
- Local opportunities for work and enterprise
- The presence of the U.S. 1 corridor
- Middle and elementary schools
- Goulds Community Park

REDEVELOPMENT OF MAYS VILLAS:

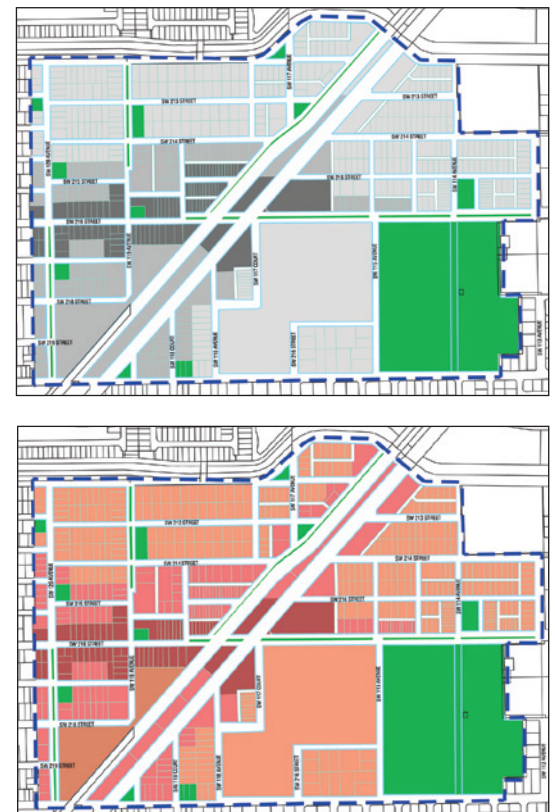


Owner-occupied single-family and townhouse residents centered around a new public green facing Goulds Community Park.

Top left: Existing plan **Above left:** Proposed plan **Above right:** view to the west on SW 216th Street



PROPOSED REGULATING PLANS:



These proposed plans will guide development in accordance with the CUC Plan. **Left:** Land Use Plan; **Top:** Sub-District Plan; **Above:** Building Height Plan

Goulds Charrette

CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

Project Goals and Objectives:

The goal of the Goulds CUC Plan is to create a small, mixed use, transit oriented, pedestrian friendly Urban village surrounding the bus station, with a vision that would be inclusive of the total needs of the various neighborhoods within the Goulds community. The emphasis is to strengthen the historical residential character of the community and the need to concentrate it's economic development, in a manner that achieves the following objectives:

- To create and implement a plan that promotes growth of Goulds into an authentic Community Center.
- To preserve the strong historical identity and character of the place.
- To clearly define the various neighborhoods within the Goulds community.
- To create attractive public plazas, neighborhood pocket parks and pedestrian friendly streets.
- Announcing the arrival to an important Community Center within South Florida.
- To define the most likely commercial corridors.
- To improve street furniture, landscaping and signage, with opportunities to local history through public art.
- To increase the image and affordability of housing types.
- To encourage development within the Community, while promoting transit ridership.
- Improving any existing public buildings and building new ones that respond to specific community needs.
- To attract businesses, both retail and office uses providing accessible jobs to residents and bus commuters.
- Implementing the proper Zoning regulations to set standards for all future development.
- To improve general infrastructure, including streets and sidewalks generating a safe, pedestrian friendly environment.



Carlos Alvarez, Mayor

BOARD OF COUNTY COMMISSIONERS

Joe A. Martinez, Chairman

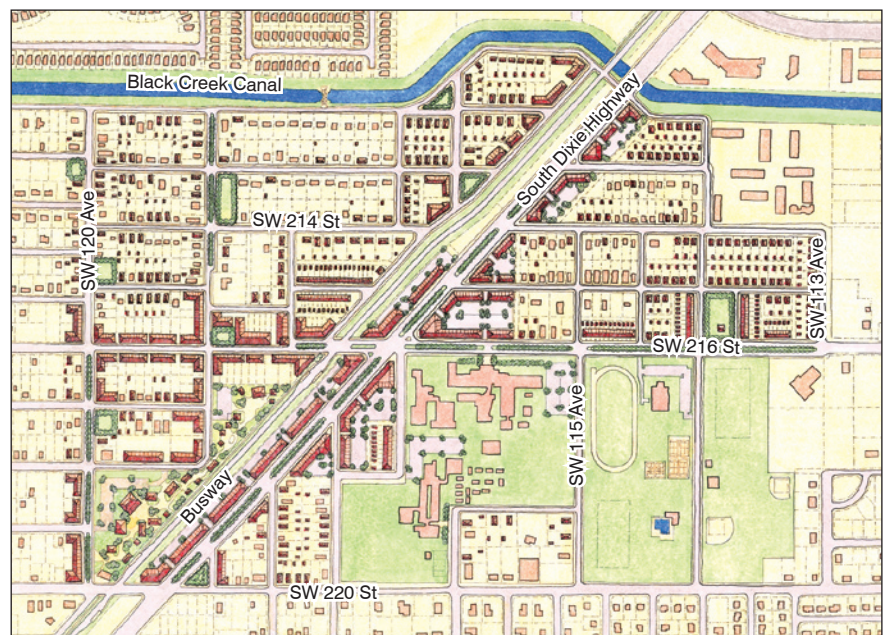
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District 13

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Murray Greenberg, County Attorney
Diane O'Quinn Williams, Director
Department of Planning and Zoning

THE CHARRETTE AREA PLAN: A COMMUNITY'S VISION



"The vision for the Goulds Community Charrette was to create a plan that gives life to an economic and social system that families can call home for generations."

For more information about the Goulds Community Urban Center contact the Miami-Dade County Department of Planning and Zoning, Community Planning Section at 305-375-2842.

Special Thanks:

Commissioner
Dennis Moss
District 9

