

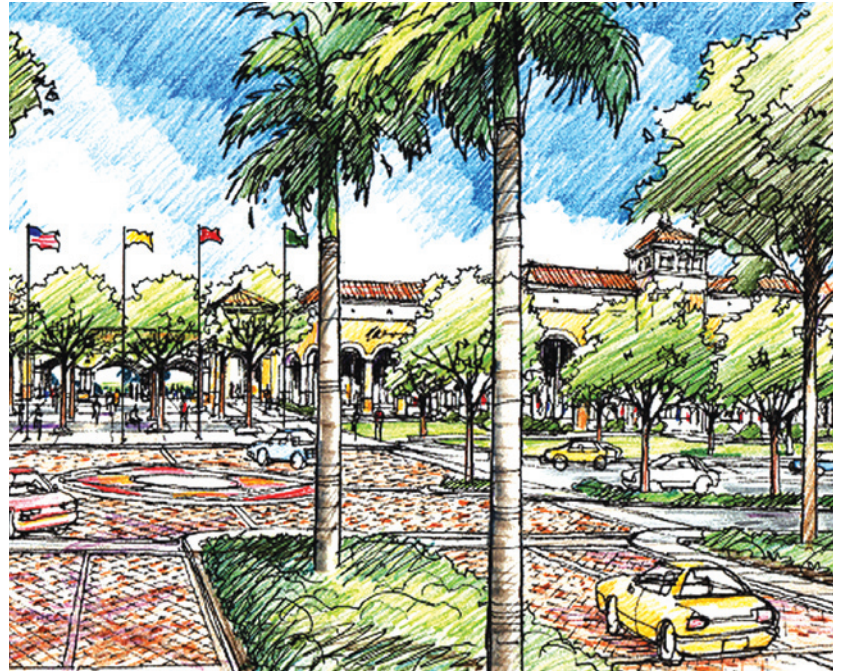


CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

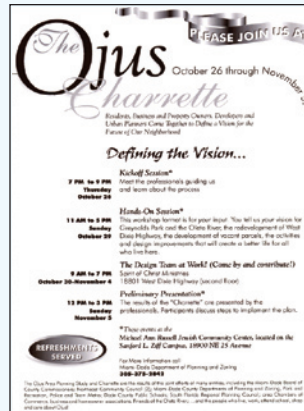
OJUS CHARRETTE, MIAMI DADE COUNTY FLORIDA: The Ojus Master Plan is the citizens' vision for the growth and development of the unincorporated area of Ojus into a traditional Town. It represents the ultimate growth and form of their community and the creation of a recognizable center for their Town. This center physically and strategically coincides with the West Dixie Highway commercial corridor.

The main ideas were developed during a Design Charrette held from October 26th through November 5th, 2000: The Charrette was held at the Michael Ann Russell Jewish Community Center and was well attended by over 75 residents, property and business owners representing a good cross-section of the community. During the week, the design team set up its studio at a neighborhood church center, where the doors remained open to the public all day. A presentation of work in progress was held on Sunday, November 5th. Residents, property and business owners as well as County staff and elected officials were present. Work continued in the weeks that followed the initial public workshop.

The citizens, with the assistance of a professional team, studied the many challenges faced by the community and proposed specific solutions: A series of final 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-167-04) on Feb. 3rd 2004, thereby accepting the Ojus Charrette Report and it's recommendations.



Above: View to the northwest at NW 199th Street and West Dixie Highway.



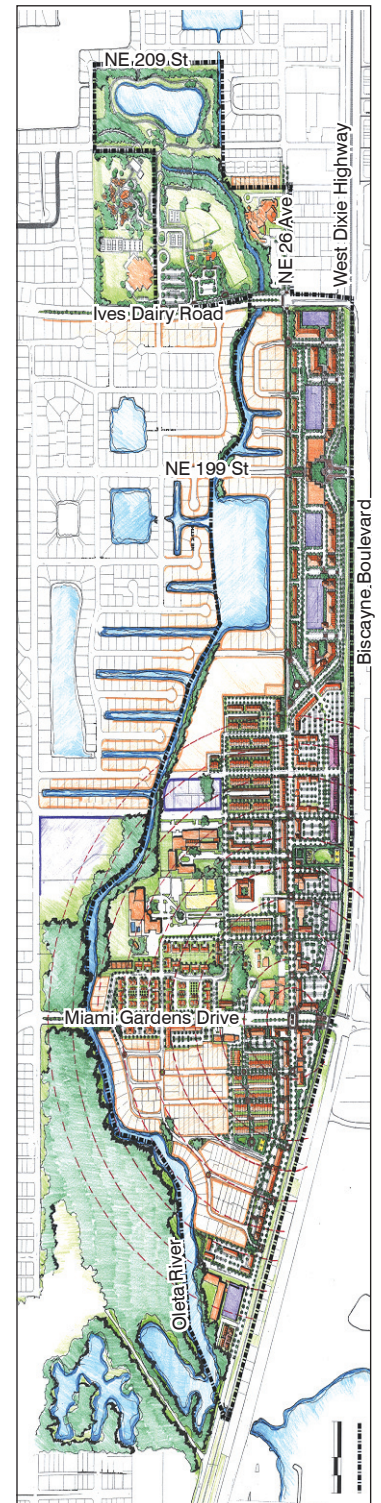
Above left: Citizen participation during the Charrette. **Above center:** The charrette flyer, which was distributed throughout the Ojus area. **Above right:** Proposed storefronts along West Dixie Highway.


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Project Goals and Objectives:

The goal of the Ojus Master Plan is to create a framework that will facilitate development and investment in private land as well as in public infrastructure, preserve the community's heritage, enhance its livability and sense of unity and encourage design quality, both architectural and urban, in a manner that achieves the following objectives:

- To implement a plan that promotes growth and development in the form of an authentic Town.
- Encourage mixed use commercial development within the Mainstreet Corridor of W. Dixie Highway.
- Improve vehicular circulation and transit in a manner that is functional, and supportive of a pedestrian environment.
- To define a structure of neighborhoods and districts, with introduction of traffic calming circles.
- To improve general infrastructure, including streets and sidewalks generating a safe, friendly pedestrian environment.
- To create attractive public plazas, neighborhood pocket parks and pedestrian friendly streets
- Complement the streets with adjacent building forms, enhanced by public art that link the different neighborhoods.
- Propose light industrial office showrooms facing FEC railroad tracks.
- To promote diversity and areas of special character and preserve heritage in the development process.
- To introduce a new neighborhood library and announce the arrival to a special Town within South Florida.
- To improve existing public buildings and to build new ones that respond to specific community needs.
- To attract businesses, both retail, office and industrial uses providing accessible jobs to residents and commuters.
- To improve street furniture, landscaping and signage, and identify opportunities for public art.





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The Charrette Area Plan: A Community's Vision

The remarkable concentration of physical advantages such as the Oleta River, together with Ojus's existing Village-like qualities makes this a place that should naturally evolve to an authentic Town. The Master Plan is a framework that will make this vision possible.

<p>Special Thanks:</p>  <p>Commissioner Sally Heyman District 4</p>	<p>Special Acknowledgement:</p>  <p>Senator Gwen Margolis District 35</p>
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Ojus Charrette Report prepared with the assistance of: Albert R. Pérez Associates, P.A. – Landscape Architects and Planners Judson and Partners – Architects, Planners, and Interior Designers. For more information contact Miami-Dade County Department of Planning and Zoning at 305-375-2842.