



Princeton Charrette

CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

The Princeton Citizens' Charrette Area Plan is the result of a seven-day public workshop called a charrette. Held June 6 through June 13, 2003, the charrette took place at the Naranja Neighborhood Center and was well attended by area residents and business owners, as well as County staff and elected officials.

Miami-Dade County's Comprehensive Development Master Plan (CDMP) designates the area around the intersection of SW 248th Street and U.S. 1 as a Community Urban Center (CUC). The CDMP defines CUCs as moderate-intensity "design-unified areas that contain a concentration of different urban functions integrated both horizontally and vertically." The CDMP further states that these "centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design." The Charrette Area Plan represents the citizens' vision for the future of the Princeton CUC.

During the week of the charrette, the design team worked in the Naranja Neighborhood Center, where the public was welcome to participate in the design process. Urban designers from the Treasure Coast Regional Planning Council and Miami-Dade County's Urban Design Center assisted citizens in studying the many challenges faced by the community and proposed specific solutions. These proposals were shown in a presentation to the community on the evening of June 13, 2003. Work continued in the weeks that followed the initial public workshop.

A series of presentations by County staff will be conducted in the first half of 2004. This will be a time for citizens to provide further input and direction, and will represent the first step toward implementation of the Princeton CUC Charrette Area Plan.



Above: View to the southwest over to the proposed greenway and boat launch on the C-102 Canal

Below: Area residents participating during the charrette





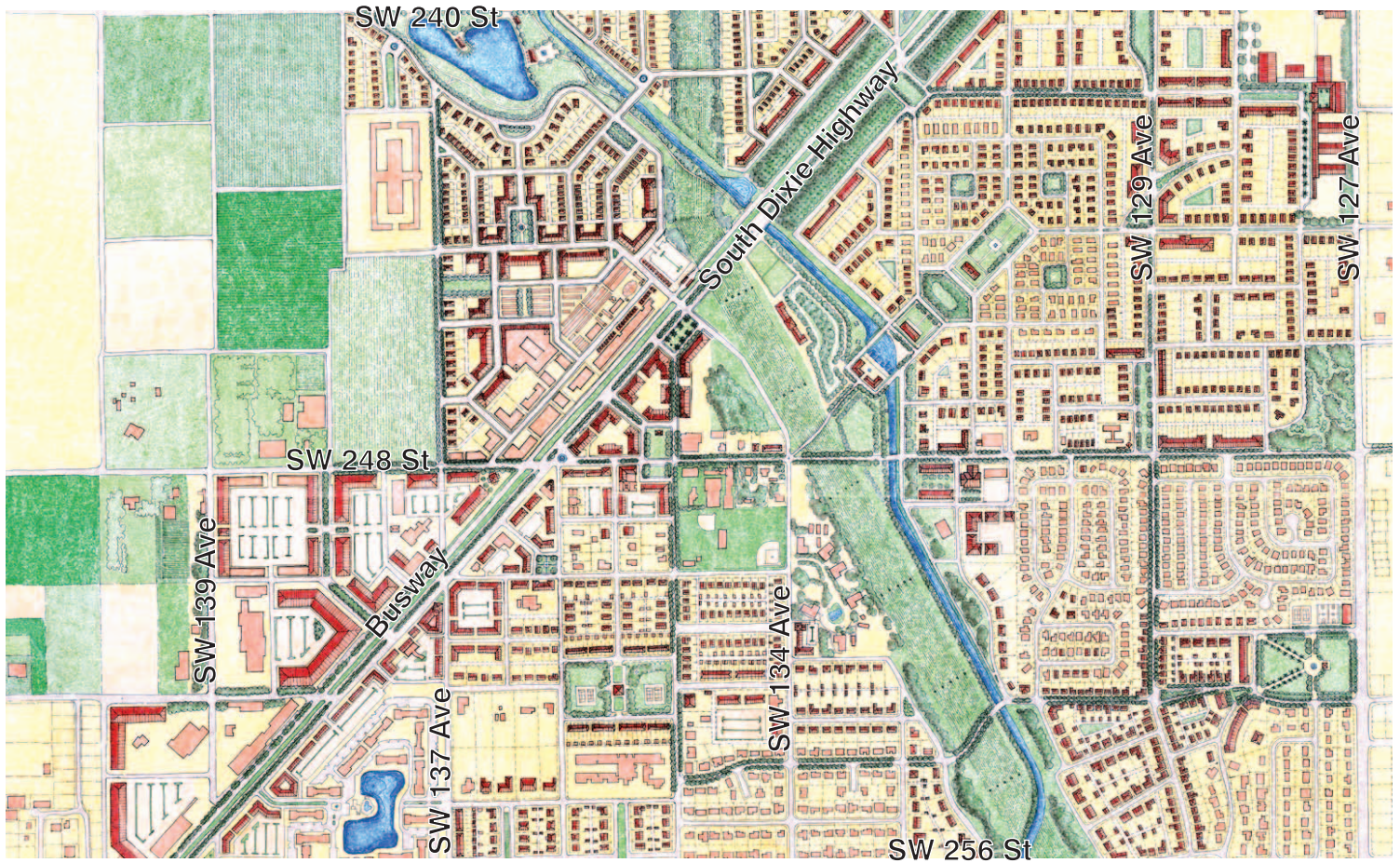
Above: Proposed phases of U.S. 1 improvement, clockwise from top left; current conditions; new median and landscaping; new curb and palm tree grove; final phase with grove on both sides of U.S. 1

Above: Plan of proposed grove of trees along U.S. 1 north of the C-102 canal



Top left: Proposed Post Office and public green
Bottom left: Proposed school, plan and elevation

Above: View southwest showing proposed improvements at the Bargain Town flea market at SW 244th Street
Bottom left: View of Post Office green; **Bottom right:** View north at SW 134th Avenue and 248th Street



The Citizens' Charrette Area Plan: A Community's Vision

The Princeton Community Urban Center (CUC) is distinguished by several elements: U.S. 1, the C-102 canal, and the FPL power transmission lines. These combine to form a unique landscape with the existing agricultural, industrial, and residential development.

Extending to Black Point park and marina to the east and levee 31N to the west, SW 248th Street is the 'main street' of Princeton, and is the focus of the proposed town center.

Additional neighborhood centers are proposed near Jordan Commons and Princetonian Park.

A greenway system is proposed along the C-102 canal in addition to several new neighborhood parks. New roads that will enhance the street network in Princeton are also proposed as well as enhanced pedestrian amenities within the CUC.

Citizens' Requests:

- Maintain an identity based on the agricultural heritage of the area
- Build entrance features
- Build a town center
- Development should occur in the manner of a traditional neighborhood
- Create a regional destination at Bargain Town
- A hierarchy of interconnected streets
- Connect neighborhoods
- Study traffic conditions
- Build mixed-use buildings along U.S. 1 with parking in the rear
- Make Busway easier to use by adding traffic lights
- Improve sidewalks and lighting
- Build mixed-use buildings
- Build new housing to accommodate all incomes
- Provide housing and activities for retirees
- Improve the industrial area
- Improve the carnival storage site
- Provide for grocery store, restaurants, shopping and jobs
- Build library and community center
- Build new schools
- Build historic museum
- Improve the post office
- Make use of the lake and canal waterfront
- Build linear park along the C-102 canal
- Build more parks
- Build tennis courts and public pool
- Create entertainment center
- Create arts district at the old flea

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Project Goals and Objectives:

The goal of the Princeton Community Urban Center Citizens' Charrette Area Plan is to create a framework that will encourage new development to occur with high quality urban design and a variety of uses and residential opportunities, while at the same time retaining the character of an agricultural town center.

Some of the objectives developed during the charrette are:

- Develop a pedestrian-friendly town center focused on the Busway station, SW 248th Street, and U.S.1
- Provide new residential and employment opportunities
- Connect existing neighborhoods into a coherent community
- Provide a destination for Busway users
- Enhance open spaces
- Provide a visible 'edge' along the Urban Development Boundary
- Provide appropriate settings for future civic buildings



Above: Proposed Arts District between SW 240th and 244th Streets, view to the north, towards lake



Above: Examples of Princeton's existing agricultural character



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Special Thanks:



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Princeton Design Charrette made possible with the assistance of:

ChamberSouth • Treasure Coast Regional Planning Council

• Miami-Dade Metropolitan Planning Organization (MPO)

For more information about the Princeton Design Charrette process, contact the Miami-Dade County Department of Planning and Zoning, Community Planning Section at 305-375-2842.