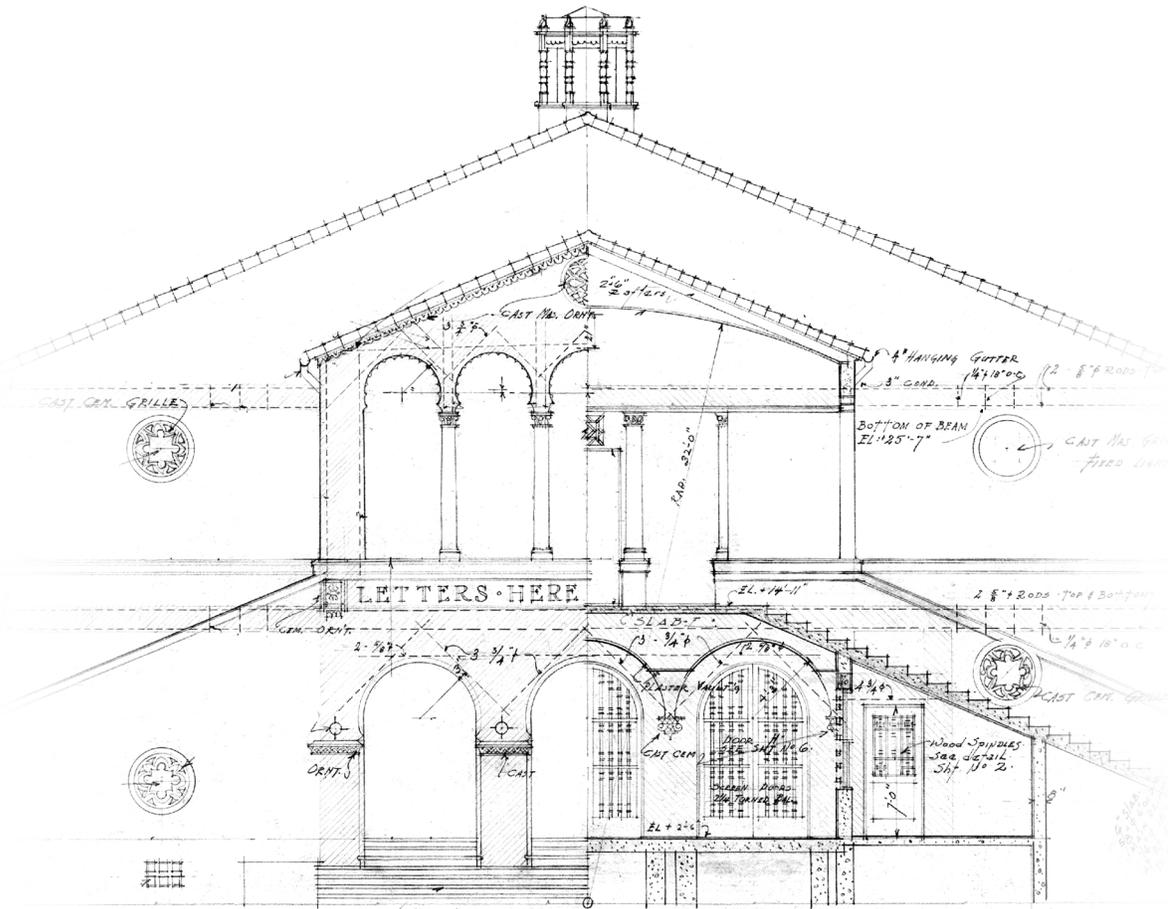


DRAFT 10.02.15

# North Ponce

## Community Visioning Workshop Report Executive Summary



FRONT ELEVATION

HALF SECTION & STRUCTURAL DETAIL  
1/4" SCALE DETAIL OF PONCE DE LEON BOULE

A follow-up report to the Coral Gables City Commission  
on the findings and recommendations from the June 12 -  
June 13, 2015 North Ponce Community Vision Workshop

## Community Participation

The City of Coral Gables initiated the June 12-13, 2015 public workshop to inform the future planning and development of the North Ponce area of the city. The objectives of the workshop were to:

- Engage citizens, stakeholders and city staff in a dialog about the overall urban character of the area today and in the future, considering planning, design and policy issues related to the history, sense of place and quality of life of the North Ponce area of the city;
- Gather input from the public through a variety of individual and team activities;
- Identify key issues, challenges and opportunities in the study area, and;
- Generate recommendations for the City's consideration.

The workshop employed a variety of participatory methods for gathering public input including:

- The audience question and answer session at the kickoff presentation;
- A trolley/walking tour of the study area with facilitators and city staff
- Response cards that asked participants to characterize both the existing conditions and their vision for the future in one-word or short phrases.
- Survey forms with a series of short and open-ended questions
- A visual preference survey
- Group table discussions that produced written and verbal summaries

Many workshop participants are currently living and working in the study area. They are seeking a more pedestrian-oriented lifestyle, which is why they are choosing to live in or near the downtown. Many people work from their home, at a nearby office or in flex space, such as a coffee shop, at least part of their time. They use transit and bikes regularly and would walk, bike and use transit more if the conditions, destinations and service continue to improve and expand.



Participants took a trolley tour of the study area to be able to discuss urban design and planning ideas with direct knowledge of neighborhood needs.



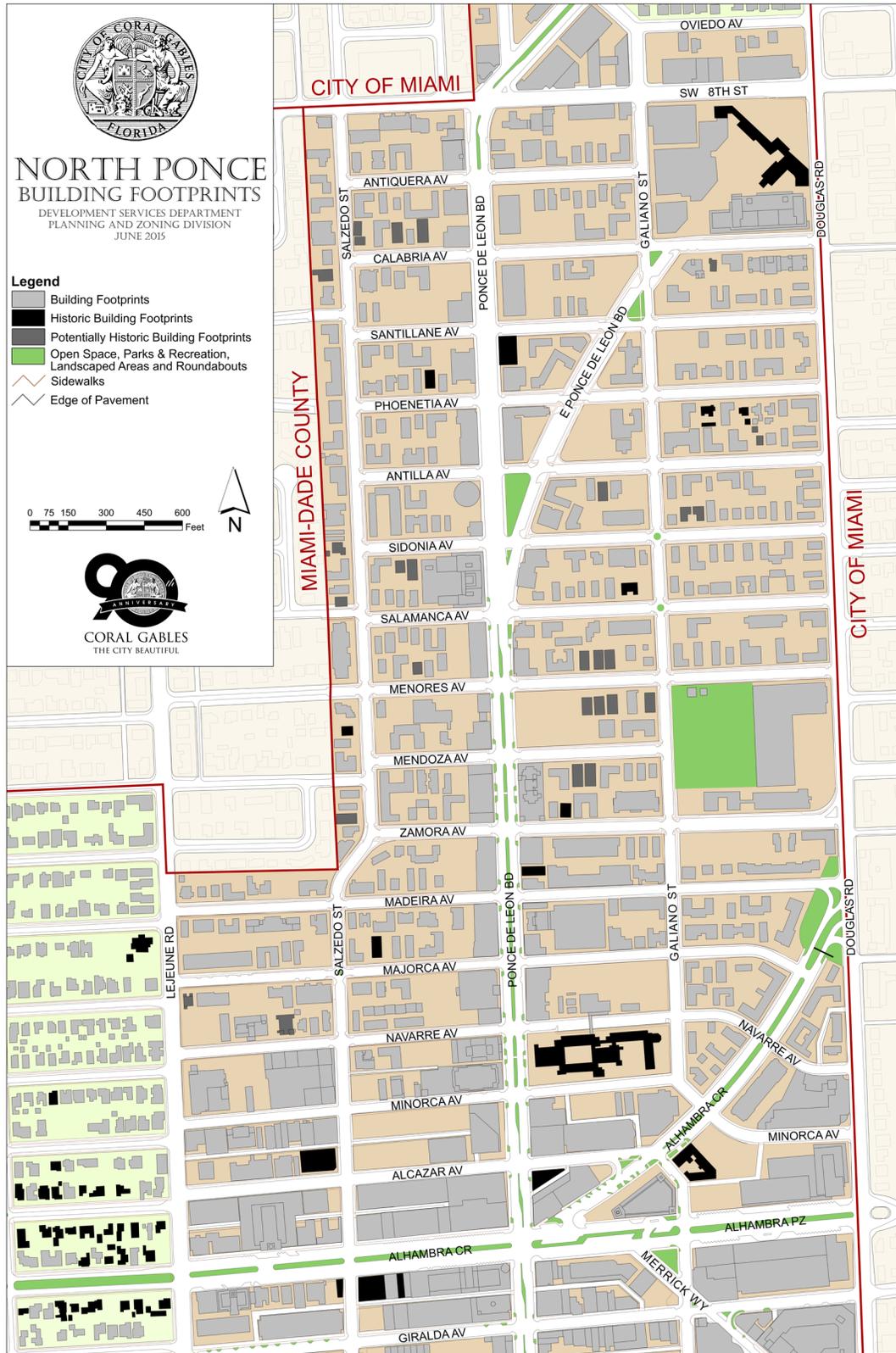
The trolley tour included multiple stops where participants walked neighborhood streets to examine typical building types, streetscape, and quality of life issues.



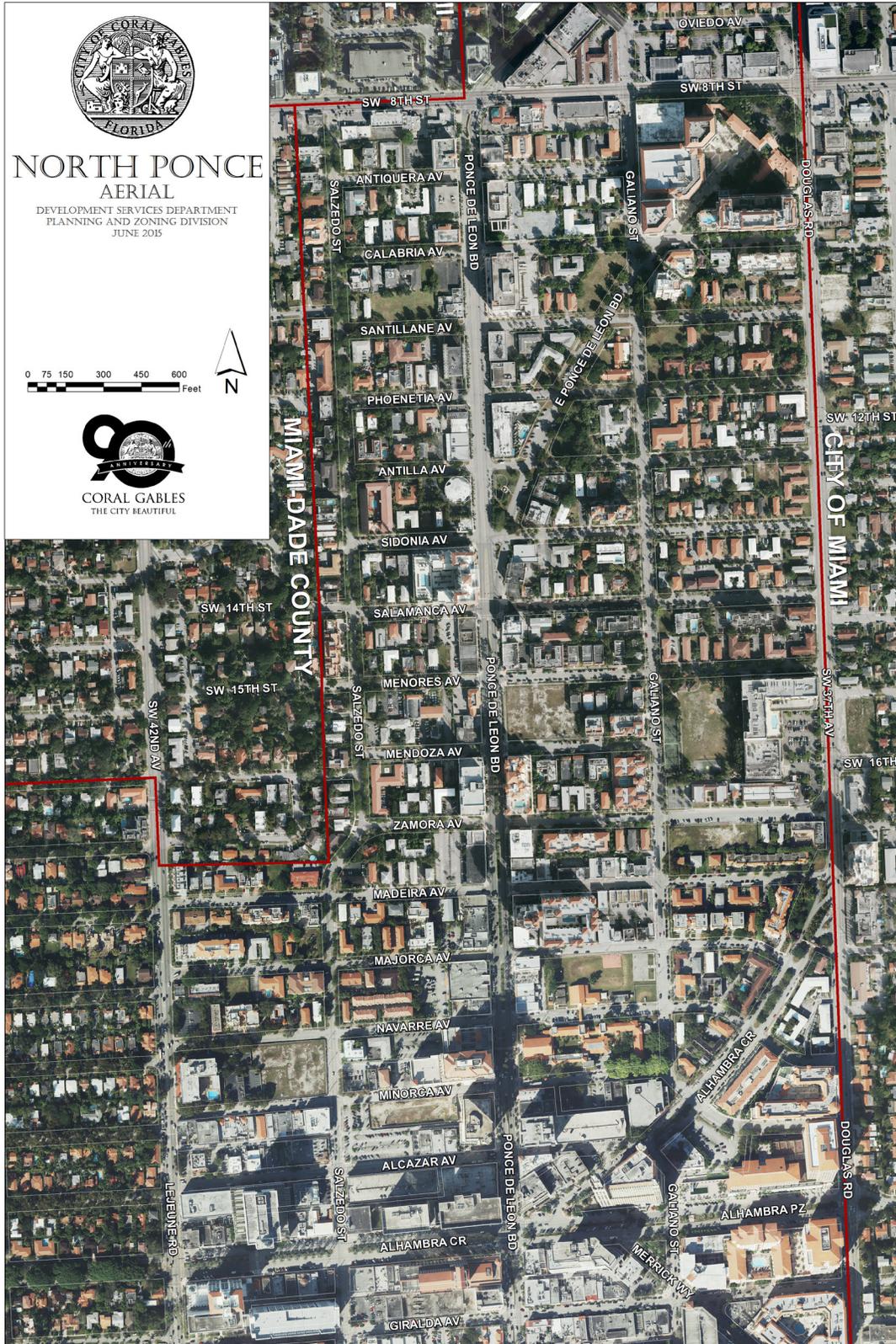
Following the trolley and walking tour, participants worked together in table groups to discuss ideas and establish their vision for North Ponce.



# Building Footprints Map

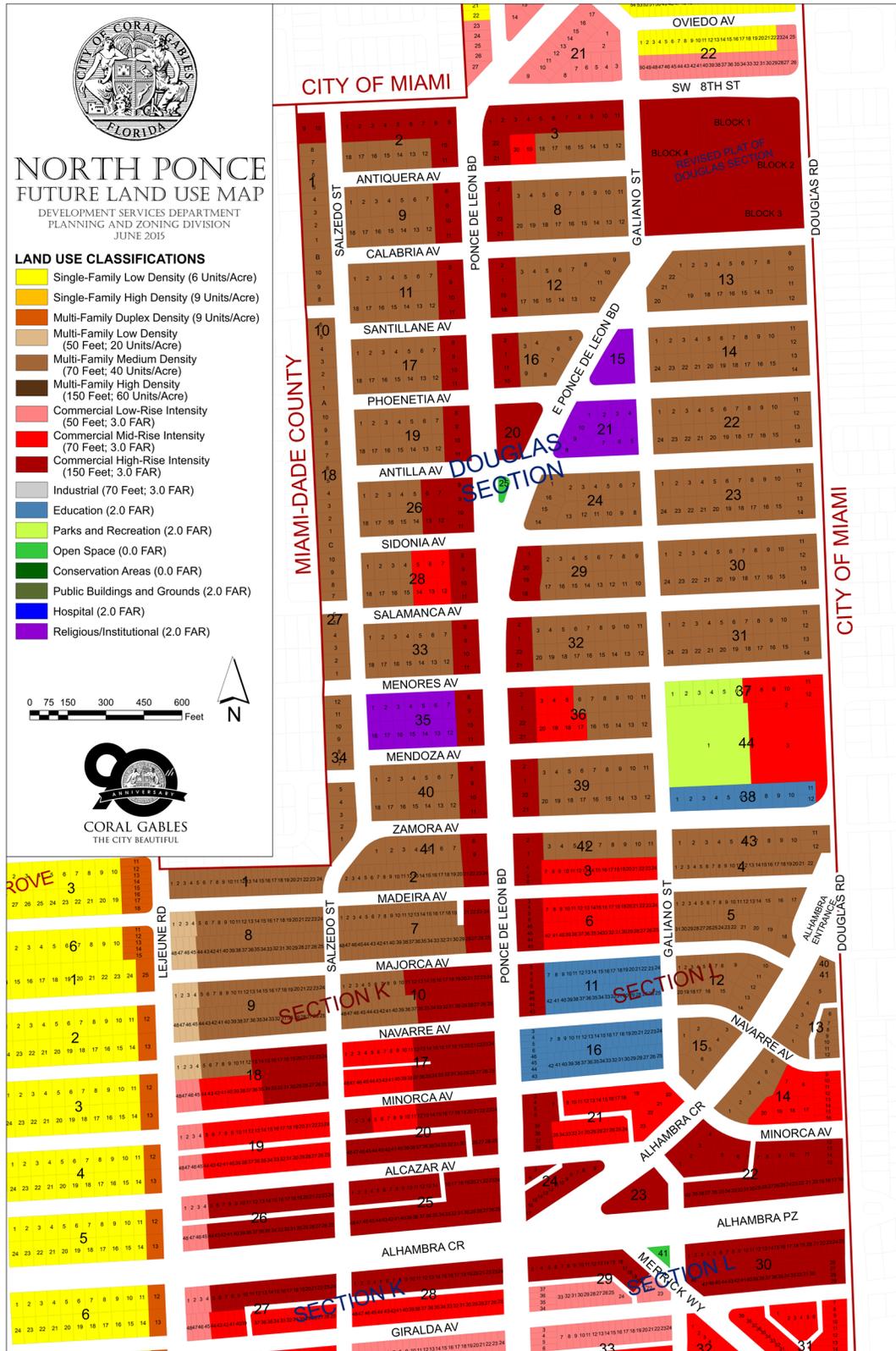


# Aerial Map





# Future Land Use Map



## Recommended Short-Term Action Steps

1. Historic Preservation
  - (A) Verify accuracy of maps. Create an interactive map for public information, as a 90<sup>th</sup> anniversary project.
  - (B) Prepare marketing documents for Transfer of Development Rights.
2. Public Space, Streets and Pedestrian-Friendly Design
  - (C) Arrange a design studio for Ponce de Leon Park and its vicinity with Elizabeth Plater-Zyberk. **(In progress)**
  - (D) Identify possible future locations for four neighborhood parks, to be included in the City Capital Improvement Program.
  - (E) Identify possible future locations for four neighborhood parking lots, to be included in the City Capital Improvement Program.
3. East Ponce Boulevard Quadrant
  - (F) Identify two neighborhood streets for enhanced sidewalks and landscaping, to be included in the City Capital Improvement program.
4. Alhambra Circle Corridor/Quadrant
  - (G) Review proposed changes of land use or zoning based on input from workshop. Proposed land uses for North Ponce project located within the Central Business District should not exceed Commercial Mid-Rise Intensity.
  - (H) Require enhanced pedestrian features, such as arcades, paseos and enhanced sidewalks, through the site plan review process.
5. Large Scale Development on Major Commercial Corridors
  - (I) Propose shared parking, including remote residential parking in the evening. **(In progress)**
  - (J) Revise parking requirements for small restaurants and delis located at the ground floor of mixed-used buildings. **(In progress)**
  - (K) Eliminate parking requirements for existing and new buildings under 1.45 FAR.
6. Public Outreach
  - (L) Continue to engage residents and property owners on North Ponce planning efforts.
    - Host public Commission Workshop (for example, at the Coral Gables Museum) to continue the discussion of the future of the North Ponce area with the community.
    - Establish quarterly meetings with the community.
    - Send meeting invitations and questionnaires to all residents and property owners within the study area boundary.
    - Create a North Ponce study webpage with an online survey for community members to provide feedback.
    - Create an email listserve of community members interested in North Ponce and send area-specific email updates.

# Illustrative Master Plan - Recommended Short-Term Action Steps



## Recommended Long-Range Action Steps

1. Historic Preservation
  - Ⓐ Promote historic preservation of existing small apartment buildings as an affordable housing strategy.
2. Public Space, Streets and Pedestrian-Friendly Design
  - Ⓑ Develop neighborhood park and landscape master plan.
3. East Ponce Boulevard Quadrant
  - Ⓒ Study design of neighborhood streets, with an emphasis on reducing pavement, enhancing tree cover and widening sidewalks.
4. Large Scale Development on Major Commercial Corridors
  - Ⓓ Prepare Ponce Mixed-Use Zoning Overlay, which should include:
    - Requirements for building massing and setbacks to limit overall building bulk
    - Guidelines for paseos and public space
    - Parking requirements, including shared parking strategies
    - Flexible uses, including bed and breakfast and live-work units
    - Incentives for more affordable housing typologies
    - Preservation Incentives for historic multi-family buildings
5. Public Outreach
  - Ⓔ Continue to engage residents and property owners on North Ponce planning efforts.
    - Continue quarterly meetings with the community.
    - Monthly updates of a North Ponce study webpage with an online survey for community members to provide feedback.
    - Email listserve of community members interested in North Ponce with area-specific email updates.

# Recommended Illustrative Master Plan - Long-Range Action Steps

