



US1 Red Sunset

Corridor Visioning

Workshop Report

September 8, 2015

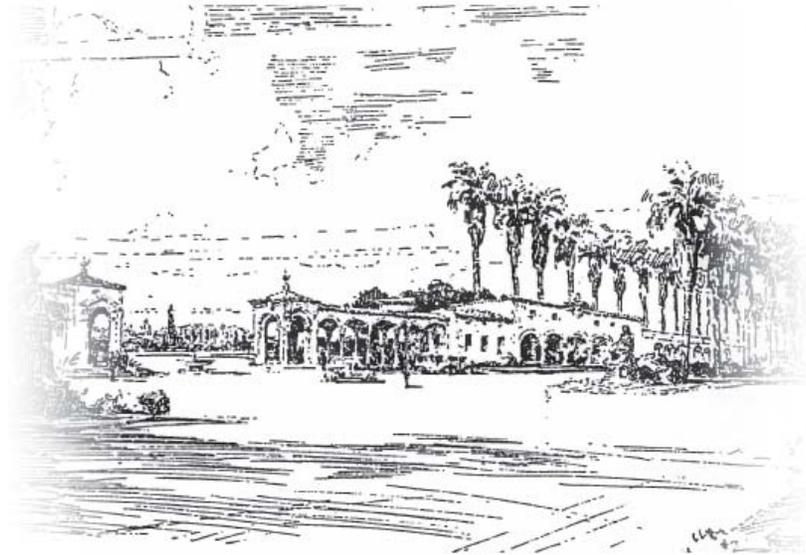
City Commission Follow Up

DRAFT 08.19.15

US1 * Red * Sunset

Corridor Visioning Workshop Report

At the City Commission meeting of September 8, 2015, City staff will discuss the community input received during the US1 / Red / Sunset Corridor Visioning Workshop. City staff and consultant Chuck Bohl will present policy recommendations, as well as action steps for implementation, based upon the community input received. These general recommendations are for Commission information. Further comments from the public, staff and Commission will be collected and incorporated into a final draft, to be presented at a future date. The attached report is preliminary and should be used as the starting point of a long-term planning process.



*A follow-up report to the Coral Gables City Commission on the findings and recommendations from the July 17 - 18, 2015 US1 * Red * Sunset Corridor Visioning Workshop*

Workshop Summary Video

US1 Workshop Outreach

JOIN
THE
CONVERSATION

CITY OF CORAL GABLES PUBLIC MEETING

There are plenty of opportunities to participate in meetings where important city projects and issues will be discussed. These meetings are community conversations and Town Hall forums to share updates, gather your input and listen to your feedback and ideas. Please join us.

COMMUNITY VISION FOR A GREAT CITY

Coral Gables US1*Red*Sunset Corridor Visioning Workshop

The City of Coral Gables US1*Red*Sunset Corridor Visioning Workshop will provide an opportunity to bring three important commercial corridors into the future. The workshop also includes beautiful neighborhood campus, and is located close to transit to understand the goals and strategies that promote quality of character of our neighborhoods.

Please join city officials and the future. Bring your ideas and community!



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THE CITY OF CORAL GABLES US1*RED*SUNSET CORRIDOR VISIONING WORKSHOP

HOLIDAY INN
1350 S. DIXIE HIGHWAY
July 17 - 18, 2015



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Whether you've been in the City Beautiful 90 years or 90 days, your ideas are always welcome.

What?

Interactive community workshop to gain public input on the future of US1, Red and Sunset commercial corridors.

SCHEDULE OF EVENTS:

FRIDAY NIGHT, JUNE 17 KICK-OFF PRESENTATION

6:00pm - 8:00pm: *Quality Urbanism for a Complete and Connected City*

- Introduction by City Officials
- Keynote speakers Chuck Bohi, Elizabeth Plater-Zyberk, Jason King, Meg Daly on Quality Urbanism, Public Space, Transit-Oriented Development, the Underline, and Complete and Connected Cities
- Brief explanation of Saturday morning exercise

SATURDAY MORNING, JUNE 18 HANDS-ON SESSIONS

8:00am - 9:00am: *Breakfast and Registration*

- Breakfast served
- Analysis Maps, photos, and research on display around the room for review
- Written surveys available for individuals to fill out
- One-word cards available for individuals to fill out

9:00am - 11:00am: *Walking Tour of US1, Red, and Sunset Corridors*

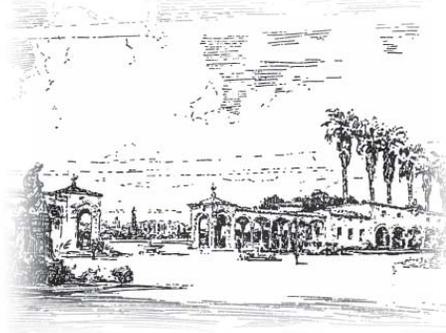
- Walkability Audit of US1 and key intersections
- Walking Tour of Underline site and University Metrorail Station
- Walking Tour of Red / Sunset mixed-use district
- Group analysis activities to provide input throughout the tour

11:00am - 12:00pm: *Presentations*

- Attendees work in table groups to discuss ideas from the tour and craft ideas for the future of the corridors
- Base maps available to draw ideas for specific areas
- Visual Preference Surveys available for groups to fill out
- Each group presents their team's ideas
- Wrap-up presentation by Workshop facilitators

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Bring Your Ideas!



1925 promotional image of George Merrick's vision for Ponce de Leon Boulevard, mass transit, and the US1 corridor in Coral Gables. Florida East Coast Railway Station and Concourse, three hundred feet wide to be the largest station south of Jacksonville from The Riviera Section and the University of Miami Image Credit University of Miami Library

US1 * RED * SUNSET CORRIDOR VISIONING WORKSHOP

HOLIDAY INN, 1350 S. DIXIE HWY
JULY 17 - 18, 2015

FRIDAY EVENING KICK-OFF: 6 - 8 PM ~ HOLIDAY INN, 1350 S. DIXIE HWY

SATURDAY HANDS-ON SESSIONS: 8AM - 12PM ~ HOLIDAY INN, 1350 S. DIXIE HWY



THE CITY OF CORAL GABLES
COMMUNITY VISION
FOR A GREAT CITY



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THE CITY OF CORAL GABLES * RED * SUNSET CORRIDOR VISIONING WORKSHOP

HOLIDAY INN, 1350 S. DIXIE HIGHWAY
JULY 17 - 18, 2015

Key Events:

Friday Night, July 17: Kick-off Presentation

- 8:00pm: Quality Urbanism for a Complete and Connected City Introduction by City Officials
- Keynote speakers Chuck Bohi, Joanna Lombard, Jason King, and Meg Daly on Quality Urbanism, Public Space, Transit-Oriented Development, the Underline, and Complete and Connected Cities
- Brief explanation of Saturday morning exercise

Saturday Morning, July 18: Hands-on Sessions

- 9:00am: Breakfast and Registration
- Breakfast served
- Analysis Maps, photos, and research on display around the room for review
- Written surveys available for individuals to fill out
- One-word cards available for individuals to fill out
- 11:00am: Walking Tour of US1, Red, and Sunset Corridors
- Walkability Audit of US1 and key intersections
- Walking Tour of Underline site and University Metrorail Station
- Walking Tour of Red / Sunset mixed-use district
- Group analysis activities to provide input throughout the tour
- 12:00pm: Group Discussion and Presentations
- Attendees work in table groups to discuss ideas from the tour and craft ideas for the future of the corridors
- Base maps available to draw ideas for specific areas
- Visual Preference Surveys available for groups to fill out
- Each group presents their team's ideas
- Wrap-up presentation by Workshop facilitators



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US1 Workshop Outreach

Direct Email Invitation

Riviera Neighborhood Association, University of Miami Office of Communications, Friends of the Underline, Red Sunset Merchants Association, Florida Department of Transportation, City of South Miami, Miami-Dade Transit, Orduna Drive Neighborhood Association, Coral Gables Chamber of Commerce

Coral Gables TV

Public Service Announcement

YouTube Public Service Announcement

125 views

Coral Gables Website Posting

Calendar Item, Upcoming Events Feature, Agenda, Poster, Flyer, Video Clip

Continued on next slide

US1 Workshop Outreach

Flyer Drop: July 13, 2015

US1 Corridor Locations: Whole Foods, Publix, Laundromats, Starbucks, and other commercial locations along US1

Newspaper Advertisement

July 9, 2015

Coral Gables City E- news

July 1, 2015 and July 15, 2015

Workshop Agenda

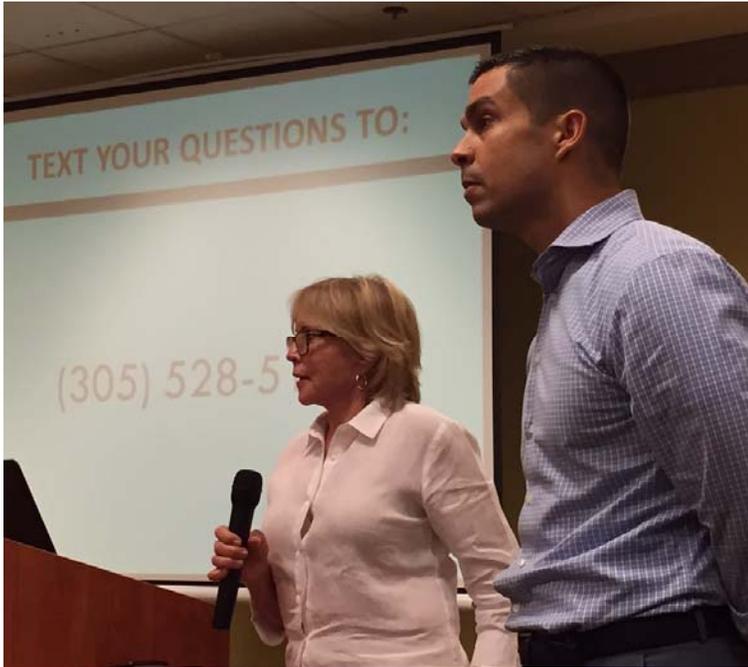
Friday, July 17, 2015

6:00 – 8:30 pm Kickoff Presentations and Public Discussion:

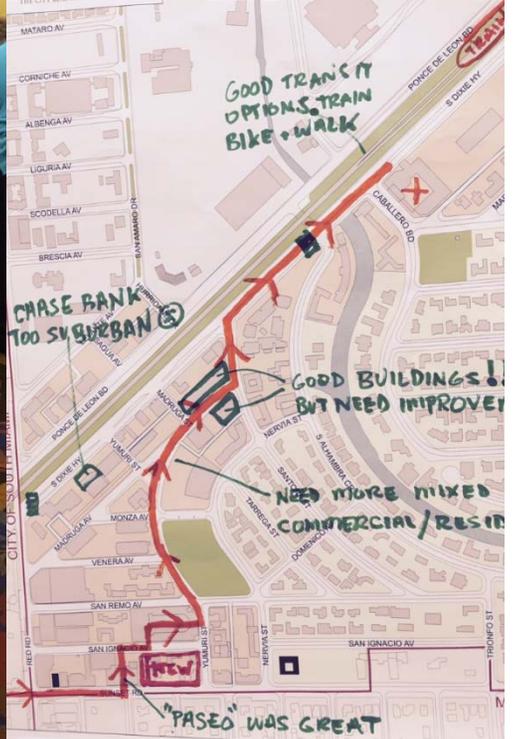
- Five Points of a Healthy Neighborhood, Joanna Lombard
- The Underline, Meg Daly
- Quality Urbanism and Transit-Ready Communities, Jason King
- Workshop Context and Format, Charles C. Bohl
- Audience Q & A

Saturday, July 18, 2015

- 8:30 am - 9:00 am Workshop Registration and Refreshments
- 9:00 am - 11:00 am Study Area Transit and Walking Tours / On-Site Group Discussion: Paseo de Riviera proposal
- 11:00 am - 11:30 am Individual and Group Workshop Activities
- 11:30 am- 12:15 pm Report back from team discussion sessions
- 12:15 pm – 12:30 pm Wrap up and next steps

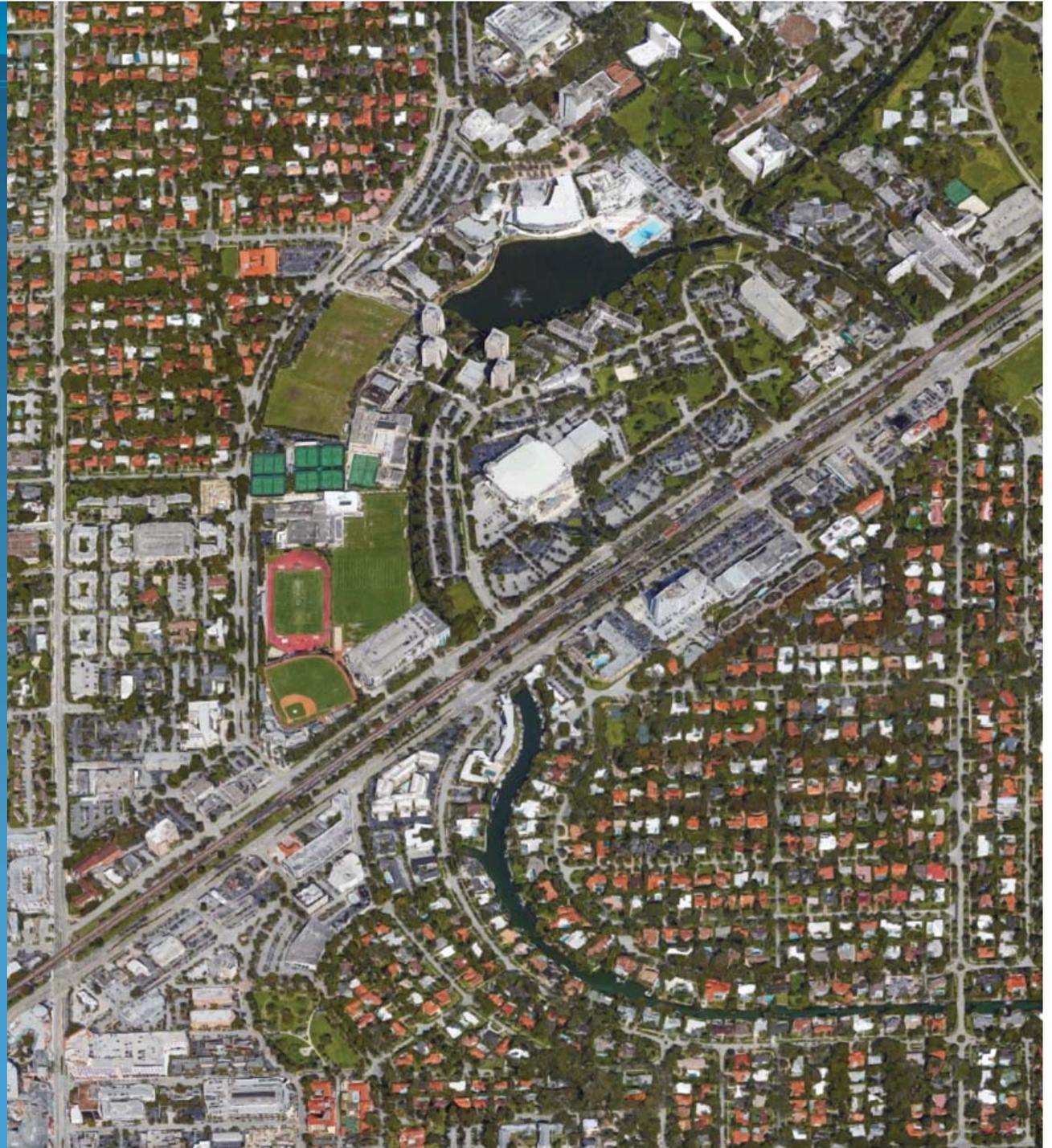






Study Area

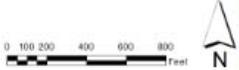
Analysis Maps



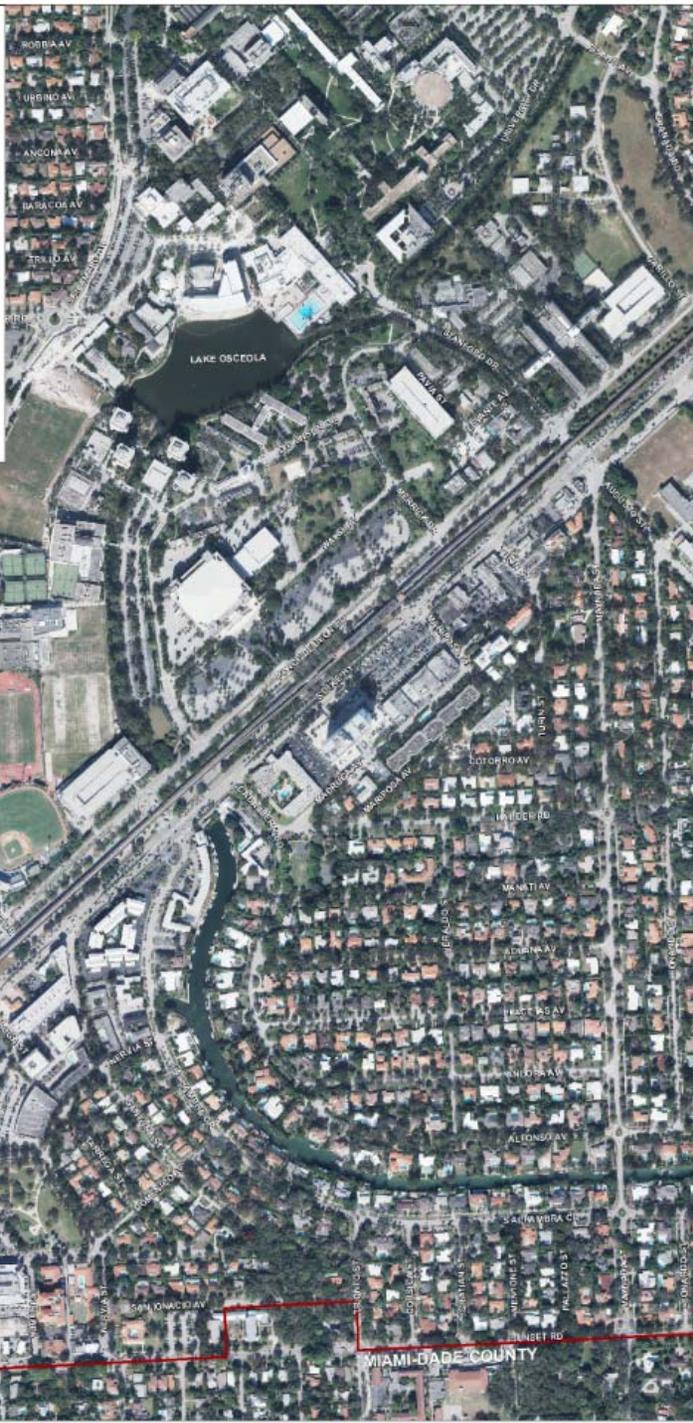


US1 * RED * SUNSET AERIAL

DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
JULY 2015



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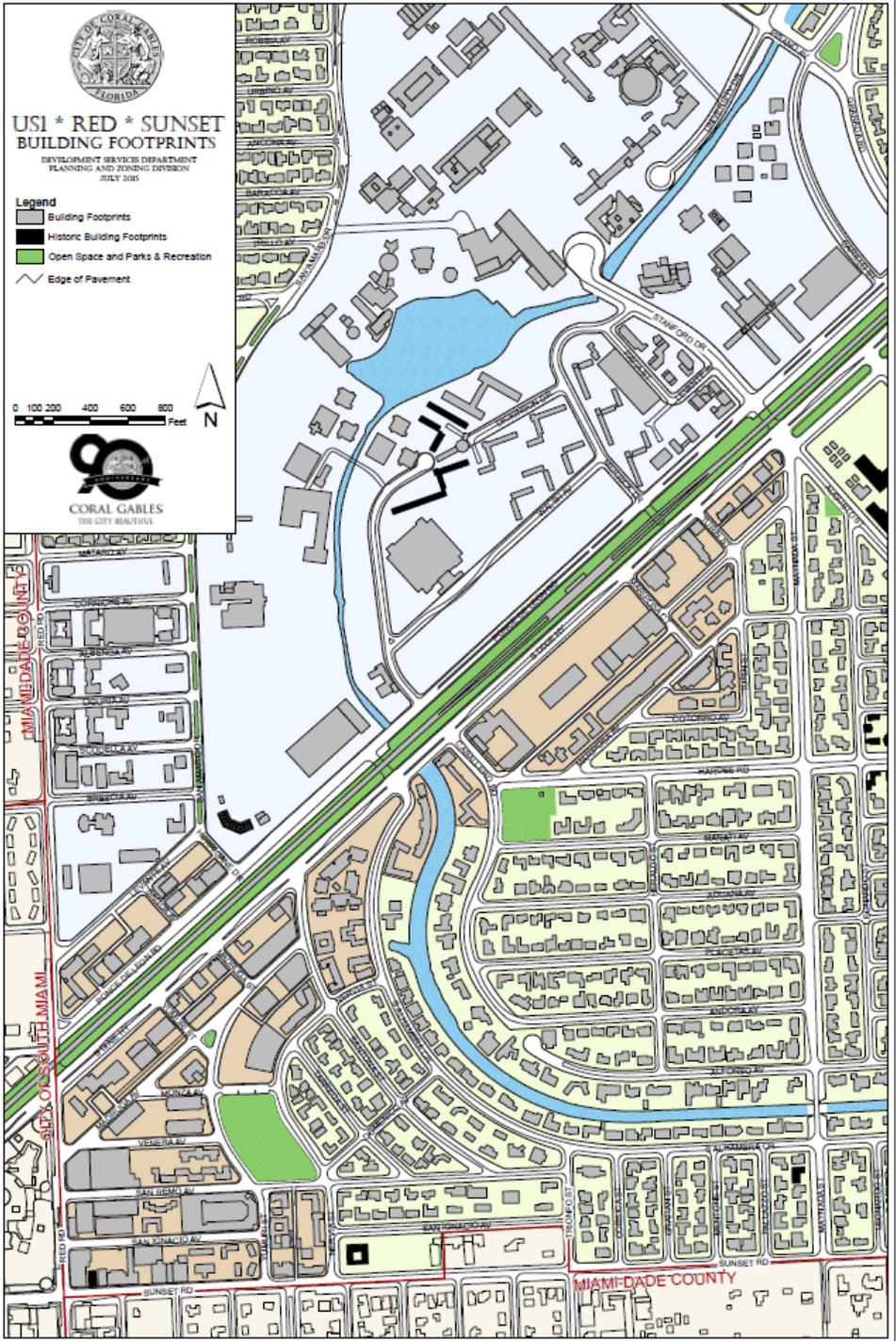
US1 * RED * SUNSET BUILDING FOOTPRINTS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
JULY 2015

- Legend**
- Building Footprints
 - Historic Building Footprints
 - Open Space and Parks & Recreation
 - Edge of Pavement



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USI * RED * SUNSET FUTURE LAND USE MAP

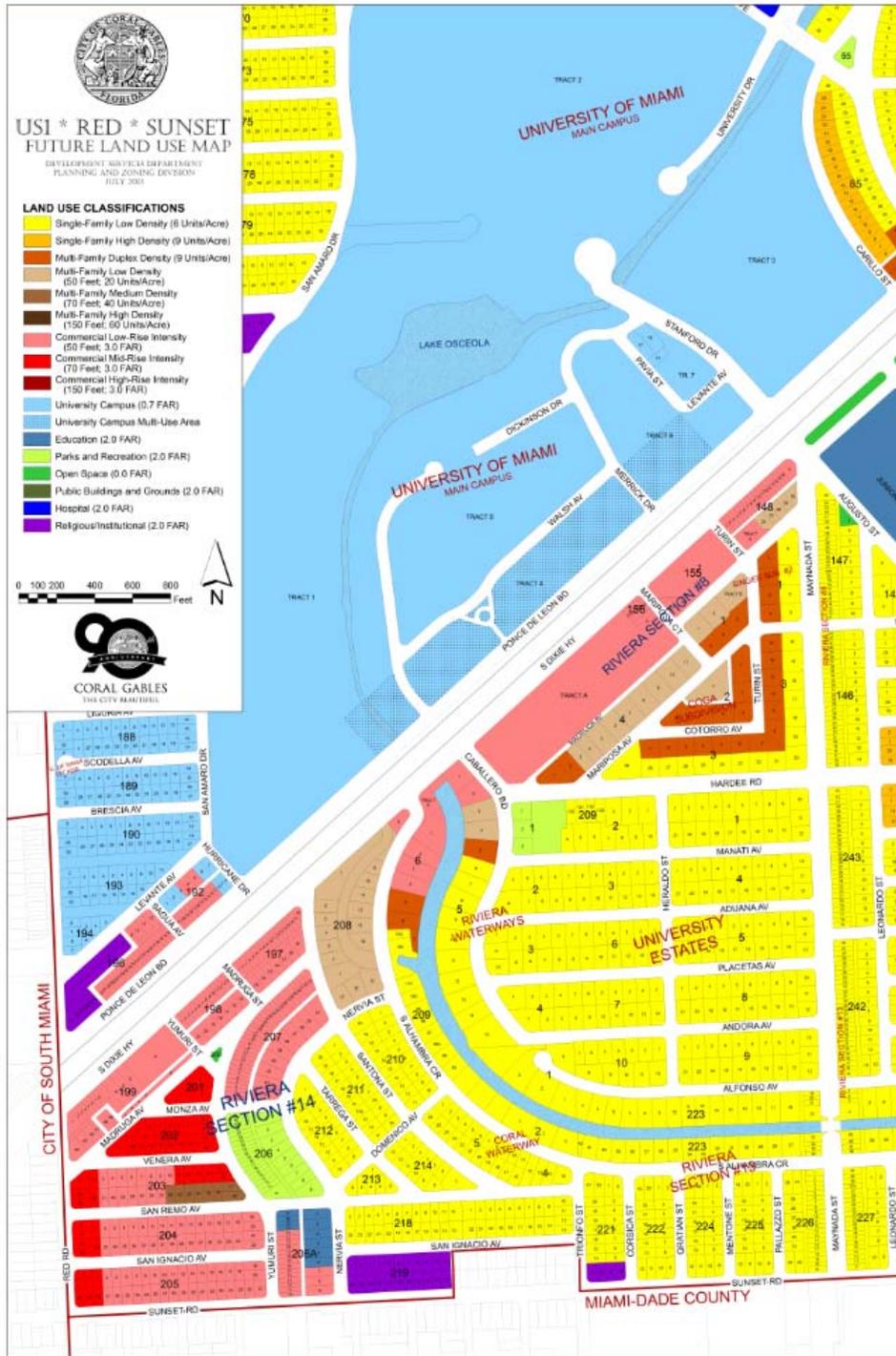
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PLANNING AND ZONING DIVISION
JULY 2015

LAND USE CLASSIFICATIONS

- Single-Family Low Density (8 Units/Acre)
- Single-Family High Density (9 Units/Acre)
- Multi-Family Duplex Density (9 Units/Acre)
- Multi-Family Low Density (50 Feet, 30 Units/Acre)
- Multi-Family Medium Density (70 Feet, 40 Units/Acre)
- Multi-Family High Density (150 Feet, 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet, 3.0 FAR)
- Commercial Mid-Rise Intensity (70 Feet, 3.0 FAR)
- Commercial High-Rise Intensity (150 Feet, 3.0 FAR)
- University Campus (0.7 FAR)
- University Campus Multi-Use Area
- Education (2.0 FAR)
- Parks and Recreation (2.0 FAR)
- Open Space (0.0 FAR)
- Public Buildings and Grounds (2.0 FAR)
- Hospital (2.0 FAR)
- Religious/Institutional (2.0 FAR)



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USI * RED * SUNSET ZONING MAP

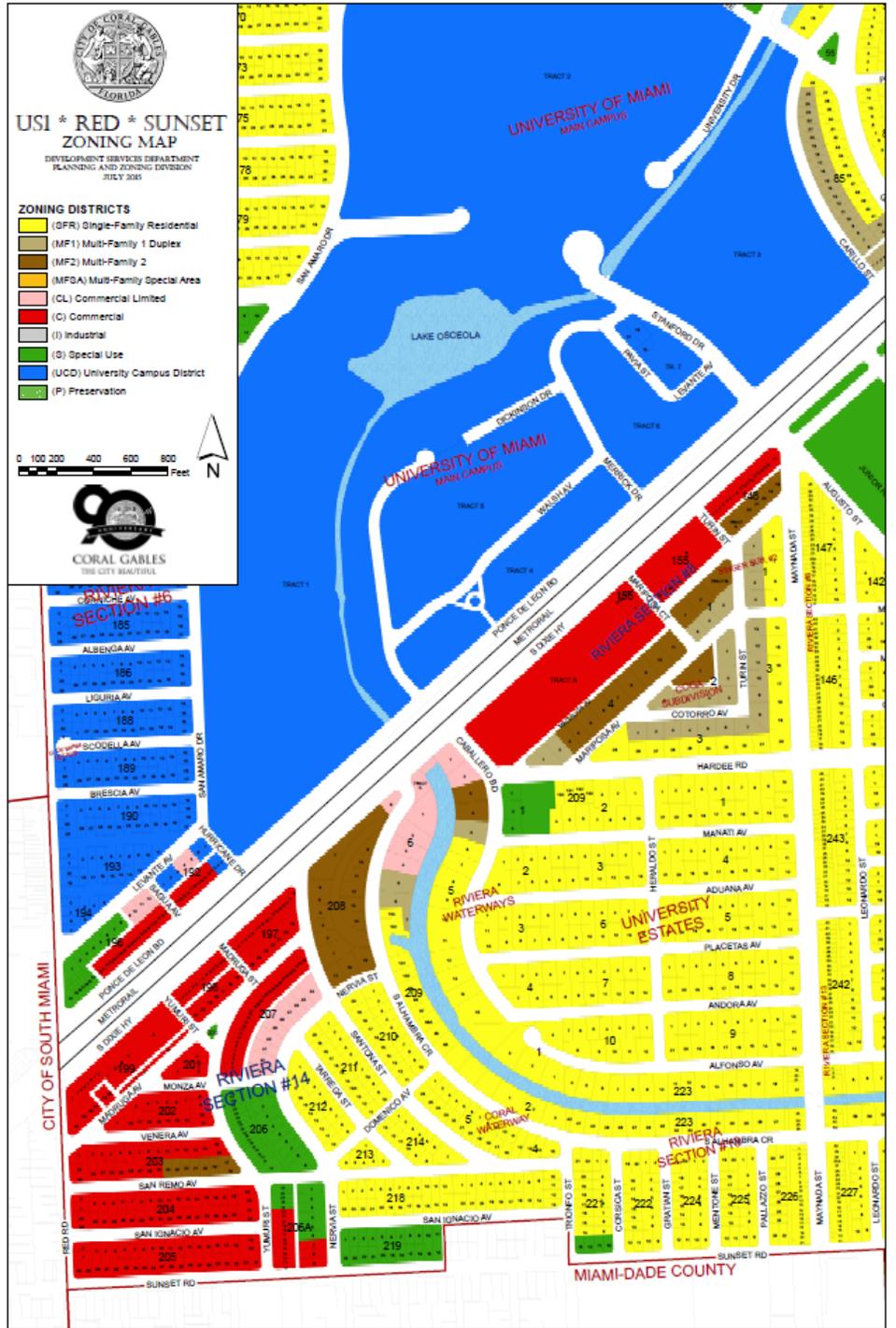
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JULY 2015

ZONING DISTRICTS

- (OFR) Single-Family Residential
- (MF1) Multi-Family 1 Duplex
- (MF2) Multi-Family 2
- (MF3A) Multi-Family Special Area
- (CL) Commercial Limited
- (C) Commercial
- (I) Industrial
- (S) Special Use
- (UCD) University Campus District
- (P) Preservation



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Community
Response –
Low –Rise
Buildings on
US1

- “No massive towers”
- “Low rise buildings along US1”
- “NEVER allow another monstrosity like the UM building next to the Holiday Inn”
- “Limit building height- be careful not to create a Brickell like canyon (37 year resident)”

Community Response – Design and Public Space

- “Height is not the issue, it is design, flow through, connectivity, sustainability and public spaces”
- “This neighborhood needs to allow development that is much needed. Density cannot be the argument to oppose unless you qualify what kind of density (15 year resident)”

Community Response – Transitions to Neighborhoods

- “Transition from Height on US1 to medium density (4 story developments & 3 story townhomes) in lots behind US1 transition to existing single family homes”
- “Zoning for different segments requiring specific height and setback relative to the location”

Community Response – Mixed-Use Destination

- “Connected, sustainable, mixed-use that acts as a buffer for residential neighborhoods”
- “Well planned mixed use projects will allow for the next generation of residents to plant roots”
- “Boulevard feel;” “US 1 as a boulevard”
- “More connection between residential and commercial areas”
- “It should cohesively connect the Merrick attributes that identify The Gables (entrance features, lighting, sidewalks, trees and fountains)” (30 year resident)
- “When people pass through, they should think, “Wow! this is a beautiful city, I’d like to get out and explore” (31 year resident)

Public Input

Visual Preference Survey

Image	Green	Red
	16	1
	21	1
	13	3
	19	4
	17	2
	15	1
	8	3
	22	
	2	13
	2	14
	3	9
	3	12
	2	6
	1	16
	17	3
	17	4

Short-Term Action Steps

1. Public Space, Streets and Pedestrian-Friendly Design
 - (A) Redesign Madruga Avenue, with developer contributions.
 - (B) Redesign Caballero Boulevard, with developer contributions.
2. Large Scale Development - Paseo de la Riviera
 - (C) Implement pedestrian-oriented spaces, such as portico, arcades, and paseo.
 - (D) Design compatibility with the neighborhood.
 - (E) Collect and discuss public comments for Planning and Zoning Board and City Commission meetings.
 - (F) Limit maximum height of buildings.

Please note that the above recommendations are preliminary and require further review by City staff, the Commission, and neighborhood stakeholders. If you have thoughts or suggestions on action steps for the US1, Red Road, and Sunset Road study area, please email your ideas to the Planning and Zoning Division staff at planning@coralgables.com.

Illustrative Master Plan - Short-Term Action Steps



Long-Range Action Steps

1. Public Space, Streets and Pedestrian-Friendly Design
 - (A) Develop neighborhood park and landscape master plan.
2. US1 Transit-Oriented Development (TOD) Regulations
 - (B) Prepare Transit-Oriented Zoning Overlay, which should include:
 - Requirements for building massing and setbacks
 - Guidelines for paseos and public space
 - Parking requirements, including shared parking strategies
3. Public Participation
 - (C) Establish quarterly meetings with the community

Please note that the above recommendations are preliminary and require further review by City staff, the Commission, and neighborhood stakeholders. If you have thoughts or suggestions on action steps for the US1, Red Road, and Sunset Road study area, please email your ideas to the Planning and Zoning Division staff at planning@coralgables.com.

Illustrative Master Plan - Long-Range Action Steps

