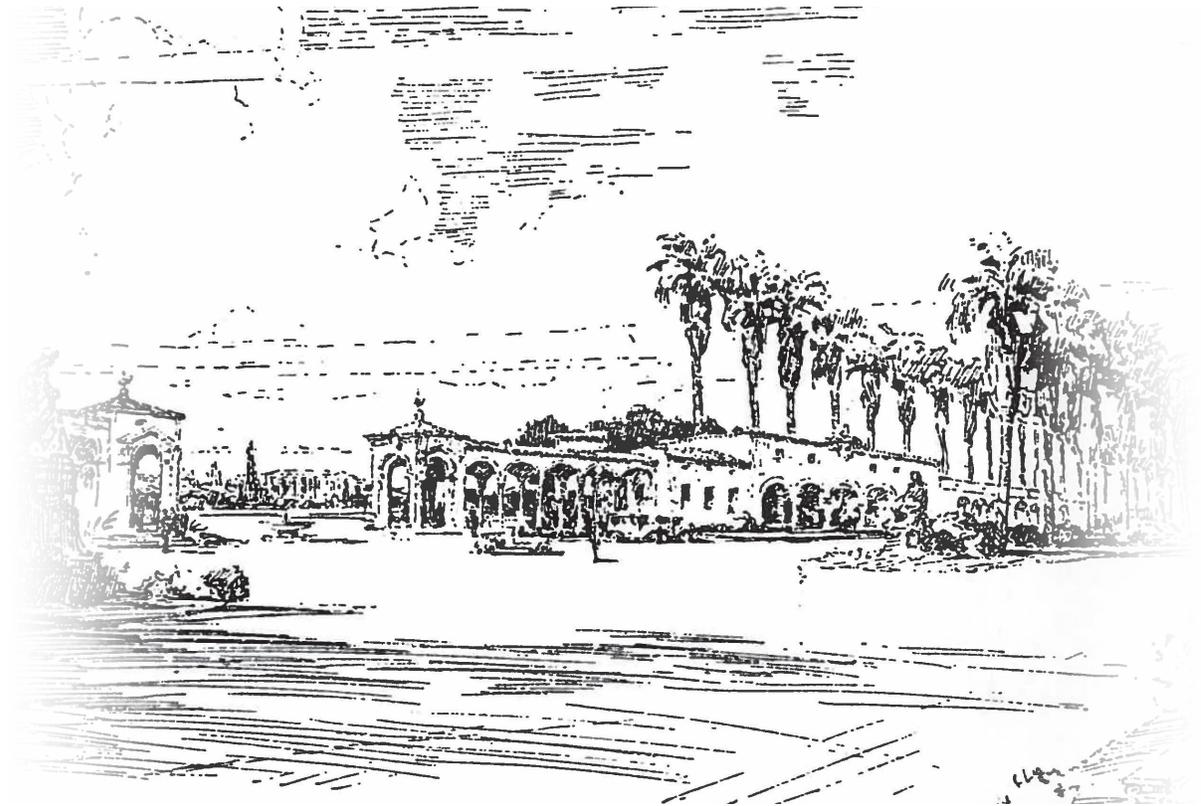


DRAFT 10.02.15

# US1 \* Red \* Sunset

Corridor Visioning Workshop Report

Executive Summary



*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*

## Community Participation

The City of Coral Gables initiated the July 17-18, 2015 public workshop to inform the future planning and development of the US1 Corridor area of the city. The primary focus of the workshop was the US 1 Corridor, but also included walking tours and discussions of related areas of Red Road and Sunset. In commissioning the workshop, the City anticipated the need to plan and manage the ongoing changes taking place in the study area and engage citizens and stakeholders in a dialog including:

- The future character of development along the US1 corridor (both sides, including the future of the UM frontage along Ponce de Leon)
- Protection of residential areas from intensive commercial development
- Management of traffic generated by US1
- The development of standards for compatible new development that transitions between intensive development along commercial corridors, and the smaller multi-family properties and single-family neighborhoods along neighborhood streets
- Strategies to improve pedestrian character, quality and connectivity of public space streets
- Planning and strategies for making the Underline an integral part of the city
- Leveraging the unique opportunities for transit-oriented development in this part of the city to help reduce traffic and make car-free mobility a more attractive option for area residents, including the University of Miami students, faculty and staff
- The disconnect between current zoning, the undesirable development it has produced, and the preferred character of the study area

The objectives of the workshop were to:

- Engage citizens, stakeholders and city staff in a dialog about the overall character of the area today and in the future, considering planning, design, transportation and policy issues in the US1 corridor 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.



Participants took walking tours and rode the Metrorail to be able to discuss urban design and planning ideas with direct knowledge of neighborhood needs.



Following the trolley and walking tour, participants worked together in table groups to discuss ideas and establish their vision for US1.

## Community Input

Turnout for the events were strong, with 96 participants signing in on the July 17<sup>th</sup> sign-in sheets for the Friday evening kickoff session and 52 signing in on the July 18<sup>th</sup> sheets for the Saturday morning walking tours and workshop. The total number of participants was somewhat higher for each day based on the number of seats occupied as some people arrived late or did not sign in, and planning staff estimated there were closer to 120 people in attendance for the Friday evening kickoff.

The Saturday morning workshop commenced with two separate walking tours with groups of participants and facilitators. In addition to the planned walking tours and activities, the facilitators responded to the interest of a group of participants for a discussion focused on the current proposal for redevelopment of the Holiday Inn site, Paseo de la Riviera.

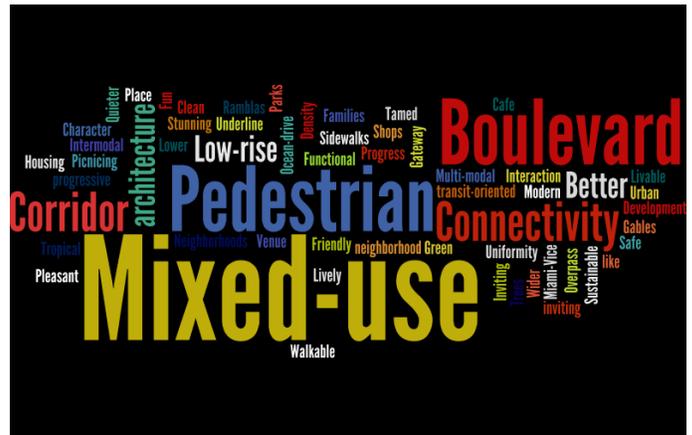
The variety of participatory methods used for gathering public input included:

- The audience question and answer session at the kickoff presentation
- 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
- Facilitated group discussions
- Written and verbal summaries of group table discussions

There was consensus on the need for change and improvements to the corridors throughout the study area, most of which were viewed as outdated, disconnected and out of character with Coral Gables. Some of the strongest topics of agreement concerned the dissatisfaction with the existing conditions and development along the corridors, particularly along US1, which was described by many as “ugly” and “dangerous.” The word cloud on this page captures the public input. Larger words represent the most commonly used terms.



Participant descriptions of US1 today.



Participant visions of US1 in the future

Topics of discussion included the existing conditions and ideas for future change in the study area including:

- The pedestrian connectivity from the neighborhoods to the businesses along the corridors and to the UM Campus and Metrorail.
- The Paseo de Riviera proposal
- The amount and speed of traffic along the commercial corridors
- Cut-through traffic in the neighborhoods.
- Parking for future development spilling over into residential areas
- The height of buildings along the corridor and transitions to the neighborhoods
- The quality of the streetscapes in the area (many of which lack sidewalks)



# Aerial Map







## Recommended Short-Term Action Steps

### 1. Public Space, Streets and Pedestrian-Friendly Design

- Ⓐ Redesign Madruga Avenue, with developer contributions.
- Ⓑ Redesign Caballero Boulevard, with developer contributions.
- Ⓒ Study use of Jaycee Park as a neighborhood amenity.

### 2. Large Scale Development - Paseo de la Riviera

- Ⓓ Implement pedestrian-oriented spaces, such as portico, arcades, and paseos.
- Ⓔ Design compatibility with the neighborhood.
- Ⓕ Collect and discuss public comments for Planning and Zoning Board and City Commission meetings.
- Ⓖ Limit height of buildings to 120' and 10 floors maximum.

### 3. Public Outreach

- Ⓗ Continue to engage residents and property owners on US1 planning efforts.
  - Host public Commission Workshop (for example, at the Coral Gables Museum) to continue the discussion of the future of the US1 Corridor 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 and adjacent neighborhoods.
  - Create a US1 Corridor study webpage with an online survey for community members to provide feedback.
  - Create an email listserve of community members interested in US1 Corridor and send area-specific email updates.

# Illustrative Master Plan - Recommended Short-Term Action Steps



## Recommended Long-Range Action Steps

1. Public Space, Streets and Pedestrian-Friendly Design
  - Ⓐ Develop neighborhood park and landscape master plan, focusing on streetscape of commercial and mixed-use areas.
  - Ⓑ Redesign Sunset Road with enhanced pedestrian and bicycle facilities.
  - Ⓒ Study operation of Red Road.
  - Ⓓ Support design and implementation of Underline Park. Coordinate Art in Public Places locations on park.
2. US1 Transit-Oriented Development (TOD) Regulations
  - Ⓔ 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
    - Enhanced sidewalk requirements on US1
  - Ⓕ Coordinate Transit-Oriented Development goals with University of Miami Master Plan.
3. Public Participation
  - Ⓖ Continue to engage residents and property owners on US1 planning efforts.
    - Continue quarterly meetings with the community.
    - Monthly updates of a US1 Corridor study webpage with an online survey for community members to provide feedback.
    - Email listserve of community members interested in the US1 Corridor with area-specific email updates.

# Illustrative Master Plan - Recommended Long-Range Action Steps

