



Grand Avenue **Vision Plan**

November, 2002

This document, *Grand Avenue Vision Plan*, is presented to the Community of Village West, Coconut Grove, Miami, and in particular those individuals committed to the vision of “the West Grove” as a special place, where its history can give form to its future. This document is an attempt to answer the often asked question of residents and property owners, “But what can we do about Grand Avenue?”

This work was done in collaboration with local leadership, students and faculty and was produced by the University of Miami School of Architecture’s Center for Urban and Community Design.

We wish to convey our appreciation for the help and support we have received from the people of Coconut Grove and the financial assistance we have received from the John S. and James L. Knight Foundation which made this work possible. Additional grants which are allowing us to take steps to implement this plan are provided by the U.S. Dept of Housing and Urban Development and the City of Miami at the behest of Commissioner Johnny Winton.

Village West, Coconut Grove is a place created by rich history and strong families. Grand Avenue has the potential to regain its role as the vital core of Village West and the gateway to Coconut Grove.

The ideas presented in this document strive to capture the wealth of assets which can be used to create a bold vision for the future. A future which makes Grand Avenue a special place to work, live and visit.

We challenge the people of Coconut Grove to embrace this vision with courage, a commitment of resources and energy to realize its full potential.



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Cover Illustration:

A detail from *A Garden in Nassau*, 1885,
by Winslow Homer

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Grand Avenue, as it runs through West Coconut Grove, rightly belongs within the venerable urban tradition of the American “Main Street.” Knitting together neighborhoods to the north and south, it acts as a seam of commercial enterprise, social gathering, and civic expression for the community. Unfortunately, it has also shared the fate of so many other Main Streets across America in the postwar decades: the exodus of businesses and families out to the suburbs has drained precious resources and the resulting economic decline and social isolation has put considerable strain on communal bonds. However, there is growing confidence among community leaders today that this decline can be reversed, that an integrated policy of urban revitalization, embodied in sound principles of urban design and implemented through effective management, can contribute to Grand Avenue’s renewal, attracting families and businesses back and bringing prosperity to those already established in the community.

The Grand Avenue Vision Plan, as a component of the West Grove Restoration Project and building upon the recommendations of the Coconut Grove Planning Study (1996-7) and ongoing student work at the University of Miami School of Architecture, seeks to pro-



vide an overall framework for revitalization. It is guided by a set of strategic goals, arrived at through public meetings and workshops held with local residents, property owners, and stakeholders.

These include:

- Building upon ongoing local efforts to revitalize and restore the avenue as a successful “Main Street” for the surrounding West Grove community.
- Reinforcing the community’s historic and cultural identity as a Caribbean island district, unique to the South Florida region.
- Providing guidance in the revision of current zoning regulations to ensure an attractive pedestrian environment, diverse in use and activity.
- Developing urban design guidelines that promote an active, safe, and pleasurable pedestrian environment while accommodating the needs of development and respecting the surrounding residential community.
- Nurturing the development of locally owned businesses by providing choice and flexibility in the range of available retail and commercial space.
- Attracting and retaining a diverse and balanced mix of residents by providing a range of housing options that is both competitive with other choices in the market and compatible with the avenue’s “Main Street” character.



Toward these ends, the Plan organizes major projects already “on the boards” - right-of-way and streetscape improvements, the construction of the Gibson School, a new mixed-use development at the avenue’s entrance on

U.S. 1 - and incorporates a number of new initiatives as well. These include restoring the Ace Theater as a cultural center, providing a permanent infrastructure for the farmer’s market at Margaret Street, and

proposing a variety of residential, live-work, and mixed-use building types, to be deployed on various lots and development parcels along the avenue. These are intended to be models for small-scale development, undertaken by local property owners and serving as both much-needed housing for middle-income residents and “incubator” spaces for fledgling retail and commercial businesses.



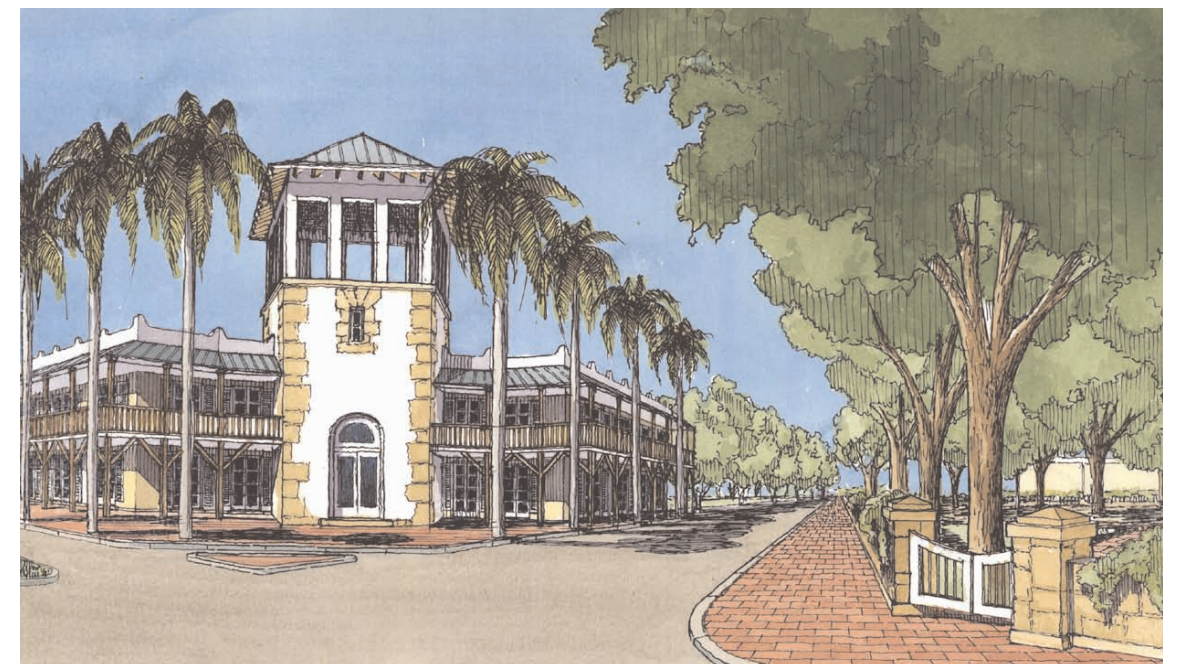
In addition, the Plan forwards a number of recommended actions on both the strategic and tactical levels. Zoning revisions and urban design guidelines are suggested in order to promote development that is mixed in use and appropriate to the scale and character of the avenue. Parking is also addressed as a primary concern of residents and business owners. Various approaches are recommended to both accommodate the automobile but mitigate its potentially negative

impact on the avenue: possible sites for small-scale public lots are designated along every block, opportunities for shared access easements are highlighted, and management strategies such as shared lots, parking trusts, and the development of public transit stops are suggested as well. Tactical guidance is embodied in an annotated guide to the master plan, detailing specific recommendations on a block-by-block basis. These include such issues as building frontage, site lighting, landscaping, and off-street parking, all modest in scale but crucial nonetheless to the general improvement of the avenue’s character and livability.



The Grand Avenue Vision Plan is intended to take advantage of an opportune moment in West Coconut Grove’s history. There is a consensus among its authors and within the community that the neighborhood’s inherent virtues its unique cultural character, attractive mix of historic architecture and tropical landscape, and convenient location within Miami as a whole, make it a prime candidate for renewal.

It is hoped that this Plan serves as a useful tool for the restoration of Grand Avenue as a great “Main Street,” giving both long-time residents and committed newcomers a guiding voice and measure of control in its destiny.





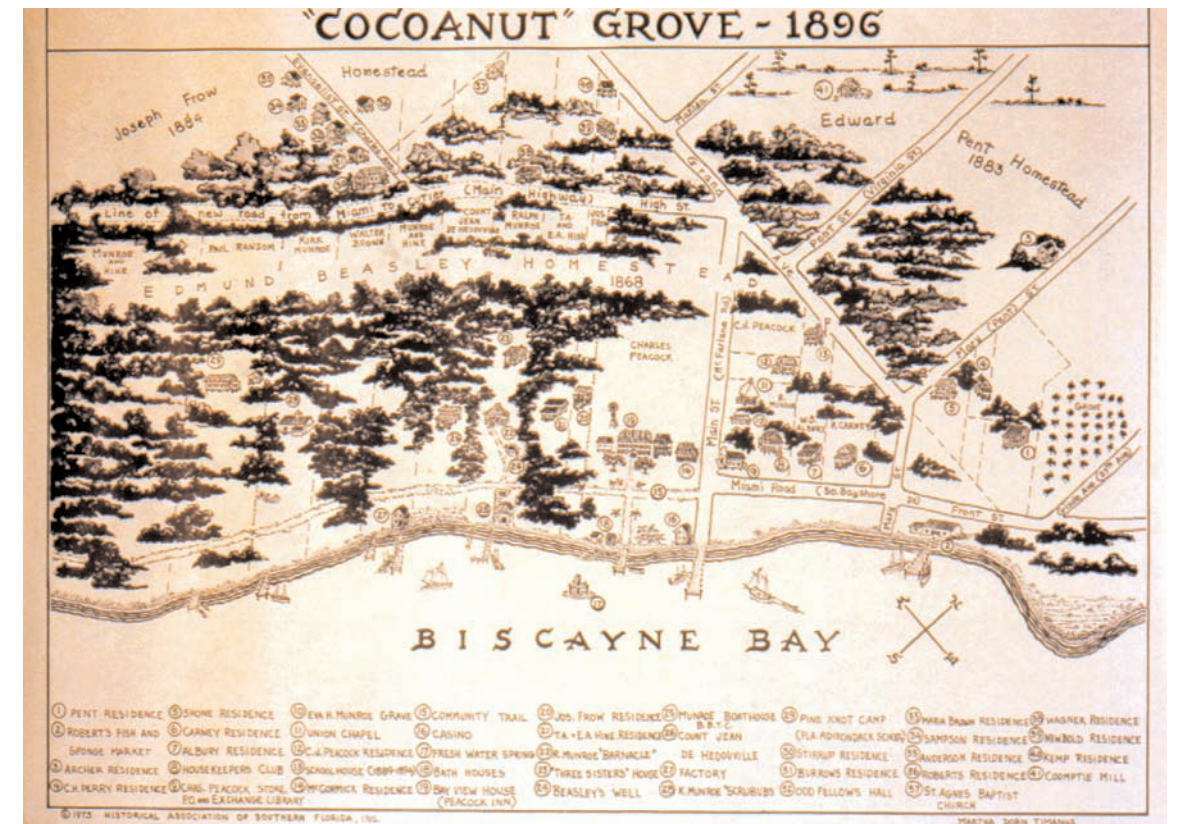
Well before Coconut Grove was founded, Bahamian islanders had found their way to the Florida Keys, settling in places like Key West, Matacumbe, Key Vaca and Key Largo. Here they recreated their old way of life—turtling, wrecking, sponging, fishing and planting. Although these settlements flourished, the nearby Florida mainland was largely uninhabited except for a small group of Seminoles. This was to change when Jack Peacock, an Englishman, had settled with his family on the shore of Biscayne Bay south of the Miami River. He joined two Bahamian families, the Pents and the Frows, who carved out homesteads nearby. Known as “Jack’s Bight,” this isolated settlement got the

name Coconut Grove in 1874 when Dr. Horace P. Porter opened a post office there, making it the oldest established community in Miami.

In 1884, Jack Peacock’s brother and sister-in-law, Charles and Isabella, opened a small inn in Coconut Grove. Visitors from the north made it an instant success. To help with their growing clientele, Peacock went to Key West to seek workers. Several Bahamian families came north to join him and, from this nucleus, the West Grove began. The pioneers, both black and white, worked and worshiped together, with the Bahamian workers providing the major workforce for the community and helping newcomers learn to live in the isolated, tropical land.

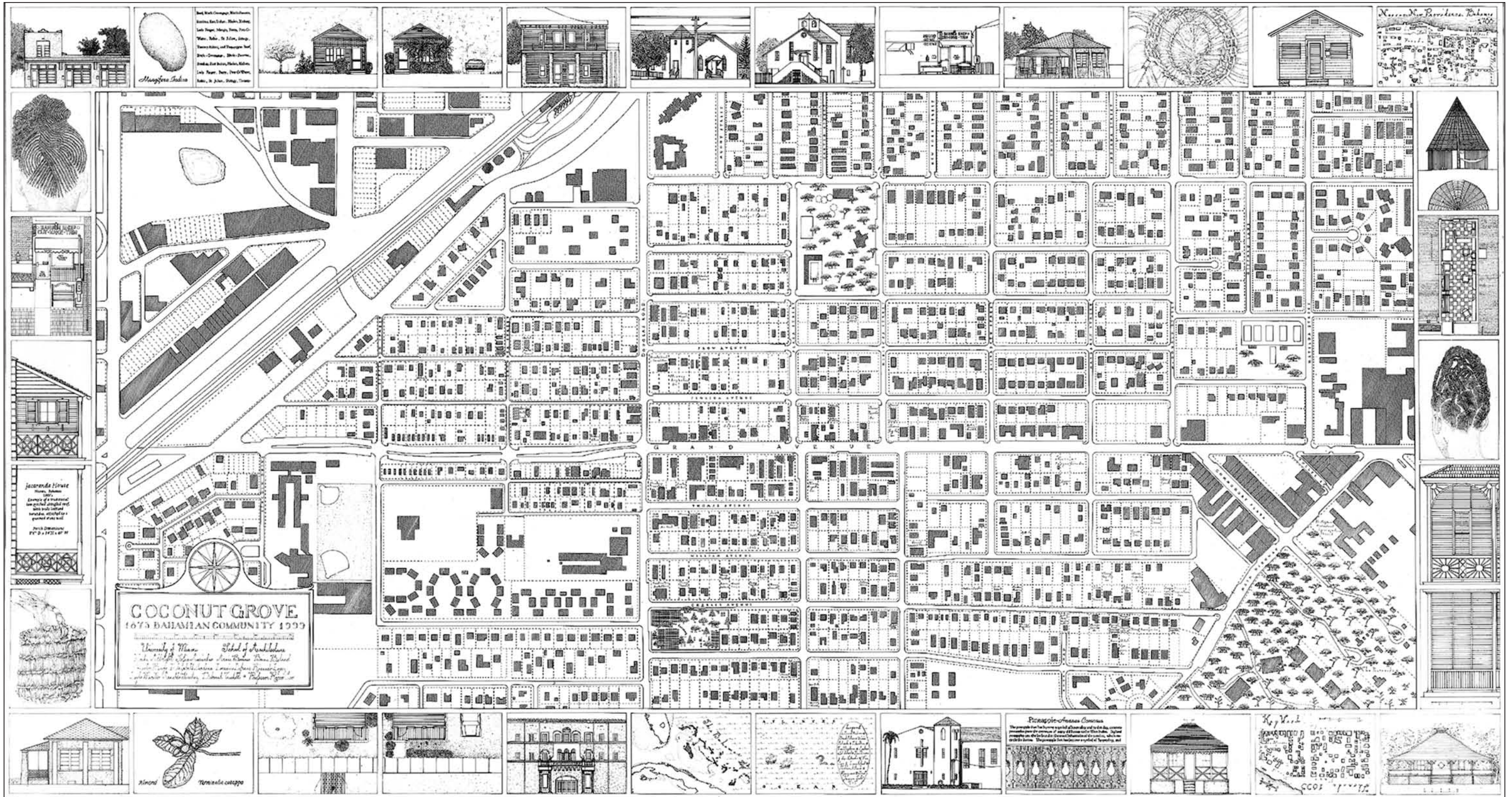
Although segregated, many of the residents of what came to be known in the early twentieth century as the “Colored Grove” and “White Grove” knew each other well; civic and church groups often joined forces to achieve common goals. In the 1940s, they undertook a major civic

improvement campaign in the West Grove under the leadership of Father Theodore Gibson, a Bahamian-American minister, and Elizabeth Virrick, a resident of the “White Grove.” However, by the 1950s and 60s development began to take its toll on the West Grove’s distinctive character. Many of the small single-family homes were torn down and replaced by rental apartments, often owned by absentee landlords and populated by an unwelcome criminal element. Many families moved out to the new suburban communities, robbing the West Grove of important leaders. Today, development pressures and an eroding core threaten the legacy of the early Bahamian settlers like never before. Nevertheless, a community-wide effort is underway to preserve and strengthen this historic community with its simple island-style homes, tropical ambiance and deep sense of pride.



A Brief History of West Coconut Grove (excerpted and adapted from “History of West Coconut Grove in the Context of Miami” by Arva Moore Parks, published in The Living Traditions of Coconut Grove, University of Miami School of Architecture and INUSE, 2002)





This drawing, produced by students in the University of Miami School of Architecture under the direction of Professor Rocco Ceo, depicts the community of West Coconut Grove through both an urban plan and a series of “postcard” vignettes. The plan locates historic and cultural landmarks within the larger structure of

the neighborhood while the border images capture elements of its distinctive character – historic buildings, native flora, and stylistic motifs – that continue to define Miami’s oldest community.



Existing

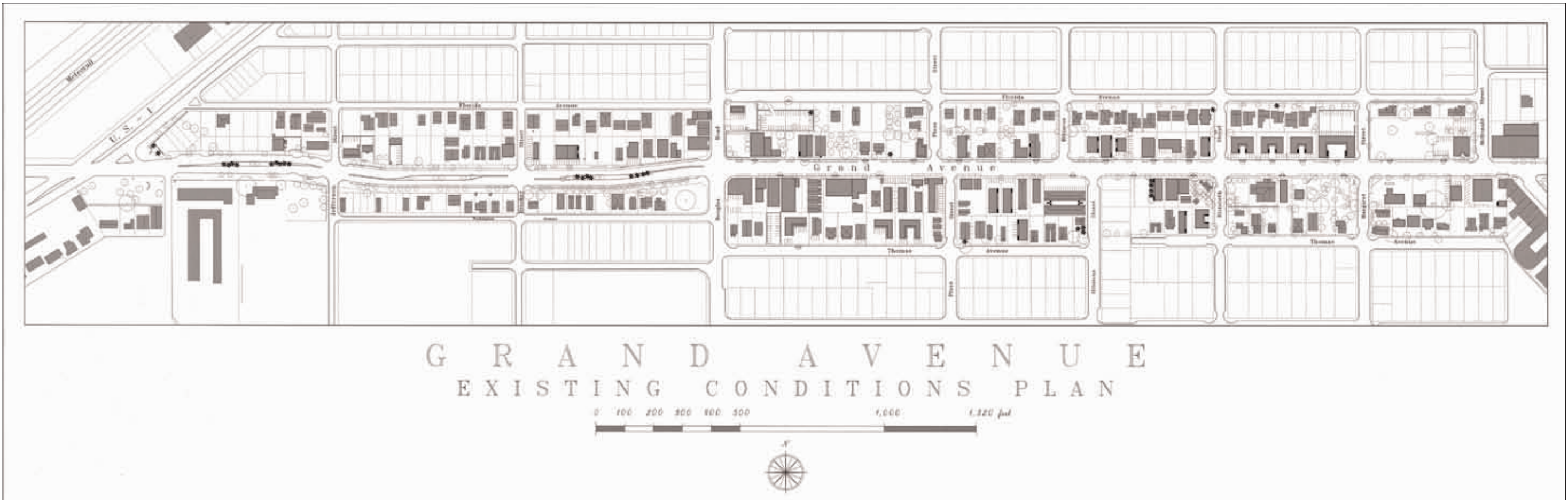
Zoning

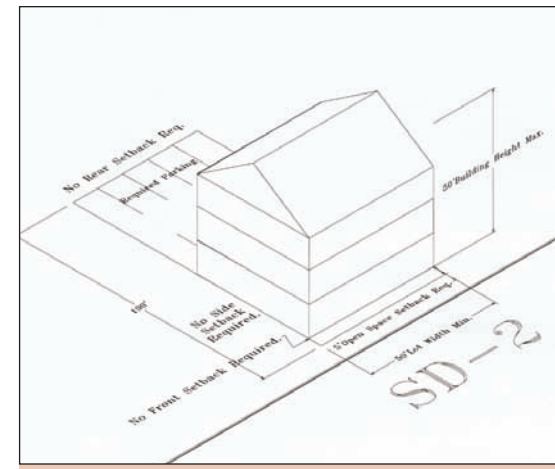
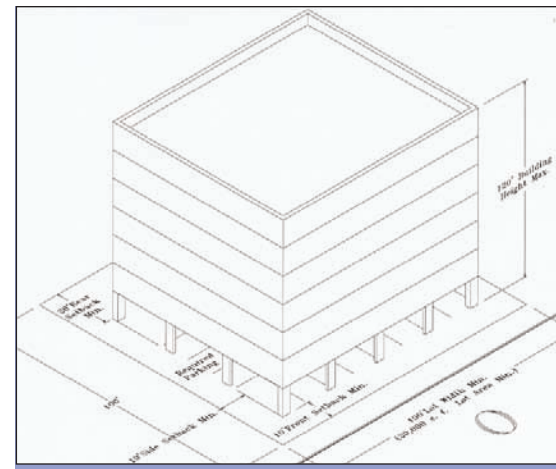
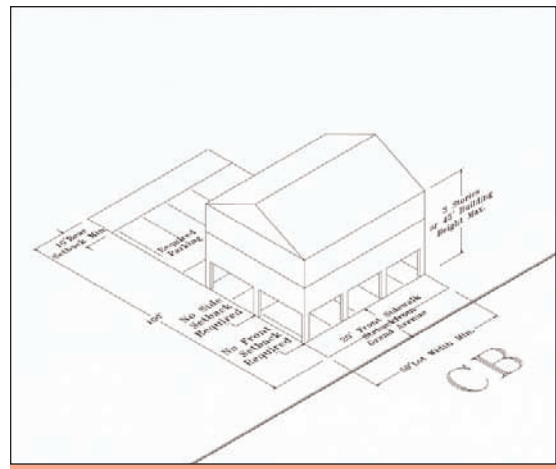
Development Parcels Plan

Historic Structure & Cultural Landmark

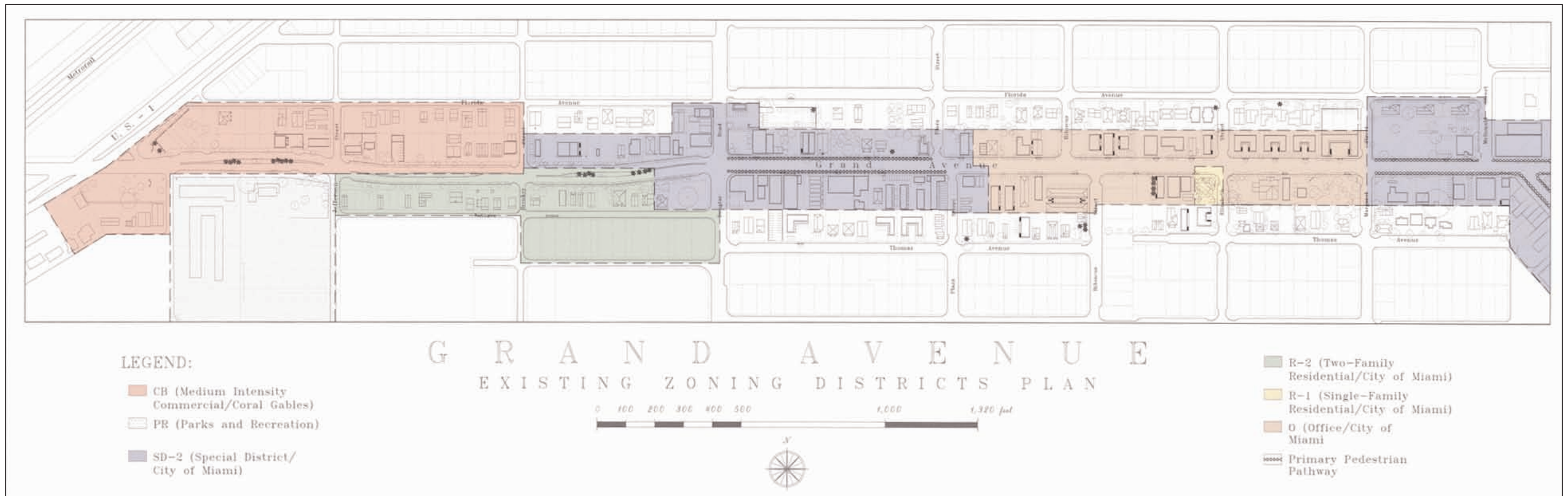
Parking Plan

Street Sections





Left: Diagram of "CB" Zoning District
Middle: Diagram of "O" District
Right: Diagram of "SD-2" District

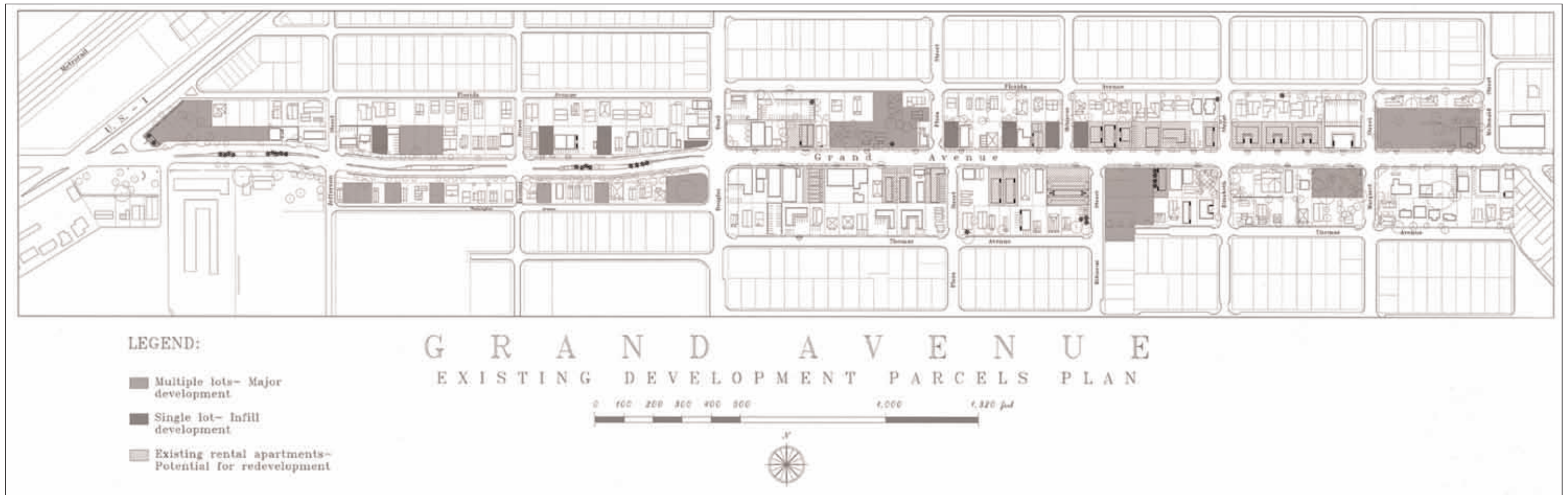


There are currently five different zoning districts along Grand Avenue under the purview of two municipalities, Coral Gables and City of Miami. The portion belonging to Coral Gables, from US 1 to Brooker Street on the northern side, is zoned commercial but allows for mixed-use residential development. City of Miami zoning

districts include R-2 (two-family residential) between Jefferson Street and Douglas Road; SD-2 (mixed-use) along the existing retail and business district; and O (office) for the intervening portion of the avenue that remains a mix of small-scale businesses and multi-family rental apartments.



Left: Dade County HUD site at US 1 and Grand Avenue (north side)
Middle: Empty lot at intersection of Douglas Road and Grand Avenue (southwest corner)
Right: Empty lots at Hibiscus Street and Grand Avenue (southeast corner)

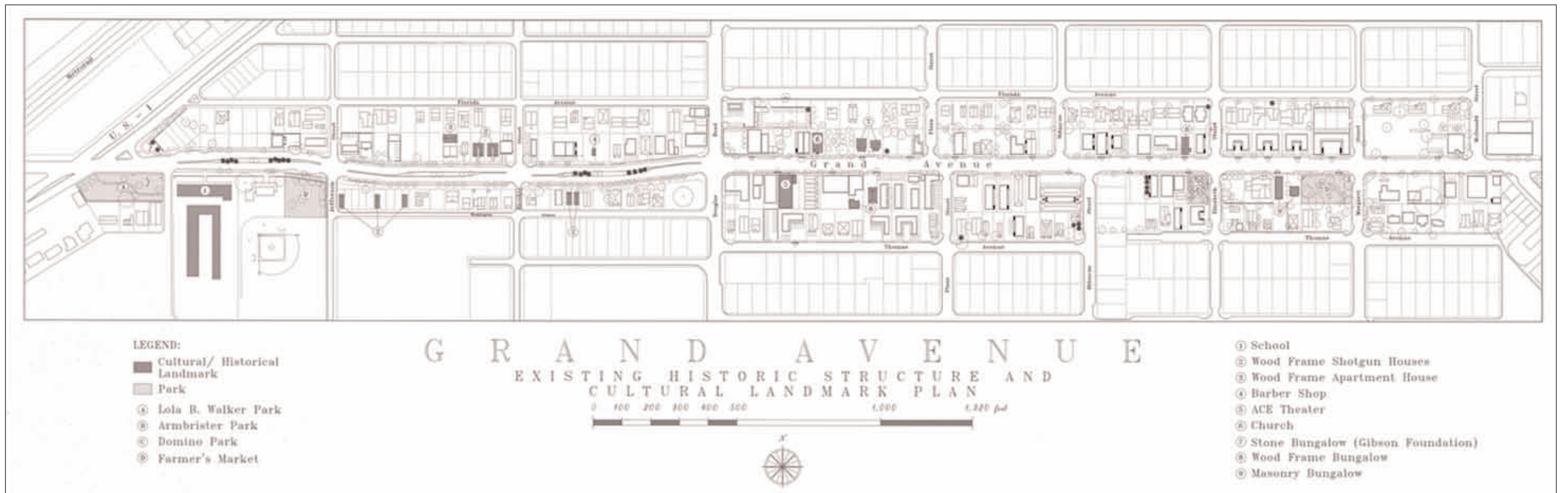


This plan designates empty lots as potential building sites and divides them into two categories: multiple contiguous lots, which allow for larger-scale development with its required parking, and single lots, suitable for small-scale infill buildings. In addition, the plan highlights a number of existing rental apartment buildings that

the community has identified as having a negative effect on the avenue physically and socially. As such, they are potential sites for renovation or redevelopment in the future, as the buildings near the end of their life cycle or come on the market for sale.



Left: Historic Shotgun Houses
Middle: Ace Theater
Right: "Farmer's Market" site at the corner of Margaret Street and Grand Avenue



A number of parks and buildings of historic and civic significance, which are identified in the plan above, adjoin Grand Avenue. All of these should be preserved as a part of the history and life of the community and enhanced in ways that contribute to its revitalization. Such unique features are valued for their ability to

establish a sense of place and character for a neighborhood, which in turn attracts and retains residents and businesses.

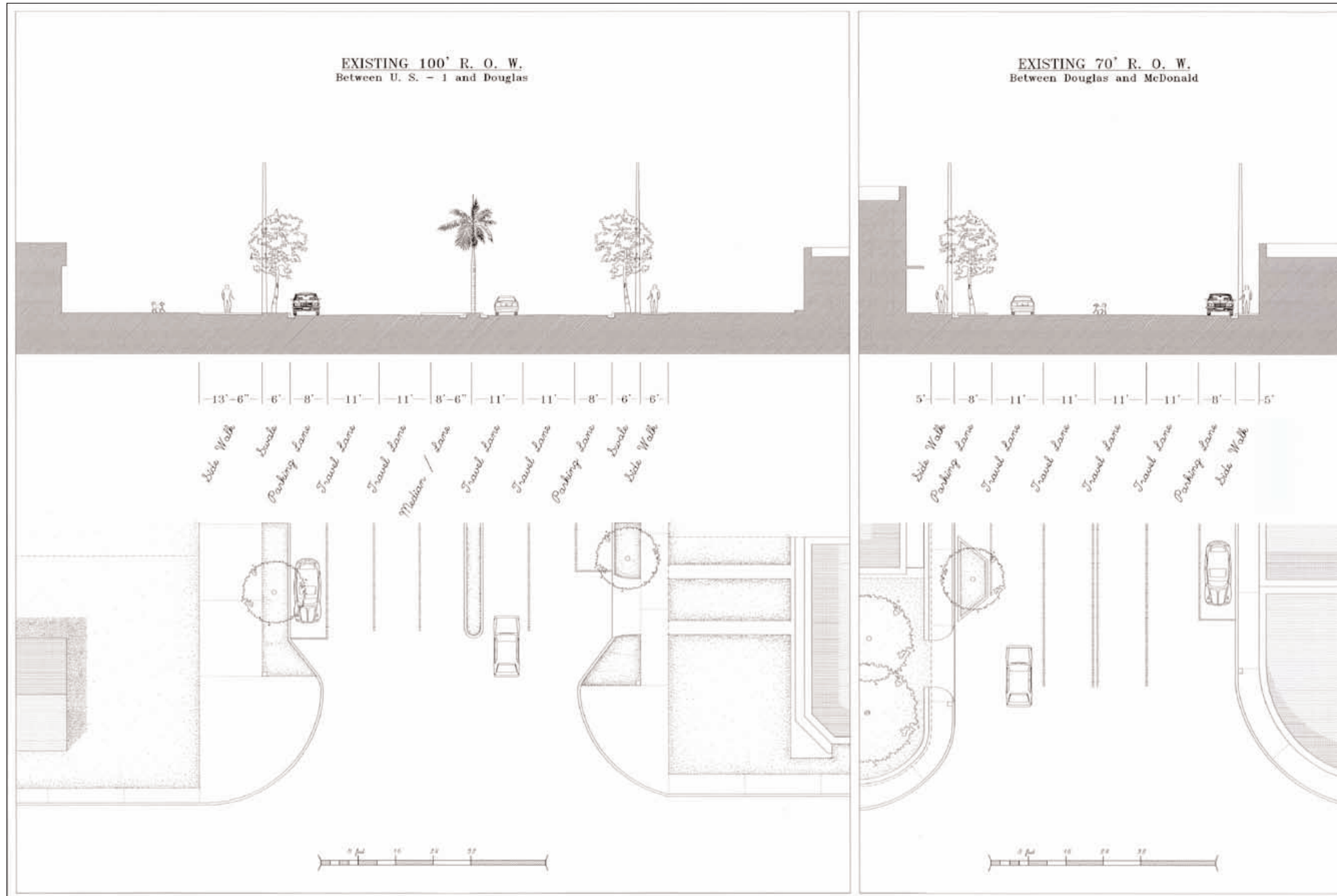


Left: Typical on-street parking along Grand Avenue
Middle: Existing parking lot (Florida Avenue between Douglas Road and Plaza Street)
Right: Opportunistic off-street parking adjoining Grand Avenue



The plan above identifies all available existing parking adjoining or on Grand Avenue. This includes on-street parallel parking, designated off-street spaces and lots, and opportunistic parking, i.e. empty lots not designated for parking but used as such for the convenience of local residents. The lots adjoining Grand Avenue are generally not deep enough to provide adequate backlot parking. This limitation has two effects: it

degrades the street by forcing off-street parking to occur at the front of buildings and it places pressure on those lots behind Grand Avenue to be used for parking in the future. An overall parking strategy and effective management will help to mitigate these negative forces while still providing adequate parking for future development.



Above: Existing street tree and planter in parking lane



Above: Existing overhead wires and utility poles



Above: Existing public bus shelter

The right-of-way, streetscape, and building frontage along Grand Avenue is divided into two typical conditions, illustrated in the street sections above. Between US-1 and Douglas Road, the right-of-way is 100 feet wide and buildings are set back further from the street. From Douglas Road to McDonald Street the right-of-way is 70 feet wide, with buildings set close to the street. Neither condition is conducive to a pedestrian-

friendly environment. The four driving lanes serve high-speed through traffic at the expense of the surrounding neighborhood; narrow sidewalks, ill-suited street lighting, and overhead utility poles inhibit pedestrian comfort and retail frontage; and street trees are sparsely planted and unevenly spaced, providing little shade or spatial enclosure.



Schematics

Schematic Master Plan
Perspectives Views

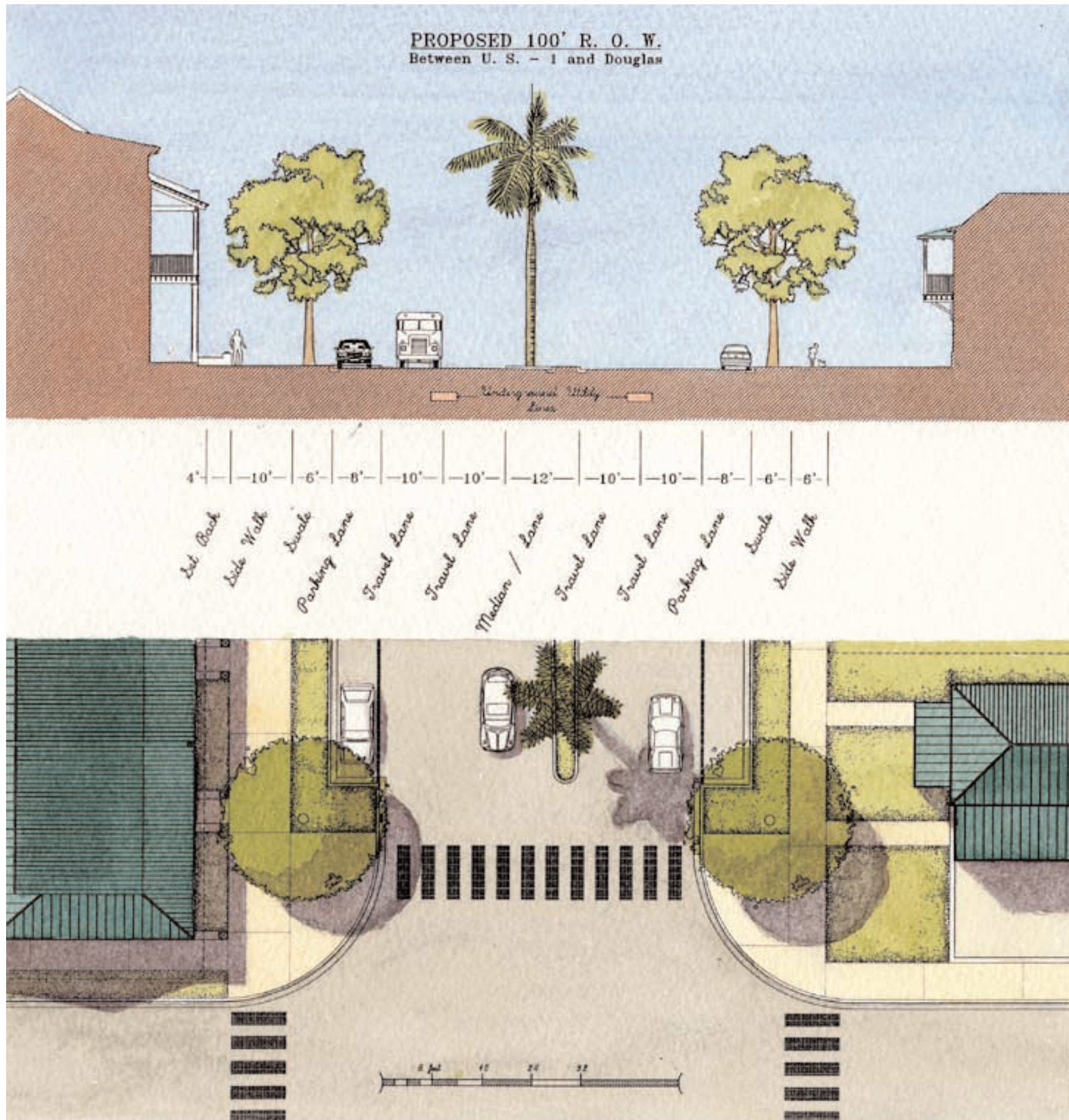


a: View toward the intersection of Grand Avenue and Douglas Road, with a new public square on the right
b: View toward the restored Ace Theatre, showing streetscape improvements
c: view from Hibiscus Street toward Grand Avenue, with new and renovated mixed-use buildings.



An early schematic master plan laid out a number of ideas that were followed through in the final master plan. A strategy of infill development, deploying several model-building types, strengthened the urban fabric of the avenue, while streetscape improvements such as regular tree planting along widened sidewalks enhanced the quality of street life. Civic endeavors such as the restoration of the Ace Theatre and the building of the

Gibson School were recognized as important projects that could potentially anchor small-scale development all along the avenue. More ambitious proposals, such as modifying the intersection of Grand Avenue and US-1 and making a public square at Grand and Douglas Road, were studied but not carried through into the final plan because of a perceived lack of feasibility.



Proposal

- Proposed Master Plan
- Perspective view US 1 & Grand Avenue
- Perspective view Grand Avenue & Douglas Rd.
- Perspective view Ace Theater
- Perspective view Grand Avenue & Hibiscus St.
- Proposed Zoning Plan
- Proposed Parking Plan
- Proposed Street Sections
- Proposed Transit Circulator Plan





Existing Dade County HUD site

A new mixed-use building is envisioned for the Dade County HUD parcel at US-1 and Grand Avenue. Its prominent location calls for an architecture of exceptional presence and character, appropriate to its role as a gateway to the “Island District” of West Coconut Grove beyond. Improvements to Lola B. Walker

Park, seen at right, such as a limestone garden wall and additional landscaping at its edge, can make it a fitting complement to the gateway building, signaling the West Grove’s bucolic tropical setting.



Existing intersection at Grand Avenue and Douglas Road

The intersection of Grand Avenue and Douglas Road holds an important place in the life of the avenue, marking the entry into the West Grove's retail and commercial center. This view encompasses new development on three of its four corners: an addition to Gil's Spot, at center left, and two new mixed-use buildings on the

adjacent corners, which incorporate two-story galleries wrapped around retail stores at the ground floor and office and residential space above. At far right is a typical live-work rowhouse, which occupies the small 25-foot wide residential lots between Grand and Washington Avenues.



Existing Ace Theatre

The Ace Theater, an important cultural landmark between Douglas Road and Plaza Street, is envisioned as a revitalized venue for the arts, offering events for local residents and visitors alike. A side courtyard, open to the street, will organize expanded facilities and act as a tropical outdoor reception area for theatregoers.

Widened sidewalks and new street trees, in concert with improvements to existing retail frontages, will make the avenue a more enjoyable place to live, work, and shop.



Existing empty lots at Grand Avenue and Hibiscus Street

New mixed-use buildings between Douglas Road and McDonald Street will strengthen the West Grove's existing retail and commercial center. Appropriate in urban scale, these buildings should enhance the pedestrian realm by offering attractive retail frontage at the street level and flexible arrangements of apartments

and office space above. Respect for local building traditions and a response to the tropical climate is reflected in such architectural elements as arcades, covered balconies, Bahamian shutters, overhanging eaves, and a lively palette of Caribbean colors and building materials.

Recommended Changes to Zoning

Among the different zoning districts currently in place along Grand Avenue, two have been identified as incompatible with the future development of the avenue as a pedestrian-friendly mixed-use Main Street: the “R-2” and “O” districts.

The “R-2” zoning designation belongs to the two residential blocks on the south side of the avenue between Jefferson Street and Douglas Road that were cut in

half by the re-routing of Grand Avenue. The resulting plat leaves a single row of lots facing onto Washington Avenue with their rear yards facing Grand Avenue. This needs to be addressed in two ways: revised zoning to allow for a mix of uses and the re-orientation of lots to face Grand Avenue so that new buildings can contribute to its improvement. *(Note: This Recommended change applies only to the R-2 Zoning District along Grand Avenue.)*

The “O” zoning designation, between

Plaza Street and Margaret Street, is intended to promote larger-scale development devoted to office use. It requires the aggregation of multiple lots, allows for a 120-foot building height limit, and would require the entire ground floor of new buildings to be devoted to parking. None of these outcomes is appropriate to the avenue’s scale and character.

The plan proposes that both districts be changed to Special District zoning, identified as “SD-X” in the zoning plan below.

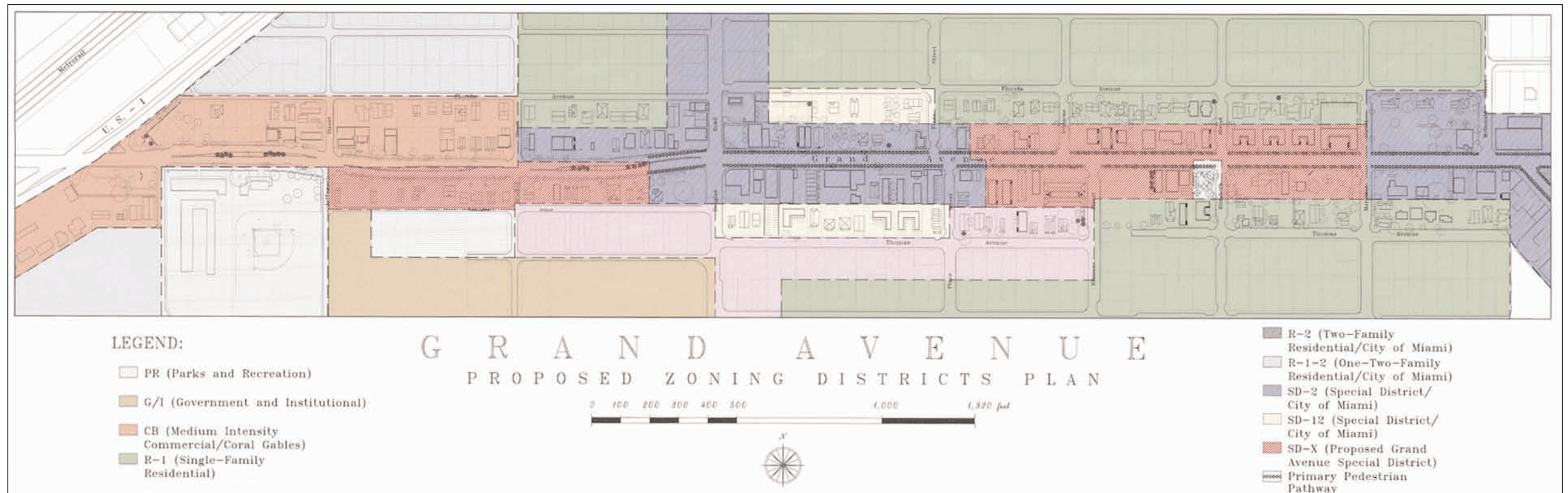
The model for this is the existing “SD-2” zoning district, already in place elsewhere on Grand Avenue. It is recommended that this district be extended to include the “R-2” and “O” districts, with amendments to its specific provisions as the community and Planning Department see fit. The “SD-2” designation is advantageous in that it:

- allows for a mix of uses, including retail, commercial, and residential
- sets limits on FAR and building heights that are compatible with the scale and

character of existing and proposed development

- provides flexibility in meeting off-street parking requirements
- encourages, through the implementation of its “Primary Pedestrian Pathway” standards, a pedestrian-friendly environment by mandating retail use at the ground floor and parking at the side and rear of buildings.

Please refer to diagrams of zoning envelopes on page 6.



The plan above is a graphic representation of recommended changes to the zoning districts along Grand Avenue and should be compared with the existing zoning district plan. Written recommendations

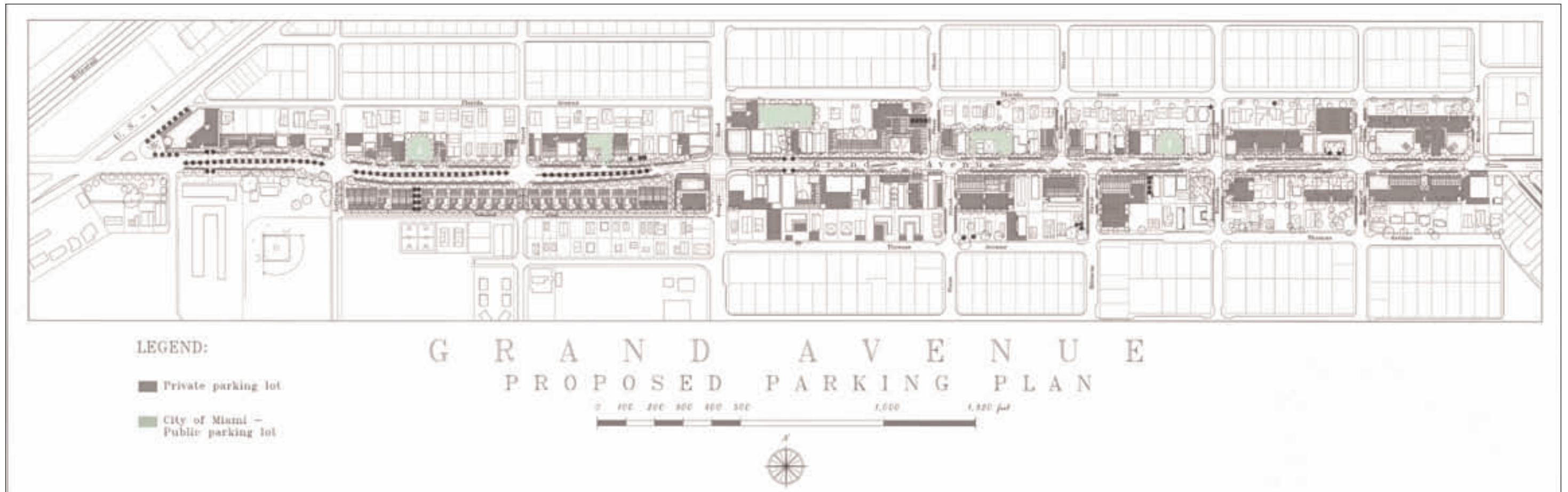
accompany the plan above, alongside a diagram of the “SD-2” zoning district, describing in graphic terms its specific regulations.

Recommended Parking Strategies:

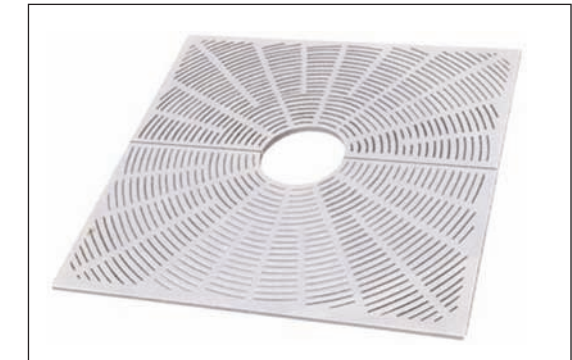
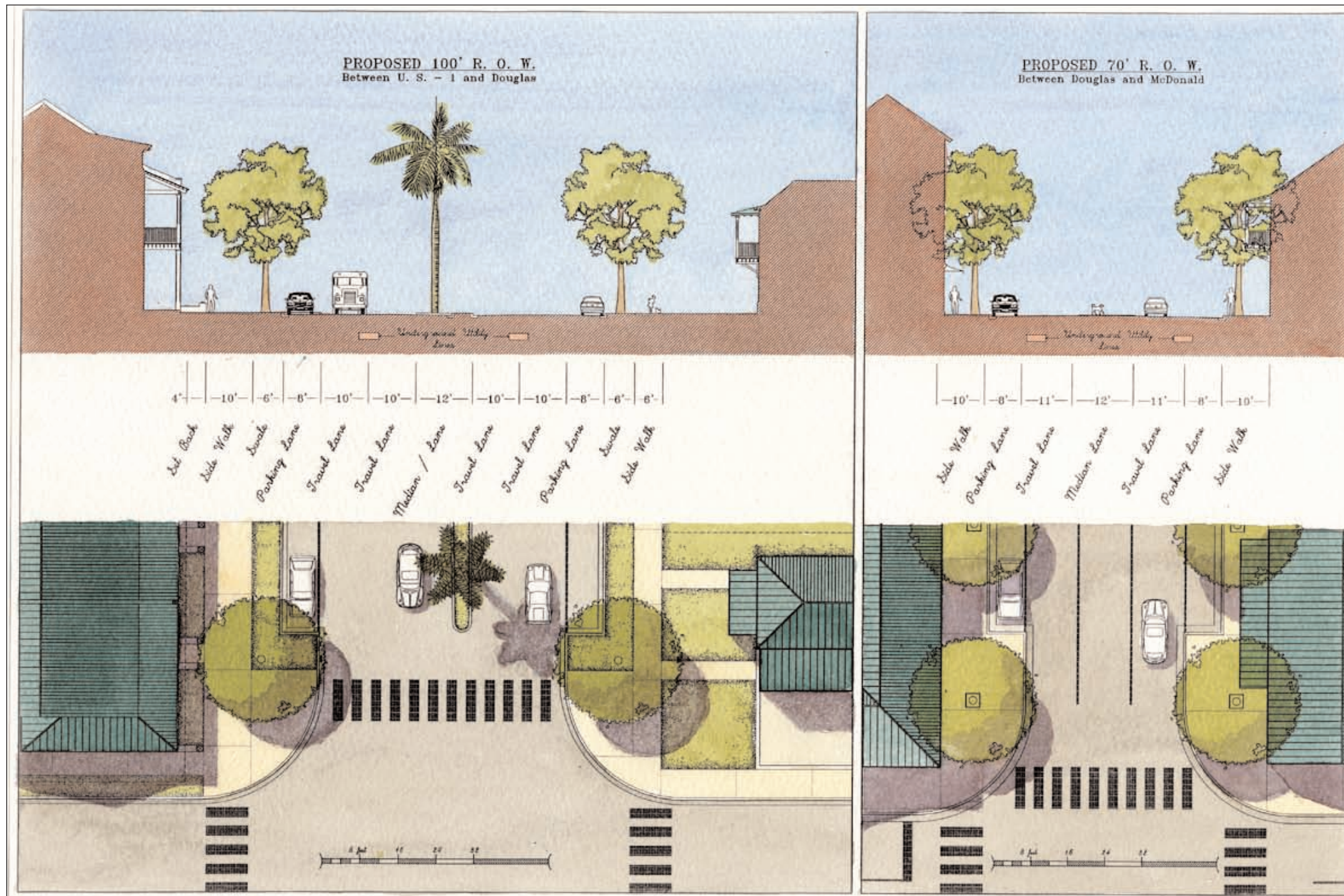
The provision of adequate parking along the avenue is perhaps the most difficult planning issue to be faced. It is a necessity that must be balanced with the desire to create and maintain an inviting pedestrian realm.

The challenge is best addressed not with a single “magic bullet” solution but rather a multitude of design and management strategies. These should include:

- Establishment of a private parking management association by business and property owners along the avenue to set policy and coordinate the strategies outlined herein.
- Establishment of a parking trust (funded by relevant City and County agencies through permit and parking “buy-out” fees) to implement physical improvements and fund ongoing management.
- Provision of “pocket” parking lots (100-foot width maximum) for public use conveniently spaced along the avenue, to meet demand without the use of excessive surface lots or expensive structured parking.
- Creation of shared access easements to backlot parking to maximize parking availability without sacrificing retail street frontage.
- Reduction in off-street parking requirements by allowing credit for time-shared parking (e.g. between retail, office and residential usage) and adjacent on-street parking.
- Establishment of a parking “buy-out” program to encourage infill development currently precluded by off-street parking requirements.
- Adoption of City of Miami “Primary Pedestrian Pathway” standards along the avenue to restrict off-street parking to the rear or sides of building lots.



The plan above highlights existing and proposed on-street and off-street parking along the avenue and should be compared with the existing parking plan. Proposed “pocket” parking lots for public use, inserted at every block interval, are rendered in a darker hatch.



Above: Recommended typical tree planter/grille (per Coconut Grove Streetscape Guidelines by DPZ & Co., 2002)



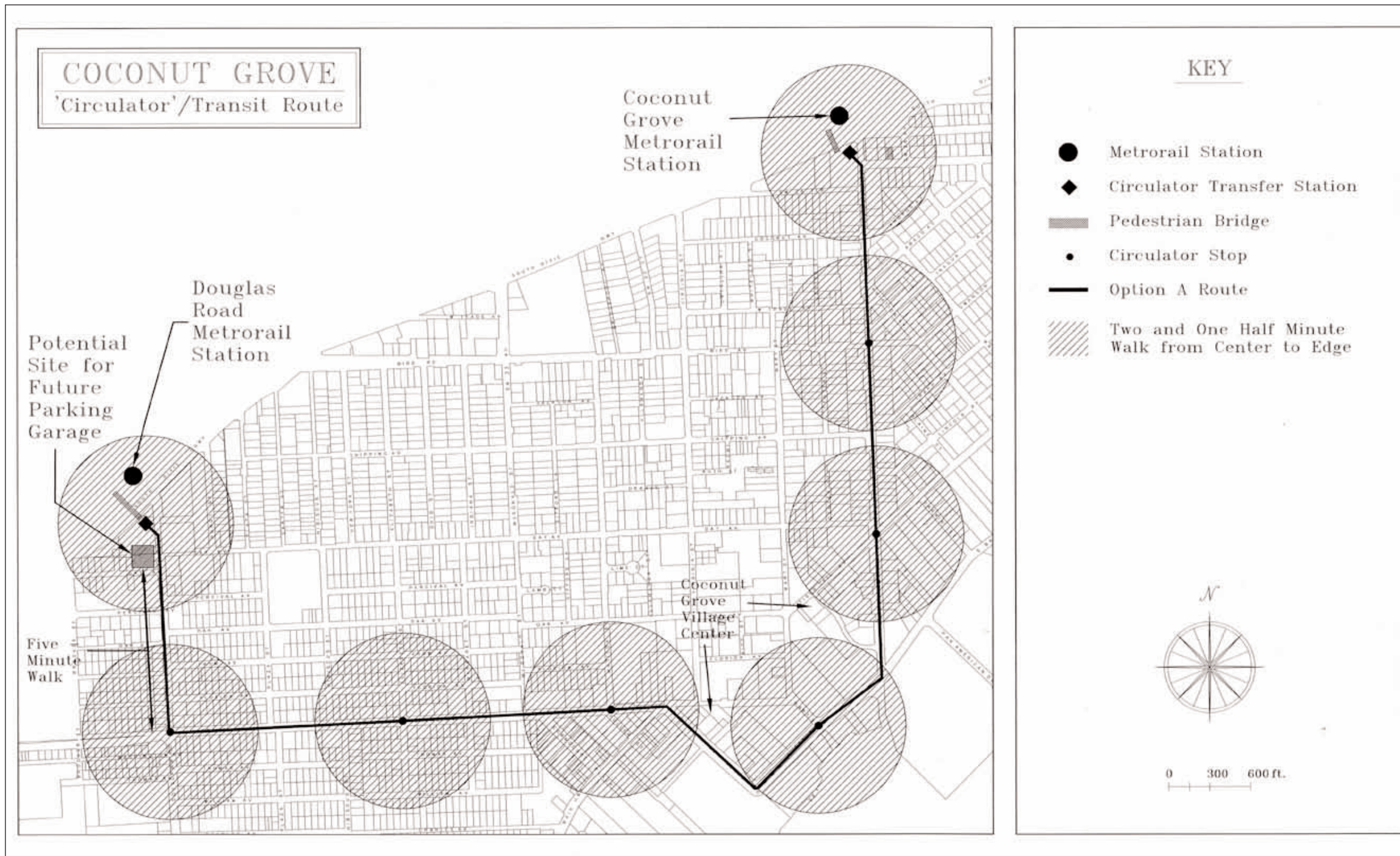
Above: Recommended typical light fixture and pole (per Coconut Grove Streetscape Guidelines by DPZ & Co., 2002)



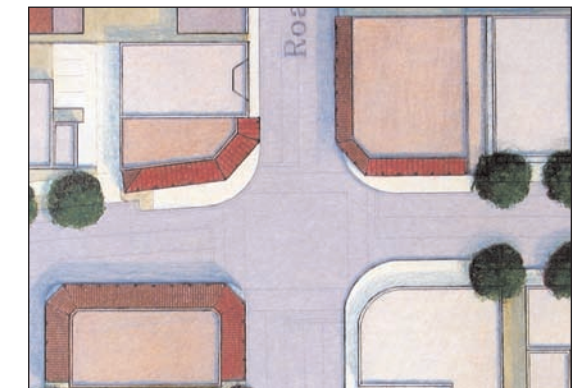
Above: Recommended typical sidewalk bench (per Coconut Grove Streetscape Guidelines by DPZ & Co., 2002)

The street sections and plan details above incorporate the County's proposed changes to the right-of-way - wider sidewalks, a center median, and a reduction from four to two travel lanes -- and describe recommended improvements to the streetscape. These include burial of all existing overhead utility lines, planting of street trees at the sidewalk and median, and the furnishing of benches, planters, paving, and lighting fix-

tures appropriate to the character of the avenue. Such elements should be coordinated with proposed streetscape improvements in the Coconut Grove business district to ensure a uniform character along the entire length of Grand Avenue.



Proposed Circulator stop at Grand Avenue and Douglas Road



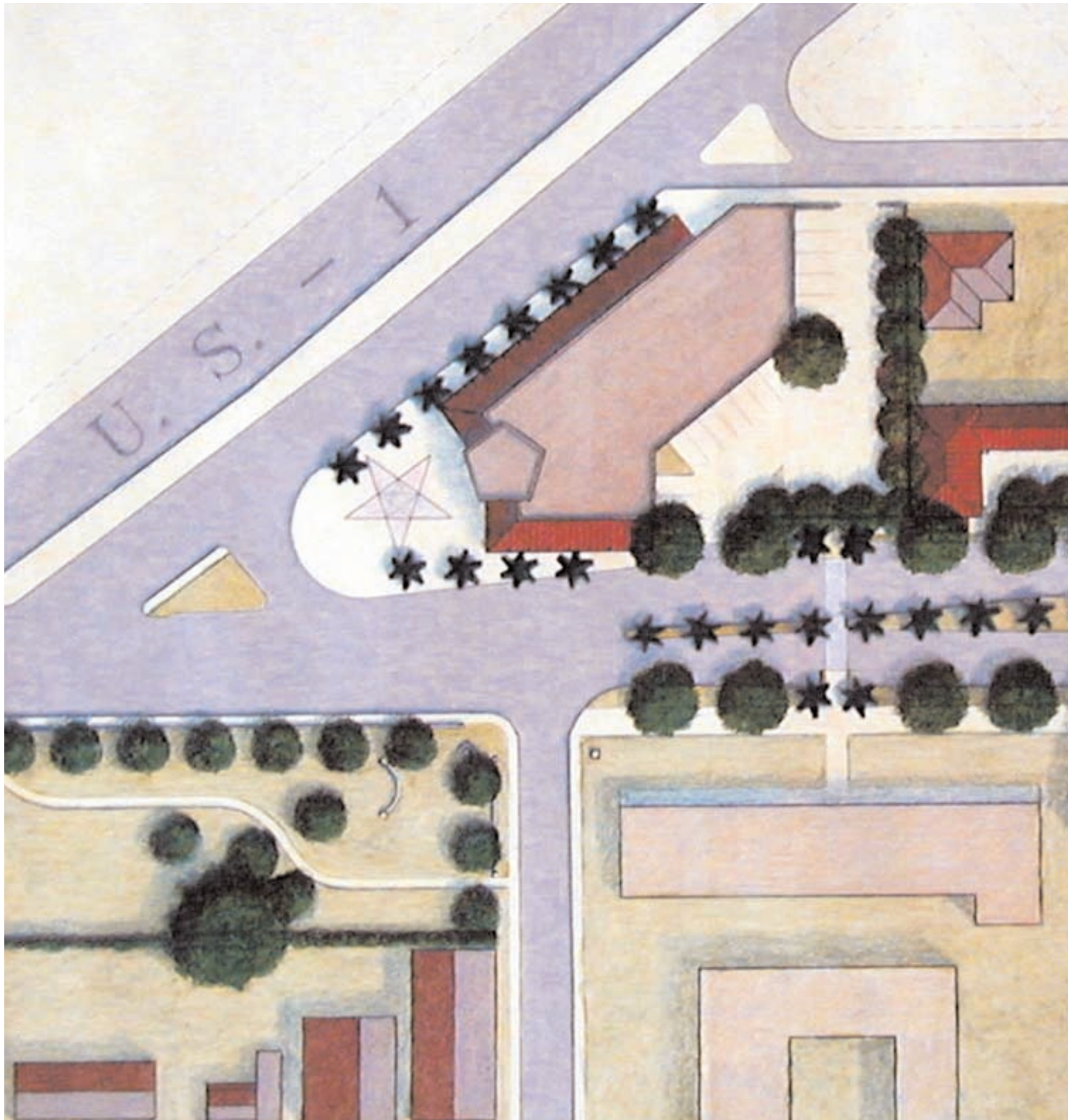
Proposed Circulator stop at Grand Avenue and Elizabeth Street



Recommended transit shelter (per Coconut Grove Streetscape Guidelines by DPZ & ...)

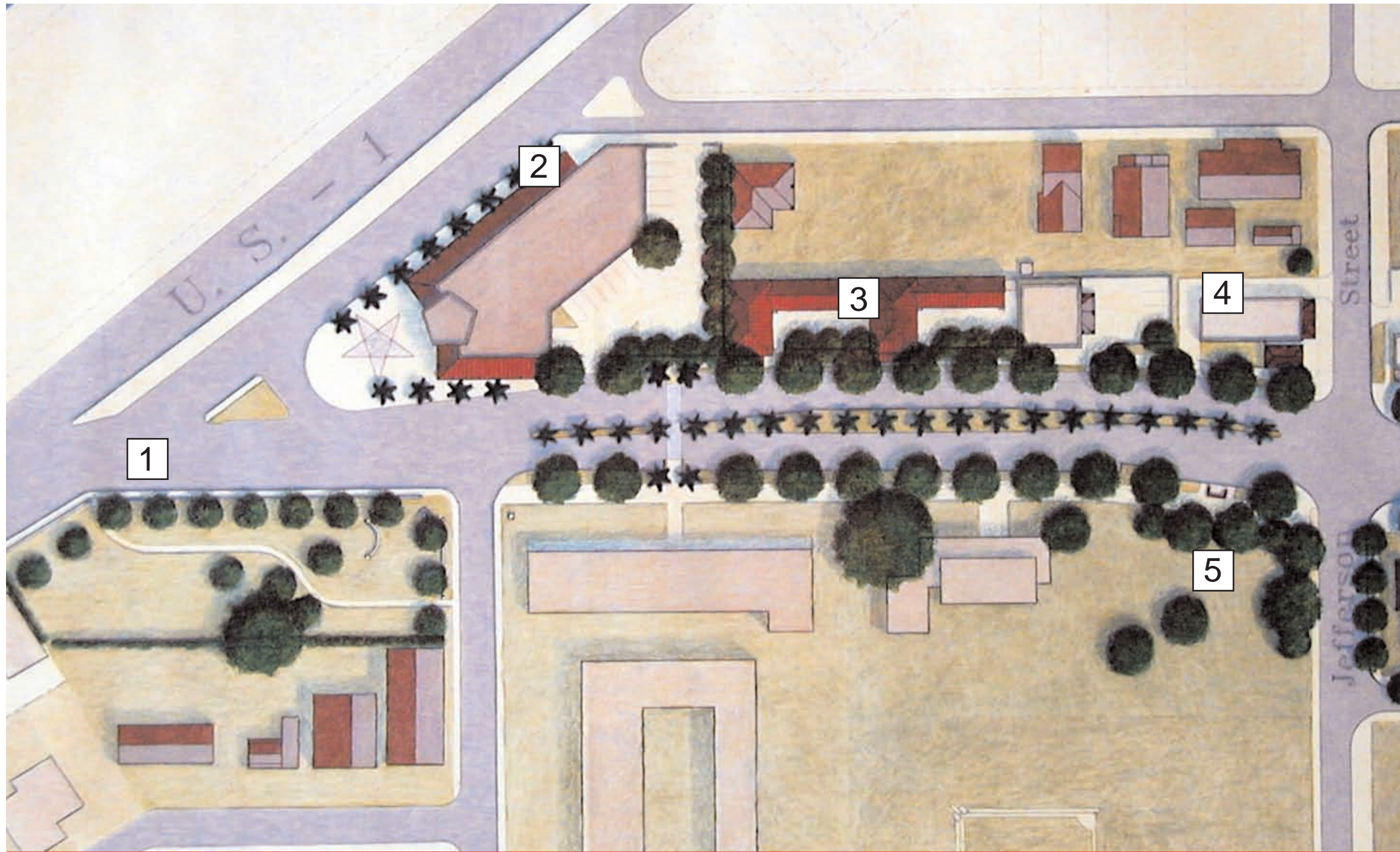
A "Circulator," in the form of an open-air trolley or jitney, is currently under study as a mode of public transportation within Coconut Grove, making various stops along a proposed route between the 37th Avenue and 27th Avenue Metrorail stations. Two stops are anticipated on Grand Avenue, at Douglas Road and Elizabeth Street next to the existing mini-park. Appropriate furnishings for such stops should be considered in the

avenue's overall streetscape design. The plan above also suggests a potential site for a future parking garage at the existing Rolle Neighborhood Center on Douglas Road. Such a garage could accommodate visitors to the West Grove, who could park there and either walk or take the Circulator to Grand Avenue.



Block Details

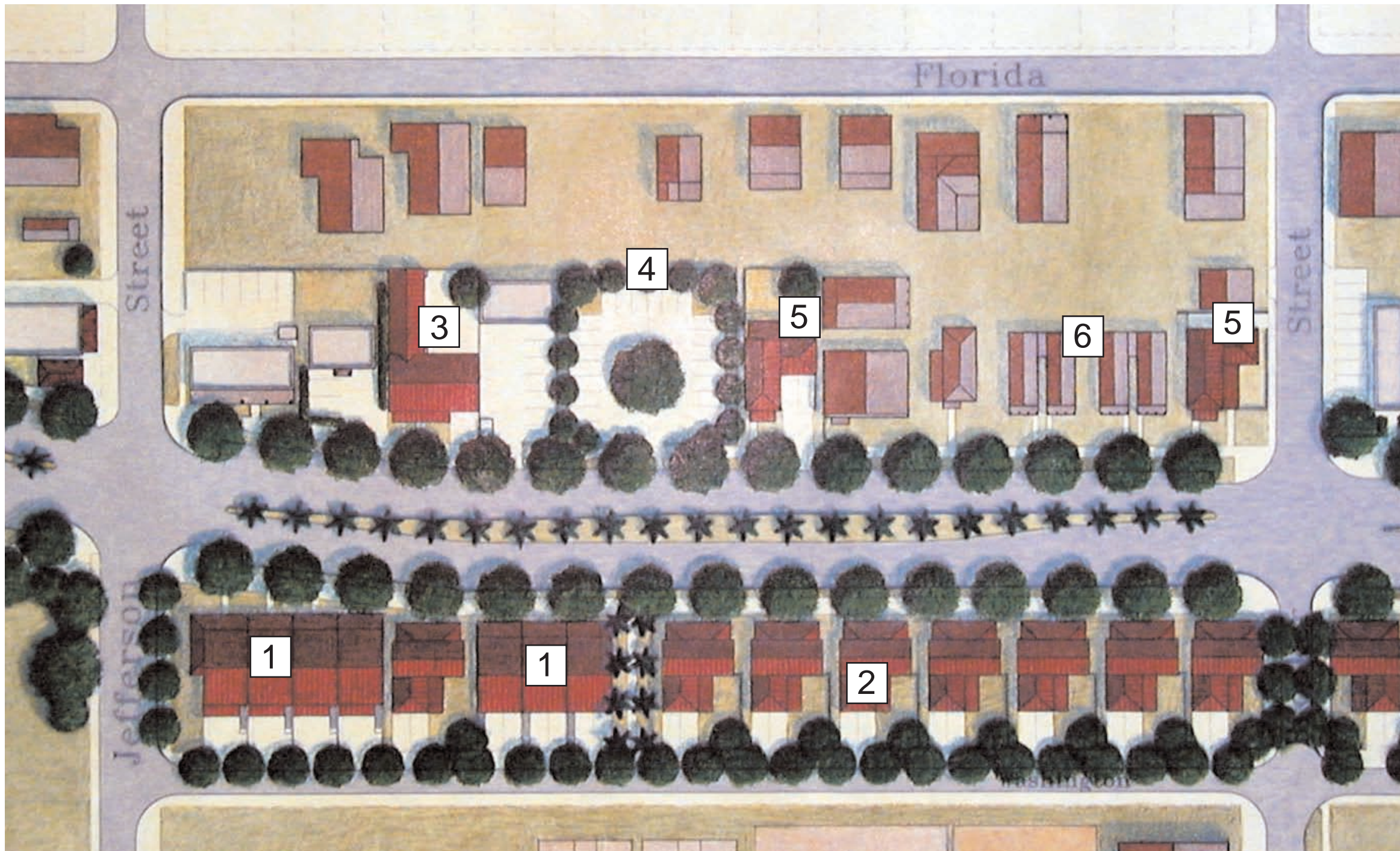
US-1 - Jefferson St.
Jefferson St. - Brooker St.
Brooker St. - Douglas Rd.
Douglas Rd. - Plaza Street
Plaza Street - Elizabeth St.
Elizabeth St. - Mc Donald St.



Specific Recommendations

- 1** Lola B. Walker Park (Coral Gables): Strengthen edge and spatial enclosure of park with additional tree planting, hedge, and garden wall.
- 2** Dade County HUD parcel (Coral Gables): Develop property as a mixed-use building (retail at first floor, office at second floor) with attached arcade; architectural character should reflect its symbolic function as a 'gateway' to West Coconut Grove
- 3** Develop empty shallow infill lots with small-scale mixed-use buildings (parking court @ side).
- 4** Renovate existing one-story building for retail/café use.
- 5** Armbrister Park: Replace existing bus shelter and incorporate new shelter into park edge for added comfort and capacity.

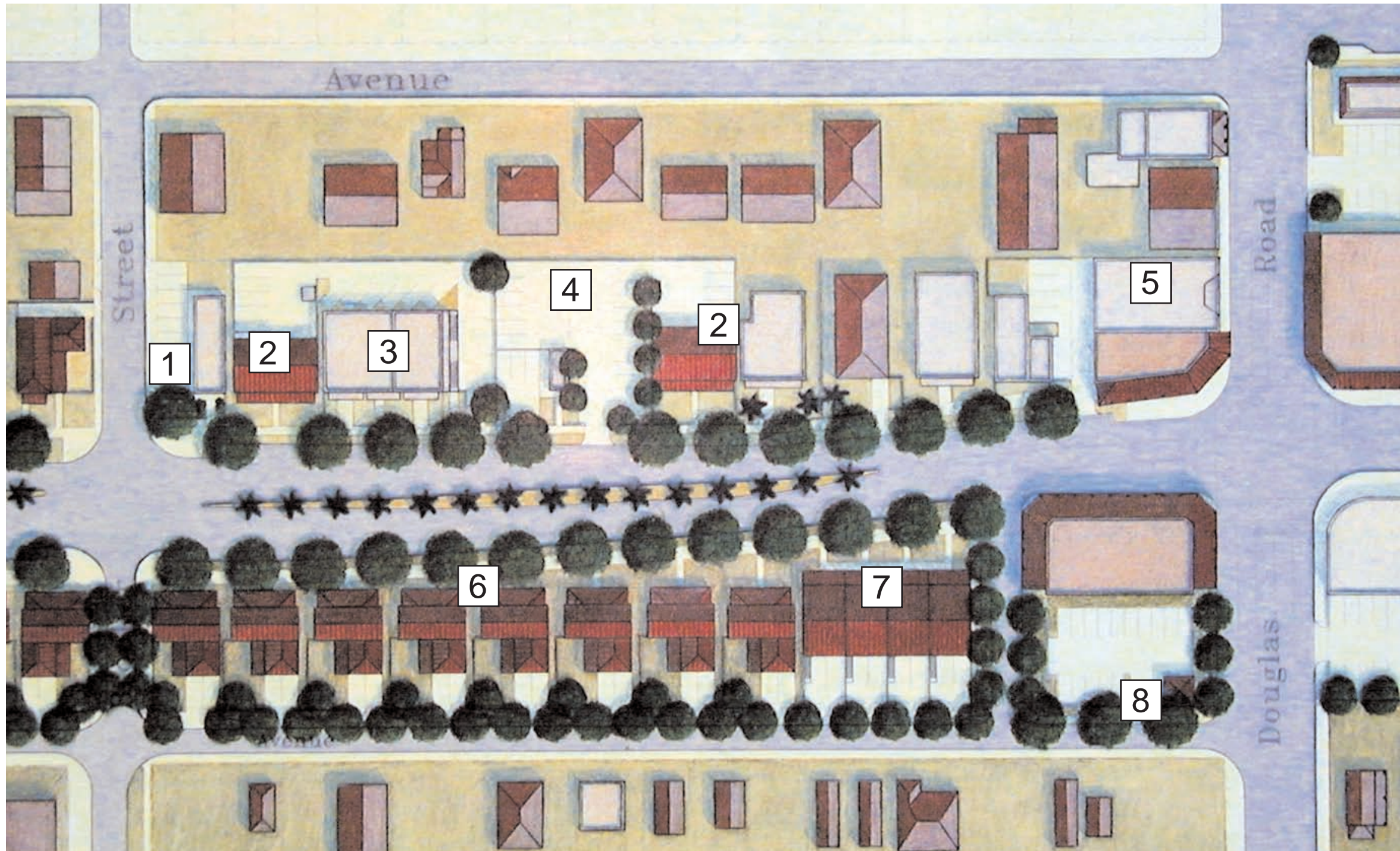




Specific Recommendations

- 1** Re-develop 25 ft-wide lots as attached live-work rowhouses with frontage on Grand Avenue and parking at rear.
- 2** Re-develop 50 ft-wide lots as detached single-family houses with frontage on Grand Avenue and parking at rear.
- 3** Develop empty infill lot with small-scale mixed-use building (parking court at rear).
- 4** Develop contiguous empty lots as 'pocket' parking lot for public use (garden wall and landscaping required at perimeter).
- 5** Develop empty infill lot as detached single-family house (parking court at side or rear as required).
- 6** Restore existing historic shotgun houses for potential re-use as art gallery, boutique retail, or visitors' center (alternative strategy: relocate shotgun houses to historic district along Charles Avenue).

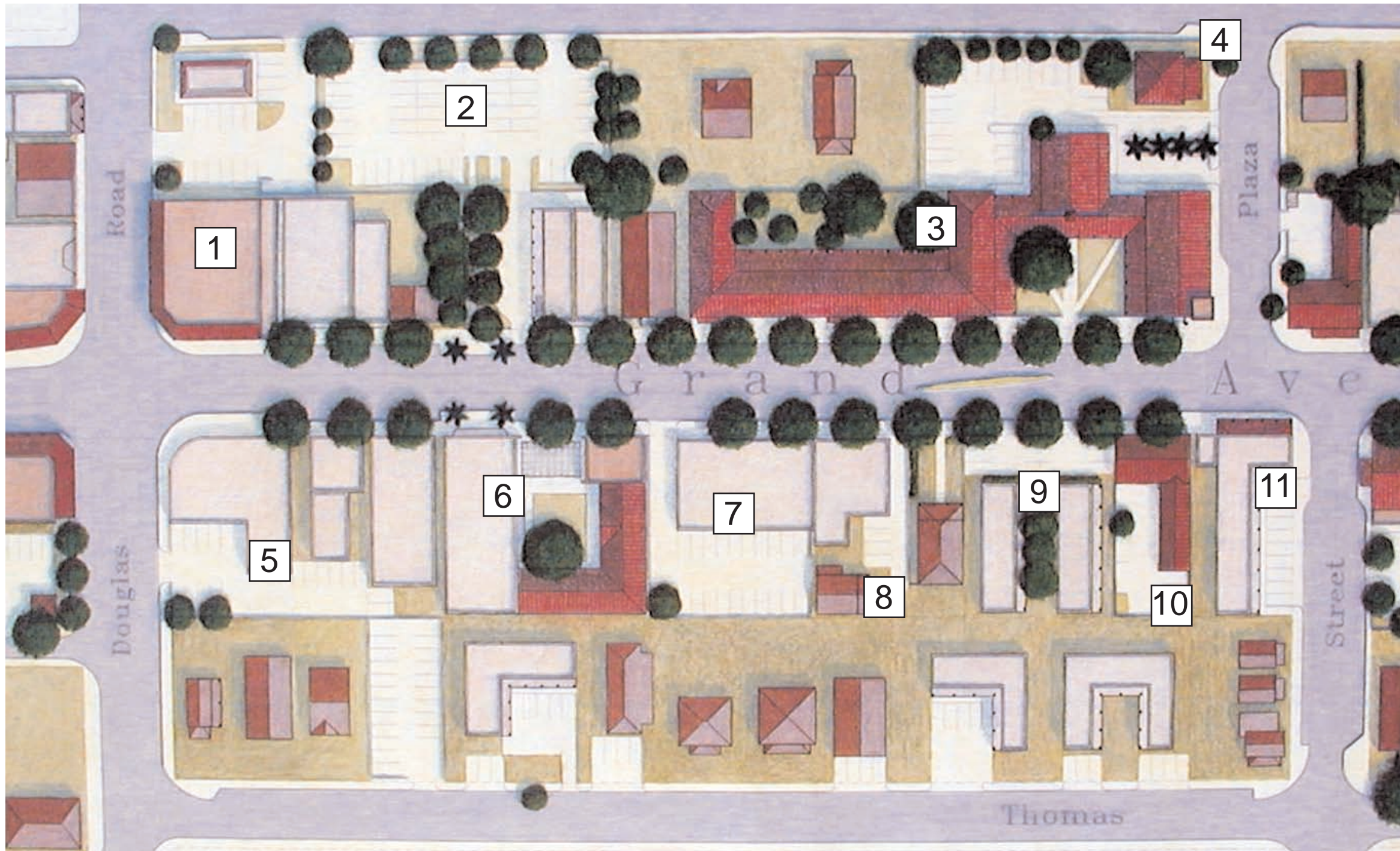




Specific Recommendations

- 1** Renovate existing building for retail or commercial use and re-locate parking to side.
- 2** Develop empty infill lot as small-scale mixed-use building (parking court at rear).
- 3** Renovate first floor of existing building for retail or commercial use; re-locate parking to rear and provide parking access easement for adjacent new infill building.
- 4** Develop rear of existing barber shop lot and adjacent empty lot as “pocket” parking lot for public use (garden wall and landscaping required at perimeter); maintain existing barber shop with dedicated parking at side.
- 5** Renovate and add to existing building for retail use (limited parking at rear – reduce or waive off-street parking requirements as required to facilitate renovation).
- 6** Re-develop 50 ft-wide lots as detached single-family houses with frontage on Grand Avenue and parking at rear.
- 7** Re-develop 25 ft-wide lots as attached live-work rowhouses with frontage on Grand Avenue and parking at rear.
- 8** Develop empty lot as mixed-use building (retail at first floor, commercial or residential at second floor) with covered arcade and parking at rear; provide new public one-way lane on west side for separation from residential lots and additional on-street parking.

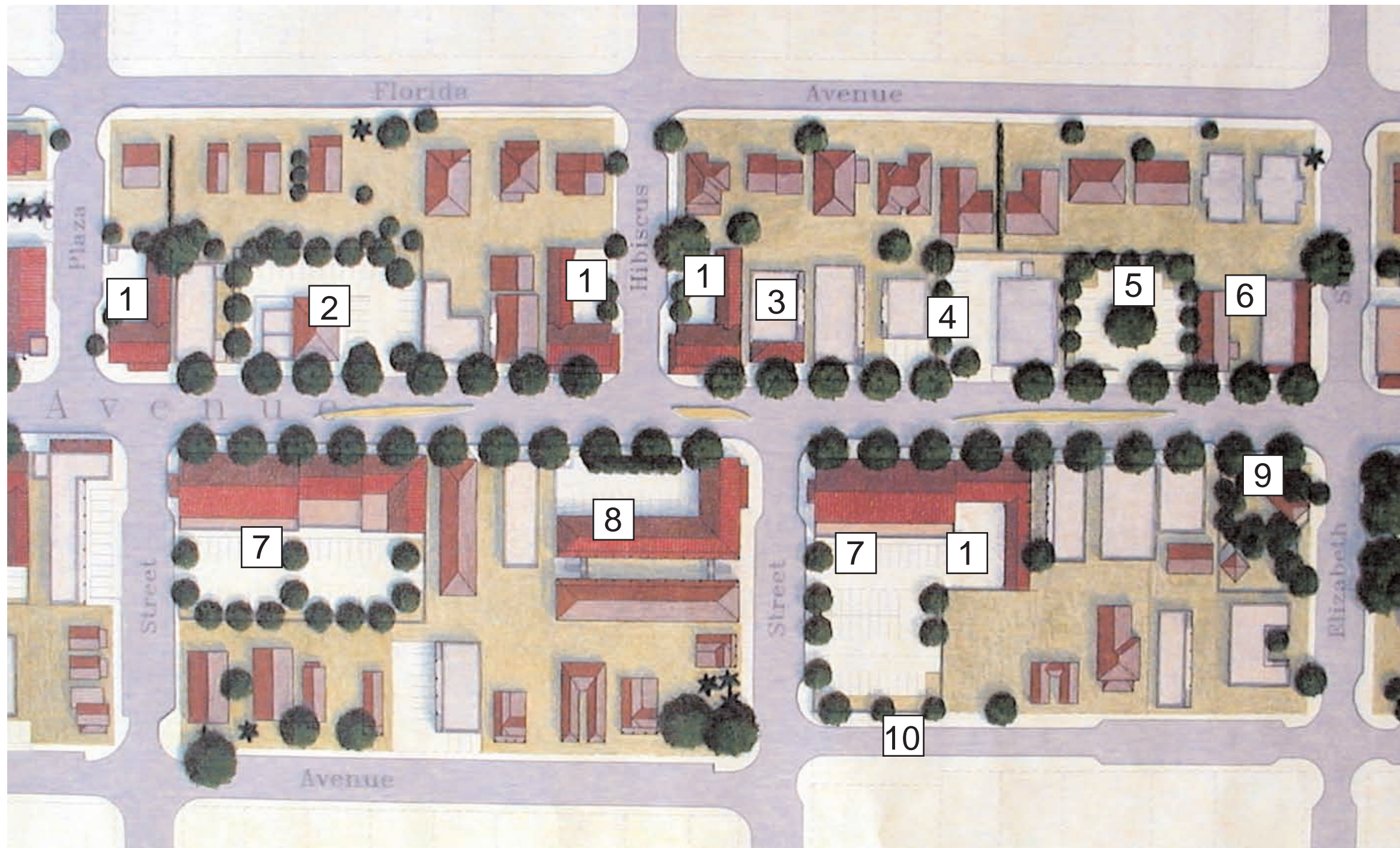




Specific Recommendations

- 1** Develop empty lot as mixed-use building; provide required off-street parking at adjacent parking lot on Florida Avenue.
- 2** Re-design existing parking lot for improved efficiency and add additional landscaping at perimeter; provide pedestrian and vehicular access to Grand Avenue and Ace Theater through adjoining empty lot on Grand Avenue.
- 3** Gibson School: develop assembled lots along Grand Avenue and Plaza Street as school grounds. Recommended site planning strategies include:
 A) Two-story classroom building fronting Grand Avenue with classrooms on second floor and rentable retail space on first floor to subsidize school operations.
 B) Placement of school assembly hall at corner of Grand Avenue and Plaza Street to facilitate its potential use as local community center.
 C) Reduction in off-street parking requirements to maximize land use and encourage pedestrian access from surrounding neighborhood.
- 4** Re-locate existing masonry bungalow from Grand Avenue and restore for use as Gibson Foundation headquarters.
- 5** Improve existing parking lot and provide access easement for adjacent properties.
- 6** Ace Theater: restore for civic and/or commercial use; lease or acquire adjacent lot to provide necessary expanded facilities, organized around existing tree as courtyard open to Grand Avenue.
- 7** Acquire access easement from adjoining lot to the west and utilize rear lot for parking.
- 8** Restore existing bungalow and rear cottage for potential re-use as boutique retail or civic function.
- 9** Re-design front parking lot from head-in to double-loaded and provide garden wall and landscaping buffer.
- 10** Develop empty infill lot as small-scale mixed-use building (parking court at rear).
- 11** Add covered arcade and balcony at existing building front to terminate vista from Plaza Street.





Specific Recommendations

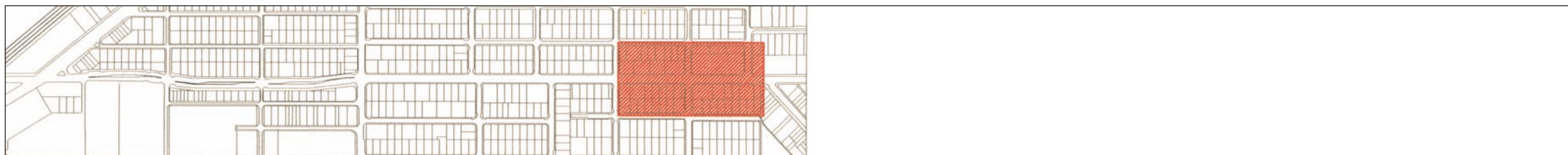
- 1** Develop empty corner lot as small-scale mixed-use building (parking court at side street).
- 2** Develop rear of existing commercial building and adjacent empty lot as “pocket” parking lot for public use with dedicated private parking for existing building (garden wall and landscaping required at perimeter).
- 3** Add covered porch at existing building front to terminate vista from Hibiscus Street.
- 4** Develop existing empty lot for use as private parking lot for adjoining commercial buildings (garden wall and landscaping required at perimeter).
- 5** Develop contiguous empty lots as “pocket” parking lot for public use (garden wall and landscaping required at perimeter).
- 6** Add covered arcade at street side of existing building.
- 7** Develop empty parcels as two to three-story mixed-use buildings with parking at rear, accessed from side street (Note: parcel at Plaza Street incorporates redevelopment of adjoining rental apartment buildings).
- 8** Add to existing building at corner of Hibiscus Street to improve frontage; redesign existing parking lot for improved efficiency; design garden wall/bench to terminate vista from Hibiscus Street.
- 9** Incorporate new transit / “circulator” stop at existing mini-park.
- 10** Re-connect Washington Avenue through existing empty lot.





Specific Recommendations

- 1** Re-develop existing rental apartment buildings as two and three-story mixed-use buildings with parking at rear, accessed from side street.
- 2** Develop existing empty parcel as two and three-story mixed-use buildings with parking at rear, accessed from side street (Note: Master Plan illustrates proposed one-story retail development of site already in progress; future retrofit of second story for commercial or residential use is recommended as overall development of Grand Avenue progresses and matures).
- 3** Add permanent infrastructure improvements to existing empty parcel to formalize its use as a weekly farmer’s market. Improvements should include necessary utility connections (water, sewer, electrical service), addition of limestone garden wall at perimeter and parking court with storage shed at rear, and removal of existing billboard sign. (Note: existing trees should be preserved wherever possible)
- 4** Restore existing historic bungalows for potential re-use as accessory buildings for farmer’s market or other appropriate retail/civic use
- 5** Re-develop existing gas station and adjacent structures as two to three-story mixed-use buildings with parking at rear, accessed from side street (Note: existing large banyan tree at rear of property should be preserved)
- 6** Remove existing billboard sign and add attached porch/arcade at existing building front to terminate vista from McDonald Street





Prototypes

Single Family House

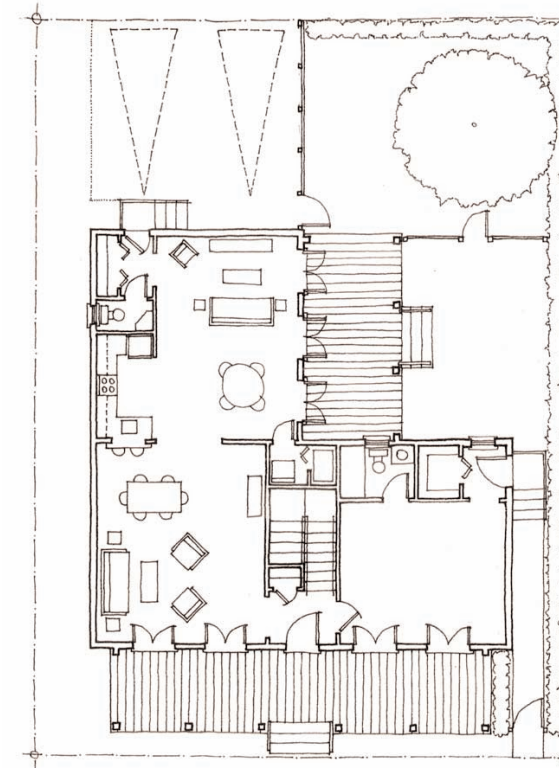
Live-work Rowhouse

Porte Cochere

Main Street Building



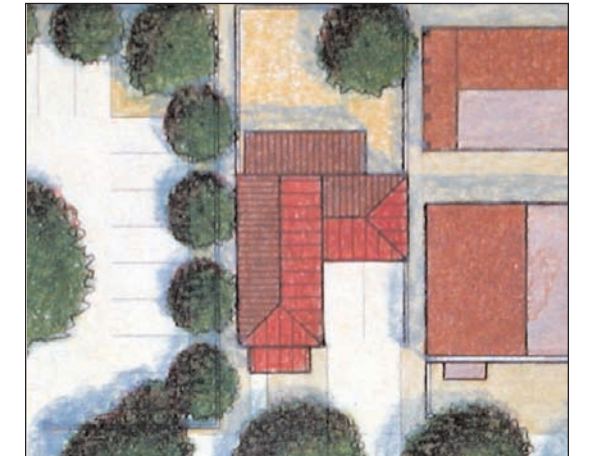
Street Facade-Sideyard Type



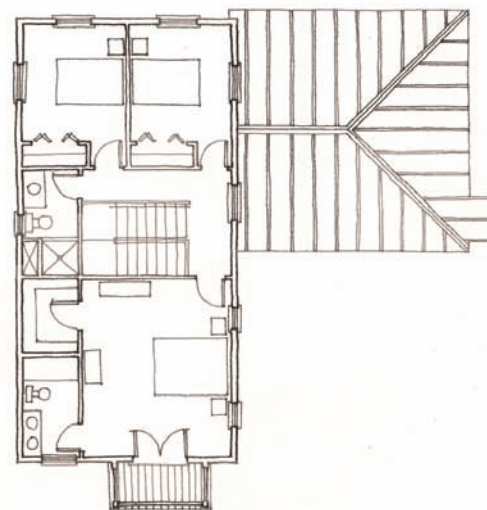
First Floor - Center-Hall Type

Three-Square House

Type: Detached single-family residence
Building Area: 2000 s.f. total
Program: 1600 s.f. 3-bedroom/2 - bath house with 400 s.f. "flex" suite with attached bath
Lot size: 50 ft. x 70 ft. minimum
Parking: 2 off-street spaces
Setbacks: 10 ft. front, 5 ft. side, 5 ft. rear



Location/Roof Plan



Second Floor - Sideyard Type



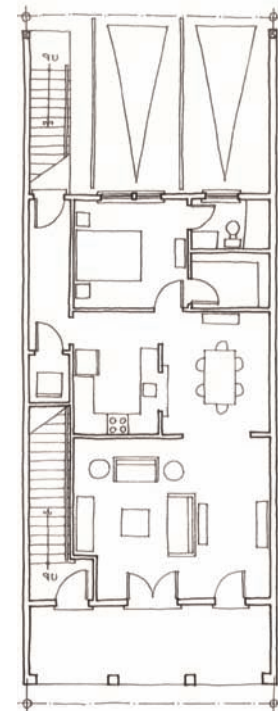
Second Floor - Center-Hall Type

The "Three-Square" single-family house design delivers two different plan types based on parking access and orientation to the street: a narrow-front sideyard house with front stoop and parking court, and broad center-hall house with front porch and parking in the rear. Both plans incorporate a "flex" suite with separate entry

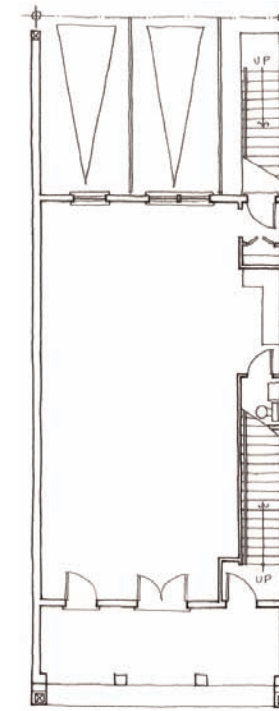
for use as a professional office or studio apartment. The structure of the house is concrete block with stucco walls, accompanied by wood eaves, windows, gates, balconies, and porches.



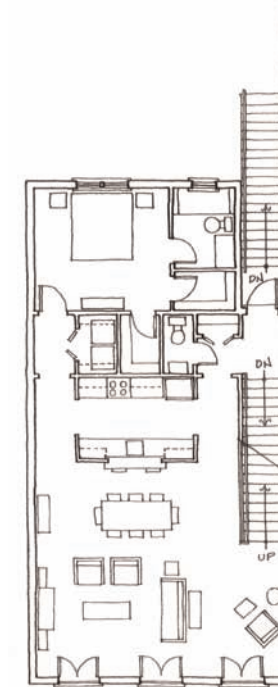
Street Facade



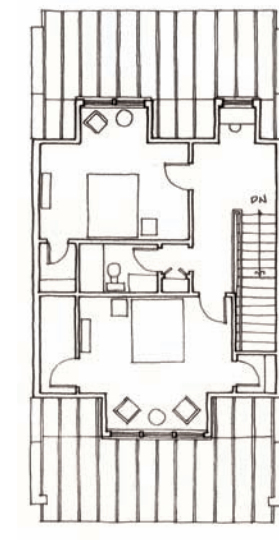
First Floor - Apartment Use



First Floor - Retail/Live work



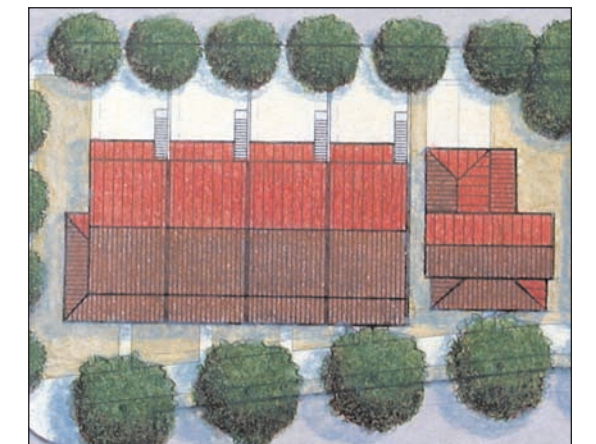
Second Floor



Third Floor

Live-Work Rowhouse

- Type:** Attached rowhouse with first-floor “flex” space
- Building Area:** 2900 s.f. total.
- Program:** 1025 s.f. “flex” space at first floor (retail/office or residential use)
1875 s.f. 3-bedroom/2 1/2-bath residential unit at second and third floor
- Lot size:** 25 ft. x 70 ft. minimum
- Parking:** 2 off-street spaces, 1 on-street space
- Setbacks:** 5 ft. front, 0 ft. side, 5 ft. rear



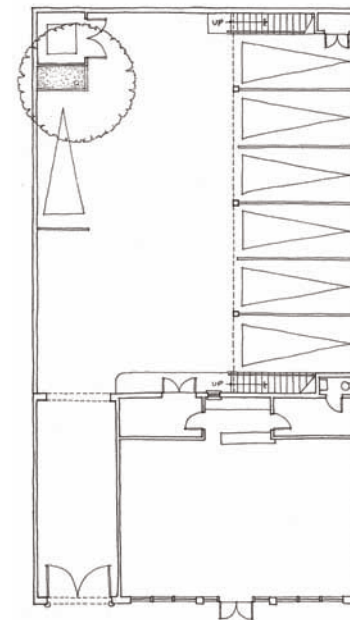
Location/Roof Plan

Scaled to fit on a small lot (such as the 25 ft. X 70 ft. lots on the south side of Grand Avenue between Jefferson Street and Douglas Road), this attached rowhouse is designed as a live/work unit, with a ground floor adaptable to either a retail/work space or 1-bedroom/1-bath apartment. The two-story residential space

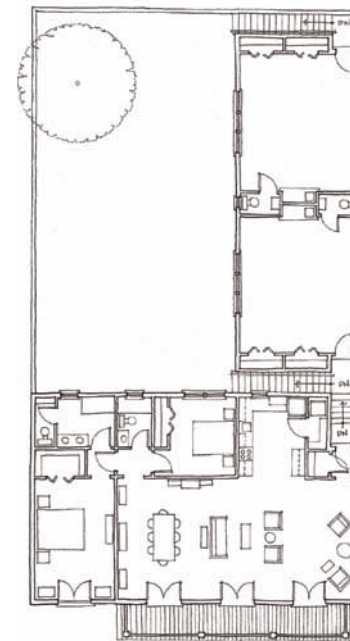
above, accessible by separate entry from both front and back, contains a loft-style living/dining/kitchen area with master bedroom suite at the rear and two bedrooms in a third-floor dormer. The second-floor façade is characterized by French door balconies and louvered shutters, overhanging a recessed first-floor porch entry.



Street Facade



First Floor - Retail/Parking



Second Floor - Apartment/Office

Porte-Cochere Building

Type: Attached mixed-use shopfront building

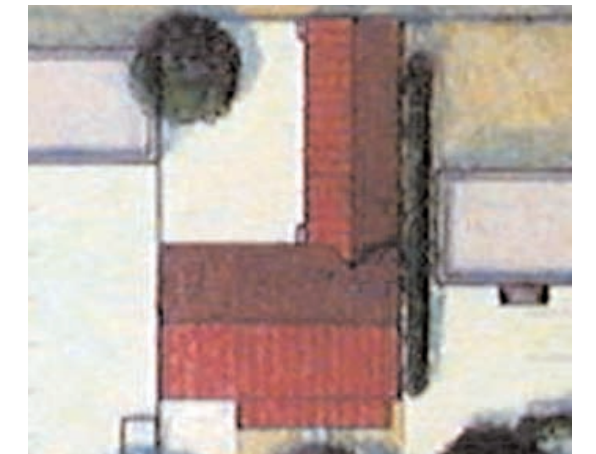
Building Area: 3500 s.f. total

Program: 1100 s.f. retail at first floor
2400 s.f. residential or commercial at second floor, front and rear (note: elevator required for commercial use)

Lot size: 50 ft. x 90 ft. minimum

Parking: 7 off-street spaces, 2 on-street spaces

Setbacks: 5 ft. front, 0 ft. side, 0 ft. rear



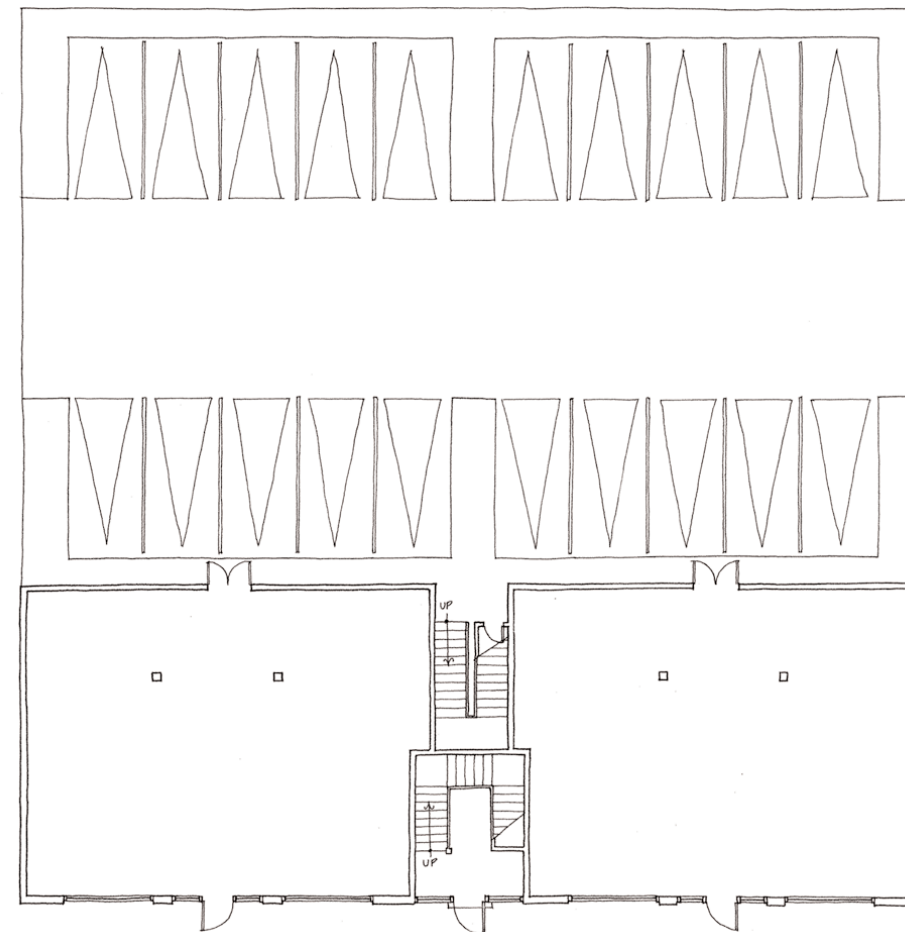
Location/Roof Plan

Based on a building type common to New Orleans, the porte-cochere building comes to the sidewalk but creates a rear parking court accessible from the street by way of a side drive. Retail space fronts the sidewalk on the first floor while either apartments or office suites are accommodated on the second floor, which

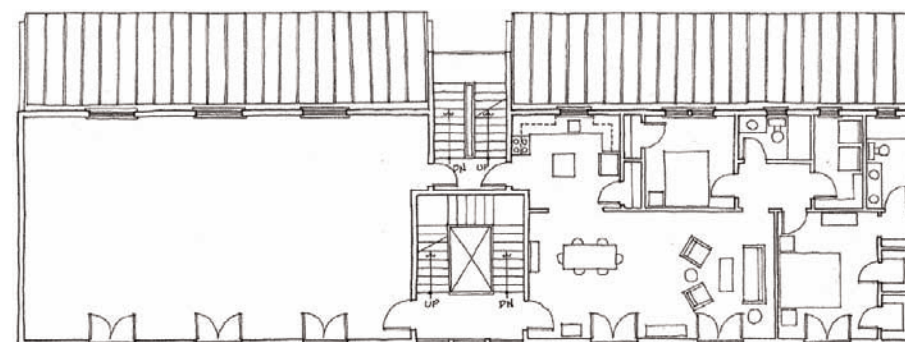
bridges over the drive and rear parking court to maximize available square footage. A broad second-story balcony overhangs the retail façade and a wood gate secures the drive and rear court.



Street Facade



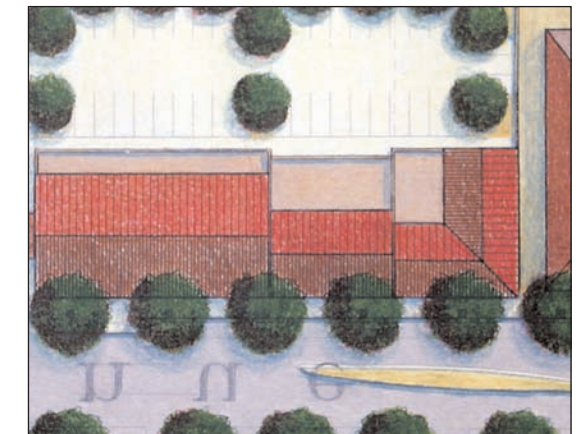
First Floor - Retail/Parking



Second & Third Floor - Apartment/Office

Main Street Building

- Type:** Attached mixed-use building
- Building Area:** 7800 s.f. total
- Program:** 3000 s.f. retail at first floor
4400 s.f. residential or commercial at second and third floors (note: elevator required for commercial use)
- Lot size:** 100 ft. x 100 ft. minimum
- Parking:** 20 off-street spaces, 4 on-street spaces
- Setbacks:** 5 ft. front, 0 ft. side, 5 ft. rear



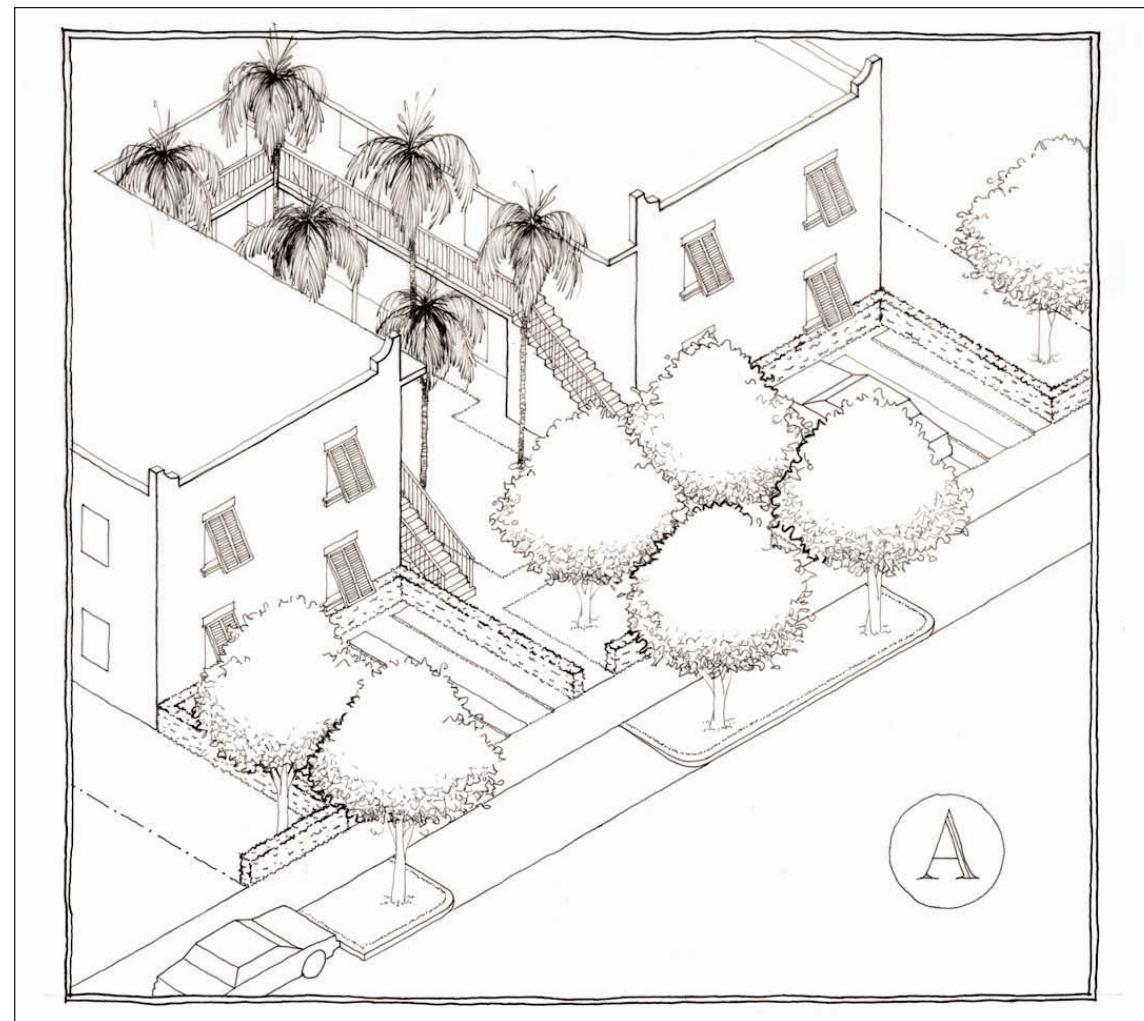
Location/Roof plan

Designed for larger development parcels in the commercial district, the “Main Street” building type accommodates a flexible mix of uses: two retail spaces at the ground floor flank an open-air stair hall leading to two floors of office suites and/or apartments above. On-site parking and service is at the rear, accessed via side

street or shared parking easement through adjoining lots. The building structure is a concrete and masonry frame with stucco walls, infilled with French door balconies and louvered shutters.

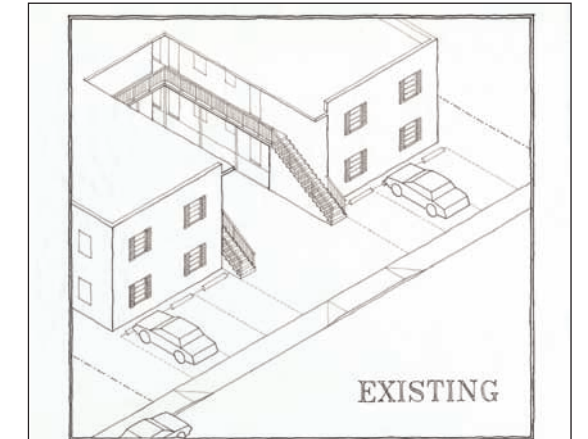
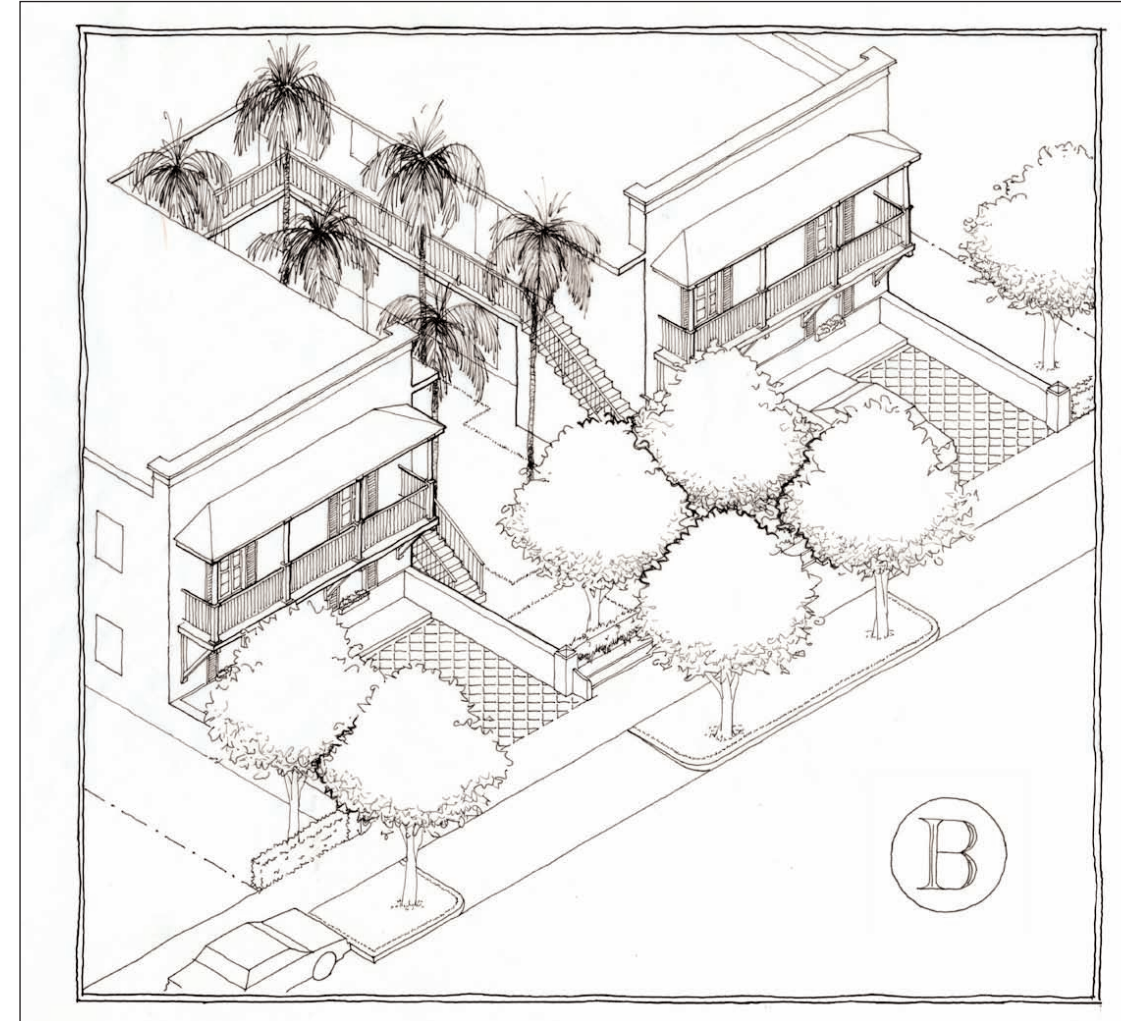
Option 'A' Improvements:

- Improve landscaping, including shade trees in front yard, palm trees in courtyard, and low hedges to define public and private space
- Move existing curb-cut at sidewalk to on-street parking lane and add curbed swales between cuts for street tree planting
- Replace continuous asphalt paving at front parking area with concrete drive strips and ground cover
- Improve front façade with addition of raised parapet corners, projected stucco window sills and lintels, and Bahamian window shutters



Option 'B' Improvements:

- Improve landscaping per Option 'A'
- Define parking area and public/private space with low garden walls and sitting bench at sidewalk
- Move existing curb-cut and add curbed swales per Option 'A'
- Replace continuous asphalt paving at front parking area with perforated concrete pavers and ground cover
- Improve front façade with addition of raised parapet and cap molding, cantilevered balcony at second floor, and colonial window shutters



Above: Photo of existing apartment building (located between Elizabeth and Margaret Street)

The aesthetic and spatial character of any streetscape is determined in large part by the quality of building frontage that forms its enclosing "walls." The drawings above illustrate two improvement strategies for the façade and front yard of a typical apartment building found along Grand Avenue. Option 'A' represents an

economical program of improvements while Option 'B' illustrates a more ambitious strategy which, although costlier, yields a more beneficial effect on the streetscape.

Design Recommendations:

These suggestions would be undertaken by the Collaborative and the City of Miami with the CUCD providing design assistance.

- Revise zoning code to encourage articulation of buildings, which have colonnades, arcades, porches, balconies, recesses and towers and other features that give variety and visual interest to the streetscape and street section.
- Revise zoning code to encourage establishment of “island-style” open-air markets in parks, on sidewalks and in parking lots.
- Assist with articulation of new widened sidewalks with landscaping, paving, street furniture, signage, awnings and shop fronts
- Encourage redevelopment of intersection of Douglas Road and Grand Avenue to be a memorable gateway to Coconut Grove with a unique architectural character.
- Enhance connections between Grand Avenue and Virrick Park through planting and signage to increase awareness of Park to traffic on Grand Avenue.
- Support mixed re-use of Gil’s spot to provide increased activity at important gateway corner. Encourage picturesque massing as opportunity for landmark.

Policy Recommendations:

These suggestions would be undertaken by the Collaborative with support from public agencies in the City and the County

- Consolidate and support development of commercial activity along Grand Avenue and Douglas Road to provide businesses and offices which support the neighborhood as well as take advantage of their location for commuters and contiguous communities.
- Engage residents and business and property owners to become involved in debates about architectural design and zoning issues.
- Engage residents and business and property owners in the active pursuit of local business that can successfully operate in revitalized commercial locations.
- Promote the neighborhood’s standing as a center for cultural and business offerings of a unique architectural and marketing theme such as Bahamian or Caribbean Island.
- Revise zoning code to encourage mixture of office, commercial and residential uses on Grand Avenue to support street activity throughout day and evening hours.
- Extend boundaries of Coconut Grove Streetscape Design guidelines currently recommended for the Center Grove (by DPZ) to include all of Grand Ave. extending to US 1
- Encourage the establishment of design standards, which promote redevelopment and also advocate appropriate architectural features to create a unique cultural district.
- Designate Grand Avenue and West Coconut Grove as a ‘Neighborhood

Conservation District’ to recognize and encourage existing patterns of residential and mixed-use and re-use of historic and vernacular structures.

- Promote use of proposed new building types for development of single and aggregated vacant lots on Grand Avenue. These new prototypes demonstrate recommended massing, articulation and street interface with required on-site parking.
- Support the Gibson Memorial Foundation in the development of its properties for the permanent home of the Gibson School.
- Establish better working relations with the Lola B Walkers Homeowners Association to address common problems and opportunities between Coconut Grove and Coral Gables.
- Create a historic district on or near Charles Avenue by moving and renovating several shotgun houses and using as live-work units, shops or other cultural uses.
- Transfer ownership of any excess R.O.W. property from Dade County to contiguous owners to provide greater flexibility in developing adjacent properties.

Management Recommendations:

These suggestions would be instituted and maintained by The Collaborative

- Encourage retail and restaurant owners to expand operations onto sidewalks for displays, sales, seating etc.
- Study existing patterns of friendly gathering places on Grand Avenue and use streetscape improvements to augment

them where desirable.

- Establish a Community Design Center on Grand Avenue to assist property owners and to develop urban design and architectural standards and/or guidelines for future development in West Coconut Grove
- Organize a ‘Grand Avenue Management Association’ to guide and oversee retail development, on and off-street parking strategies, and streetscape improvements
 - research potential funding sources: private taxing district, tax-increment financing, etc.
 - research similar models of private management associations: Miami Beach, Calle Ocho, Downtown Coconut Grove, etc.
- Retain retail planning consultant to provide a plan and sequence of specific retail and office opportunities on Grand Avenue and Douglas Road.
- Establish land trust to acquire lots important to future development of Grand Avenue. These include key building sites (i.e. Fuderfas property at Grand and Douglas Road), empty lots of public parking (minimum 100’ width), and land appropriate for public use as parks or amenities (i.e. Farmer’s Market)
- Design a system of small community parking lots scattered along Grand Avenue to support retail and office activity. Provide trees and green edge landscaping to minimize their interruption of street front and make them pleasant to look at.
- Get involved in development of Redevo project @ Grand Ave./US 1 to encourage

compatibility with overall vision for Grand Avenue.

- Develop a revitalization plan for Ace Theater, including:
 - Co- venturing with adjacent properties for additional programming
 - research potential public/private funding sources to subsidize development (City of Miami funds, cultural foundation grants, historic preservation grants, community redevelopment grants, etc.)
 - Produce marketing materials and business plan to attract potential investors/developers
 - Research local models of theater revitalization: Tower Theater (Little Havana), Lyric Theater (Overtown)
- Acquire Farmer’s Market property at Grand Avenue and Margaret Street and provide infrastructure improvements to make a permanent marketplace. Provide elect/water/sewer service, parking lot at rear, storage building, etc.
- Encourage shared parking access easements among private property owners to provide additional off-street parking where feasible.
- Support re-use of Tiki Club as a temporary quarters for the Gibson School and assist owners in final redevelopment of property to key commercial element on both Grand Avenue and Douglas Road.
- Seek opportunities to spur development of Fuderfas property into a mixed-use/community friendly building and public square.