

**CORAL GABLES BID STREETScape VISIONING
WORKSHOP OUTLINE
Presenter's Notes from 9/8/08 Public Meeting**

Merrick's vision: unique **character** of downtown Coral Gables' tropical urbanism. This is not the engineering phase – our focus is on visioning what's next for Miracle Mile and the 100 block of Giralda Avenue, "Restaurant Row". This is not simply a matter of rearranging the pieces: any change must emphasize and reinforce **character**.

Evolving Downtown / Change is a Constant:

1. No longer just bridal row
2. New uses, dining, shopping, services
3. Surface lot conversions to parking garages; mixed-use development of the lots
4. Increasing number of people living downtown
5. The core is becoming increasingly pedestrian – 1-5-mile walking radius
6. The trolley and increased importance of transit going forward
7. More and more new projects reinventing and intensifying the downtown – no longer as many dead streets with surface parking and exposed garages. Downtown is evolving into a complete pedestrian core. The street design and streetscaping needs to keep pace with change and support the evolution of downtown.

Study Areas – Focus of the Visioning:

1. Miracle Mile from Douglas to LeJeune
2. Giralda Avenue, primarily from Galiano to Ponce but could extend beyond
3. Team created a new, up-to-date base map of the downtown
4. Additional analysis: historic properties / Transfer Development Rights (TDR's) (used and remaining)

Precedents – Learning from Great Retail Shopping Streets

1. Aix-en-Provence (great streets are not rocket science)
2. Naples 5th Ave South – closer to home
3. Rodeo Drive – destination, identity, character. Street section: median, mix of parallel and wide sidewalks
4. Worth Avenue evolution (from angled on one side to 2-sided parallel)
5. Not just about the street: buildings framing the street, arcades & colonnades, courtyards, stairs to 2nd floor balconies and bistros, urban landscaping
6. 50-50 "rule" is ideal; balance between vehicular and pedestrian space
7. Vehicular dominance of current Giralda & Mile design

The Street and the Streetscape

Distinguish the two – both are crucial: the design of the street itself and the streetscape

Streetscape Zones & Elements (from the building out)

1. Encroachments (courtyards, interstitial spaces) & shadow analysis
2. Pedestrian hallway between bldg and street furnishing zone (5-ft min)

3. Street furnishing, urban landscape architecture (beyond shrubs)
4. Outdoor cafes, dining pavilions, & rooftop cafes – not just bars, but family-frequented restaurants and other uses
5. Parking lane treatments
6. Other: newsstands, courtyards & plazas, outdoor climate control
7. Pedestrian passages – the critical links to parking decks
8. Distinctive, unified overall design

SCENARIOS

Giralda – 100 Block “Restaurant Row”

1. With curbs, widened sidewalks, street trees
2. Shared street concept – maximum flexibility to shift between café space, on-street parking, valet stations and simple opening & closing of street with removable bollards. Redesigns the street as a linear plaza with no curbs, pavers, planters, bollards and urban landscaping to create a “pedestrian priority” street that still accommodates cars.

Miracle Mile

Multiple scenarios with mixtures of angled and parallel parking, variations for street tree plantings, dining pavilions, valet stations, bike lanes or shared lanes. All scenarios keep the median, narrow lanes slightly to slow traffic and free up space for sidewalk widening. Wide variations on parking lane treatments all seeking to strike better balance between the vehicular-to-pedestrian space ratio (currently 80-20).