



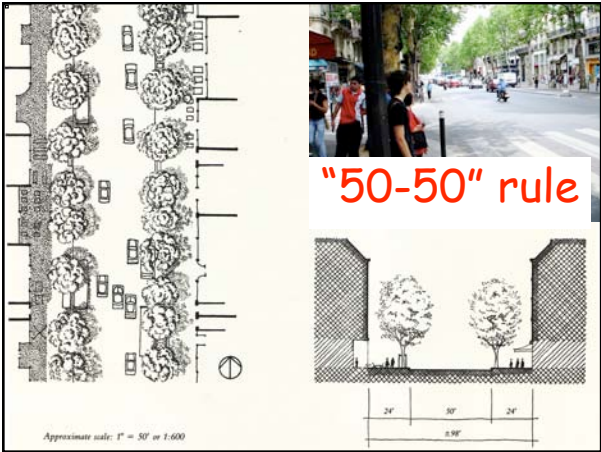
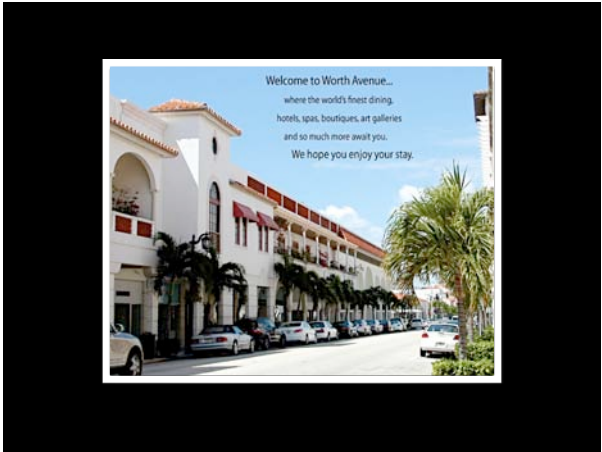
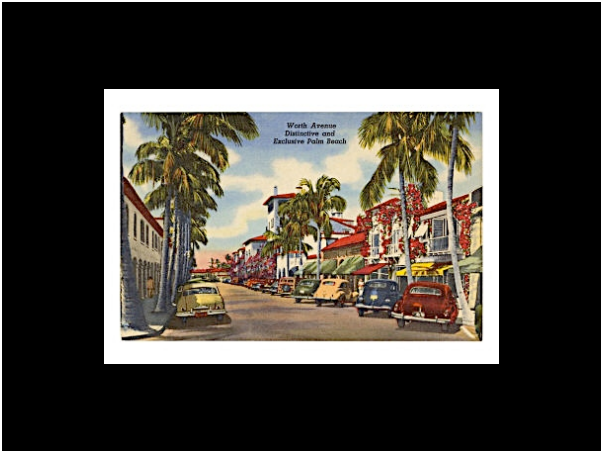
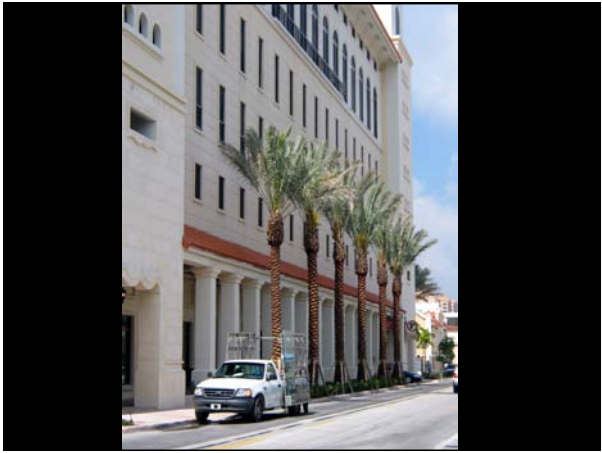
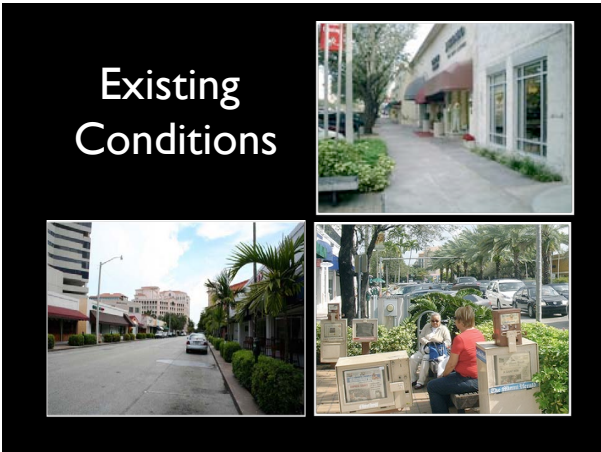
Giralda Avenue & Miracle Mile Streetscape Improvement Project

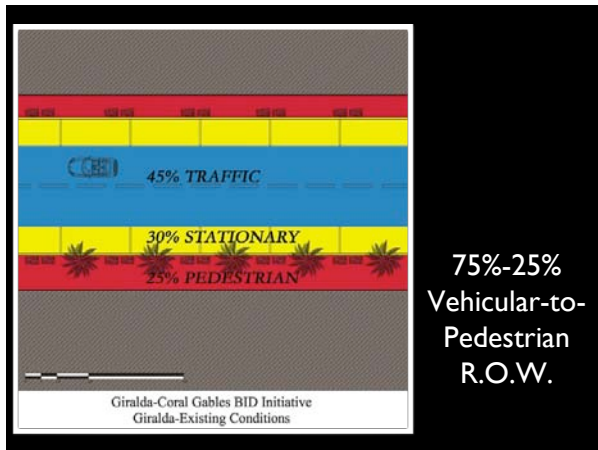
February 10, 2009
Coral Gables Business Improvement District
The City of Coral Gables



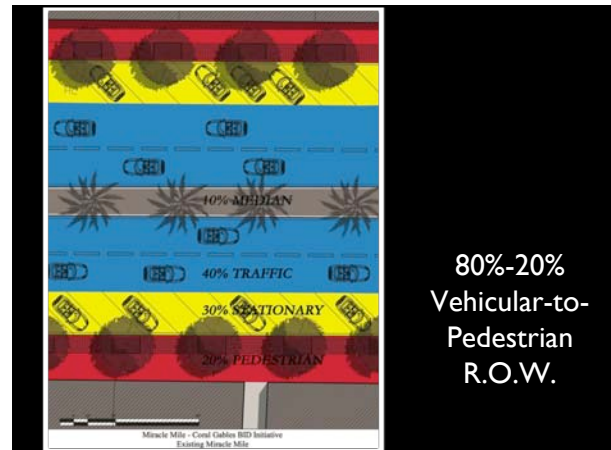
Merrick's and Button's dream of a lush, beautiful garden city survives largely intact in the City's residential neighborhoods. However, the Downtown has strayed from its inaugural concept and is perceived to have a number of shortfalls. Residents, business owners and developers each have their own concerns, sometimes contradictory. The task of the charrette was to examine these concerns and to propose a plan to benefit both public and private interests. The charrette goal was twofold: renew the vision for the City's heart, and clarify the regulatory framework in order to achieve this vision.







75%-25%
Vehicular-to-
Pedestrian
R.O.W.



80%-20%
Vehicular-to-
Pedestrian
R.O.W.



Naples 5th Ave South
(before and after)





Rodeo Drive



Appraised Value in 1991 : \$443, 500



Appraised Value in 2001 : \$3.6 Million



Appraised Value in 1991 : \$417, 000



Appraised Value in 2001 : \$ 1.1 Million

Public Investment...Private Investment...Public Revenue

South Miami

(before and after)



Photo: Courtesy Dover Kohl & Partners Town Planning

Demonstration Projects
South Miami Hometown Plan
Southwest 59th Ave BEFORE

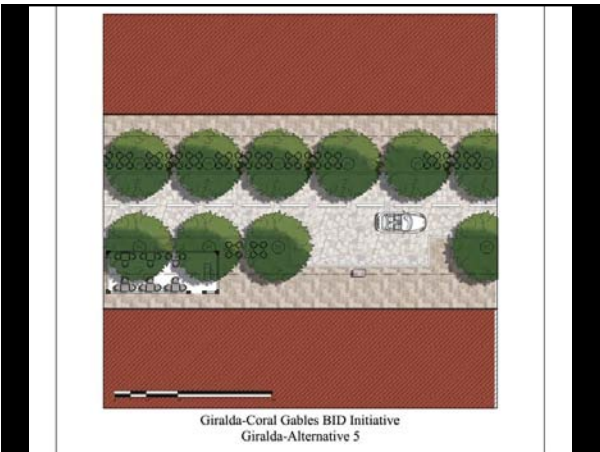
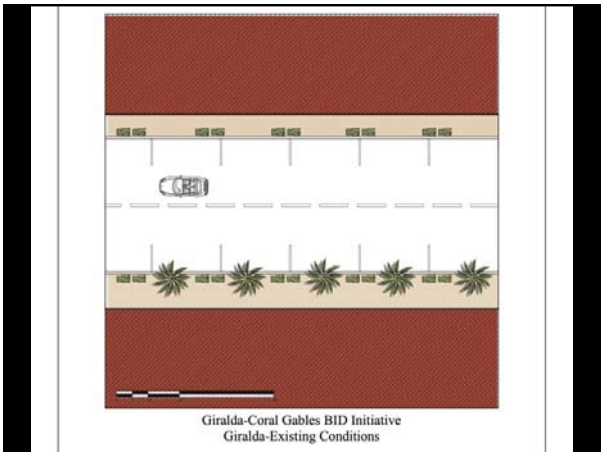
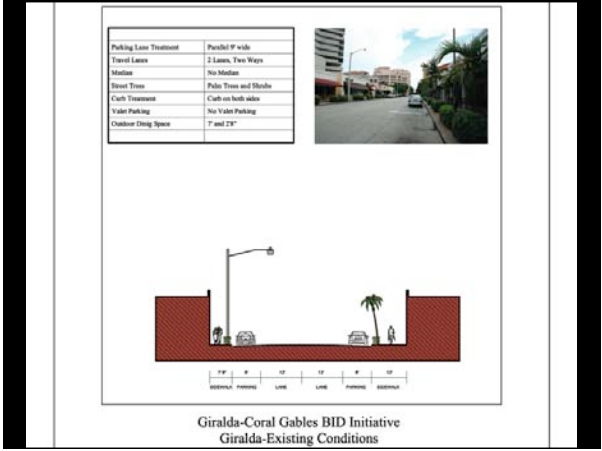
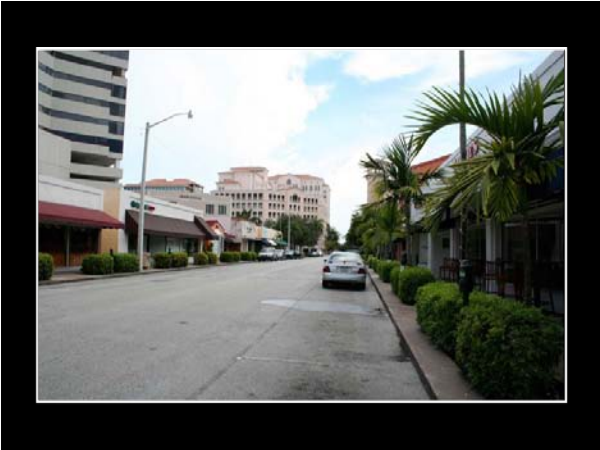


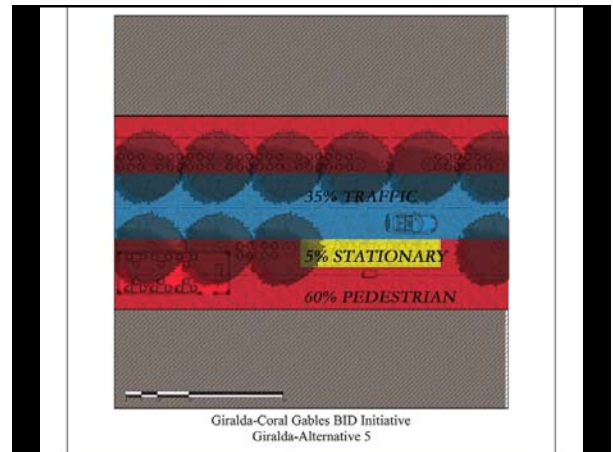
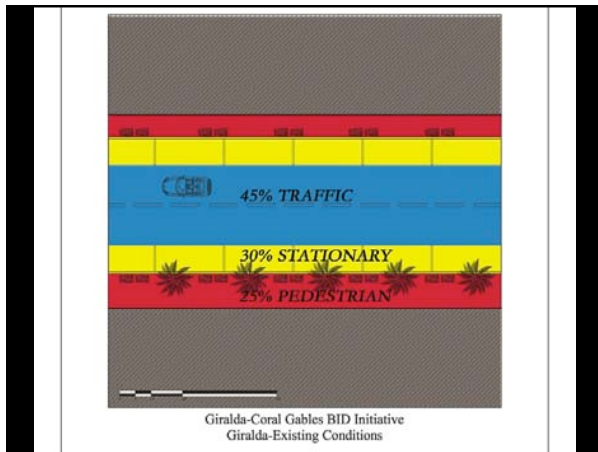
Photo: Courtesy Dover Kohl & Partners Town Planning

Demonstration Projects
South Miami Hometown Plan
Southwest 59th Ave AFTER

Giralda Avenue

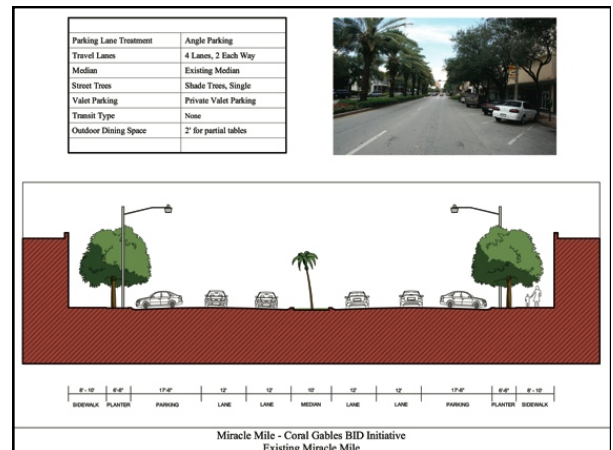
Existing and recommended design

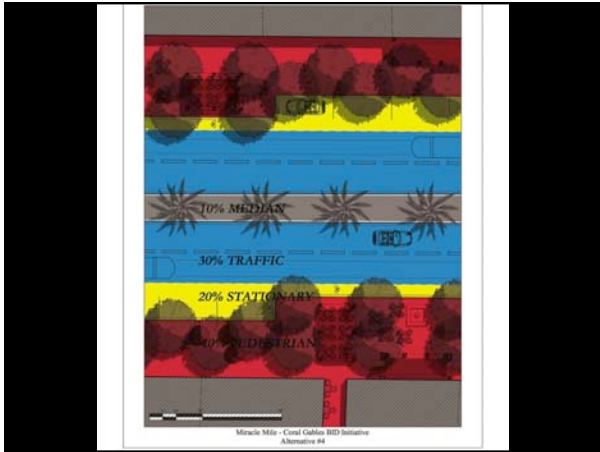
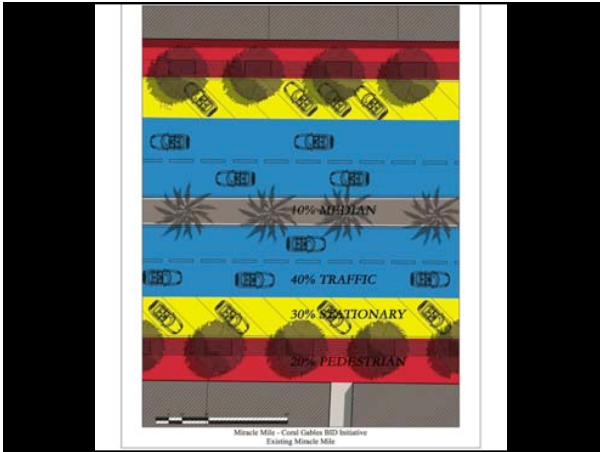
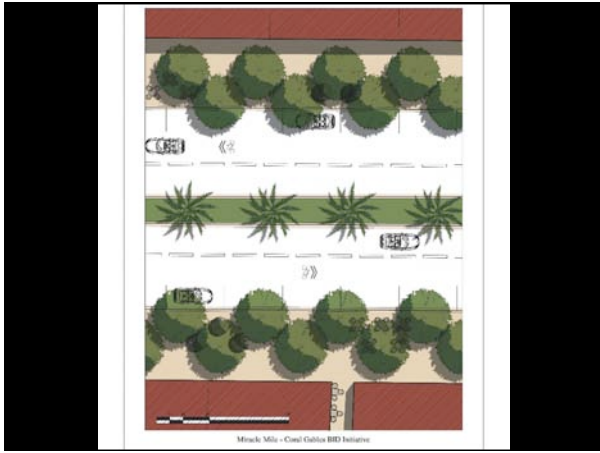
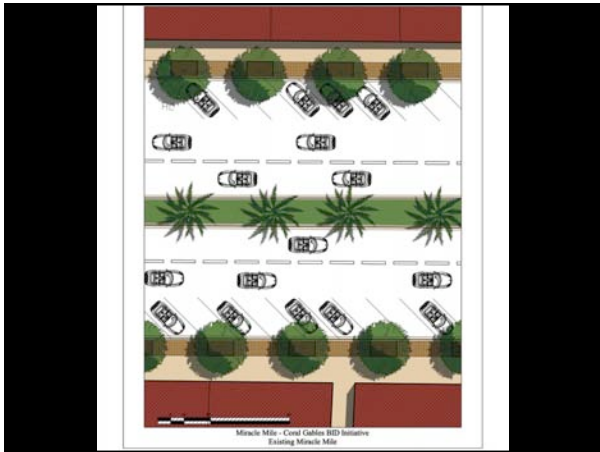


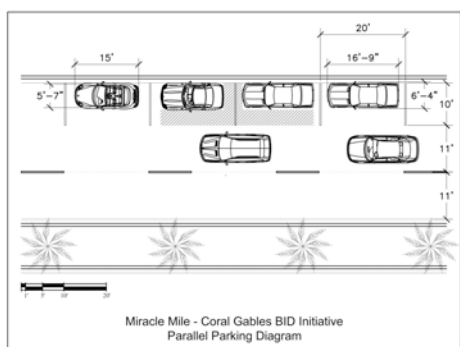


Miracle Mile

Existing and Recommended Design







Long parallel spaces with a “comfort zone”

