

“Quantifiably and undeniably, downtown Miami is turning around.”

-Commissioner Joe Sanchez

Miami CRA

Miami, FL

PROJECT DETAILS

Project Area:	279 acres
Client:	Southeast Overtown/ Park West CRA and the City of Miami Planning Department
Year Adopted:	2004
Website:	ci.miami.fl.us/cra/ Projects.htm

For more information, visit doverkohl.com.



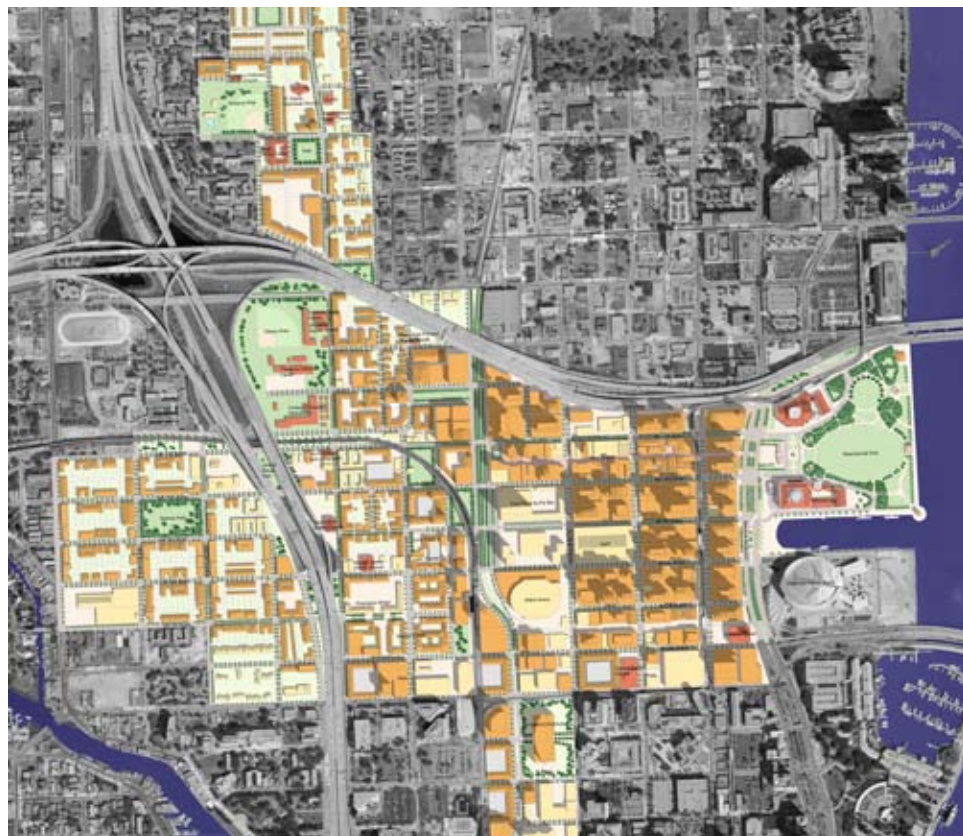
Proposed improvements for Biscayne Boulevard.



Reeves Park in Overtown will be shaped to fit the existing block structure. Buildings with windows and doors facing the street will front the park, increasing safety and natural surveillance over the public space.



Today the FEC railroad right-of-way and NW 1st Avenue form a barrier between Overtown and Park West. This space is to be reconfigured as a grand linear urban park and transit way, joining instead of separating the neighborhoods.



The Project

The Southeast Overtown/Park West Community Redevelopment Agency (CRA) was established to promote the physical, social, and economic revitalization of several blighted areas in Downtown Miami, including Biscayne Boulevard, Park West, and Historic Overtown. Each area presented its own challenges; Biscayne Boulevard provided little connectivity to neighboring areas and featured an egregious imbalance between vehicles and pedestrians; Park West devolved from a thriving warehouse district after the relocation of the original and adjacent Port of Miami; and Historic Overtown suffered as far back as the 1960's, when desegregation, urban renewal, and highway construction changed the character of the neighborhood. ZHA, UrbanAdvantage, and David Plumer + Associates were part of the project team assisting in this effort.

The Process

An initial charrette was held in 2001 for Downtown Miami's Bicentennial Park, which led to the re-examination of plans for neighboring Biscayne Boulevard. A series of public meetings with city staff and elected officials was held to first address the boulevard and then the extended Miami CRA areas.

Key Aspects of the Plan and Current Status

The new Biscayne Boulevard was designed to be pedestrian friendly, with special street features, wide sidewalks, shopfronts and outdoor cafes to serve the redesigned park. Better connectivity with Park West and prominent civic buildings was also stressed, while the creation of development standards maximized waterfront properties along Biscayne Boulevard and established an architectural integrity for Downtown. The Promenade, a once-abandoned railroad right-of-way in the center of Park West, was redesigned as a bustling Entertainment District centerpiece to celebrate Miami's diverse music and cultural scenes. A variety of projects for Overtown aimed to promote increased safety, create improved public space, and diversify large blocks with new streets and a mix of building types and uses.

The CRA Plan was approved; Biscayne Boulevard streetscape improvements have been completed, and smaller infill projects in Overtown and Park West are well underway.

The Promenade



Proposed design for The Promenade and existing conditions, below.

The Promenade adds a distinctive, informal urban character to downtown Miami while reinforcing a sense of connection to the City's historic economic growth. Located in Park West, the Promenade occupies the abandoned railroad right-of-way (currently owned by the City of Miami) in the midblock between NE 10th and NE 11th Streets. The Promenade is the centerpiece of the Park West Entertainment District, where a bustling after-hours club scene has taken root. Redevelopment should cultivate a genuine 24-hour environment where people can be entertained, work, and reside – a place that celebrates Miami's diverse popular culture and music scene.



The Promenade's unique locale offers an opportunity to connect to the history of the working waterfront through creative adaptive reuse of the right-of-way and old warehouse buildings.

The Promenade Special Area Plan is the latest collaborative effort to enact an effective and comprehensive strategy for redevelopment. The Plan outlines unambiguous design details and implementation measures to channel public and private redevelopment efforts to create a new kind of bustling commerce and social activity.

With the right mix of uses and activities, the Promenade can be a "celebrated place" of street culture, ethnicity, and artistic diversity. This vibrant street life is what makes city living attractive, exciting and decidedly different from a passive suburban lifestyle.



Above: Media Tower for the Promenade.
Above Left: Mid-block paseo on the Promenade enters onto a small square.
Left: A parking garage lined with habitable space, on a narrow Promenade lot