



# Coconut Grove

BUSINESS  
IMPROVEMENT  
DISTRICT

## Master Implementation Plan Summary

### INTRODUCTION

Coconut Grove's Village Core is at a crossroads today. Its leaders are searching for a clear and coordinated way to grow and evolve while remaining true to the historic and enchanting Village character. As an economic engine that benefits the entire Grove, the Village Core must keep itself competitive with other Miami destinations that have recently emerged as prosperous, vibrant centers due carefully-crafted vision plans with implementation tools for success.

Created and drafted from intense stakeholder input, the Coconut Grove's Village Core Implementation Master Plan is a comprehensive overview and specific Action to Action roadmap to guide the district to proper growth that positively impacts both economic growth and quality of life. The results-oriented plan provides the tools to improve the identity and character, open space, mobility, land use and form, community and

resiliency of the Village Core. This document identifies these tools and organizes them in six building blocks essential to maintaining the Grove's history of lush greenery, idyllic waterfront, unique restaurants/retail and one-of-a-kind village vibe.

Planning for the Business Improvement District's 2019 re-establishment, this document contains powerful action steps that empower the BID to re-energize the heart of the Village Core. It establishes the BID as the central coordinating body to ensure that great ideas become fully-implemented physical improvements. With this document, Grovites, elected officials and municipal departments will have a comprehensive tool that will deliver the combined synthesized goals established by the BID, the Village Council, the Grove 2030 and other previous plans.

This action-driven guide was fueled by the Grove's residents, numerous active civic organizations and diverse stakeholders whose many ideas, aspirations and concerns were incorporated into this document's key content. Because Coconut Grove has been evolving for more than a century, this master plan is intentionally flexible. Just as the Grove has reinvented itself to keep up with a changing world for the benefit of its people, this plan is a working document that can be modified to keep pace with the ever-changing needs of a successful, desirable place. The chapters herein are intended to organize and clearly identify steps to create a vibrant Village Core while adding value to and protecting the tranquil and livable adjacent residential neighborhoods that make Coconut Grove Miami's unique Garden District.

**Coconut Grove BID**  
**Master Implementation Plan | Summary**  
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in collaboration with:

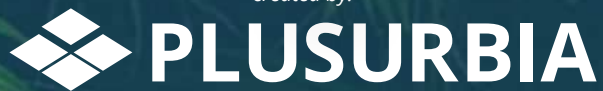
**PERKINS+WILL**



*Master Implementation Plan  
Summary*

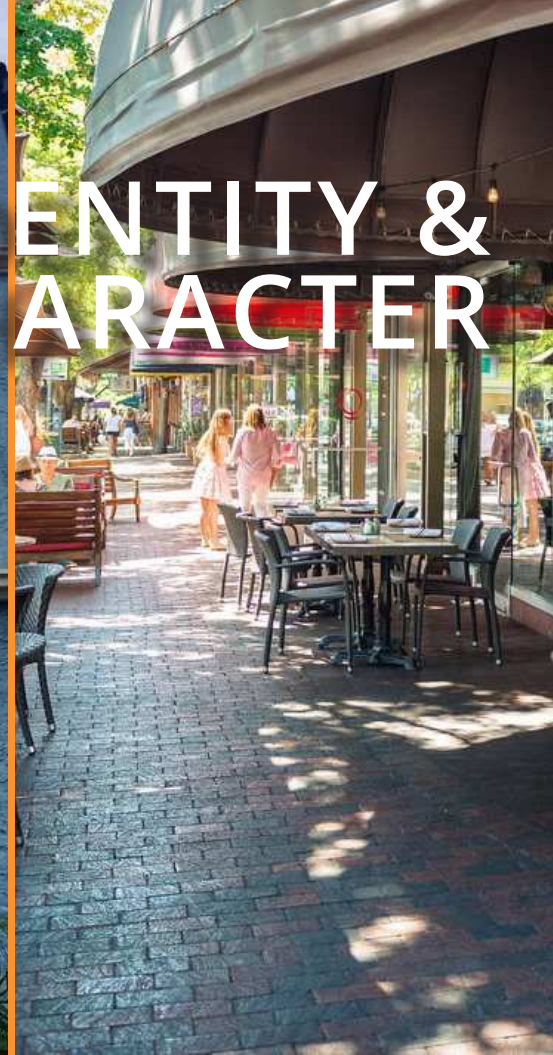
*May 2018*

*created by:*



*in collaboration with:*

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# IDENTITY & CHARACTER

## 1.1 NATURAL ASSETS

Preserve, increase and enhance open spaces and the Village Core's landscaped character to reinforce the "Garden District" identity.

## 1.2 WATERFRONT

Improve, enhance and extend access and visual connections to the shoreline to take advantage of the Village Core's waterfront location.

## 1.3 BUILT ASSETS

Preserve the existing built assets to enhance the unique culture and character of the Village Core.

## 1.4 EXISTING URBAN FORM

Preserve and reinforce the Village Core's existing urban form to promote and activate its walkable environment.



# OPEN SPACE



**2.1 SIDEWALKS**  
 Maintain a clear and comfortable circulation zone with continuous shaded areas and cohesive sidewalk materials to promote a comfortable and safe walkable environment.

**2.2 ARCADES**  
 Promote and enhance the use of arcades to expand the street level open space where the right of way is limited and sidewalks are narrow.

**2.3 PASEOS**  
 Promote and enhance paseos to support pedestrian mobility and create additional retail frontage.

**2.4 - 2.5 COURTYARDS**  
 Enable and promote the creation and use of courtyard spaces to support additional retail, and provide new open space alternatives.

**2.6 PARKS**  
 Integrate, connect and improve existing parks to attract visitors and enhance the Village Core's "Garden District" identity, and promote pedestrian activity and access to the water.

"Every Coconut Grove resident will live within a quarter-mile walk of a publicly-accessible park, green space or designated open space."... "Coconut Grove's total tree canopy will be 25 percent greater than 2015 levels." - Grove 2030 Strategic Goals



# MOBILITY

### 3.1 PEDESTRIAN & BICYCLE PRIORITY

All efforts within the Village Core should prioritize a safe, comfortable, shaded and aesthetically engaging pedestrian and cycling realm.

### 3.2 CONNECTIONS TO/FROM THE VILLAGE CORE

Improve pedestrian, bicycle, vehicular and public transportation access to the Village Core from regional connections.

### 3.3 VILLAGE CORE TO WATERFRONT

Reconnect the Village Core to the waterfront focusing on pedestrian safety and framed water views.

### 3.4 VILLAGE CORE TO WEST GROVE

Reconnect the Village Core to the West Grove by providing continuous, safe and shaded sidewalks.

### 3.5 PARKING

Promote parking in structures at the perimeter of the Village Core encouraging walking in the commercial district.

### 3.6 GATEWAYS

Enhance Gateways to the Village Core to identify clear entrances to a primarily pedestrian realm.

*"A pedestrian- and bike-friendly pathway will safely link all Coconut Grove residents to each other, the commercial/retail sector, parks and public spaces and other community assets." - Grove 2030 Strategic Goal*



# LAND USE & FORM

## 4.1 MIAMI 21 NCD-3 CALIBRATION

Make adjustments to Coconut Grove's NCD-3 specific to the Village Core to enhance the pedestrian realm and create a context sensitive calibration of the code.

## 4.2 BUILDING FORM

Calibrate regulations for context sensitive building forms and uses with emphasis on incentives for courtyards, paseos and roof terraces.

## 4.3 BUILDING FRONTAGE

Create a framework for pedestrian friendly frontages encouraging arcades, awnings, balconies following architectural guidelines.

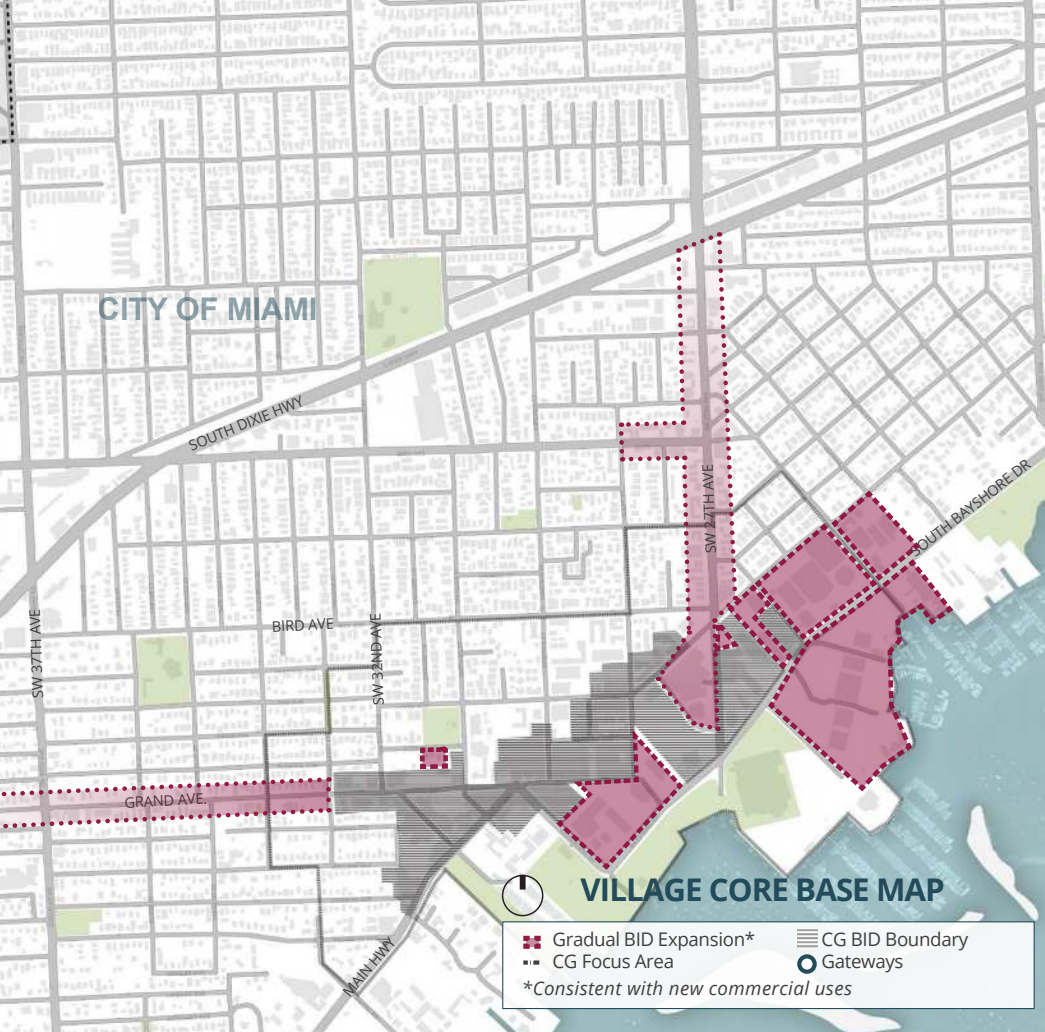
## 4.4 MIX OF USES

Encourage a balanced mix of uses to allow residents to meet their daily needs within the Village Core. Provide alternative housing options, and implement a comprehensive parking strategy.

## 4.5 MARKET OVERVIEW

Establish a coordinated strategic approach to retail/commercial business inventory and encourage a balanced mixed use growth within the Village Core.

"Coconut Grove's village center will be economically self-sustaining - a symbiotic balance of office, retail, commercial, entertainment, and resident core services." - Grove 2030 Strategic Goal



### 5.1 COCONUT GROVE BID

Consider a gradual expansion of the BID boundaries and a new branding strategy to strengthen and establish the Garden District's Identity and key role within the City of Miami.

### 5.2 COMMUNITY BUILDING

Encourage stronger community building by establishing communication channels with community leaders and stakeholders, supporting and enhancing community events and local businesses.

"Coconut Grove's village center will be economically self-sustaining - a symbiotic balance of office, retail, commercial, entertainment, and resident core services." - Grove 2030 Strategic Goal



### 6.1 PANORAMIC APPROACH

Support strategies which look to solve problems across multiple scales addressing short as well as long term needs. Among these: tree succession, maintenance plan, stormwater management and hurricane preparedness plans.

### 6.2 RISK ADAPTATION & MITIGATION FOR ACUTE EVENTS

Establish a long-term hazard preparedness plan that includes: access to essential needs, designing with energy independence and the design of waterfront parks to protect adjacent properties.

### 6.3 COMMUNITY COHESION, SOCIAL & ECONOMIC VITALITY

Improve connections to neighborhoods at the Village Core's perimeter and support greater integration between the BID and neighborhood community organizations.

### 6.4 PRODUCTIVITY, HEALTH & DIVERSITY

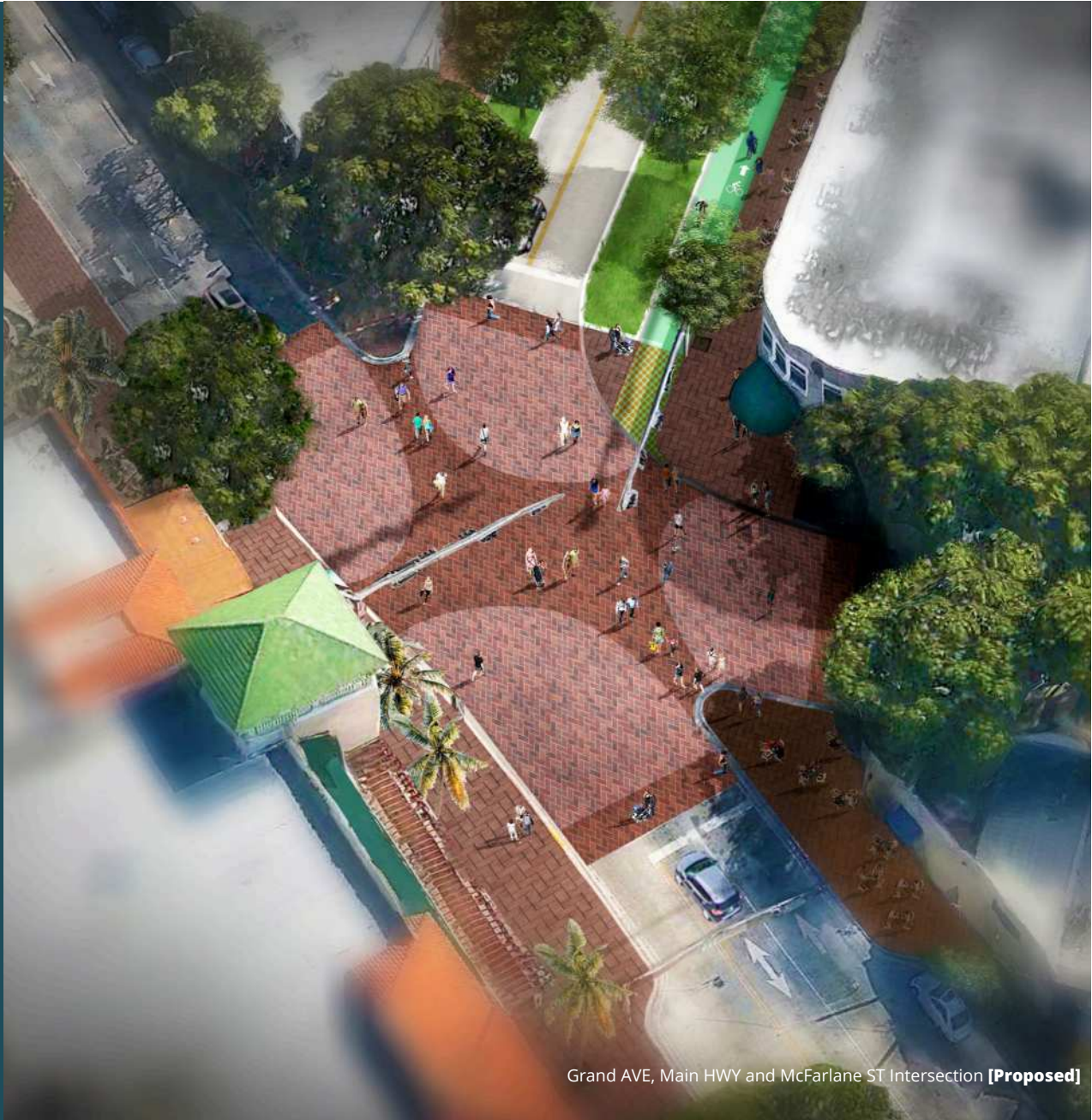
Protect biodiversity, encourage landscaped areas within new development and support an integral stormwater management approach.

"Coconut Grove business sector will be recognized as statewide leader in environmental sustainability practices." .... "A comprehensive, pro-active response plan will protect Coconut Grove's parks and public spaces from the threats posed by climate change." - Grove 2030 Strategic Goals





Grand Ave, Main HWY and McFarlane ST Intersection **[Existing]**



Grand Ave, Main HWY and McFarlane ST Intersection **[Proposed]**

# COCONUT GROVE PEDESTRIAN SCRAMBLE



PLUSURBIA