



# OLD CUTLER ROAD CHARRETTE RECOMMENDATIONS REPORT

**I. RIGHT-OF-WAY IMPROVEMENTS (75)**

**II. TRANSPORTATION (64)**

**III. STREETScape AND AESTHETIC ISSUES (17)**

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March 6, 2003

## **I. RIGHT-OF-WAY IMPROVEMENTS**

### **A. OLD CUTLER ROAD STREET IMPROVEMENTS (49)**

- Defined edge created by installing a 1-foot wide concrete band along the edge of the pavement
- Narrow travel and turn lanes (not to exceed 10')
- Reinforced turf shoulders instead of gravel, consistent throughout the corridor
- Defined turn lanes with small planted islands
- Colored and textured left turn lanes, add traffic signal at SW 92 Avenue
- Sentinel roundabouts at the commercial section of the corridor's entry points (SW 87 Avenue and SW 212 Street)
- Narrow (less than 30 feet) driveways
- Reduced curb radii (less than 40 feet) for side streets
- Definition of the driveways by differentiation from the intersecting streets (concrete driveways/asphalt streets)
- Street trees to create canopy and provide visual narrowing of the roadway
- Lateral shifts at each 2 to 3 lane transition provide horizontal deflections
- Large native shade trees should be planted on both sides of the street every 25 to 30 feet.

### **B. STREET LIGHTING IMPROVEMENTS (31)**

- Install streetlights at a pedestrian scale.
- Relocate and bury utilities along the roadway.

### **C. LANDSCAPING IMPROVEMENTS (16)**

- Street trees to create canopy and provide visual narrowing of the roadway
- Defined turn lanes with small planted islands



## II. TRANSPORTATION

### A. EXISTING STREET NETWORK IMPROVEMENTS (54)

- Preserve and enhance the historical and community character along the roadway.
- Rebalance multimodal synchronized movement along Old Cutler Road.
- Enhance safety and lower travel speeds in the northwest neighborhoods by replacing existing signals with modern roundabouts.
- Increase safety along Old Cutler Road through design modifications that reduce motorist speeds and increase pedestrian and bicycle visibility.
- Provide travel options for residents by connecting discontinuous network.
- Provide better accessibility for the residents of the area to access the goods and services along Old Cutler Road without actually having to travel on the roadway.

### B. BICYCLE FACILITIES (30)

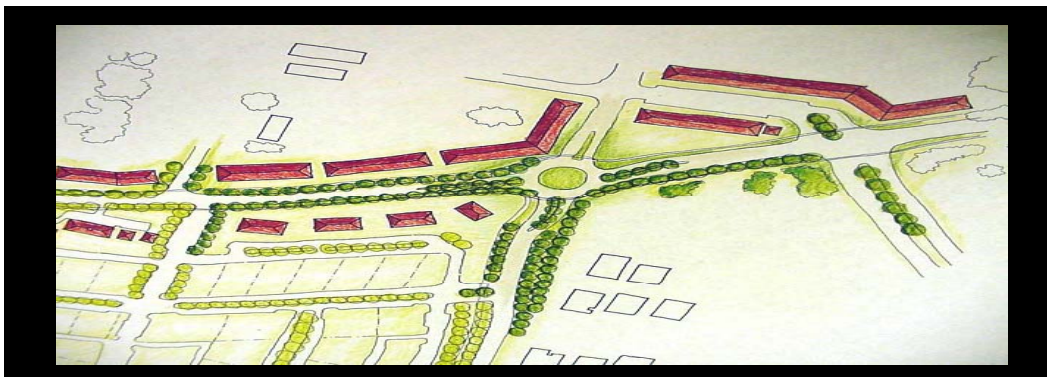
- Build protected and colored bike lanes.
- Position bike lanes between the pedestrian sidewalk and a row of trees through the length of the block, but they are brought out to the side of the travel lanes at the intersections.
- This puts the bicyclists in a protected environment while they are riding along the street, but brings them out to a visible location at the intersections, where they need visibility and to be seen by moving traffic.
- Bike lanes should be different in color, material or surface to sidewalks.

#### Improving Traffic Flow & Safety



#### Consolidate Driveways and connect parking lots

- Narrow (< 30') driveways
- Definition of driveways by differentiation from the intersecting streets



### III. STREETScape AND AESTHETIC ISSUES

#### A. SIDEWALKS (40)

- Continue sidewalk material through driveways and intersections.
- Consolidate driveway access points.

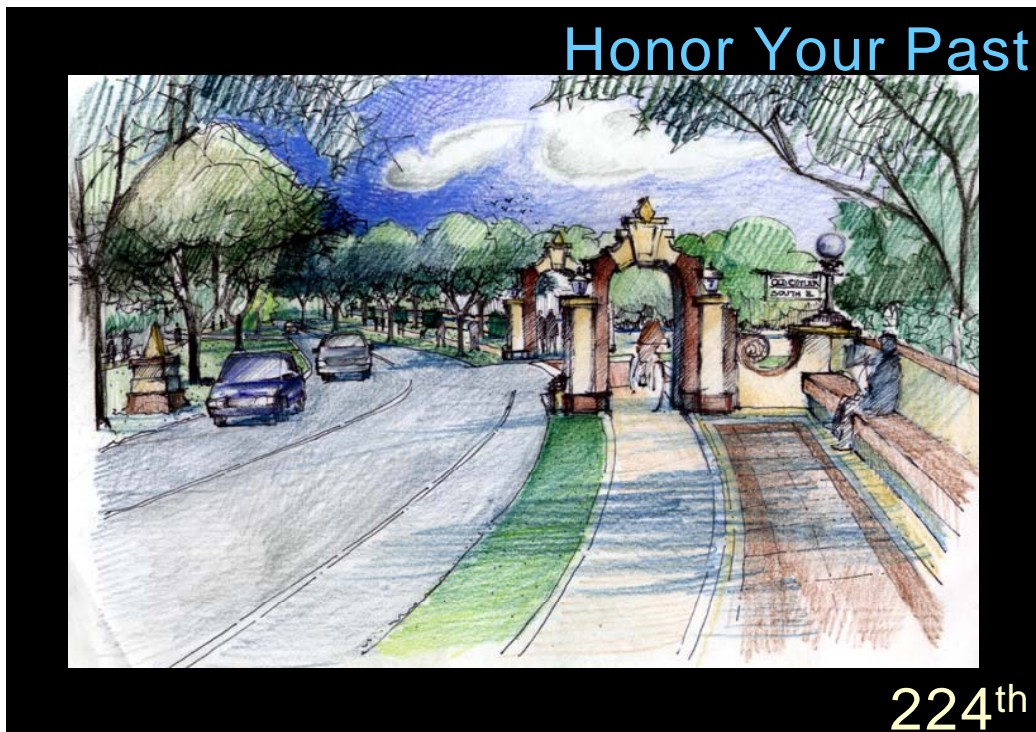
#### B. CROSSWALKS (34)

- Colored and Textured left turn lanes

#### C. STREET FURNITURE (30)

- Add decorative elements to the streetscape including fountains, gateways, arches, gazebos, benches, other monuments; inscribe decorative elements with names of streets, and poetic, evocative names.

#### D. STREETScape CODE ENFORCEMENT (30)



## **IV. IMPLEMENTATION AND ECONOMIC DEVELOPMENT PARTNERSHIPS**

### **A. HISTORIC & BUSINESS IMPROVEMENT DISTRICTS (62)**

- Restore & Preserve the Historic Character of Old Cutler Road.
- Walkable, pedestrian friendly environment
- Design guidelines
- Landscape Old Cutler Road, improve & maintain sidewalks & bike lane
- Calm traffic, slow speeds along Old Cutler and in the neighborhoods.
- Improve intersections.
- Improve traffic congestion, flow and safety (pavers, landscaped islands, street lights, etc)
- Connect existing streets.
- Connect parking lots, consolidate driveways.
- Build new road connections
- Drainage

### **B. LAND/USE ZONING IMPROVEMENTS (39)**

**Overall:** Changes to the existing zoning should be implemented in order to achieve the community's vision.

#### **Civic District - Old Potato Field Rezoning**

- newly configured street network to allow access to public space, as well as to other commercial and residential sites east of Old Cutler Road
- Use small cranks and turns to calm traffic and create vistas and focal points at the end of each street.
- pedestrian-oriented development
- Towards the core, around the public plaza, construct buildings of 2 to 3 stories, possibly with ground-floor retail (cafes and restaurants).
- Place building fronts with main entrances close to the sidewalk.
- Place secondary entrances, backyards, garages, and garbage containers to the rear.

### **C. PUBLIC/PRIVATE PARTNERSHIP IMPROVEMENTS (1)**

#### **OLDE TOWN CENTER**

##### **Old Cutler Towne Center**

- Retrofit shopping center to front Old Cutler Road, with parking in the rear.
- Allow access to the property from the back to alleviate congestion on Old Cutler Road.

##### **New Town Center to Publix Shopping Center**

- Allow access to the southern end of the shopping center with a diagonal roadway off Old Cutler Road.
- Develop outparcels with buildings.

## V. INFRASTRUCTURE IMPROVEMENTS

### A. NEW ROAD NETWORK IMPROVEMENTS (87)

- Franjo Road Extension
- Create public-private partnership to allow public access.
- Reconnect Franjo Road to Saga Bay.
- SW 87 Avenue and Old Cutler Road (the first impression)
- Build new street network including SW 88 Ct and SW 87 Pl (already platted).
- Allow trucks to park along the new SW 88 Ct.

### B. CIVIC DISTRICT IMPLEMENTATION – Old Potato Field Project Pedestrian-Oriented Development (37)

- Towards the core, around the public plaza, construct buildings of 2 to 3 stories, possibly with ground-floor retail (cafes and restaurants).
- A public plaza that becomes a showcase for the community and passers-by.
- Alternative routes to adjacent properties alleviate congestion on Old Cutler Road
- As the church becomes an important civic building, landscape the front to address the importance of the new public space.
- Build townhouses adjacent to mixed-use and fronting Old Cutler Road.
- Set homes that front Old Cutler Road back from the sidewalk, fronted by a heavily landscaped green.
- Rake down density as new construction approaches existing fabric with freestanding, single-family, side-yard, or rear-yard homes.

### C. PUBLIC/PRIVATE PARTNERSHIP - Khoury League (8)

- Convert current baseball field into public plaza, surrounded by residential uses.
- Create public-private partnership to facilitate moving the baseball field and parking to SW 212 Street and Old Cutler Road or alternate neighboring park.

