

The Edgcombe Group, Inc.

Overtown Community Urban Analysis and Redevelopment District Plan

Participants:

Rutger's University School of Planning and Policy; the Professional Development Institute (PDI); and St. John's CDC.

Location:

Miami, Florida

Point of Contact

Mr. David Alexander,
Director, St. Johns Community Development Corporation

Project Features:

- ▶ Traditional Neighborhood Design
- ▶ New Urbanist Principles Development
- ▶ Transit-Oriented Development
- ▶ Economic Development

The Edgcombe Group, Inc.'s Role:

- ▶ Zoning Analysis
- ▶ Land Use Analysis
- ▶ Form-Base Modeling
- ▶ Urban Design
- ▶ Economic Development Planning
- ▶ Public Outreach

Completion Date:

2011

Project Setting:

Urban Center

Project Cost:

Not Applicable

Key Personnel:

Leland Edgcombe, AICP/AIA
Public Outreach Director,
Senior Architect / Urban Designer

The former zoning regulation of Miami was based on the “use” (commercial, residential, industrial, etc.) and “density” (housing units per acre) of a property. As a result, the places where people live, work, shop, and recreate are far apart from one another. This zoning regulation also contained a number of amendments and changes to existing amendments, which only provide short-term solutions for land use issues. The new Miami-21 Form-based code’s goal is to address these issues in a more clear and efficient manner. Miami 21 is a form-based code, meaning that the emphasis is placed on the “form” (shape/configuration) of a structure - and the relationship of buildings to each other, to streets and to open spaces - rather than emphasis on its “use.” The form-based code includes “smart-growth” principles, which focus on a greater mix of housing, commercial and retail uses, transit and pedestrian oriented communities, and preserves open space and many other environmental amenities.

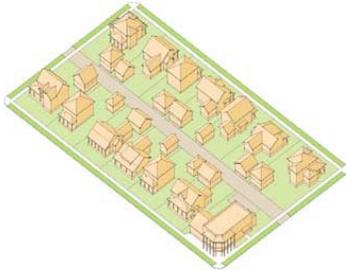


Many of the existing buildings in the plan above (designed by others) have been considered for demolition with a new concept to include affordable housing, retail, commercial offices, as well as a mixture of other uses.

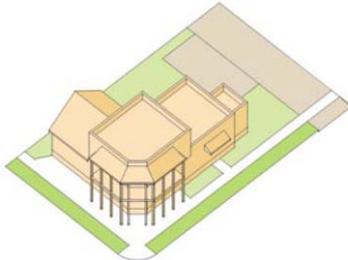


T3 Zone - Judging from various photographs of historic buildings in Overtown, it would make sense to surmise that there were areas within the community that exhibited a T-3 Sub-Urban Zone visual characteristic. These areas consisted of the properties of affluent members of the community during times of segregation in Miami.

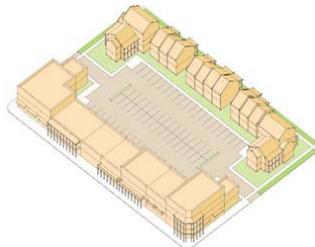
TRANSECT ZONES



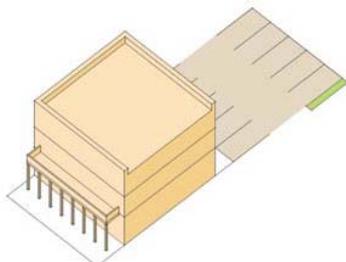
T-3 Sub-Urban Zone Parcel



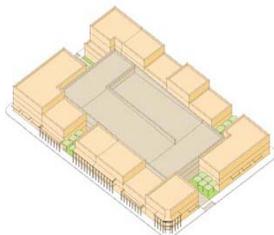
T-3 Zone Corner Retail



T-4 Urban Zone Parcel



T-4 Mid-Block Upper-Story Residential w/ Ground Floor Retail



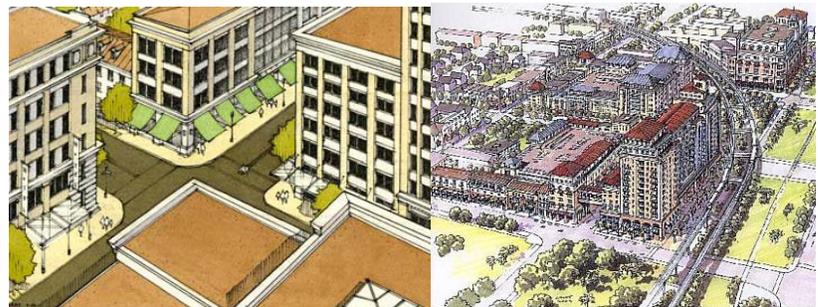
T-5 Urban Center Parcel



T4 Zone - Early settlement patterns of Overtown during the turn-of-the 20th Century exhibits predominantly a T-4 General Urban Zone visual characteristic. The photo to the right depicts a low rise, relatively dense urban fabric where a mixture of uses provided a certain balance to the needs of the community at that time.



T5 Zone - Today, Overtown has evolved into essentially a T-5 Urban Center Zone given its density, building heights (2 – 4 stories), and overall scale. This physical fabric appears to be the common image of this community.



T6 Zone - The controversial 200 million dollar Crosswinds project proposed for the area of Overtown east of I-95 would appear to function as a T6 Urban Core Zone. While inappropriate in scale if located west of I-95, it represents an extension of the Downtown Miami with a new urbanist concept. It is apparently positioned to take advantage of commuter access from Route 836, I-95, and the Metro Rail.

The Overtown Community project was a public outreach effort between the Edward J. Bloustein School of Policy and Planning and the Overtown, Miami - St. John. Community Development Corporation. It represents a six (6) year relationship between the School's Professional Development Institute (PDI) and the Overtown Community lead by Urban Design Instructor, Leland Edgecombe. PDI participants include professional planners, urban designers, ex-officios, land-use attorneys, citizen advocacy planners, and other career professionals.