

The Edgcombe Group, Inc.

Spring Garden Community Mixed-Use Development Concept

Clients:

Spring Garden Neighborhood Association

Location:

Miami, Florida

Point of Contact

Dr. Ernest Martin,
Chair of Greenway Committee
of the Miami River
Commission

Project Features:

- ▶ Traditional Neighborhood Design
- ▶ Land Use Planning
- ▶ Sustainable Design
- ▶ Smart Growth
- ▶ Traffic Improvements
- ▶ “New Urbanist” Design Principles

The Edgcombe Group, Inc.’s Role:

- ▶ Expert Witness
- ▶ Architecture
- ▶ Urban Design
- ▶ Pedestrian and Streetscape Improvements
- ▶ Landscape Design
- ▶ Open Space

Completion Date:

2007

Project Setting:

Urban Center

Project Cost:

Not Applicable

Key Personnel:

Leland Edgcombe,
AICP/AIA/ASLA
Principal-In-Charge,
Senior Architect /
Urban Designer /
Landscape Architecture

The Spring Garden Community is a historic district in the City of Miami and is interested in preserving its low-rise, low-density historic character. The neighborhood is also interested in exploring options for development of several vacant parcels as well as rendering a more appropriate use of the parking lot of a nearby “Big Box” Supermarket. Our firm was asked to lend its interpretations to the existing community fabric and explore a concept to create an activity center for an existing greenway utilizing a new urbanist model of a walkable community. Historically, real estate developers have been earmarking these vacant parcels in the neighborhood for the inappropriate over-development of high rise, high-density, single-use residential condominiums. Initially, The Edgcombe Group, Inc. served as an expert witness addressing the impact of high density development in a designated historic community. Secondly, a recommendation was made regarding several proposed design concepts for the existing vacant parcels.



Illustration of Development for Community’s “Main” Street to Include Mixed-use Pad Sites of Residential, Commercial Office, Ground-Floor Retail, Surface Parking, and Open Space Activities (Illustration by Others).

The proposed design concept for vacant parcels offered shops on the ground floor as well as residential and/or small offices above. The cross walk over the main street is offered essentially to signify the potential for establishing a “walkable” community in a low-rise urban context. The concept discourages the need for parked cars if the patrons are walking from the local neighborhood or coming in from the Medical Center via the nearby metro station. It is possible that a greenway could be more effective if it has a node or several activity centers along its path where people can walk by and patronize the retail establishments as well as interact with the historic and quaint nearby community during various events of heritage tourism.