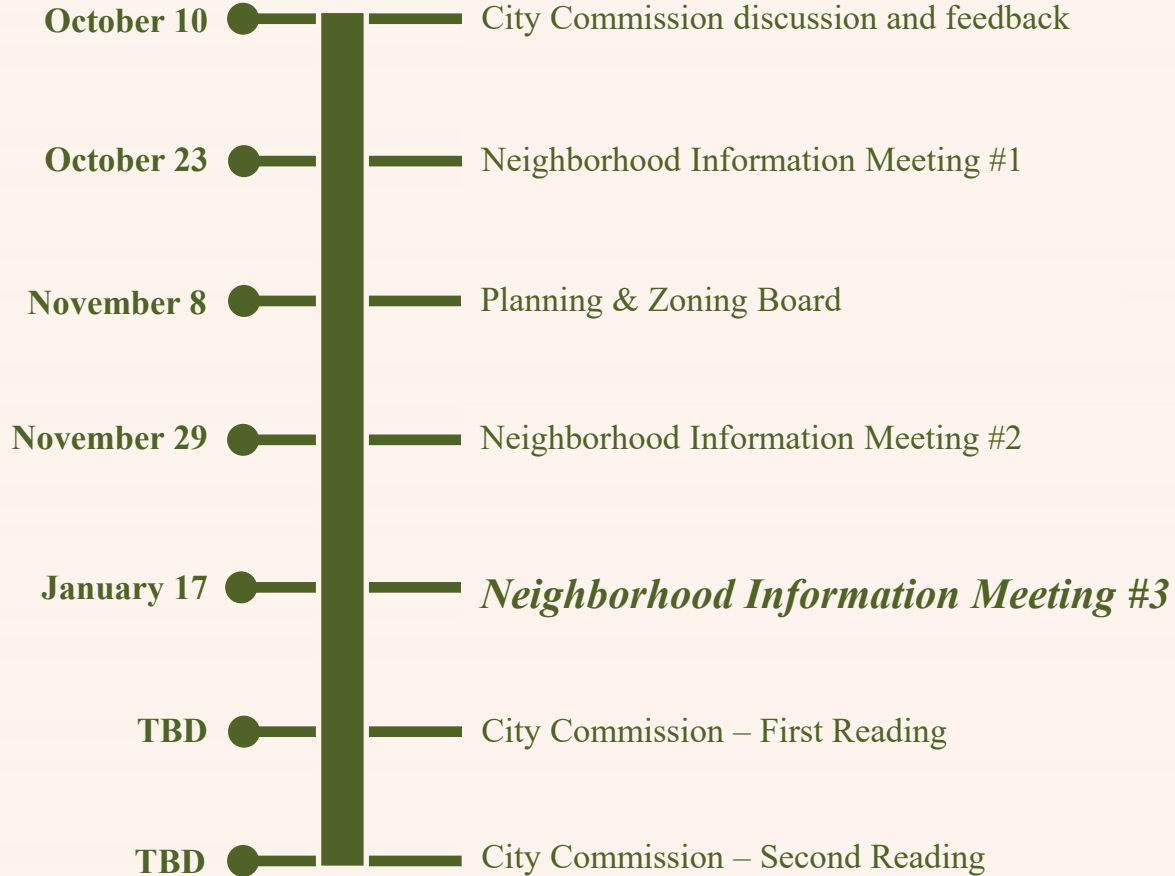


A large, well-maintained green lawn in front of a modern white building with palm trees and other vegetation. The scene is bright and sunny, with shadows cast across the grass. The building has a clean, architectural style with large windows and a balcony. The foreground is filled with lush green plants and ferns. The overall atmosphere is welcoming and serene.

Welcome!

PROCESS



[Home](#) > Central Business District Open Space Incentive Program

Central Business District Open Space Incentive Program



The Central Business District (CBD) area is bounded by Navarre Street on the north, Douglas Road on the east, Almeria Street on the south and Lejeune Road on the west. This central part of Coral Gables lacks quality open space on the ground level - the small handful of parks and urban open spaces totals approximately just half an acre throughout the entire CBD.

Existing Conditions in the Central Business District

Current Conditions

The purpose of the CBD is to provide the continuance and enhancement of the downtown as the functional and symbolic center of the city. The district was established to maintain the aesthetic and urban character of Downtown Coral Gables, promote pedestrian activities through appropriate densities and mixed use, and protect property values through quality control.

For the past couple of decades, the city has been focusing on the public realm - parks, boulevards, streets, pedestrian passages - within the downtown. Many recent mixed-use developments support a walkable and pedestrian environment but are not incentivized to include spaces that encourage people to congregate and interact.

Hardscapes of pavers are the predominant feature of open space in downtown Coral Gables. The placement of trees and other shade structures near streets, vegetation, water and furniture are features that are lacking throughout the city's urban core.

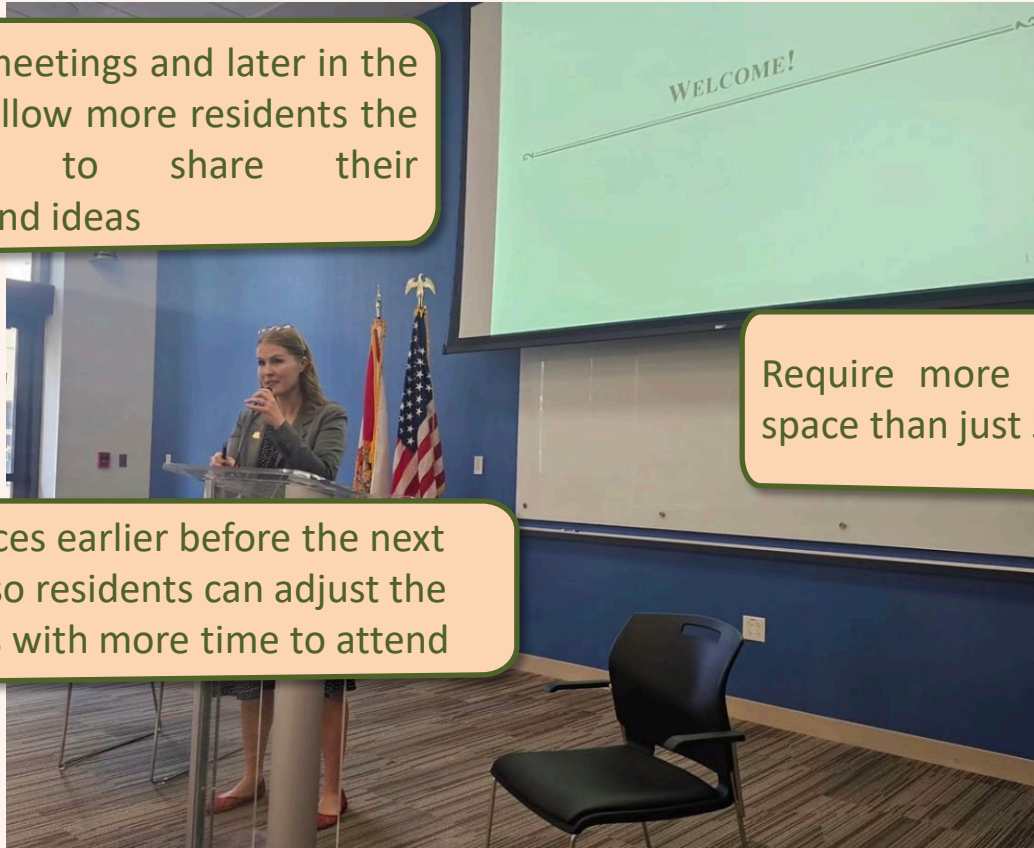
Below are a series of photographs that include the existing open space conditions:

MEETING #1 – PUBLIC FEEDBACK

Host more meetings and later in the evening to allow more residents the opportunity to share their comments and ideas

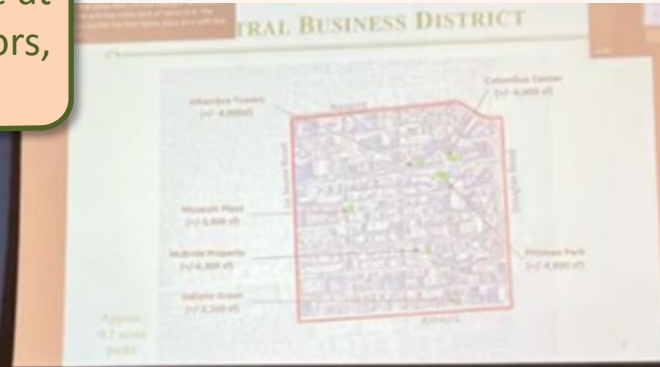
Require more open space than just 5%

Mail notices earlier before the next meeting so residents can adjust the schedules with more time to attend



MEETING #2 – PUBLIC FEEDBACK

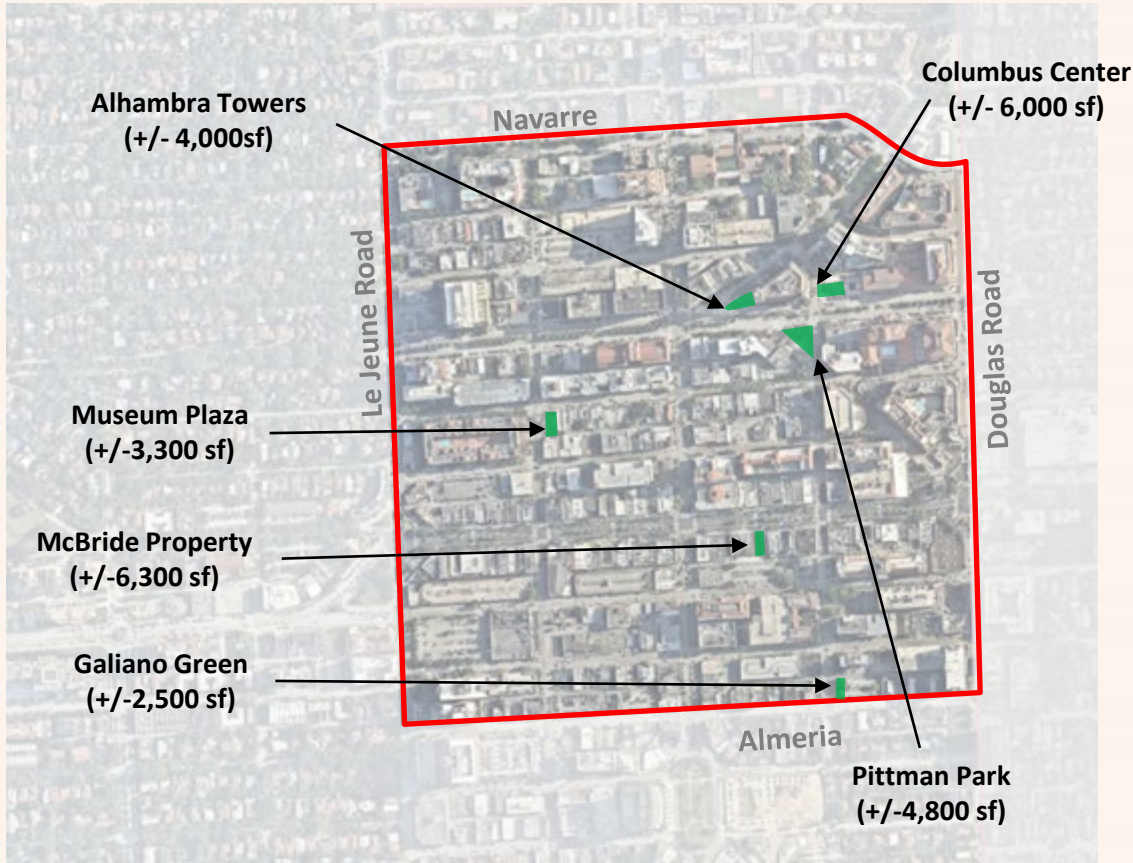
Landscaped open space should be at intersection points and corridors, and not in the middle of blocks



It would be helpful for residents to visualize landscaped open space through master plans and renderings

Analyze converting parking lots into landscaped open green space

CENTRAL BUSINESS DISTRICT



Approx. 0.5
acres parks

CENTRAL BUSINESS DISTRICT

2

2



Current minimum open space requirements



Columbus Center in the CBD

THE VISION

2

2

How can the City acquire more of this type of shaded and landscaped open space?



A SHARED VISION

2

2



Bryant Park, New York

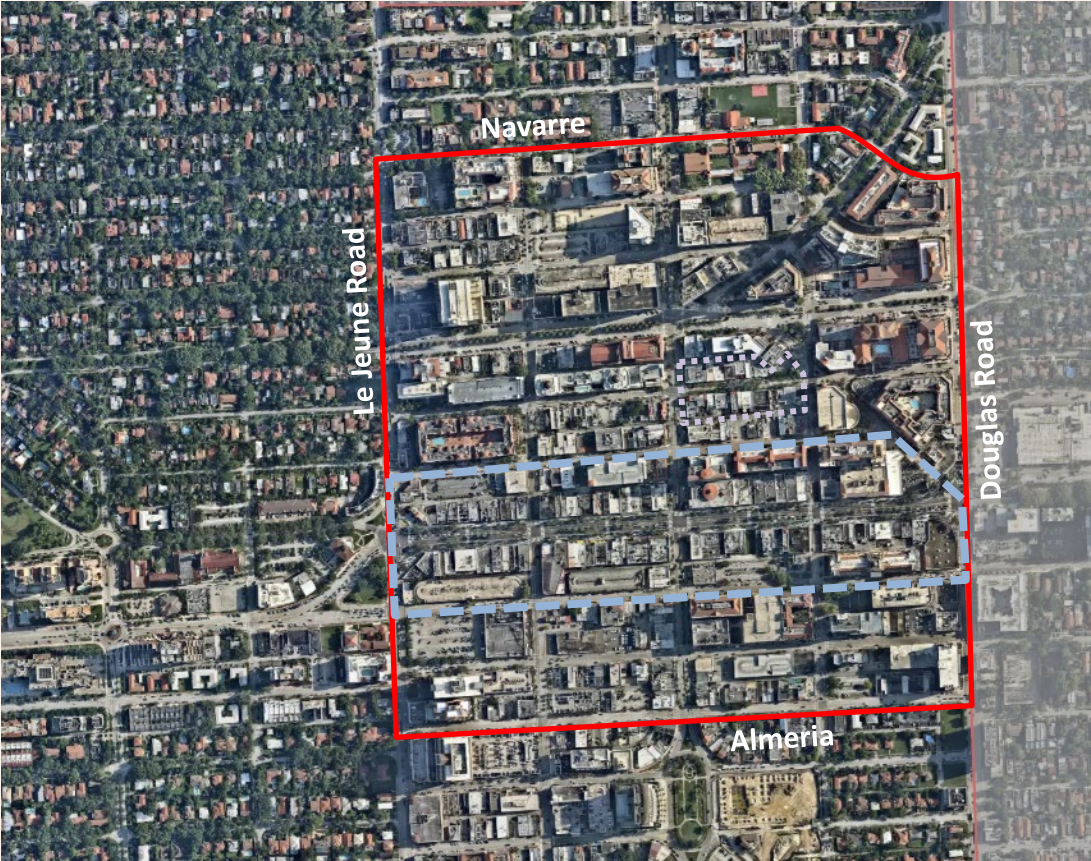


The Pearl, San Antonio

CENTRAL BUSINESS DISTRICT

2

2



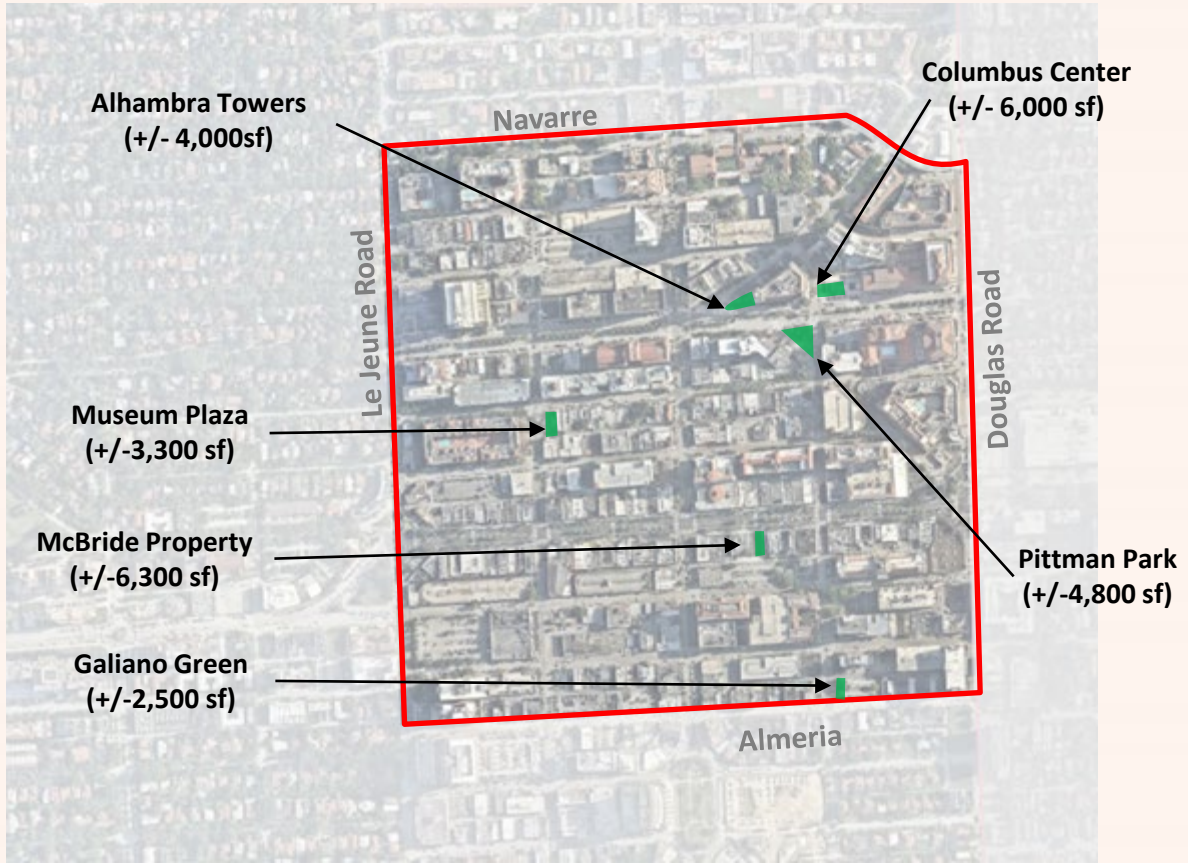
CENTRAL BUSINESS DISTRICT

2

2



CENTRAL BUSINESS DISTRICT



Approx.
0.5 acres
parks

HOW CAN THE CITY INCENTIVIZE THE
ACQUISITION AND OWNERSHIP OF
MORE **GREEN OPEN SPACE**
IN OUR CENTRAL BUSINESS DISTRICT?

CBD OPEN SPACE INCENTIVE PROGRAM

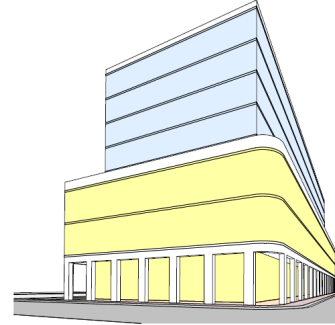
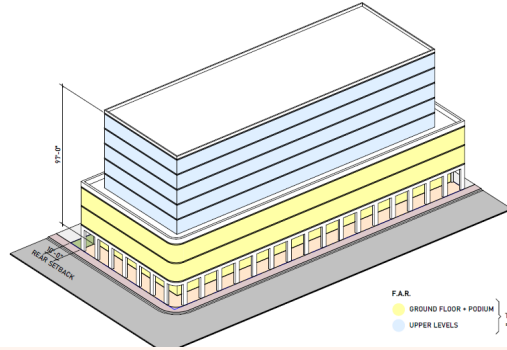
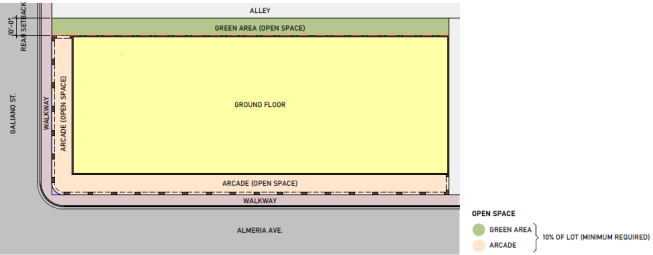


MX2 zoning (approx. 40 acres) within the Central Business District (CBD)

CBD OPEN SPACE INCENTIVE PROGRAM

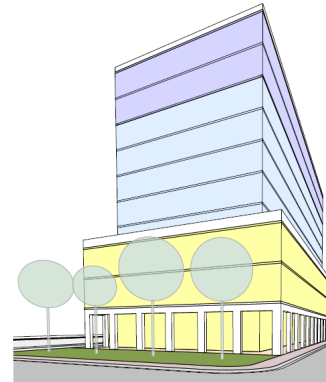
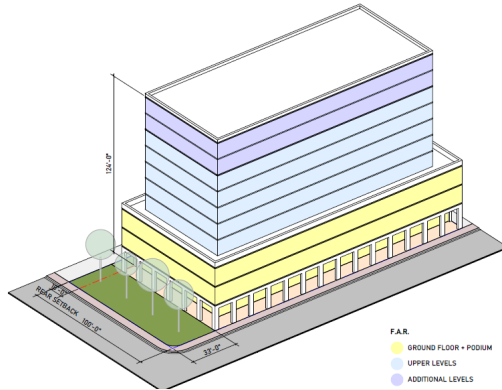
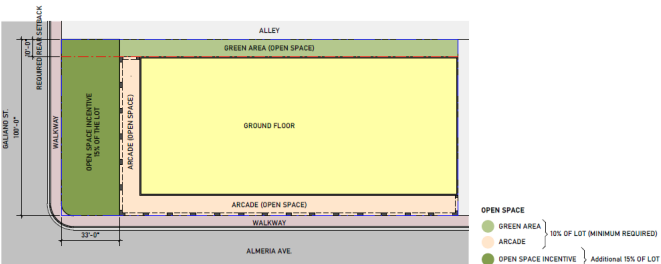


Current Open Space Requirements



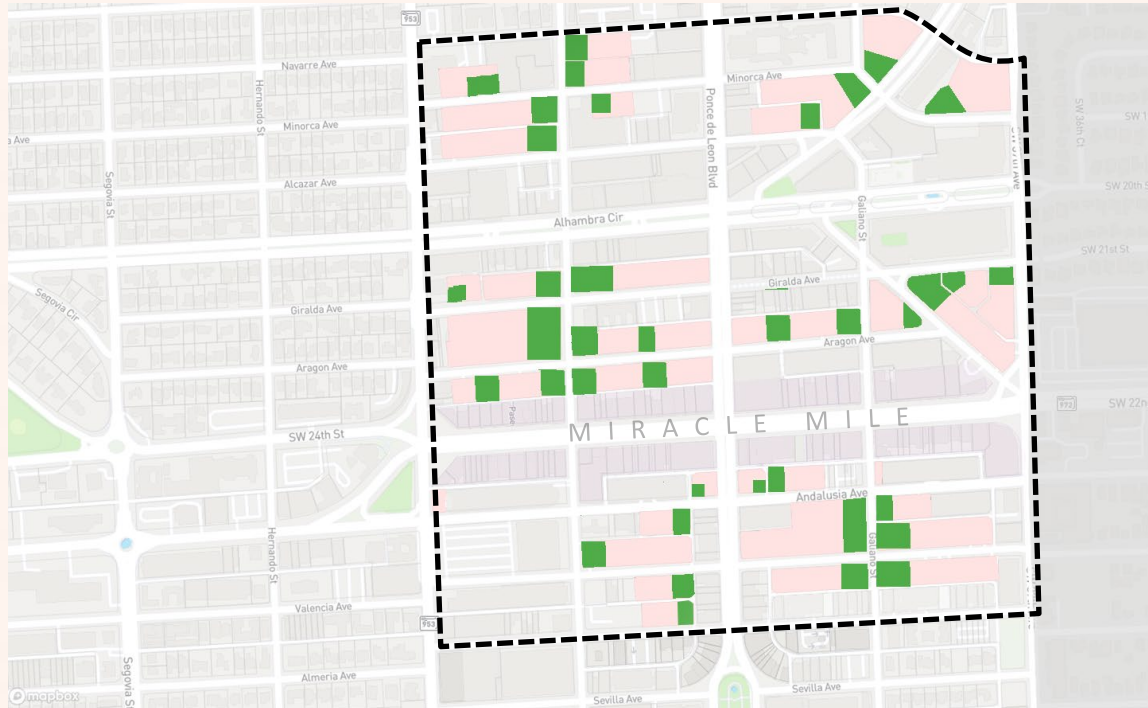
F.A.R.
 ● GROUND FLOOR + PODIUM } TOTAL F.A.R. REMAIN THE SAME
 ● UPPER LEVELS } + 3.5 X LOT SIZE (MED BONUS II)

CBD Open Space Incentive



F.A.R.
 ● GROUND FLOOR + PODIUM } TOTAL F.A.R. REMAIN THE SAME
 ● UPPER LEVELS } + 3.5 X LOT SIZE (MED BONUS II)
 ● ADDITIONAL LEVELS }

CBD OPEN SPACE INCENTIVE PROGRAM



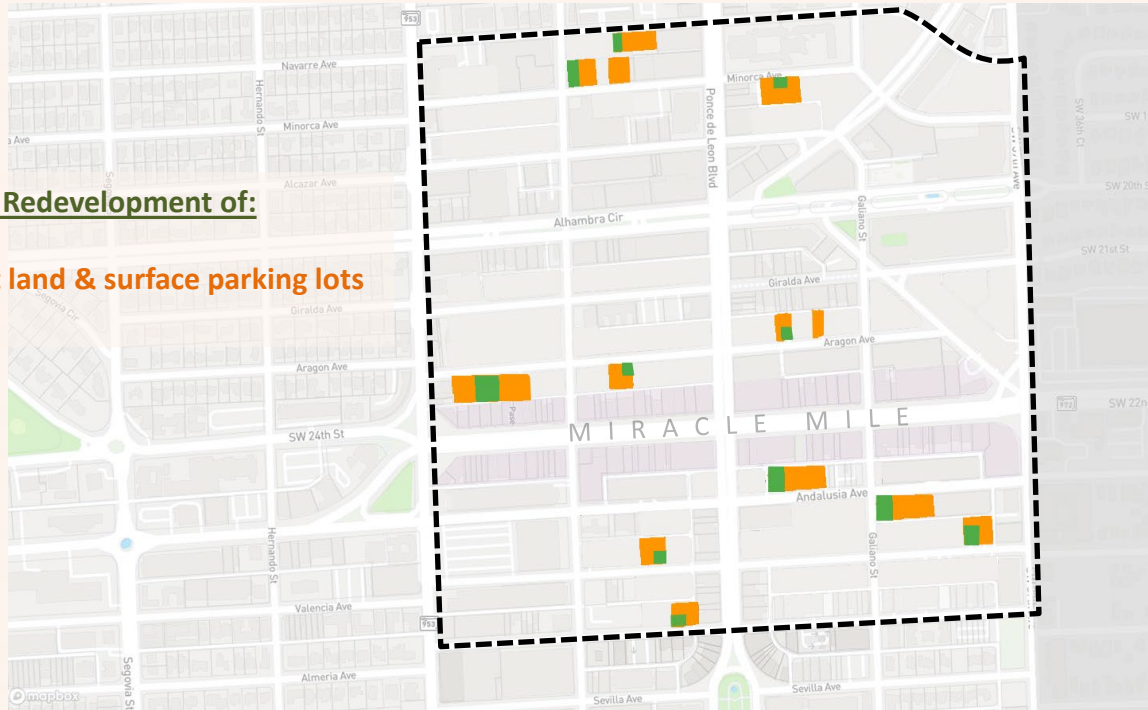
15% of the current 40 ac MX2-zoned properties could allow: **6 acres of green open space** in downtown

CBD OPEN SPACE INCENTIVE PROGRAM



Potential Redevelopment of:

- Vacant land & surface parking lots

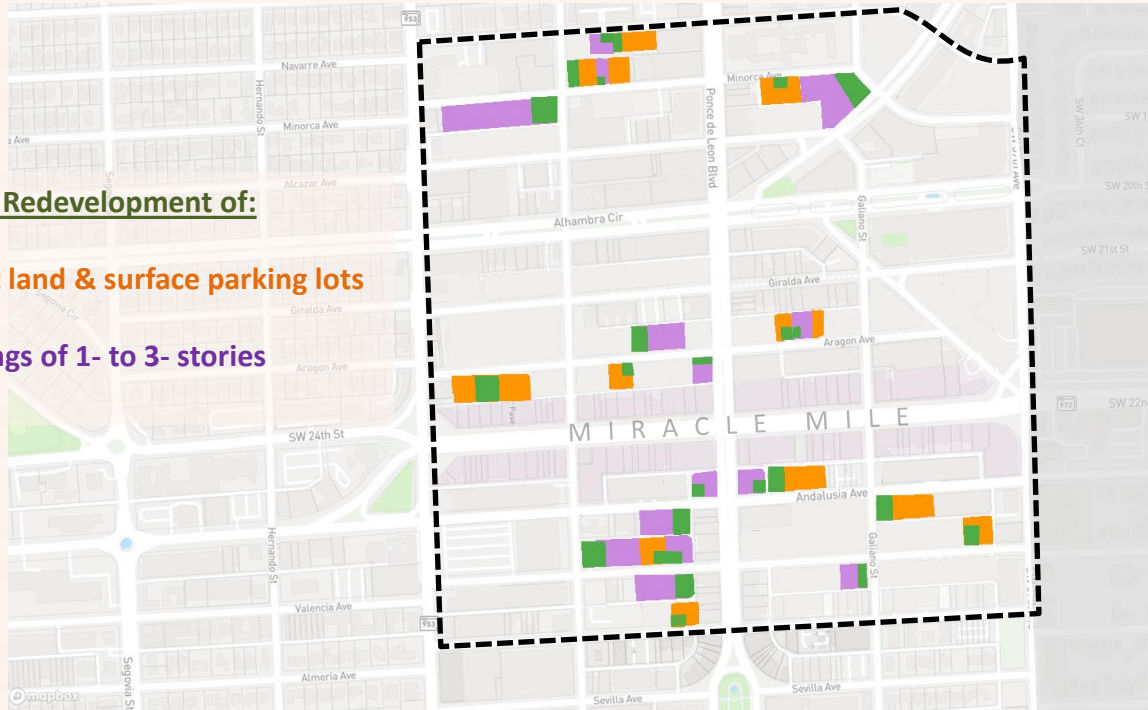


CBD OPEN SPACE INCENTIVE PROGRAM



Potential Redevelopment of:

- Vacant land & surface parking lots
- Buildings of 1- to 3- stories

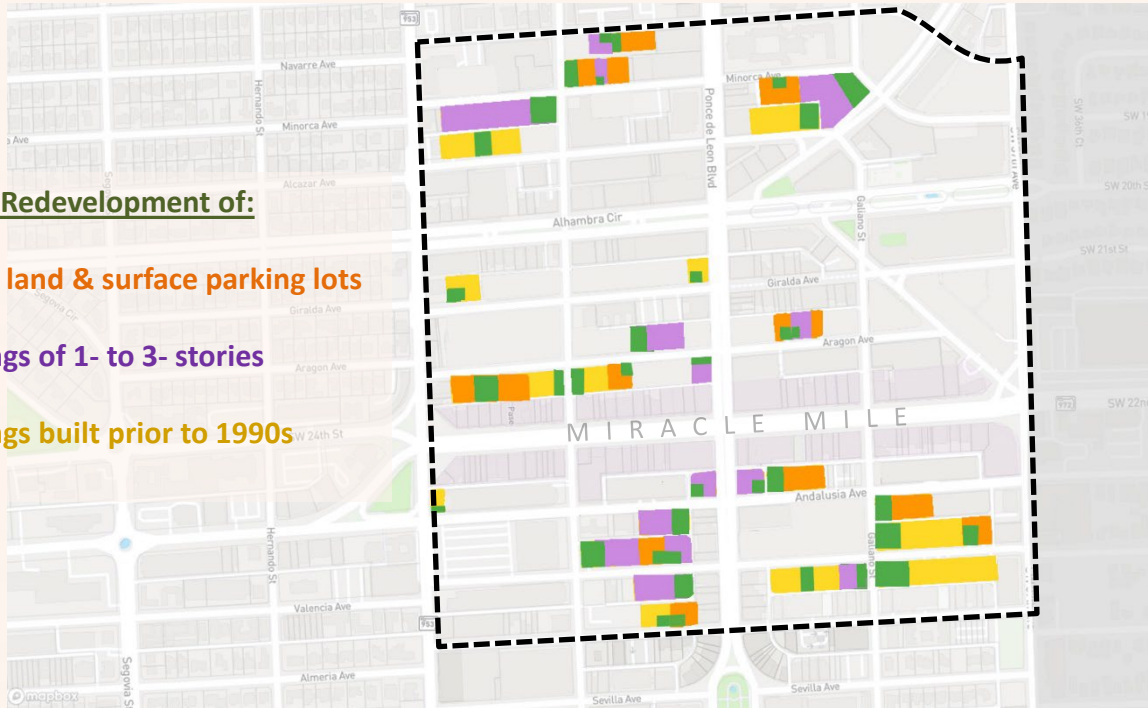


CBD OPEN SPACE INCENTIVE PROGRAM



Potential Redevelopment of:

- Vacant land & surface parking lots
- Buildings of 1- to 3- stories
- Buildings built prior to 1990s

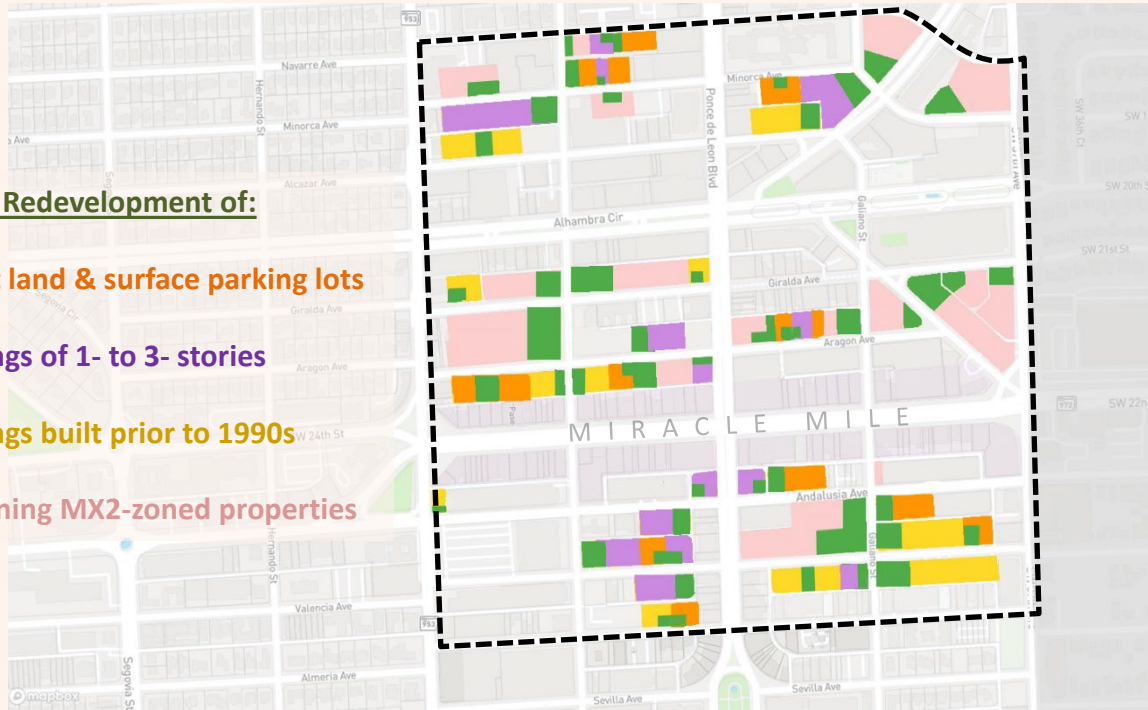


CBD OPEN SPACE INCENTIVE PROGRAM



Potential Redevelopment of:

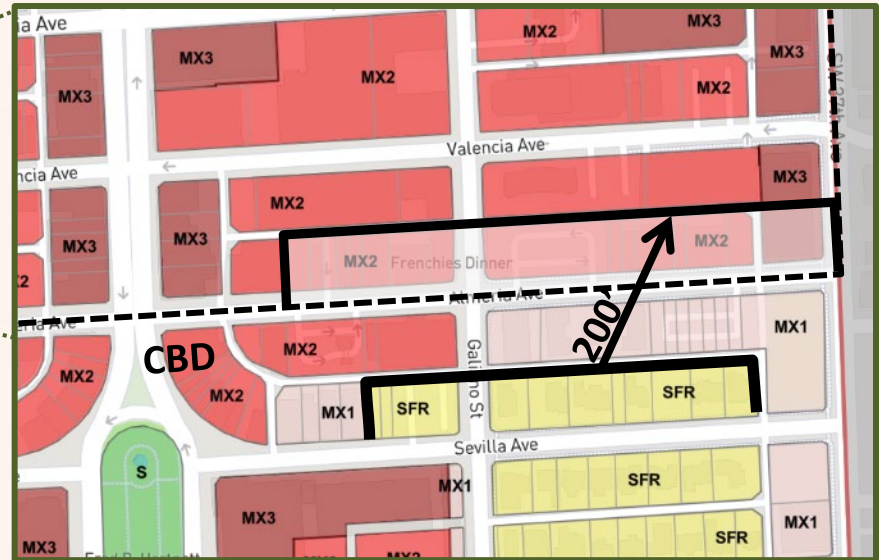
- Vacant land & surface parking lots
- Buildings of 1- to 3- stories
- Buildings built prior to 1990s
- Remaining MX2-zoned properties



CBD OPEN SPACE INCENTIVE PROGRAM



- Limited to **MX2 zoning** within the Central Business District (CBD)
- Prohibited within **200'** of **Single-Family Residential (SFR)** zoning
- Limited to **share a property line** with only **MX2 or MX3** zoning
- Prohibited on **Miracle Mile**



Additional **15%** and minimum of **5,000sf** of landscaped open to be conveyed to the City, for a max height of **124'-0"** located along the alley, including **Mediterranean Style Bonus**

CBD OPEN SPACE INCENTIVE PROGRAM



Prominent and City-owned

Width no less than 1/3 of length

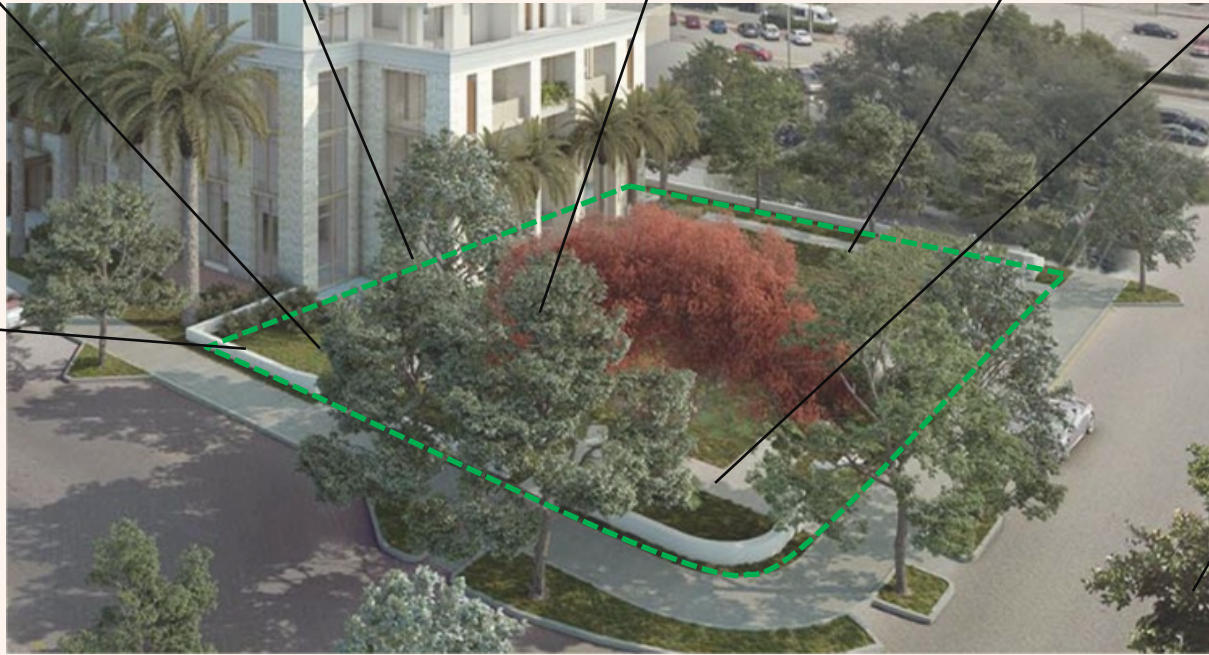
50% min. open space with shade trees

Pedestrian amenities

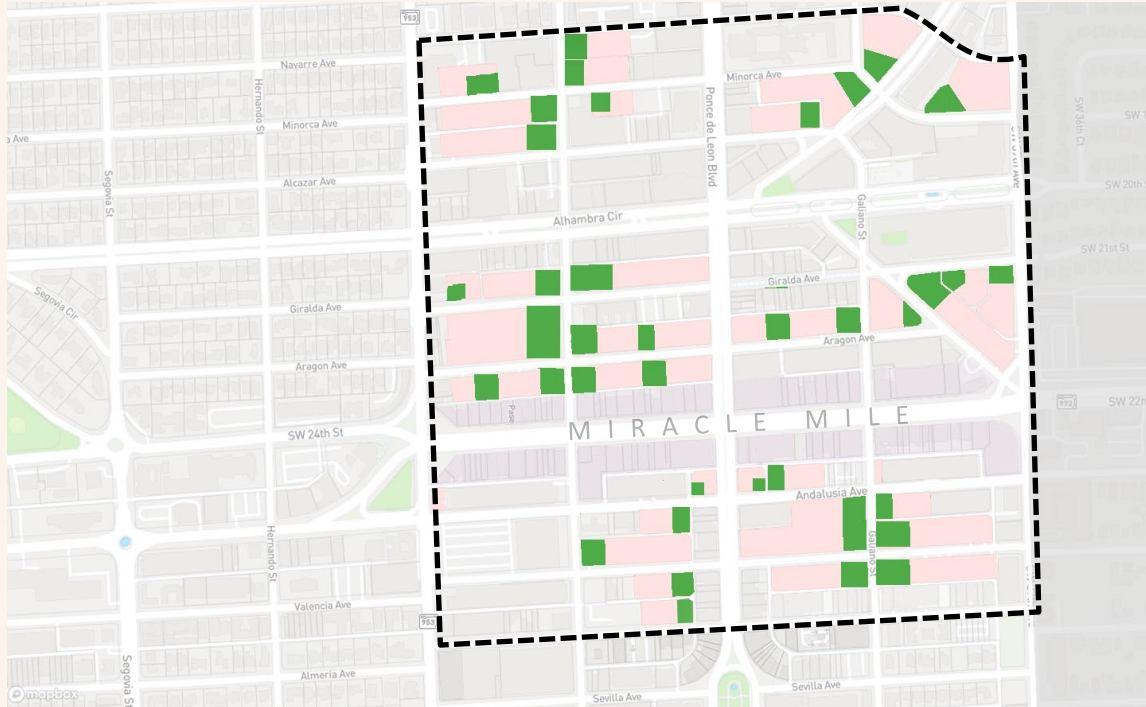
20% max hardscape

5,000sf minimum

Improve both sides of abutting streets



CBD OPEN SPACE INCENTIVE PROGRAM



Potential open space of **6 acres** and a market value of over **\$100 million**

**FREQUENTLY ASKED QUESTIONS WE'VE
RECEIVED DURING THIS PROCESS:**

FAQS

Will the proposed CBD open space program be required?

No, it's an incentive program and completely optional.

How much open space would a property be required to provide?

15%, in addition to the current 10% open space; or a minimum of 25% open space total.

What MX2 properties benefit from the proposed CBD open space program?

Large properties (20,000+ sq ft) to accommodate more landscaped open space

Are FAR or density impacted by the CBD open space program?

No, Floor Area Ratio (FAR) of 3.5 and density would still apply

Could the proposed CBD open space program strain city infrastructure?

No, the amount of development or square footage is not affected by the proposed legislation. Each proposed development will be reviewed to meet the concurrency requirements.

WHAT ARE THE NEXT STEPS?

PROCESS



SHARE YOUR IDEAS, FEEDBACK, AND COMMENTS



Online: www.coralgables.com/CBDopenspace

Email: planning@coralgables.com

Phone: 305-460-5211

In-person: Participate in upcoming public meetings