

# COMMUNITY DESIGN ELEMENT

## Introduction

The introduction of the Community Design Element to the Village of El Portal’s Comprehensive Plan is meant to provide quality design principles that promote architectural and design excellence in buildings, landscape, open space, and public space while preserving and promoting the Village’s scale and character. The goal, objectives and policies promote common design objectives that maintain the neighborhood form and character while promoting design excellence and creative infill development solutions.

## Goals, Objectives, and Policies

**Goal 1** Maintain the Village of El Portal as a resilient, attractive and livable municipality.

**Objective 1.1** Promote high-quality urban design and planning that is safe, dynamic, functional, and attractive.

Policy 1.1.1 Promote the design of public realm improvements, pedestrian amenities, and creation of public open spaces that are consistent with the established historic and cultural fabric of the Village.

Policy 1.1.2 Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.

Policy 1.1.3 Avoid blank walls and backs of buildings from facing public spaces.

Policy 1.1.4 Encourage new development along NE 2<sup>nd</sup> Avenue and east of the railroad tracks that integrates and creates better access to amenities or non-residential uses for the Village residents.

Policy 1.1.5 Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs. Discourage the proliferation of temporary signage, such as advertising and political signs, in inappropriate areas of the City, and establish a program for the prompt removal of illegal signage from public spaces and rights-of-way.

Policy 1.1.6 Coordinate with other local governmental agencies to ensure design of public projects are compatible with surrounding communities.

**Objective 1.2** Promote high-quality creative design that preserves the Village’s traditional architectural style and character and compatibility with

surrounding development.

- Policy 1.2.1 Create design guidelines to sharpen the character and authenticity of the Village that may be used to inform the Village Council, other decision makers, developers, and residents how to create development that contributes to the Village's identity.
- Policy 1.2.2 Incorporate design guidelines and review processes that ensure high-quality designs that are compliant, consistent, and compatible with the Village's existing character.
- Policy 1.2.3 Continue effort to recognize home designs that contribute positively to the Village's existing character.
- Policy 1.2.4 Encourage projects that are designed consistent with the Village's historic architectural character in balance with contemporary architecture.
- Policy 1.2.5 Pursue the preservation of historic homes that retain their historic and architectural integrity by coordinating with the Miami-Dade County Office of Historic Preservation.
- Policy 1.2.6 Require that private development and public projects are designed consistent with the Village's unique character in balance with contemporary architecture.
- Policy 1.2.7 Encourage civic architecture for future civic buildings and open spaces that promote a sense of place and preserve the Village's identity.
- Objective 1.3** Create a complete network of multimodal streets.
- Policy 1.3.1 Design a street master plan that reshapes streets in favor of pedestrians, cyclists, and bus riders over vehicles without reducing the overall level of service.
- Policy 1.3.2 Design streets in a way that permits accessibility to all users.
- Policy 1.3.3 Ensure mobility and connectivity to users of all different modes of transportation to move easily within the neighborhood.
- Policy 1.3.4 Ensure accessibility and connectivity to annexed area east of the railroad tracks.
- Policy 1.3.5 Include considerations for regional connectivity to the Village of El Portal.

- Policy 1.3.6                    Consider guidelines from the Miami-Dade County Aesthetic Master Plan and Urban Design Manual where applicable to new and existing gateways, corridors and civic facilities.
- Objective 1.4**                Encourage public engagement and community involvement when designing and approving either developments or enhancements to the public realm.
- Policy 1.4.1                    Provide the opportunity for residents to attend public hearings, workshops charrettes.
- Policy 1.4.2                    Engage residents who unable to attend community events in person with online tools.