

# EXECUTIVE SUMMARY

The November 2006 Surfside Public Charrette process resulted in a number of clear mandates for moving the town forward in a coherent and well-structured framework. Key concerns and specific recommendations focused on a few critical areas, listed at the right side of this page, and the recommendations offered reflected both the clearly articulated interests of the community, as well as the collective experience and expertise of the consultant team.

Specific recommendations for the key subject areas are as follows:

## Traffic

Implement incremental traffic calming initiative, aimed at reducing immediate impacts and documenting a credible basis for additional actions, as warranted.

Pursue objective of reverting the one-way pair of Harding and Collins Avenues to their historic two-way flow, and institute road diet strategies and other thoroughfare improvement programs.

Implement a comprehensive community-wide streetscape improvement program to create safer, more attractive streets that promote walking and enhance the value and livability of Surfside.

## Downtown Commercial and Tourism District

Institute major streetscape improvement program based upon proposed reconfiguration of Harding Avenue to two lane, two way traffic flow. Implement comprehensive parking management program.

Fund and build new parking decks to support and encourage infill and redevelopment of new mixed-use projects.

Create new mixed-use zoning incentives to enable and encourage the creation of new outdoor parks and plazas in the downtown core and establish a greater “sense of place.”

Implement new zoning tools to encourage and incentivise new mixed-use development in the downtown core, that respects the existing character and scale of the community, while improving the town’s tax base and financial viability.

## Parks and Recreation

Create a pedestrian and bicycle network that links the Town’s parks, recreational and natural amenities into an “emerald necklace.”

Create safer play environments for Surfside’s families.

Improve/enhance existing parks and under-utilized public properties to dramatically increase the number and quality of parks and open space within the community.

Develop an effective strategy for consolidating and relocating existing recreational facilities to improve access and convenience for the majority of Surfside’s residents.

## Architecture and Form-Based Codes

Develop and implement Form-Based Codes and Regulations that will protect and enhance Surfside’s unique character and charm, while providing reasonable predictability for investors and homeowners alike.

Identify architectural styles that are appropriate to Surfside and which reflect the traditions of the community.

## Landscape Regulations

Create landscape regulations that promote appropriate and sustainable plant species, native or acclimatized to the area.

Utilize new landscape code to encourage a more coherent and attractive appearance to the community.

Plant shade trees along all thoroughfares to improve the pedestrian environment to promote walkability.

Consciously design landscape codes to promote safety and encourage neighborliness.

## KEY ISSUES

- TRAFFIC-RELATED ISSUES
- DOWNTOWN COMMERCIAL & TOURISM
- COMMUNITY FACILITIES & CIVIC AMENITIES
- PARKS & RECREATION
- ARCHITECTURE & FORM-BASED CODES
- LANDSCAPE REGULATIONS
- IMPLEMENTATION STRATEGY/NEXT STEPS

*The Executive Summary is deliberately located here, at the end of the charrette process and conceptual design sections of this document, to focus on the specific recommendations that came out of the public-participatory master planning and visioning event which took place in Surfside, in November, 2006, and which follows.*

*Nonetheless, it is important to reemphasize that, even though a great deal of the material in this document went through substantial additional scrutiny and refinement, post-charrette, based upon the collective expertise of the consultant team, and subsequent follow-on consideration regarding the practical merits of the proposals contained herein, all of the work in this document was informed, both initially, and continuously, by the ongoing input of the community and its representatives.*