

# MCHARRYASSOCIATES

## INITIAL MEETING WITH COMMUNITY LEADERS TO REVIEW DESIGN FOR ARMBRISTER PARK COMMUNITY CENTER

### MEETING AGENDA

**Project Title:** B-193512 Armbrister Park Community Center  
**Meeting Date:** 03.17.2021  
**Time:** 6:00Pm  
**Meeting Location:** [Join Microsoft Teams Meeting](#) #

**Client:** City of Miami  
**Architect:** MC Harry and Associates

---

#### PURPOSE

This meeting is convened by the City of Miami, D2 Commissioner Ken Russell, the Department of Parks and Recreation, and the Office of Capital Improvements (OCI) to review the Armbrister Park Community Center design plans with Community Leaders.

#### 1. Welcome

- a. Introduction of Meeting Attendees
- b. Consent to Record Meeting

#### 2. Introduction

- a. The Goal for this Meeting
  - i. To present schematic design to community leaders for comments
  - ii. These comments will be incorporate for next meeting with community
- b. The Project
  - i. Scope/Program

#### 3. Presentation of the Schematic Design

- a. Site Plan
- b. Floor Plans
- c. Elevations
- d. Sections
- e. Perspectives

#### 4. Discussion

- a. We welcome your questions and comments

#### 5. Next Meeting Date

- a. Set date to meet with the community

#### 6. Adjournment

#### END OF MEETING

Minutes will be provided within a week of this meeting.

SCHEMATIC DESIGN PRESENTATION

# ARMBRISTER PARK COMMUNITY CENTER

PROJECT NO. B-193512

4000 GRAND AVENUE  
MIAMI, FL 33133

MARCH 2, 2021



**CITY OF MIAMI**  
OFFICE OF CAPITAL IMPROVEMENTS  
444 S.W. 2ND AVENUE, 8TH FLOOR  
MIAMI, FL 33130



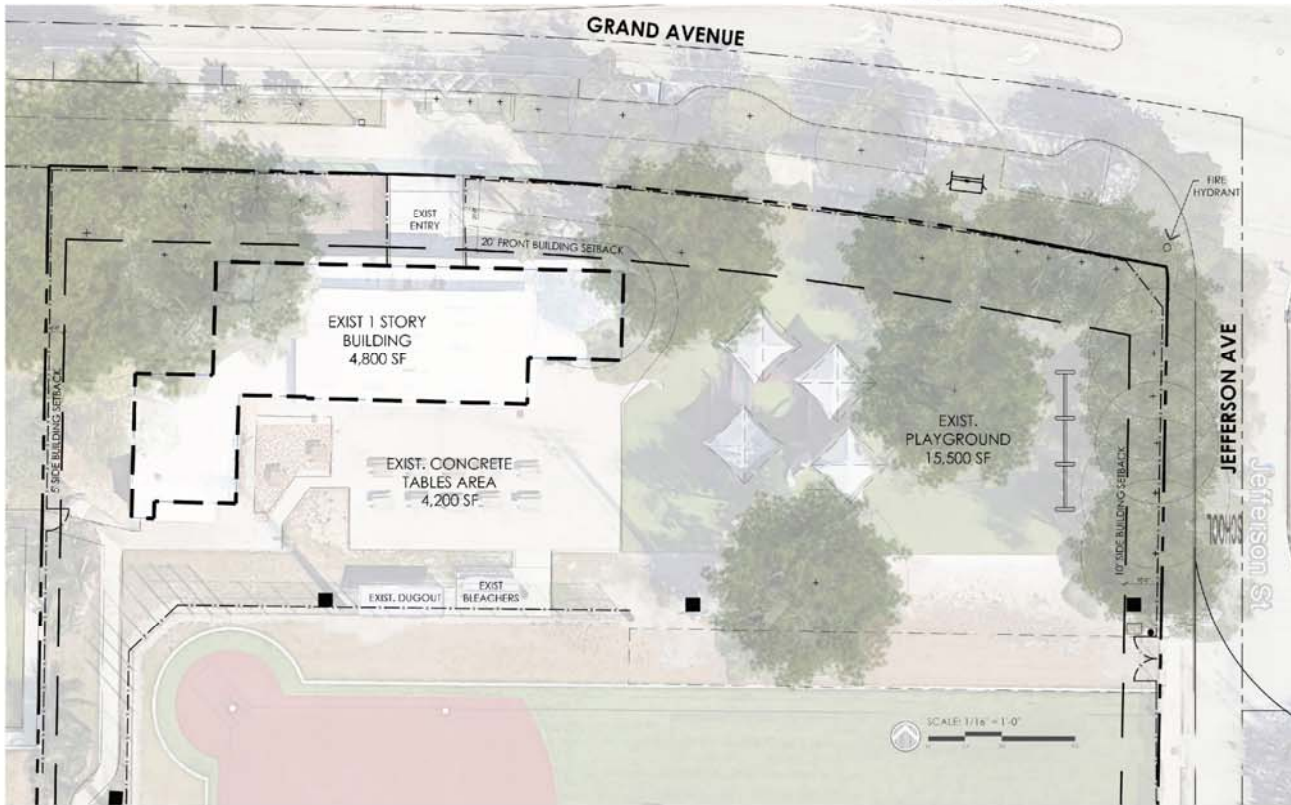
## MCHARRY ASSOCIATES

ARCHITECTURE • PLANNING • INTERIOR DESIGN

2780 SW Douglas Road, Suite 302 Miami, Florida 33133  
ph305.445.3765 fax 305.446.9805

AAC000986  
www.mcharry.com

DECEMBER 7 2020



SITE LOCATION: 4000 GRAND AVENUE, MIAMI, FL 331310



VIEW OF EXISTING FRONT COMMUNITY CENTER FROM GRAND AVENUE

Esther Mae Armbrister Park is a 4.4-acre City of Miami Park located at 4000 Grand Avenue, Miami, FL 33133 in the Coconut Grove neighborhood. The park has amenities that include an existing community center, baseball field, football field, tennis courts\*, basketball courts\*, playground, and exercise equipment, among others.

## EXISTING CONDITIONS



# MIAMI 21 ZONING EXCERPTS

## A.2. VILLAGE WEST ISLAND DISTRICT AND CHARLES AVENUE (NCD-2)

2.2 Intent  
 Village West Island District is of special and substantial public interest due to the unique role of Grand Avenue and Douglas Road as the "Main Streets" for the surrounding Village West Island District Community and the unique Caribbean and Bahamian character and heritage of the Village West Island District in general. On Charles Avenue this NCD-2 will help define the uses and designs of buildings and help maintain the scale and character of the existing neighborhood. Both Village Island West and Charles Avenue illustrate the incomparable legacy of the African-American community to the City of Miami. The intent of NCD-2 is to identify and recognize this historical significance; to promote gateways, gathering places and activities corresponding to its culture and heritage; to compliment the character of the entire community and promote the history of the Island District; and to promote its successful revitalization and restoration.



NCD-2 BOUNDARY & STREETS DEFINING MIXED USE CULTURAL DISTRICT



HISTORIC COCONUT GROVE HOME WITHIN NCD-2, MARIAH BROWN HOUSE



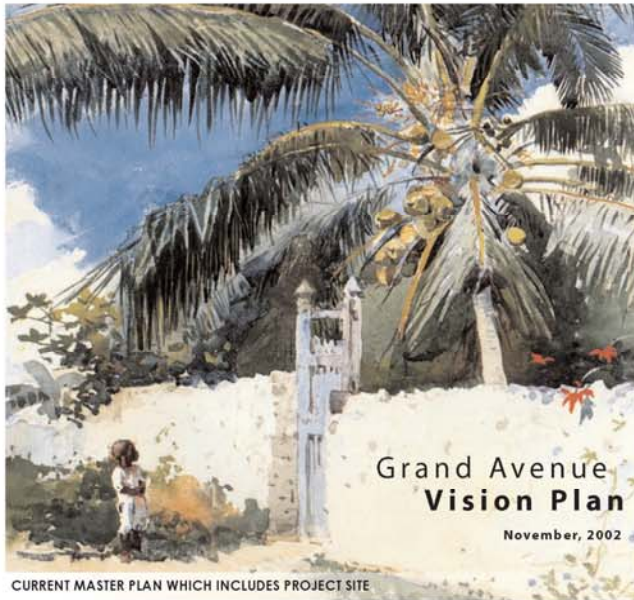
HISTORIC EFW STIRRUP HOME, COCONUT GROVE



NEW HOUSING ALONG GRAND AVENUE



HISTORIC HOUSING ALONG GRAND AVENUE



CURRENT MASTER PLAN WHICH INCLUDES PROJECT SITE

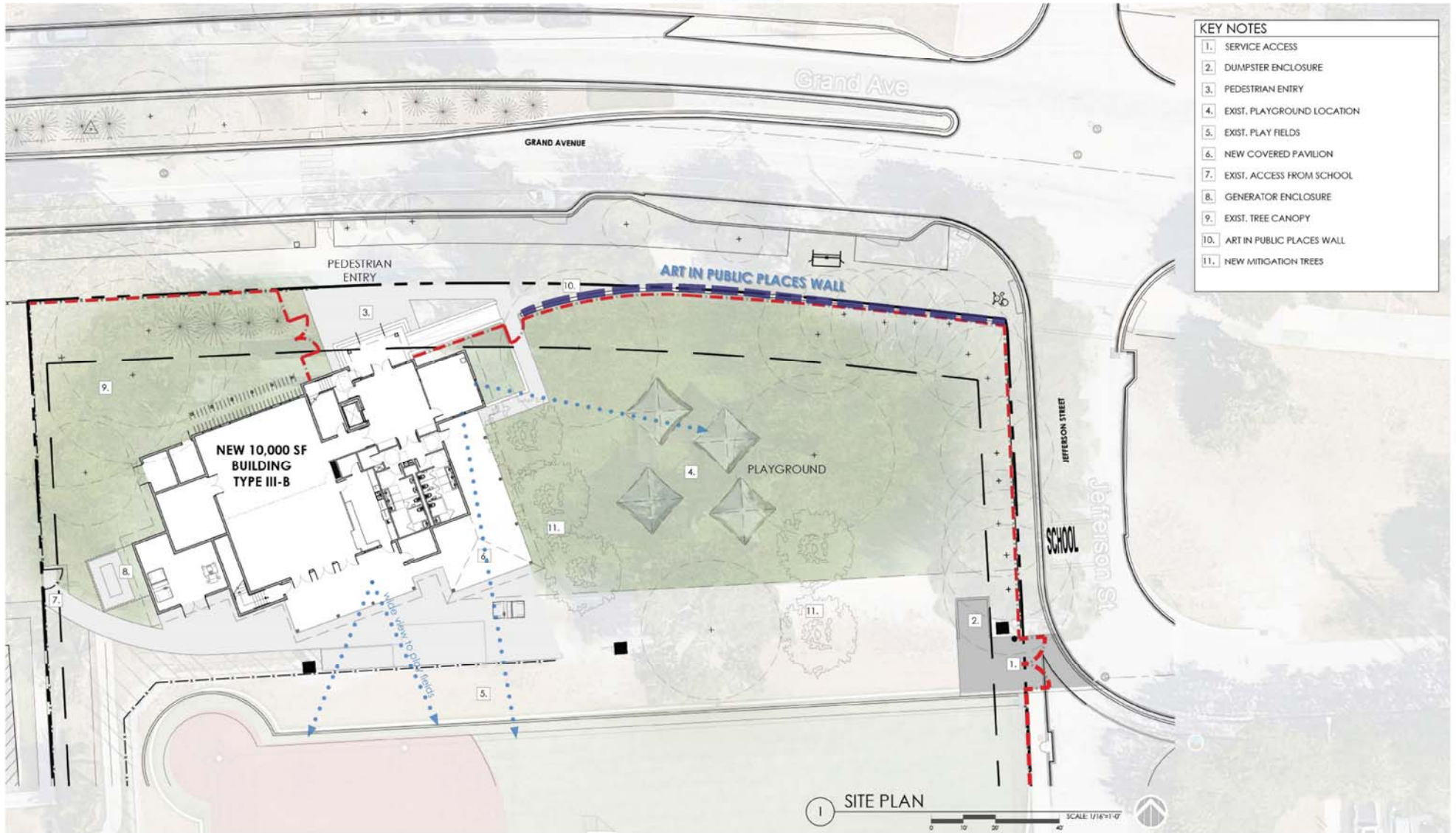
ELEMENTS OF CARIBBEAN ARCHITECTURE				
TYPOLOGIES				
ROOFS				
EXTERNAL BUILDING WALL MATERIAL				
FENCES				

EXCERPT FROM VILLAGE WEST ISLAND DESIGN GUIDELINES

# NEIGHBORHOOD CONSERVATION DISTRICT & NEIGHBORHOOD DESIGN GUIDELINES



DECEMBER 7 2020



KEY NOTES	
1.	SERVICE ACCESS
2.	DUMPSTER ENCLOSURE
3.	PEDESTRIAN ENTRY
4.	EXIST. PLAYGROUND LOCATION
5.	EXIST. PLAY FIELDS
6.	NEW COVERED PAVILION
7.	EXIST. ACCESS FROM SCHOOL
8.	GENERATOR ENCLOSURE
9.	EXIST. TREE CANOPY
10.	ART IN PUBLIC PLACES WALL
11.	NEW MITIGATION TREES

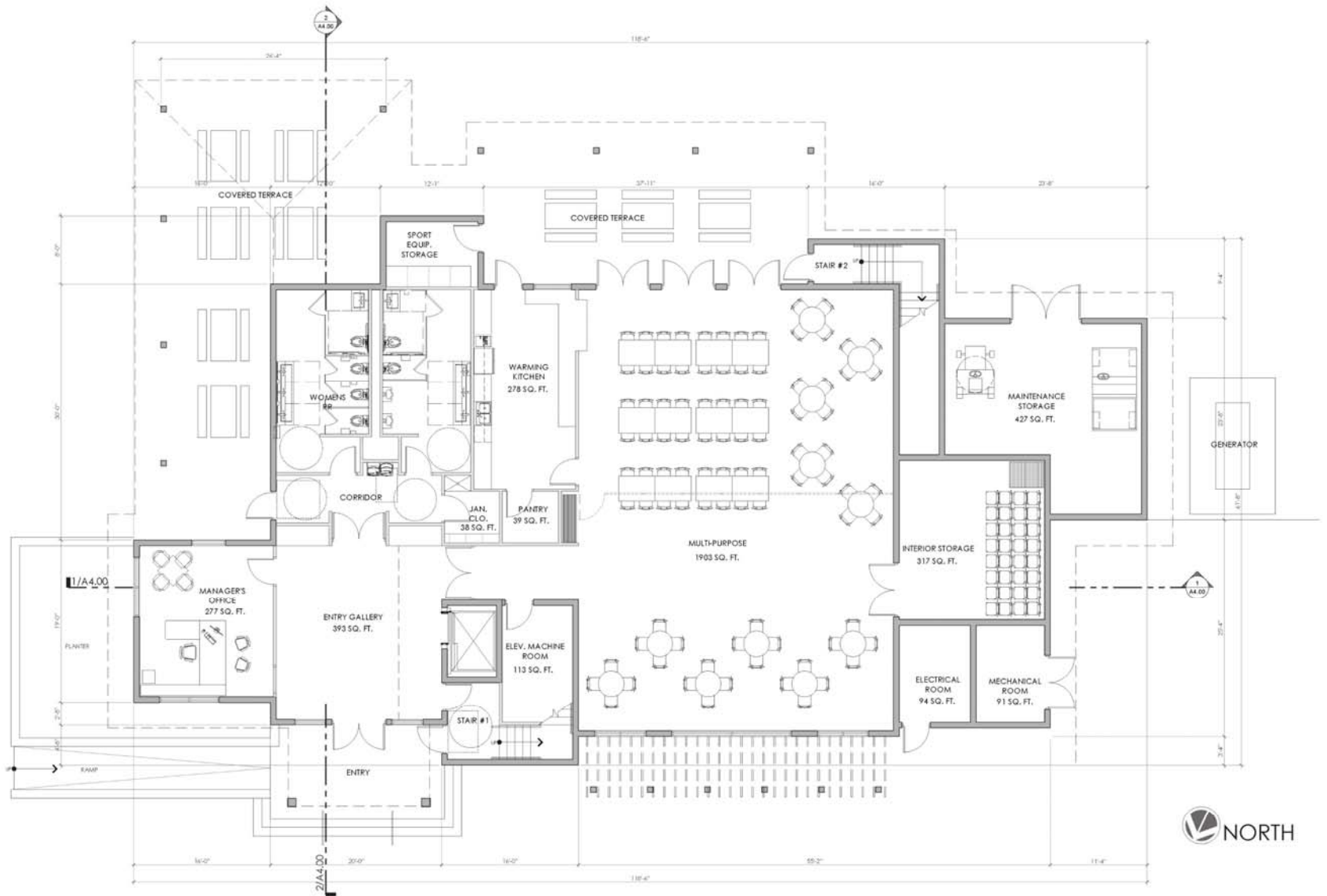
1 SITE PLAN SCALE 1/16"=1'-0"



DECEMBER 7 2020



DECEMBER 7 2020



# GROUND FLOOR PLAN

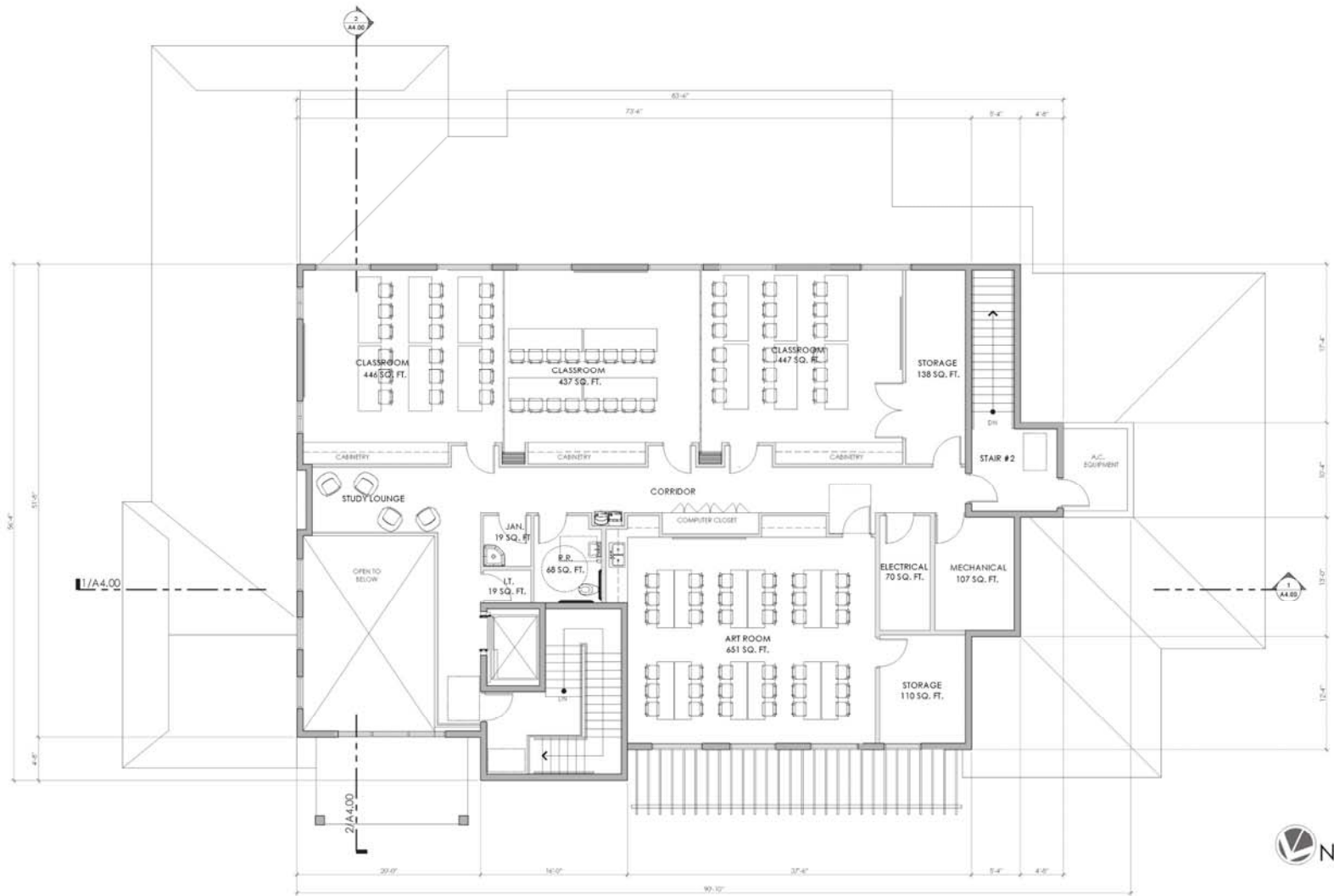


CITY OF MIAMI  
ARMBRISTER PARK  
COMMUNITY CENTER

MC HARRY AND ASSOCIATES  
WWW.MCHARRY.COM



DECEMBER 7 2020



## SECOND FLOOR PLAN



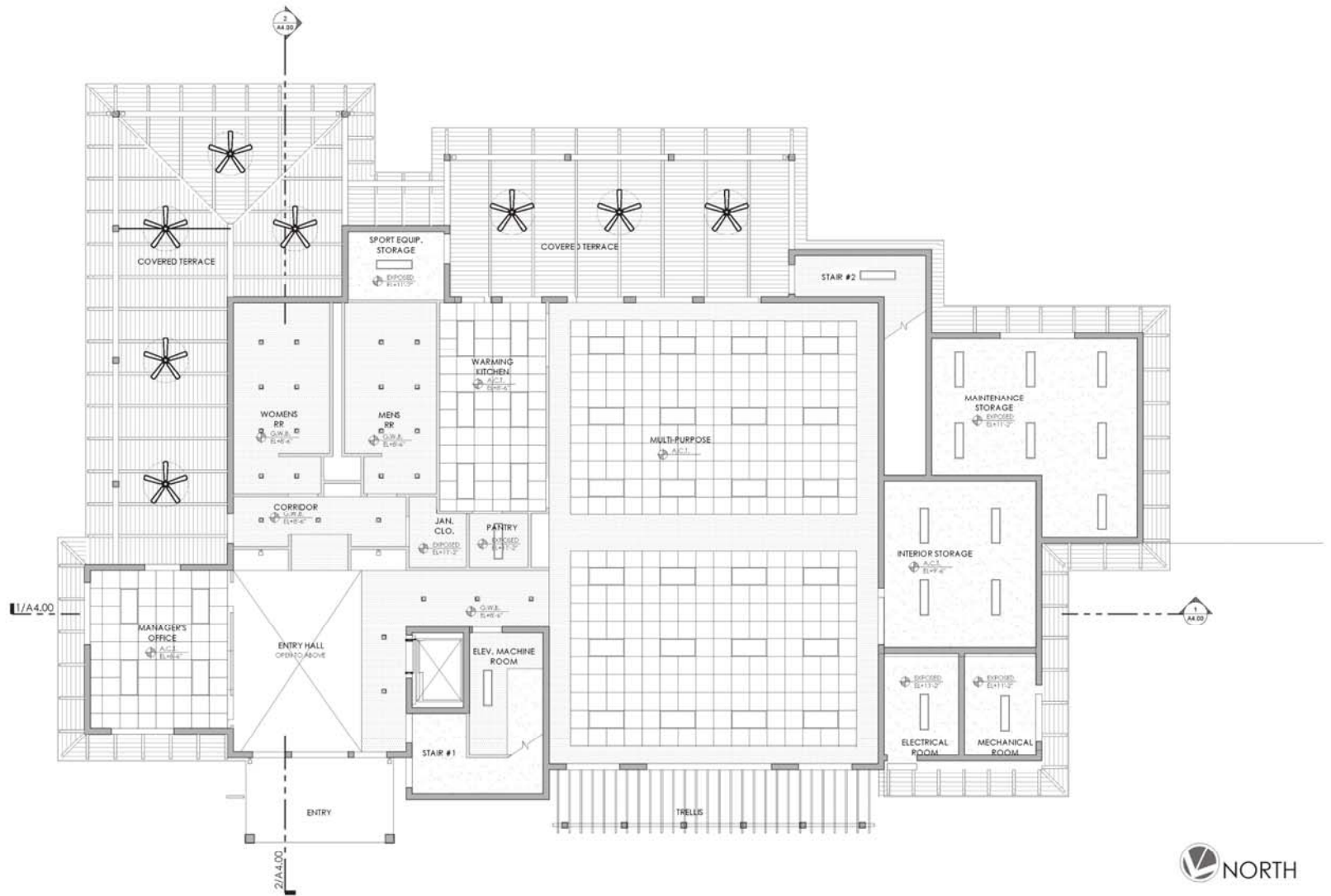
CITY OF MIAMI  
ARMBRISTER PARK  
COMMUNITY CENTER

MC HARRY AND ASSOCIATES  
WWW.MCHARRY.COM





DECEMBER 7 2020



# GROUND FLOOR RC

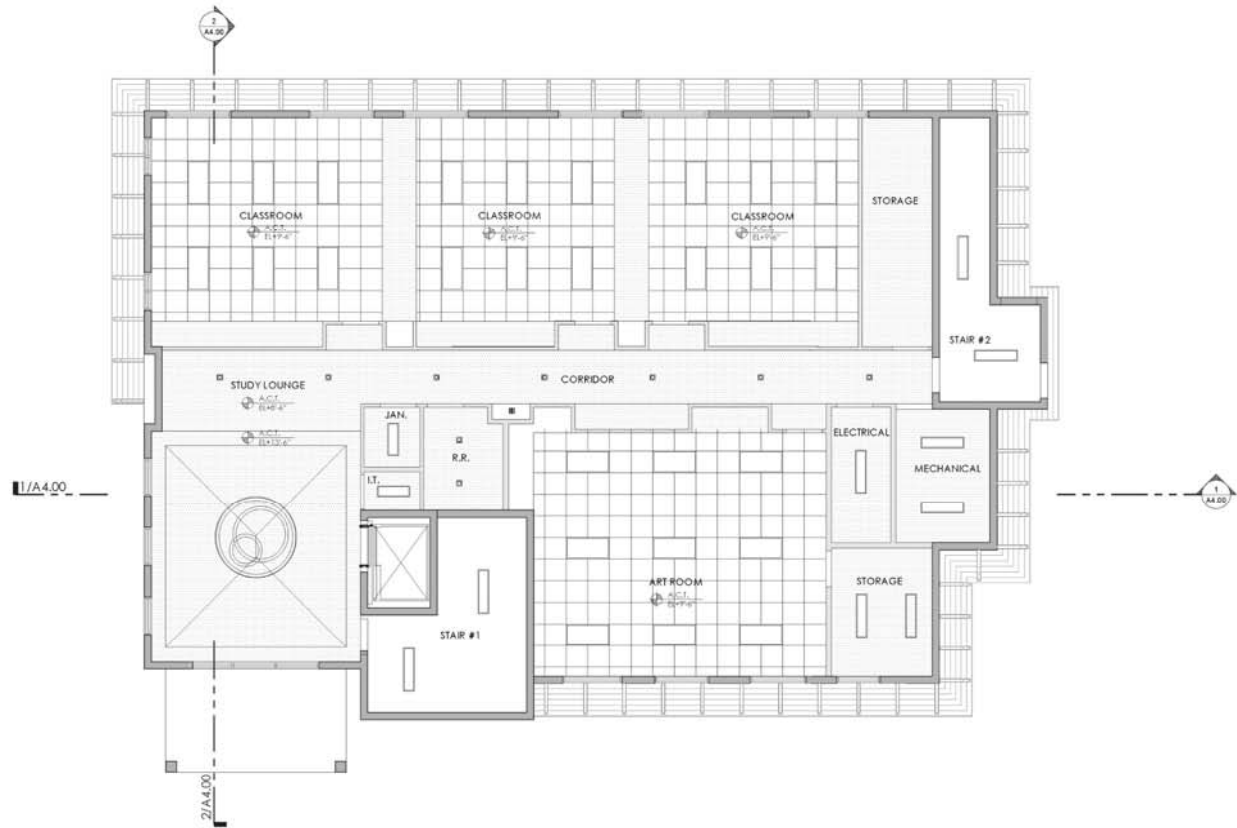


CITY OF MIAMI  
ARMBRISTER PARK  
COMMUNITY CENTER

MC HARRY AND ASSOCIATES  
WWW.MCHARRY.COM



DECEMBER 7 2020



## SECOND FLOOR RCP



CITY OF MIAMI  
ARMBRISTER PARK  
COMMUNITY CENTER

MC HARRY AND ASSOCIATES  
WWW.MCHARRY.COM



DECEMBER 7 2020



### SECTIONS A & B



CITY OF MIAMI  
ARMBRISTER PARK  
COMMUNITY CENTER

MC HARRY AND ASSOCIATES  
WWW.MCHARRY.COM



DECEMBER 7 2020



## PERSPECTIVE FROM SIDEWALK



CITY OF MIAMI  
ARMBRISTER PARK  
COMMUNITY CENTER

MC HARRY AND ASSOCIATES  
WWW.MCHARRY.COM



DECEMBER 7 2020



CITY OF MIAMI  
ARMBRISTER PARK  
COMMUNITY CENTER

## PERSPECTIVE FROM SIDEWALK

MC HARRY AND ASSOCIATES  
WWW.MCHARRY.COM



DECEMBER 7 2020

THANK YOU!



**MCHARRYASSOCIATES**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
2780 SW Douglas Road, Suite 302 Miami, Florida 33135  
ph 305-445-3765 fax 305-446-9805  
www.mcharry.com