

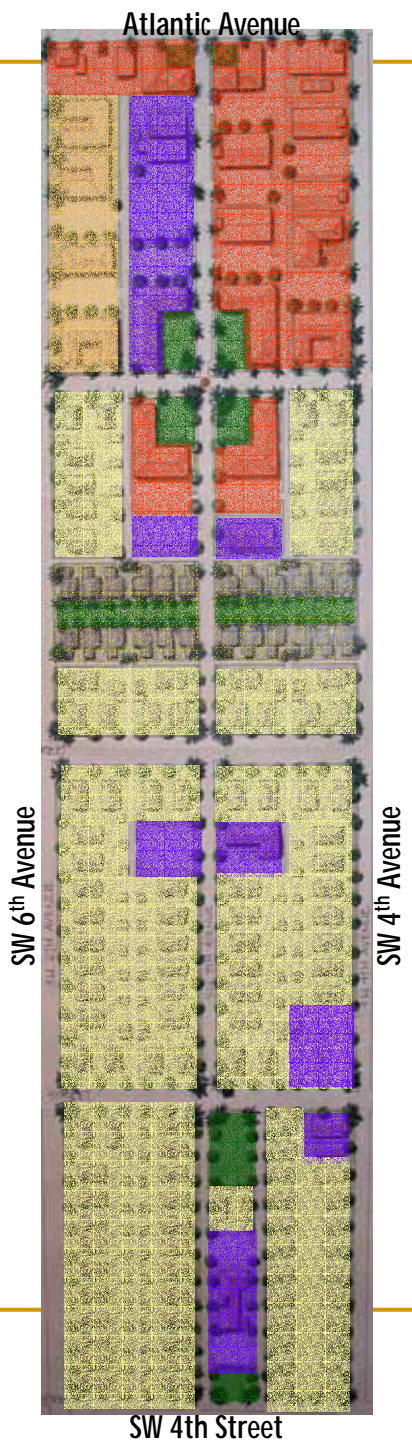
Frog Alley Neighborhood Master Plan

The Frog Alley neighborhood is bounded by Atlantic Avenue on the north, SW 4th Street on the south, SW 6th Avenue on the west and SW 4th Avenue on the east. The plan for this area calls for significant redevelopment of properties north of SW 2nd Street to include neighborhood-oriented retail and office uses, multi-family apartment buildings, courtyard apartments, cottage courts and new single family infill homes. The single family areas south of SW 2nd Street are preserved and strengthened with new infill houses and green spaces. Numerous churches in the neighborhood are retained and incorporated into the plan.



Frog Alley Neighborhood Land Use Plan

-  Retail/Office/Residential Mixed Use
-  Institutional
-  Multi-Family Residential
-  Cottage Courts
-  Single Family Homes
-  Green Space



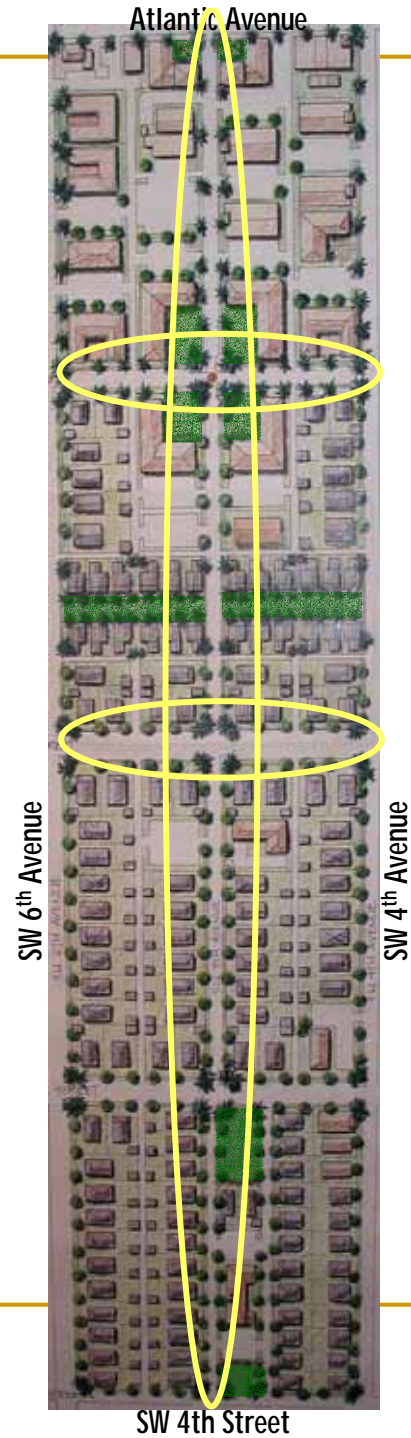
Neighborhood Green Space

As in the Northwest Quadrant, the Frog Alley master plan includes a diverse system of green spaces for public enjoyment. The gateway plazas on Atlantic Avenue provide attractive entry features for the neighborhood, announcing additional commercial activity to the south. Village greens at SW 1st Street and 5th Avenue serve as the primary gathering places for the neighborhood, framed by mixed use buildings. A neighborhood park with playground defines the southern half of the neighborhood, with smaller neighborhood greens serving the cottage courts and as a southern gateway at SW 4th Street.



Neighborhood Corridors

Frog Alley's new green spaces define and connect the primary corridors through the neighborhood to improve the ability of residents to walk from place to place. SW 5th Avenue is the primary north-south corridor for pedestrians and vehicles, connecting the gateway plazas with the village greens and the neighborhood park to the south. SW 1st Street is the major east-west corridor through the neighborhood, connecting the village greens at the heart of Frog Alley with the Northwest Quadrant neighborhood to the west. SW 2nd Street serves as a secondary east-west corridor through the area.



Neighborhood Traffic Calming

Traffic calming features are included in the plan to slow vehicular traffic and improve pedestrian safety. Traffic circles with distinguishing landscape features are included on the neighborhood's principal street, SW 5th Avenue, at both 1st and 2nd Streets, where public greens create pedestrian destinations and traffic safety is particularly important.



Retail/Office/Residential Mixed Use

Frog Alley's commercial development is planned for Atlantic Avenue and the first block of SW 4th and 5th Avenues, with 2 to 3-story mixed use buildings providing space for retail and office tenants, as well as rental apartments above. As in the Northwest Quadrant, businesses should be neighborhood-oriented, providing products and services for everyday life, with uses such as a pharmacy, dry cleaner, eat-in restaurant and medical and professional offices. Parking lots are located to the rear or side of buildings, with on-street parking throughout the area. The plan illustrates a cluster of mixed use buildings around the village greens to attract patrons to this central public space.



Institutional

Frog Alley is home to numerous churches, particularly in the southern portion of the neighborhood. The plan illustrates how church buildings and parking serving existing congregations can be integrated into the redeveloped area. The existing funeral home on SW 5th Avenue is also retained as a central feature of the neighborhood. As with the Northwest Quadrant plan, additional institutional uses can be accommodated as needed, preferably fronting upon neighborhood green spaces and primary corridors to reflect their importance to the community's cultural and spiritual health.



Multi-Family Residential

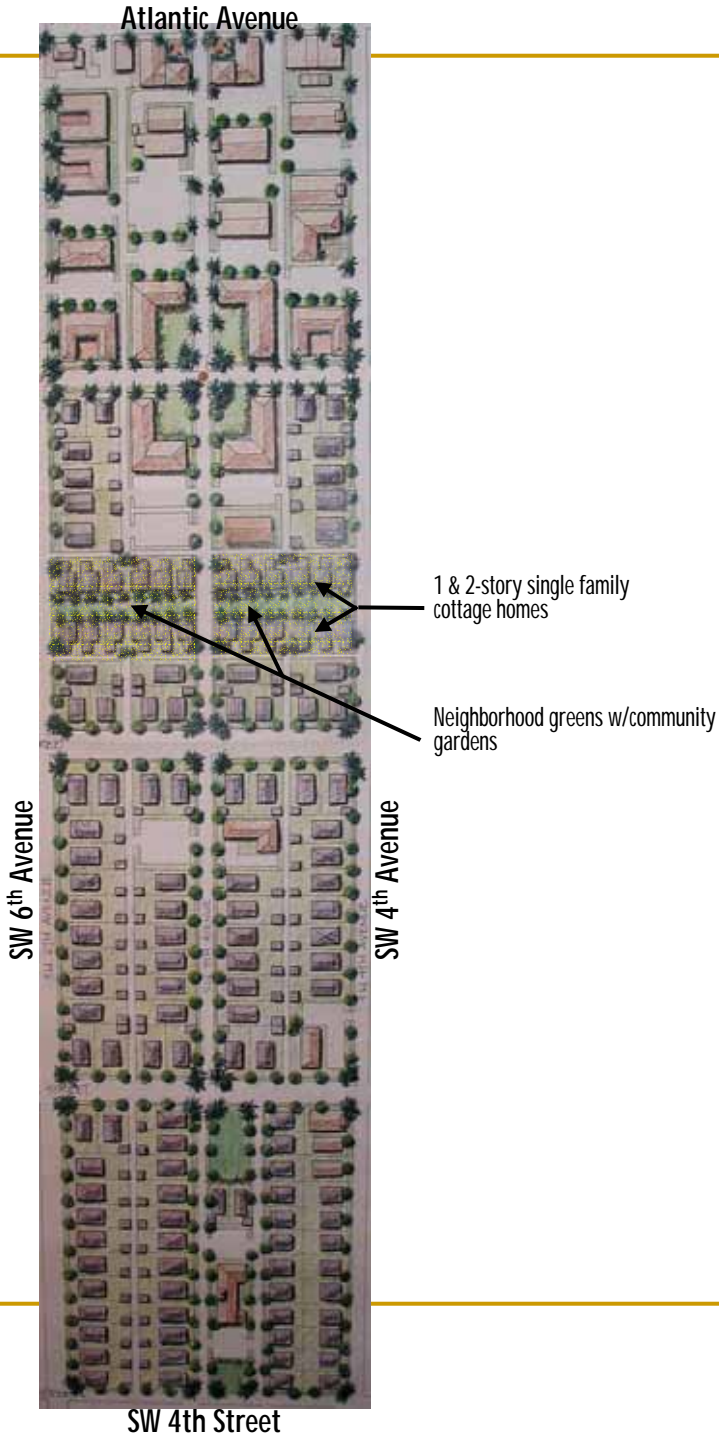
Although Frog Alley is envisioned as a primarily single family neighborhood, the plan does provide limited multi-family housing in the northern area to provide affordable housing choices and strengthen the retail market.

2 to 3-story apartment buildings are mixed with 3-story courtyard apartments along SW 6th Avenue. Apartments are also included in the mixed use buildings along SW 4th and 5th Avenues and those clustered around the village green.



Cottage Courts

The plan provides a unique affordable housing choice in the blocks between SW 1st and 2nd Streets. Cottage courts are proposed in these areas as an affordable option for first-time homebuyers and senior "empty nesters". These developments are clusters of small, 1000-1300 sq. ft., 1 1/2 and 2-story cottage style single family homes fronting upon a central landscaped green, with attached garage parking located off the alley at the rear. The central green can be designed as a passive open space or used for a community garden serving the court's residents. This housing option allows for a slightly higher density of development and common spaces instead of large individual yards in order to lessen the cost of single family home ownership for specific segments of the market.



Single Family Homes

The plan strengthens the existing single family areas south of SW 1st Street with new infill houses. The new neighborhood park and playground at SW 3rd Street provides a convenient safe haven for neighborhood families. The green at SW 4th Street provides additional open space, breaks up the existing development pattern and announces entry into the neighborhood.

