

NORTH CORRIDOR LAND USE

**CHARRETTES
NOVEMBER 4 & 8, 2017**



WHY ARE WE DOING THIS

- This Study Is Parallel To The Transit Study
- This Study Is About Land Use...
 - Not Transit
- Because Land Use and Transit are Linked



WHAT IS LAND USE

- The Rules That Tell Us:
 - How Much of What
 - Can Go Where
- Local Governments in Control
 - Transit: National
 - Land Use: Local



TIMES and LOCATIONS – PHASE I

- Charrette Time and Locations

- November 4, 2017

- Historic Hampton House
 - 9 am – Noon

- November 8, 2017

- Stadium Hotel
 - 6 pm – 9 pm

Meeting No. 1 Historic Hampton House 4240 NW 27th Ave, Miami, FL 33142 9:00am - Noon November 4, 2017	Reunión No. 2 Historic Hampton House 4240 NW 27th Ave, Miami, FL 33142 4 de noviembre de 2017, de 6 a 9 p.m.	Premye Reinyon Historic Hampton House 4240 NW 27th Ave, Miami, FL 33142 4 novanm 2017 6è pou 9è diswa
Meeting No. 2 Stadium Hotel 21485 NW 27 Ave, Miami Gardens, FL 33056 6:00pm - 8:00pm November 8, 2017	Reunión No. 2 Stadium Hotel 21485 NW 27 Ave, Miami Gardens, FL 33056 8 de noviembre de 2017, de 9 a 11 a.m.	Dezyèm Reinyon Stadium Hotel 21485 NW 27 Ave, Miami Gardens, FL 33056 8 novanm 2017 9 è pou 11 di maten

SMART VISIONING STUDY TEAM
 4055 NW 97 AVENUE
 MIAMI, FL 33178
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TPO
 Miami-Dade Transportation
 Planning Organization

CHARRETTE PROCESS

- Ample opportunity to provide input/feedback
- Two phases
 - 1: November,2017
 - 2: March,2018
- Two meetings in each phase
 - North
 - South
- Phase 1: Lifestyle
 - What do you want the corridor to look like?
- Phase 2: Location and urban design
 - What should the station areas look like?
 - Station Area Massing/Scale
 - Parcel Accessibility

QUESTIONS TO CONSIDER

- Think about where you live
- What does your neighborhood look like?
- What do you want it to look like?
- What Would Make It Better?
 - Jobs?
 - What Kind?
 - Where?
 - Schools?

TRANSPORTATION AND LAND USE

- Both Very Connected
- How Much Of Each Do We Need
- Why
 - Naturally Happens
 - Federal Transit Administration Scores it That Way

WHAT IS LAND USE

- The Difference Between



WHAT IS LAND USE

- Each Use Served By A Different Level of Transit
- Our Existing Level of Uses Hasn't Attained the Level Of Transit That Many Desire



HOW ARE WE GOING TO DO THIS

- You tell us what the community should look like in the future,
 - Housing
 - Jobs
 - Shopping
 - Parks



WHAT WE WILL ACHIEVE

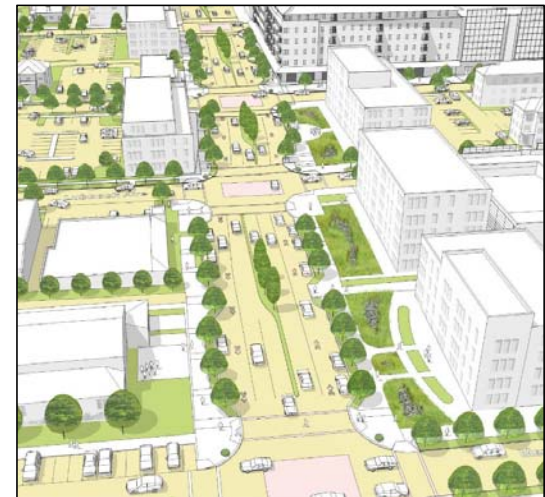
- Determine the level of transit that can be supported today and tomorrow under the existing codes

- Analyze alternative development scenarios and the degree of support for various transit modes.
 - ✓ Begin with the community's vision gained through charrettes

- Define the steps and processes achieve the final vision
 - Comprehensive Plan Policies
 - Zoning Code Changes

LAND USE COMPARISONS

- Land use scenarios (Density)
 - Low
 - Medium
 - High



TRANSPORTATION AND LAND USE ARE LINKED

- Historically, cities formed around natural and man-made grids

Rivers



Railroads/Street Cars



Expressways



IT'S ABOUT THE MONEY

- FTA Funding
 - Transit funding is highly competitive
 - Federal Transit Administration evaluates based on (each rated on 5 point scale)
 - Land use
 - Mobility
 - Environment
 - Congestion relief
 - Economic development
 - Affordable housing
 - **Cost Effectiveness**

WANTS vs NEEDS

- Federal Transit Administration (FTA) Perspectives.....
 - ✓ What is wanted must be needed or the project fails to attain financial assistance
 - ✓ Totally locally-funded projects are not constrained by FTA rules

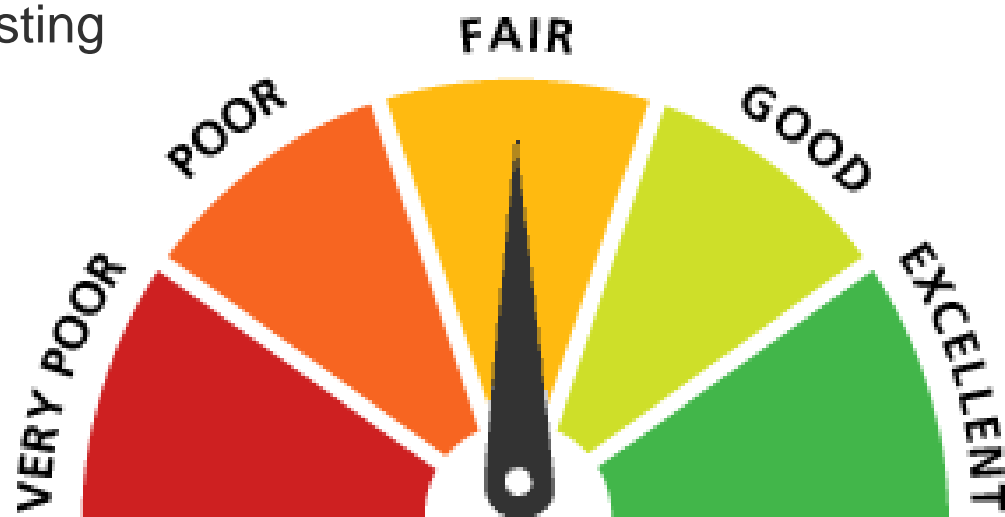
FTA FUNDING

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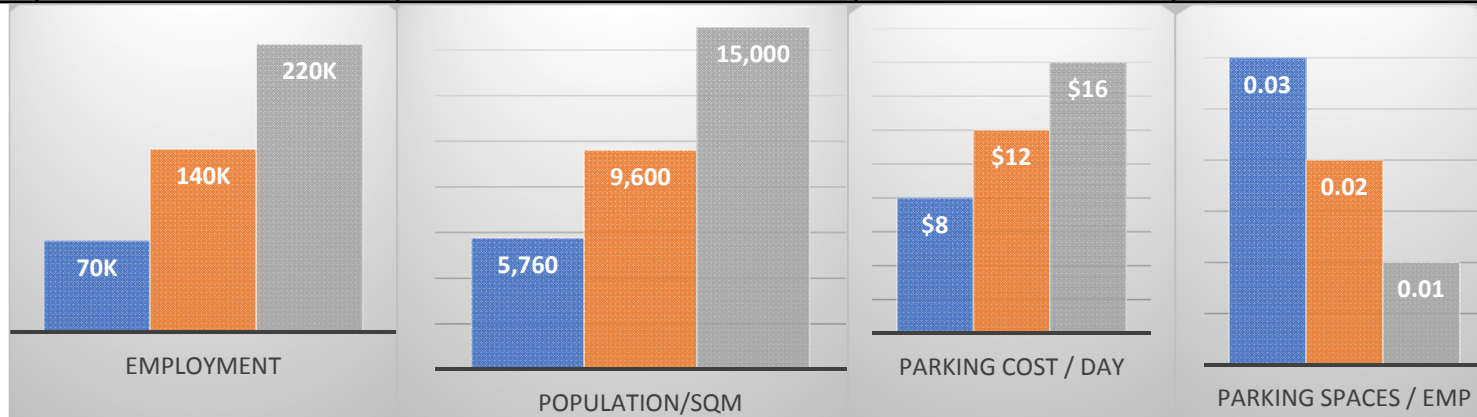
FTA SCORING

- Each category rated on “5-point” scale
 - (Must meet an average of “3-points” minimum)
 - (Need “4- or 5-points” to be highly competitive)
- ✓ Compared against projection of existing conditions
- ✓ Key measurements
 - Ridership and Vehicle-Miles Traveled
 - (STOPS) (a new model)



FTA Land Use Breakpoints:

Rating	Station Area Development		Parking Supply	
	Employment served by system ²	Avg. Population density (persons/square mile) ³	CBD typical cost per day ⁴	CBD spaces per employee ⁵
High	> 220,000	> 15,000	> \$16	< 0.2
Medium-High	140,000-219,999	9,600 - 15,000	\$12 - \$16	0.2 – 0.3
Medium	70,000-139,999	5,760 – 9,599	\$8 - \$12	0.3 – 0.4
Medium-Low	40,000-69,999	2,561 – 5,759	\$4 - \$8	0.4 – 0.5
Low	<40,000	< 2,560	< \$4	> 0.5

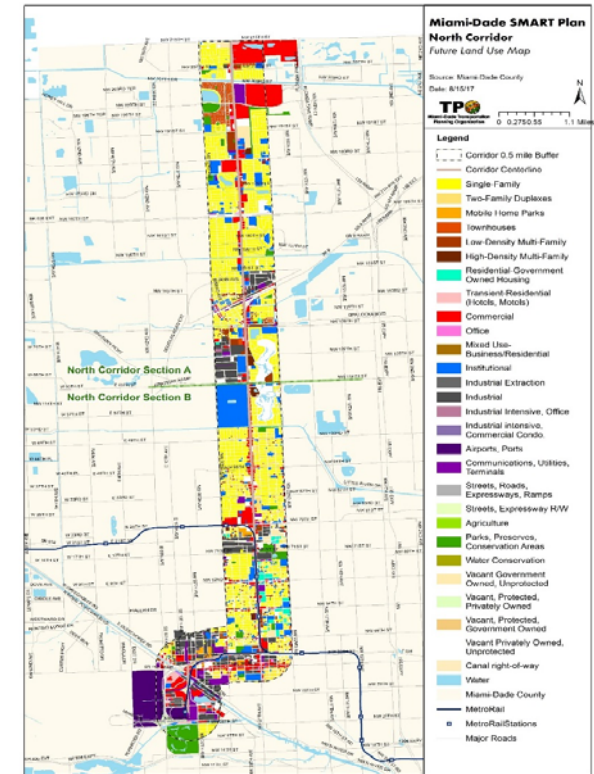




The North Corridor

THE DETAILS

- 13-mile corridor
- Anchors
 - ✓ North: Hard Rock Stadium and planned Unity Station
 - ✓ South: Miami Intermodal Center
- Key destinations: Miami-Dade College, North Campus; Miami International Airport; Hard Rock Stadium; Calder Casino; and Miami Jai Alai.
- Character: Low-density urban/suburban

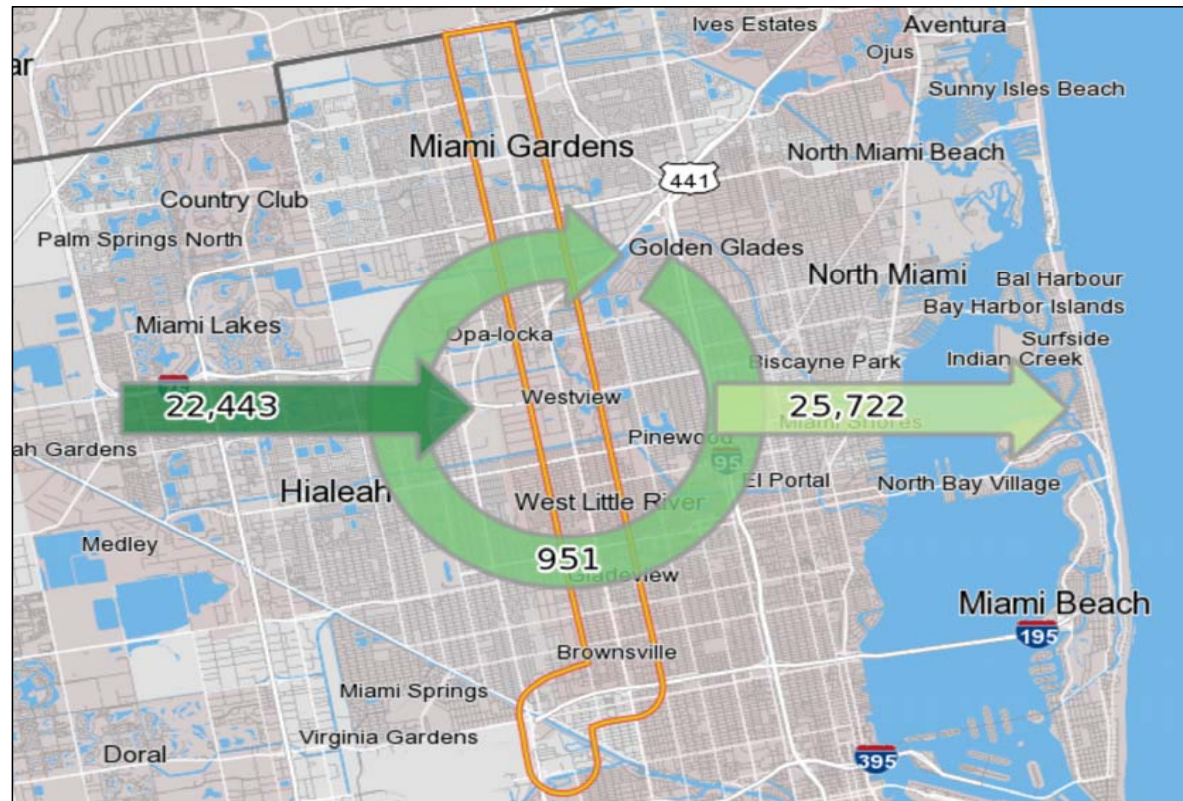


DEMOGRAPHICS

- 120,000 residents (9,000 people per square mile)
 - ✓ 36,000 households.
 - ✓ 24,000 jobs (primarily filled by employees living outside the corridor)
 - Fewer than 1,000 workers who live in the corridor also work in the corridor
 - Generates approximately 100,000 employment trips regionally.
 - Workers within the corridor primarily originate from Hialeah, City of Miami, Sweetwater, or the Fontainebleau area
 - Resident workers primarily work in Downtown Miami, Aventura, Miami Beach, and Doral's industrial/warehouse districts.
 - ✓ Linked Jobs (+/- 49,000)

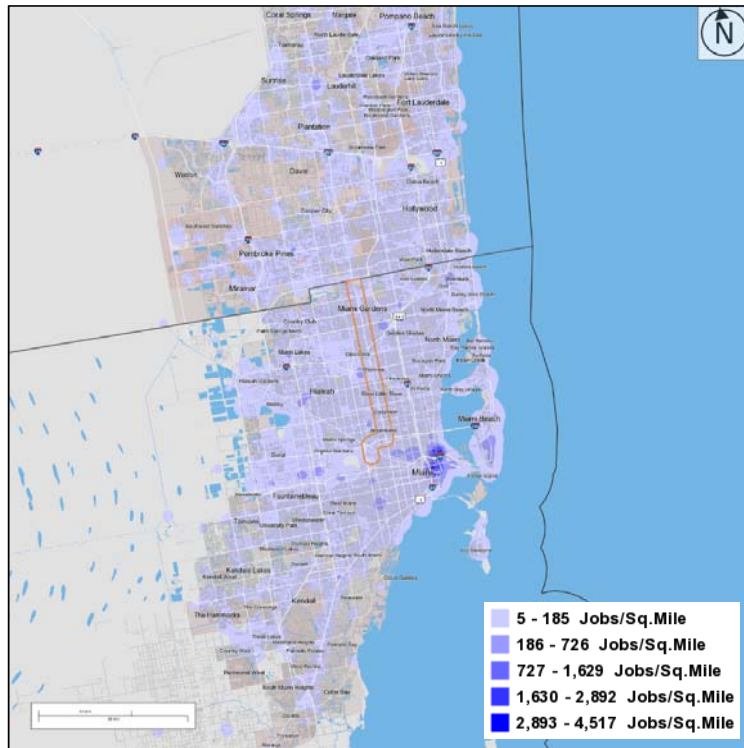
WHO WORKS HERE

- Employment
- Who is coming, going, or staying?
- +/- 20% in and out

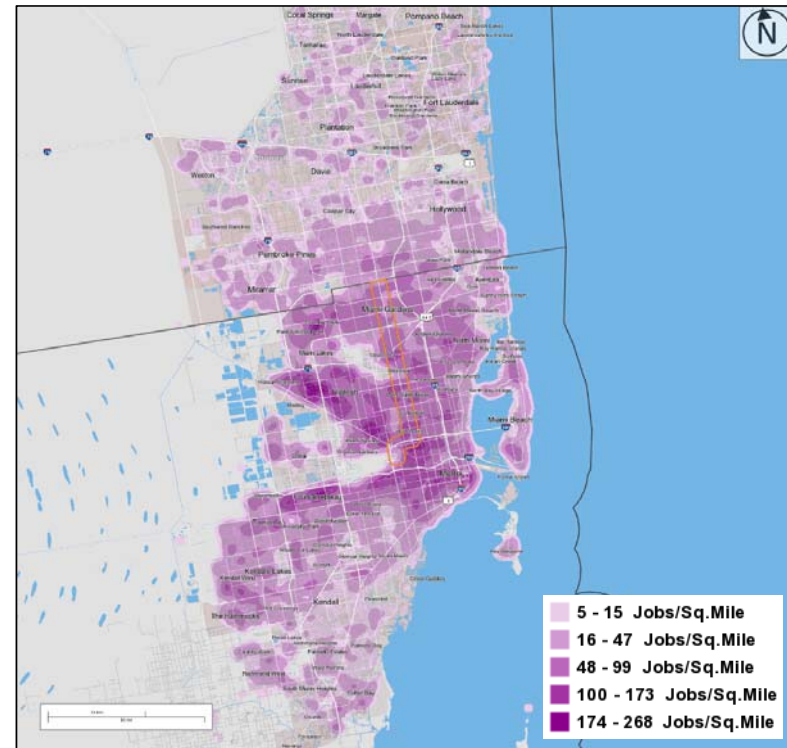


WHERE ARE PEOPLE GOING

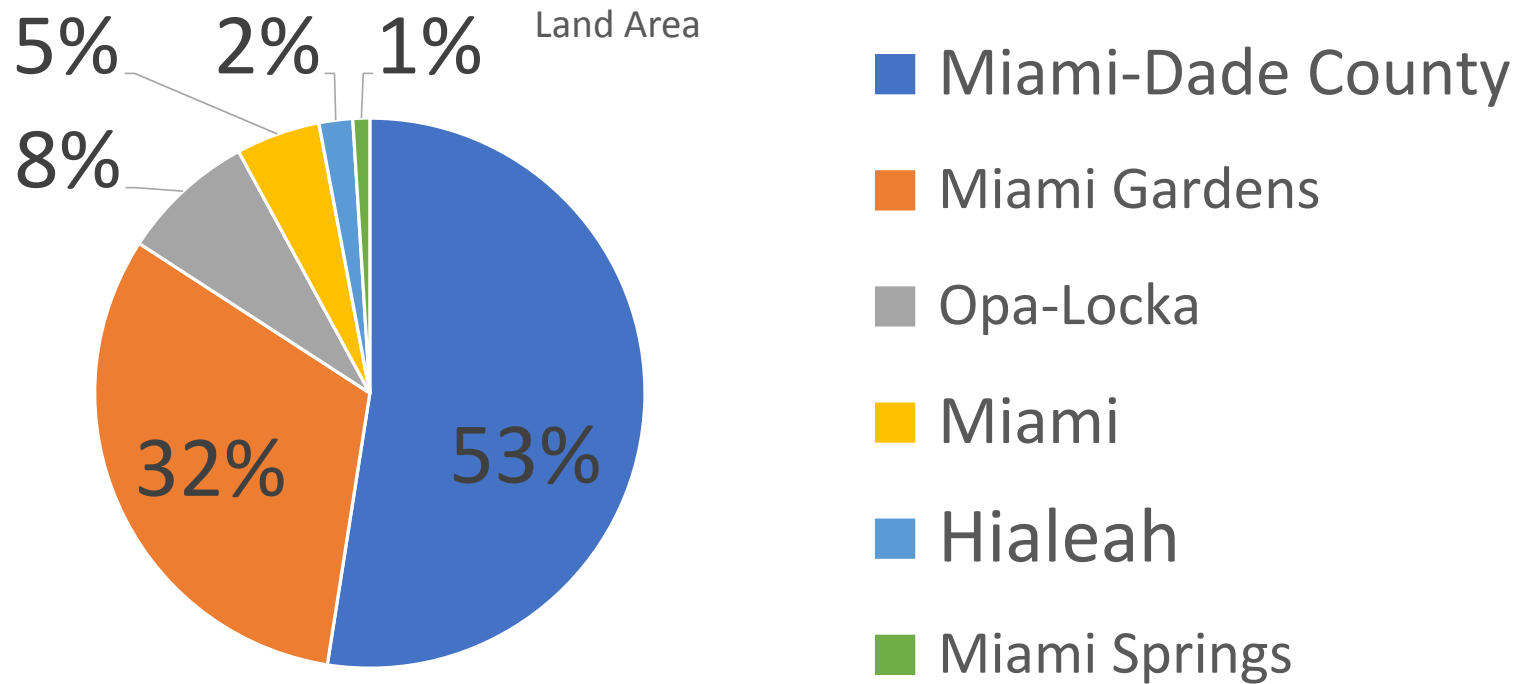
Where Residents Work



Where Workers Live

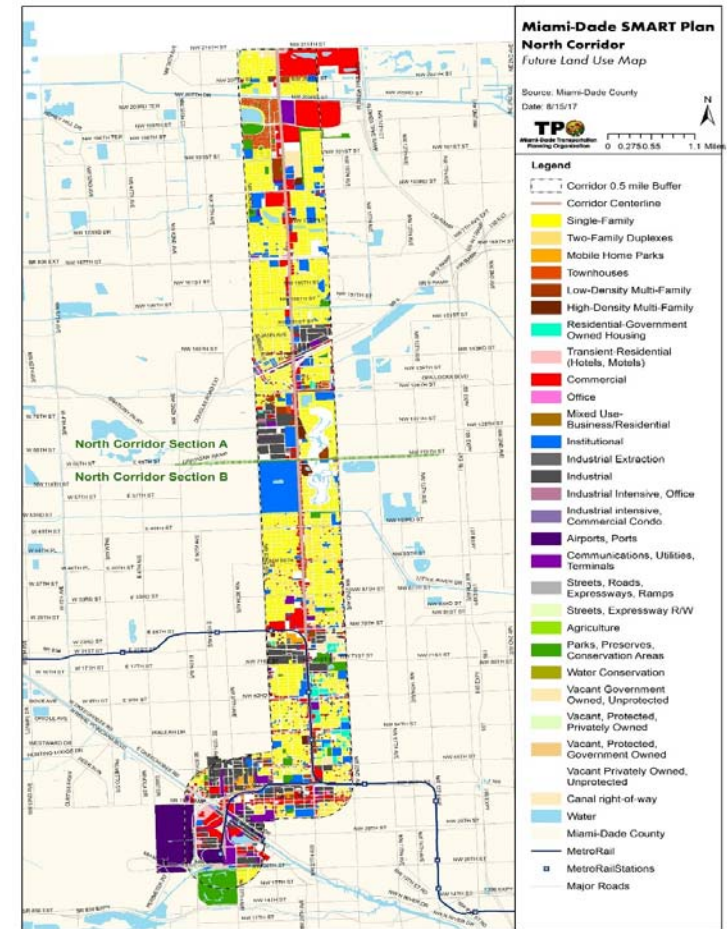


HOW ARE WE ALLOCATED



EXISTING LAND USE

- Miami-Dade 53% (low-density residential, institutional, industrial commercial)
- Miami Gardens 32% (low-density residential, commercial, institutional)
- Opa-Locka 8% (low-density residential, industrial, commercial)
- Miami 5% (low-density residential, commercial, preserved lands)
- Hialeah 2% (industrial)
- Miami Springs 1% (transient residential)



VACANT LAND

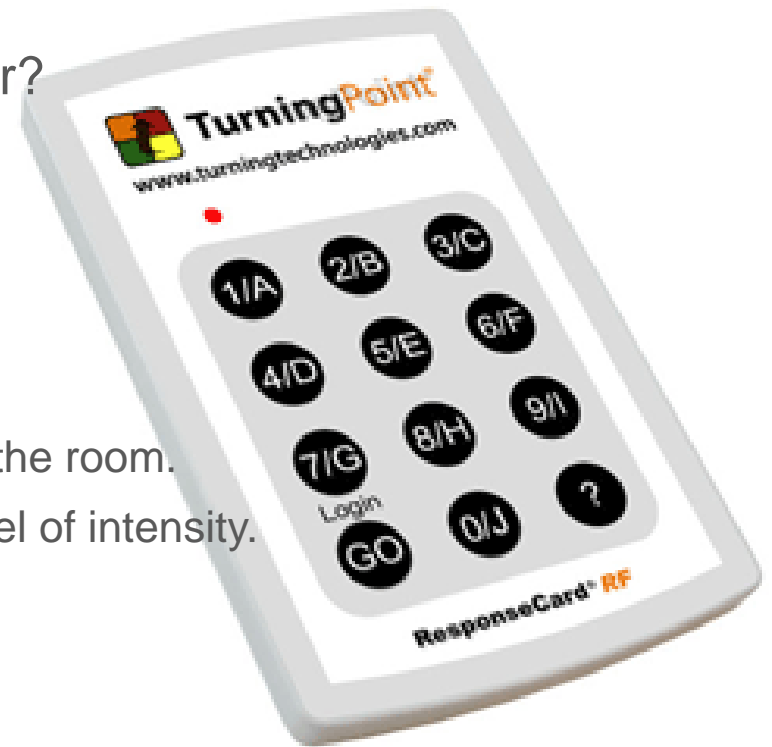
- ✓ Vacant land 8.2% (Approximately 575 acres)
 - All vacant land within the Corridor is unprotected, allowing for future development.
 - No other category of land use composes more than 5% of the overall corridor; notably, Parks and Open Space falls within this category.

PROJECTING THE FUTURE (existing plans)

- Employment projected to increase approximately 200% by 2040 (30,815 to 89,976) (Medium Ranking)
- Population is projected to increase 43% by 2040 (111,908 to 159,878) (12,000 / SqM) (Medium High Ranking)
- Moving in the right direction to achieve balance, but.....

WHAT DO YOU LIKE

- So, before we begin - Everyone have a clicker?
 - When asked--Press any button.
 - When answering, point to computer at the front of the room.
 - Look at the following slides. Each represents a level of intensity.
 - Tell us: *How much do you like what you see?*



WHAT DO YOU LIKE

- Look at these pictures
- Use the Key Pad to vote on how much you like each

How did you hear about this meeting?

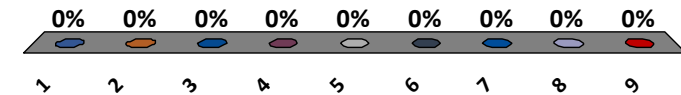
- A. Flyer
- B. Postcard
- C. Radio
- D. Newspaper
- E. Email
- F. Facebook
- G. Word of Mouth
- H. Other

What does it look like where you currently live?

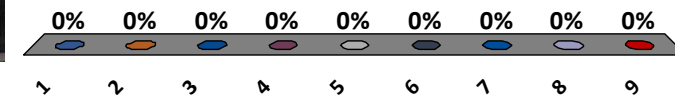
- A. A
- B. B
- C. C
- D. D
- E. E
- F. F
- G. G
- H. H
- I. I



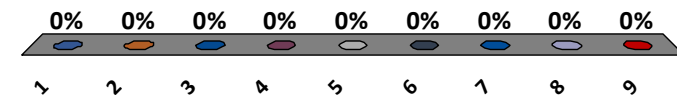
Rate on a scale of 1 (low) - 9 (high)



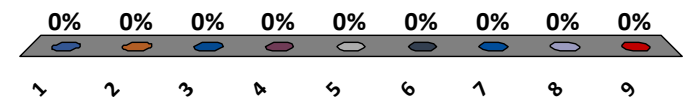
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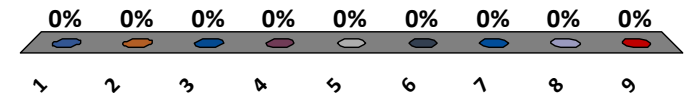
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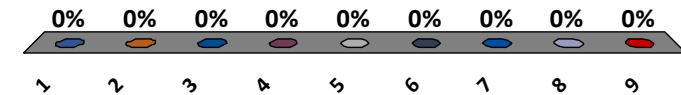
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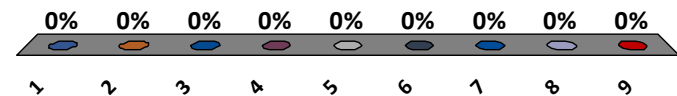
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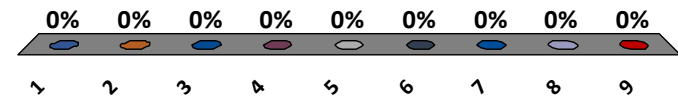
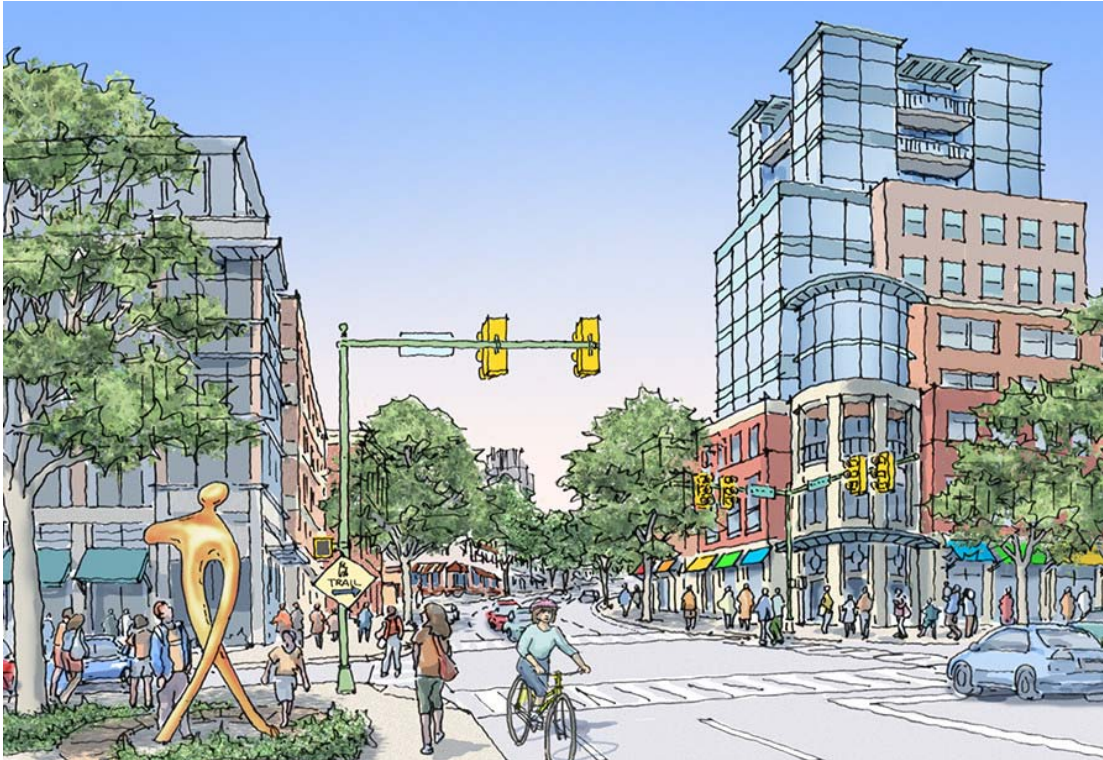
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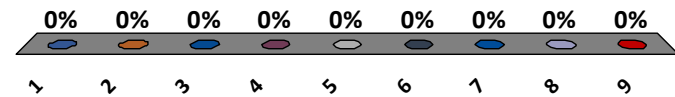
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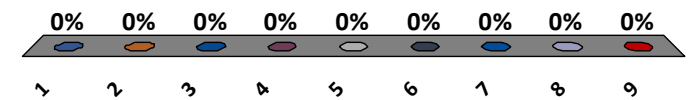
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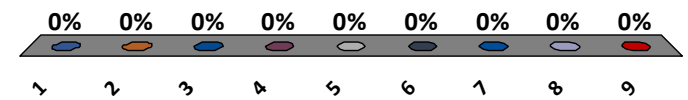
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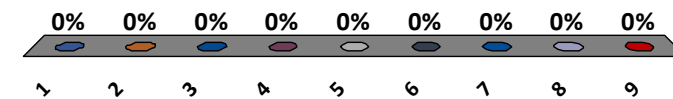
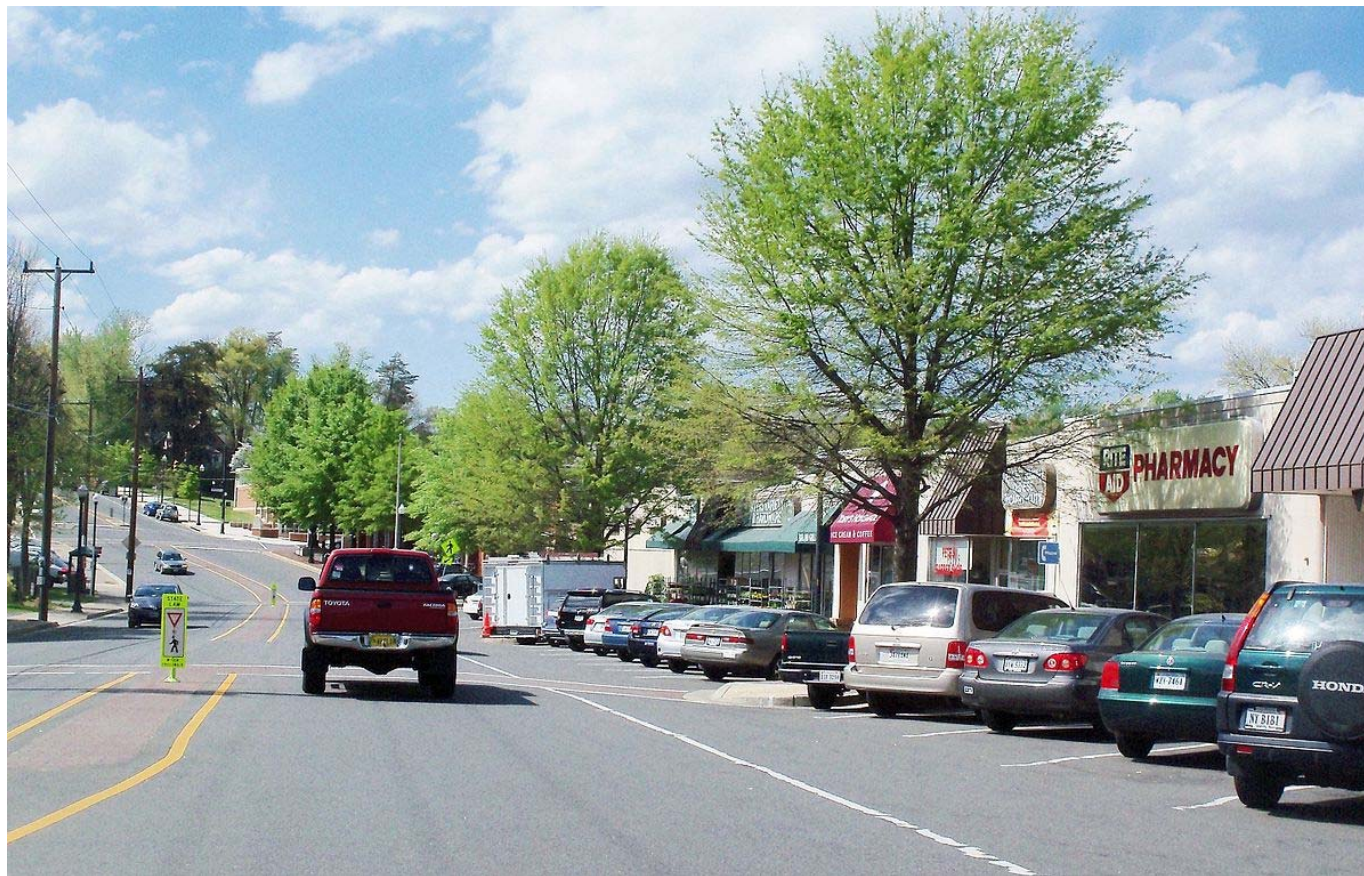
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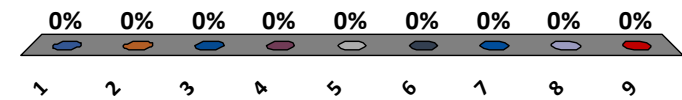
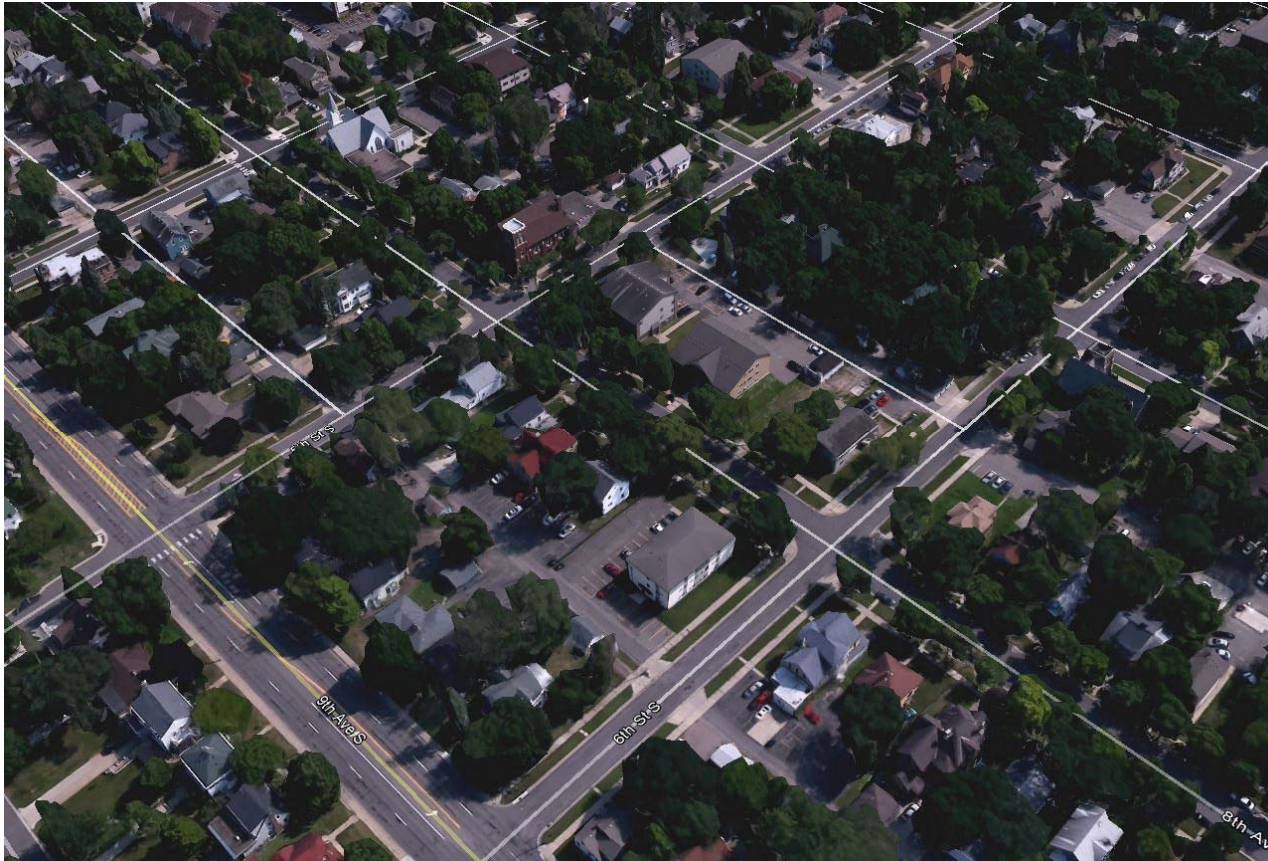
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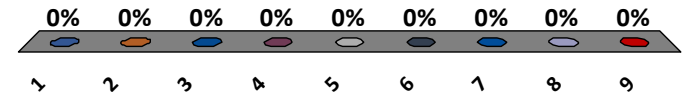
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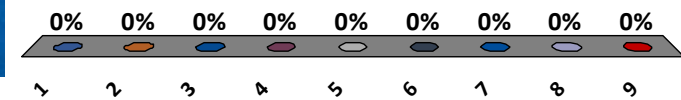
Rate on a scale of 1 (low) - 9 (high)



Rate on a scale of 1 (low) - 9 (high)



Rate on a scale of 1 (low) - 9 (high)



BREAK OUT SESSION

- Discuss Questions
- Report Back

15-Minute BREAK

QUESTIONS TO CONSIDER

- Think about where you live
- What does your neighborhood look like?
- What do you want it to look like?
- What Would Make It Better?
 - Jobs?
 - What Kind?
 - Where?
 - Schools?

15-Minute BREAK



Individual Group Presentations

NEXT STEPS

- We Refine The Information
- Use the ESRI Tool
- Next Charrettes – March or April
- Conversation about Station Areas



ESRI 3D Model

ESRI 3D MODEL

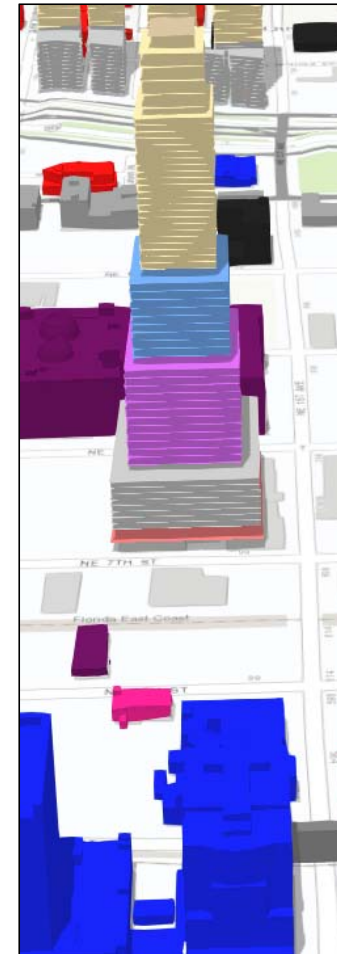
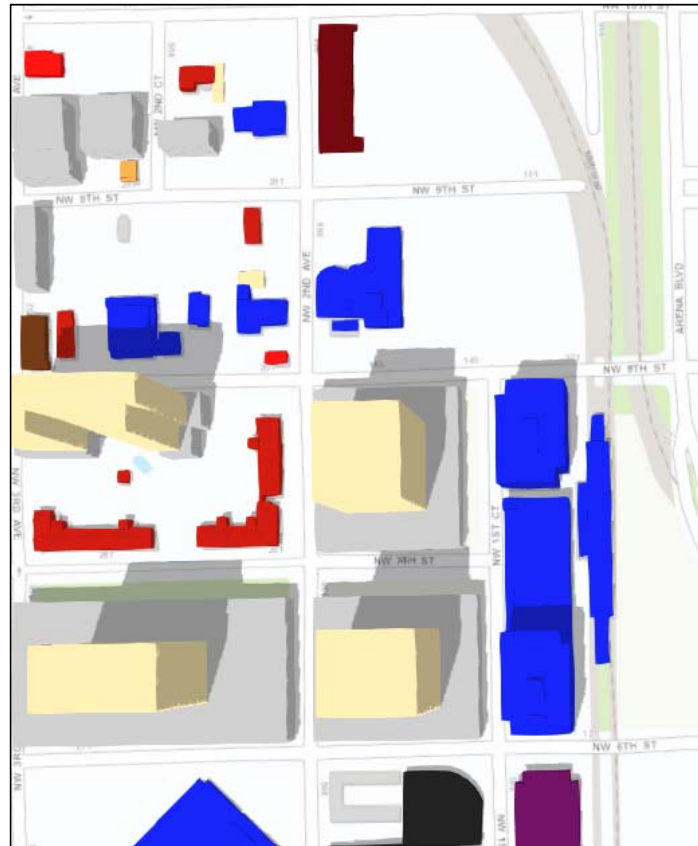
- Input

- ✓ Concentrated areas of future growth
- ✓ Identification of suitable/potential (re)development locations
 - Underutilized parcels
 - Vacant parcels



ESRI 3D MODEL

- Output:
 - ✓ Conceptual massing along corridor
 - ✓ New land use and implications:
 - Population
 - Employment
 - Land Use
 - Typology
 - Including mixed-use



Thank you !!!

We'll keep in touch.