



SMART Implementation Plan Charrettes 12.6.17

Welcome!



**Miami-Dade Transportation
Planning Organization**



THE AGENDA

- 1) Introductions & Overview (20 min)
- 2) Exercises (50 min)
- 3) Reporting on Results (20 min)
- 4) Informal Conversations

CHARRETTE EVENTS

SAVE THE DATES

South Corridor

Saturday

December 2, 2017
9:00 AM – 1:00 PM – Two 2 hour sessions
Town of Cutler Bay Town Hall
10720 Caribbean Boulevard, 6th Floor
Cutler Bay, FL 33189

Wednesday

December 6, 2017
6:00 PM – 8:00 PM
Village of Pinecrest
Evelyn Greer Park Meeting Room
8200 SW 124th Street
Pinecrest, FL 33156

Thursday

December 14, 2017
6:00 PM – 8:00 PM
Florida City
Youth Activity Center
650 NW 5th Avenue
Florida City, FL 33034

For more information please contact:
Alex David, Consultant Team Co-Manager at
786.485.5192 or ADavid@CGASolutions.com

MiamiSMARTPlan.com

South Dade Transitway Corridor



THE PURPOSE

South Dade Transitway Corridor



What is the SMART Plan?

The **S**trategic **M**iami **A**rea **R**apid **T**ransit Plan will examine the costs & viability of extending rail & other high-speed transit options along 6 corridors.

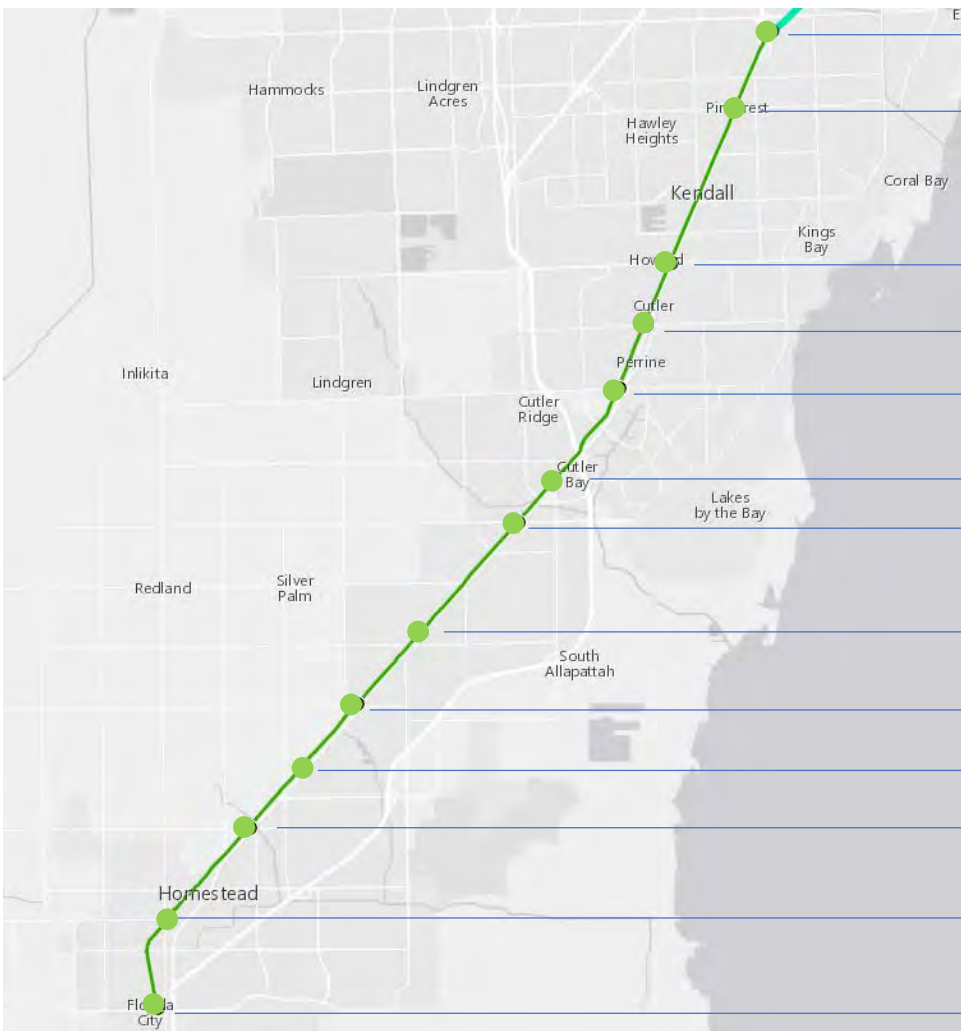
We are working on the **South Corridor**:

Dadeland South MetroRail Station to
SW 344th Street Transit Terminal (Florida City)



South Dade Transitway Corridor

The South Corridor



- Dadeland South
- SW 112 Street Station Park & Ride
- SW 152 St Station Park & Ride
- SW 168 St Station Park & Ride
- Perrine/Quail Roost Drive Park & Ride and Urban Center
- Cutler Ridge Station Urban Center
- Goulds Station Urban Center
- Princeton Station Park & Ride and Urban Center
- Naranja Station Urban Center
- Leisure City Station Urban Center
- SW 296th Street Park & Ride
- Homestead / NE 2nd Street Park & Ride & Urban Center
- Florida City / SW 344 Street Park & Ride

Dadeland South MetroRail Station

to

SW 344th Street Transit Terminal (Florida City)

Transitway and Stations

South Dade Transitway Corridor



The South Corridor

Length of Corridor

- 20 Miles

Population

- 89,040 (1/2 mile radius)
- 326,000 (2-mile radius)
 - Source: American Community Survey 2015

Employment

- 55,229 (1/2 mile radius)
- 87,000 (2-mile radius)
 - Source: LEHD Origin-Destination Employment Statistics 2015

Daily Traffic on US-1 (AADT)

- 95,000 vehicles at SR-826
 - Source: FDOT (2016)

Transitway Usage Today

- About 16,000 riders per day
 - Source: Miami-Dade DTPW (May, 2016)

2015 Parcel Data		
Land Use	Parcels	Percent
Residential	14,043	81.1
Vacant	1,901	11.0
Commercial	1,323	7.6
Industrial	34	0.2
Mixed Use	25	0.1
	17,326	100.0



What is our job tonight?

To plan the future of the **South Corridor**.

Land use, centers, transit modes, and station locations are the tools.

Remember: there is a parallel process for transit modes and station locations involving environmental studies being led by Miami-Dade Department of Transportation & Public Works (miamidade.gov/transit)

This process focuses on **land uses & centers**.

WHAT IS LAND USE?

Residential Land Use



Mixed-Use Land Use



South Dade Transitway Corridor



WHAT ARE CENTERS?

Town Center



City Center



South Dade Transitway Corridor



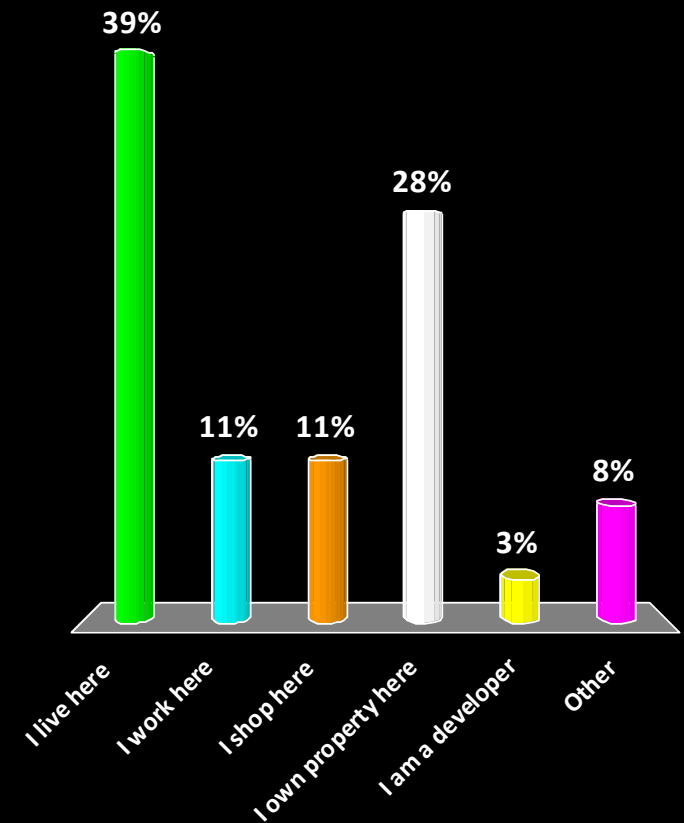
POLL

South Dade Transitway Corridor



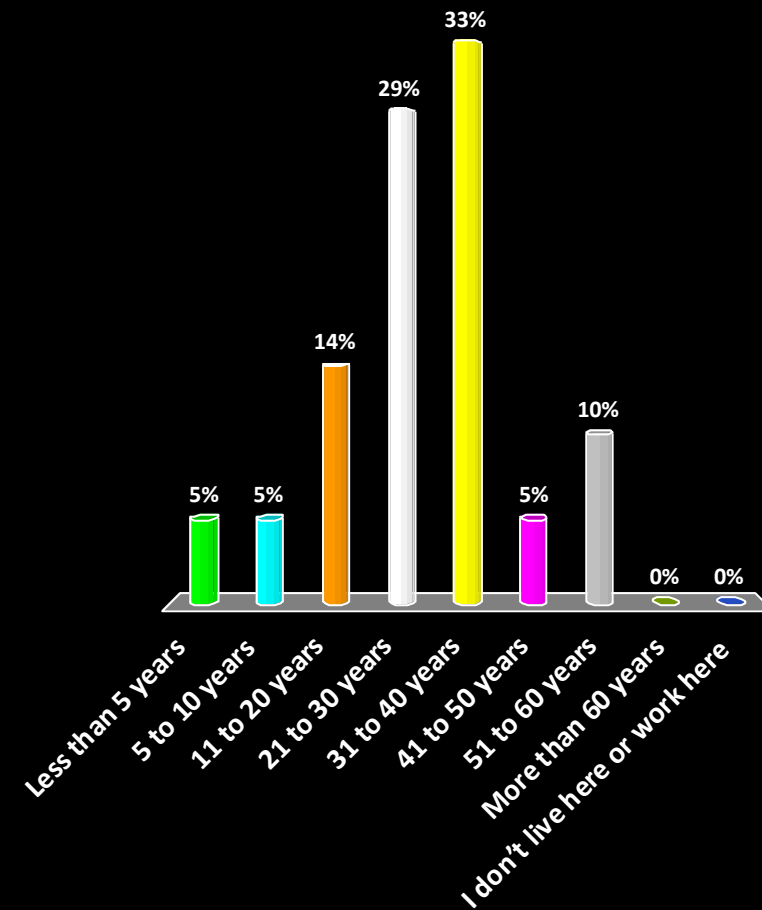
What are your **primary** interests in the South Corridor? Choose two.

1. I live here
2. I work here
3. I shop here
4. I own property here
5. I am a developer
6. Other



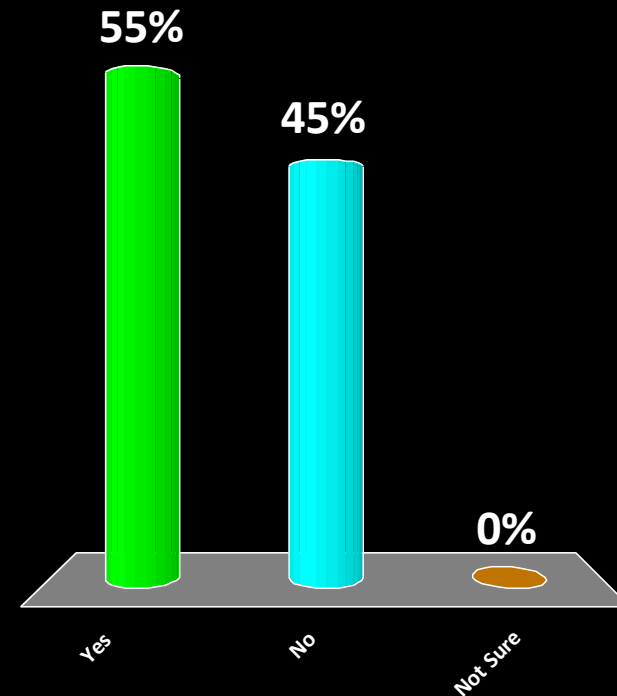
How long have you lived or worked along the South Corridor?

1. Less than 5 years
2. 5 to 10 years
3. 11 to 20 years
4. 21 to 30 years
5. 31 to 40 years
6. 41 to 50 years
7. 51 to 60 years
8. More than 60 years
9. I don't live here or work here



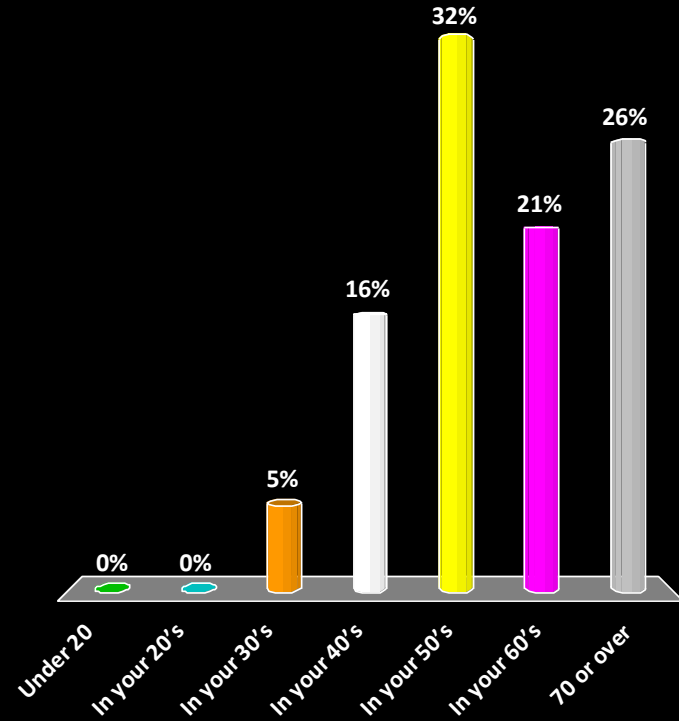
Do you live within walking distance (10 minutes walk) of an existing Transitway (Busway) Station?

1. Yes
2. No
3. Not Sure



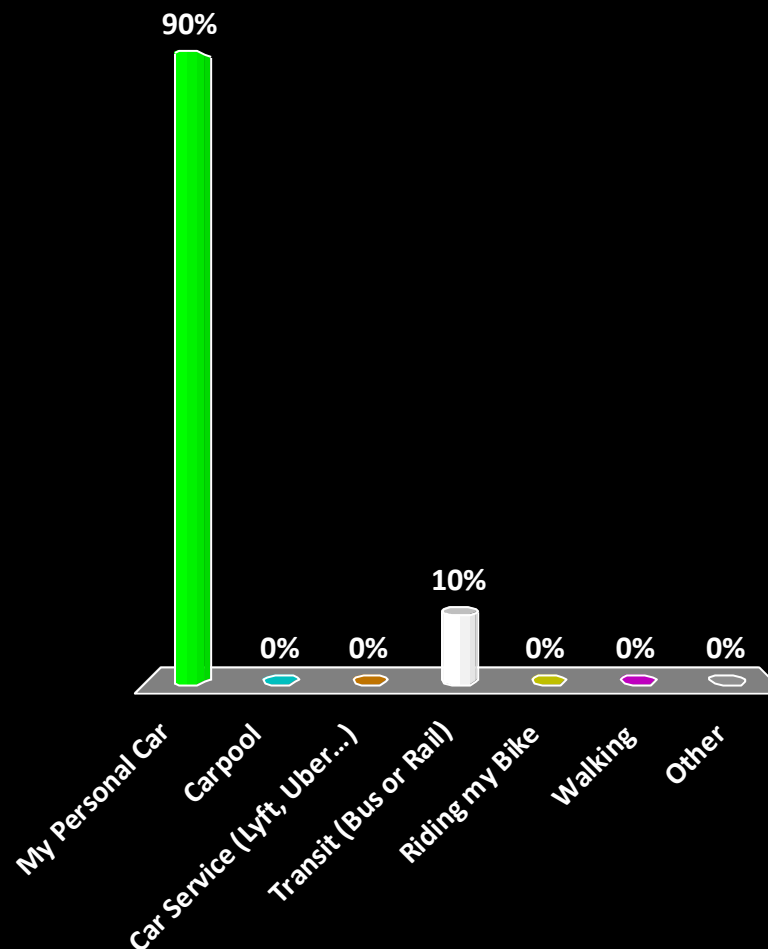
What is your age?

1. Under 20
2. In your 20's
3. In your 30's
4. In your 40's
5. In your 50's
6. In your 60's
7. 70 or over



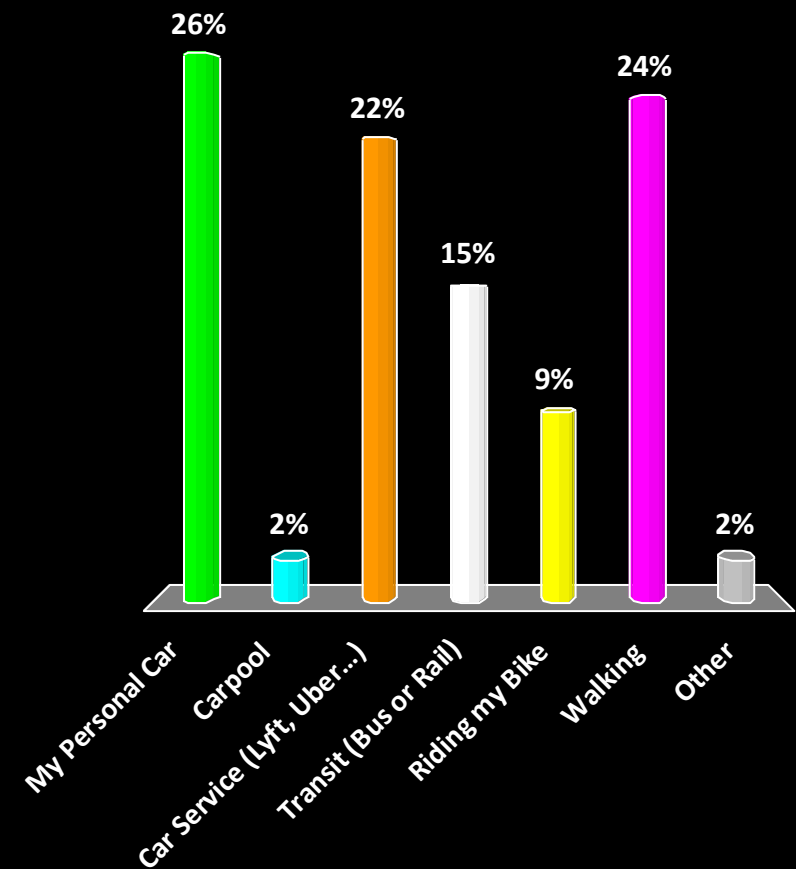
The **primary** way I commute is by:

1. My Personal Car
2. Carpool
3. Car Service (Lyft, Uber...)
4. Transit (Bus or Rail)
5. Riding my Bike
6. Walking
7. Other



I also get around using.... Select up to three.

1. My Personal Car
2. Carpool
3. Car Service (Lyft, Uber...)
4. Transit (Bus or Rail)
5. Riding my Bike
6. Walking
7. Other



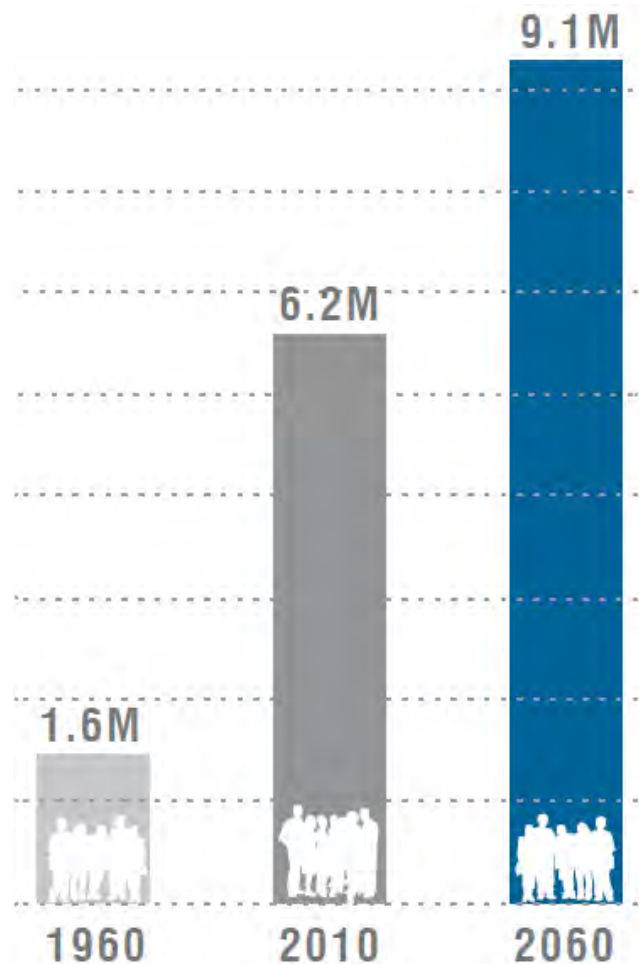
THE CHALLENGE

South Dade Transitway Corridor



THE CHALLENGE:

3 MILLION MORE PEOPLE BY 2060



750 people a day move to Southeast Florida.

How many are coming to Miami-Dade?
Roughly 1.4 million by 2060.

Can't we stop them?
Florida history suggests we can only slow development. Sometimes.

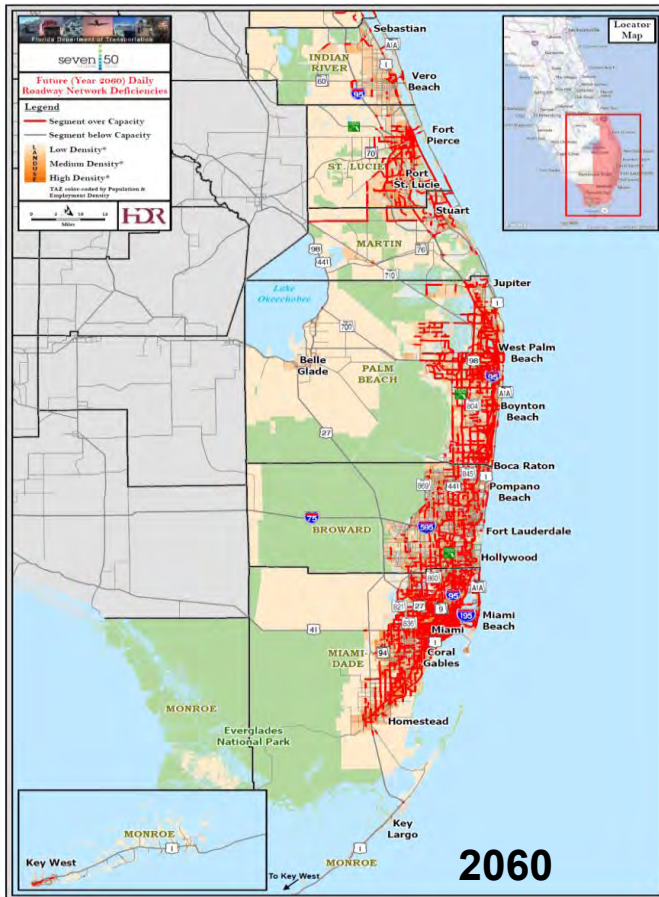
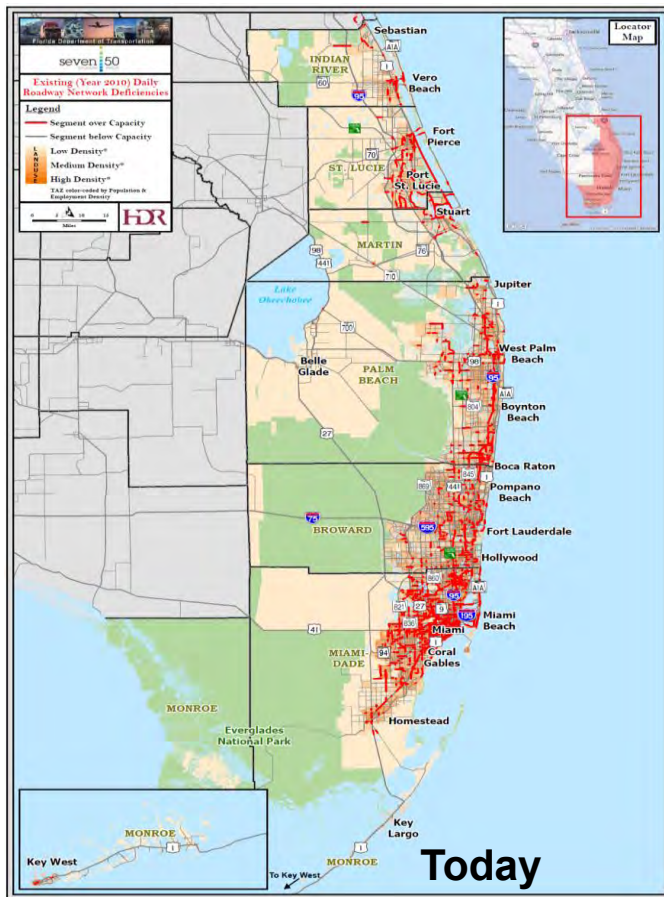
Source: US Census, Seven50 Report / SERPM 2060 Trend

A photograph of a traffic jam on a multi-lane road. The scene is filled with cars, mostly SUVs and sedans, packed closely together. The lighting suggests it might be late afternoon or early morning, with a soft, golden glow. The word "TRAFFIC" is overlaid in the center of the image in a large, white, sans-serif font. The background shows more cars stretching into the distance, and some trees and buildings are visible in the far background.

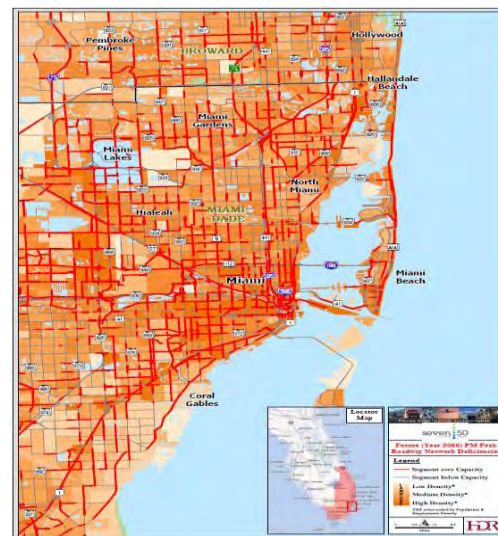
TRAFFIC

THE CHALLENGE: TRAFFIC

Anticipated Future Roadway Deficiencies If Current Trends Continue....



Can we afford to have 98% of people driving for every trip?



Source: Seven50 Report / SERPM 2060 Trend

THE CHALLENGE: TRANSPORTATION COSTS

Families Are Spending A Lot To Commute

- Just about everyone in the South Corridor commutes to work over 30 minutes (83%)
- South Corridor residents have the **lowest percentage** of transit commuters in Miami-Dade County: 1.1%
- South Corridor residents have the **lowest percentage** of commuters who walk or bike in Miami-Dade County: 0.4%

Source: US Census, Center for Neighborhood Technology (CNT Index) (August, 2017)

THE CHALLENGE: TRANSPORTATION COSTS

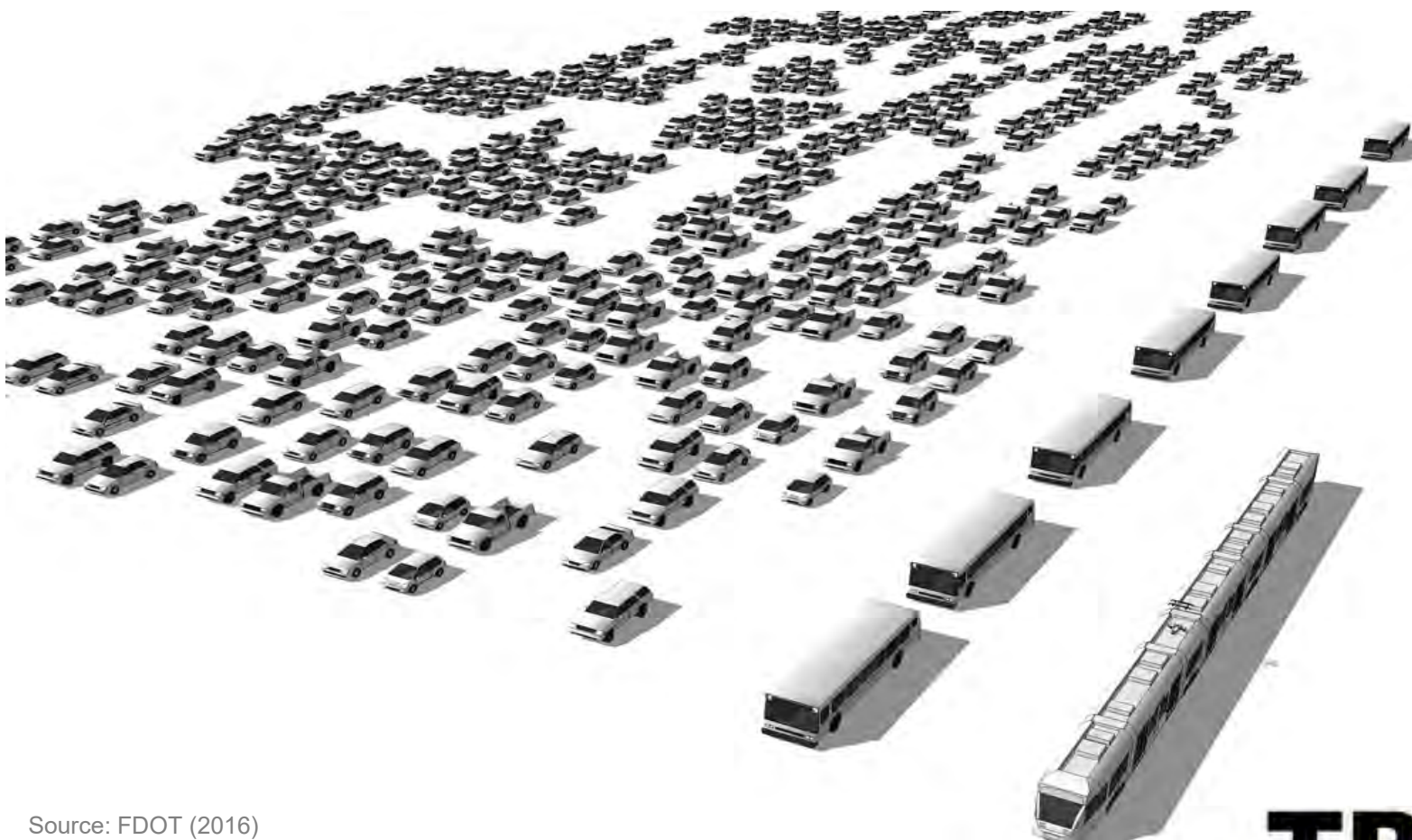
Families Are Spending A Lot To Commute

- South Corridor residents **pay 32% of household income** (\$64,166 median household per year) in transportation costs. **Transportation costs are considered affordable at 15%.**
- Families can decrease driving costs by biking, walking, or using transit more.

Source: US Census, Center for Neighborhood Technology (CNT Index) (August, 2017)

THE IDEA: TRANSIT REDUCES NUMBER OF NEW CARS

400 Cars = 8 Buses = 1 Train



Transitway:
18,000
boardings
per day

MetroRail:
70,000
boardings
per day on
average

That's a lot of
cars not on
the road.

Source: FDOT (2016)

South Dade Transitway Corridor

TP 
Miami-Dade Transportation
Planning Organization

South Dade
TRANSITWAY CORRIDOR

THE IDEA: NEW PEOPLE = GREAT NEW PLACES

Walkable, affordable, mixed-use places are possible (Sometimes. After a lot of work)



South Miami is a place where people actually do live, work & play

South Dade Transitway Corridor



THE IDEA: NEW PEOPLE = GREAT NEW PLACES

Walkable, affordable, mixed-use places are possible (Sometimes. After a lot of work)



South Miami, Dorn Ave in 1992

Today

South Dade Transitway Corridor



THE IDEA: GREAT NEW PLACES = WORKPLACES

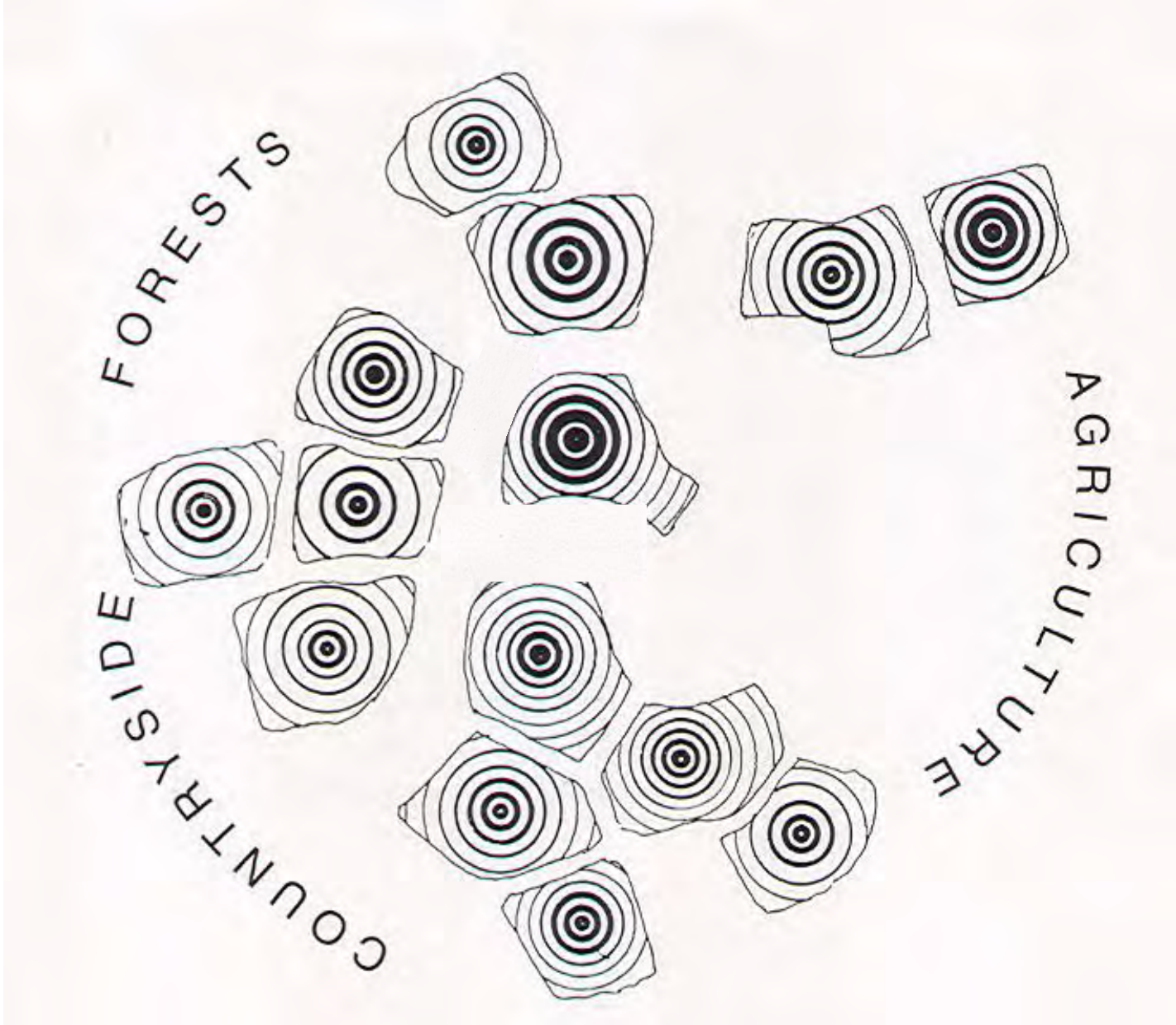
Maybe... if places like Homestead continue to grow and become regional employment centers then fewer people will have to drive north.

Imagine... if the people between Florida City & Pinecrest did not have to go north for work?



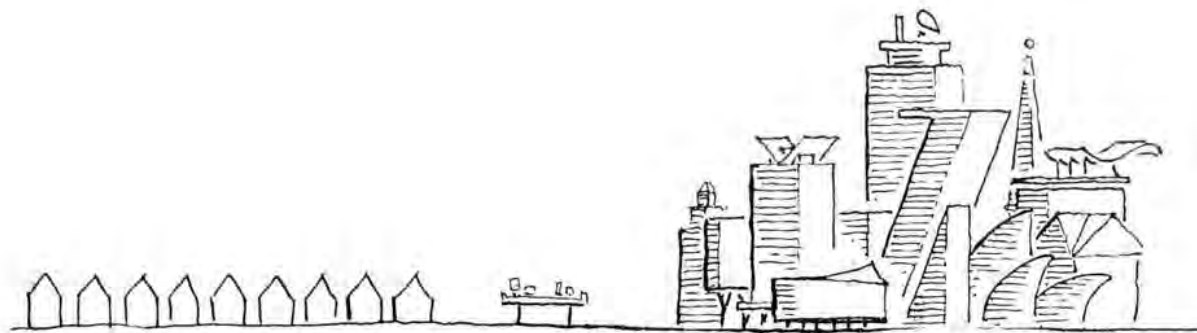
South Dade Transitway Corridor



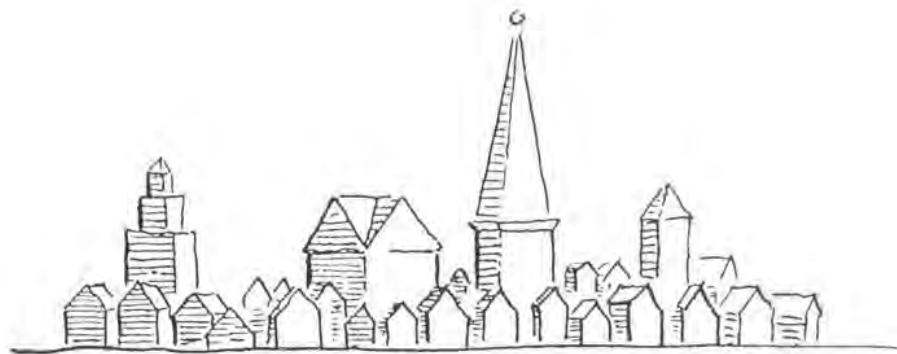


South Dade Transitway Corridor





too low density (functional zoning) too high density
= so-called "CITY"



correct density and composition
= nameable CITY

WHAT IS THE TRANSITWAY?

(formerly known as the
Busway)

South Dade Transitway Corridor



TODAY: BUS TRANSIT. FLORIDA CITY TO DADELAND SOUTH

It was once a train line. Now it has a bus. It has been renamed the “transitway.”



From Downtown to Florida City (or back)= 2 hours to 2.5 hours; Transitway: 33 stops

South Dade Transitway Corridor



TODAY: A MIX OF INVESTMENT & DISINVESTMENT

There are walkable centers: Cutler Bay, Homestead, Florida City. But not many



Bus stops rarely near anything

Some big housing investments

Potential



South Dade Transitway Corridor



THE TOOLS

South Dade Transitway Corridor



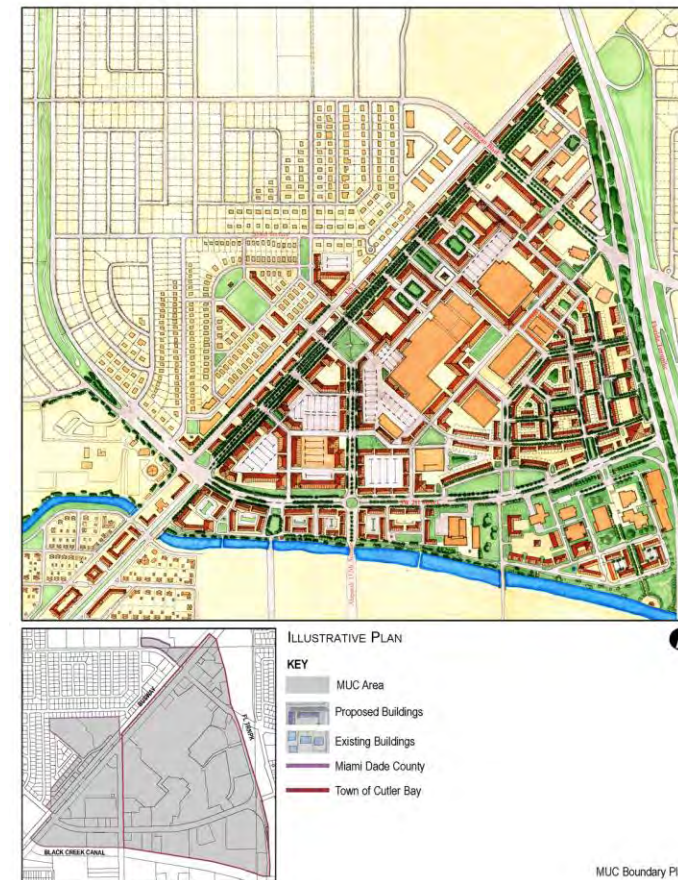
GREAT PLANS HAVE BEEN DONE: WE'RE USING THEM

What has been done before?

The County & TCRPC have done great work.

Previous Plans/Charrettes:

- Cutler Ridge September 2002
- Downtown Kendall June 1998 (Built)
- East Kendall June 2008
- Goulds 1999
- Leisure City October 2004
- Naranja August 2001
- Perrine January 2003
- Princeton June 2003
- Pinecrest Parkway (US1) Vision Plan October 2012
- Palmetto Bay Franjo Triangle & US1
- Literature Review of Transit Studies - Multiple
- First/Last Mile Study (Ongoing)



REDEVELOPMENT SUITABILITY SCORE

How it's Done

- Single Numerical Score that reflects a parcel's suitability for development/redevelopment.
- Composed of five scores on parcels, attributes connected to redevelopment suitability.
- Assigns relative weights for each of the five components.



POLL: 12 PICTURES

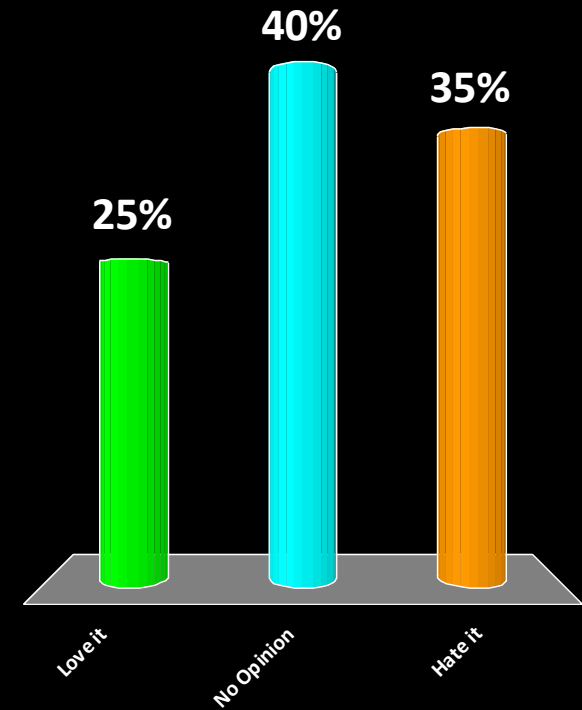
South Dade Transitway Corridor



Do you like this?



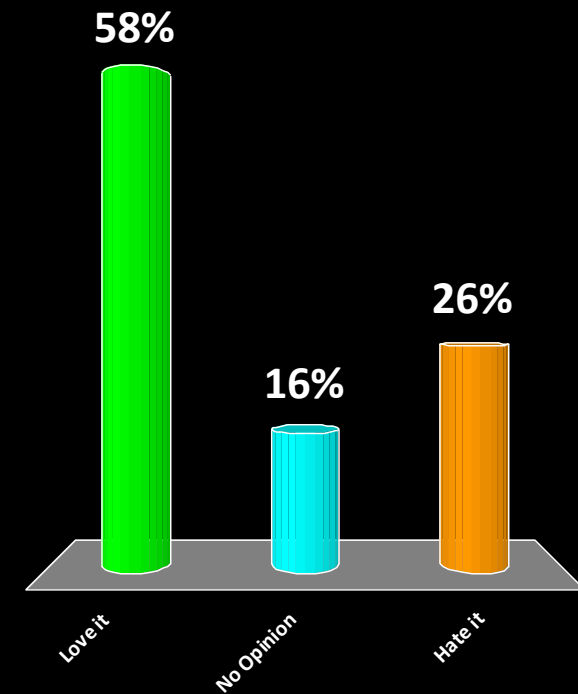
1. Love it
2. No Opinion
3. Hate it



Do you like this?



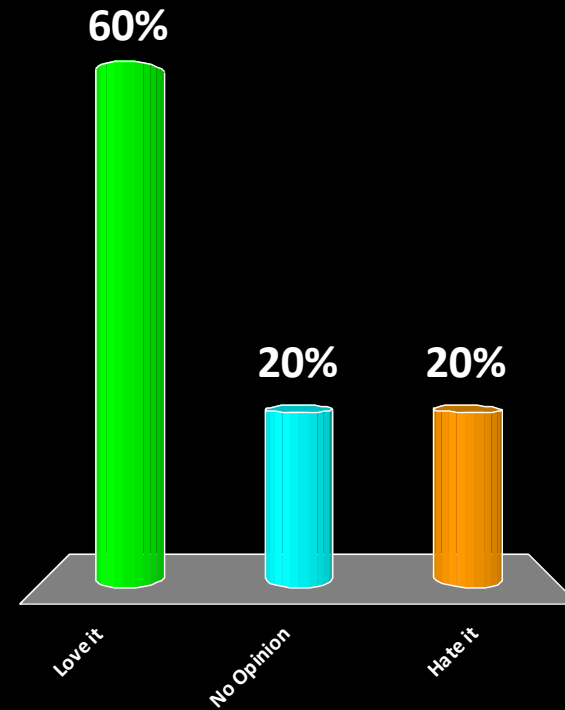
1. Love it
2. No Opinion
3. Hate it



Do you like this?



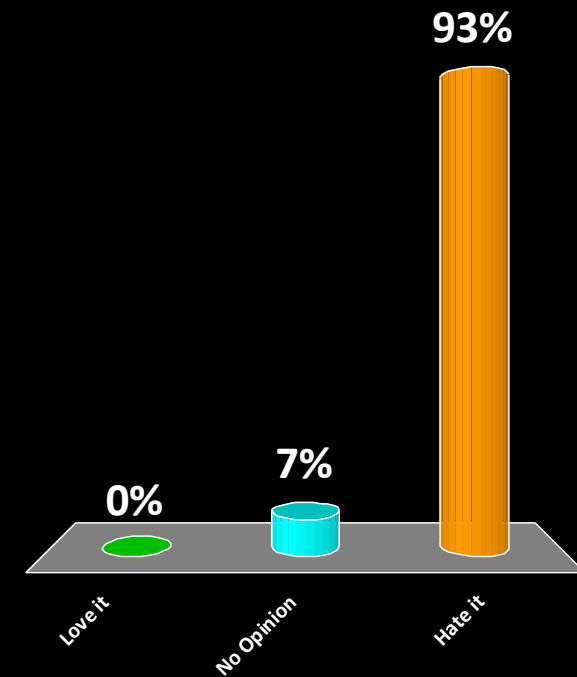
1. Love it
2. No Opinion
3. Hate it



Do you like this?



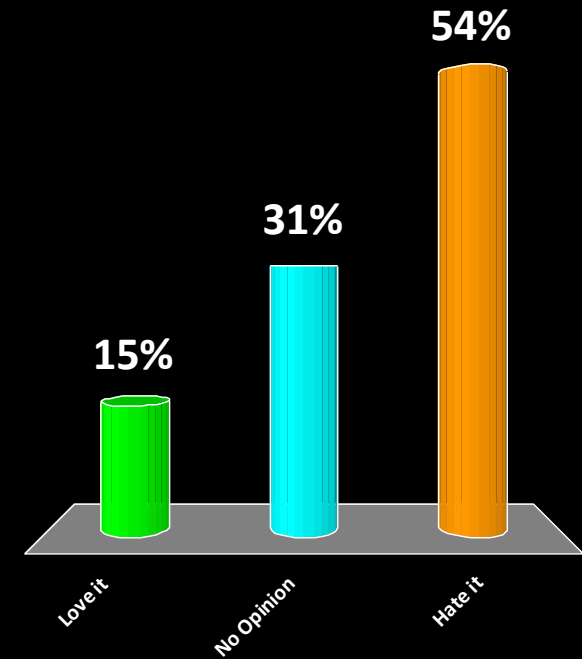
1. Love it
2. No Opinion
3. Hate it



Do you like this?



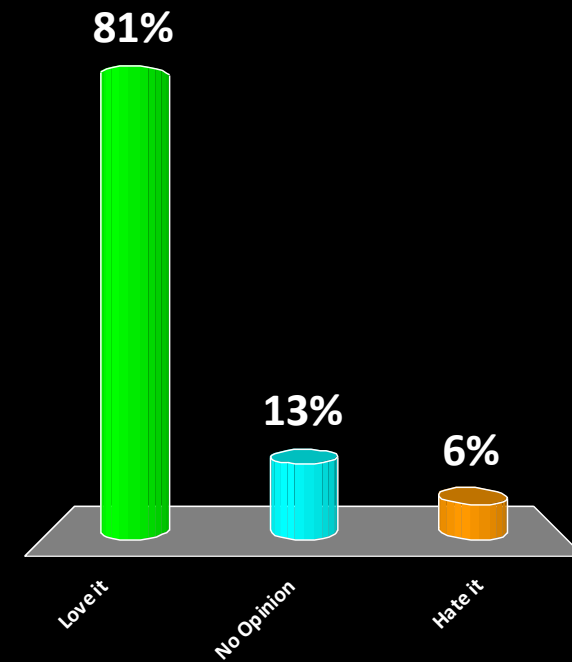
1. Love it
2. No Opinion
3. Hate it



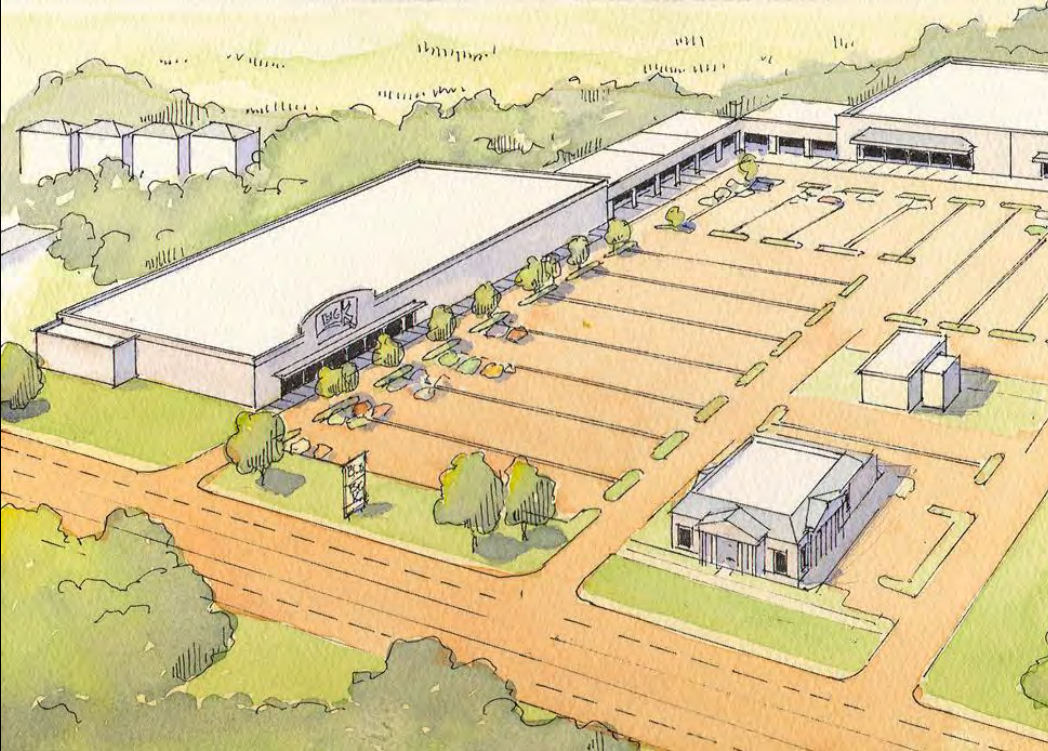
Do you like this?



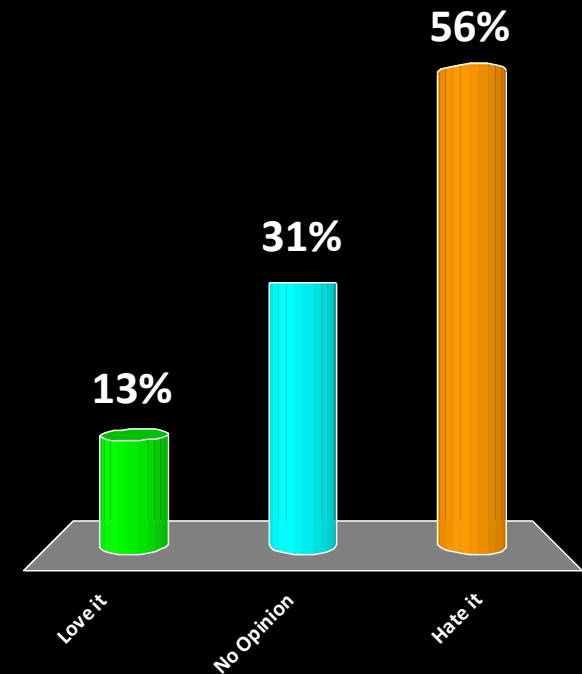
1. Love it
2. No Opinion
3. Hate it



Do you like this?



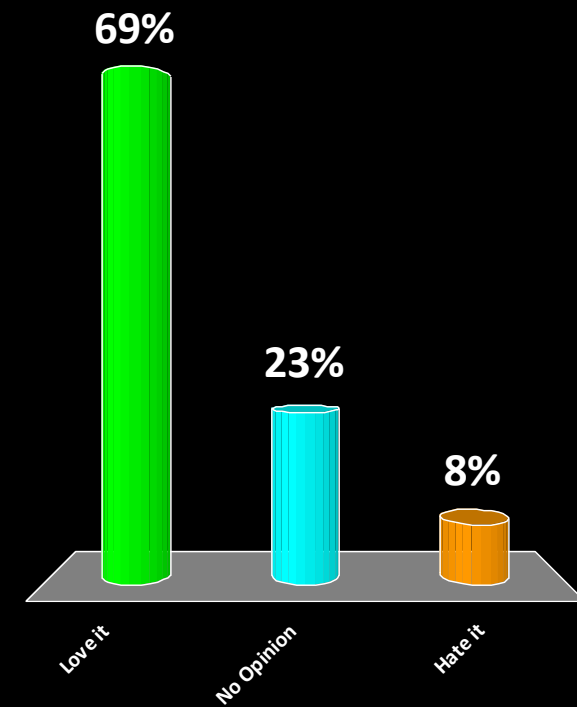
1. Love it
2. No Opinion
3. Hate it



Do you like this?



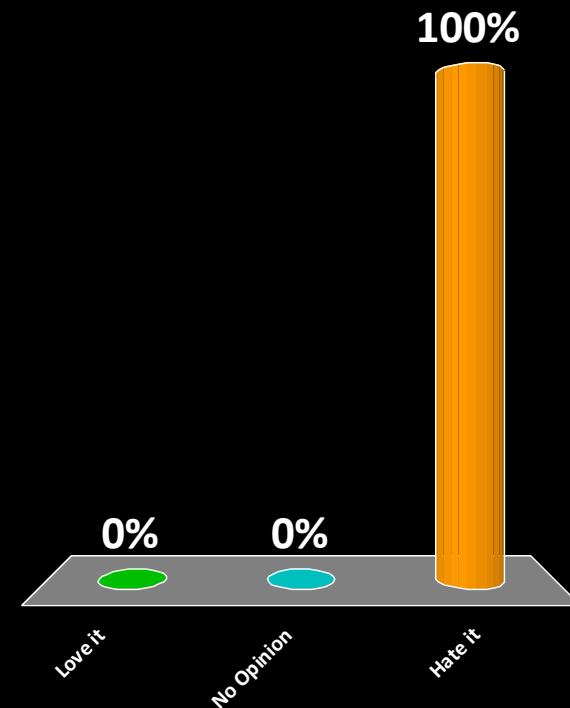
1. Love it
2. No Opinion
3. Hate it



Do you like this?



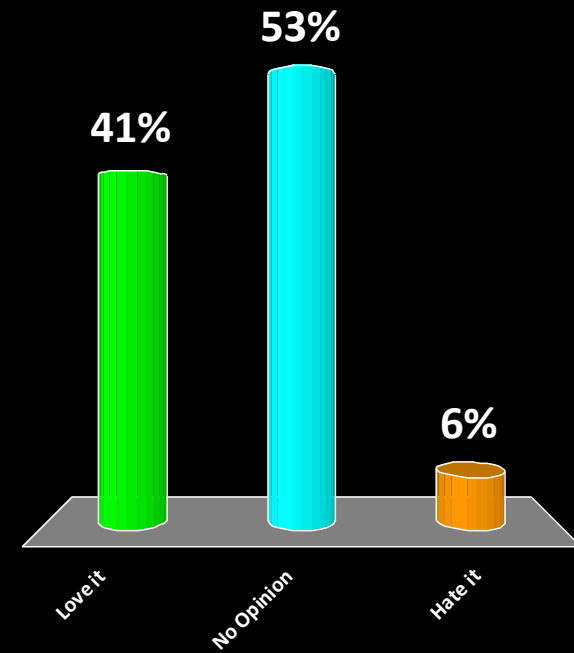
1. Love it
2. No Opinion
3. Hate it



Do you like this?



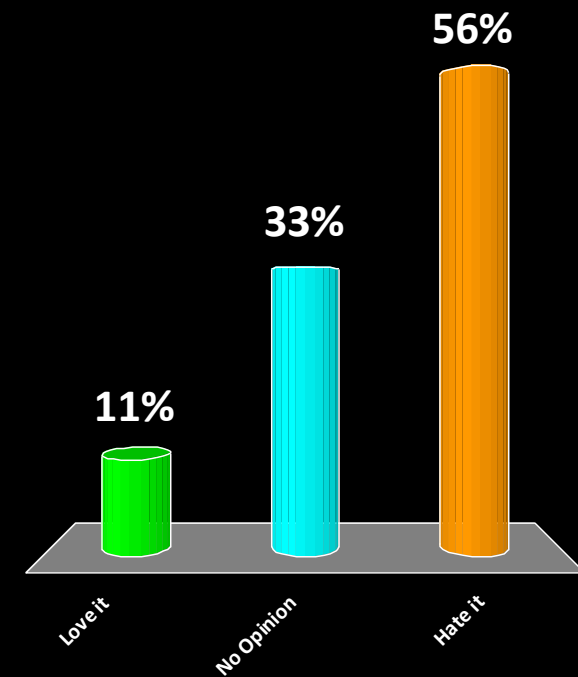
1. Love it
2. No Opinion
3. Hate it



Do you like this?



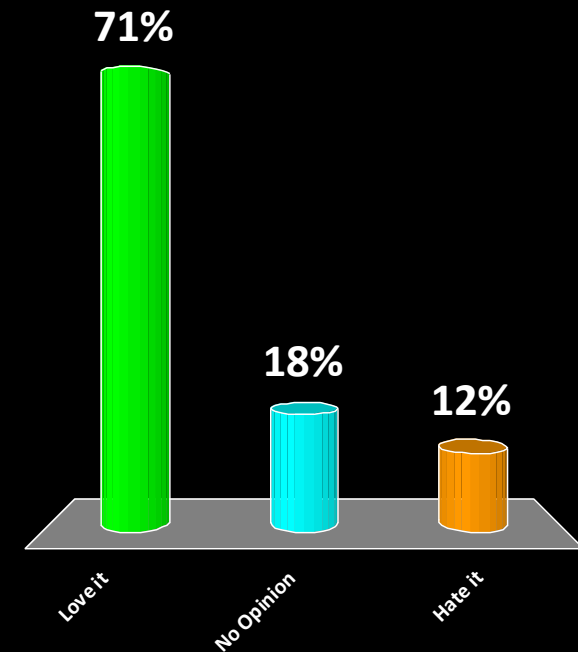
1. Love it
2. No Opinion
3. Hate it



Do you like this?



1. Love it
2. No Opinion
3. Hate it



streets



streets



commercial streets

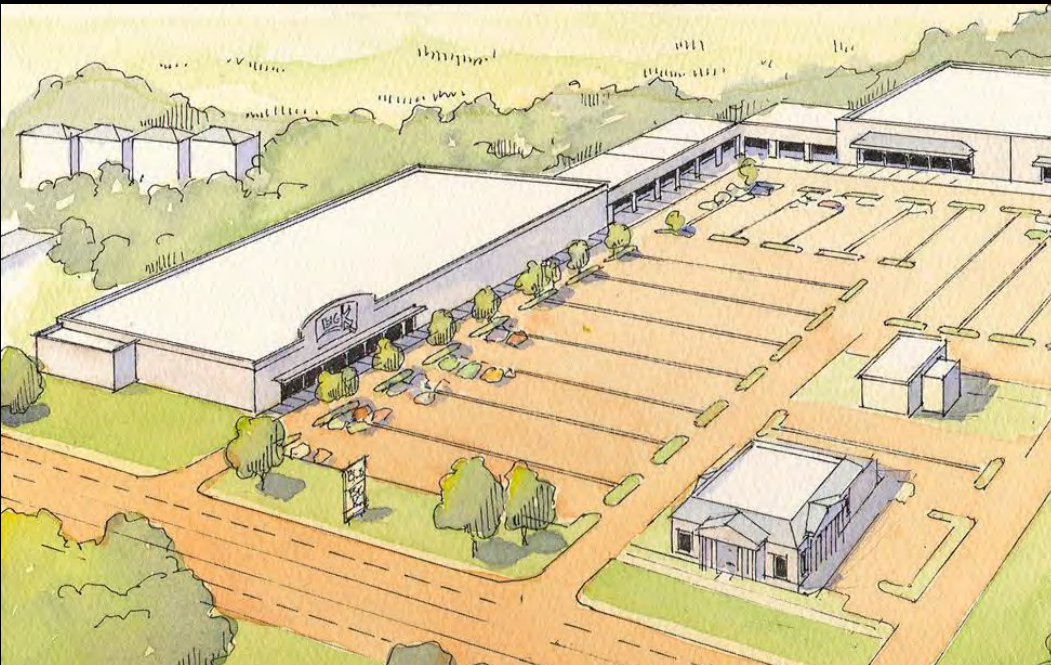


residential streets



commercial addresses:
hotels





EXERCISE 1: GOALS

South Dade Transitway Corridor



Goals: Exercise 1

Place **two green dots** below the goals most important to you for the South Corridor.

Of the many potential goals to pursue, which two are **MOST IMPORTANT TO YOU?**

Reduce Carbon Emissions	Strengthen Walking & Biking Opportunities	Expand Housing Choices	Increase Job Opportunities	Enhance Transit Service
Preserve Farmland	Upgrade the South Dade Trail	Lower Household Costs	Add Property Taxes for Schools & Services	Create Walkable Communities
other (add your ideas here!)				

SMART Implementation Plan Charrette South Corridor

goals poster

South Dade Transitway Corridor

one word card

ONE WORD that comes to mind about **SOUTH CORRIDOR:**

NOW: _____

IN THE FUTURE: _____

(in my vision)

57

SMART Implementation Plan Charrette
 South Corridor | **December __, 2017**

Of the many ideas you heard, which ones seem most exciting to you?

What questions or suggestions do you have?

Please write any additional comments (continue on back if needed).

detailed surveys



EXERCISE 2: CENTERS

South Dade Transitway Corridor



CENTERS

C e n t e r s : E x e r c i


We're discussing compact, walkable, mixed-use centers supported by transit. There are different kinds of centers.

Place **two green dots** below the kind of centers you want to see more of on the South Corridor. Place **one red dot** below the kind of center you do not want to see.

On MAP EXERCISE 4 you will decide where these centers should be located.

← More Amenities | More People | Taller Buildings

1) City Center (Example 1)



PLACE DOTS HERE

What does this type of place offer?

Features

- High level of pedestrian activity and economic vitality
- Wide mix of uses in a compact format
- Most daily needs like work, shopping, and recreation are offered just a short walk away

Height

- Usually 8 to 25 stories; tallest near stations

Housing

- Multi-family housing with ground floor retail or office

Jobs & Education

- Regional employment center attracting employees from the greater area with short commutes

2) City Center (Example 2)



PLACE DOTS HERE

What does this type of place offer?

Features

- Higher quality schools and more school choice than less dense areas - College campuses possible
- Job incubators and less expensive spaces for rent


Shopping, Restaurants, and Entertainment

- Grocery stores and pharmacies
- Regional shopping destinations with national chains and brands as well as local shops
- Regional event spaces for shows, concerts, and other events
- A large number and variety of sidewalk cafes, restaurants, and bars including a mix of local and national brands
- Movie theaters

Open Spaces

- High quality public parks and squares with regularly held events
- Connecting network of trails for bike and pedestrian commuters

3) Town Center (Example 1)



PLACE DOTS HERE

What does this type of place offer?

Features

- Vibrant mix of retail, office, and residential uses and a higher percentage of residential
- Serves local residents and those from the surrounding area
- Many daily needs (work, shopping, recreation) can be met within the station area

Height

- Usually 6 to 10 stories with tallest buildings near the station

Housing

- Multi-family housing with ground floor retail or office near the station
- Attached single-family homes further from the center

→ Less Amenities | Less People | Shorter Buildings


s e 2

Pro: Advocates for centers say that by building on the transit corridor premium transit is more likely, more open space can be preserved elsewhere (including the Everglades), and affordable units will provide housing for young people and retirees.

Con: Critics of centers say the existing destinations along the South Corridor are sufficient, new jobs in the centers may not materialize, and traffic may get worse between Florida City and Dadeland South despite transit.

← Less Amenities | Less People | Shorter Buildings

4) Town Center (Example 2)



PLACE DOTS HERE

Jobs & Education

- Local employment center with short commutes for employees

Groceries

- Small grocery store, Farmer's markets at major intersections near farmland


Shopping, Restaurants, and Entertainment

- A large number and variety of sidewalk cafes, restaurants, and bars including a mix of local and national brands
- Local shopping destination with local stores and some national brands

Open Spaces

- Public parks and squares with regularly held events

5) Neighborhood Center (Example 1)



PLACE DOTS HERE

What does this type of place offer?

Features

- "Main Street" environment near the station with some ground floor retail and office
- Serves local residents primarily but can be a destination for people aware of the place
- Some monthly needs (like shopping) can be met within the station area


Height

- 3 to 4 stories nearest the station, transitioning to 1 to 2 stories

Housing

- Mostly single family attached or detached housing with some multi-family housing units closest to the station

6) Neighborhood Center (Example 2)



PLACE DOTS HERE

Jobs & Education

- Some local jobs, primarily in the service sector

Groceries

- Corner stores and farmer's markets at major intersections near farmland

Shopping, Restaurants, and Entertainment

- A few small-scale local retail uses

Open Spaces

- Larger scale green spaces with a wide variety of uses but fewer events

→ Less Amenities | Less People | Shorter Buildings

KINDS OF CENTERS: CITY CENTER



Downtown Kendall, Miami Metrorail + Tri-Rail

Uses

Government Centers

Pharmacies

Restaurants

Banks

University or College

Detached Houses

Apartments

Corporate Offices

Luxury Residential

Regional Shopping

Workplaces

Multimodal Streets

Trails & Street Trees

Streetcars

Performing Arts Centers

Cinemas

Cafes

Gym

Hair Salons

Bakery

Bars

Breweries

Dry Cleaning

Non-profit Headquarters

Professional Offices

Medical Offices

Children's Recreation

South Dade Transitway Corridor

KINDS OF CENTERS: TOWN CENTER



City Place, West Palm Beach
Tri-Rail & Rubber Tire Trolleys

Uses

Government Centers
Restaurants
Cafes
Banks
Detached Houses
Apartments
Corporate Offices
Luxury Residential
Regional Shopping
Workplaces
Multimodal Streets
Street Trees
Cinema

South Dade Transitway Corridor

KINDS OF CENTERS: TOWN CENTER



South Miami Metrorail & Tri-Rail

Uses

Government Centers
Restaurants
Cafes
Salons
Banks
Single-family Houses
Detached Houses
Apartments
Corporate Offices
Luxury Residential
Regional Shopping
Workplaces
Multimodal Streets
Street Trees
Cinema

South Dade Transitway Corridor

KINDS OF CENTERS: NEIGHBORHOOD CENTER



Mueller, Austin, Texas
Commuter Rail
(Heavy Rail, like MetroRail)

Uses

Government Centers
Restaurants
Cafes
Salons
Banks
Single-family Houses
Detached Houses
Apartments
Corporate Offices
Workplaces
Multimodal Streets
Street Trees
Cinema

South Dade Transitway Corridor

CENTERS

Station Typologies



City Center

50 to 100 units/acre



Town Center

30 to 50 units/acre



Neighborhood Center

10 to 30 units/acre



Employment Center

varies



Park-and-Ride

3 to 5 units/acre

EXERCISE 3: LEVELS OF INVESTMENT

South Dade Transitway Corridor



LEVELS OF INVESTMENT

Levels: Exercise 3

We're discussing **levels of investment** along the transitway corridor between Florida City and Dadeland South.

Place **one green dot** below the level of investment you want to see along the South Corridor. Place **one red dot** below the level of investment you do not want to see.

The level refers to both public investment (like transit, parks, and infrastructure) and private investment (like new homes, jobs, and destinations), because they are linked. The level of investment is reflected in the distribution of Center Types along the corridor.



1) High Level of Investment	2) Medium Level of Investment	3) Low Level of Investment
<p>Two or More New City Centers Many New Town Centers Few New Neighborhood Centers</p>	<p>One or Two New City Centers Some New Town Centers Some New Neighborhood Centers</p>	<p>One or No New City Centers Some New Town Centers Many New Neighborhood Centers</p>
<p>Economic Development Environment Protection Household Savings Public & Private Investment</p> <p><small>ECONOMIC DEVELOPMENT: Return on investment primarily in property & sales taxes and including increases economic opportunity in new workplaces and jobs. ENVIRONMENTAL PROTECTION: Accommodation of new population while preserving open space and minimizing the carbon footprint of new development. HOUSEHOLD SAVINGS: Reduction in housing and transportation costs. PUBLIC & PRIVATE INVESTMENT: Total investment to create the center including public investments like transit, parks, other infrastructure, and private investment including new homes, workplaces, and destinations.</small></p>	<p>Economic Development Environment Protection Household Savings Public & Private Investment</p> <p><small>ECONOMIC DEVELOPMENT: Return on investment primarily in property & sales taxes and including increases economic opportunity in new workplaces and jobs. ENVIRONMENTAL PROTECTION: Accommodation of new population while preserving open space and minimizing the carbon footprint of new development. HOUSEHOLD SAVINGS: Reduction in housing and transportation costs. PUBLIC & PRIVATE INVESTMENT: Total investment to create the center including public investments like transit, parks, other infrastructure, and private investment including new homes, workplaces, and destinations.</small></p>	<p>Economic Development Environment Protection Household Savings Public & Private Investment</p> <p><small>ECONOMIC DEVELOPMENT: Return on investment primarily in property & sales taxes and including increases economic opportunity in new workplaces and jobs. ENVIRONMENTAL PROTECTION: Accommodation of new population while preserving open space and minimizing the carbon footprint of new development. HOUSEHOLD SAVINGS: Reduction in housing and transportation costs. PUBLIC & PRIVATE INVESTMENT: Total investment to create the center including public investments like transit, parks, other infrastructure, and private investment including new homes, workplaces, and destinations.</small></p>

PERFORMANCE METRICS



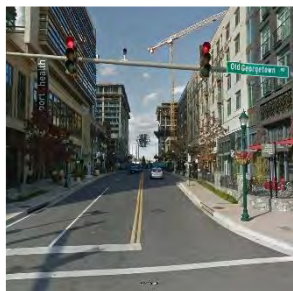
Economic Development

Return on investment primarily in property & sales taxes and including increased economic opportunity in new workplaces and jobs.

Return on Investment in Property & Sales Taxes



Economic Opportunity & Revitalization



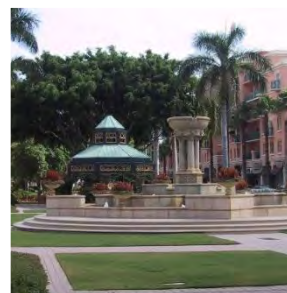
More "Main Street Style" Walkable Places



Environmental Protection

Accommodation of new population while preserving open space and minimizing the carbon footprint of new development.

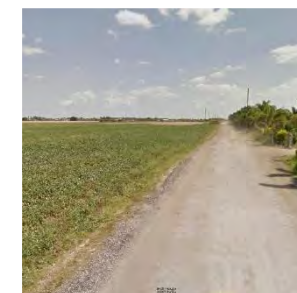
Additional Funding Available for Parks & Trails



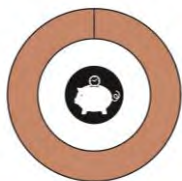
Reduction in per Capita Carbon Dioxide Emissions



Protect the Environment & Preserve Agriculture



PERFORMANCE METRICS



Household Savings

Reduction in housing and transportation costs.

Household Savings for Families Using Transit



Number of Homes Near Transit

Opportunity for Convenient 1 or 0 Car Households



Public & Private Investment

Total investment to create the center including public investments like transit, parks, other infrastructure, and private investment including new homes, workplaces, and destinations.

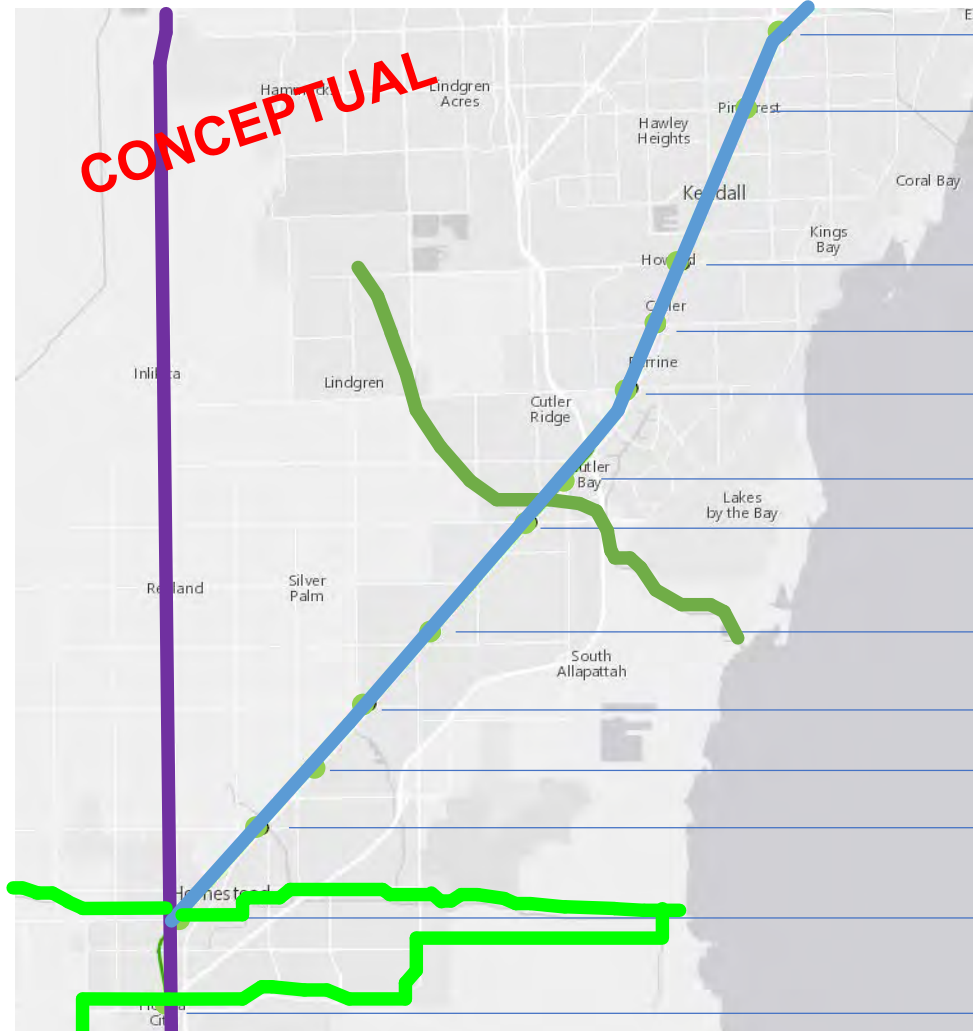
EXERCISE 4: THE BIG MAP

South Dade Transitway Corridor



PATHWAYS FEED TRANSIT

CONCEPTUAL



- Dadeland South
- SW 112 Street Station Park & Ride
- SW 152 St Station Park & Ride
- SW 168 St Station Park & Ride
- Perrine/Quail Roost Drive Park & Ride and Urban Center
- Cutler Ridge Station Urban Center
- Goulds Station Urban Center
- Princeton Station Park & Ride and Urban Center
- Naranja Station Urban Center
- Leisure City Station Urban Center
- SW 296th Street Park & Ride
- Homestead / NE 2nd Street Park & Ride & Urban Center
- Florida City / SW 344 Street Park & Ride

South Corridor Trails

1. South Dade Trail / East Coast Greenway
2. Black Creek Trail
3. Biscayne-Everglades Greenway
4. Krome Avenue Trail (and Bikelane)

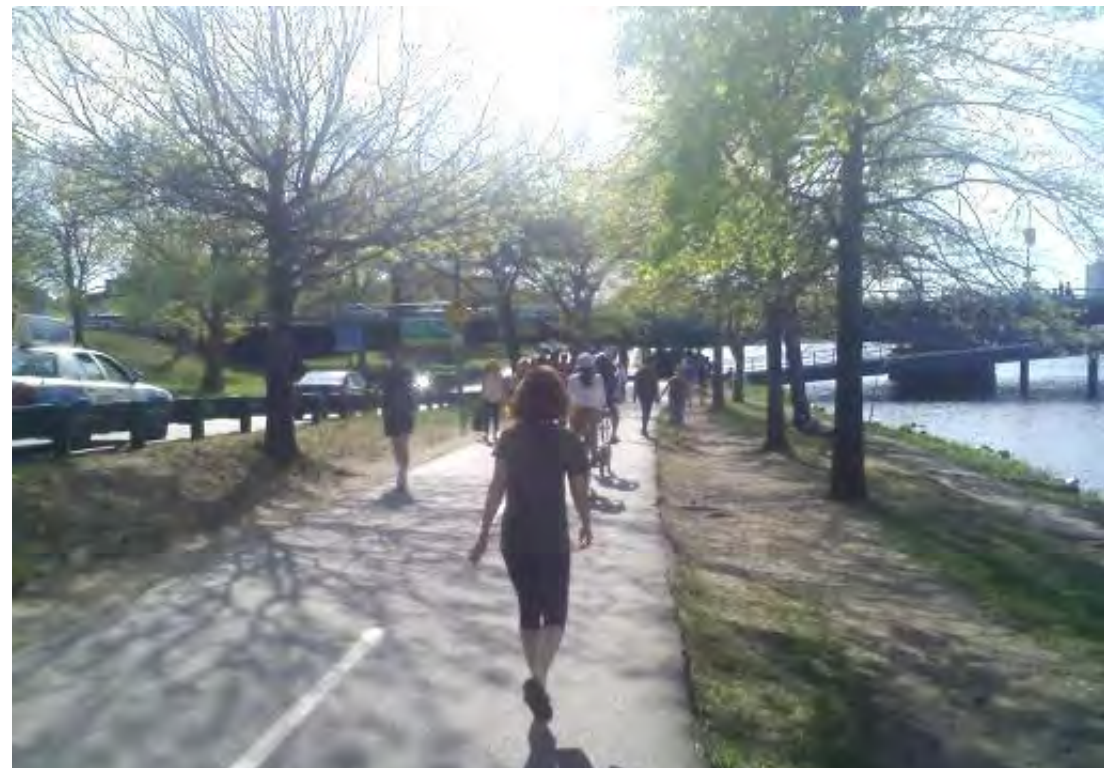
Transitway and Stations



South Dade Transitway Corridor



TRAILS TO TRANSIT: BOSTON



Trails in Boston



Commuting by Bike

South Dade Transitway Corridor



Results Show in Model



Existing Conditions



moderate investment



high investment

South Dade Transitway Corridor



TIME FOR THE EXERCISES

South Dade Transitway Corridor



RESULTS AT: 7:30 p.m.

South Dade Transitway Corridor



RESULTS

Exercise 1, Goals: this group chose...

1) Create Walkable Communities 2) Enhance Transit Service, 2) More Jobs & Protect Farms

Exercise 2, Centers: this group chose...

1)Town Centers, 2) City Centers (mixed feelings)

Exercise 3, Levels of Investment: this group chose primarily...

Medium-High

A TOUR

CONCEPTUAL



- Dadeland South
- SW 112 Street Station Park & Ride
- SW 152 St Station Park & Ride
- SW 168 St Station Park & Ride
- Perrine/Quail Roost Drive Park & Ride and Urban Center
- Cutler Bay (Ridge) Station Urban Center
- Goulds Station Urban Center
- Princeton Station Park & Ride and Urban Center
- Naranja Station Urban Center
- Leisure City Station Urban Center
- SW 296th Street Park & Ride
- Homestead / NE 2nd Street Park & Ride & Urban Center
- Florida City / SW 344 Street Park & Ride

Transitway and Stations

South Dade Transitway Corridor



SW 104th Street



- Uses
- Shopping Center
 - Gas Station
 - Detached Houses
 - Apartments



Uses

- Shopping Center
- Gas Station
- Detached Houses
- Apartments
- Offices
- Restaurant
- Park

1/2 Mile Station Area

- New Jobs: 20
- New Housing Units: 24
- New Leasable: 120K SF
- New Muni Revenue: \$30K

Princeton at SW 104th St. moderate investment



Uses

- Shopping Center
- Gas Station
- Detached Houses
- Apartments
- Offices
- Restaurant
- Multiple Parks
- Shops

1/2 Mile Station Area

New Jobs: 40

New Housing Units: 140

New Leasable: 230K SF

New Muni Revenue: \$50K

South Dade Transitway Corridor



Miami-Dade Transportation
Planning Organization



Perrine Station
Eureka Drive, SW 184th Street

South Dade Transitway Corridor



Perrine Station

existing conditions



Uses

- Restaurant
- Local Grocer
- Small Shopping Mall
- Detached Houses

South Dade Transitway Corridor



Perrine Station

moderate investment



Uses

- Restaurants
- Local Grocer
- Small Shopping Mall
- Detached Houses
- Multifamily Units
- Offices
- Pharmacy

1/2 Mile Station Area

- New Jobs: 550
- New Housing Units: 120
- New Leasable: 200K SF
- New Muni Revenue: \$280K

South Dade Transitway Corridor

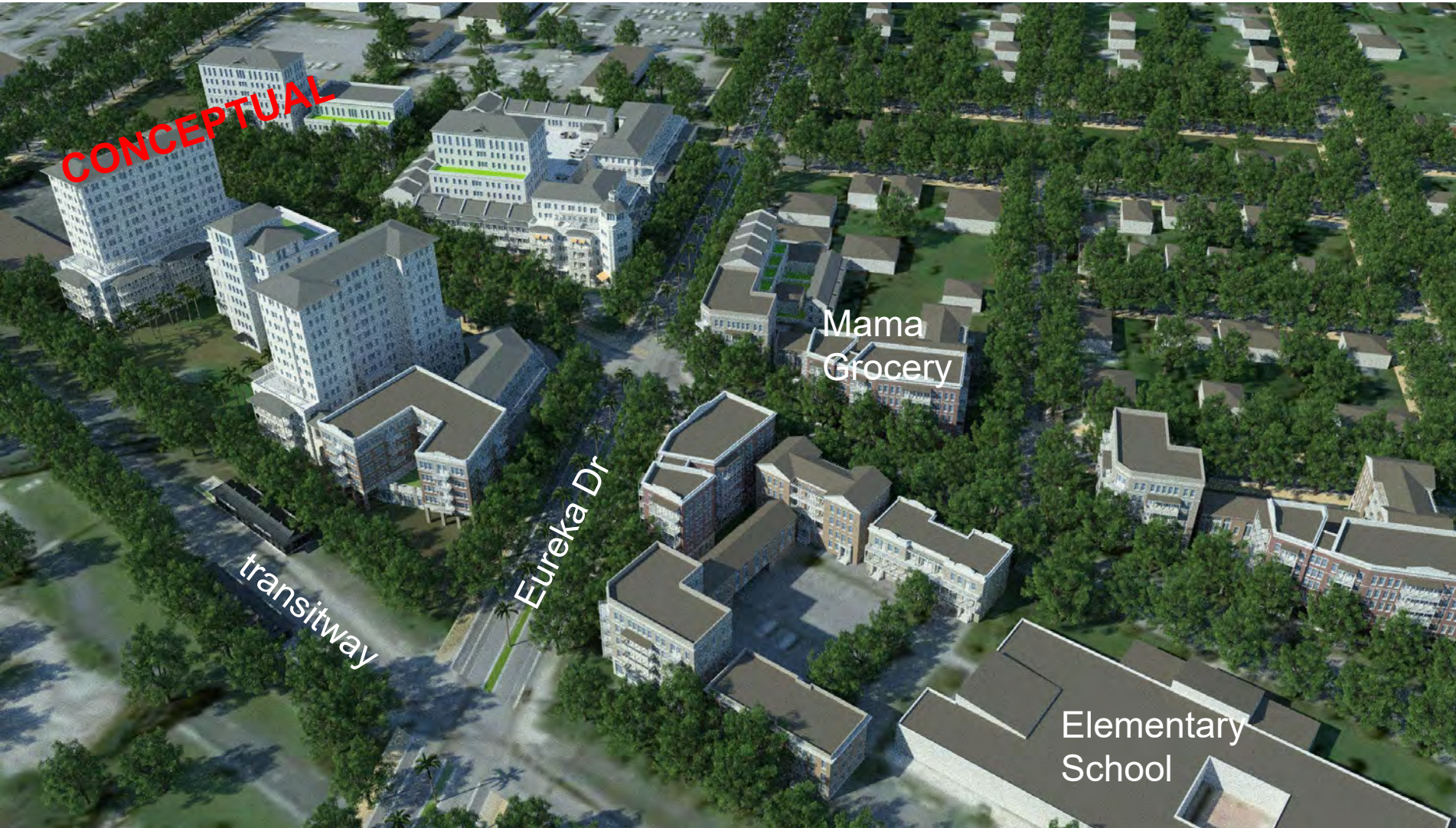


Miami-Dade Transportation
Planning Organization



Perrine Station

high investment



Uses

- Restaurants
- Local Grocer
- Small Shopping Mall
- Detached Houses
- Multifamily Units
- Offices
- Pharmacy
- Hotel
- Shops
- Cafes
- Plaza
- Multimodal Streets
- Trails & Street Trees

1/2 Mile Station Area

- New Jobs: 1,200
- New Housing Units: 414
- New Leasable: 900K SF
- New Muni Revenue: \$390K

South Dade Transitway Corridor



Miami-Dade Transportation
Planning Organization



Cutler Bay Station
South Allapattah Road
Near SW 117th Street

South Dade Transitway Corridor



Cutler Bay Station

existing conditions



- Uses
- Civic
 - Gas Station
 - Motel
 - Apartments
 - Mid-Size Mall

South Dade Transitway Corridor



Cutler Bay Station

moderate investment



Uses

- Civic
- Gas Station
- Motel
- Apartments
- Mid-Size Mall
- Attached Homes
- Offices
- Row of Cafes
- Luxury Hotel
- Extended-Stay Hotel

1/2 Mile Station Area

- New Jobs: 750
- New Housing Units: 280
- New Leasable: 300K SF
- New Tax Revenue: \$260K

South Dade Transitway Corridor



Miami-Dade Transportation
Planning Organization



Cutler Bay Station

high investment



Uses

- Civic
- Gas Station
- Motel
- Apartments
- Mid-Size Mall
- Attached Homes
- Offices
- Row of Cafes
- Luxury Hotels
- Economy Hotels
- Civic Green
- Street Trees
- Multimodal Streets

1/2 Mile Station Area

- New Jobs: 1,150
- New Housing Units: 560
- New Leasable: 1.2M SF
- New Tax Revenue: \$460K

South Dade Transitway Corridor



Goulds Station SW 216th Street

South Dade Transitway Corridor



Goulds Station

existing conditions



Uses

- Gas Station
- Motel
- Apartments
- Day care center
- Box retail

South Dade Transitway Corridor



Goulds Station

moderate investment



- Uses
- Motel
 - Apartments
 - Day care center
 - Box retail
 - Restaurants
 - Detached Houses
 - Apartments
 - Workplaces
 - Multimodal Streets
 - Trails & Street Trees

1/2 Mile Station Area
New Jobs: 450
New Housing Units: 180
New Leasable: 420K
New Muni Revenue: \$260K

South Dade Transitway Corridor



Goulds Station

high investment



Uses

- Motel
- Apartments
- Day care center
- Restaurants
- Detached Houses
- Apartments
- Workplaces
- Multimodal Streets
- Trails & Street Trees
- Government Centers
- Restaurants & Cafes
- University or College
- Luxury Residential
- Regional Shopping

½ Mile Station Area

- New Jobs: 850**
- New Housing Units: 350**
- New Leasable: 840K**
- New Muni Revenue: \$380K**

South Dade Transitway Corridor



Naranja Station SW 264th Street

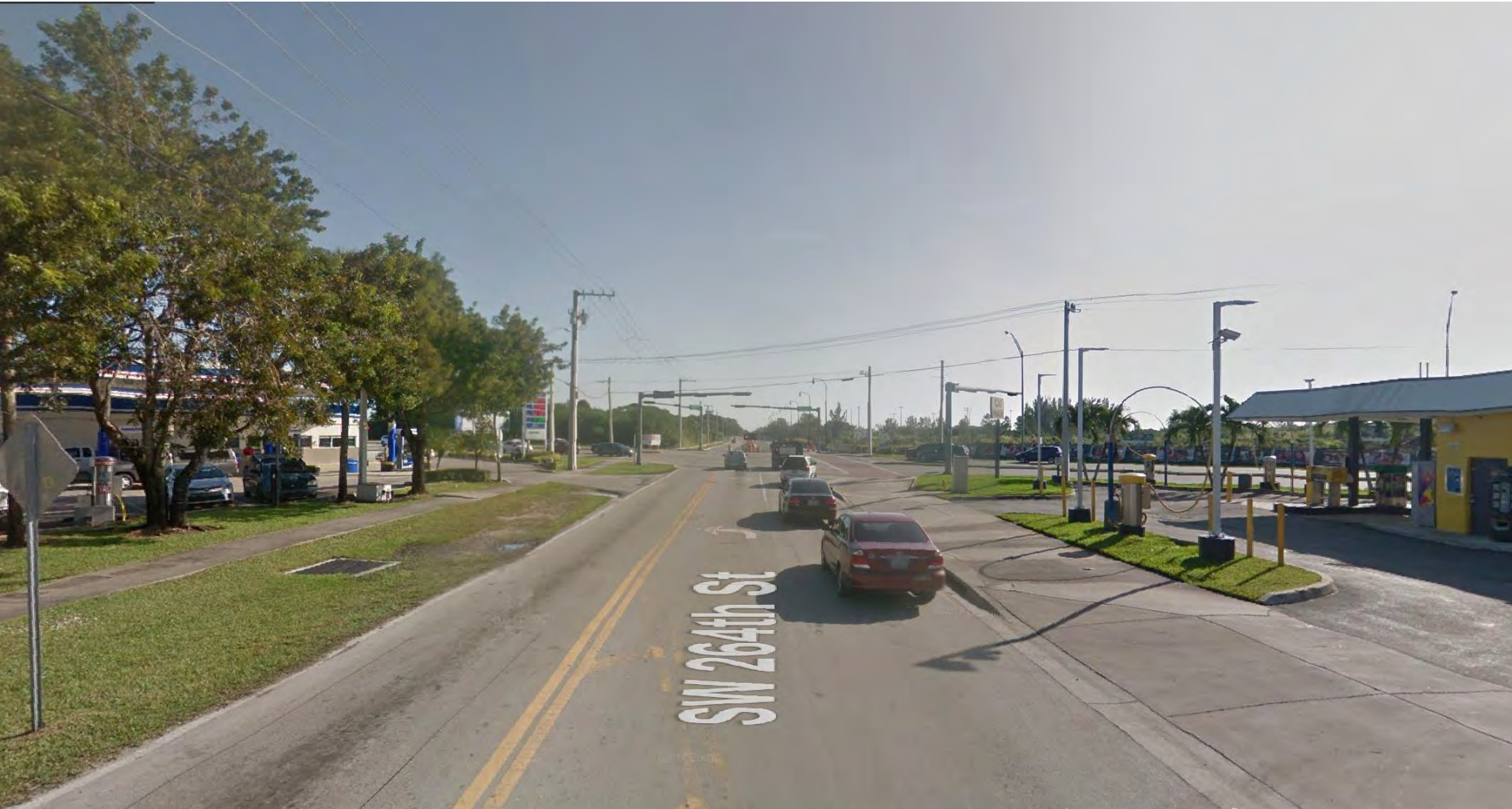
South Dade Transitway Corridor



Naranja Station

Existing street view

95



South Dade Transitway Corridor



Naranja Station

existing conditions



Uses

- Gas Station
- Motel
- Apartments
- Day care center
- Strip Shopping

South Dade Transitway Corridor

Naranja Station

moderate investment

97



Uses

- Gas Stations
- Hotel
- Apartments
- Day care centers
- Cafes
- Restaurant
- Detached Houses
- Small Offices
- Shops
- Industrial Spaces
- Farmer's Market

½ Mile Station Area

New Jobs: 410

New Housing Units: 410

New Leasable: 210K

New Muni Revenue: \$340K

South Dade Transitway Corridor



Miami-Dade Transportation
Planning Organization



Naranja Station

high investment



- Uses
- Hotels
- Apartments
- Cafes
- Restaurant
- Farmer's Market
- Small Offices
- Shops
- Industrial Spaces
- Farmer's Market
- Corporate Offices
- Regional Shopping
- Workplaces
- Multimodal Streets
- Trails & Street Trees

1/2 Mile Station Area

- New Jobs: 850**
- New Housing Units: 820**
- New Leasable: 430K**
- New Muni Revenue: \$510K**

South Dade Transitway Corridor



Leisure City Station SW 280th Street

South Dade Transitway Corridor





South Dade Transitway Corridor



Leisure City Station

existing conditions



- Uses
- Restaurant
 - Shopping Mall
 - Detached Houses
 - Gas Stations



South Dade Transitway Corridor



Leisure City Station

moderate investment



- Uses
- Restaurant
 - Shopping Mall
 - Detached Houses
 - Town Homes
 - Gas Stations
 - Restaurants
 - Pharmacies
 - Shopping Mall
 - Cafes
 - Multiple Squares & Plazas

1/2 Mile Station Area
New Jobs: 420
New Housing Units: 280
New Leasable: 300K SF
New Muni Revenue: \$410K

South Dade Transitway Corridor



Leisure City Station

high investment



- Uses
- Restaurant
 - Variety of Housing Types
 - Shopping Mall
 - Gas Stations
 - Restaurants
 - Pharmacies
 - Shopping Mall
 - Cafes
 - Multiple Squares & Plazas
 - Office Spaces
 - Hotels
 - Government Center

1/2 Mile Station Area
New Jobs: 850
New Housing Units: 460
New Leasable: 420K SF
New Muni Revenue: \$590K

































South Dade Transitway Corridor





South Dade Transitway Corridor



	Trend	Low Investment	Medium Investment	High Investment
Farmland/Everglades Consumed	 150+ Sq. Miles	 150+ Sq. Miles	 50 Sq. Miles	 10 Sq. Miles
Infrastructure Cost (Transportation, Water, Sewer, Utilities)	 \$11.1 Billion	 \$11.1 Billion	 \$8.1 Billion	 \$2.9 Billion
Expand Housing Choices	 SF 90%  Multi 10%	 SF 90%  Multi 10%	 SF 65%  Multi 35%	 SF 55%  Multi 45%
Increase Job Opportunities	 200 to 400 Jobs	 400 to 600 Jobs	 2,000 to 4,000 Jobs	 4,000 to 7,000 Jobs
Walkable Communities (Walk to Work, Stores, School, Transit, Parks)				
Transportation % Income Per Household for Transit Riders	 32%	 40%	 25%	 15%
Reduce Carbon Emissions				

You chose...

In general, a quick survey of today's results reveal that this group chose a scenario similar to...

More tabulation is necessary. And the conversation continues...

CONCEPTUAL

CHARRETTE EVENTS

SAVE THE DATES

South Corridor

Saturday

December 2, 2017

9:00 AM – 1:00 PM – Two 2 hour sessions

Town of Cutler Bay Town Hall

10720 Caribbean Boulevard, 6th Floor

Cutler Bay, FL 33189

Wednesday

December 6, 2017

6:00 PM – 8:00 PM

Village of Pinecrest

Evelyn Greer Park Meeting Room

8200 SW 124th Street

Pinecrest, FL 33156

Thursday

December 14, 2017

6:00 PM – 8:00 PM

Florida City

Youth Activity Center

650 NW 5th Avenue

Florida City, FL 33034

For more information please contact:

Alex David, Consultant Team Co-Manager at
786.485.5192 or ADavid@CGASolutions.com

MiamiSMARTPlan.com

South Dade Transitway Corridor



TPO Project Manager

Jeannine Gaslonde

(305) 375-1739

Jeannine.Gaslonde@miamidade.gov

CGA Project Manager

Eric Czerniejewski, P.E., ENV SP

(954) 766-2735

ECzerniejewski@cgasolutions.com

CGA Project Manager

Alex A. David, AICP

(786) 485-5192

ADavid@cgasolutions.com

THANK YOU

Any Questions?

www.miamiSMARTplan.com



#MiamiSMARTPlan

South Dade Transitway Corridor

TPO
Miami-Dade Transportation
Planning Organization

