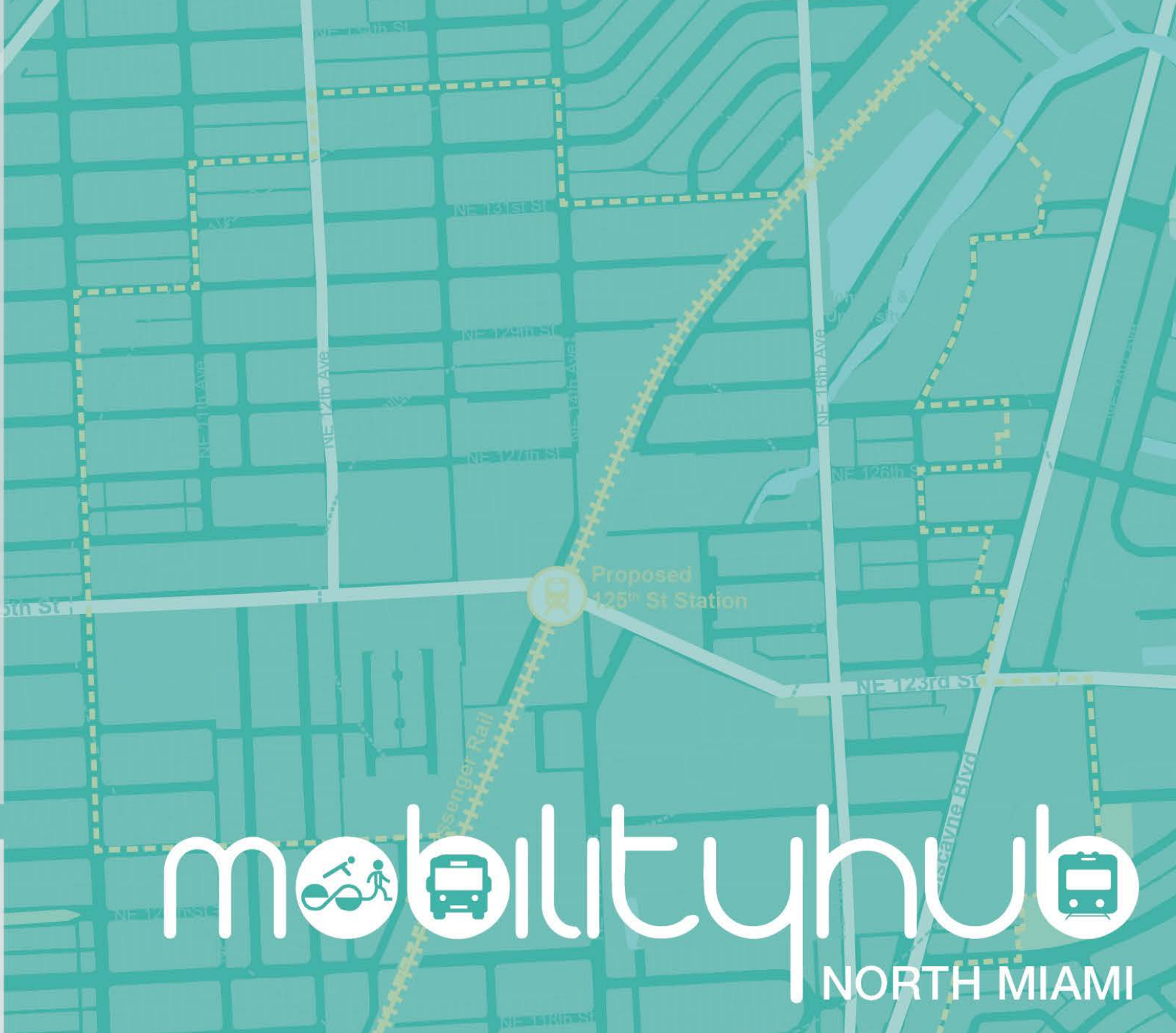
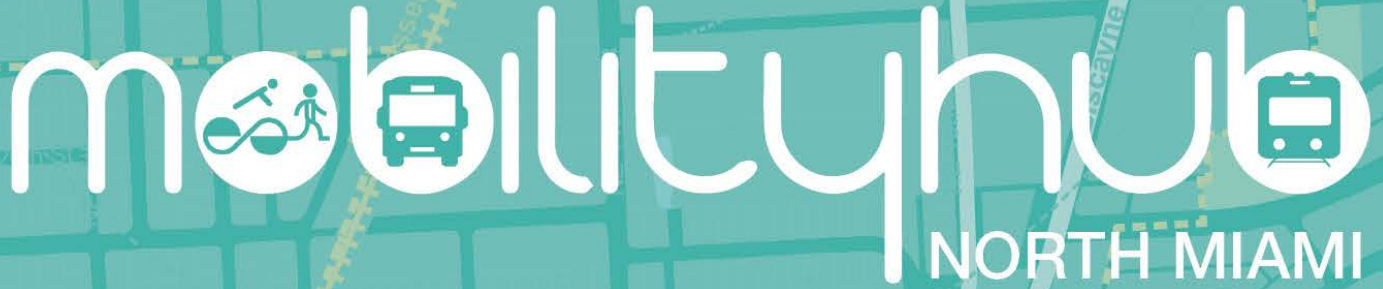


THE NORTH MIAMI MOBILITY HUB AND TOD STRATEGIC PLAN

WORKSHOP #1

April 18, 2018 | 6:00 – 8:00 PM



Intelligence: systems design, software development, systems integration

Buildings: building architecture, interior design, building engineering (mechanical, structural, electrical)

Infrastructure: planning, urban design, landscape architecture, transportation, civil engineering



COUNTRIES

11

REGIONS

5

OFFICES

63

IBI TEAM



BANKIM KALRA
IBI

PROJECT MANAGER



PATRICIA FREXES RAMUDO
IBI

DEPUTY PROJECT
MANAGER



DAVID GJERTSON
IBI

COMMUNITY OUTREACH



ROBERT J GRAY
SPG

AFFORDABLE HOUSING



KEVIN GREINER
IBI

MARKET ANALYSIS



HAROLD CHARLES
CEEPCO, SBE

ENGINEERING SUPPORT



WORKSHOP AGENDA

6:00 – 6:05	WELCOME ADDRESS
6:05 - 6:15	PROJECT OVERVIEW
6:15- 6:25	MOBILITY TRENDS IN SOUTHEAST FLORIDA
6:25- 6:40	LIVE + WORK: ECONOMIC TRENDS IN SOUTHEAST FLORIDA)
6:40- 7:00	ACTIVITY 1: LIVE POLLING <i>(Community Survey)</i>
7:00- 7:15	UNDERSTANDING MOBILITY ORIENTED DEVELOPMENT IN NORTH MIAMI
7:15- 7:45	ACTIVITY 2: BRAINSTORM <i>(Small Group Brainstorming Session: Pains & Gains)</i>
7:45-8:00	WAY FORWARD

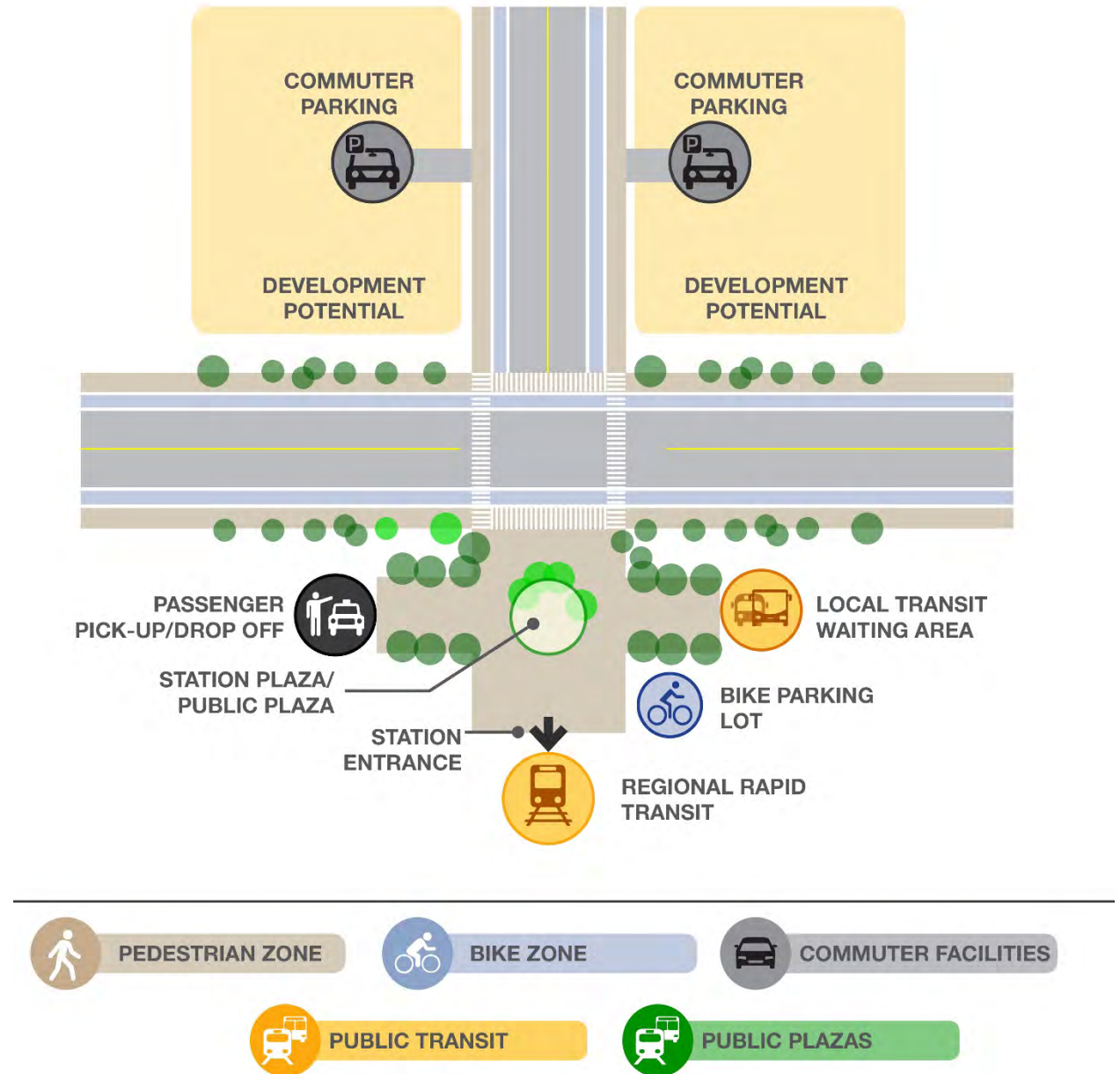
PROJECT OVERVIEW



WHAT IS MOBILITY HUB?

Brings together an intensive concentration of work, live, shop and play experiences that are comfortably accessible by foot

Serves as the origin, destination, or transfer point for a significant portion of trips



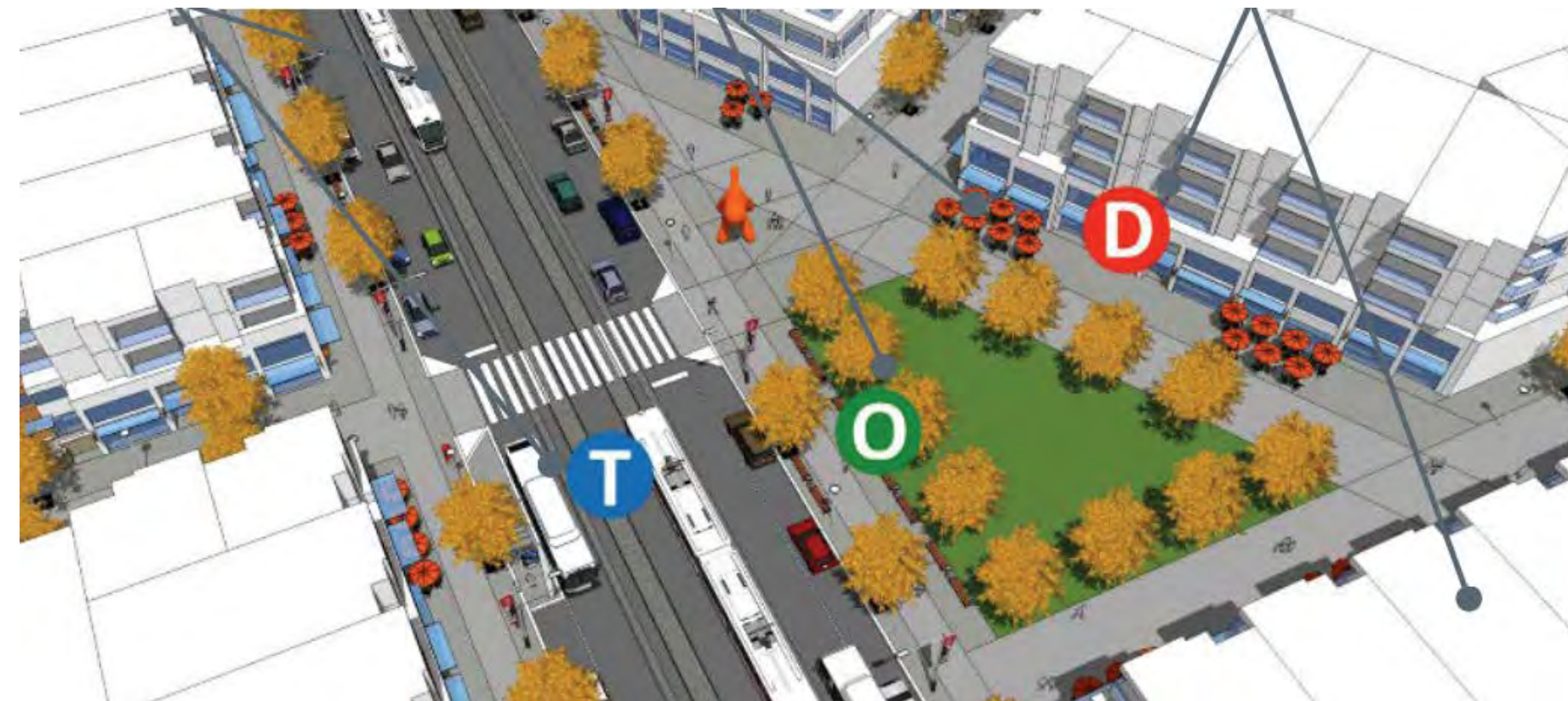
WHAT IS TOD?



TOD (TRANSIT-ORIENTED DEVELOPMENT)

Create compact, moderate to higher density developments, of mixed use character, **interconnected with other land uses through bicycle and pedestrian friendly network**

ANOTHER WAY OF DESCRIBING TOD



Transit (Transportation)



Oriented (Open Space)



Development (Buildings)

MOBILITY ORIENTED DEVELOPMENT



YALETOWN DISTRICT, VANCOUVER

MOBILITY ORIENTED DEVELOPMENT



BEFORE

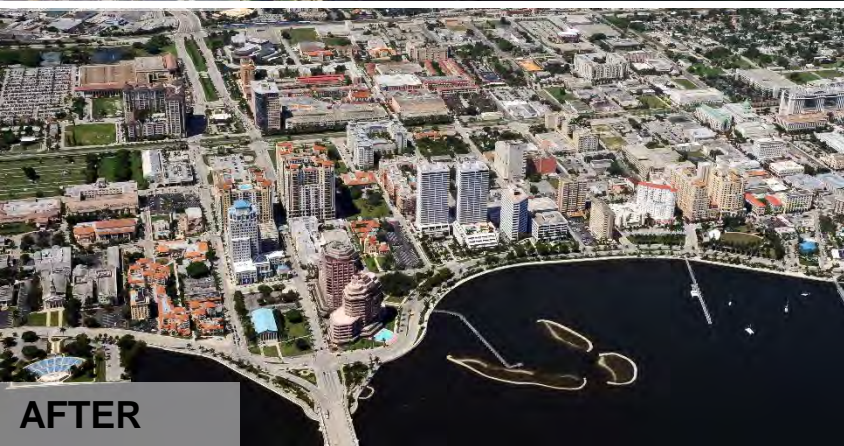


AFTER



FRUITVALE VILLAGE, OAKLAND

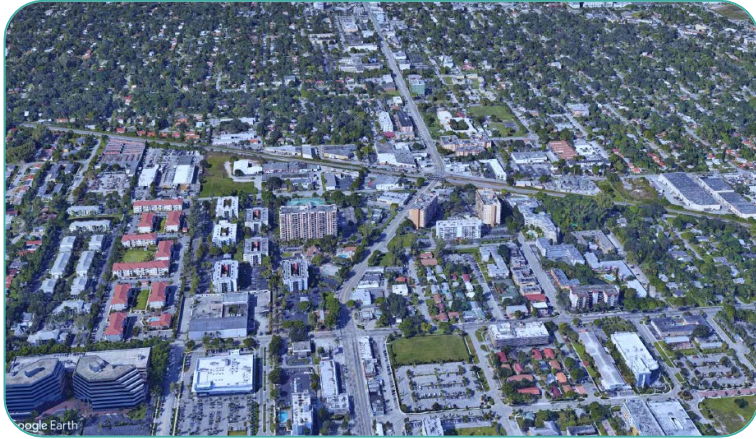
MOBILITY ORIENTED DEVELOPMENT



MOBILITY ORIENTED DEVELOPMENT



PROJECT NEED



TRANSIT ORIENTED DEVELOPMENT

Corridor Design guidelines to ensure first & last mile connectivity

Placemaking



MOBILITY ALTERNATIVES

First & Last Mile connectivity

Multi-modal alternatives

Parking Management

Complete Streets



COMMUNITY REDEVELOPMENT

Integrate previous planning efforts

Comprehensive **Public Outreach Strategy**

Context Sensitive Design: Climate Resilience | Diverse Demographics

Market Acceptance: Catalyst Projects | Workforce & Student Housing

STUDY AREA

1 NE 125th ST. /123rd ST.

½ mile area around the intersection

2 CORRIDOR PLAN

NE 6th Avenue | West Dixie Highway | 125th/123rd Street | Biscayne Boulevard



PROJECT PROCESS



MOBILITY TRENDS



**SOUTH FLORIDA ROADS AMONG
MOST CONGESTED IN U.S.**

**SOUTH FLORIDA IN
TOP 20 FOR
TRAFFIC CONGESTION**

**AVERAGE MIAMI COMMUTER
WASTES MORE THAN A WEEK OF
WORK (52 HOURS) ANNUALLY**

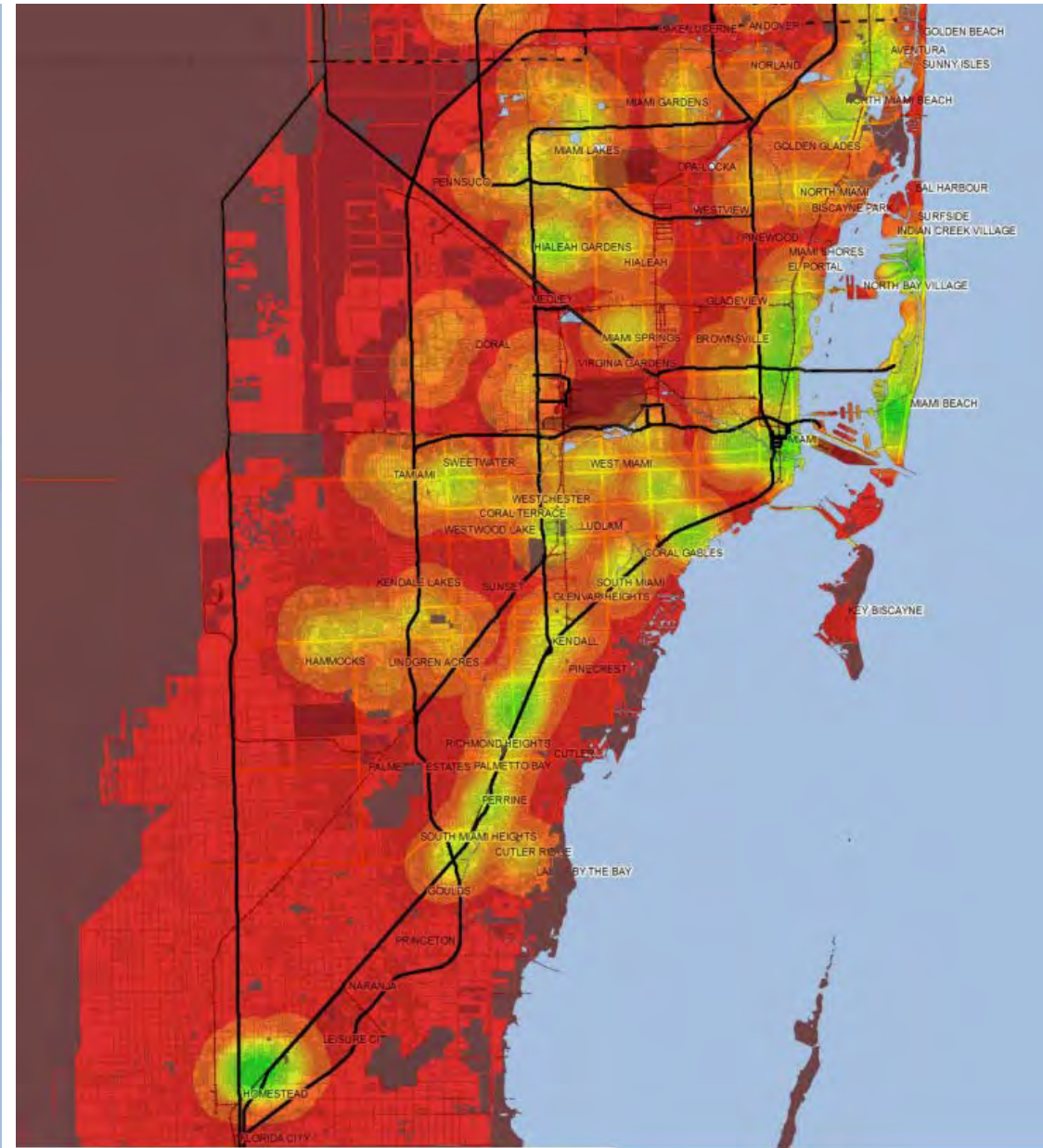
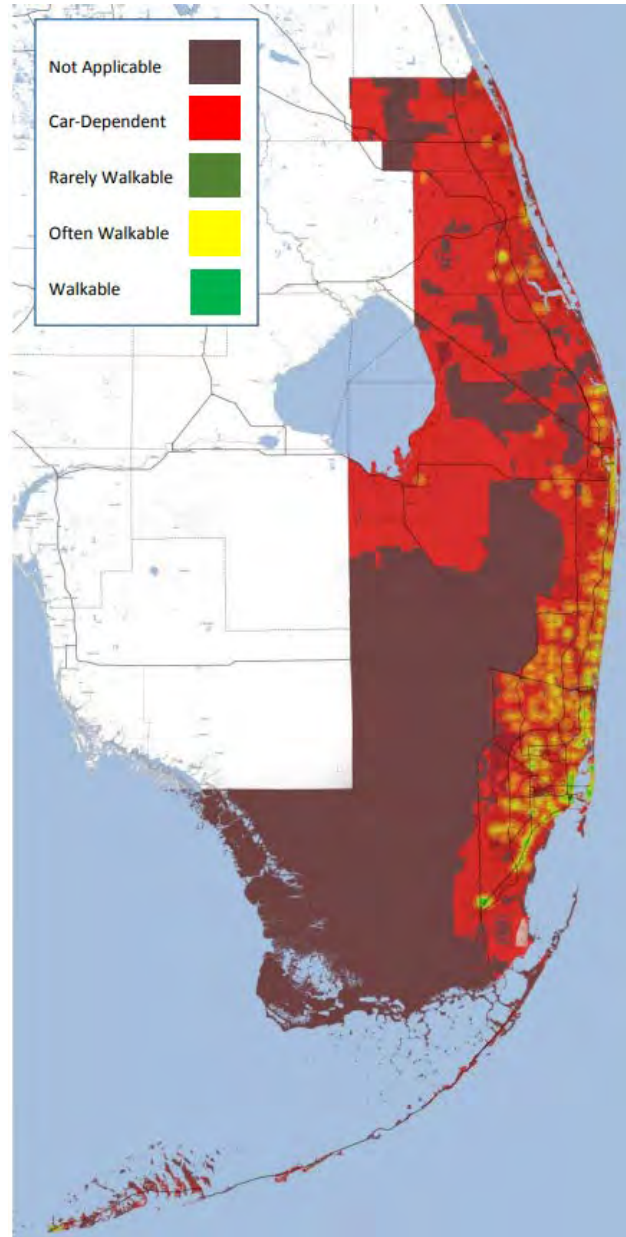
2015 URBAN MOBILITY Scorecard



Source: <http://miami.cbslocal.com/video/3286023-study-south-florida-in-top-20-for-traffic-congestion/>
<https://therealdeal.com/miami/2017/04/20/growing-traffic-congestion-in-south-florida-threatens-economic-growth-uli-panel/>

MOBILITY TRENDS IN SOUTH FLORIDA

WALKING MAP
MAJORLY CAR
DEPENDENT



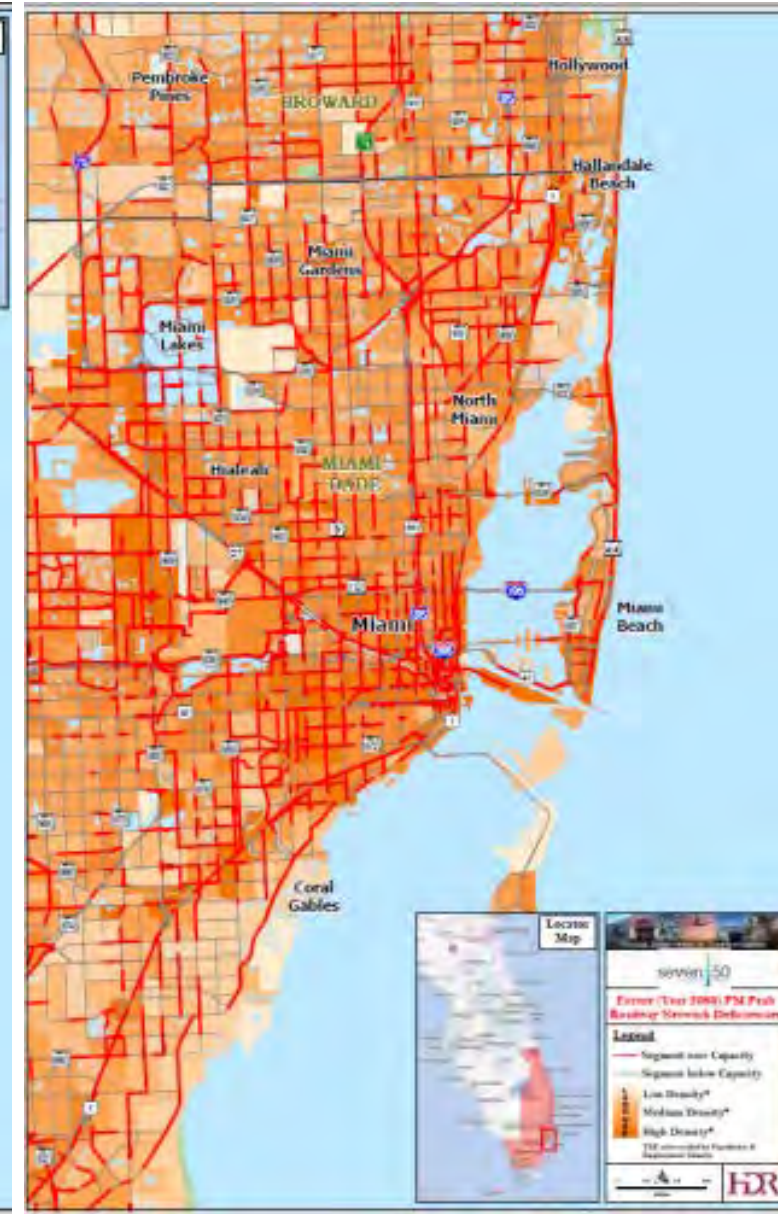
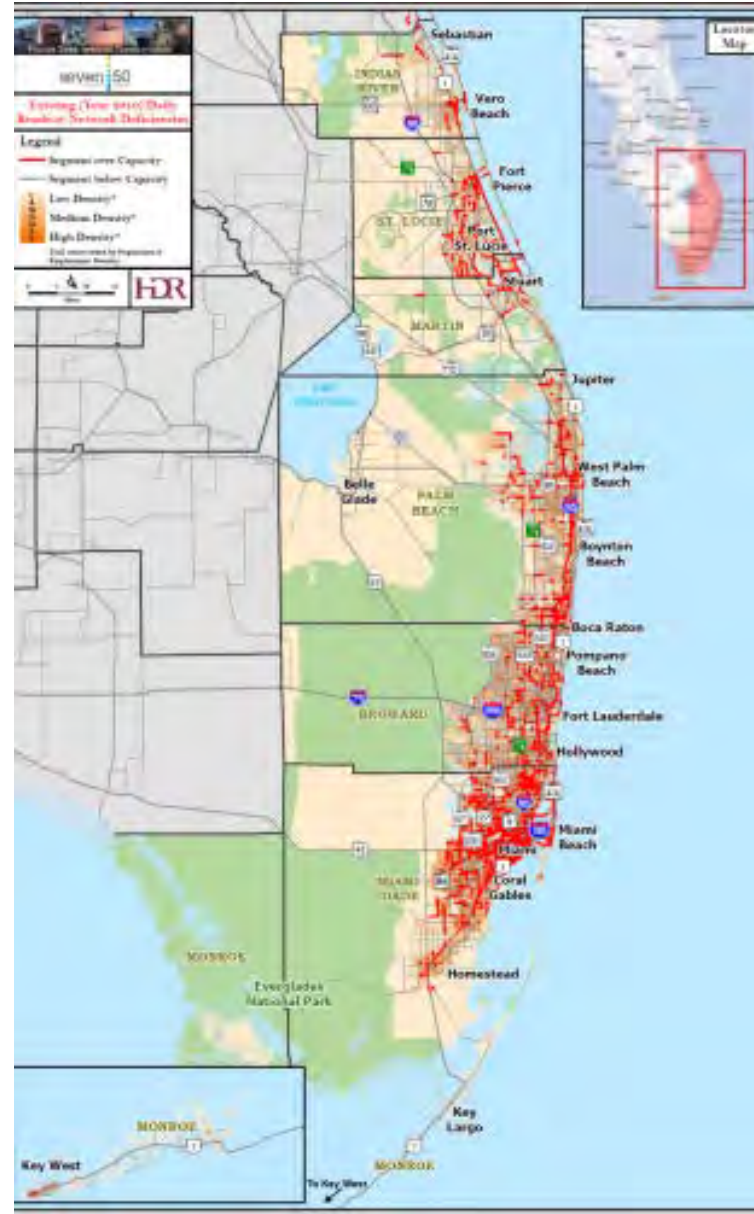
Source: http://proceedings.esri.com/library/userconf/seuc15/papers/seruc_47.pdf



WHERE IS THIS GOING?

ANTICIPATED FUTURE ROADWAY DEFICIENCIES

CAN WE AFFORD TO HAVE 98% OF PEOPLE DRIVING FOR EVERY TRIP?



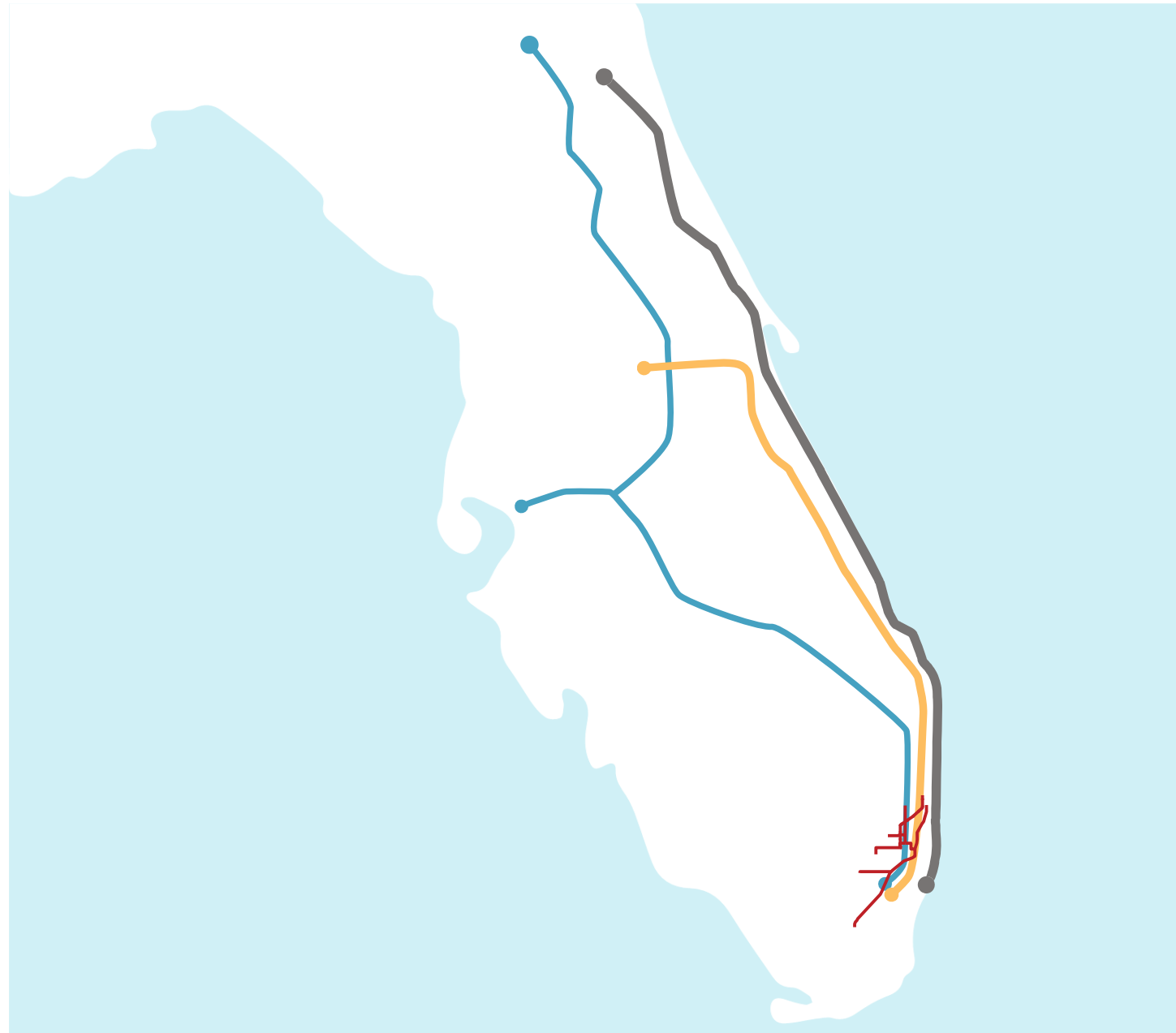
Source: SMART PLAN, MIAMI DADE

TRANSIT EVOLUTION

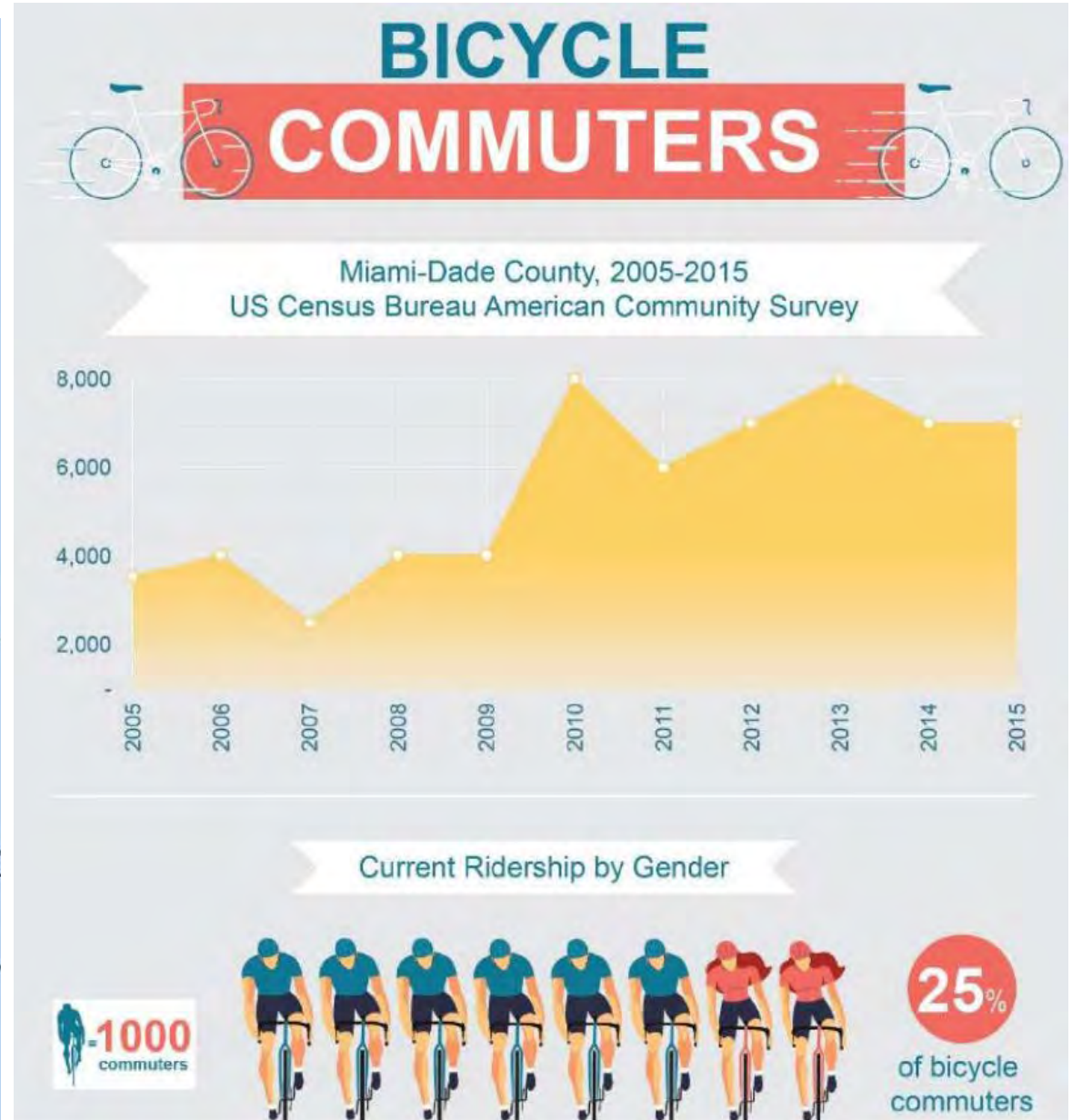
FEC RAIL + AMTRAK
COMMUTER RAIL SERVICE

BRIGHTLINE
INTERCITY PASSENGER SERVICE

SMART PLAN
NORTH EAST CORRIDOR



MOBILITY CHOICES – CYCLING TRAILS



SHARED MOBILITY



DECOBIKE STATION, MIAMI BEACH



**BROWARD B-CYCLE,
FORT LAUDERDALE**



SKY BIKE, WEST PALM BEACH

SHARED MOBILITY



ELECTRIC ZIP CAR

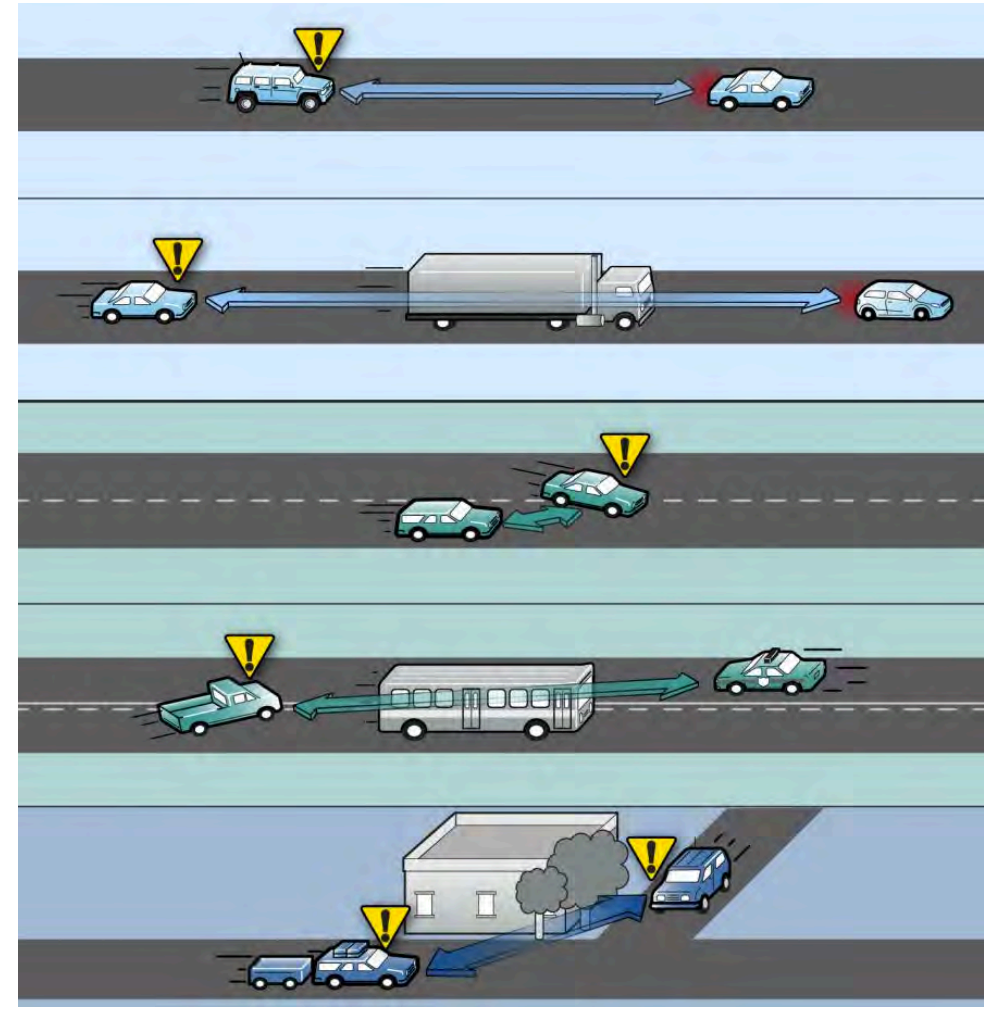


UBER LYFT

TACTICAL URBANISM MOBILITY INITIATIVES



FUTURE MOBILITY



LIVE + WORK TRENDS

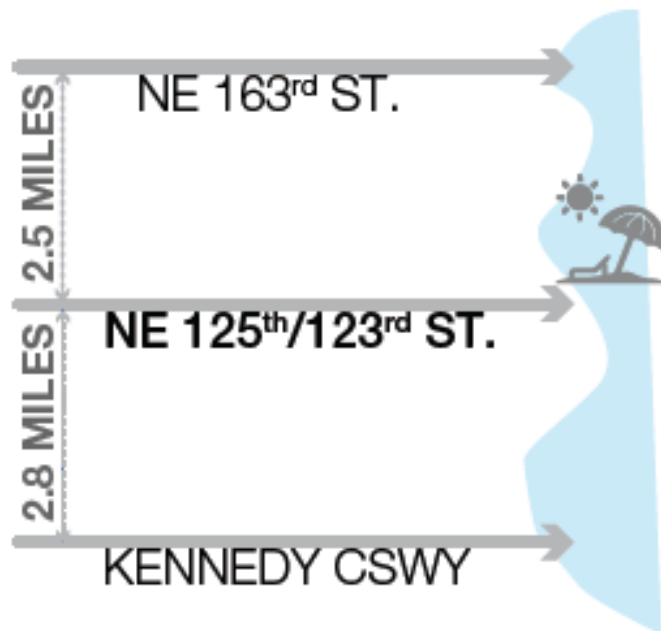


CONTEXT

● CITY AREA



● CONNECTION TO THE BEACH



● CONNECTION TO I-95

2.4 MILES FROM 5 POINT INTERS.



STRENGTHS

RISE OF THE GIG ECONOMY

Number of non-employer establishments in the Miami metro area **grew by 142 percent, more than twice the national average, at 58.6 percent**

METRO MIAMI ENTREPRENEURIAL DYNAMICS

The nation's highest rate of entrepreneurial participation among all metro areas. the area produced approximately 20,156 startups in 2016

RETAIL MARKET STRENGTHS

The Northeast Dade submarket is **one of the largest retail submarkets in the County**

OFFICE MARKET STRENGTHS

Miami-Dade has the **highest percentage of co-working space** of 200 largest US metro

HOUSING MARKET STRENGTHS

Large supply of lower cost housing than the Rest of the County

WEAKNESS

- 01 GROWING TRAFFIC CONGESTION** – Total cost of congestion delays in the Miami area the 5th highest in the nation
- 02 EMPLOYMENT AND OCCUPATIONAL GROWTH WEAKNESSES** – High unemployment among younger resident workers
- 03 EARNINGS AND INCOME** – Only 14.6 percent of all employed workers are in occupations paying more than the County Median wage.
- 04 WHERE RESIDENTS WORK: A JOBS / WORKER MISMATCH** – 42,000 employed workers live in the Trade Area and only 2,786 (**6.6 percent**) of them work in the Trade area
- 05 HOUSING MARKET WEAKNESSES** – **83 and 92 percent of housing in Market and Trade Area built before 1980.** Also, Miami-Dade: **2nd second highest rate of cost burdened households** among all counties

STUDY AREA DEMOGRAPHICS



8661
RESIDENTS

Approx. 13.9%
of the City's
population lives
in Station Area



HOUSEHOLDS

3,714 households
vs. 18,394 in the
City



FAMILY SIZE

2.3 persons
vs. 3.06 persons
City



**PREDOMINATELY
BLACK**

48.7% are Black,
14.4% White
31.8% Hispanic



**YOUNG
POPULATION**

Median age is 36
vs. 37.7 City



**HOUSEHOLD
INCOME**

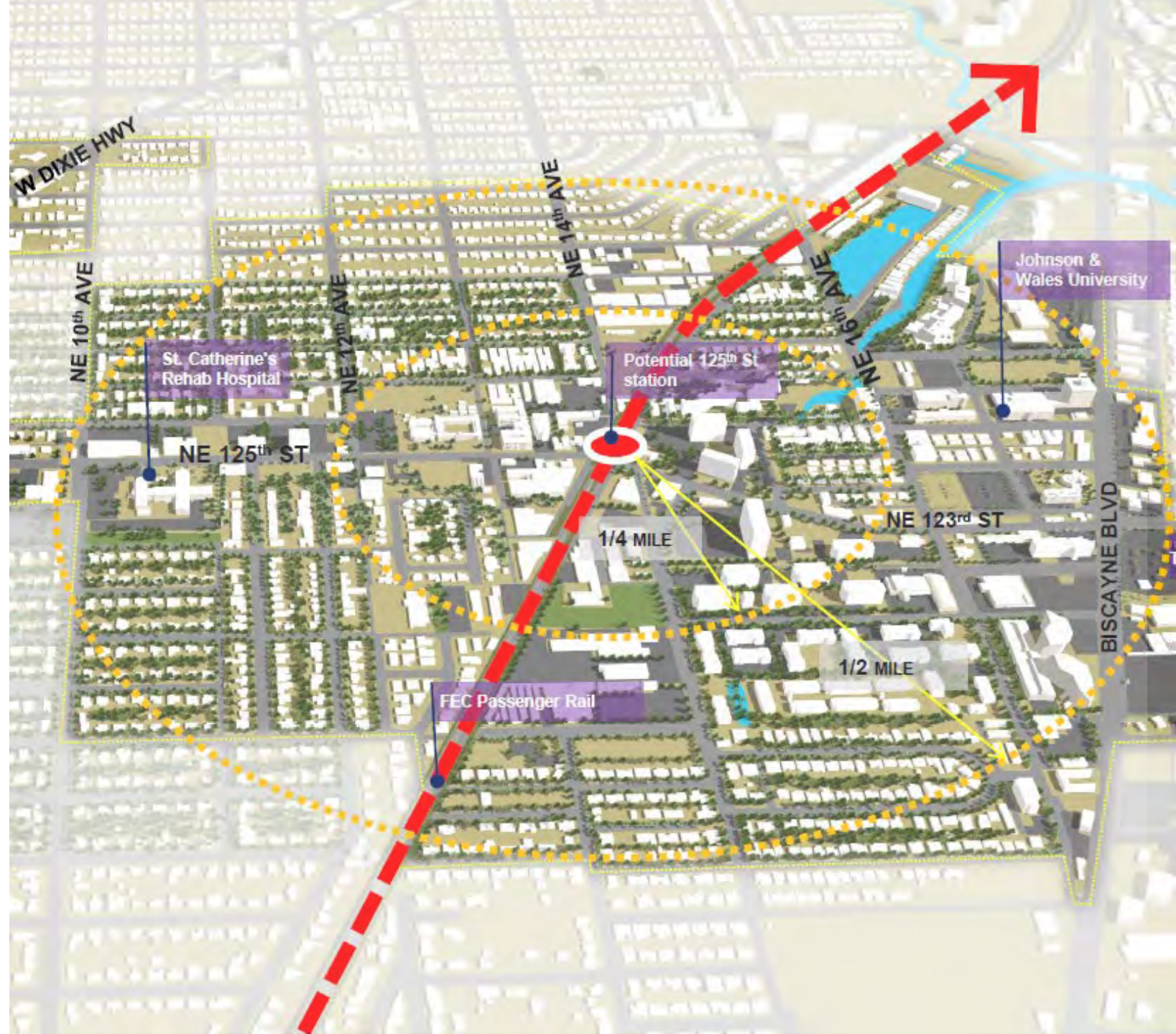
**Median HH
Income 28,950\$**
vs.
City \$ 37,490

US Census – American fact Finder (2010)

ACTIVITY 1 KEYPAD POLLING



**MOBILITY
ORIENTED
DEVELOPMENT
NORTH MIAMI**

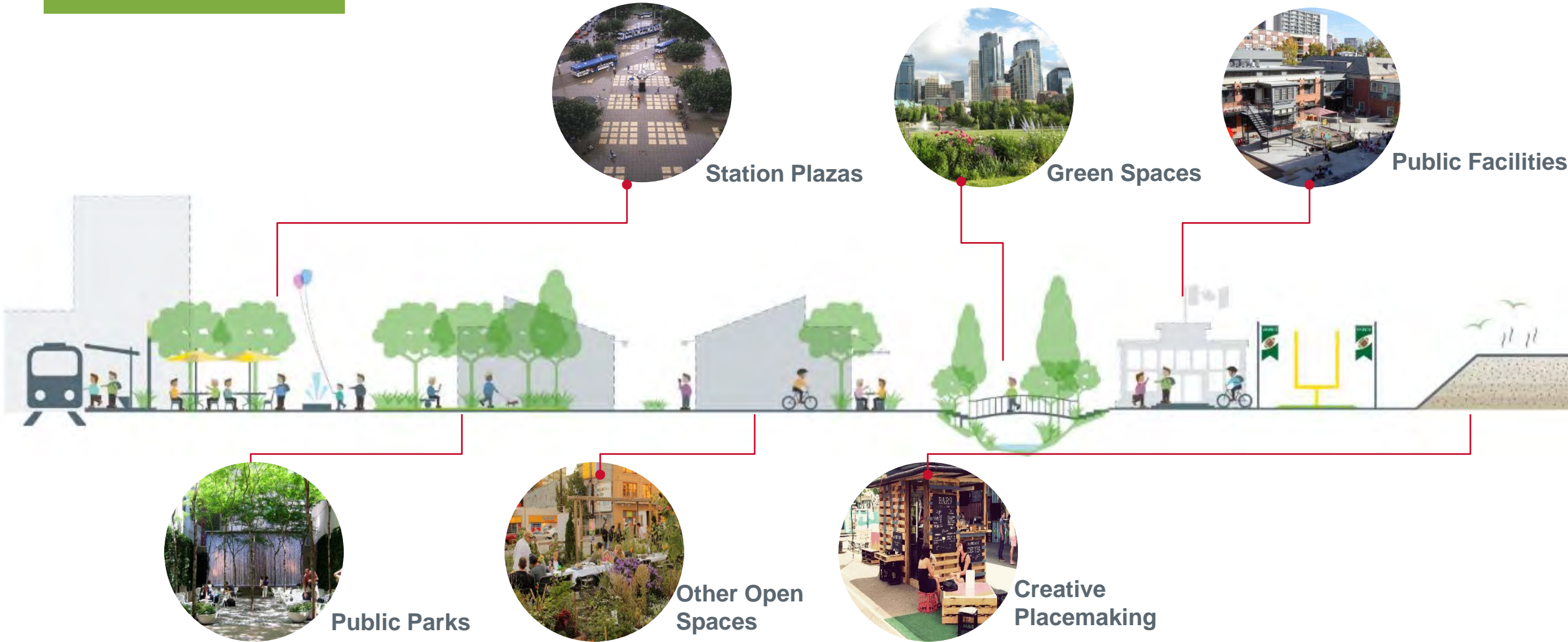


The “M” in MOD



MOD IN NORTH MIAMI

The "O" in MOD



MOD IN NORTH MIAMI

The “D” in MOD



Local Corridor Mixed-Use Infill



TOD Contextual Mixed-Use Infill



TOD Beyond 30 years



Local Scale Residential Infill



TOD Adjacent Transitional Infill



TOD Major Mixed Use Redevelopment

STUDY AREA MOBILITY

9

Transit routes within the Study Area

2

Car share location

7

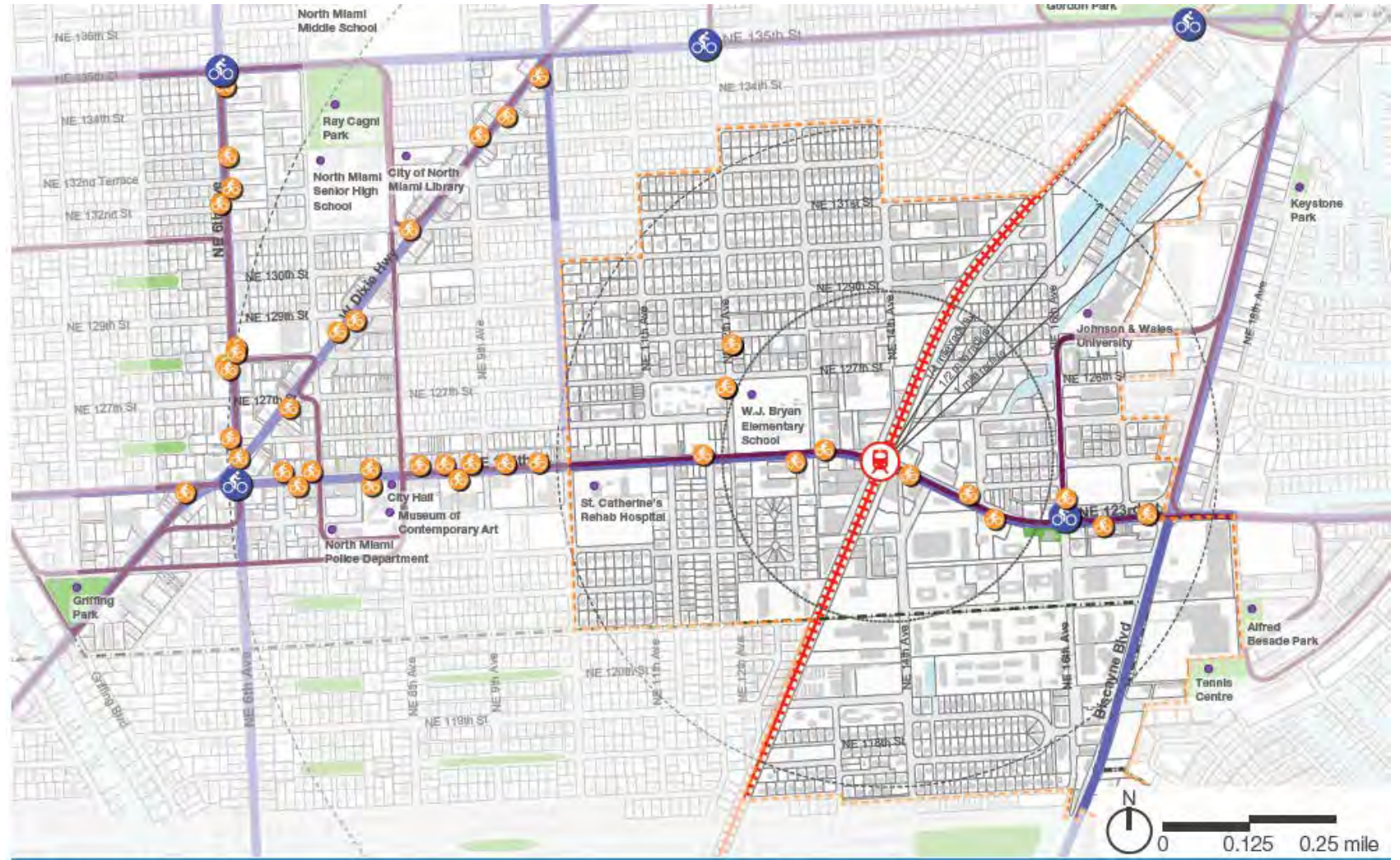
Bike & ride parking lots

45% PEOPLE

spend more than 22% of their income on transportation cost

9.8%

Households are underserved by transit

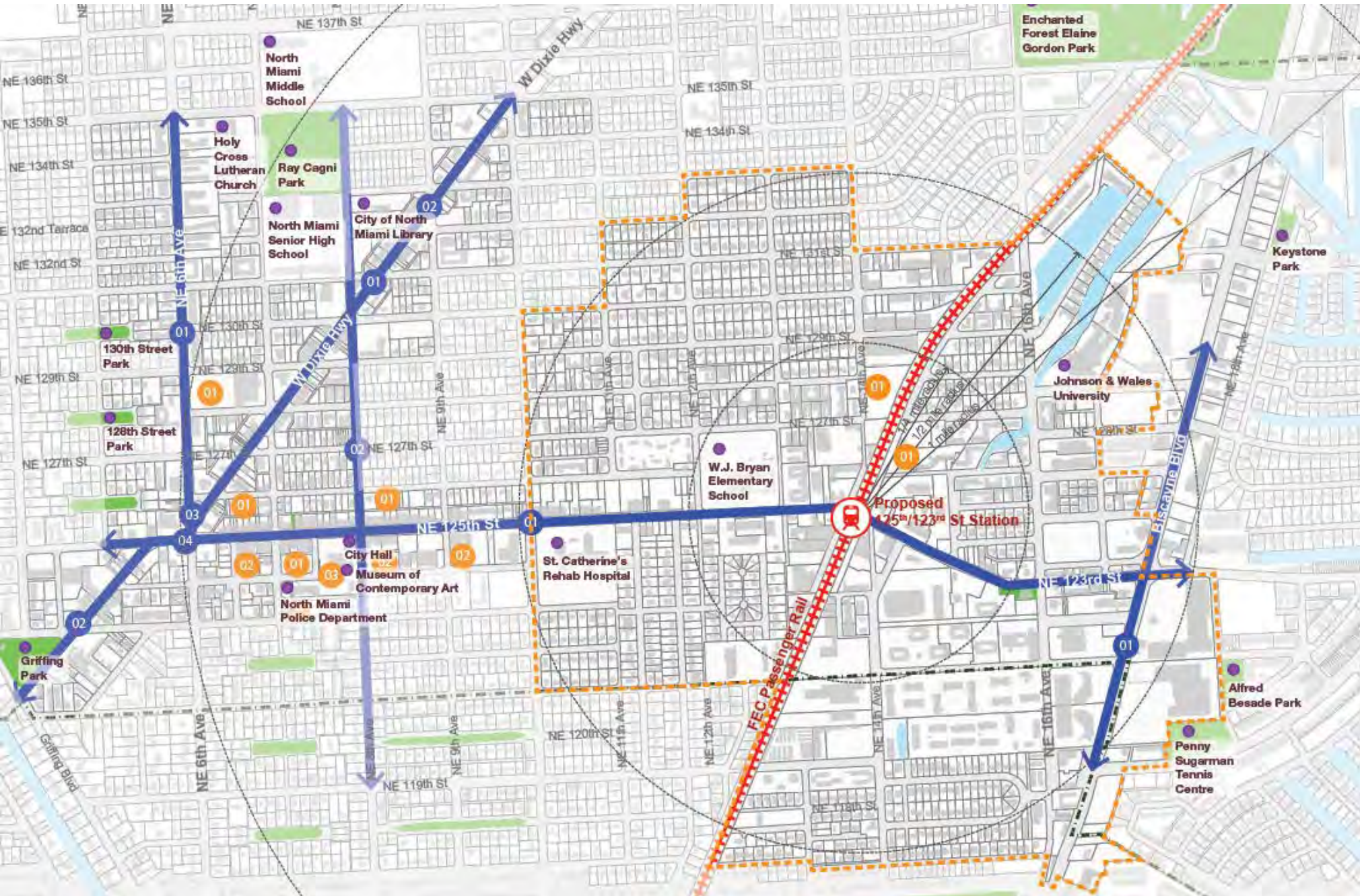


- North Miami City
- Major Highways
- Major Roads
- FEC Passenger Rail

- Proposed 125th St Station
- Major Landmarks
- Existing Cycle Racks
- Proposed Bike & Ride

- METRO BUS ROUTES**
N-S Routes – 3, 9, 10, 16, and 19
E-W Routes – 135, 75, and 107 (G)
- NOMI EXPRESS ROUTES**
Local shuttle service running 4 routes

STREETSCAPE IMPROVEMENTS



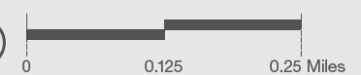
LEGEND

- North Miami City
- Study Area
- Major Landmarks
- FEC Passenger Rail
- Proposed 125th/123rd St Station
- Unincorporated County
- Parks, Open Spaces & Recreation
- Water Body



PROJECT DETAILS

- Streetscape design for 125th Street, West Dixie Highway, NE 6th Avenue, & Biscayne Boulevard
- Improvements
- Design modifications at NE 125th Street Liberty Gardens Park
- Recommendations for Five Points Intersection
- Mixed Use and Parking Garage
- Parking Garage
- Civic Centre Complex/ MOCA Plaza



OTHER MOBILITY PROJECTS

NOMI EXPRESS
FREE LOCAL CIRCULATOR

LIMEBIKE

PRIVATE DOCKLESS BICYCLE SHARING PROGRAM

ZIPCAR

PRIVATE CAR-SHARING SYSTEM IN JOHNSON & WALES

JITNEY SERVICE

NOMI EXPRESS

Black online address connection with Miami-Dade Transit and NCR Express bus stop. Visit our NCR Express page on website page.

JOIN
Apply online. Once approved, we'll send you a Zipcar to access vehicles worldwide.

RESERVE
Book a Zipcar for as little as 1 hour or as long as 7 days.

TAP
Hold your Zipcard to the car's windshield to unlock. Voilà! It's all yours.

DRIVE
Hit the road. When you're done, park the car in its reserved spot and use your Zipcar or the app to lock up.

ZIPCAR

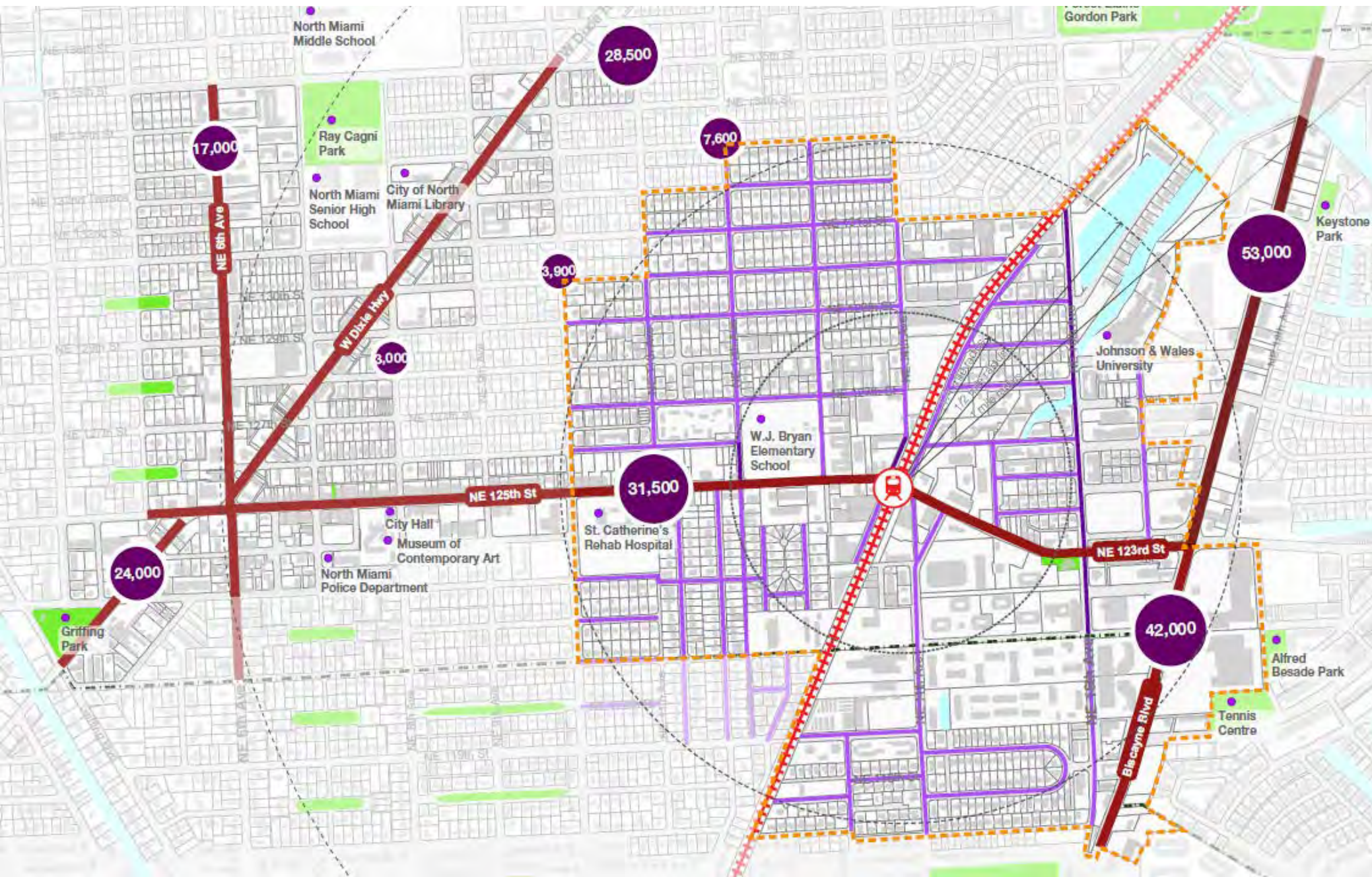


Riding is as easy as:

- 1** Find a bike nearby
Use our app to find bikes nearby using GPS
- 2** Unlock and ride
Scan any bike to unlock and start your ride
- 3** Park and Lock
Park wherever a bike is allowed. Close the back lock to finalize your trip.



LIMITED ROW



TRAVEL LANES (2016)

- 6 Lanes + Turn Lane
- 4 Lanes + Turn Lane
- 2 Lanes + Turn Lane
- 2 Lanes

STUDY AREA MOBILITY



01 Planned FEC Passenger Rail Station

Station Area Today



● proposed station
 ● community
 ● retail
 ● residential
 ● industrial
 ● vacant

Strengths and Opportunities

- Redevelopment opportunities east and north of the station area.
- Johnson & Wales University has a planned expansion.
- Underutilized industrial building south of the station could be used for redevelopment.
- Transit passengers likely to originate here, making it a prime location for a park-and-ride facility.
- Located in a Community Redevelopment Area.

Weaknesses and Barriers

- Area is primarily low-density residential.
- Florida Power and Light Transmission Facility is close to the station area.
- Pedestrian connectivity is poor.

Station Area Tomorrow



Future Vision

The quality of life for residents will be enhanced with transit access to the mixed-use activity centers in the 125th Street Station area. Anchored by Johnson & Wales University, the 125th Street Station will connect the region to North Miami's commercial spine at 125th Street.

- Within 1/4 mile of the station area, mixed-use and higher-density residential is planned along Biscayne Boulevard, NE 6th Avenue, and NE 125th Street.
- Mixed-use development will create an activity center along West Dixie Highway, NE 6th Avenue, and NE 125th corridors with complete live, work, and play environments.
- A mixed-use TOD at the transit station will create a gateway to announce the arrival in North Miami.

Future Vision taken from ULI Southeast Florida/Caribbean Technical Assistance Panel for NMCRA, 2009, and the South Florida East Coast Corridor Transit Study: Station Area Planning Workbook, 2012.

1/2-Mile Station Area

Jobs

people employed (2018)**
 7,380
 new jobs****
 1,120

Housing

total housing units****
 8,580
 new housing units**
 170
 value of new housing**
 \$11,500,000

New Commercial

new development (sq. ft.)*
 334,000
 value of new development*
 \$33,700,000

New Revenue

ad valorem
 \$629,000
 non ad valorem
 \$147,000

* Estimated for 2015-2025 with station

** FDOT SERPM Model (6.5.2)

*** Tri-Rail Coastal Service Station Area Market and Economic Analysis, April 2013

02 Car sharing

TURO

List your car

Learn more ▾

Log in

Sign up

Rent better cars

Choose from thousands of unique cars for rent by local hosts

Where

Enter city, airport, or address

From

04/19/2018 ▾ 10:00 AM ▾

Until

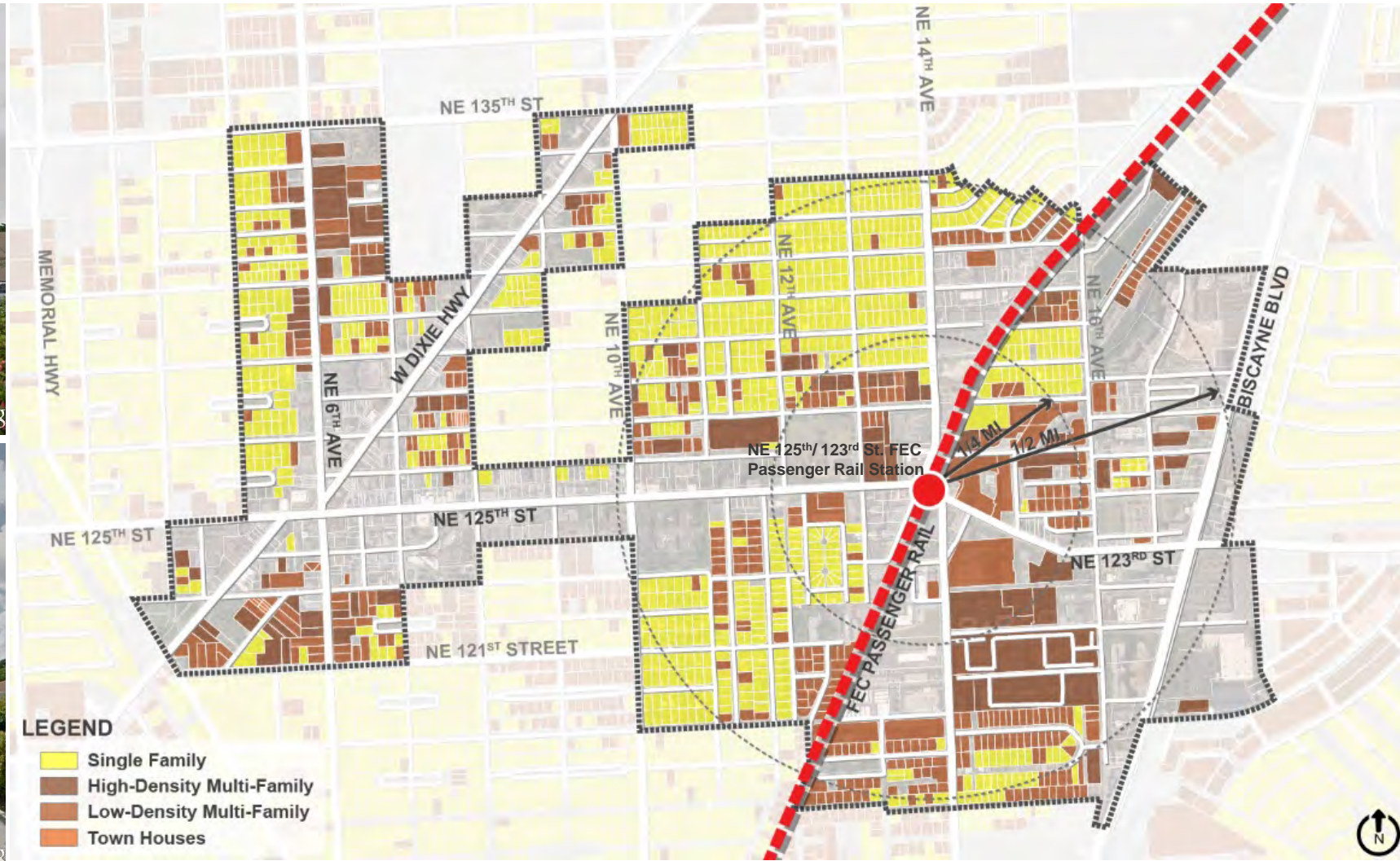
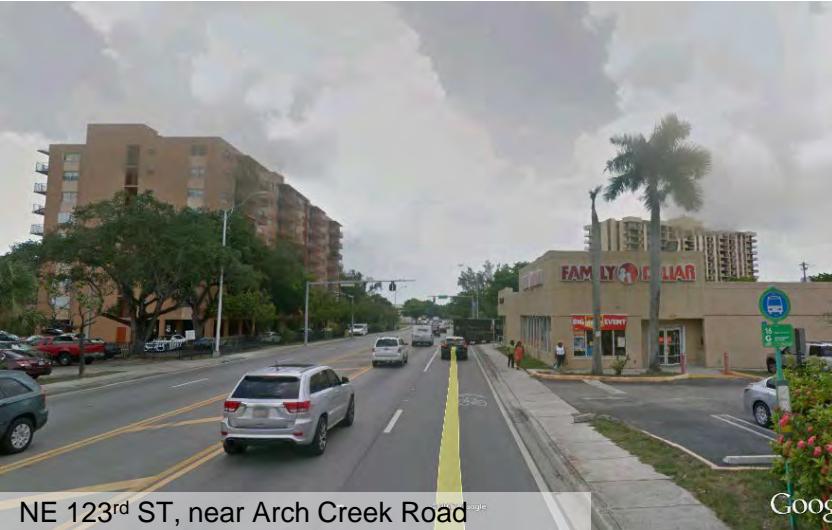
04/26/2018 ▾ 10:00 AM ▾



03 Creative Placemaking

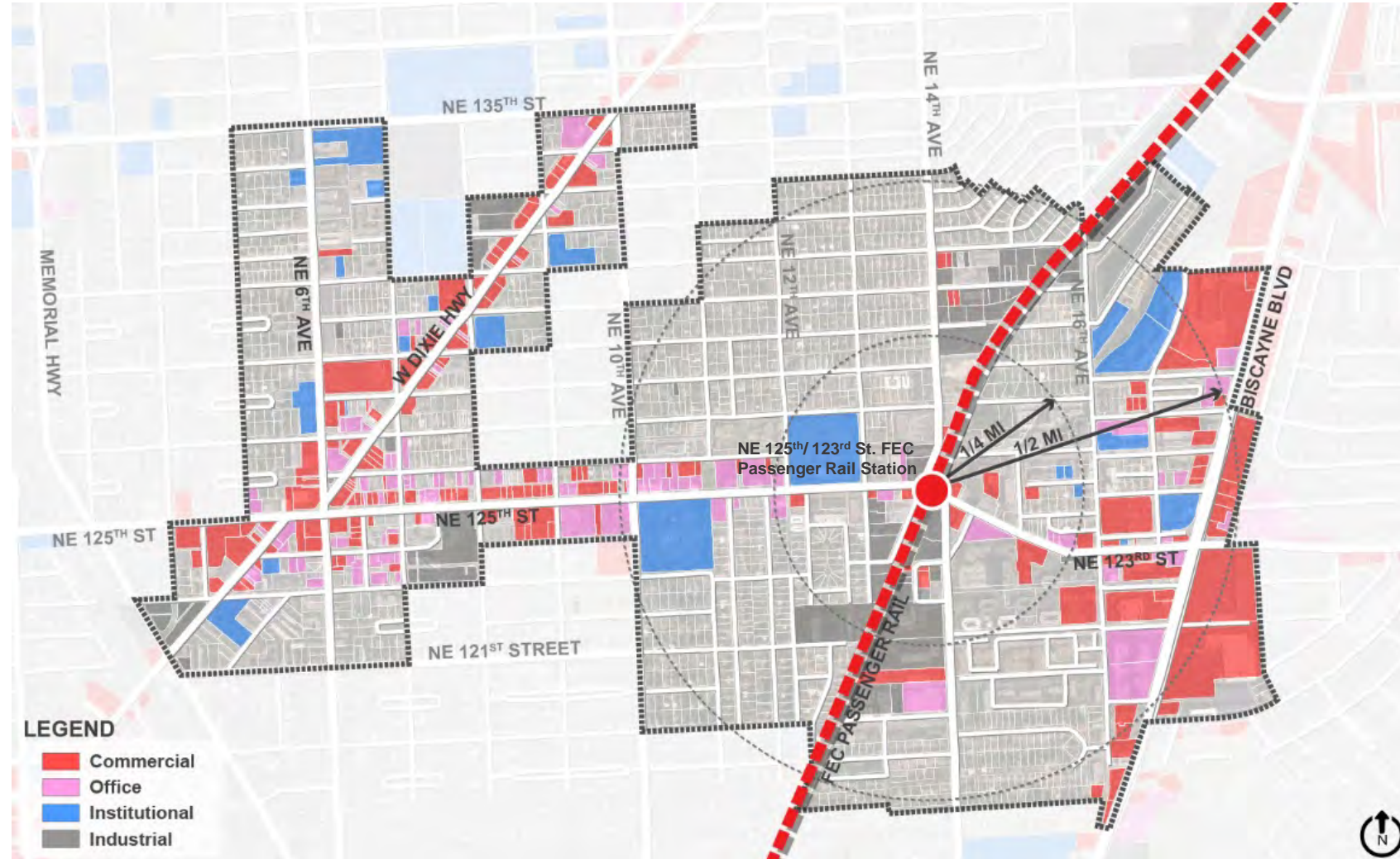
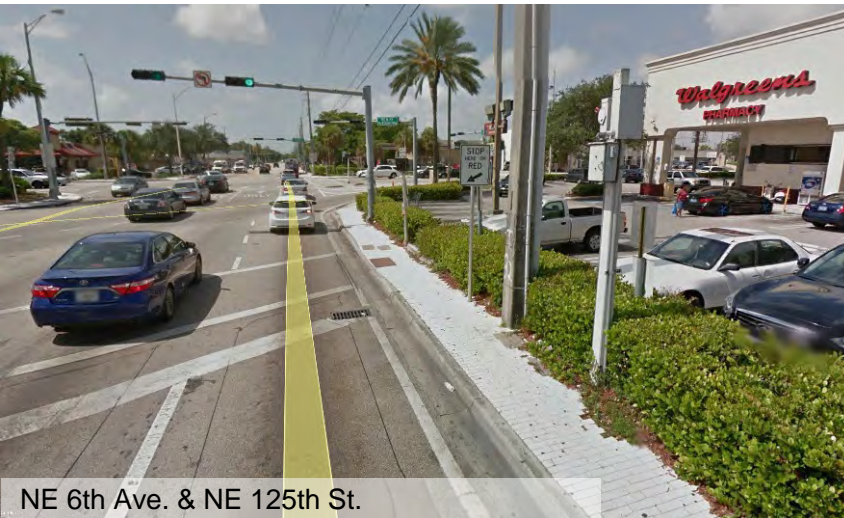


RESIDENTIAL DIVERSITY

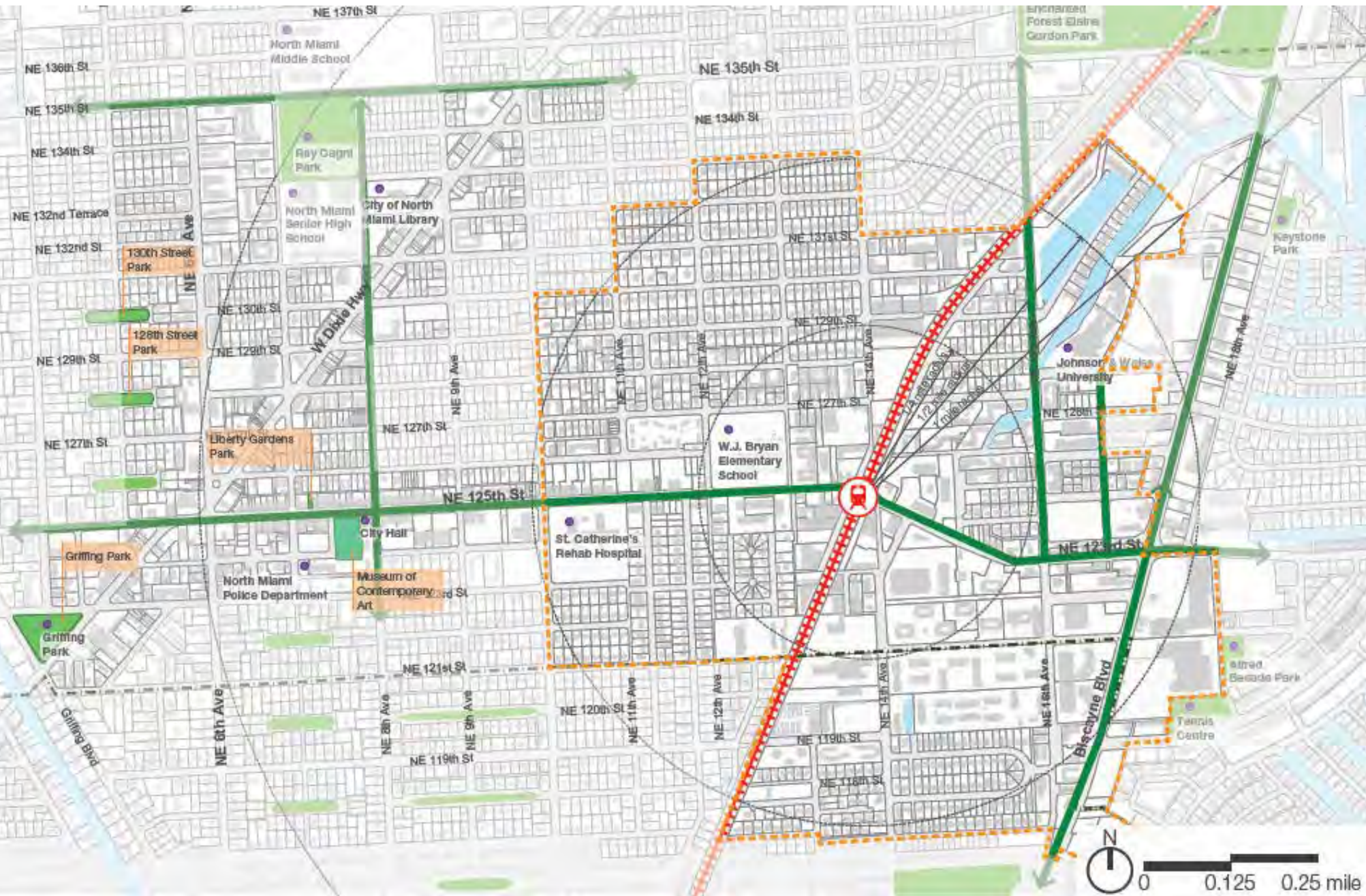


DEVELOPMENT TRENDS

RETAIL & OFFICE MIX



DEVELOPMENT TRENDS – PARKS & OPEN SPACES



 **0.7%**

Workers who live within
½ mile of transit and
commute by bicycle.

 **2.9%**

Workers who live within
½ mile of transit and
commute by walking.

 **5**

Organized Parks and
plazas within the Study
Area

DEVELOPMENT TRENDS –



PROPOSED DESIGN

MOCA PLAZA / CIVIC CENTER COMPLEX

126th St & NE 9th AVE

125th St & NE 8th AVE - NE 9th AVE



DEVELOPMENT TRENDS – PROPOSED DEVELOPMENTS

JOB

7,380 (2018)

Estimated people employed

1,120 (2015-25)

Projected new jobs

HOUSING

8,580 (2018)

Estimated total residents

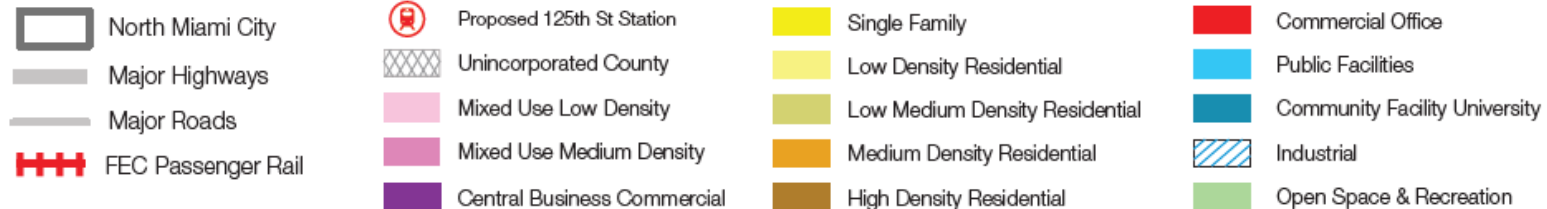
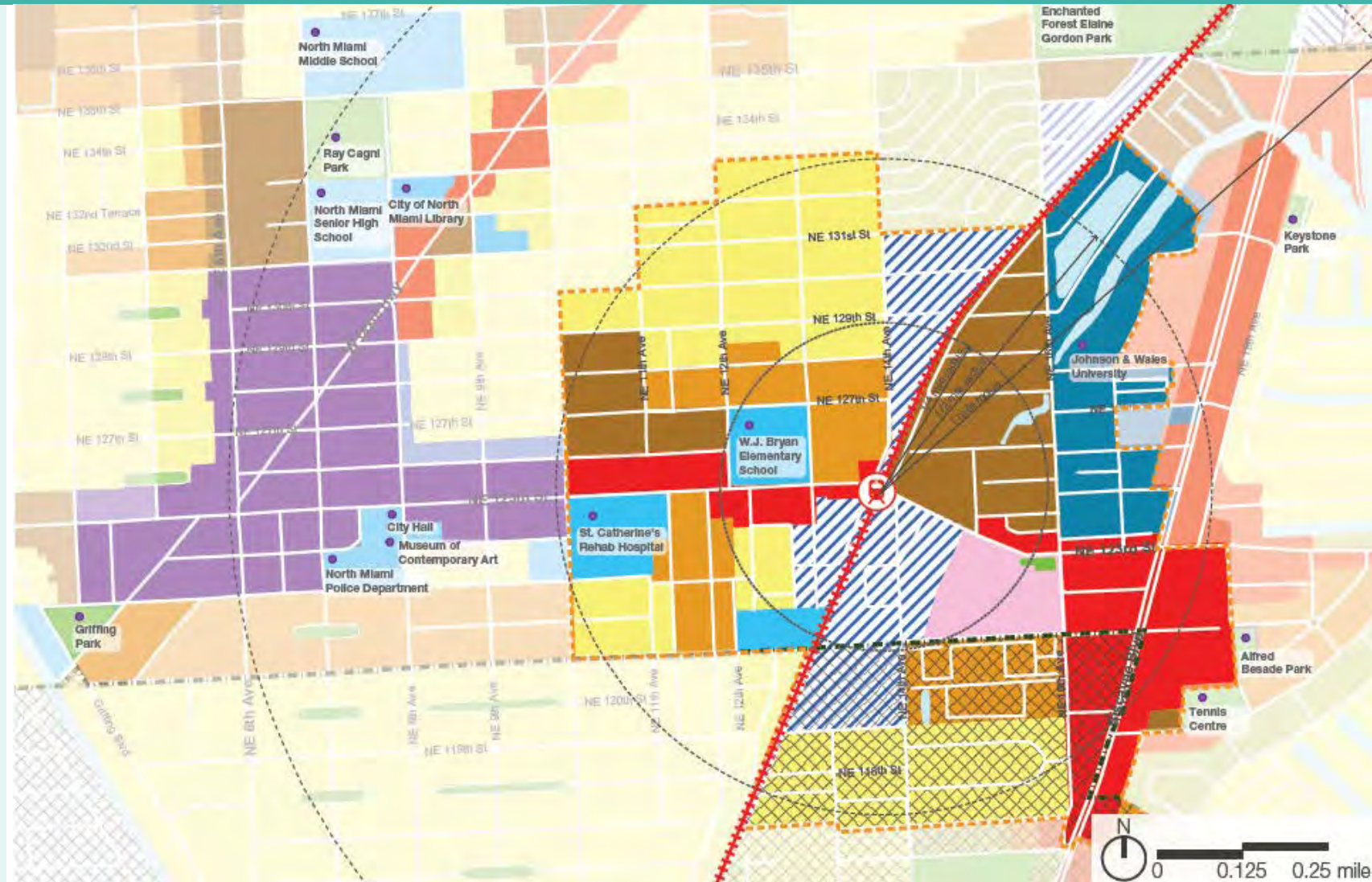
170 (2015-25)

Projected new housing units

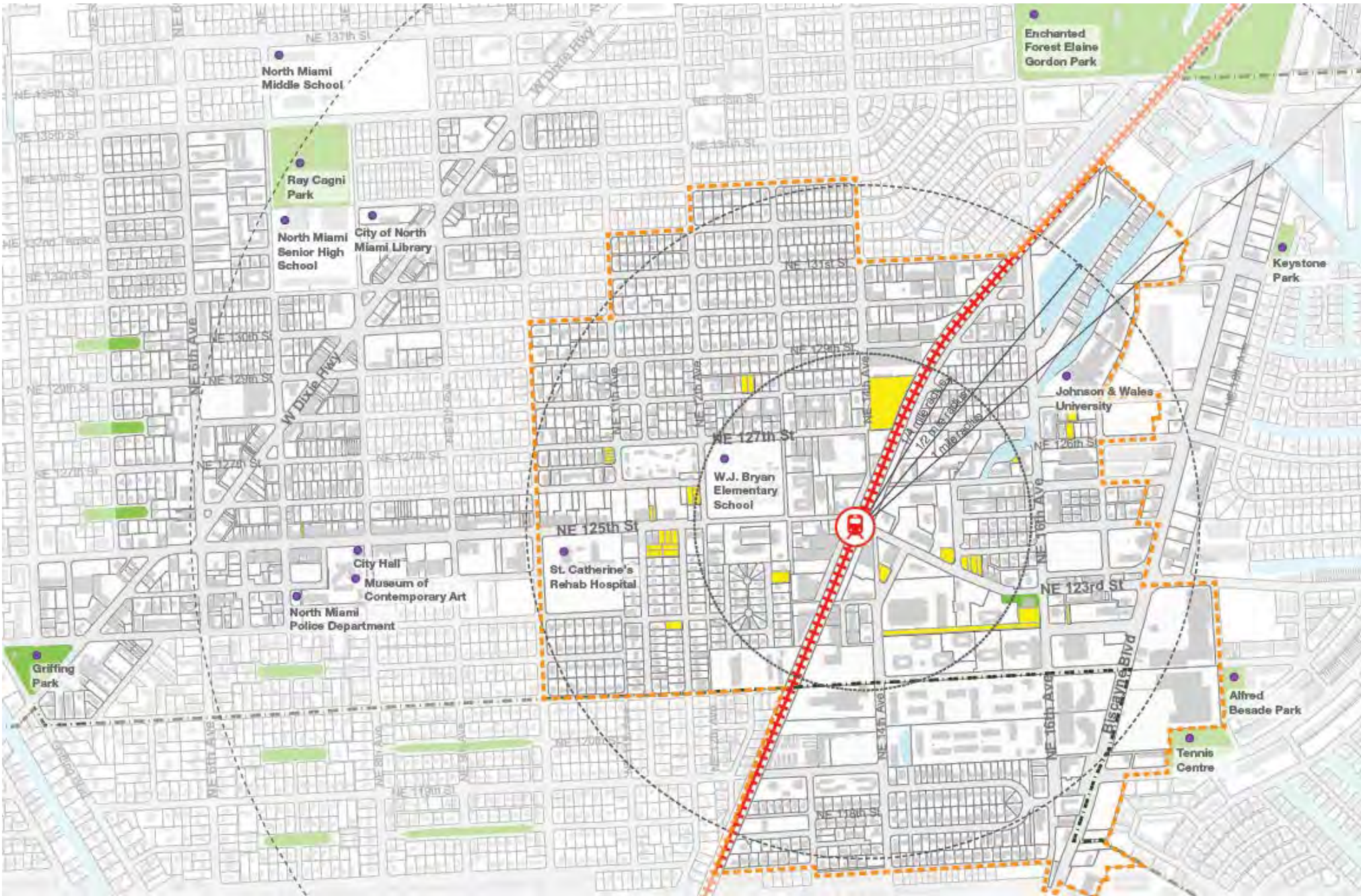
COMMERCIAL

334,000 (2015-25)









Projected new commercial development (sq.ft)



DEVELOPMENT TRENDS – AVAILABLE LAND

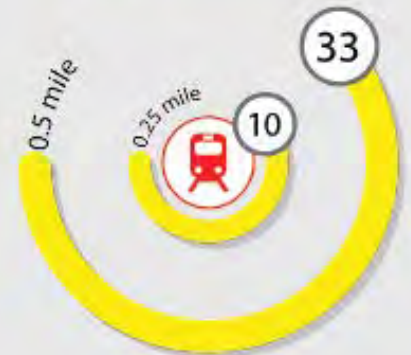


LEGEND

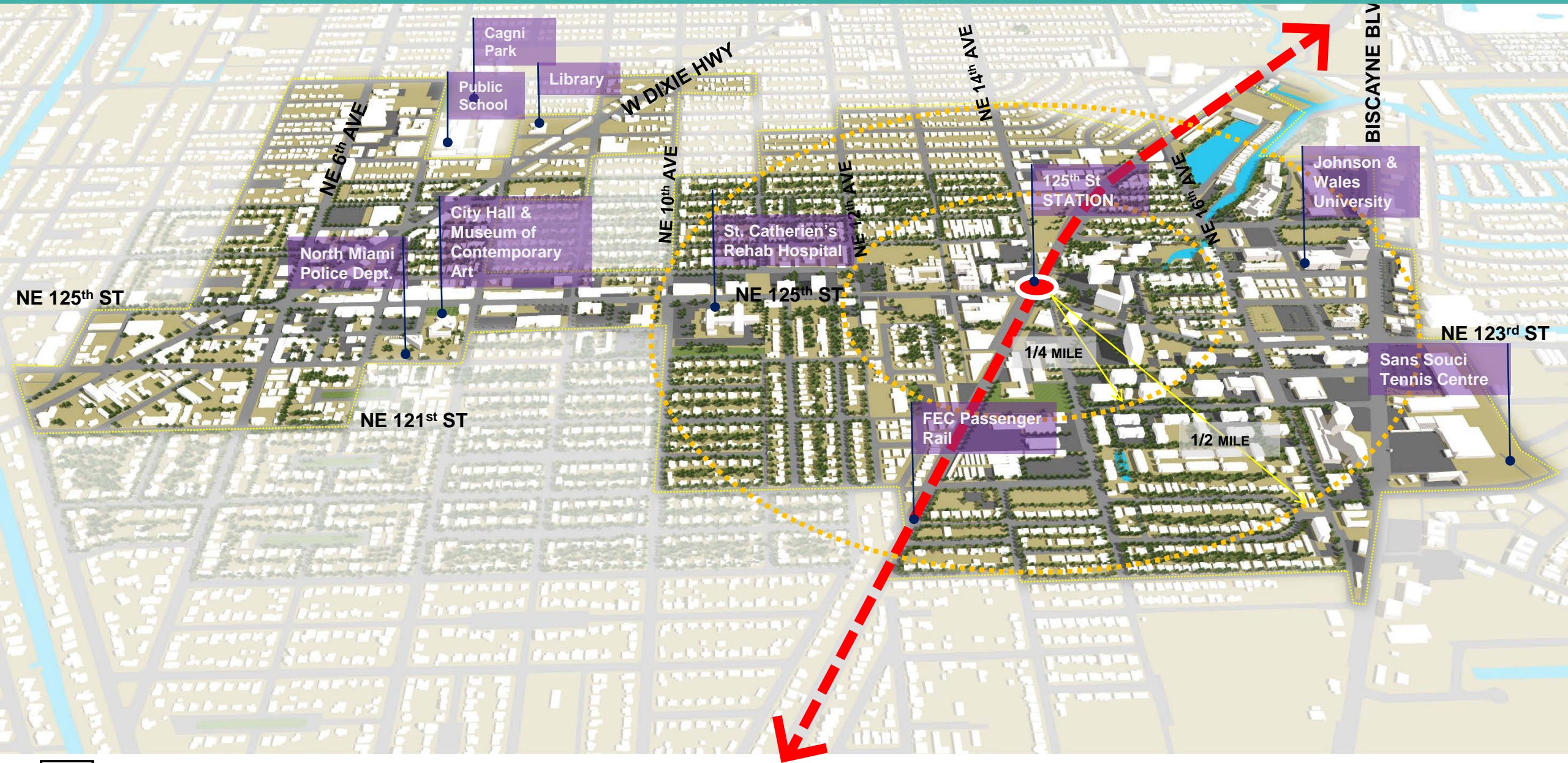
-  North Miami City
-  Study Area
-  Major Landmarks
-  FEC Passenger Rail
-  Proposed 125th/123rd St Station
-  Unincorporated County
-  Parks, Open Spaces & Recreation
-  Water Body

PROJECT DETAILS

VACANT LAND PARCELS



STUDY AREA

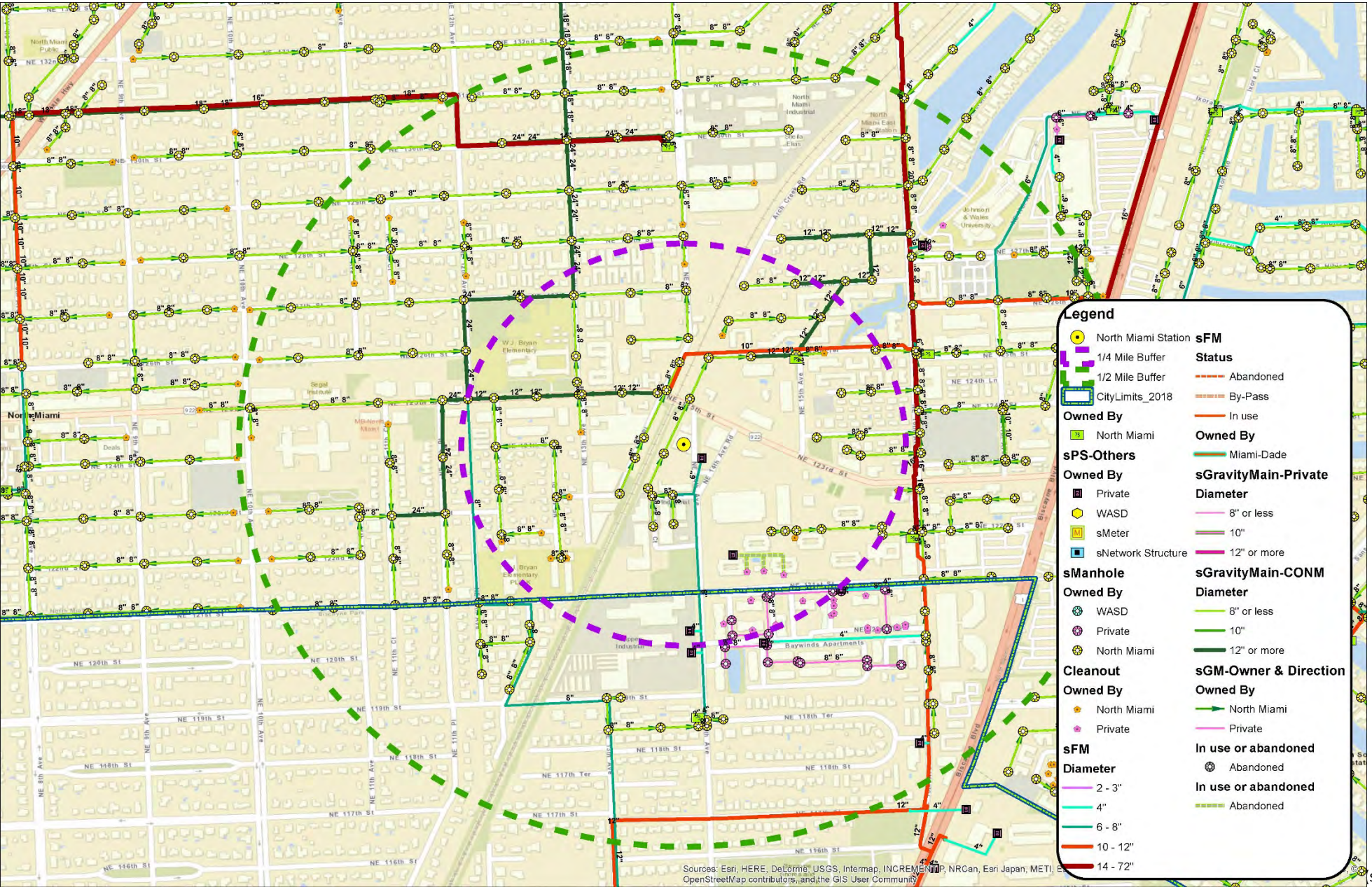


STUDY AREA

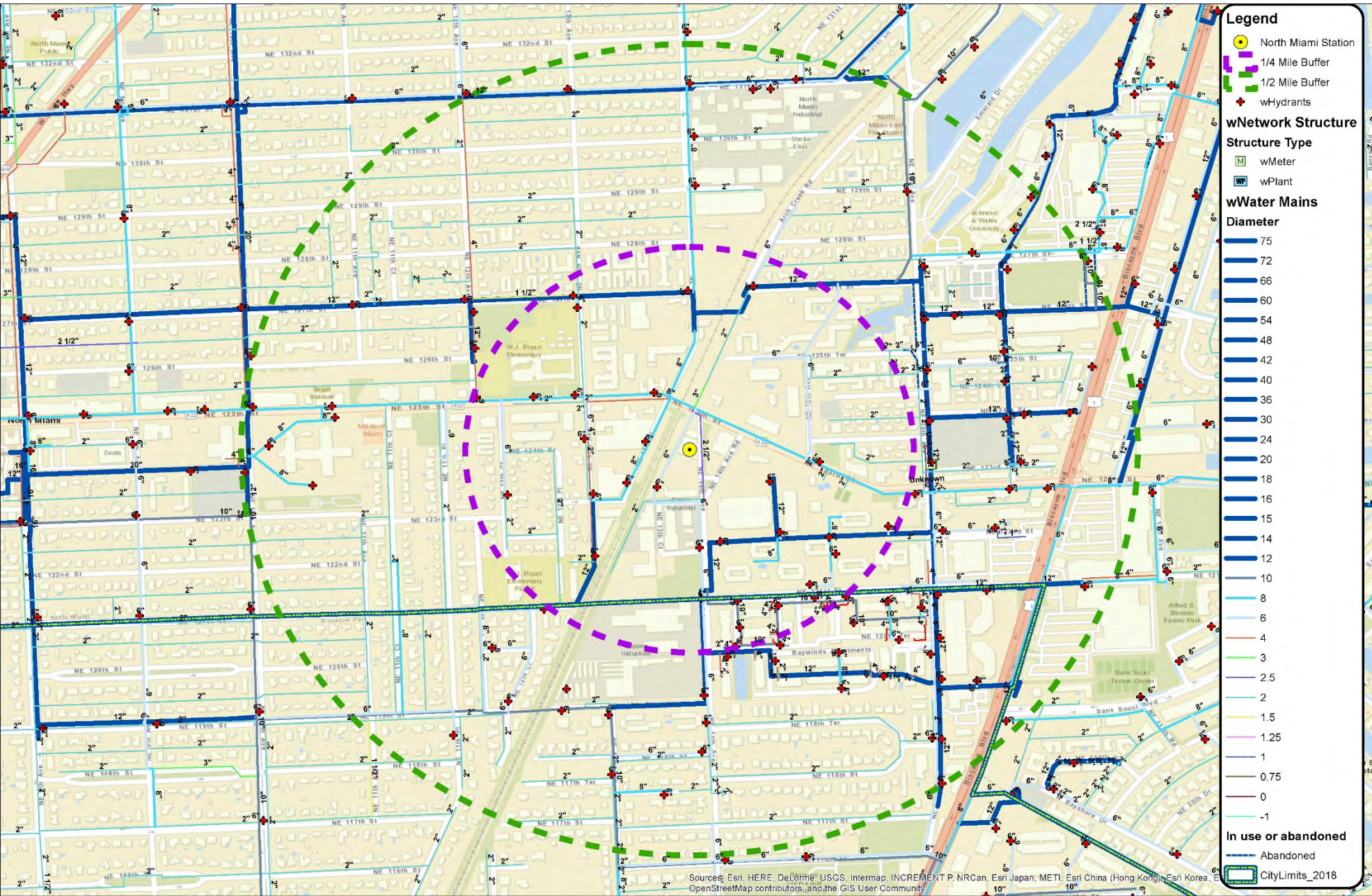


INFRASTRUCTURE CAPACITIES

SANITARY NETWORK



INFRASTRUCTURE CAPACITIES



WATER NETWORK

Legend

- North Miami Station
- 1/4 Mile Buffer
- 1/2 Mile Buffer
- wHydrants

wNetwork Structure

Structure Type

- wMeter
- wPlant

wWater Mains

Diameter

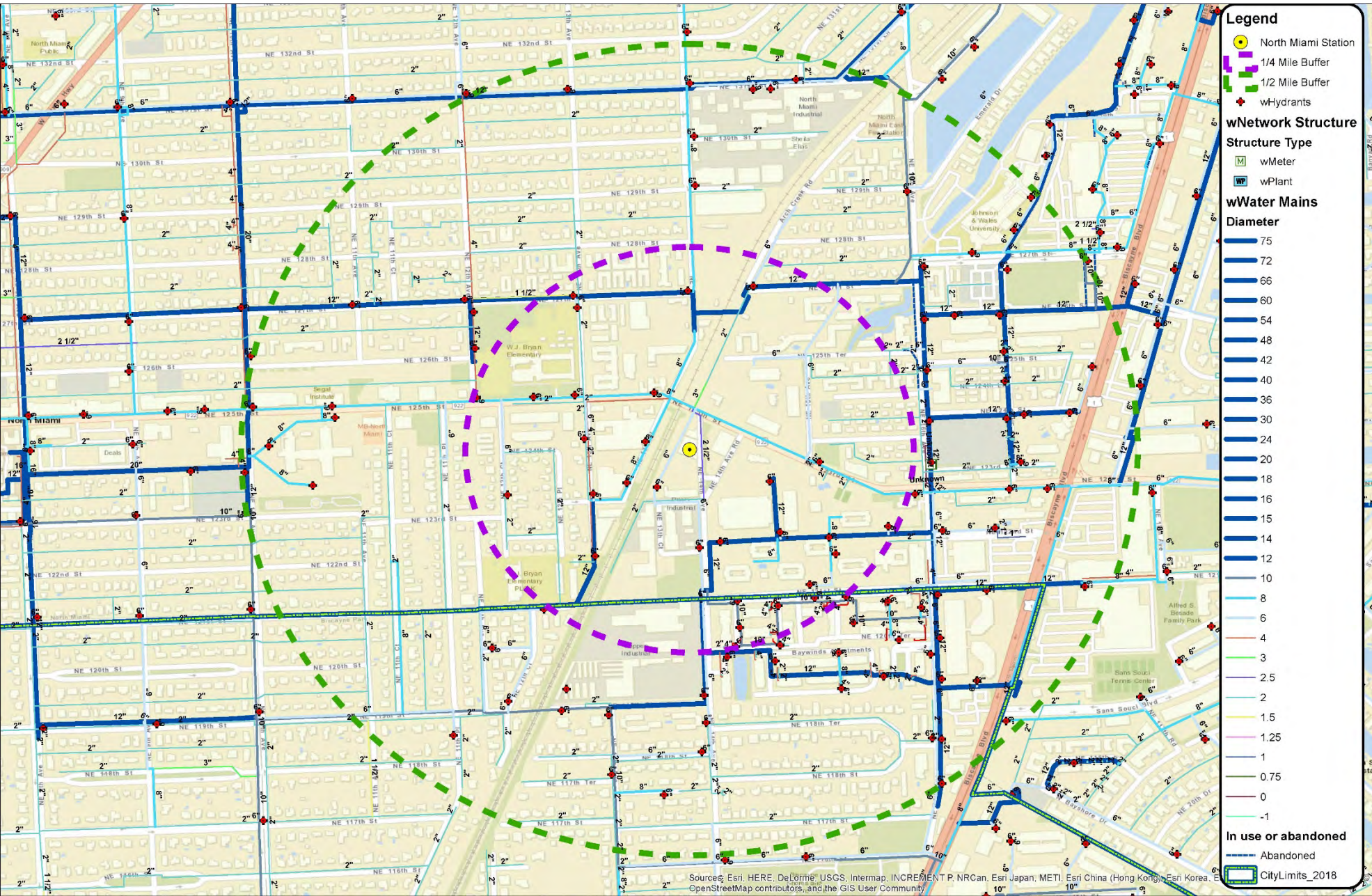
- 75
- 72
- 66
- 60
- 54
- 48
- 42
- 40
- 36
- 30
- 24
- 20
- 18
- 16
- 15
- 14
- 12
- 10
- 8
- 6
- 4
- 3
- 2.5
- 2
- 1.5
- 1.25
- 1
- 0.75
- 0
- 1

In use or abandoned

- Abandoned
- CityLimits_2018

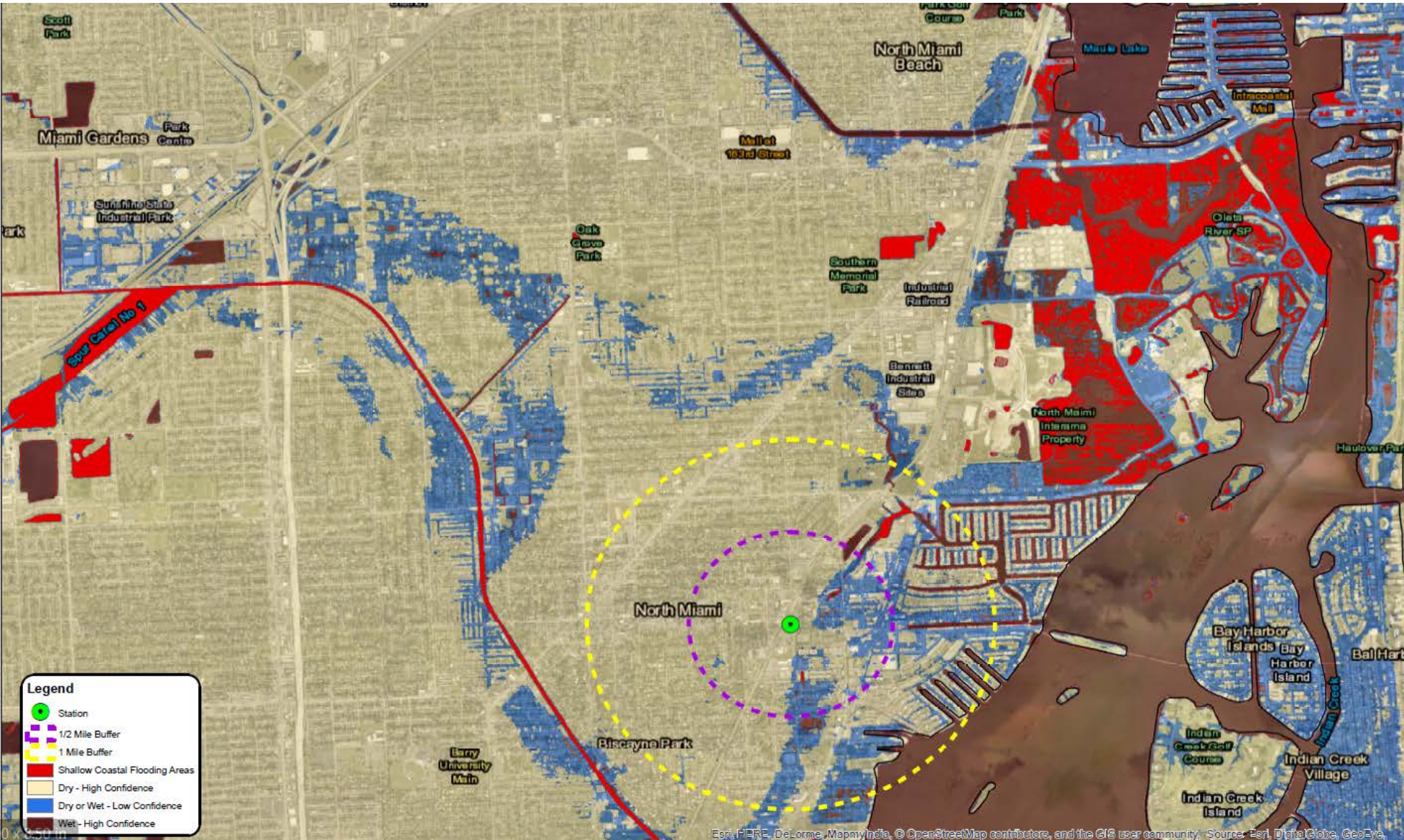
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, OpenStreetMap contributors, and the GIS User Community

INFRASTRUCTURE CAPACITIES



WATER NETWORK

FUTURE TRENDS – RESILIENCY



Sustainability is the Ability to Endure Across Time



EXAMPLE OF ENVIRONMENTAL SUSTAINABILITY



Pearl District, Portland OR – Tanner Park



The Distillery District, Toronto

EXAMPLES OF ADAPTIVE REUSE



FORMER GREYHOUND BUS MAINTENANCE FACILITY



DEVELOPED INTO ART SCHOOL, **SAN FRANCISCO**

EXAMPLE OF CO-WORKING SHARED SPACES



FUTURE TRENDS

EXAMPLE OF MIXED USE



Originally a marine supply store

Developed into mixed use as
office, retail, and restaurant space

Ballard (Seattle), WA

**ACTIVITY 2
BRAINSTORM:
PAINS & GAINS**



CENTERS, NODES & CORRIDORS

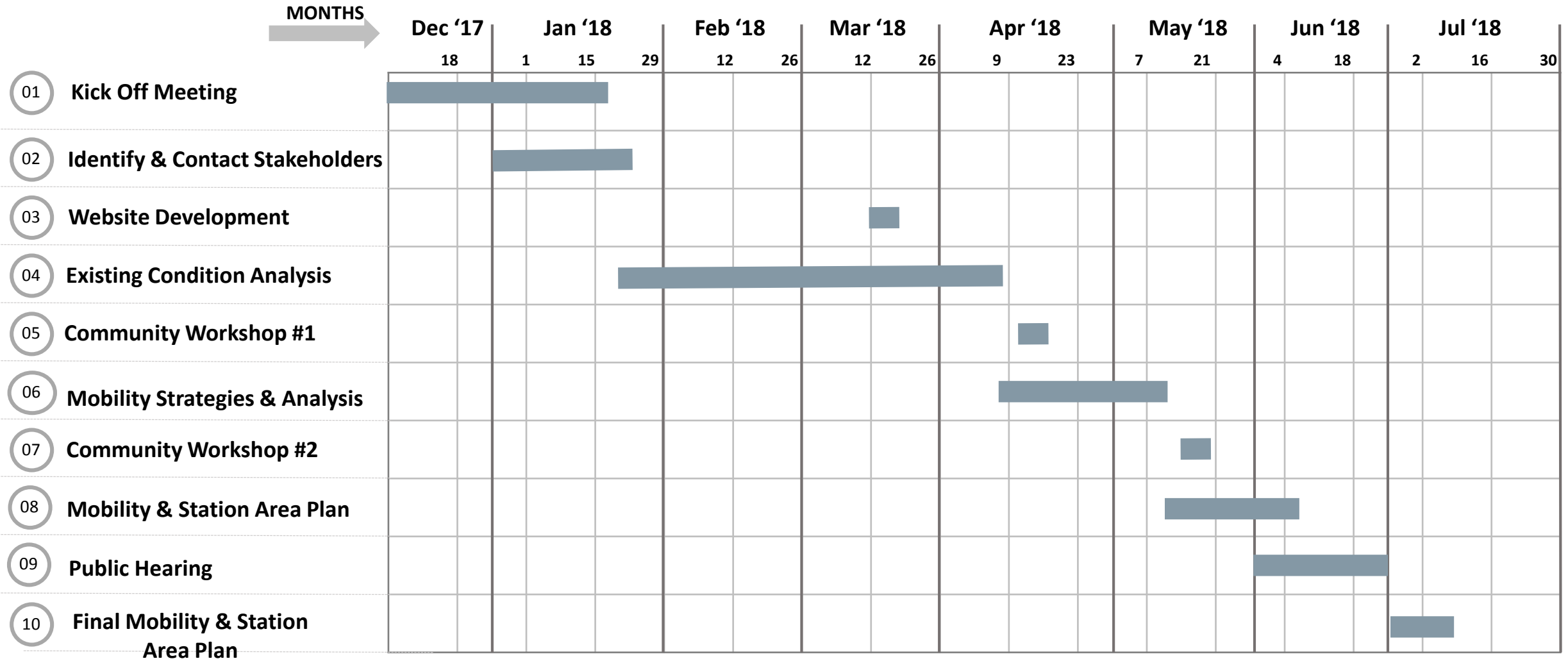
- **Community Nodes**
Gov't Center/Museum
High School/Library
- **Cultural Nodes**
St. Catherine's Hospital
W. Bryan Elem. School
Johnson & Wales U.
- Primary Corridors**
Dixie/125th/Biscayne
- Multi-Modal Corridors**
8th/12th/14th Ave
- Green Corridors**
Streets Parallel to 125th
- Mobility Hub**
Rail
Bus & Shuttles
Vehicular
Bicycle
Pedestrian



A teal-colored arrow pointing to the right, with the text "WAY FORWARD" written in white, bold, uppercase letters inside the arrow's shaft. The arrow is positioned on the left side of the image, and the text is centered within it.

WAY FORWARD

PROJECT SCHEDULE





FOCUS GROUP MEETINGS

Local Business Leaders
NoMi Government Officials & Staff
Advocacy Groups

WORKSHOP #1

April 18th



WORKSHOP #2

May 10th

PROJECT WEBSITE

<http://www.northmiamifuture.com/TOD/>

Project Information

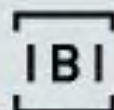
Interactive Public Input

THE NORTH MIAMI MOBILITY HUB AND TOD STRATEGIC PLAN

Influence the solutions to
enhance **mobility options &
attract desired development**

SAVE THE DATE

Thursday, May 10th



mobilityhub
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THANK YOU

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A PLANNED N.E. 125TH/N.E. 123RD STREET FEC PASSENGER RAIL
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