



NORTH MIAMI

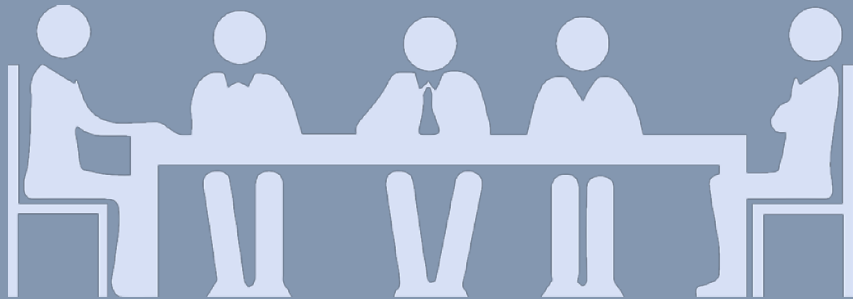
mobilityhub

COMMUNITY WORKSHOP - 03

June 14, 2018

AGENDA

- **Team Introduction**
- **About the Project**
- **Regional Context**
- **Recap of Previous Workshops**
- **NoMi Mobility Hub Guiding Principles**
- **Breakout Tables – Comments on the Plan**
- **Next Steps**



IBI TEAM INTRODUCTION



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

STUDY AREA - OVERVIEW



NE 125th Street

FEC Corridor

STUDY AREA - OVERVIEW



Biscayne Blvd.



125th Street



Neighborhood Street

STUDY AREA - EXTENT

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



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



DIVERSITY

**48.7% African
American,
14.4% White
31.8% Hispanic**



**YOUNG
POPULATION**

Median age is 36
vs. 37.7 City



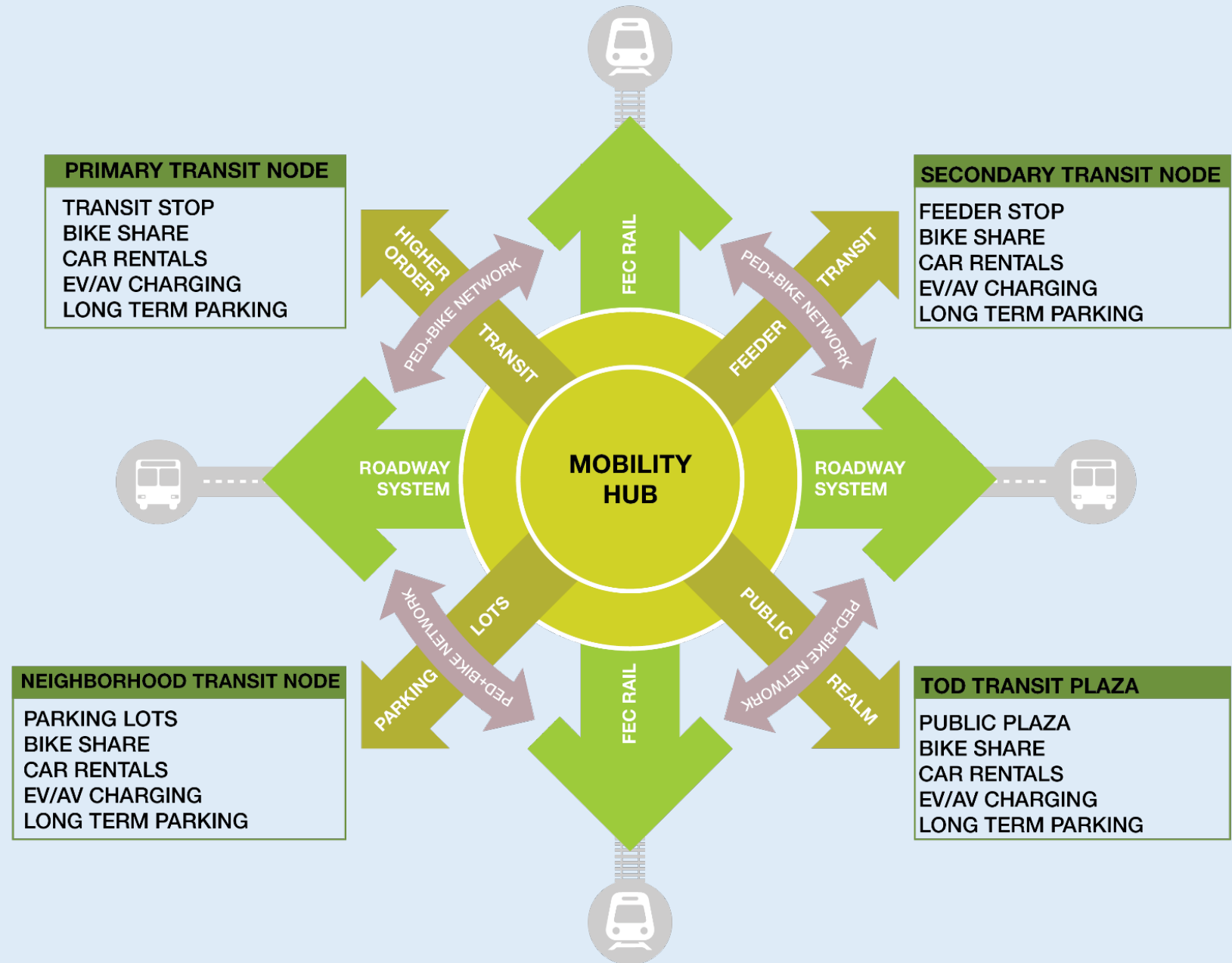
**HOUSEHOLD
INCOME**

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

WHAT IS A 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



WORKSHOP 01



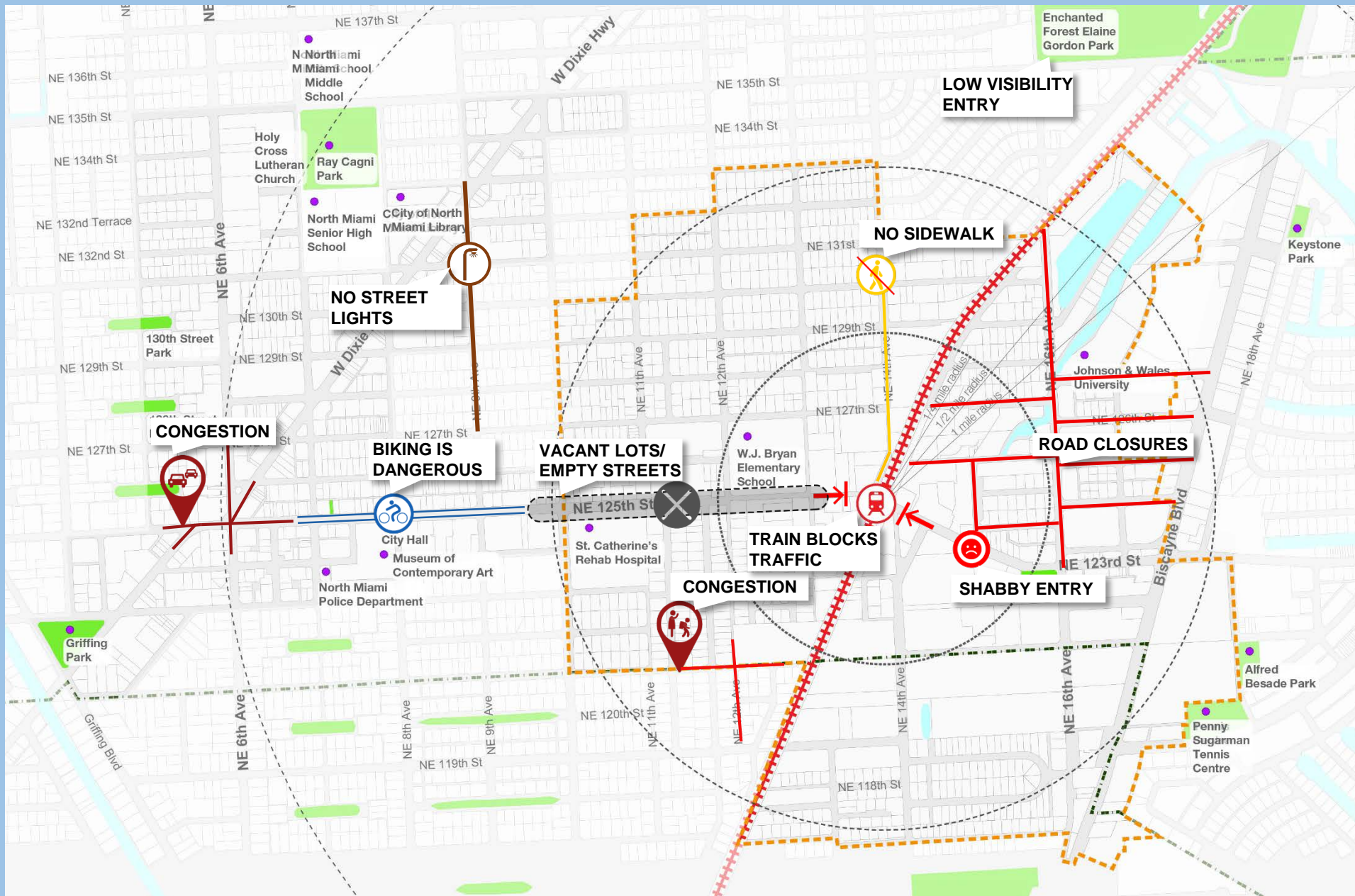
HIGH PRIORITY PRESSING CHALLENGES

- Traffic Congestion
- Lack of Destinations
- Deteriorating Public Infrastructure

HIGH PRIORITY AMENITIES/INCENTIVES TO ENCOURAGE USE OF PUBLIC TRANSIT

- Improved pedestrian infrastructure (sidewalks, shade trees)
- Safer bicycle paths and cycling infrastructure
- More shared mobility options (Lime Bike, Zip Car)

WHAT WE HEARD – PAINS



**LACK OF
POCKET PARKS
SEATING
PLAYGROUNDS**



**LACK OF
COMMUNITY
CENTERS**

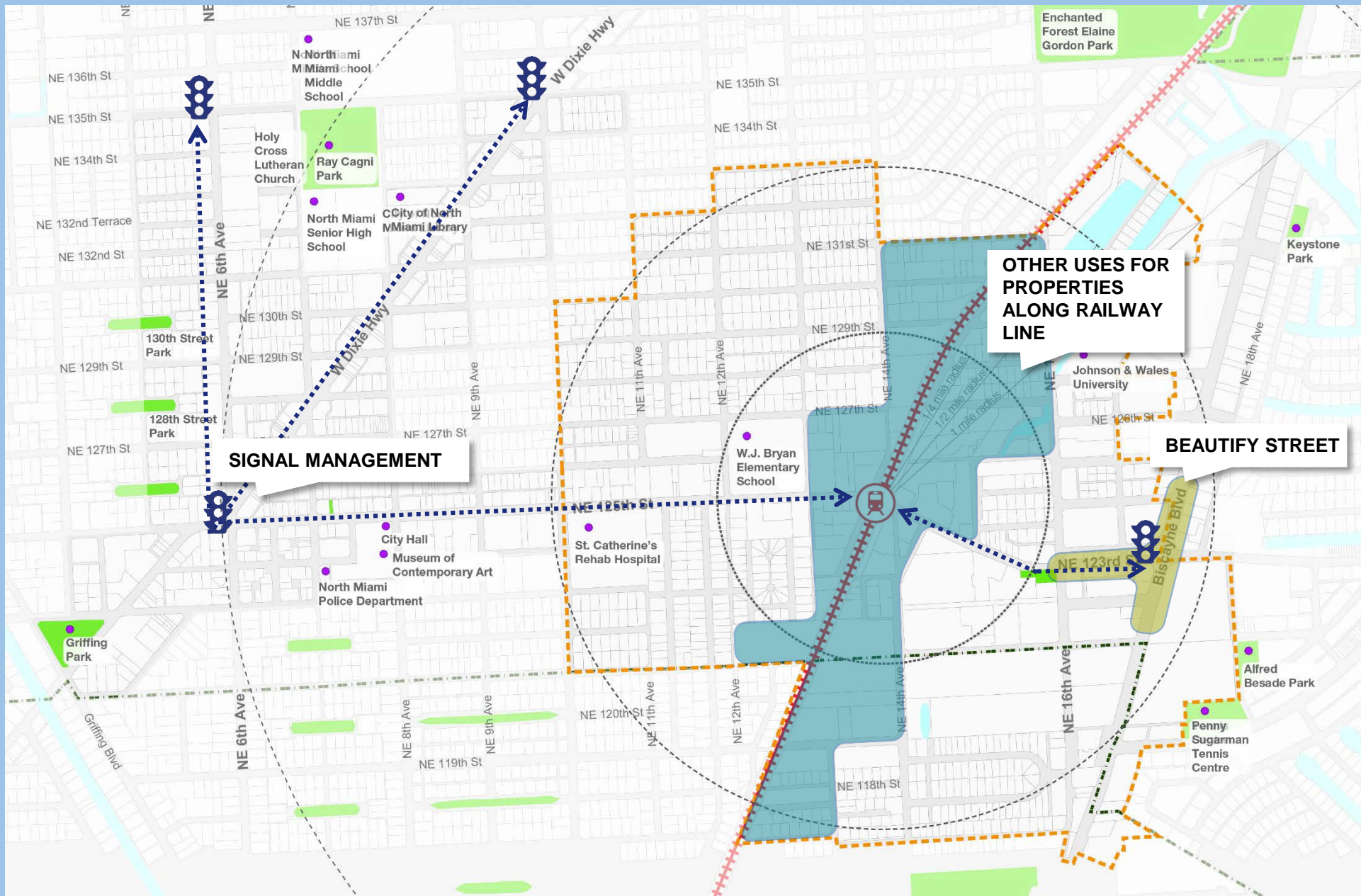


**LACK OF
JOBS**



**TRAFFIC
CONGESTION**

WHAT WE HEARD – GAINS



LAST AUTHENTIC COMMUNITY



PUBLIC PRIVATE PARTNERSHIP



MORE MIXED USE



POLICE PRESENCE & CODE ENFORCEMENT

WORKSHOP 02 – PREFERENCE SURVEY

01 | Wider Sidewalks Or More On-Street Parking



90%



10%

02 | More Space For Cars Or Transit Priority Lanes



54%



46%

03 | Pedestrian & Cyclist Path Or Walkways With Sharrows



90%



10%

04 | Rail + Development: Rank The Preferences



50%



33%



17%

WORKSHOP 02 – PREFERENCE SURVEY

05 | Changing On-Street Parking



40%



30%



20%



10%

06 | Creating Open Streets



40%



30%



20%



10%

07 | What Type Of Economic Activities Would You Like To See In North Miami



40%



30%



20%



10%



NOMI MOBILITY HUB
SHAPING THE DESIGN

12 GUIDING
PRINCIPLES



FIRST & LAST MILE
CONNECTIVITY



TRANSIT SUPPORTIVE
DEVELOPMENT



TECHNOLOGY
INTEGRATION



MULTIMODAL
INTEGRATION



PARKING
MANAGEMENT



RESILIENT
NOMI



CREATIVE
PLACEMAKING



ECONOMIC
CATALYSTS



NEIGHBORHOOD
PRESERVATION



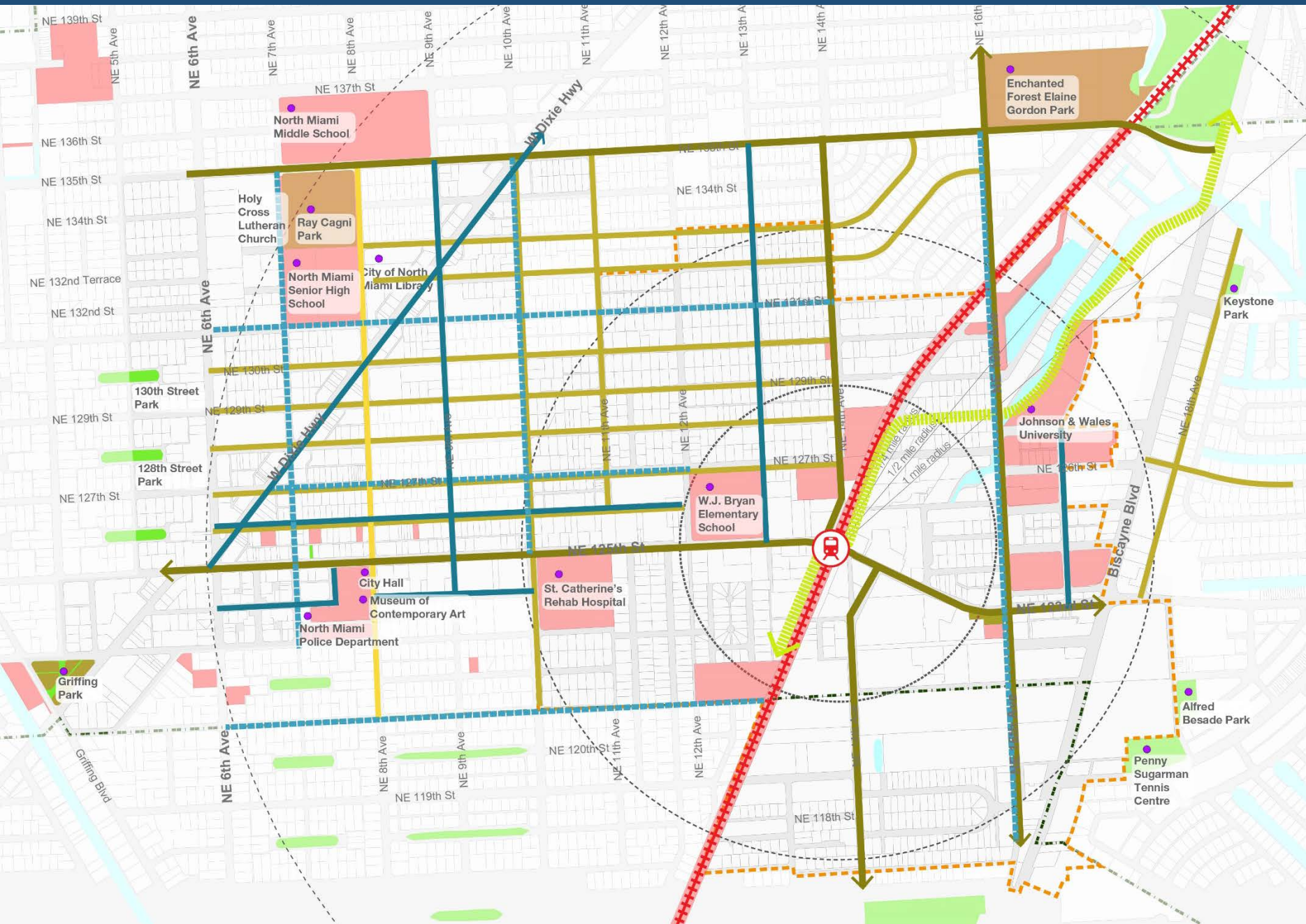
OPTIMIZED
DENSIFICATION



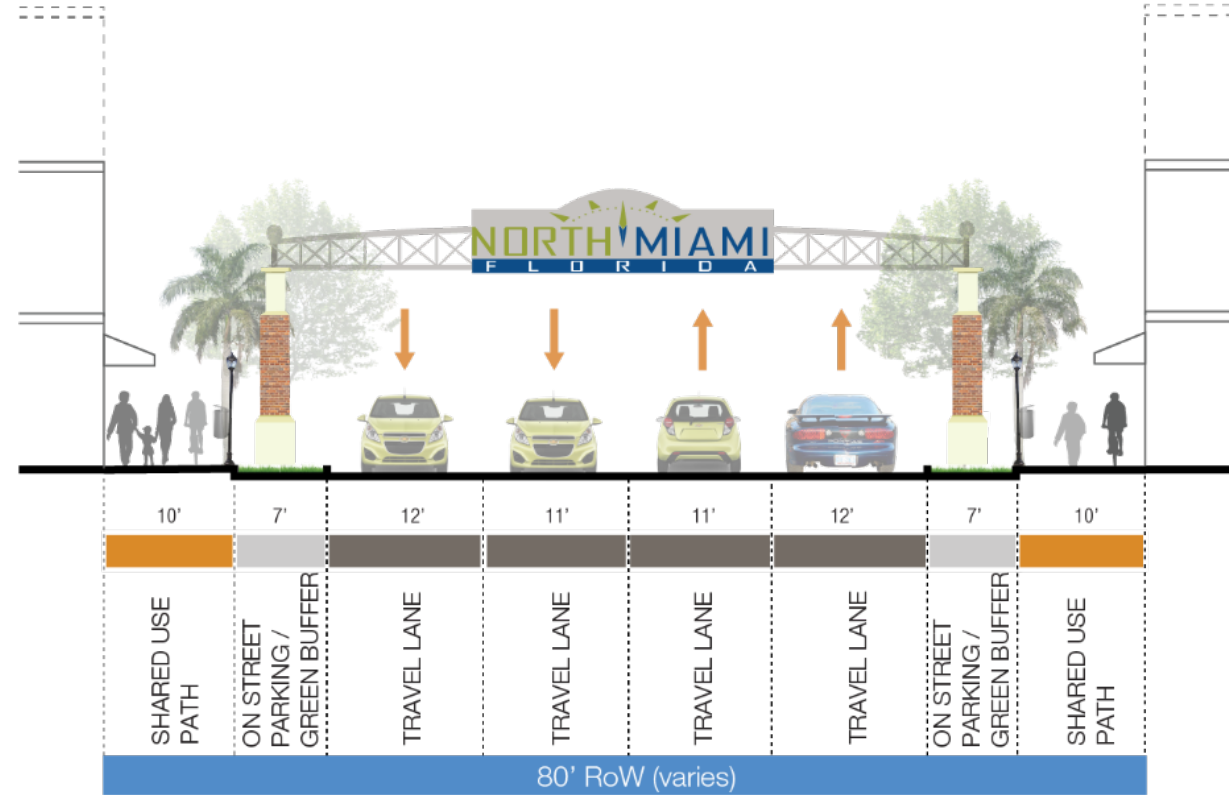
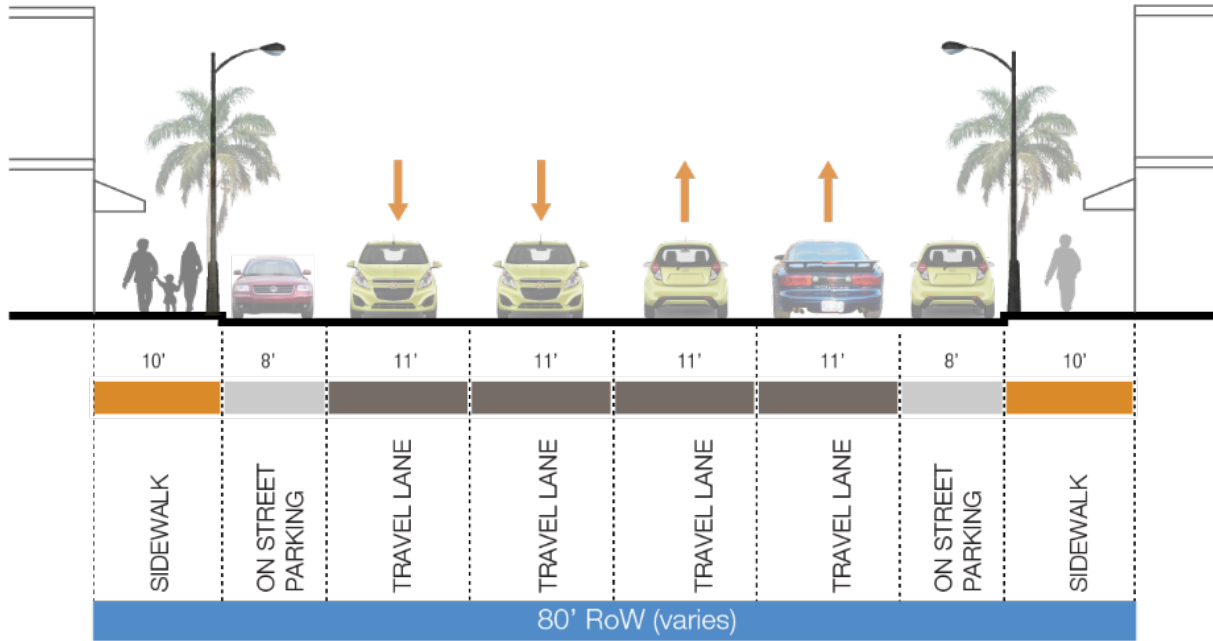
AGE-FRIENDLY
NEIGHBORHOODS



EFFECTIVE
IMPLEMENTATION



- WALKING**
- Pedestrian Priority Streets
 - Green Residential Streets
 - Shared Streets (Zero Pedestrian Barriers)
- CYCLING**
- Bikeway Priority Network E.
 - Separated/ Buffered Bike Lane
 - Multi-Use Trail
- SHARED MOBILITY**
- Car-sharing
 - Bike sharing docking stations
 - Carpool
 - Rideshare – designated pick-up & drop-off locations



EXISTING SECTION

PROPOSED SECTION

NE 125th Street

FIRST & LAST MILE CONNECTIVITY – PEDESTRIAN PRIORITY NE 125th St 01



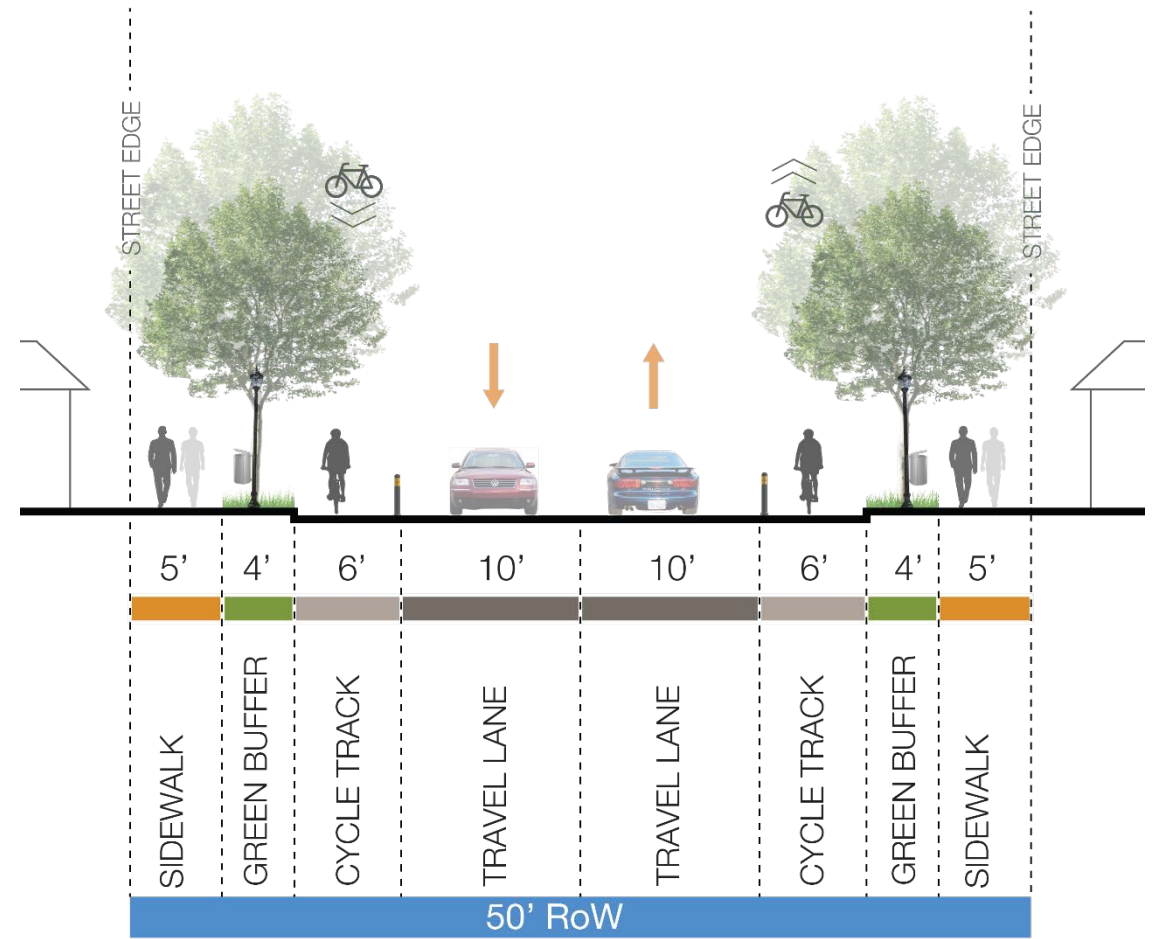
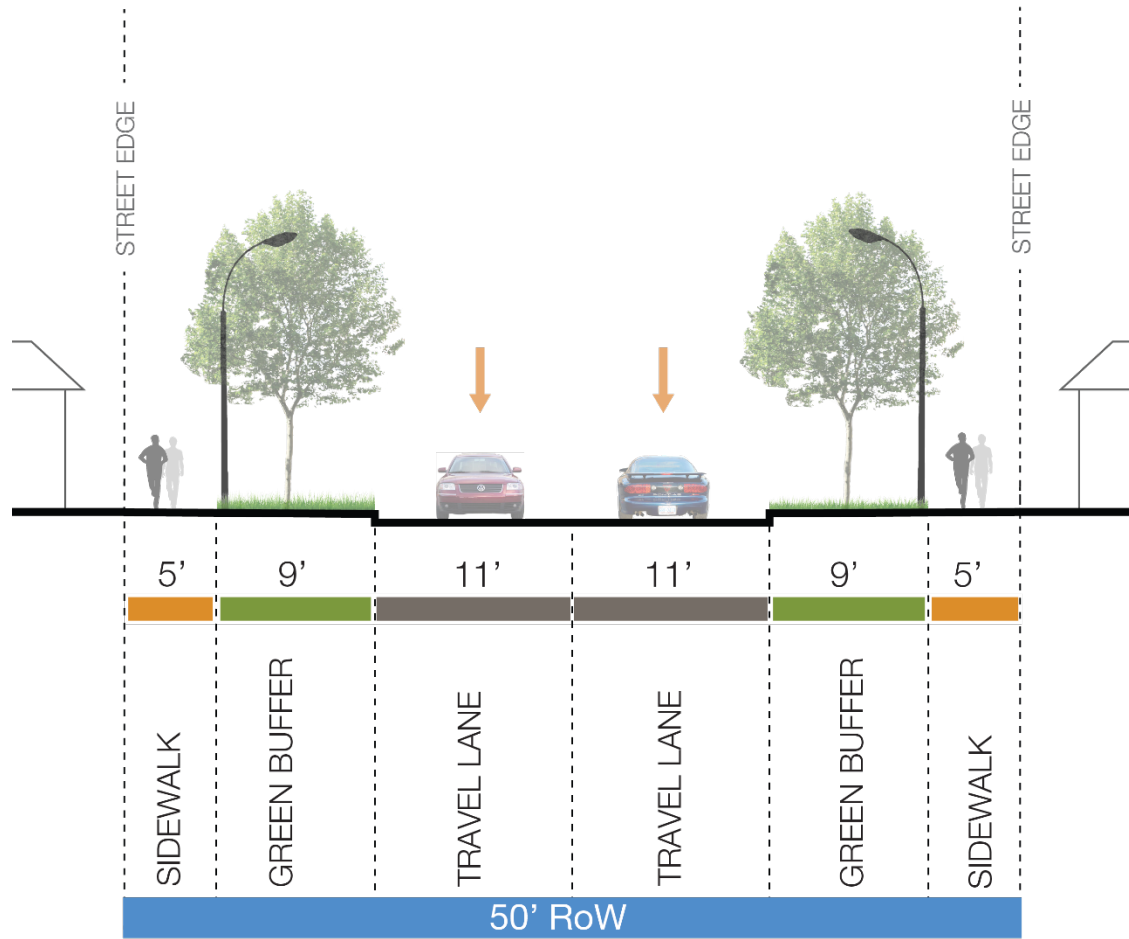
FIRST & LAST MILE CONNECTIVITY – PEDESTRIAN PRIORITY NE 125th St 01



FIRST & LAST MILE CONNECTIVITY – PEDESTRIAN PRIORITY NE 125th St 01



FIRST & LAST MILE CONNECTIVITY – BIKE PRIORITY

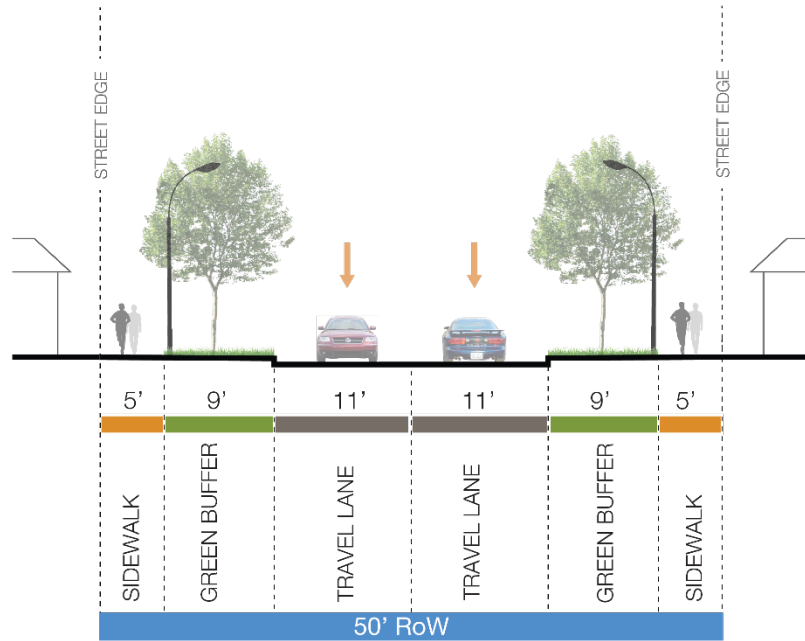


EXISTING SECTION

PROPOSED SECTION

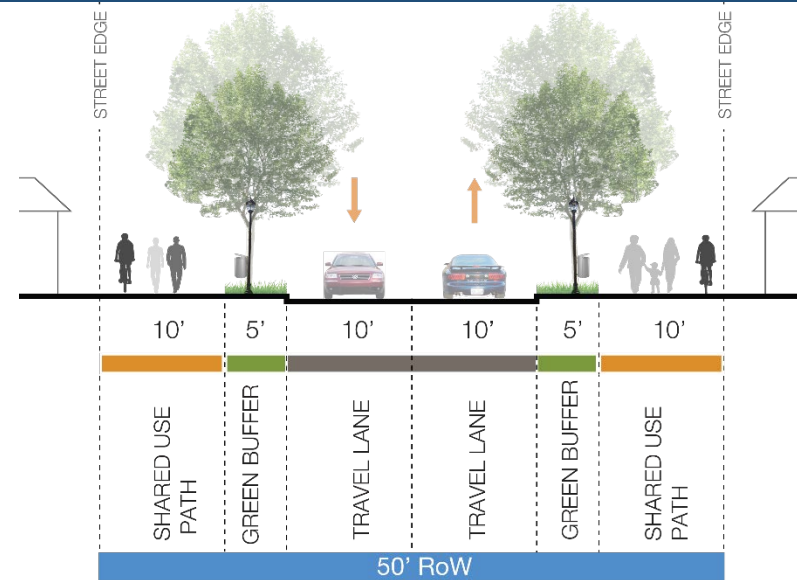
NE 9th Avenue



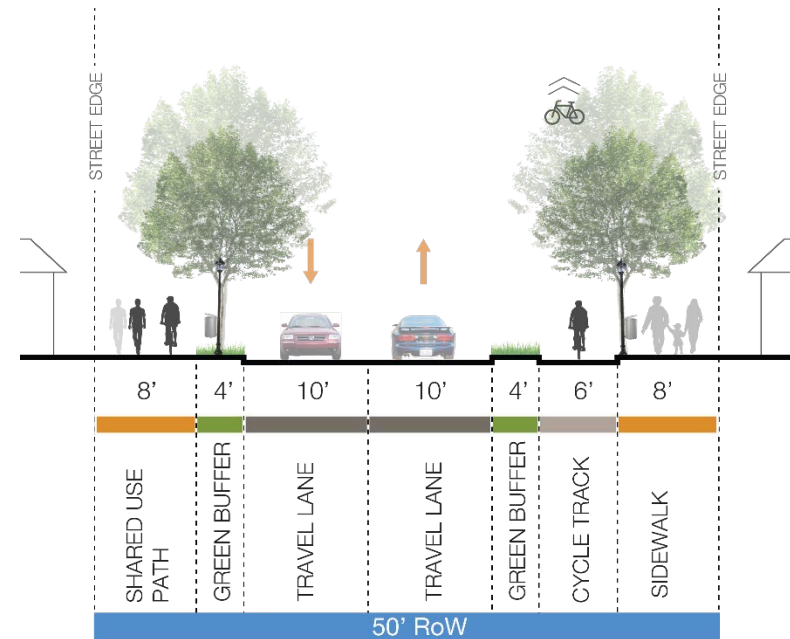


EXISTING SECTION

NE 132nd Street



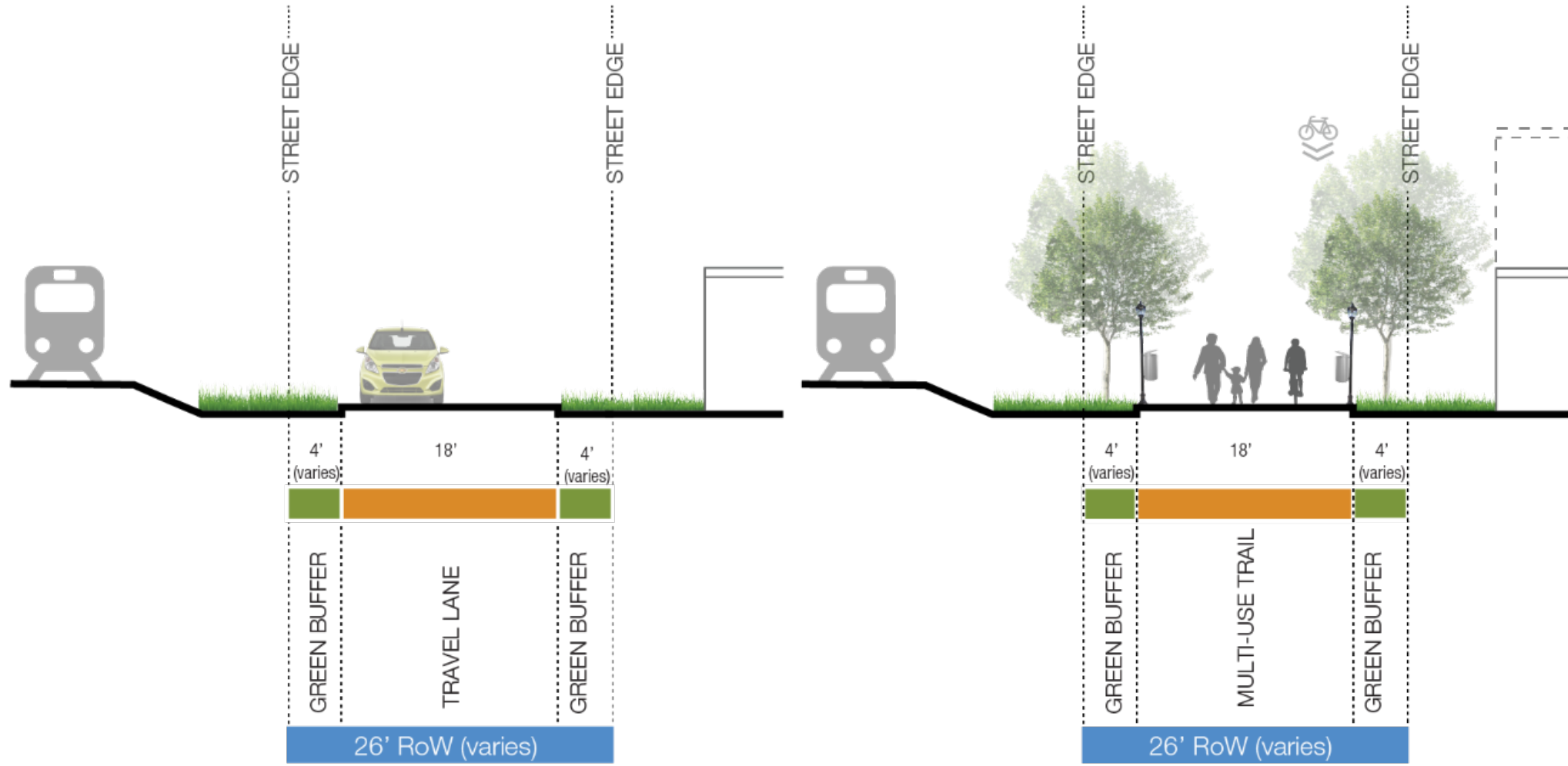
PROPOSED SECTION OPTION 01



PROPOSED SECTION OPTION 02







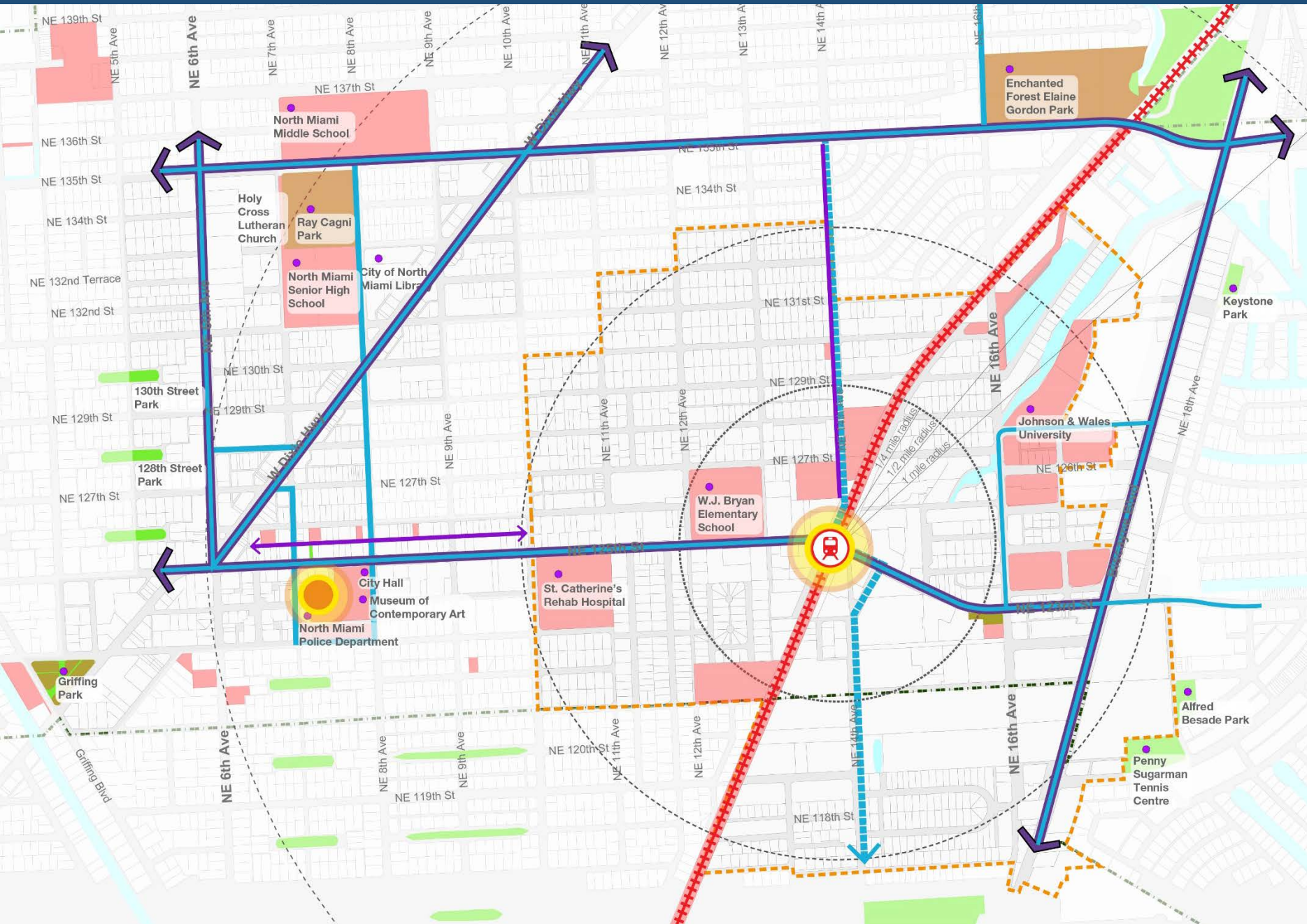
EXISTING SECTION

PROPOSED SECTION









— COMPLETE STREETS

● NoMi PIVOT
NoMi Transit Hub @MOCA
Future – 125th St. Station

TRANSIT SYSTEM IMPROVEMENTS

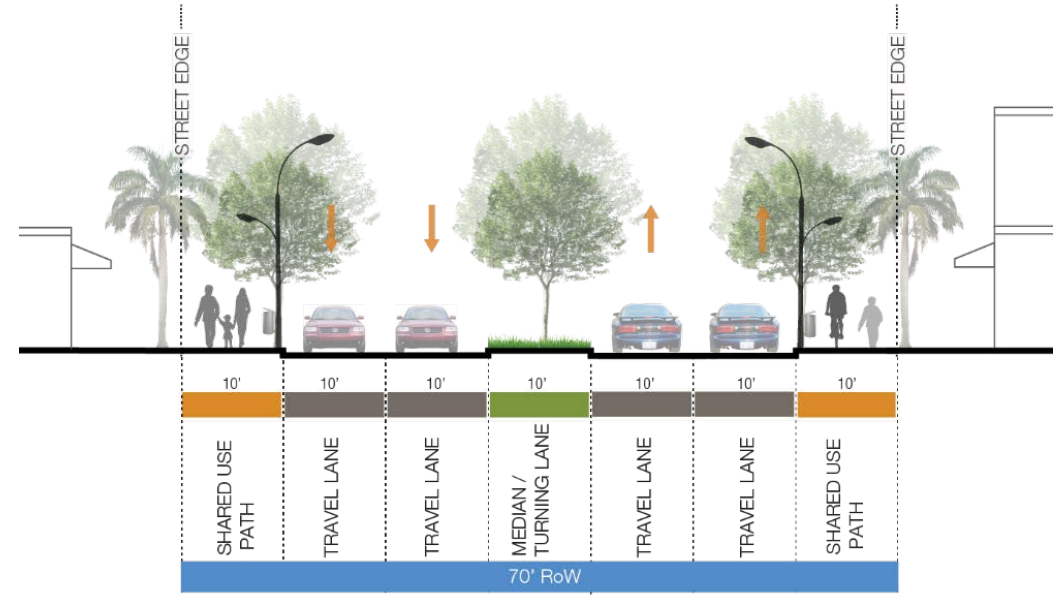
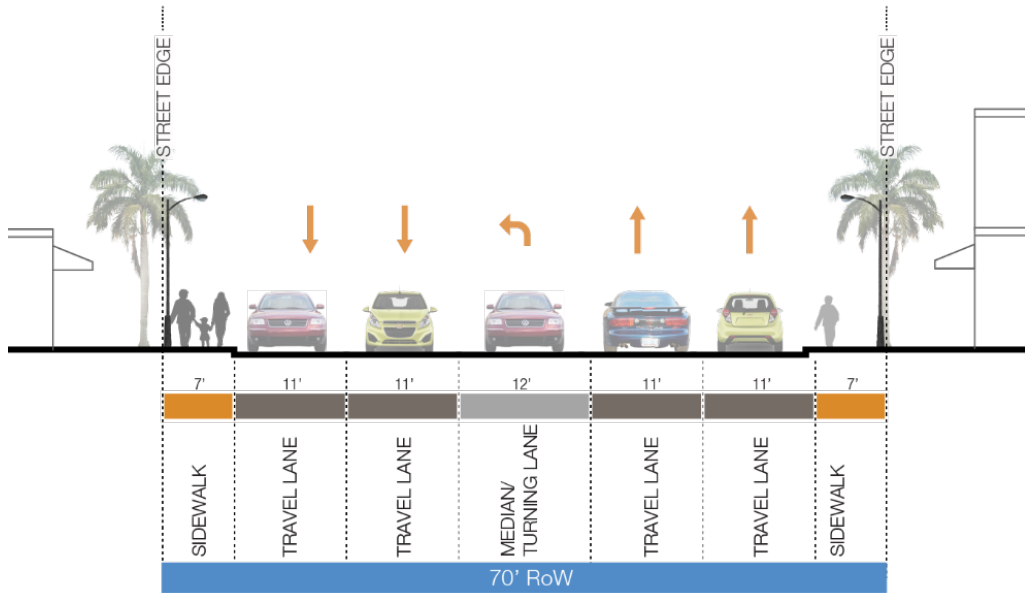
— New NoMi Express routes

- Freeze future train station location at 125th/123rd street
- New Regional Bus Routes & better frequency
- Quiet zone

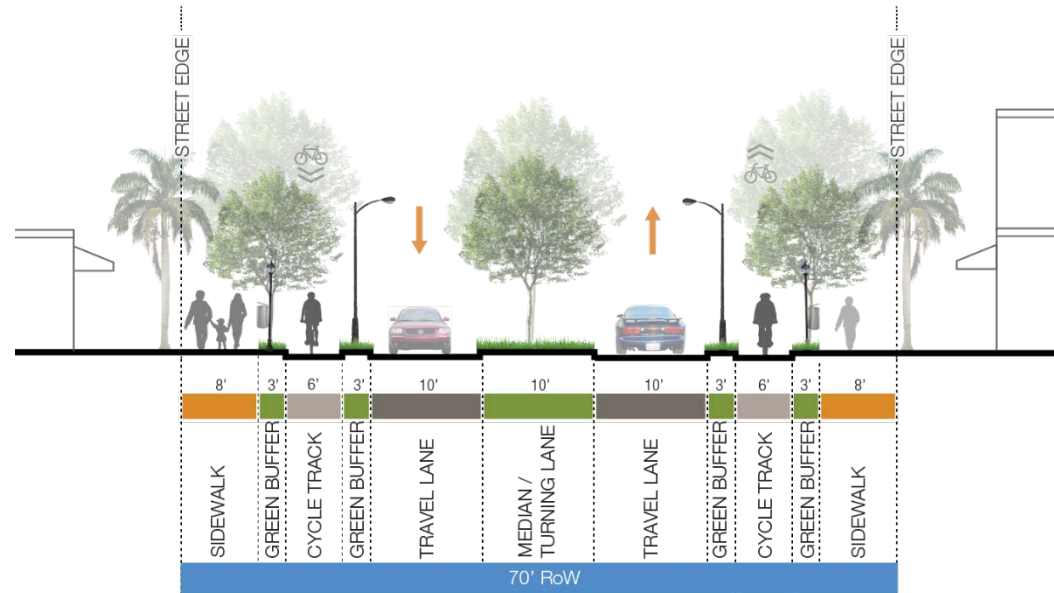
INDUSTRIAL STREETS

— Service/truck Access: 14th Ave.

— Service Alley: 125th North Alley



PROPOSED SECTION OPTION 01



PROPOSED SECTION OPTION 02



**WHAT IS A
NoMi
PIVOT ?**



ELECTRIC VEHICLE CHARGING



CAR SHARE



CAR RENTAL



LONG TERM PARKING



PASSENGER ZONE

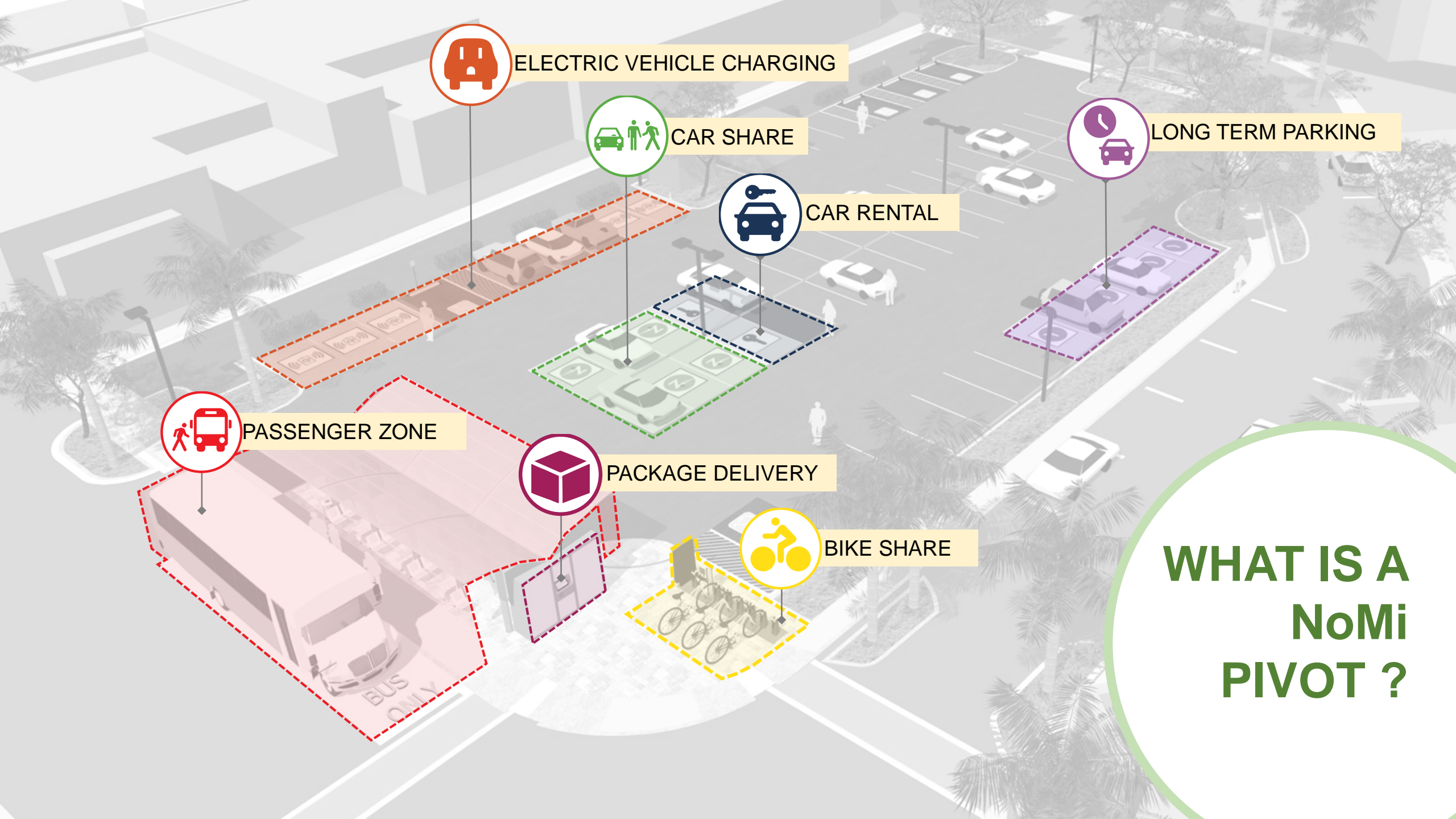


PACKAGE DELIVERY



BIKE SHARE

WHAT IS A
NoMi
PIVOT ?



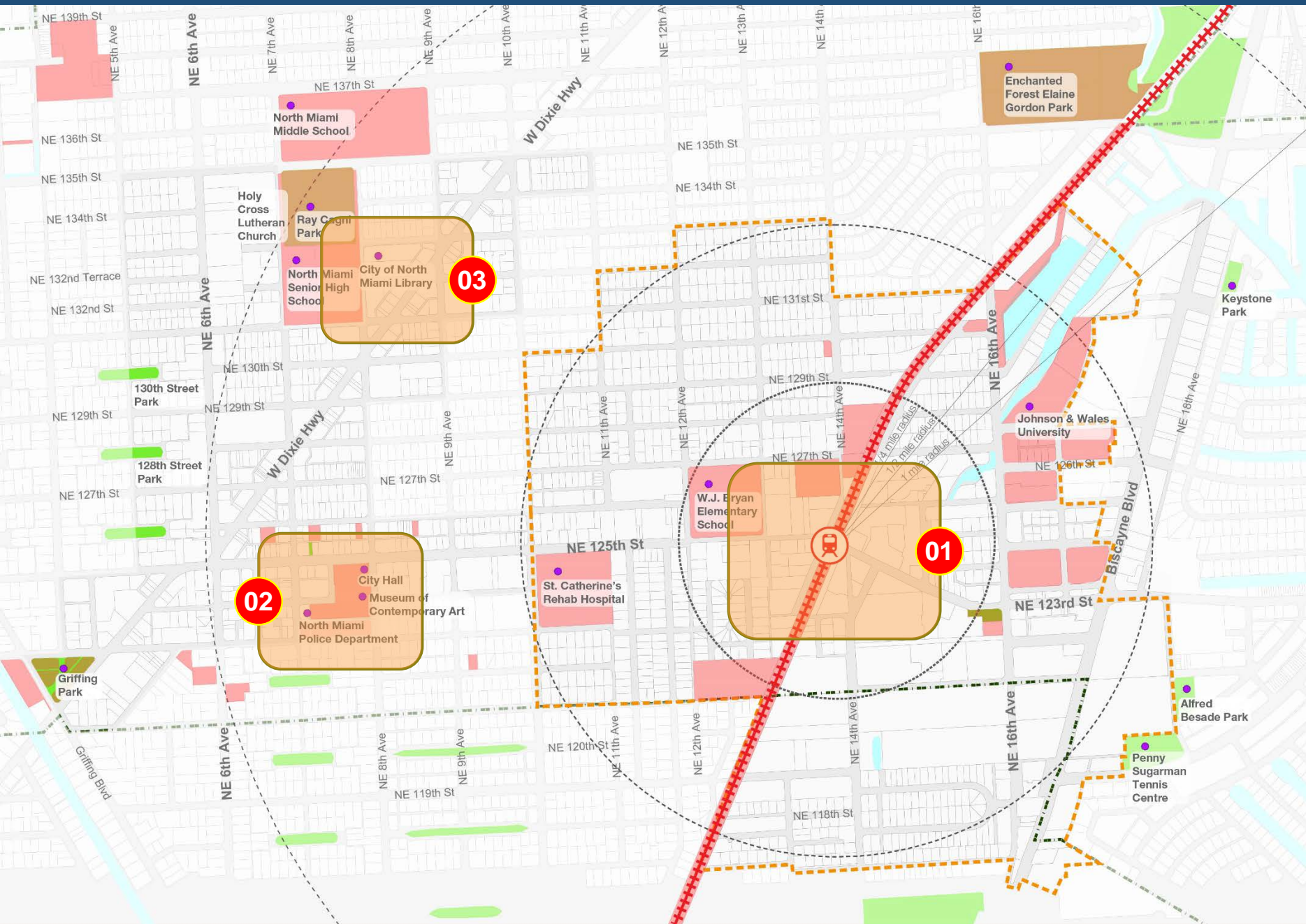


01



02





CATALYST NODE

- 01** TOD Station Area
- 02** MOCA/City Hall
- 03** Library/Arts & Culture District



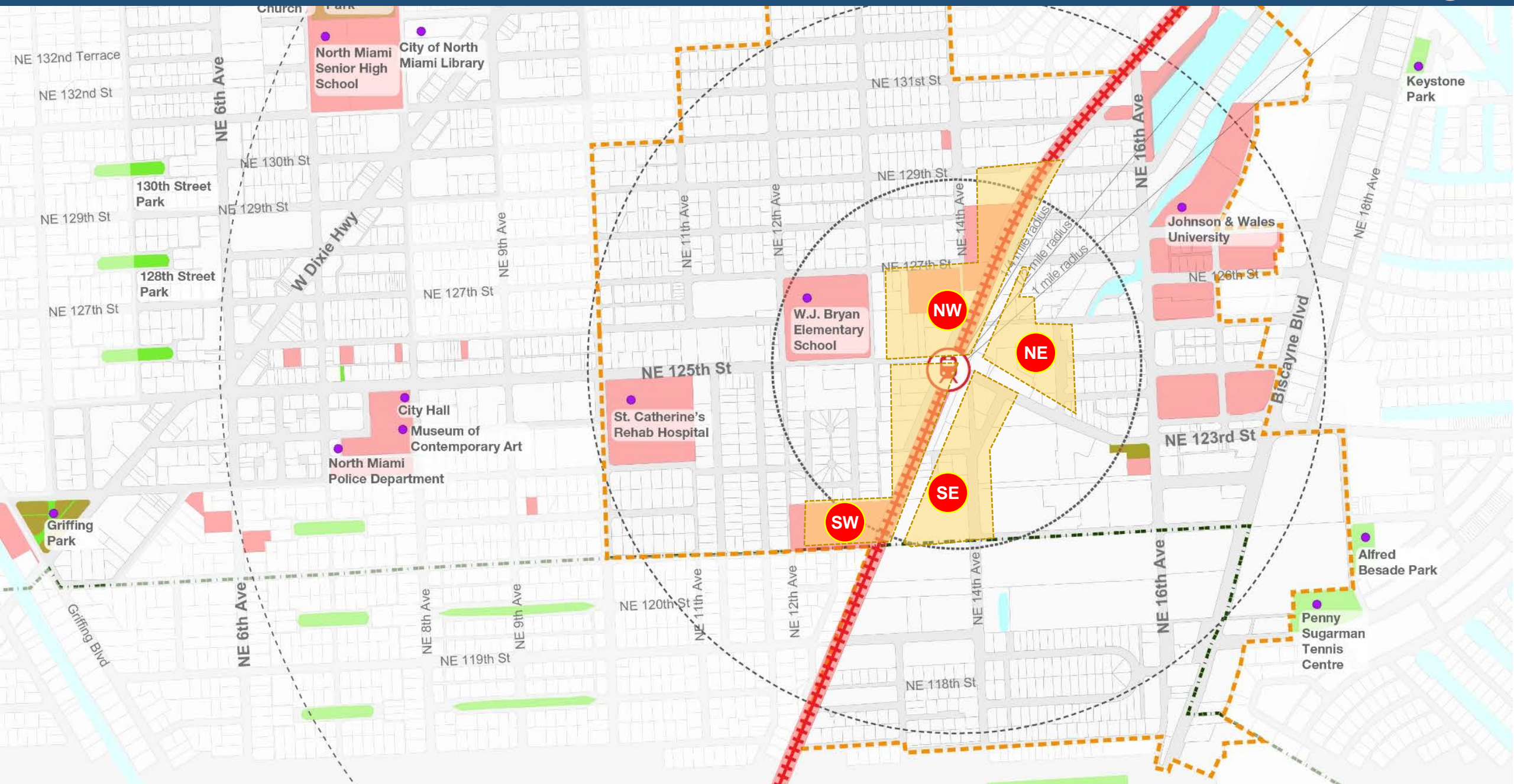
CATALYST NODE

- 01 TOD Station Area
- 02 MOCA/City Hall
- 03 Library/Arts & Culture District

0 400ft



OPTIMIZED DENSIFICATION – TOD STATION AREA



NW QUAD



Current North Miami Zoning Code

Max Built: 1,970,420 sq.ft | Levels: 5-7



Current North Miami Zoning Code/ Assemblage

Max Built: 2,171,145 sq.ft | Levels: 5-7



City of Miami Zoning Code

Max Built: 3,247,384 sq.ft | Podium: upto 8; Tower: upto 16



Delray Beach Zoning Code

Max Built: 1,613,663 sq.ft | Podium: upto 3; Tower: upto 1



Fort Lauderdale Zoning Code

Max Built: 1,165,974 sq.ft | Podium: upto 6; Tower: upto 4

NE QUAD



Current North Miami Zoning Code

Max Built: 1,962,173 sq.ft | **Levels:** 11



Current North Miami Zoning Code/ Assemblage

Max Built: 2,451,277 sq.ft | **Levels:** 11



City of Miami Zoning Code

Max Built: 2,649,803 sq.ft | **Podium:** upto 8; **Tower:** upto 4



Delray Beach Zoning Code

Max Built: 1,021,001 sq.ft | **Podium:** upto 3; **Tower:** upto 1



Fort Lauderdale Zoning Code

Max Built: 3,534,516 sq.ft | **Podium:** upto 9; **Tower:** upto 11

SE QUAD



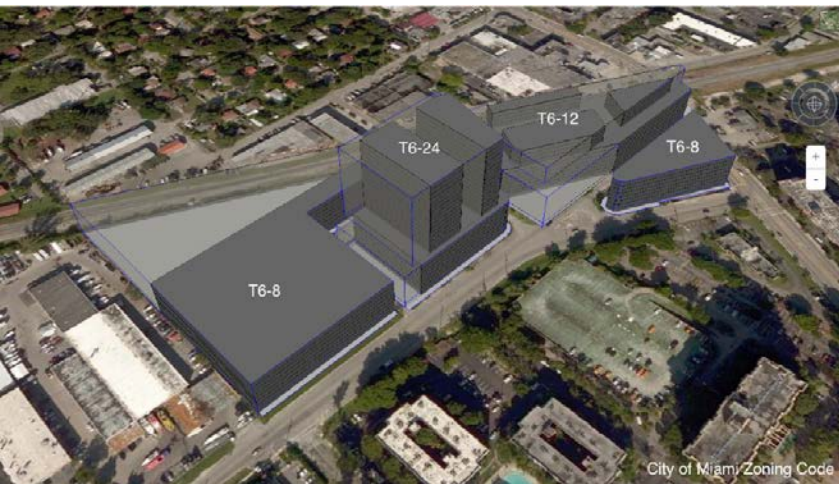
Current North Miami Zoning Code

Max Built: 1,054,946 sq.ft | Levels: 5-11



Current North Miami Zoning Code/ Assemblage

Max Built: 1,238,888 sq.ft | Levels: 11



City of Miami Zoning Code

Max Built: 2,099,666 sq.ft | Podium: 8-11; Tower: upto 16



Delray Beach Zoning Code

Max Built: 1,077,995 sq.ft | Podium: 3-11; Tower: 0-1



Fort Lauderdale Zoning Code

Max Built: 4,600,881 sq.ft | Podium: 9-15; Tower: 0-11

SW QUAD



Current North Miami Zoning Code

Max Built: 40,521 sq.ft | Levels: 5



Current North Miami Zoning Code/ Assemblage

Max Built: 827,131 sq.ft | Levels: 1-5



City of Miami Zoning Code

**Max Built: 1,391,569 sq.ft | Podium: 3-8;
Tower: upto 16**



Delray Beach Zoning Code

**Max Built: 840,521 sq.ft | Podium: 3-4;
Tower: NA**



Fort Lauderdale Zoning Code

**Max Built: 1,713,508 sq.ft | Podium: 5-9;
Tower: 0-11**



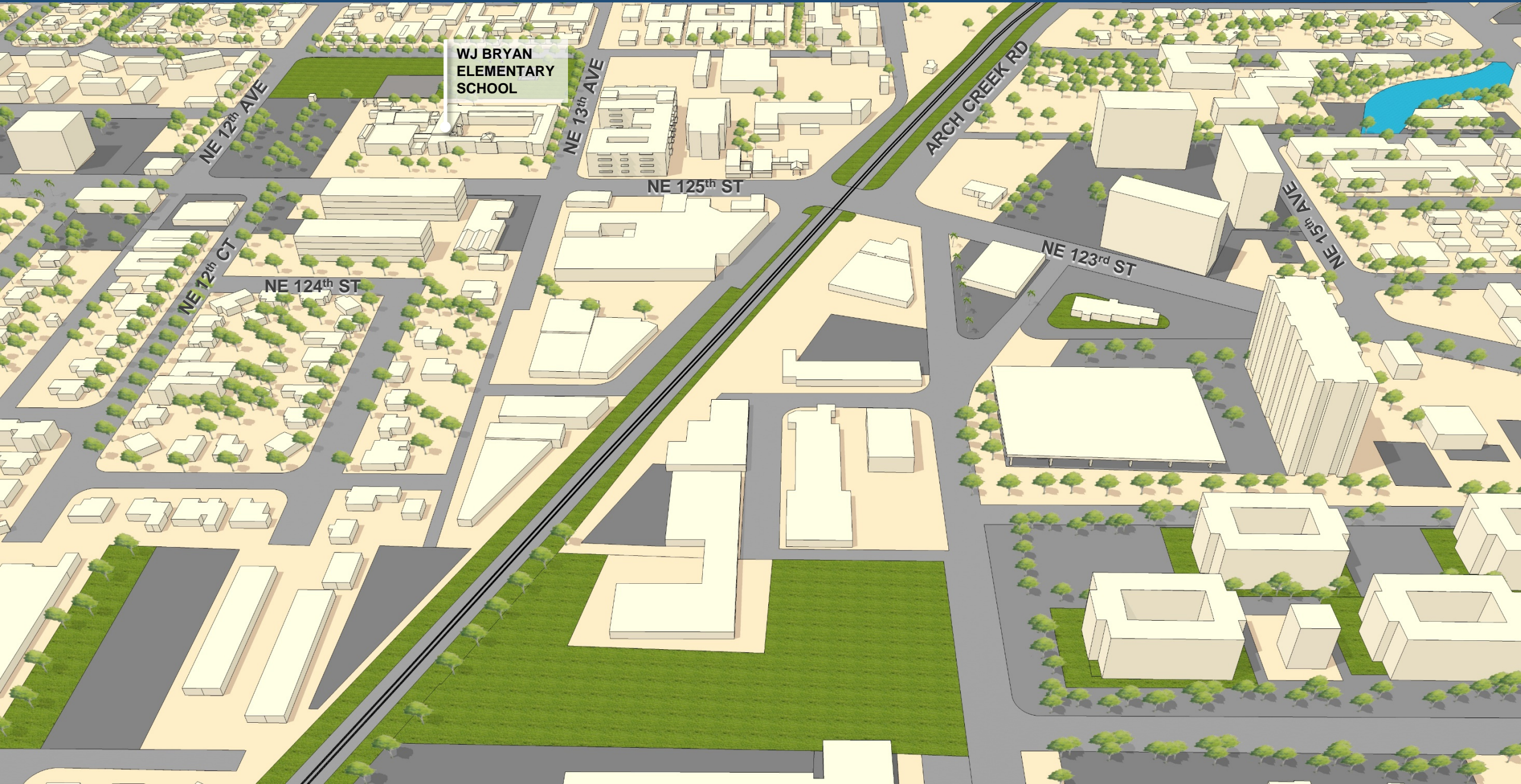
KEY COMPONENTS:

- Multi-modal transit plaza
- Redevelopment of key sites around the proposed station
- Provision of neighborhood recreational facilities
- Re-use of parks & open space property
- Footbridge across the railway line for better NMT connectivity
- Multi-family residential redevelopment to cater to affordable housing

0 200ft



OPTIMIZED DENSIFICATION – TOD STATION AREA



WJ BRYAN
ELEMENTARY
SCHOOL

NE 12th AVE

NE 13th AVE

ARCH CREEK RD

NE 125th ST

NE 12th CT

NE 124th ST

NE 123rd ST

NE 15th AVE

OPTIMIZED DENSIFICATION – TOD STATION AREA



WJ BRYAN
ELEMENTARY
SCHOOL

NE 12th AVE

NE 13th AVE

ARCH CREEK RD

NE 125th ST

NE 124th ST

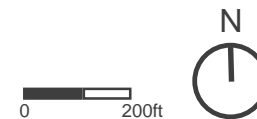
NE 123rd ST

NE 15th AVE



KEY COMPONENTS:

- Provision of public open space including, open air theater, kid's play area
- Bus shelter & turn-a-round
- Mixed use redevelopment of adjacent properties
- Safer crossings for better access



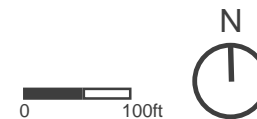






KEY COMPONENTS

- Mixed use shared parking provision
- Parking garage with public transit facility
- Redevelopment of public open spaces into active recreational/events space





NE 125th ST

MoCA Plaza

NE 124th ST

NE 7th AVE

NE 8th AVE

NE 123rd ST



MoCA Plaza

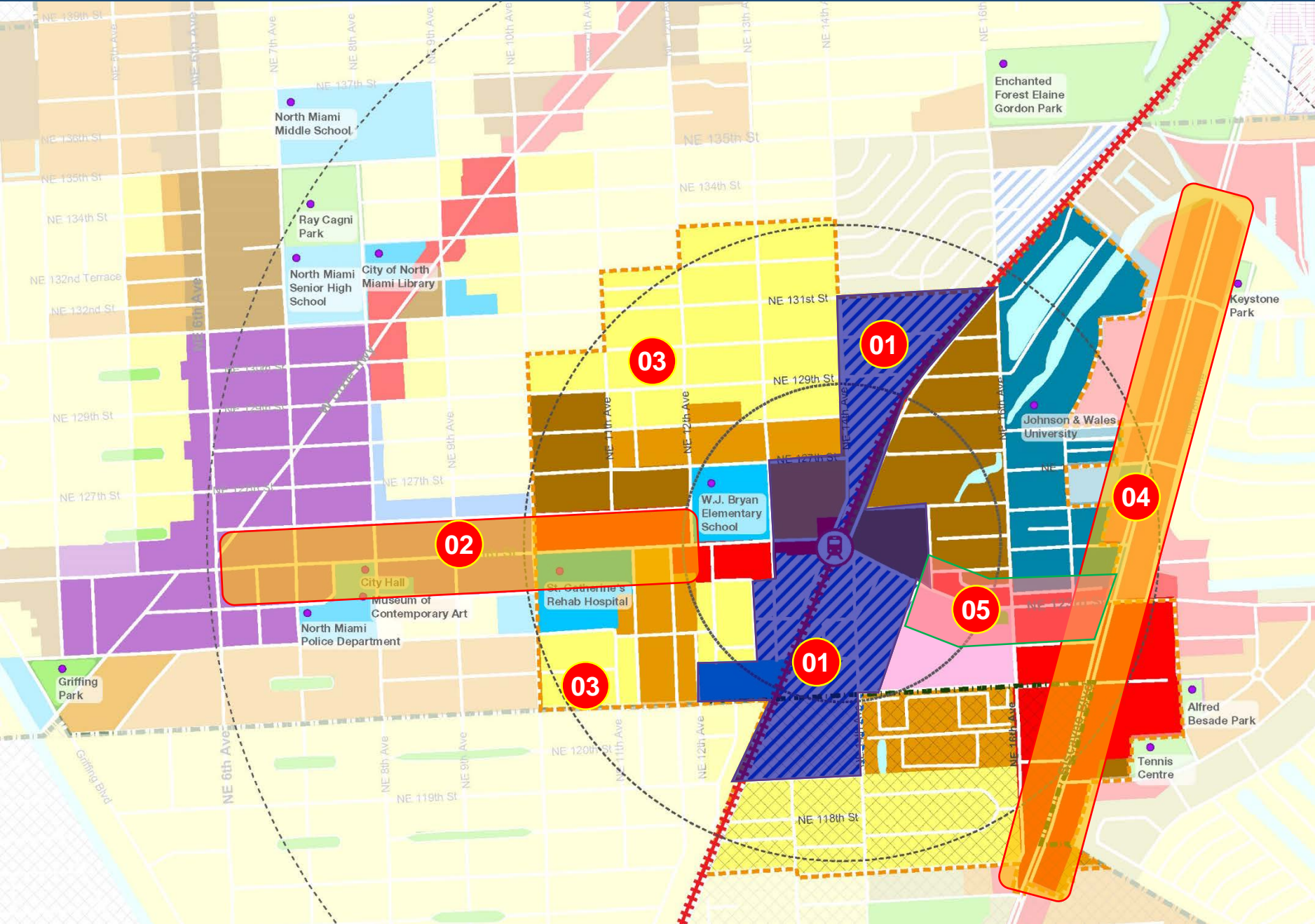
NE 125th ST

NE 124th ST

NE 7th AVE

NE 8th AVE

NE 123rd ST



CHARACTER DISTRICTS

- 01** NoMi Railroad
 - 02** Entertainment District
 - 03** 125th Street
 - 04** Neighborhood District
 - 05** Transit Neighborhoods
- 01** NoMi Railroad
- 02** Entertainment District
- 03** 125th Street
- 04** Neighborhood District
- 05** Transit Neighborhoods
- 03** Transit Neighborhoods
- 04** Biscayne Boulevard Commercial Corridor
- 05** 123rd Street
- Mixed-Use District

- Modify existing **Overlay Districts (NRO & PCD)** to promote strategic compact development nodes based on infrastructure carrying capacities within a 10-minute walking distance of the future station. Key provisions may include:
 - Promote mixed-use developments with a minimum percentage of residential and commercial mix
 - Discourage auto-oriented uses such as storage facilities, drive-thru, maintenance facilities, warehouses, automotive sales
 - Reduced & Flexible Parking Standards
 - Mandatory Workforce/ Affordable Housing
 - Transportation Demand Management Strategies
 - Density Bonuses in exchange for public realm investments such as streetscape improvements, public plazas, open spaces, and affordable housing

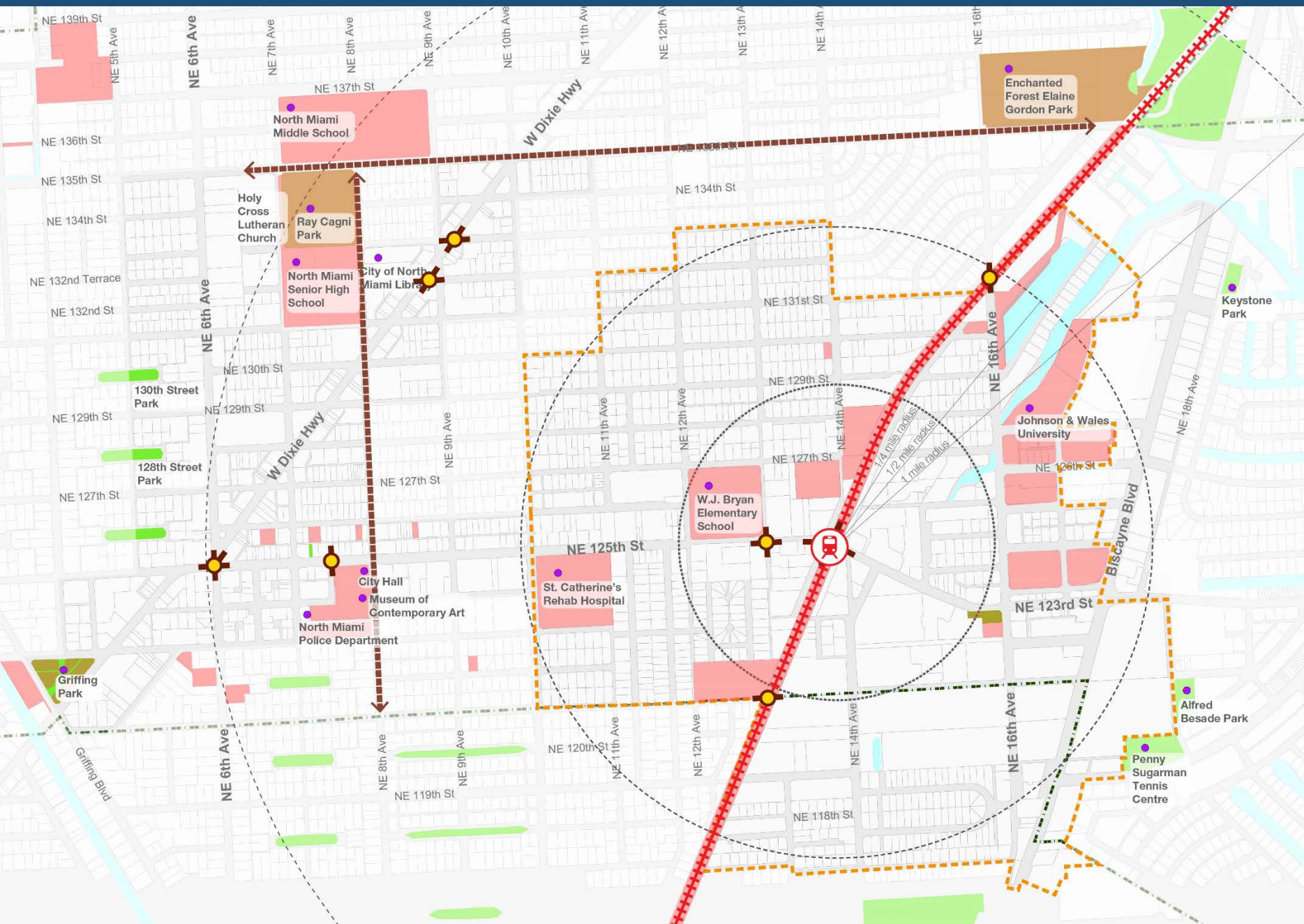


- **Multi-modal transit hub** near FEC rail corridor
- **Technology Start-up Incubators**
- **Student housing** for JWU & FIU North Campus with connecting trails & walkways
- Promotion of “festival arts” on **repurposed industrial sites**
- **Re-imagining MOCA Plaza** as an high impact event venue
- **NoMi Complete Streets** program to promote connectivity

Goat Farm, Atlanta

Grand View, West Palm Beach





PARKS & OPEN SPACES

Pocket Parks & Recreation Opportunities

■ Sidewalks to School Program

Active Park Facilities

Shared use with area schools

COMMUNITY FACILITIES

- Seniors' Center
- Business Assistance Center

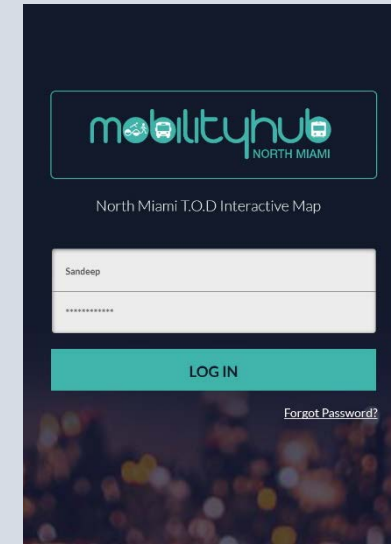
SAFER INTERSECTIONS

- Intersections
- Footbridge – Rail road crossing

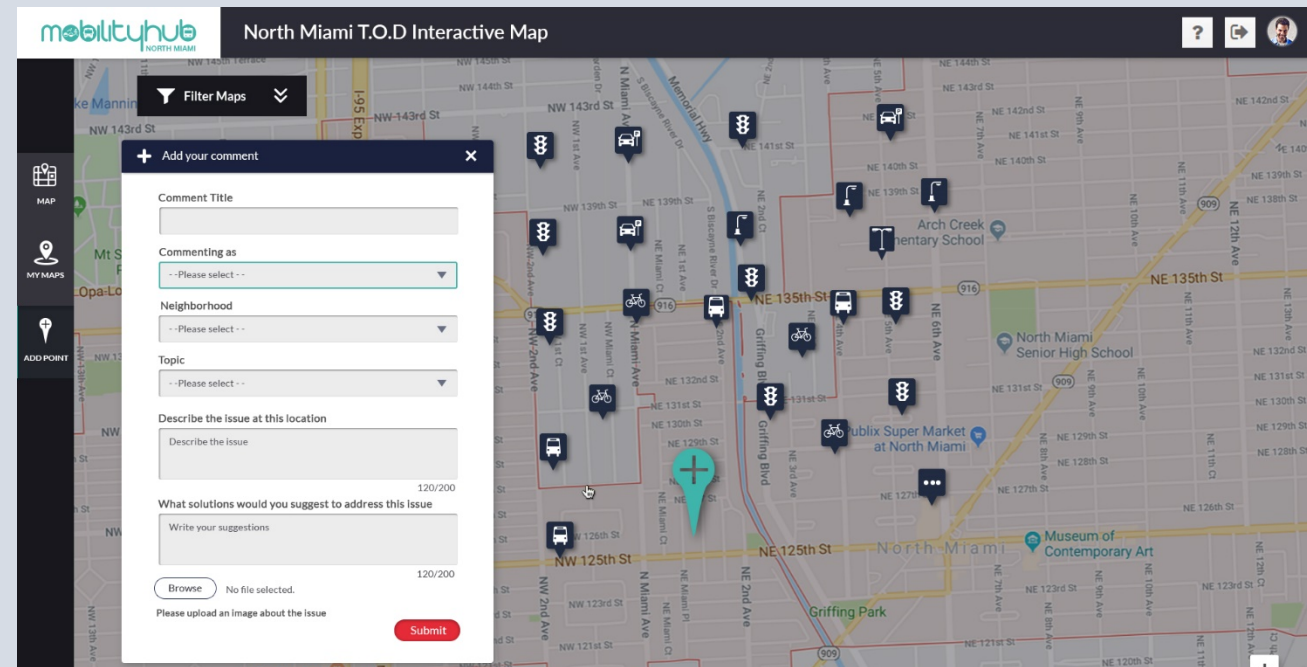
- Institute the NoMi Smart Citizen Dashboard as a pilot project
 - Resident Engagement
 - City Project Monitoring: Plans | Zoning Amendments
 - Economic Development: Building Permits | Sites Available



Smart City Platform, IBI Group



- Create a common Mobility App:
 - Transit | Parking | Bicycle Sharing | Car sharing
- Common Mobility Payment Card for all transit services and parking
- Investment in High-speed broadband (Wi-fi Downtown)
- Streamline Development Process:
 - Automated Building Permits | Plan Approvals



Proposed Mobility Hub Citizen Engagement Portal, North Miami

LAND USE

- Concentrate higher density development in higher elevation areas
- Preserve and strengthen existing residential areas
- Locate future transit station at 125th/ 123rd Street

INFRASTRUCTURE

- Conduct a vulnerability assessment of key infrastructure and capital investments
- Implement recommendations in the Arch Creek Adaptation Plan (ULI)
- Develop a rapid action plan for flood risk mitigation of critical infrastructure

MOBILITY

- Adopt recommendations of the Strategic Miami Area Rapid Transit Plan
- Use of mobile technology to better coordinate mobility choices in real-time
- Adopt transit-first and pedestrian-first policies in all development projects
- Enhance pedestrian walkways within the context of available crossings, bridges and roadway right-of-ways

SMART DECISION-MAKING FOR RESILIENCE

- Open Data Platform- connect with regional resiliency initiatives
- Performance management
- Evacuation & Shelter Planning
- Engagement & Social Equity: Create customized tools targeted to diverse audiences with distinct needs & launch a digital literacy campaign

ENVIRONMENTAL PROTECTION & ENHANCEMENT

- Maximize natural infiltration of stormwater directly into the ground
- Minimize impervious pavement through the use of Pervious paving materials
- Sustainable Design Applications
 - Use of bio-retention for storm water attenuation
 - Use native plants adapted for climate & urban conditions

General Economic Development Strategies

01 TARGET HIGH-INCOME HIGH-SKILL INDUSTRIES & OCCUPATIONS

- Land Uses
- Zoning
- Priority for Proximity to Rail, Major Corridors
- Tax Incentives
- Parking Relief and other Design Incentives

02 SUPPORT SMALL BUSINESS GROWTH

- No Incentives for Local Existing Employers – Need New

WORK-SHIFT STRATEGIES

- High-Speed Internet
- Capture Co-Working Market: Incentivize Co-Working – Zoning, Taxes, Cash Grants

03 INCREASE RESIDENT OPPORTUNITY TO TAKE LOCAL HIGH-WAGE JOBS

04

General Economic Development Strategies

05 HOUSING-JOBS INTERSECTION

- Market Value Housing opportunities to Young Workers

06 MARKET YGRENE FINANCING

07 MARKET SEA LEVEL RISE

Corridor & Mobility Hub Development Strategies

MOBILITY SUPPORTS SMALL BUSINESS GROWTH!!

Investment in Mobility = Economic Development

Corridor & Mobility Hub Development Strategies

01 LEVERAGE FEC AND RAIL TO GROW TARGET INDUSTRIES & OCCUPATIONS

02 RE-ZONE AND UP-ZONE ENTIRE RAIL CORRIDOR

- Flexible Zoning – Need More Mixed-Use in Future Land Use Plan
- Live-Work Allowances & Incentives

03 A PUBLIC-PRIVATE FUNDED STATION COMPLEX

- Model Project Along Rail Corridor
- Public-Private Funded
- Trade Density, Parking, Partial Tax for Private Funding of Mixed-Use Station

04 ACQUIRE & ASSEMBLE PROPERTY NOW

05 BUILD FUNDING NOW

- Project Funding
- Business Incentives

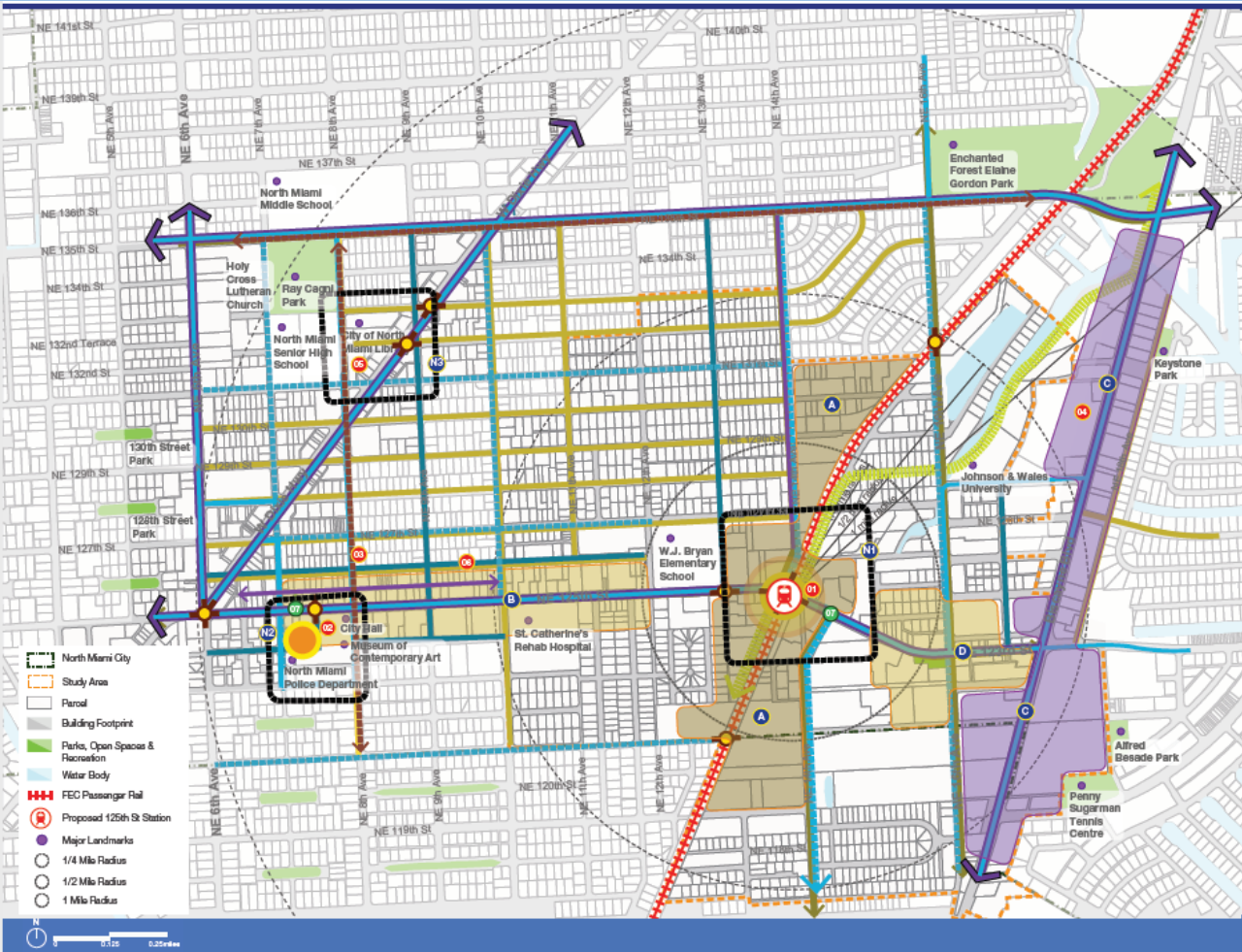
- Establish a **NoMi Mobility Hub Action Team**
- Improve Governance (**G2G and G2C**) through increased collaboration & participation using **digital ICT platforms**
- Implement **Quick-Win Creative Placemaking projects** and secure funding through diverse sources in collaboration with national/regional foundations and non-profits
- Expand **Land Assemblage** for acquiring strategic parcels in the TOD station area
- Update **zoning code** to incorporate more transit-supportive regulations



GROUP DISCUSSION

CONCEPT PLAN: Priorities & Gaps

PROPOSED CONCEPT PLAN



FIRST & LAST MILE CONNECTIVITY

- WALKING**
 - Pedestrian Priority Streets
 - Green Residential Streets
 - Shared Streets (Zero Pedestrian Barriers)
- CYCLING**
 - Bikeway Priority Network
 - E. Separated/ Buffered Bike Lane
 - Multi-Use Trail
- SHARED MOBILITY**
 - Car-sharing
 - Bike sharing docking stations
 - Carpool
 - Ride-share: Designated Pick-up & Drop-off Locations

MULTI-MODAL INTEGRATION

- NoMi PVOT
- Complete street
- Transit System Improvements
- Industrial Streets: Access & Allays

CREATIVE PLACEMAKING

- NoMi Station Square
- MOCA Plaza
- 8th Avenue Open Street Project
- NoMi Public Market & Arts @ the Market
- Library Plaza
- Repurposed Parking Lots: Pocket Parks & Plazas
- Pop-Up Stores/Vending
- Food Truck Plazas
- Public Arts Program
- Gateways & NoMi Branding
- Wayfinding Signs & Banners

OPTIMIZED DENSIFICATION

- Catalyst Node 1: MOD Station Area
- Catalyst Node 2: MOCA/City Hall/Public Administration
- Catalyst Node 3: Library/Arts & Culture District

TRANSIT SUPPORTIVE DEVELOPMENT

- Modify existing Overlay Districts (NRO & PCD) to promote strategic compact development nodes based on infrastructure carrying capacities within a 10-minute walking distance of the future station.
- Proposed Character Districts**
- A NoMi Railroad Entertainment District
 - B 125th Neighborhood Main Street District
 - C Biscayne Boulevard Commercial Corridor
 - D 123rd Corridor Mixed-Use District

PARKING MANAGEMENT

- Shared Parking sites
- Mixed-Use Parking Garage @ 8th Avenue
- On-street Parking Pricing (after garage is constructed)
- Improved User Information for Parking through technology integration

ECONOMIC CATALYSTS

- Multi-modal transit hub near FEC rail corridor
- Technology Start-up Incubators
- Student housing for JMU & FIU North Campus with connecting trails & walkways
- Promotion of "festival arts" on repurposed industrial sites
- Re-imagining MOCA Plaza as an high impact event venue
- Implementation of a NoMi Complete Streets program to promote connectivity

AGE-FRIENDLY NEIGHBORHOODS

- Parks & Open Spaces:** Identify Pocket Parks + Recreation Opportunities, Shared use with area schools, Active Park Facilities
- Sidewalks to Schools program:** 8th Avenue | 195th Street
- Community Facilities:** Senior Center, Business Assistance Center
- Safer Intersections**

TECHNOLOGY INTEGRATION

- NoMi Smart Citizen Dashboard as a pilot project
- Resident Engagement
- City Project Monitoring: Plans | Zoning Amendments
- Economic Development: Building Permits | Sites Available
- Create a common Mobility App: Transit | Parking | Bicycle Sharing | Car sharing
- Common Mobility Payment Card for all transit services and parking
- Investment in High-speed broadband
- Streamline Development Process: Automated Building Permits | Plan Approvals

RESILIENT NOMI

- Land use:** Concentrate higher density development in higher elevation areas
- Infrastructure:** vulnerability assessment of key infrastructure and capital investments, Implement recommendations in the Arch Creek Adaptation Plan (JUL), rapid action plan for food risk mitigation
- Mobility:** Adopt transit-first and pedestrian-first policies, Mobile technology to better coordinate choices, adopt recommendations of SMART Plan
- Smart Decision-Making for Resilience:** Open Data Platform, Performance management, Evacuation & Shelter Planning, launch digital literacy campaign

NEIGHBORHOOD PRESERVATION

- Low cost LED lighting program
- Program to preserve existing tree canopy in the neighborhood
- Enhance, upgrade and provide quality housing, including affordable housing
- Increase code enforcement visits, facade improvement projects.

EFFECTIVE IMPLEMENTATION

- Establish a NoMi Mobility Hub Action Team
- Improve Governance (G2G and G2C) through increased collaboration & participation using digital ICT platforms
- Implement Quick-Win Creative Placemaking projects
- Expand Land Assemblage process
- Update zoning code to more transit-supportive regulations

PROPOSED CONCEPT PLAN

NEXT STEPS

NoMi CITIZEN ENGAGEMENT PORTAL

[CLICK HERE](#)

THANK YOU!