

79TH STREET CORRIDOR NEIGHBORHOOD INITIATIVE

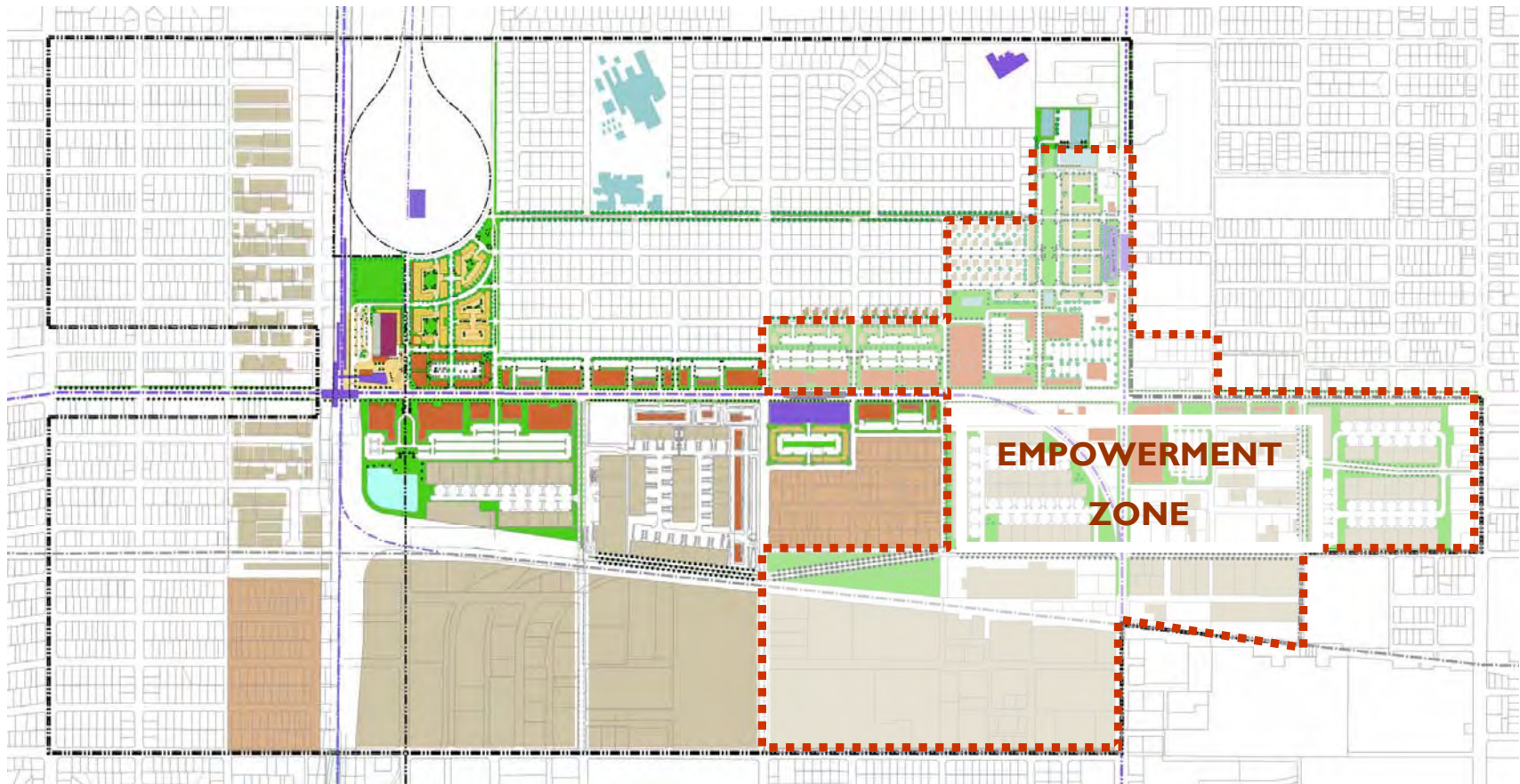
- Urban League of Greater Miami, Inc.
- Miami-Dade Neighborhood Housing Services
- Dade Employment and Economic Development Corporation



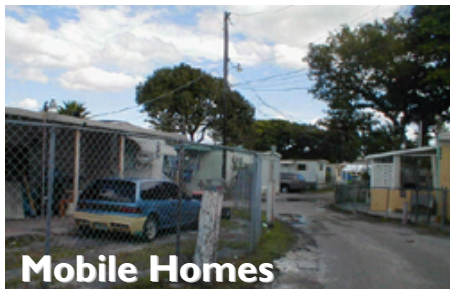
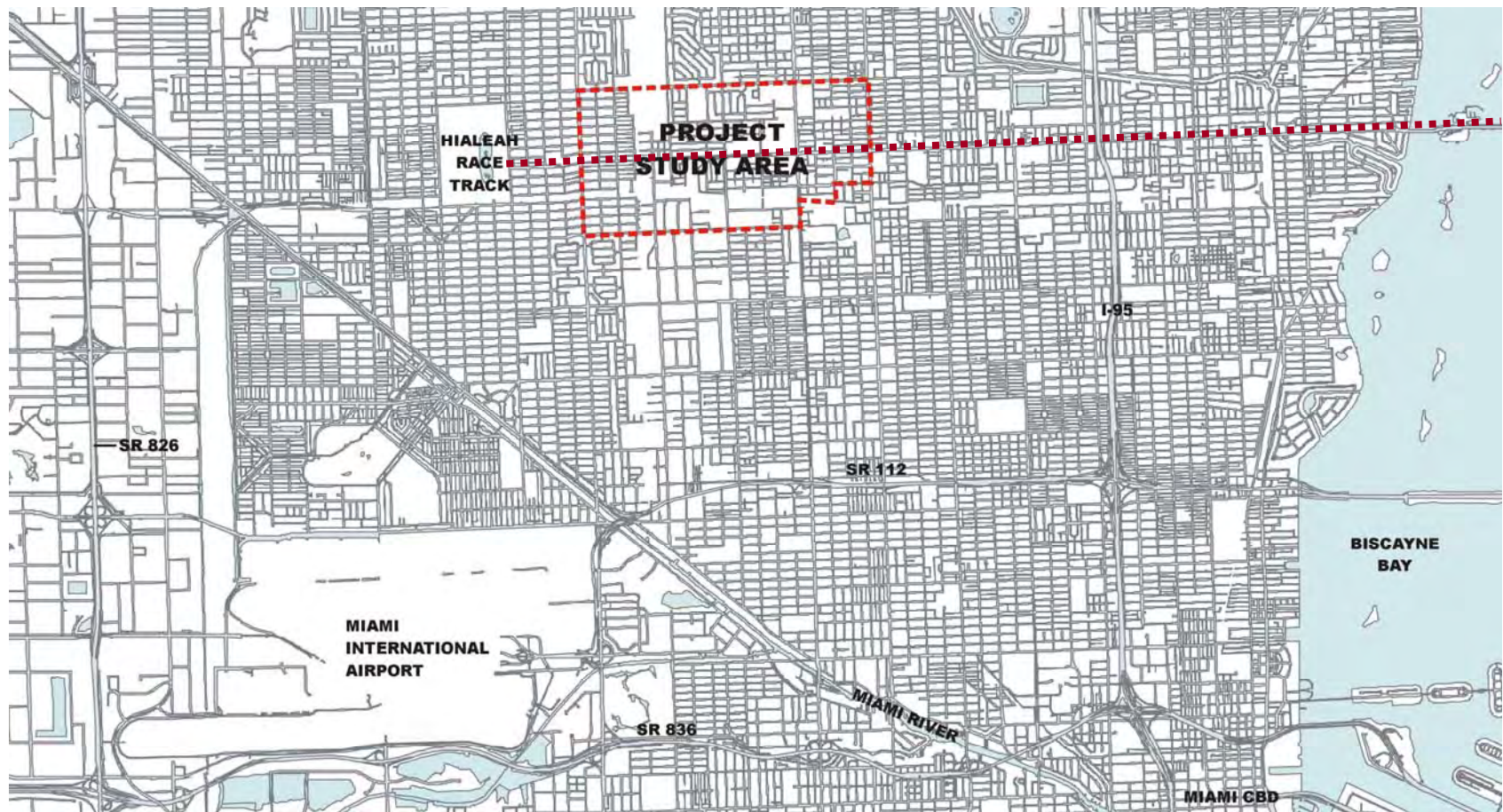
- Miami-Dade County Office of Community and Economic Development (OCED)
- Miami-Dade Empowerment Trust
- Miami-Dade Metropolitan Planning Organization (MPO)
- Local Initiatives Support Corporation (LISC)

79th STREET CORRIDOR REDEVELOPMENT PLAN

- Existing Conditions
- Economic Conditions, Market Assessment and Feasibility
- Catalyst Development Projects
- Implementation



STUDY AREA/EXISTING CONDITONS



Mobile Homes



Industrial



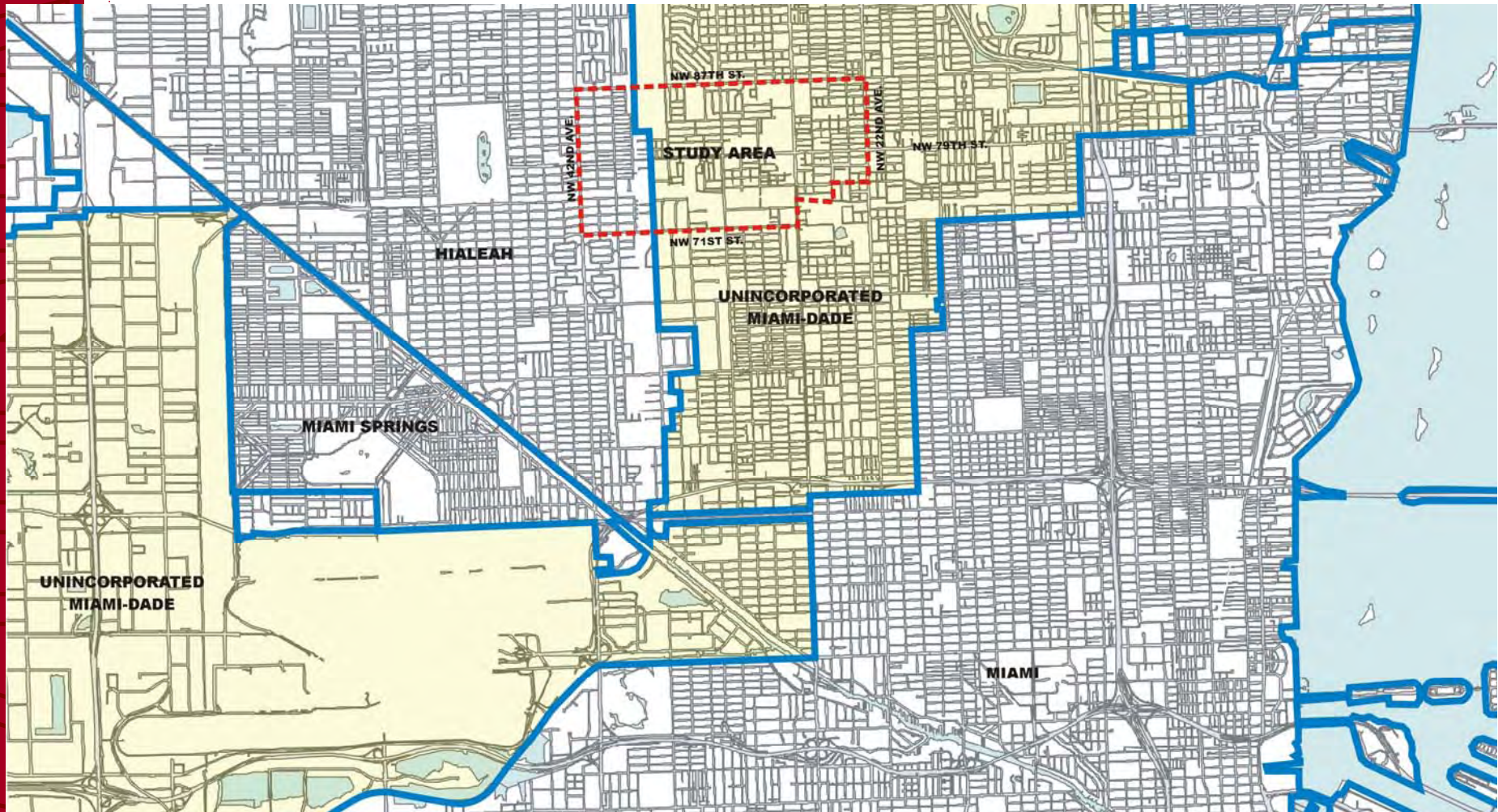
Commercial



Commercial

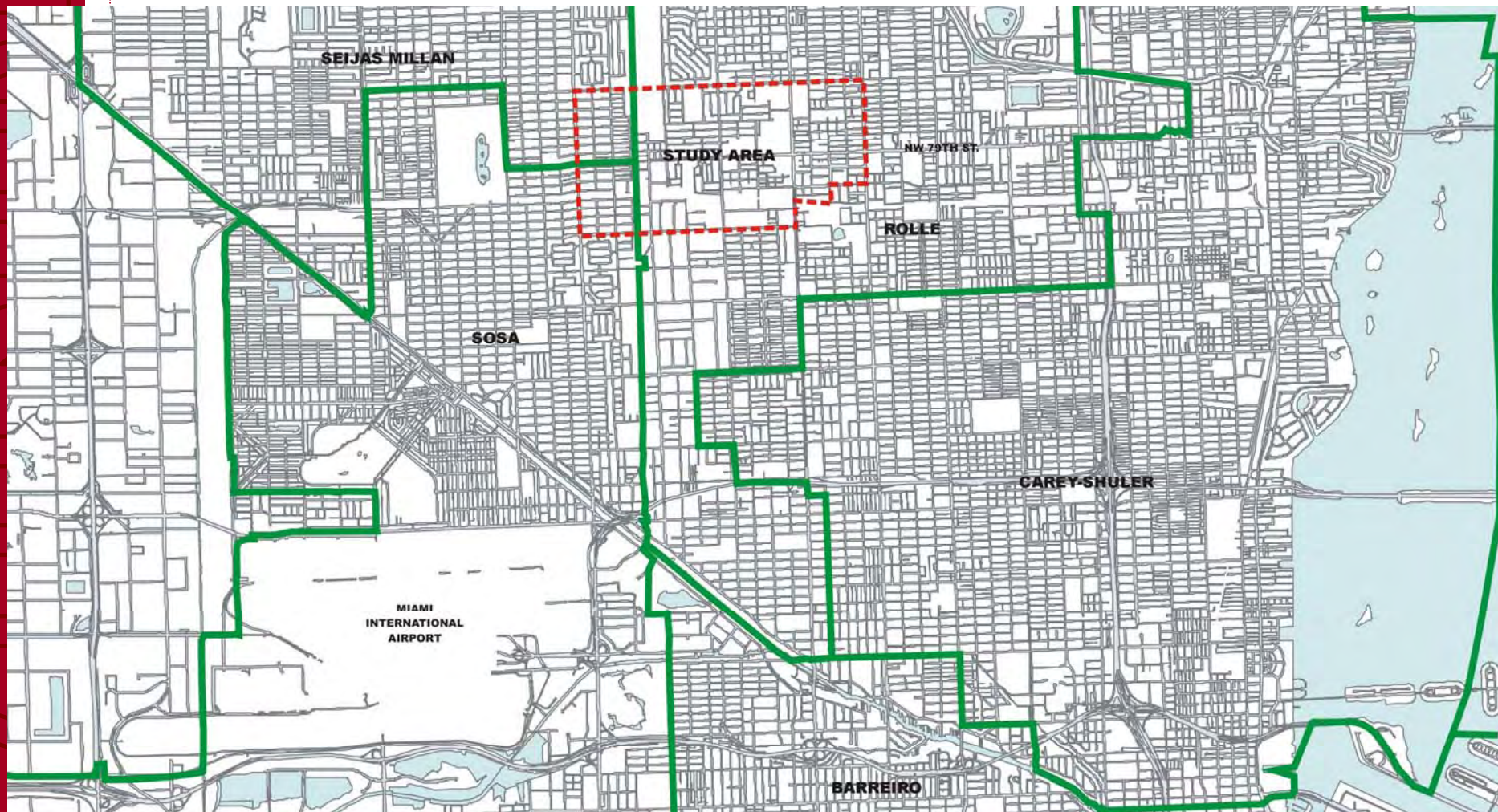
GOVERNING BODIES

- Unincorporated Miami-Dade County
- City of Hialeah

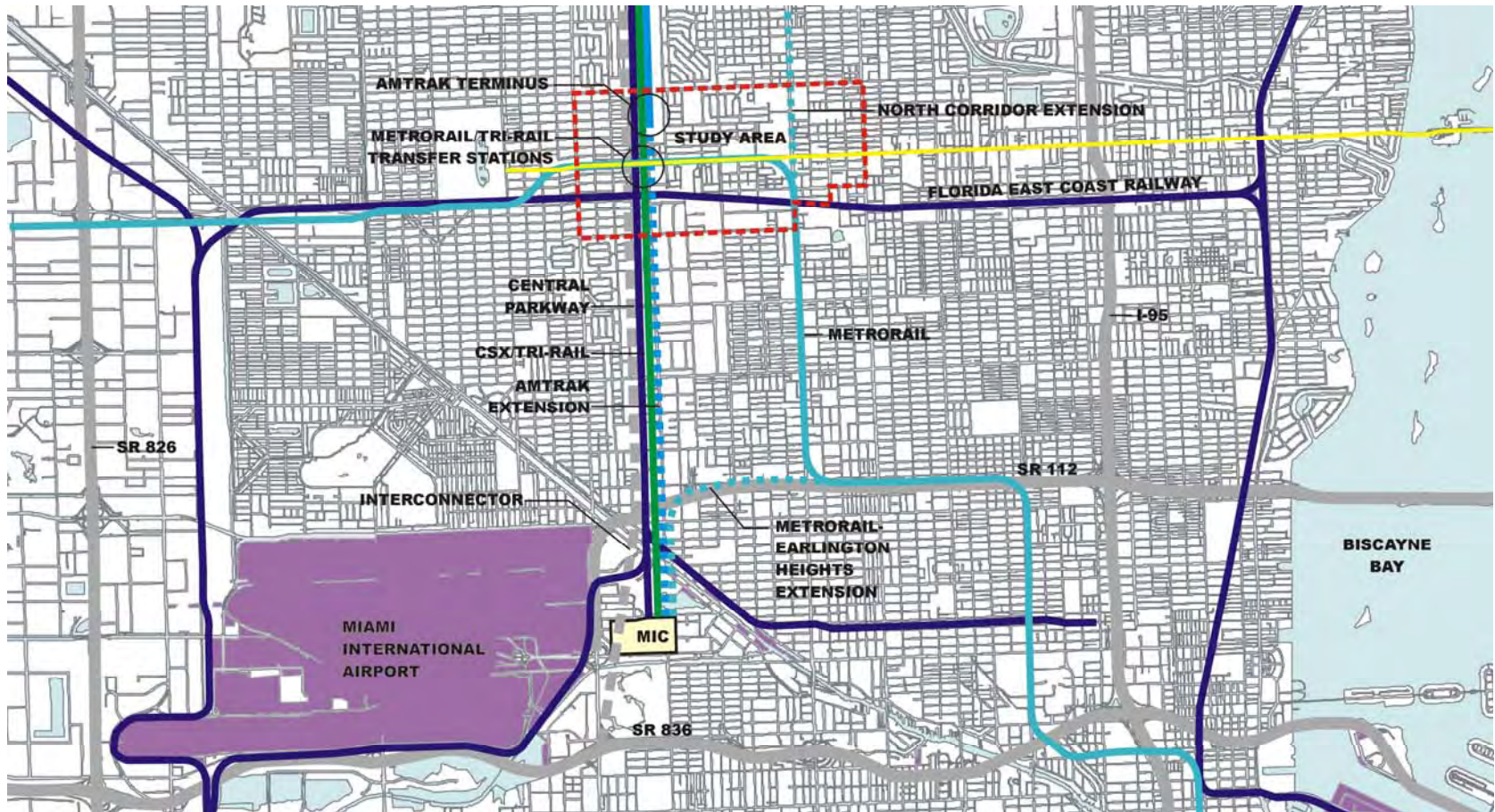


GOVERNING BODIES

3 County Commission Districts



REGIONAL IMPORTANCE: TRANSPORTATION



Tri-Rail



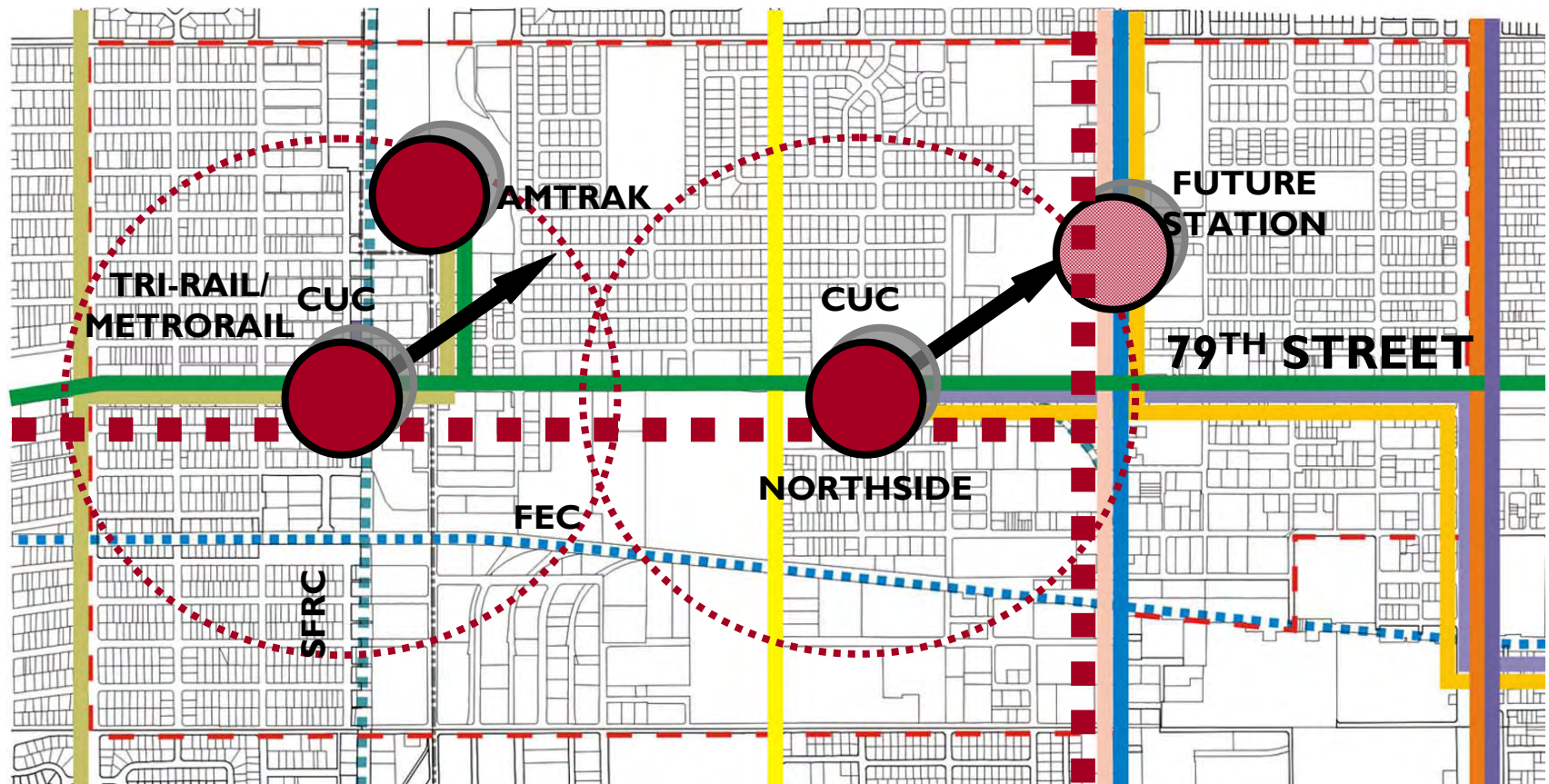
Amtrak



Metrorail & Metrobus

TRANSIT ASSETS

- Amtrak
- Tri-Tail
- Metrorail
- Metrobus
- Florida East Coast Railway
- South Florida Rail Corridor
- Community Urban Centers (CUC)

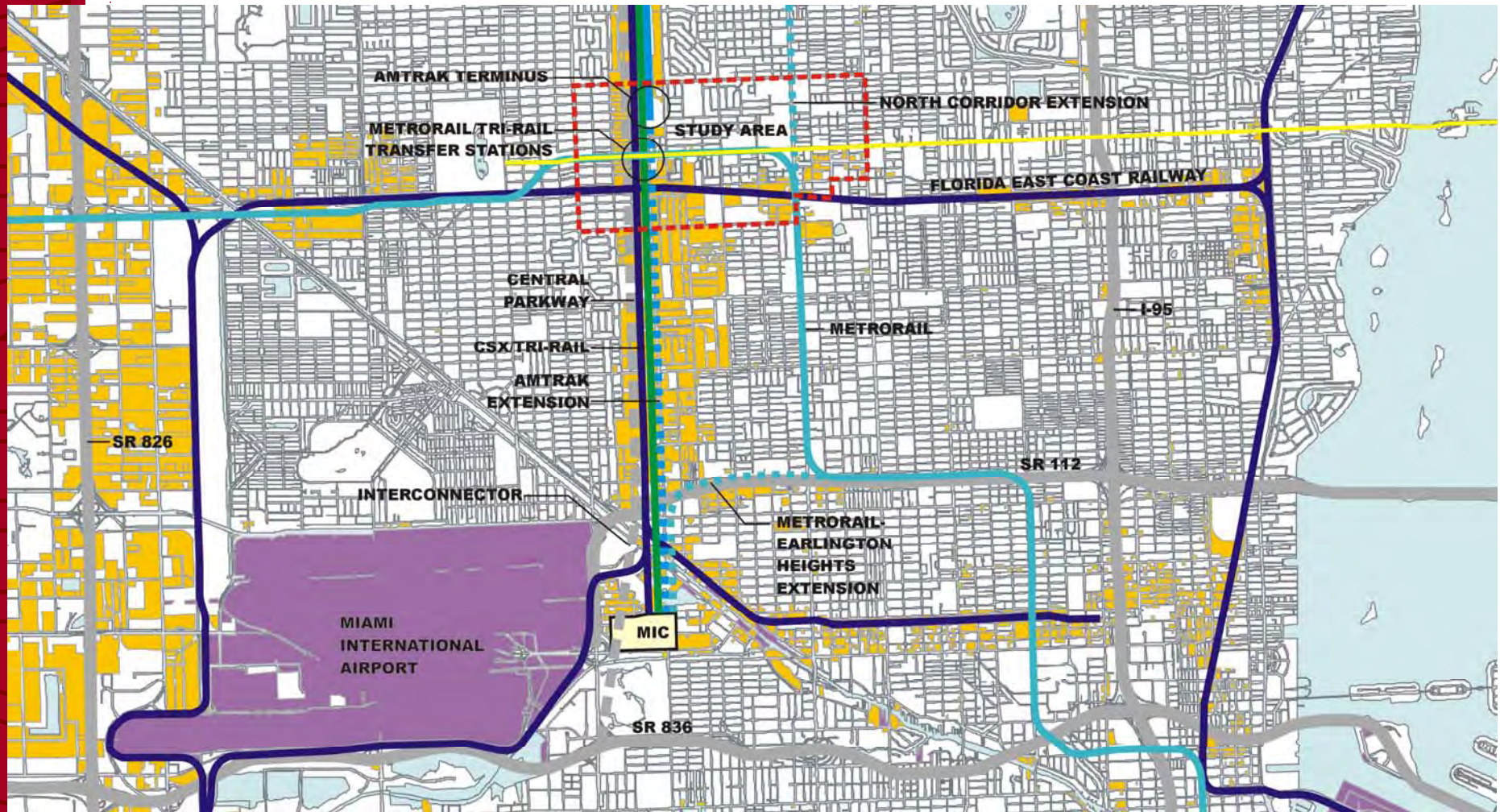


REGIONAL IMPORTANCE: INDUSTRIAL CORRIDOR

PROXIMITY TO:

- Miami International Airport
- Port of Miami

- South Florida Rail Corridor
- Florida East Coast Railway
- MDX Central Parkway



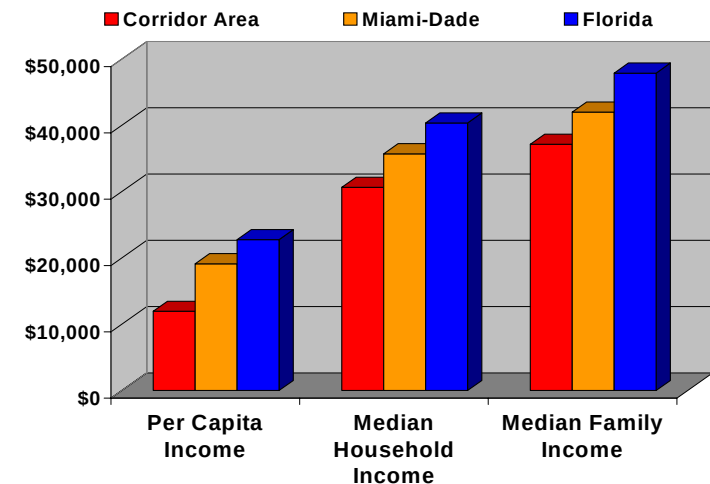
CONS:

- Deteriorating commercial and industrial properties give the area an overall feeling of neglect.
- Number of for sale properties are negatively affecting the overall character.
- Lack of direct highway access is an impediment to long-term economic development.

PROS:

- Diverse existing industrial base.
- Location near many large population areas, making the areas commuting shed appropriate for industrial and commercial expansion.
- Location near Miami International and Opa-locka Airports and the Port of Miami

Comparative Income Statistics, 2001



INDUSTRIAL : 200 ACRES

- Reshape the Corridor to be more competitive in the Region

RETAIL : 300,000 SF

- Improve the quality of the Corridor by replacing older facilities

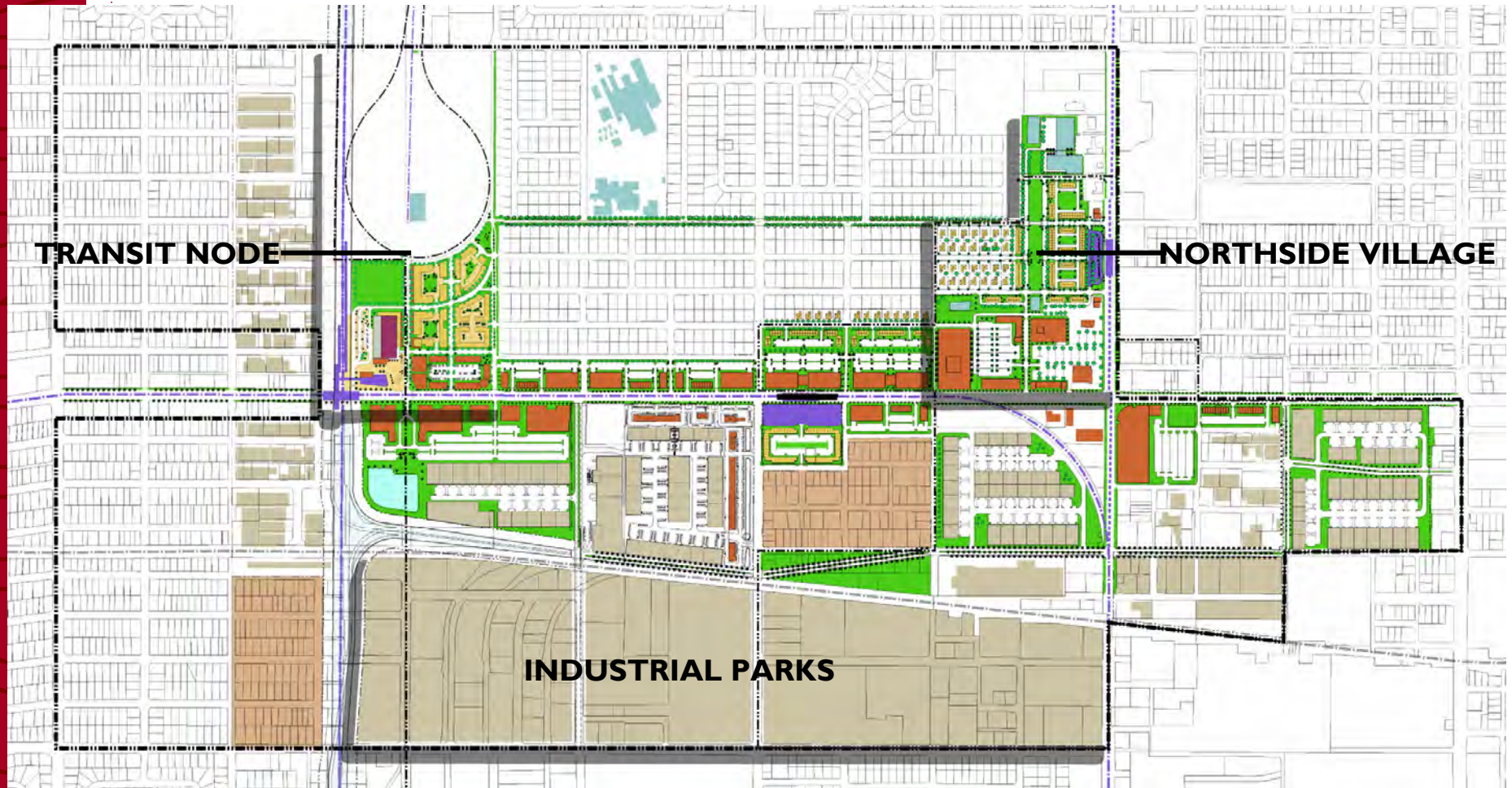
RESIDENTIAL : 840 UNITS

- Develop new transit oriented housing units over 10 years

OFFICE

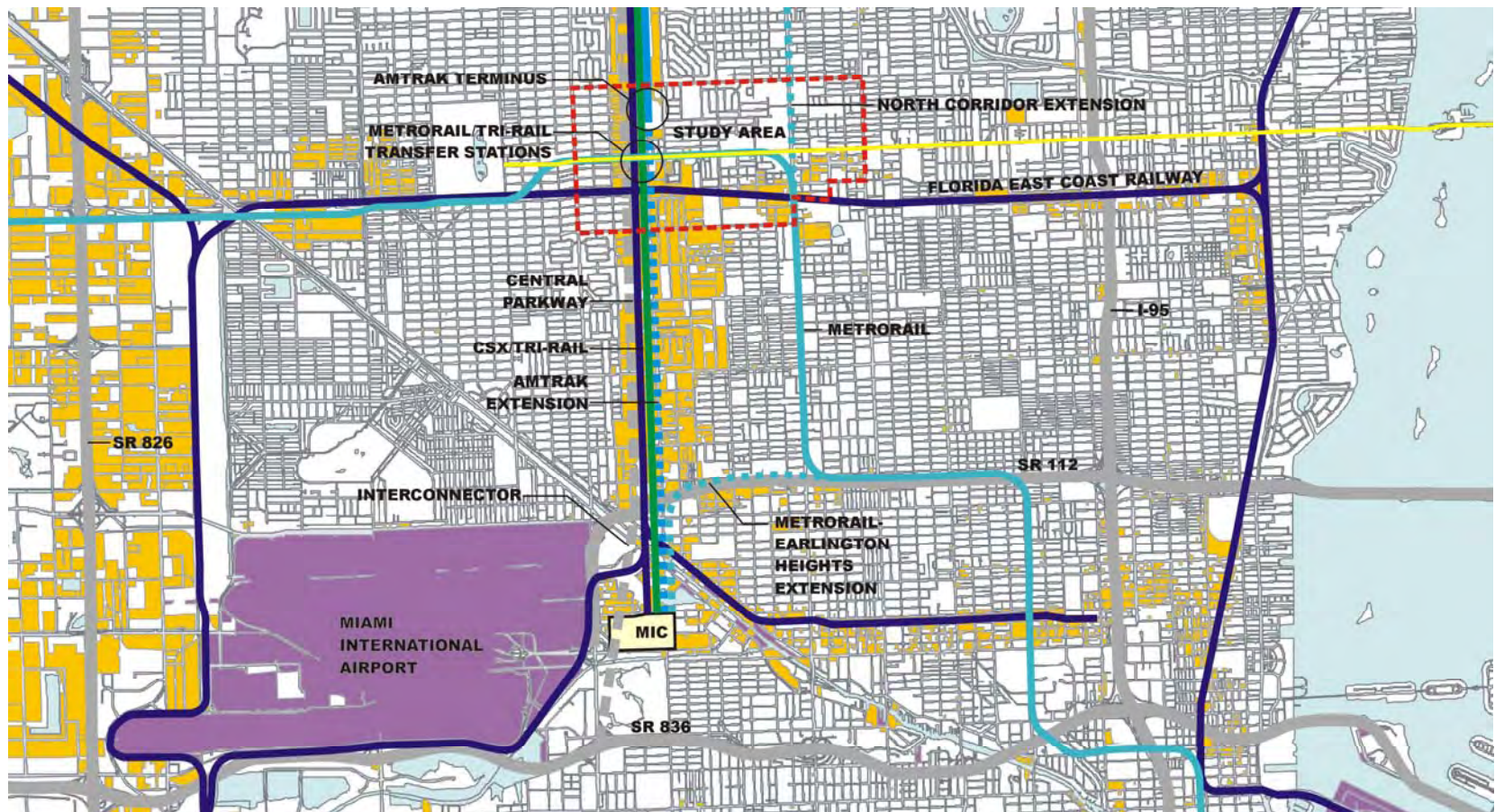
- Encourage development of communications-based companies

CATALYST DEVELOPMENT PROJECTS



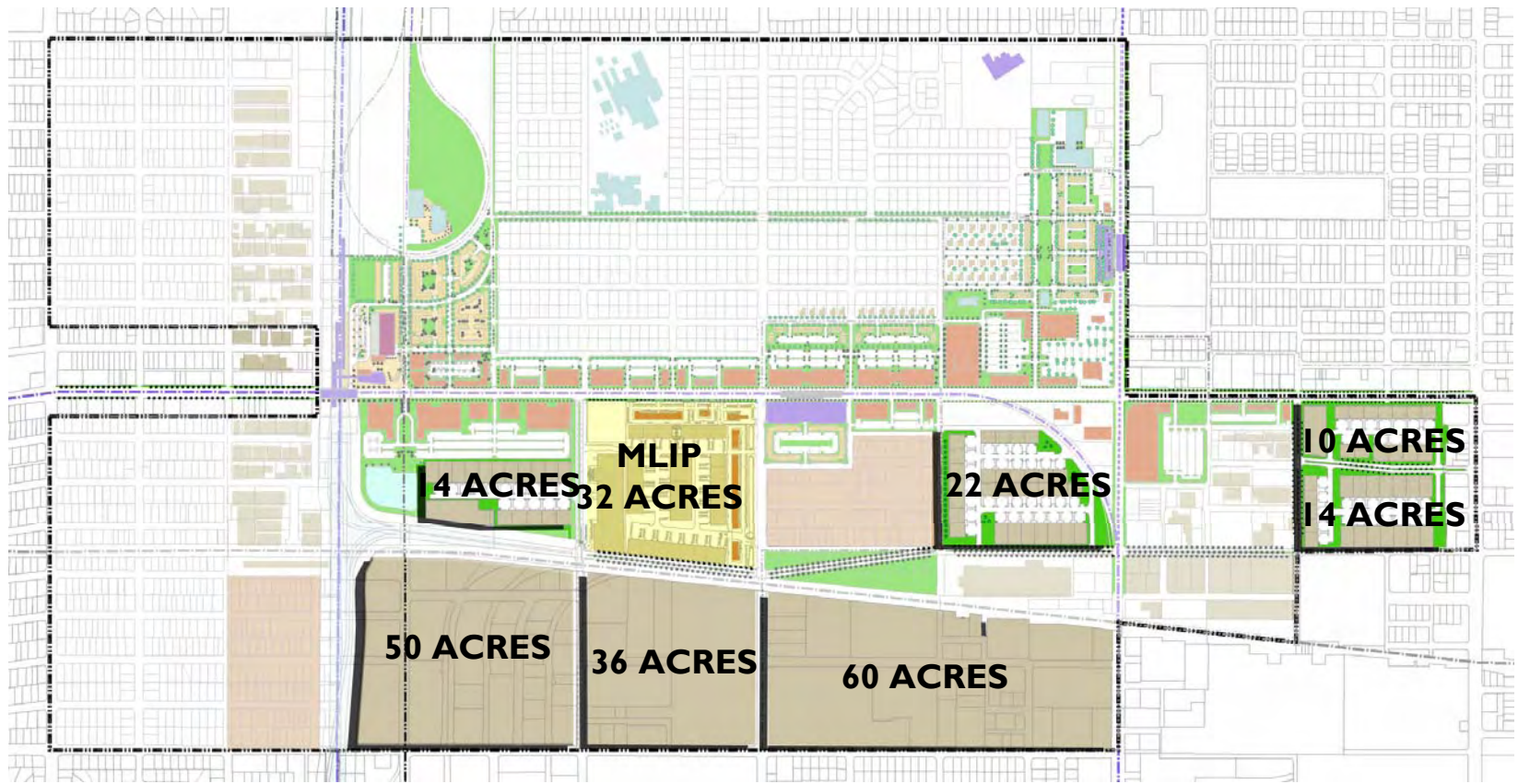
INDUSTRIAL CORRIDOR MARKET

- Warehouse and Distribution Center 100 acres
- Electronics/Computer Specialty Park 40 acres
- Textile Specialty Business Park 30 acres
- Industrial Machinery Specialty Business Park 30 acres



DEVELOPER COMMENTS & INPUT

- Assemble Properties to Create Large Contiguous Parcels
- Improve Infrastructure (Roadway, Water & Sewer, Fiber Optic)
- Create Appropriate Zoning
- Provide Development Incentives



TRI-RAIL/METRORAIL STATION

- Highest Ridership of all Tri-Rail Stations
- Only Transfer Station to Miami Dade's Metrorail
- Proximity to Amtrak
- Potential Major Connection to Miami-Dade's Metrobus



TRANSIT NODE: EXISTING CONDITIONS





TRANSIT NODE

- Retail: 60,000 SF
- Housing: 500 Units
- Office: Call Center

South Florida Rail Corridor

Future Rail Maintenance Yard

Community Greenspace

Townhouse Development

Multi-Family Housing

Mixed-Use Building
(Residential/Retail/Office/Parking)

New Amtrak Platform

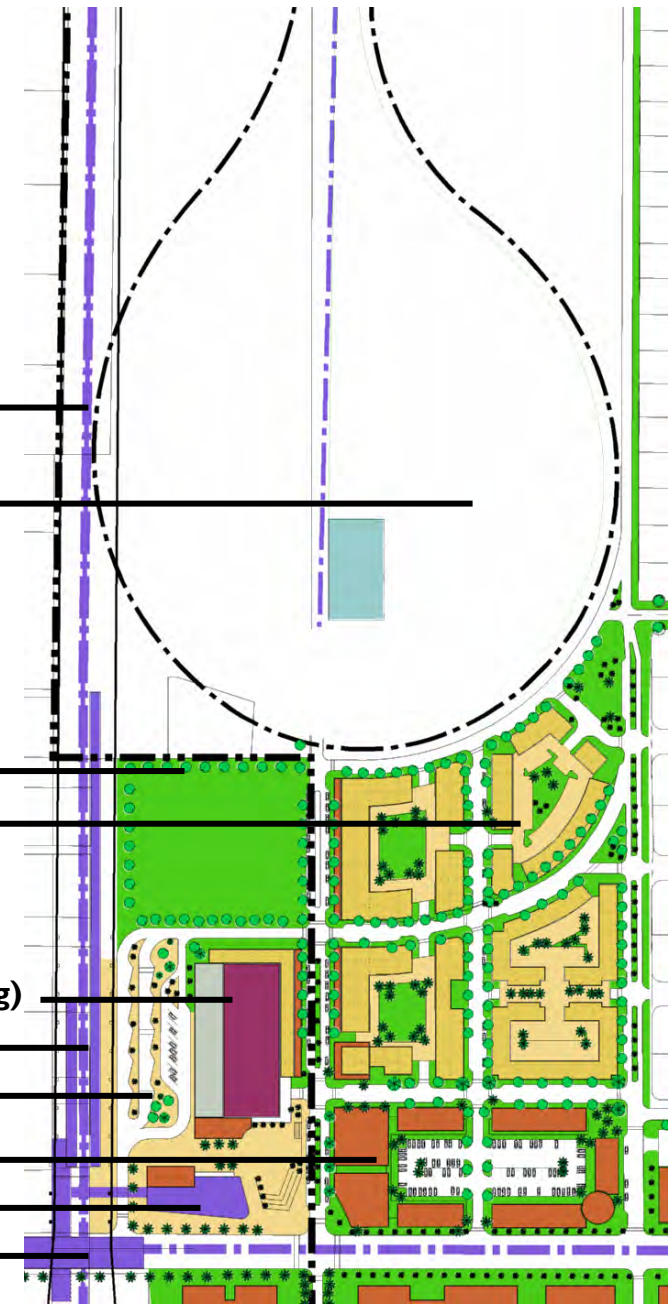
Bus/Kiss & Ride Facility

Retail

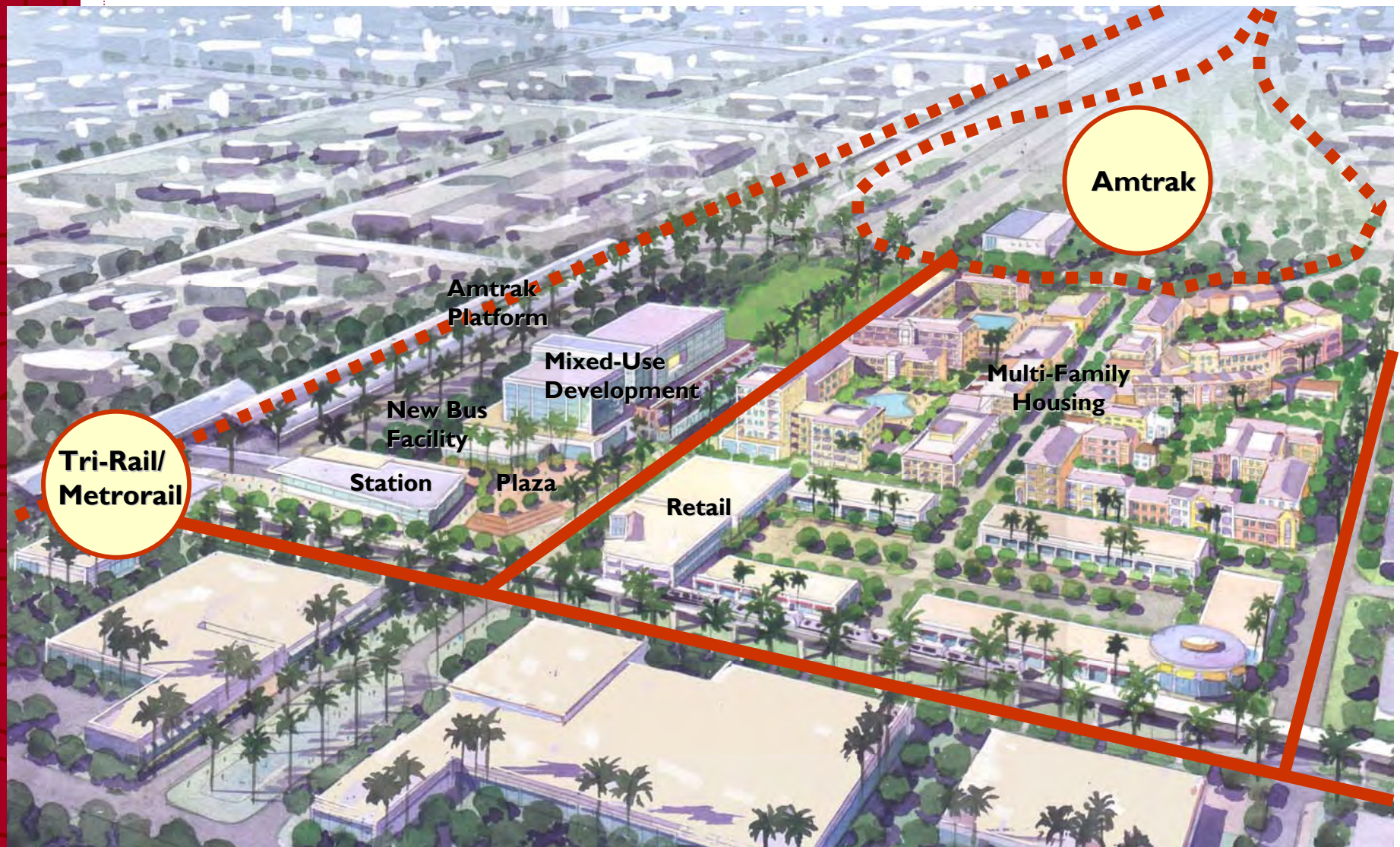
Multi-Modal Station

Metrorail/Tri-Rail

Transfer Station

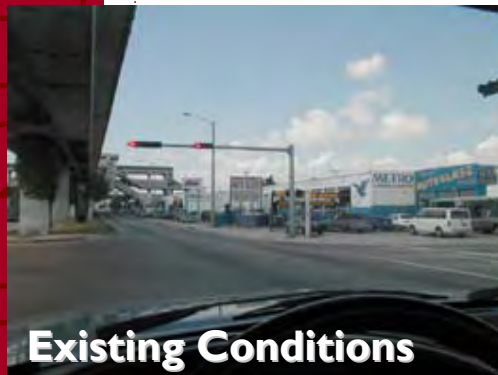


TRANSIT NODE: IMPLEMENTATION



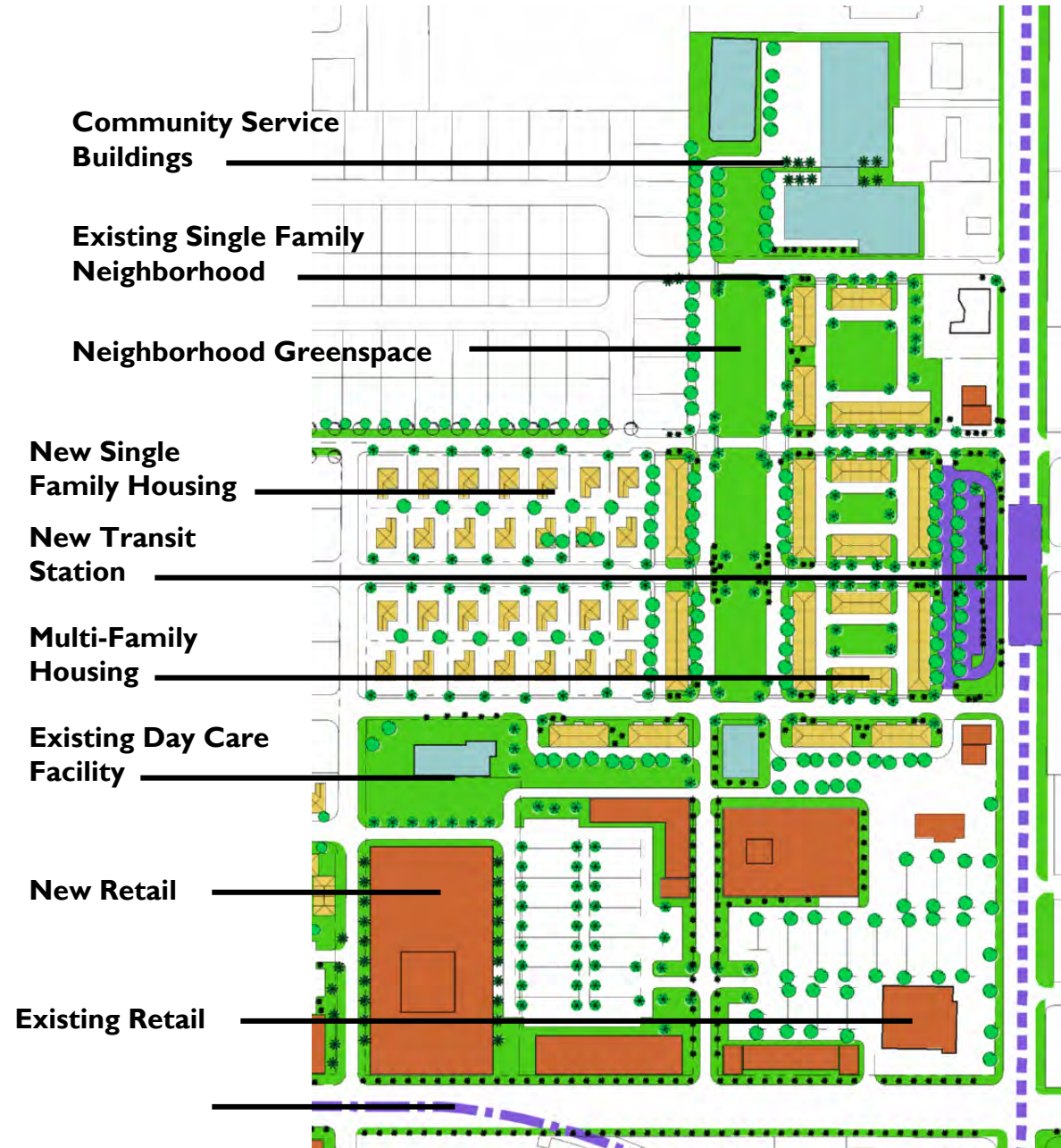
PRIMARY COORDINATION ISSUES

- Assemblage of Properties
- Land Use and Zoning Issues
- Infrastructure (MDWASD Sanitary Sewer Project)
- Coordination with Central Parkway Project
- Coordination with Transit Agencies



NORTHSIDE

- Retail: 240,000 SF
- Housing: 150 Units



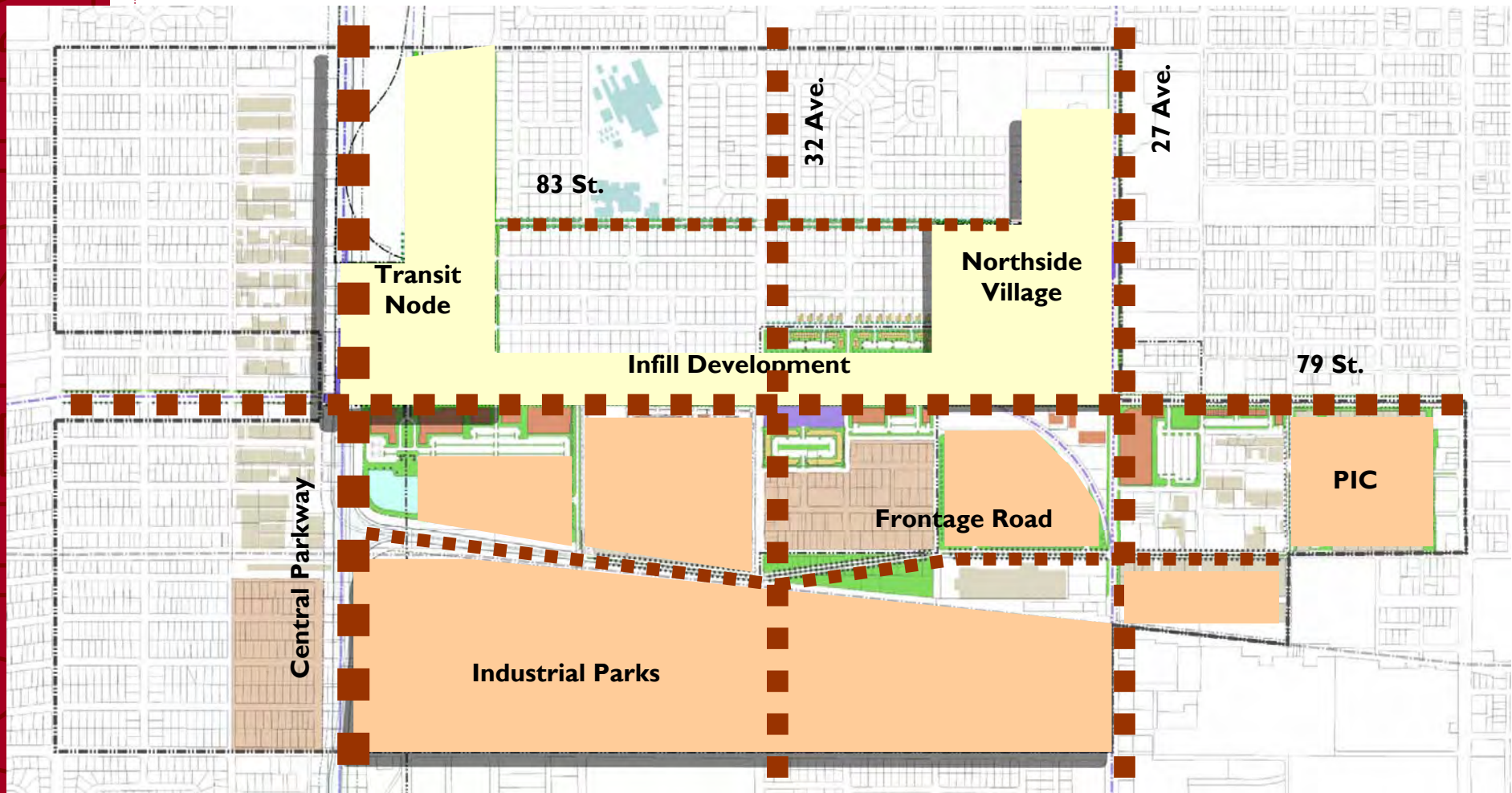
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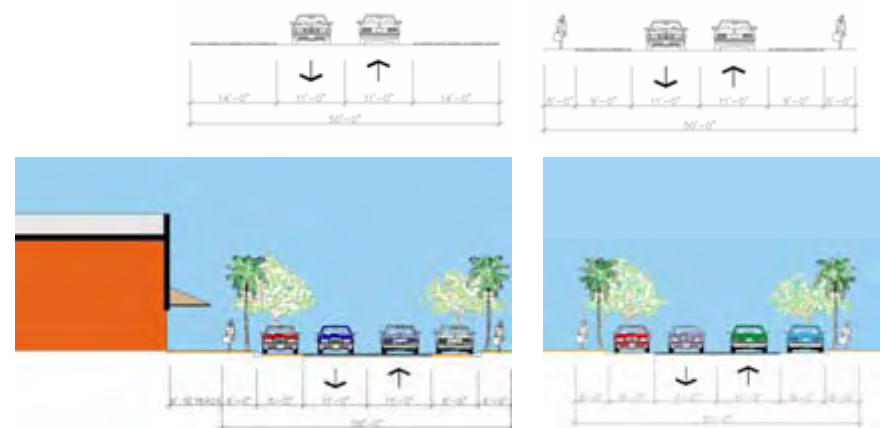
- Phasing & Coordination with Existing Tenants
- Coordination with Existing Owner
- Coordination with Miami-Dade Transit (Future North Corridor Metrorail Extension)

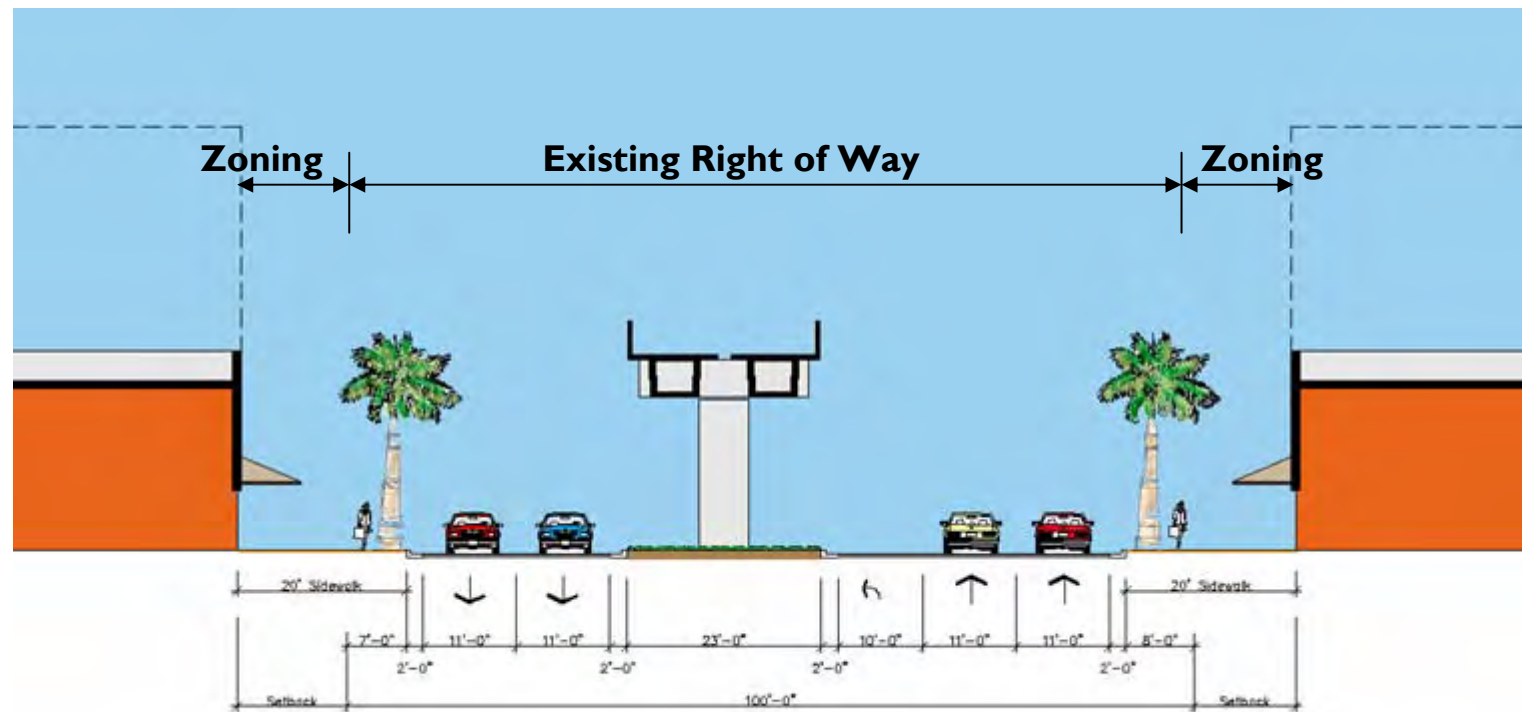
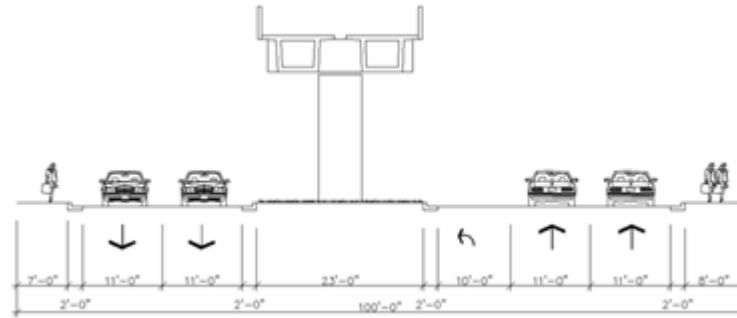
PHASING



- Infrastructure
- Projects
- Streetscapes & Infill Development

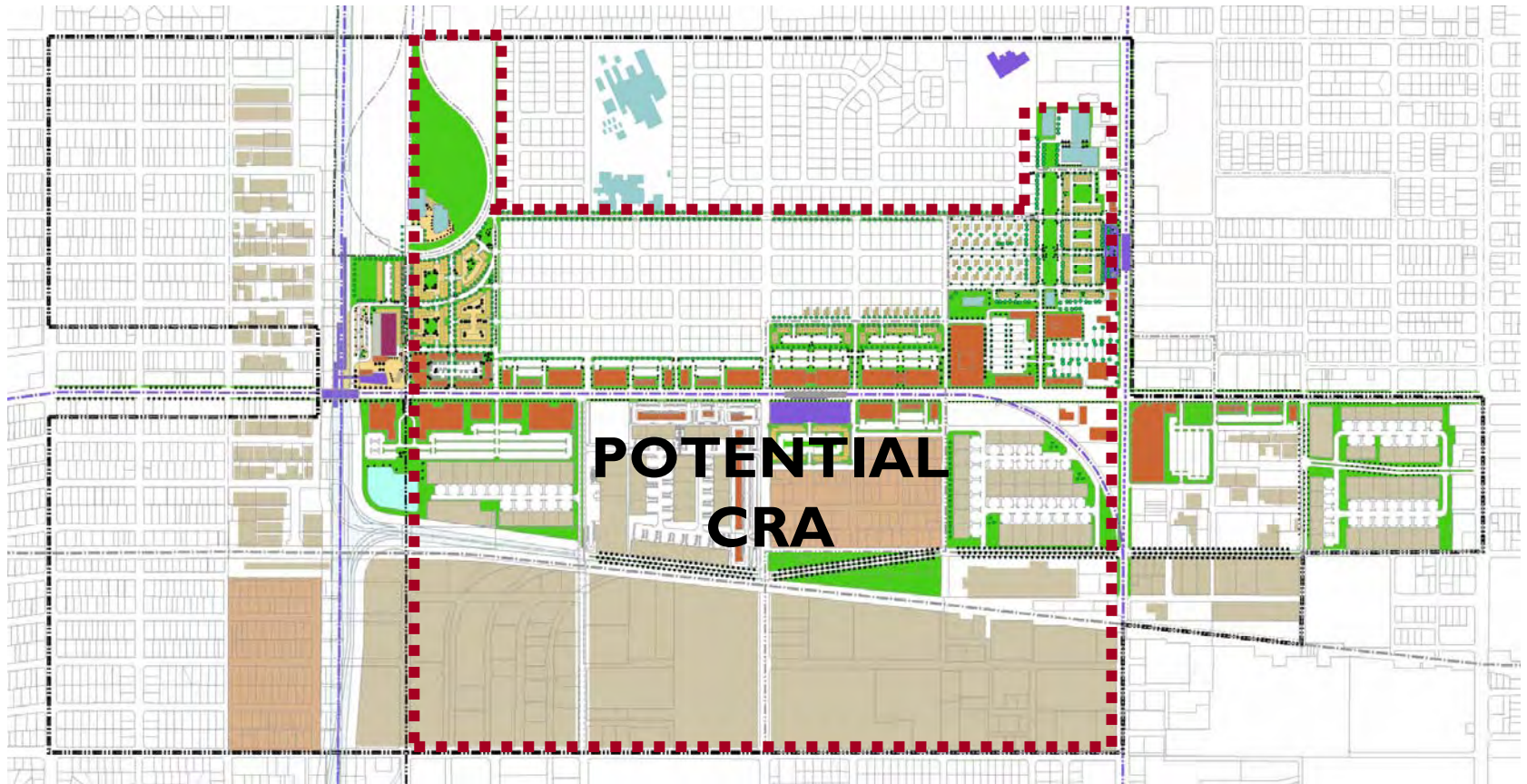




NW 79th STREET

IMPLEMENTATION RECOMMENDATIONS

- Community Redevelopment Area (CRA)
- Joint Development Venture with Transit Agencies



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