

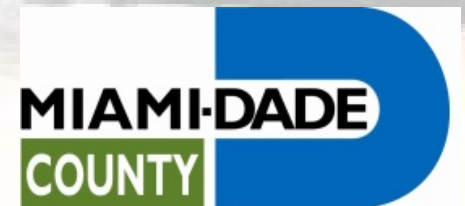
2013 Transportation Summit: *Visioning the Future of Miami- Dade County's Public Transportation*

Corridor Development: Policy-based Strategies



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Policy-Based Strategies

- **Economic Development**
Focus on Industries & Occupations
- **Workforce Housing**
Creating a Workforce Housing Delivery System
- **Land Use and Zoning**
Planning Implementation

Economic Development



- **What Industry-Mix Do We Want to Achieve?**
- **What Occupation-Mix do We Need to Develop?**
- **Who Should be the Direct Beneficiaries?**
- **Where Do We Target Our Resources?**
- **How Will These Efforts Be Legislated, Promoted and Sustained?**

Economic Development



- **Inventory Existing Industrial and Commercial Land and Buildings**
- **Consider New Land for Commercial and Industrial Uses**
- **Target Municipal Service and Public Infrastructure Investments (i.e. CIP, CDBG) to Older Industrial/Commercial Corridors**

Economic Development

- **Small Business/Manufacturer Assistance**
 - ✓ **Financial** – venture and microfinance capital
 - ✓ **Locational** – emphasis on start-up locations including incubator facilities
 - ✓ **Technical** – technology transfer programs
 - ✓ **Marketing** – help in expanding customer markets
- **Creation of Business and Manufacturing Districts**

Miami-Dade Creative Class

Employment & Wages 2002-2010

Occupation	Employment		2002-2010 Percent Change	Mean Annual Salary		2002-2010 Percent Change
	2002	2010		2002	2010	
All Occupations	990,620	958,330	-3%	\$34,360	\$42,040	22%
Legal	10,540	14,330	36%	\$88,150	\$102,500	16%
Business & Professional	38,270	51,320	34%	\$53,540	\$65,350	22%
Computer & Mathematical	14,530	17,250	19%	\$55,830	\$69,200	24%
Healthcare Practitioners & Technical	51,640	57,640	12%	\$52,540	\$67,550	29%
Education, Training & Library	45,600	49,580	9%	\$42,880	\$50,020	17%
Arts, Design, Entertainment, Sports & Media	14,280	13,910	-3%	\$42,790	\$49,190	15%
Life, Physical & Social Science	4,980	4,170	-16%	\$49,560	\$69,580	47%
Architectural & Engineering	12,680	9,540	-25%	\$52,590	\$67,760	29%

Miami-Dade Creative Class

Employment Projections 2011-2019

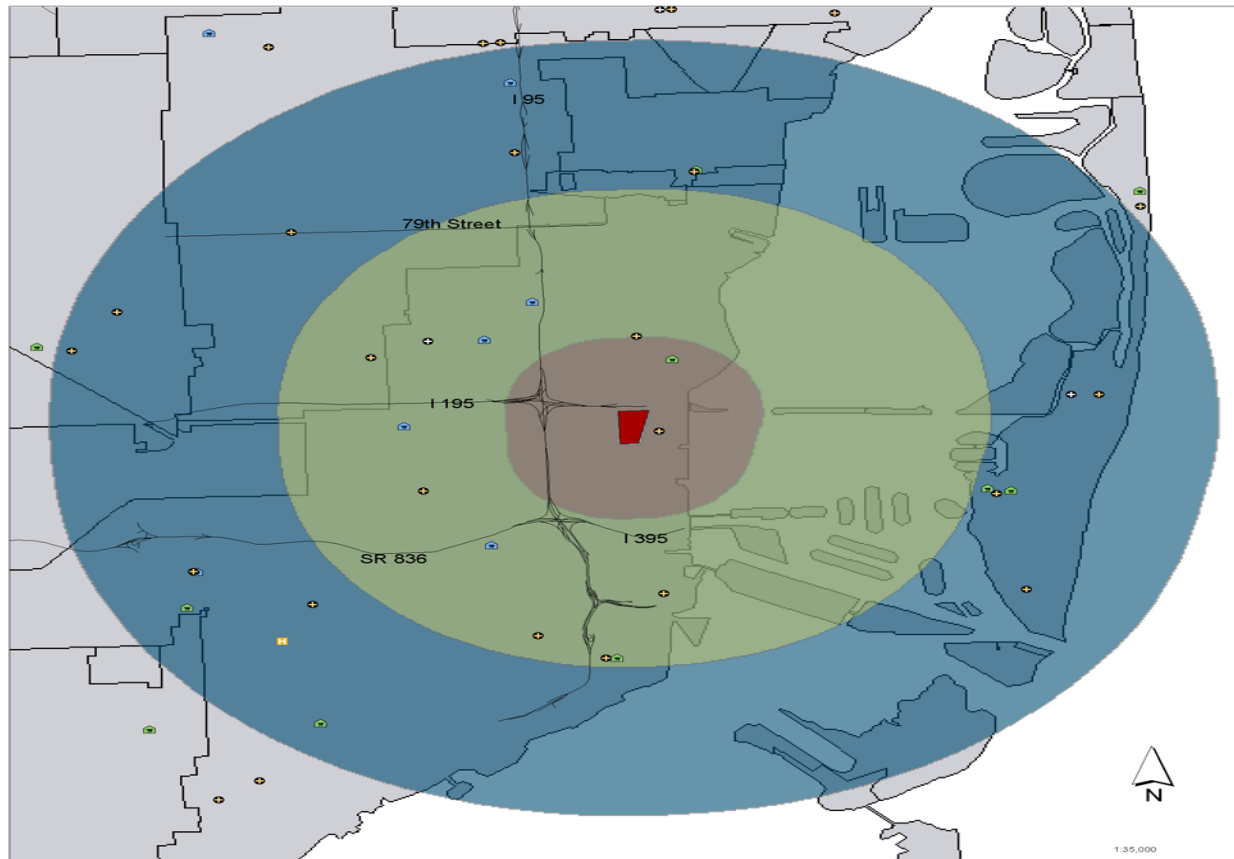
Occupation	Employment		Annual Percent Change	Average Annual Openings	2011 Average Hourly Wage
	2011	2019			
Education, Training & Library	57,138	64,898	1.70%	2,143	\$24.05
Healthcare Practitioners & Technical	60,365	67,759	1.53%	2,091	\$32.47
Business & Professional	56,579	63,402	1.51%	1,881	\$31.42
Arts, Design, Entertainment, Sports & Media	20,040	21,898	1.16%	754	\$23.65
Computer & Mathematical	18,189	20,465	1.56%	658	\$33.27
Legal	16,363	18,205	1.41%	494	\$49.28
Architectural & Engineering	10,088	11,869	2.21%	436	\$32.58
Life, Physical & Social Science	4,915	5,546	1.60%	267	\$33.45

What We Need to Know



- **Firm Descriptions (structure and strategy)**
- **Knowledge and Skill Set Demands (factor conditions/inputs)**
- **Lifestyle Options (quality-of-life)**
- **Livability (housing, transit, social network support)**

Stores within a 5 Mile Buffer of the Buena Vista Yard



LEGEND

- Buena Vista Yard
- BVY 1 Mile Buffer
- BVY 3 Mile Buffer
- BVY 5 Mile Buffer
- Municipality Boundaries

Store

- Bj's Wholesale
- Costco Wholesale
- Cvs Procure
- Home Depot
- Publix Supermarket
- Target Store
- Wal-Mart
- Walgreens Drugstore
- Winn-Dixie

Number of Stores within 5 Miles of the Buena Vista Yard

Store	1 Mile	3 Miles	5 Miles
<u>Bj's Wholesale</u>	-	-	-
<u>Costco Wholesale</u>	-	-	-
<u>Cvs Procure</u>	-	1	2
<u>Home Depot</u>	-	-	1
<u>Publix</u>	1	2	7
<u>Target</u>	-	-	-
<u>Wal-Mart</u>	-	-	-
<u>Walgreens Drugstore</u>	1	7	17
<u>Winn-Dixie</u>	-	4	6



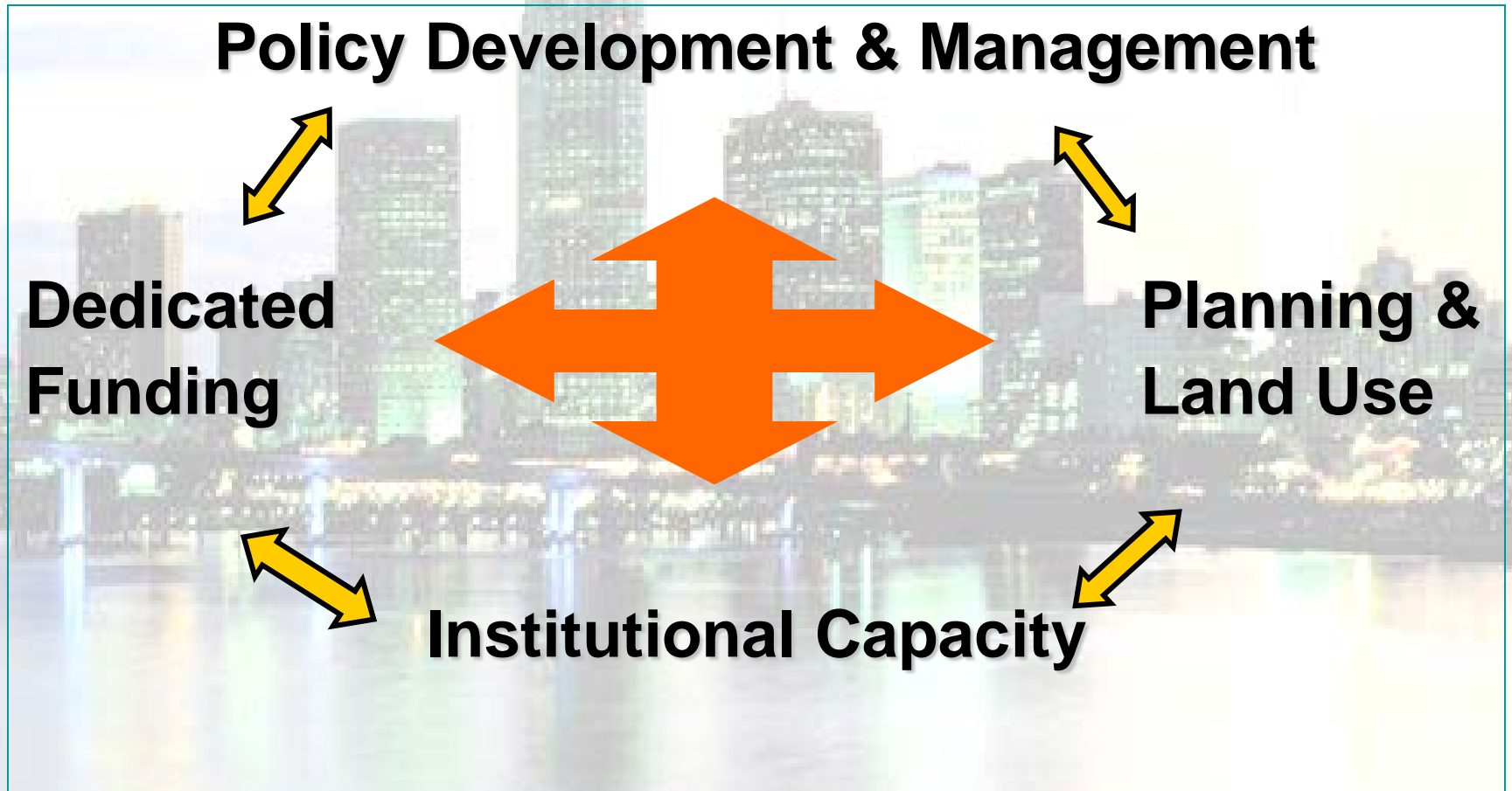
Data provided by Florida International University Metropolitan Center;
Map produced by Florida International University GIS - RS Center

Workforce Housing Delivery System

Elements:

- **Policy Development & Management**
- **Dedicated Funding**
- **Planning & Land Use**
- **Institutional Support**

Workforce Housing Delivery System



Existing Zoning



Existing Zoning

- C-1 (restricted commercial)
- C-2 (liberal commercial)
- CBD (central business district)
- EXP (expressway)
- G-1 (government/institutional)
- I-1 (industrial)
- O (office)
- PR (parks/recreation)
- R-1 (single family)
- R-2 (duplex)
- R-3 (multifamily low density)
- R-4 (multifamily high density)
- RR (railroad)

Existing Special Districts

- SD-4
- SD-4.1
- SD-8
- SD-9
- SD-12
- SD-19
- SD-20

Proposed Zoning



Proposed SD-29

Proposed NCD 2

Proposed SD-28

Proposed NCD 1

Proposed SD-27

Proposed SD-26

Proposed Special Districts

- SD-26
 - Central Media District Corridor-14th Street
- SD-27 Mixed Use- Loft Districts
 - SD 27.1 Buena Vista District
 - SD 27.2 Buena Vista Yard
 - SD 27.3 Arts and Entertainment Mixed-Use District
- SD-28
 - Industrial/Manufacturing District
 - Light Industrial
- SD-29
 - Little Haiti Mixed Use District
- Neighborhood Conservation Districts
 - Buena Vista Neighborhood Conservation District (3 stories)
 - Edgewater Neighborhood Conservation District (6 stories)
 - Existing Buenavista Historic District
- Primary Pedestrian Pathway
- Fire Station # 2 Motion Picture District
- Extension of SD-9



An aerial photograph of a section of Miami, Florida, showing a grid of streets and various urban developments. Three specific areas are highlighted with red outlines and labeled with blue arrow-shaped callouts. The 'Design District' is located in the upper left, near a large highway interchange. 'Midtown' is in the center, featuring a mix of residential and commercial buildings. 'Wynwood Industrial' is in the lower left, characterized by a dense grid of industrial and commercial structures. To the right of these areas, a body of water is visible. The labels are: Design District, Midtown, and Wynwood Industrial.

Design District

Midtown

Wynwood Industrial

Land Use & Zoning

- **Create detailed corridor plan with strong economic underpinnings**
- **Concurrent land use and zoning updates**
- **Concurrent updated parking standards for retail and commercial uses**
- **Detailed streetscape and infrastructure plan**
- **Develop a financing plan for improvements**



Thank you

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