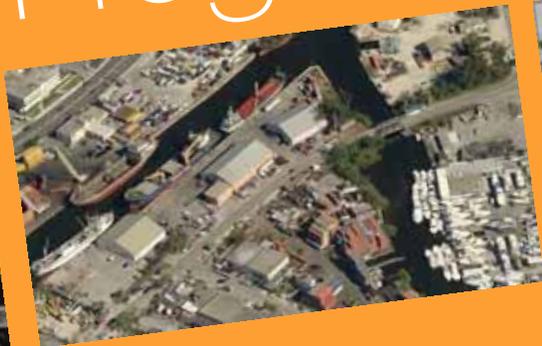


# Palmer Lake Charrette

## Work in Progress Presentation



Monday, October 25th, 2010

# Palmer Lake Charrette

**Resolution R-728-09** sponsored by **Commissioner Bruno A. Barreiro** called for a comprehensive planning effort due to the following:

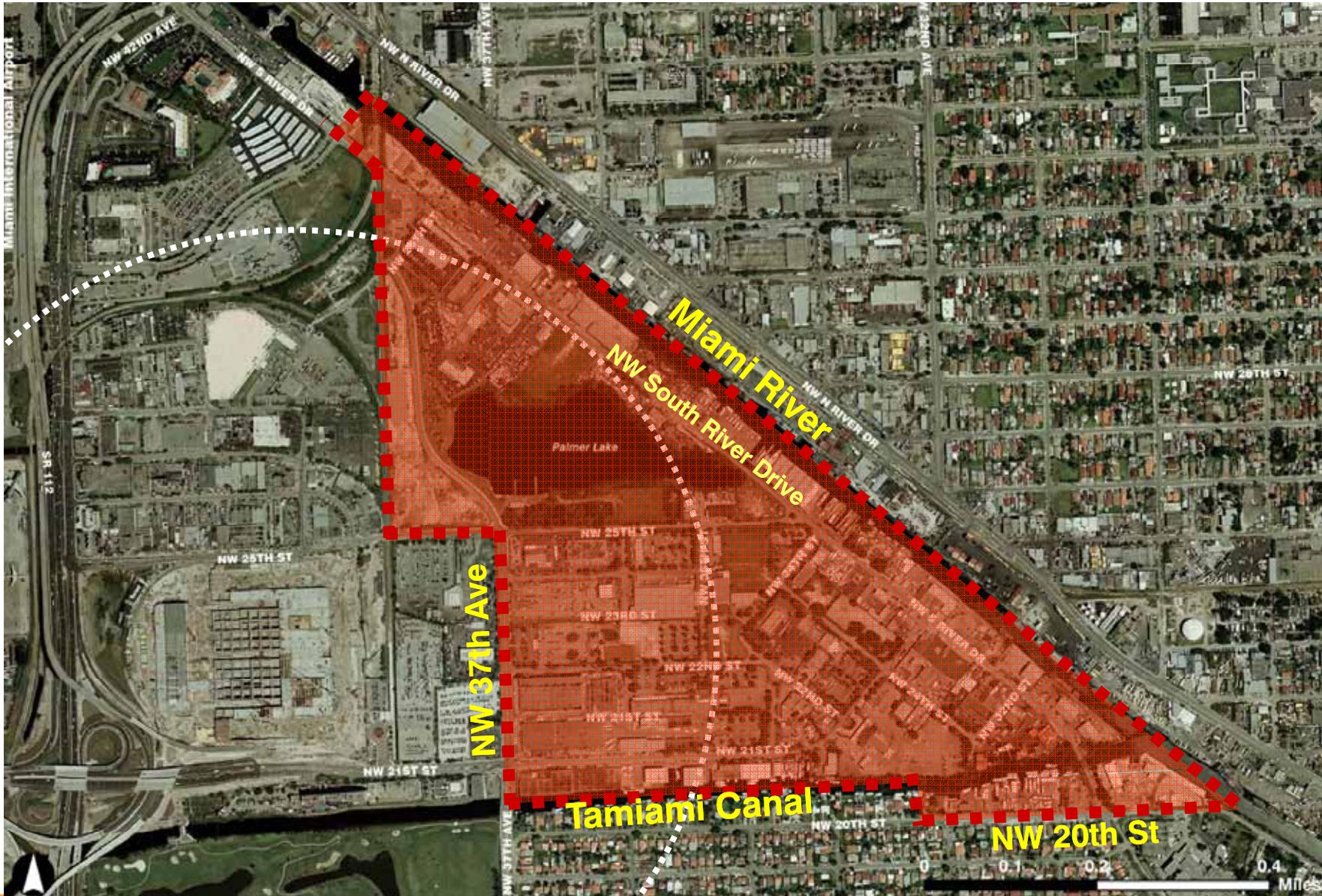
- **Proximity to Miami International Airport**
- **Proximity to the Miami River**
- **Development of the Miami Intermodal Center**
- **Current land use patterns**
- **Future Land Use designation as a Metropolitan Urban Center**

# Palmer Lake Charrette

**Resolution R-728-09** requires:

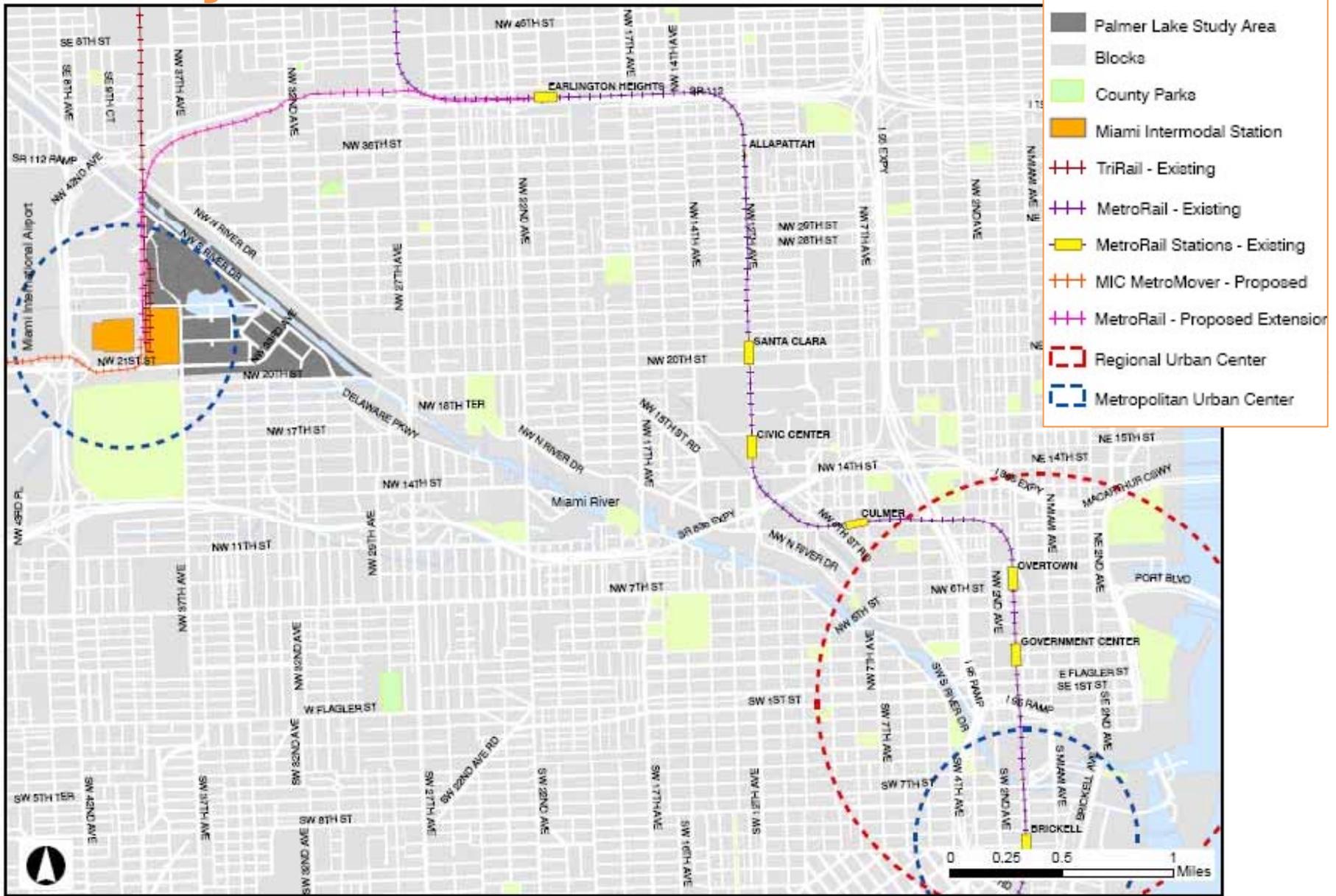
- A charrette to provide interested persons with an opportunity to contribute to a **vision** for the **Palmer Lake Area**.
- An **Area Planning Report** documenting the results of the charrette.

# Palmer Lake Study Area

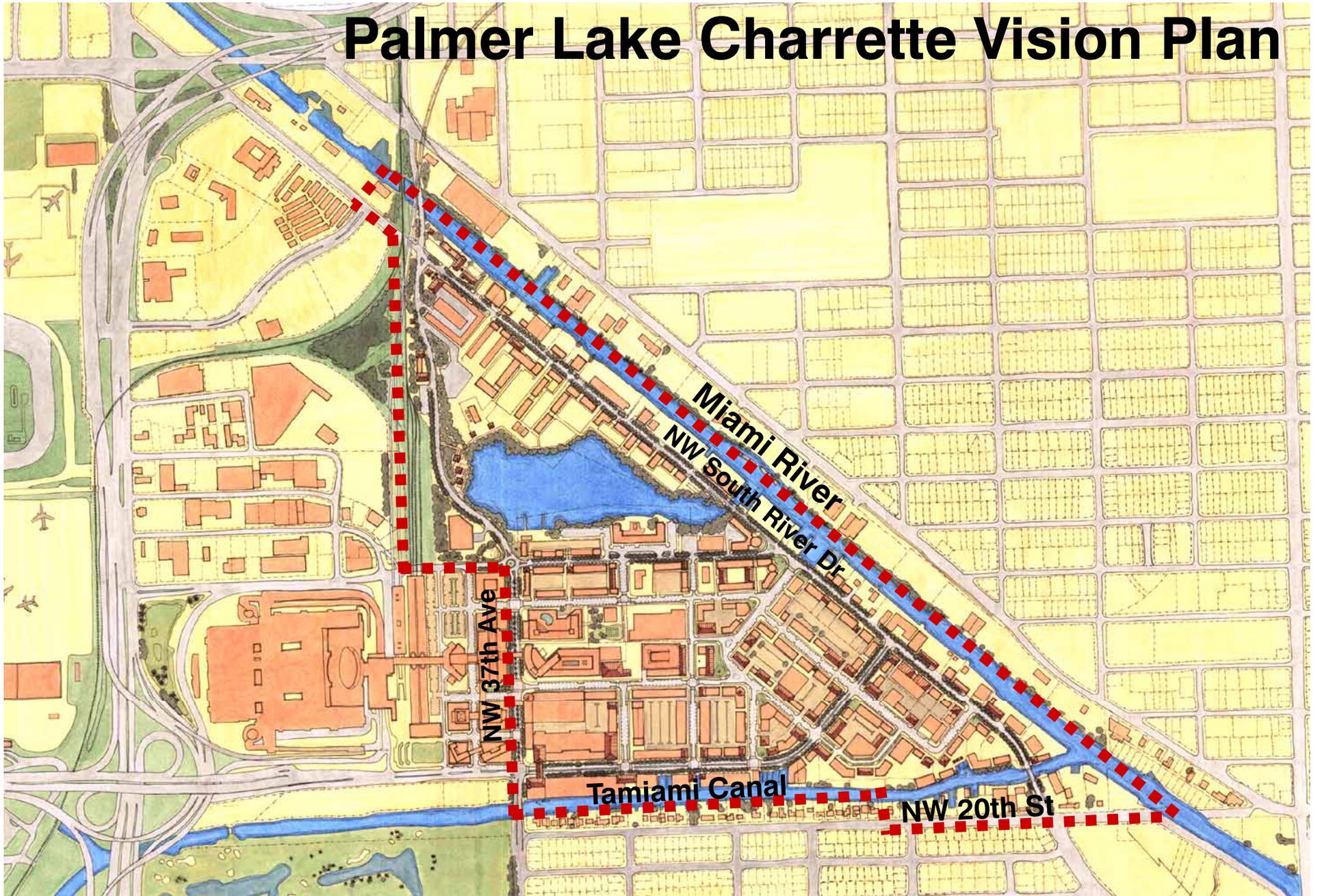


Palmer Lake Charrette

# Study Area Context



# Palmer Lake Charrette Vision Plan



Palmer Lake Charrette

# How The Vision Plan Was Created: Kick Off Presentations



**Saturday, October 16th**

Palmer Lake Charrette

# How The Vision Plan Was Created:

## Public Process



**Saturday, October 16th**

Palmer Lake Charrette

# How The Vision Plan Was Created:

## Public Process



**Saturday, October 16th**

Palmer Lake Charrette

# How The Vision Plan Was Created:



Saturday, October 16th

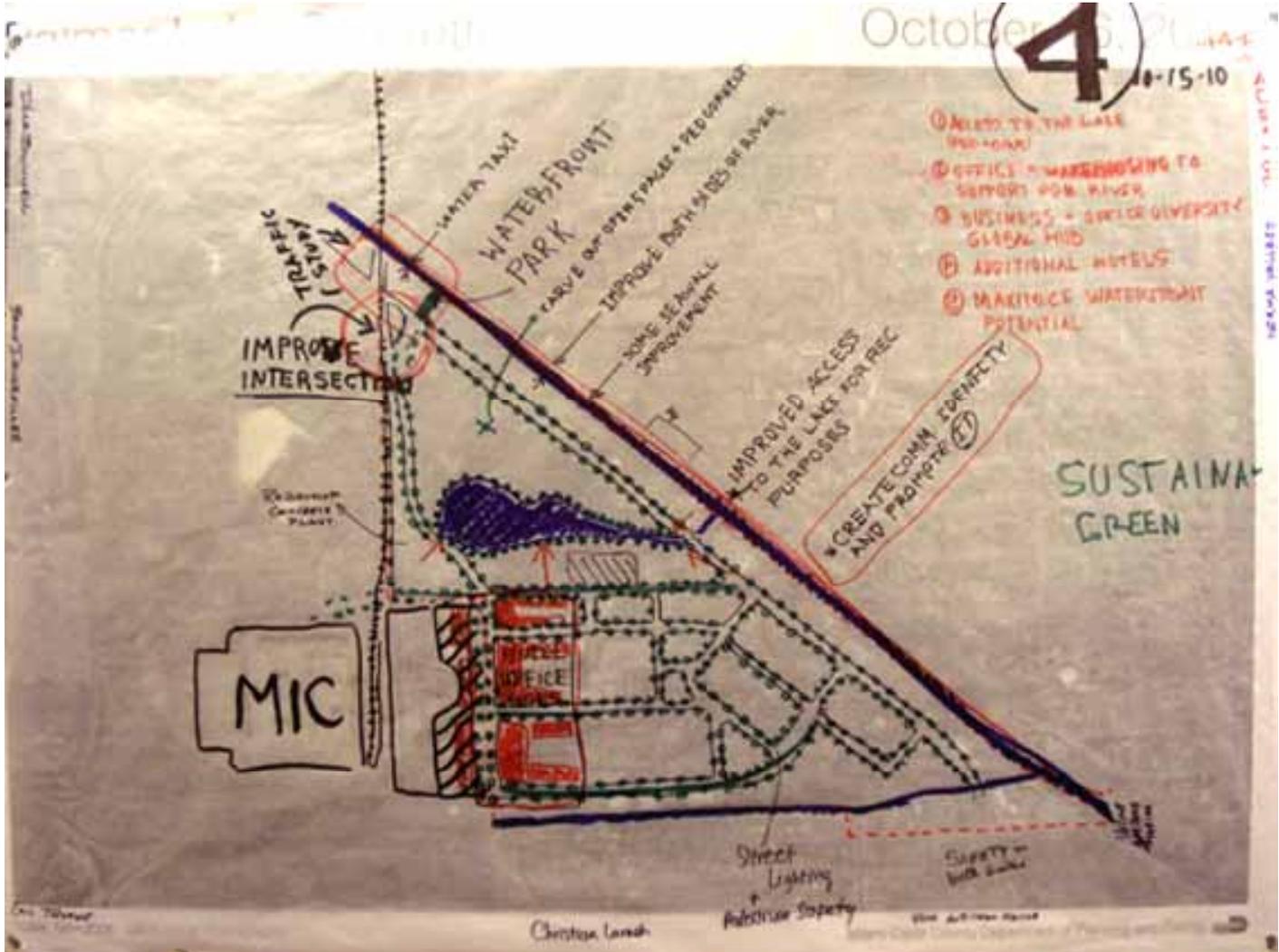
Citizens'  
Presentations  
Palmer Lake Charrette







# The Citizens' Plans



# Citizens' Requests

- Create an identity for the place with entrance features announcing arrival to the Palmer Lake area and market/advertise it
- Bring back the essence of the area and improve first impressions (perception/appearance) to make it a destination place
- Some name suggestions to identify the new/improved area: “Harbor Port,” “Water Place @ MIA,” “Douglas Center”
- Create a proper street hierarchy with specific street names
- Implement thoroughfare (ROW) improvements/beautification with addition of curbs, sidewalks, landscaping (shade trees/grass) and lighting
- Ability to connect (Air Rights) Properties with connecting bridges/skywalks
- Replace existing bridges
- Areas to view the Miami River (accessibility)
- Implement mixed-use zoning (offices, commercial, industrial, marine related uses)
- A duty-free (free trade) zone with links to the airport/seaport

# Citizens' Requests

- Bury cables and electric lines as part of beautification
- Water dependent businesses, offices, warehousing supporting Miami River/shipping companies
- The MIC is a hub that serves as a catalyst for the rest of the area; explore all avenues to connect/capitalize to it (a community related to MIC - jobs)
- Bertram property location could be developed as vocational opportunity on Marine trade
- Make the area pedestrian friendly to activate streets
- Develop incentives for existing businesses to redevelop, beautify (façade improvement programs) and support/protect them
- A police sub-station on the county-owned property adding security to the area
- A more accessible, pedestrian friendly Palmer Lake with jogging paths and lighting as a public amenity; suitable businesses surrounding the lake
- Explore/improve the lake's existing connection to the Miami River
- Create sustainable and green initiatives

# Citizens' Requests

- Partner with local universities (University of Miami, FIU, MDC) to explore satellite research/learning center campuses on Environmental issues and Natural Habitat preserves (Manatees)
- Reconfigure the 37th Avenue/NW South River Drive intersection and connect to the North River Drive through county property
- Improve the sea-walls/bulkheads
- Allow businesses like doctors offices, shops, restaurants that support adjacent residential neighborhoods
- Maximize waterfront potential both on fronting the river and lake
- Compliment/complete both sides of the Miami River
- Redevelop the Cement plant property in conjunction with the rest of the area
- Create open spaces and landscaped public plazas with new businesses.
- Water-taxi/boat sight-seeing tour businesses docking on county property
- Widen South River drive to 4-lanes

# Citizens' Requests

- Explore the idea of water-taxi and non-motorized water vessels (small boats, kayaks, paddle boats) for access to the Lake and also to and from the area
- Dredge the Tamiami Canal
- Encourage businesses like hotels, shops, restaurants in the area and a trade zone hotel, conference center uses oriented to the MIC
- Cater to pedestrians from MIC by slowing down traffic and creating interesting, accessible destination places
- A new modernized seaport terminal for the shipping industry and designate areas for truck staging to wait by appointment

# How The Vision Plan Was Created: Design Studio



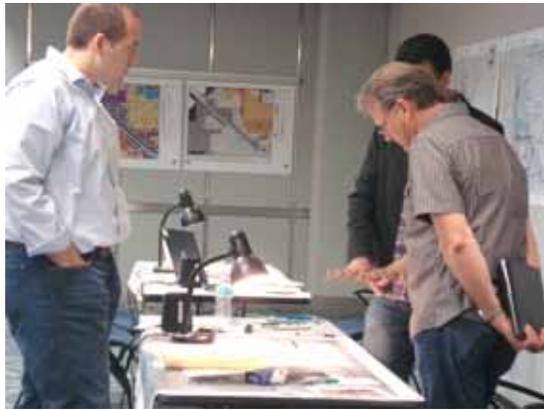
**Miami International  
Airport Auditorium, 4th  
Floor Concourse D**

**Studio on Site Open  
to Public all Day...  
and into the night**

**Sunday, October 17th through Friday, October 22nd**

*Palmer Lake Charrette*

# How The Vision Plan Was Created:



Design Studio on Site Open to Public all Day...

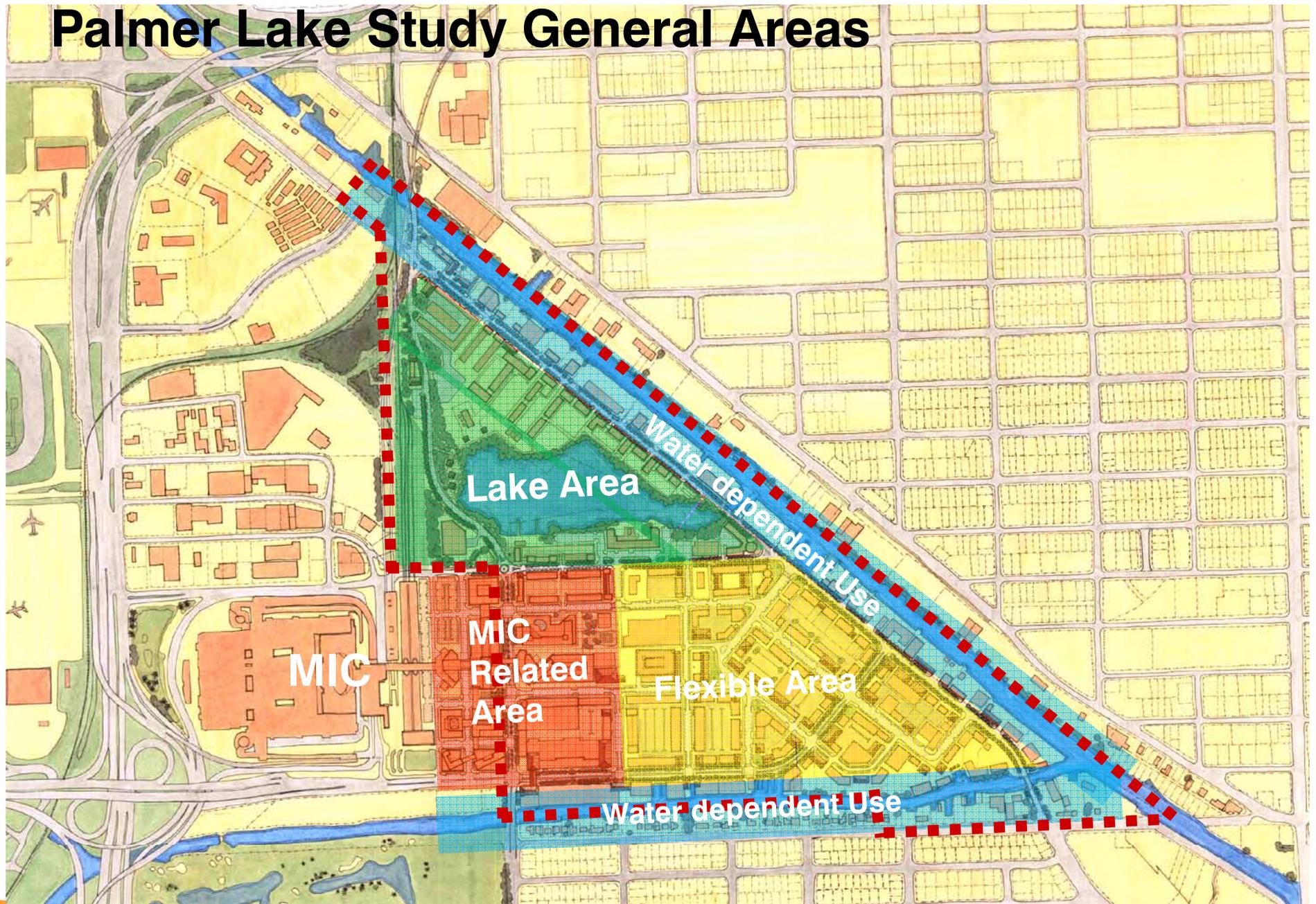
...and into the night



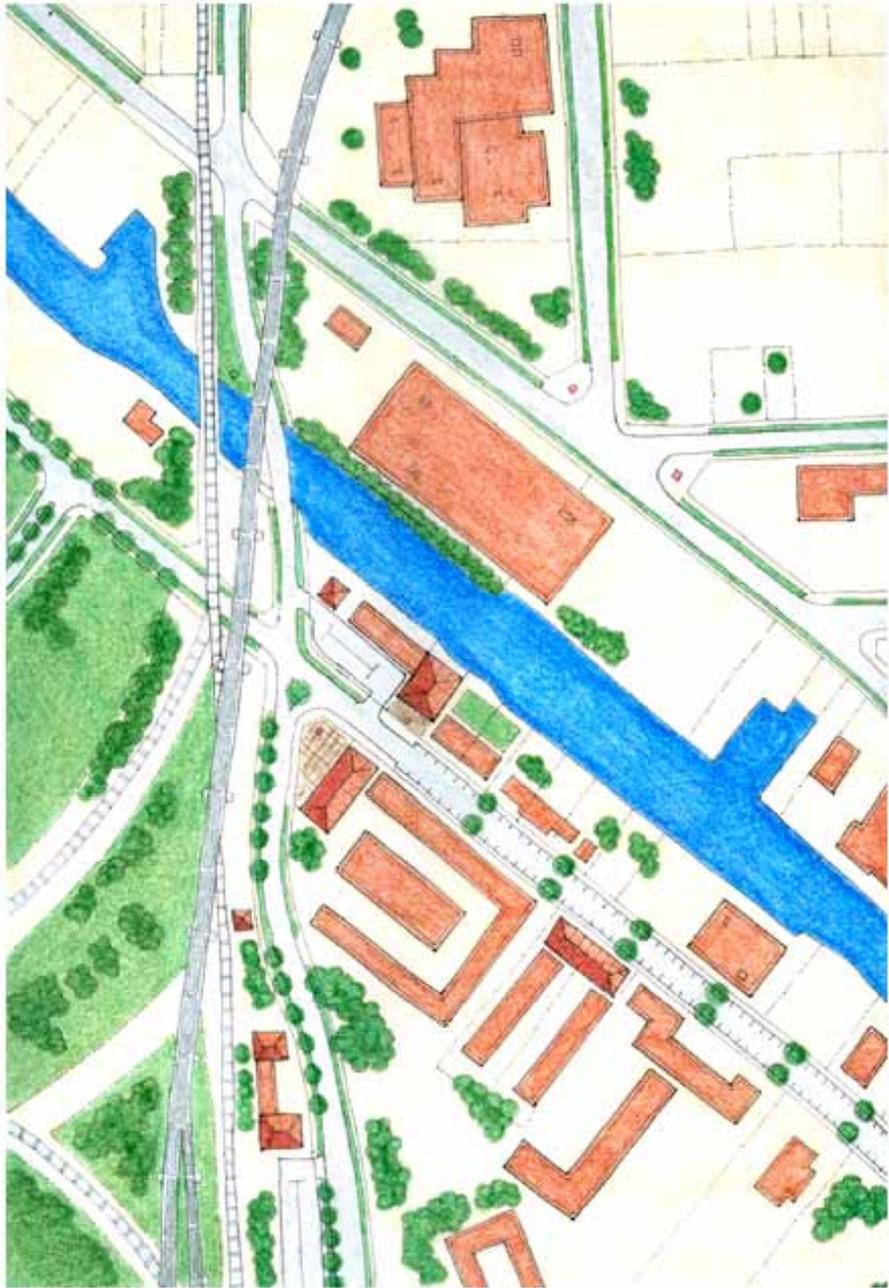
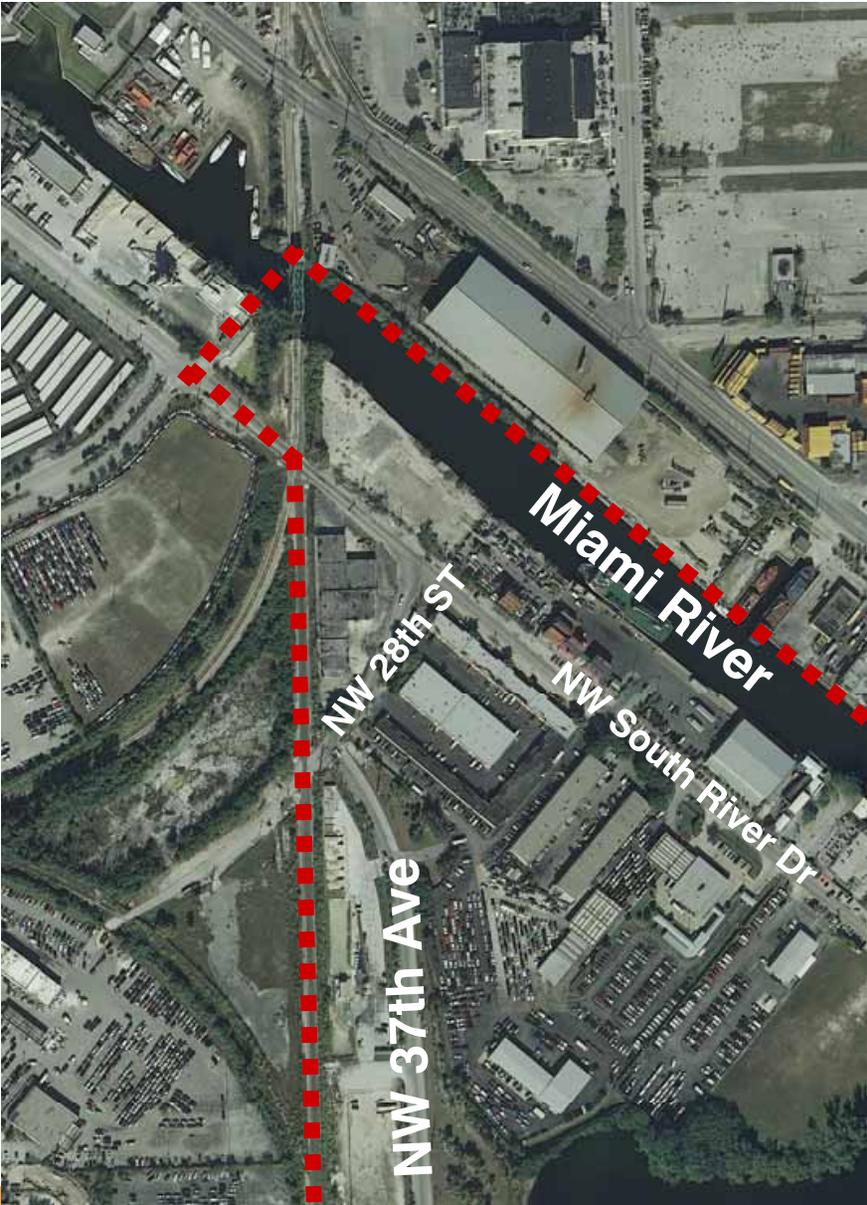
**Sunday, October 17th through Friday, October 22nd**

Palmer Lake Charrette

# Palmer Lake Study General Areas



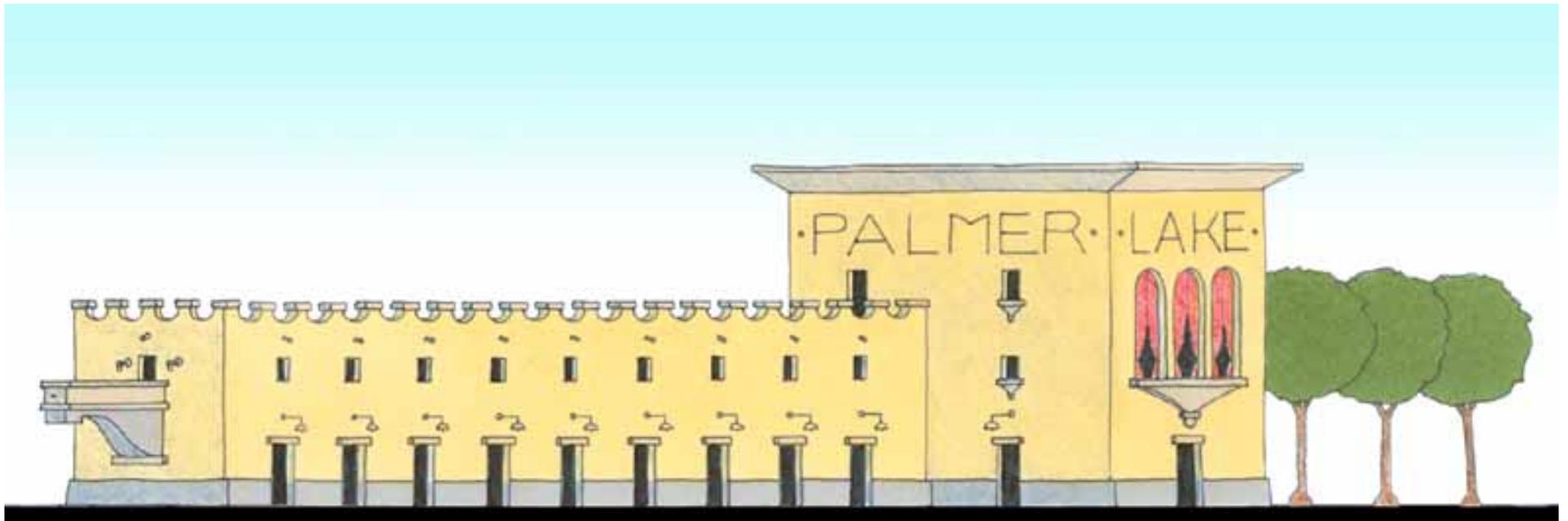
# County Owned Property



Palmer Lake Charrette

# A Catalyst





**A Marine/Police- Sub-Station Related Facility**

Palmer Lake Charrette

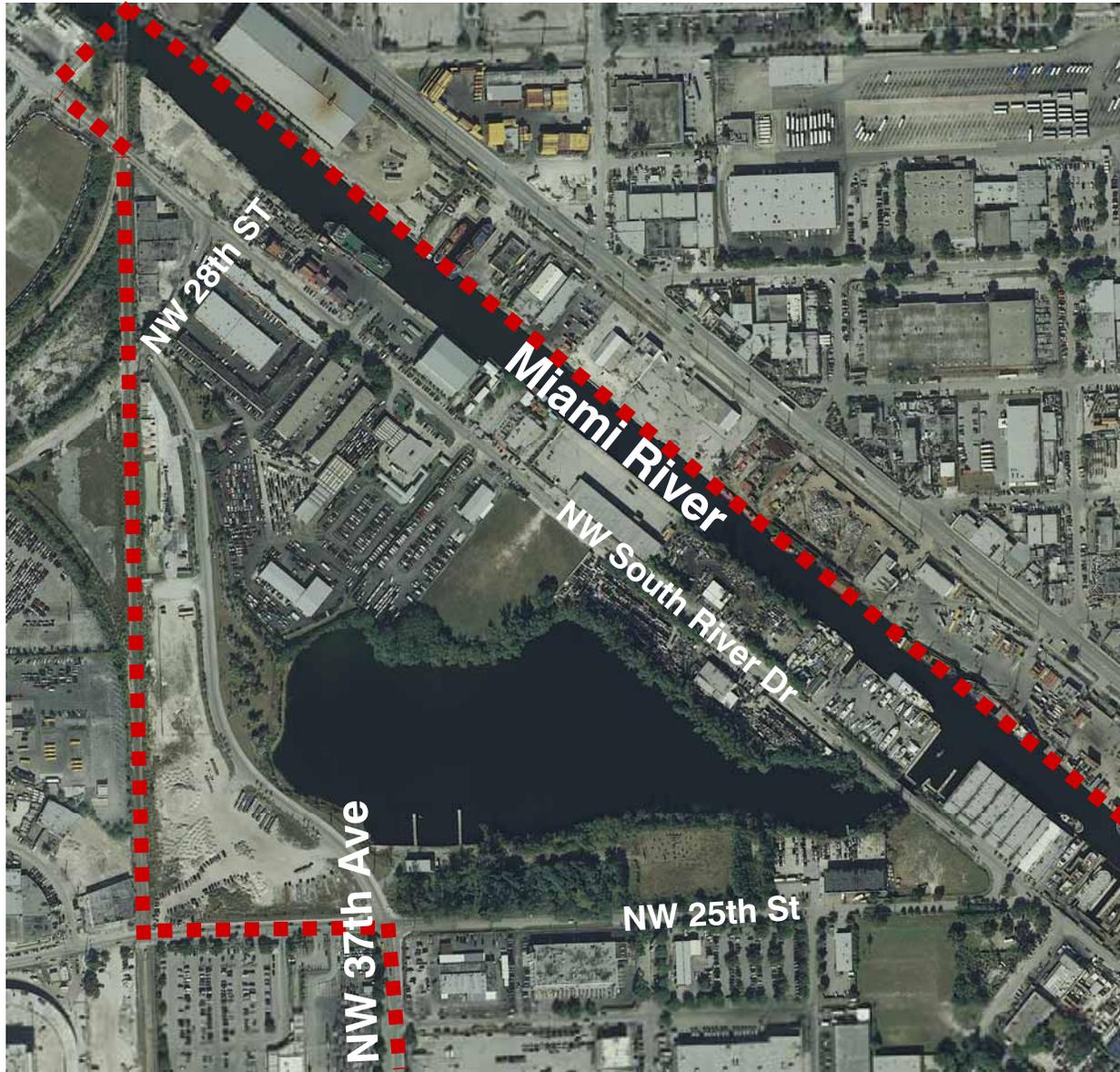


Palmer Lake Charrette



Palmer Lake Charrette

# Palmer Lake Area



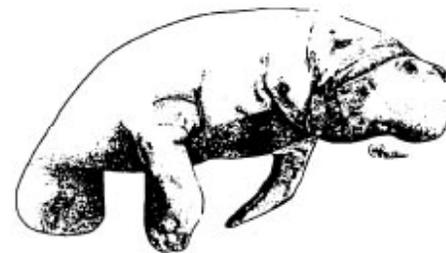
Palmer Lake Charrette

## 2010 AIA Catalyst Project Recommendations

- o Palmer Lake Environmental Center – In the upper section of the river, among the most industrialized land uses, lies Palmer Lake, an old borrow pit connected to the river. The endangered manatees are reported to actively use this shelter. Recommendations are three-fold: 1) Dedicate Palmer Lake as an environmental education center with a building that can be used for classes; 2) Develop a walking/interpretive trail around the lake and connect it to paths leading to the Miami Intermodal Center; and 3) Open a northern water access from the Miami River to the lake to allow better water circulation in the lake, improving water quality and habitat.



- o Designated Water Trail and Kayak Livery – Paddle craft and slow motor craft such as electric boats should be encouraged in order to improve compliance with the manatee protection plan. A designated water trail with map and signage showing access points and sites of historic, cultural and environmental significance is recommended. A private or public livery renting kayaks would facilitate use of the river.



Metropolitan Dade  
County, Florida  
**Department of  
Environmental  
Resources  
Management**

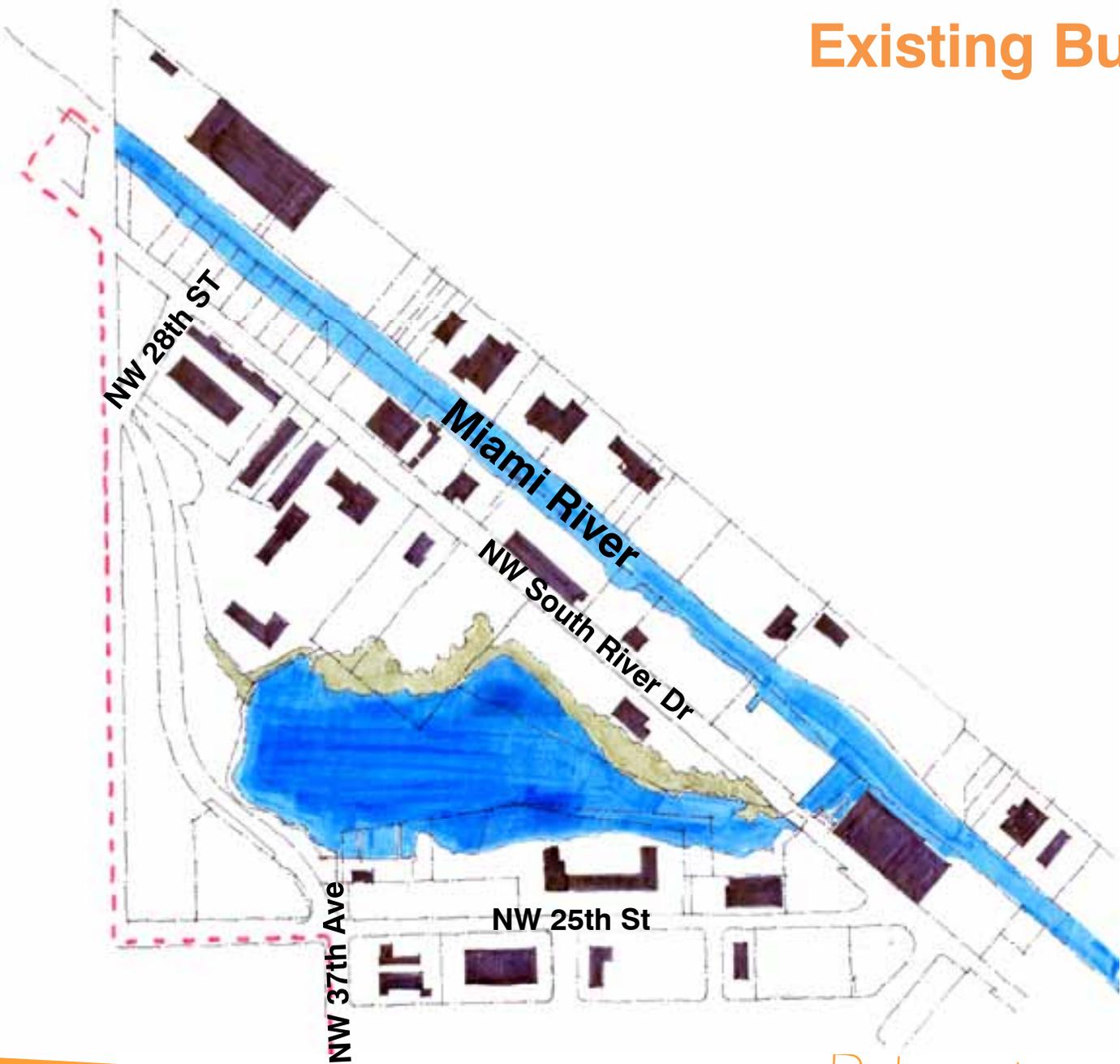
**DADE COUNTY  
MANATEE PROTECTION  
PLAN**

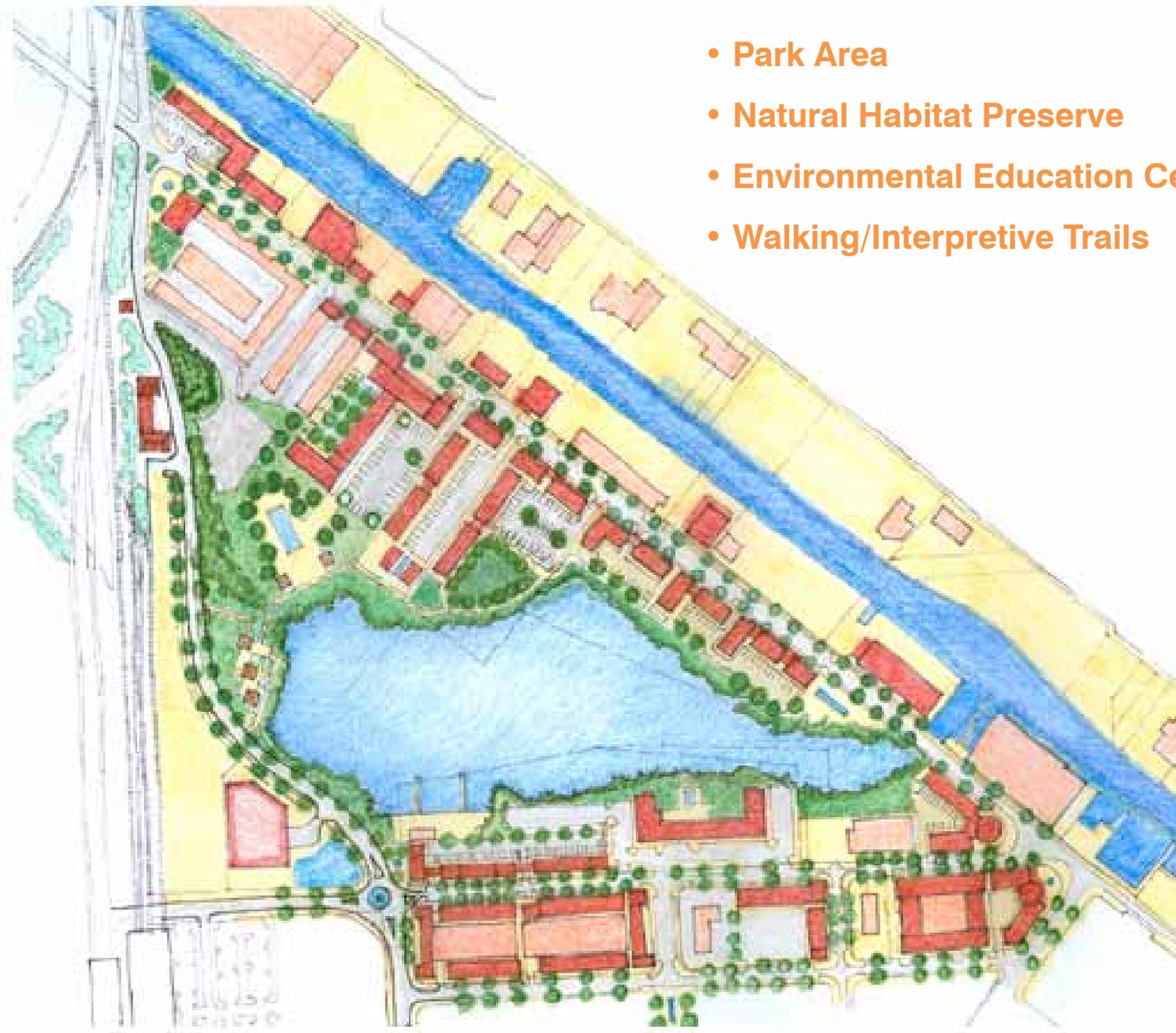


DERM Technical Report 95-5

Palmer Lake Charrette

# Existing Buildings





- **Park Area**
- **Natural Habitat Preserve**
- **Environmental Education Center**
- **Walking/Interpretive Trails**

Palmer Lake Charrette

# Palmer Lake



Palmer Lake Charrette

# Destination Environmental Center



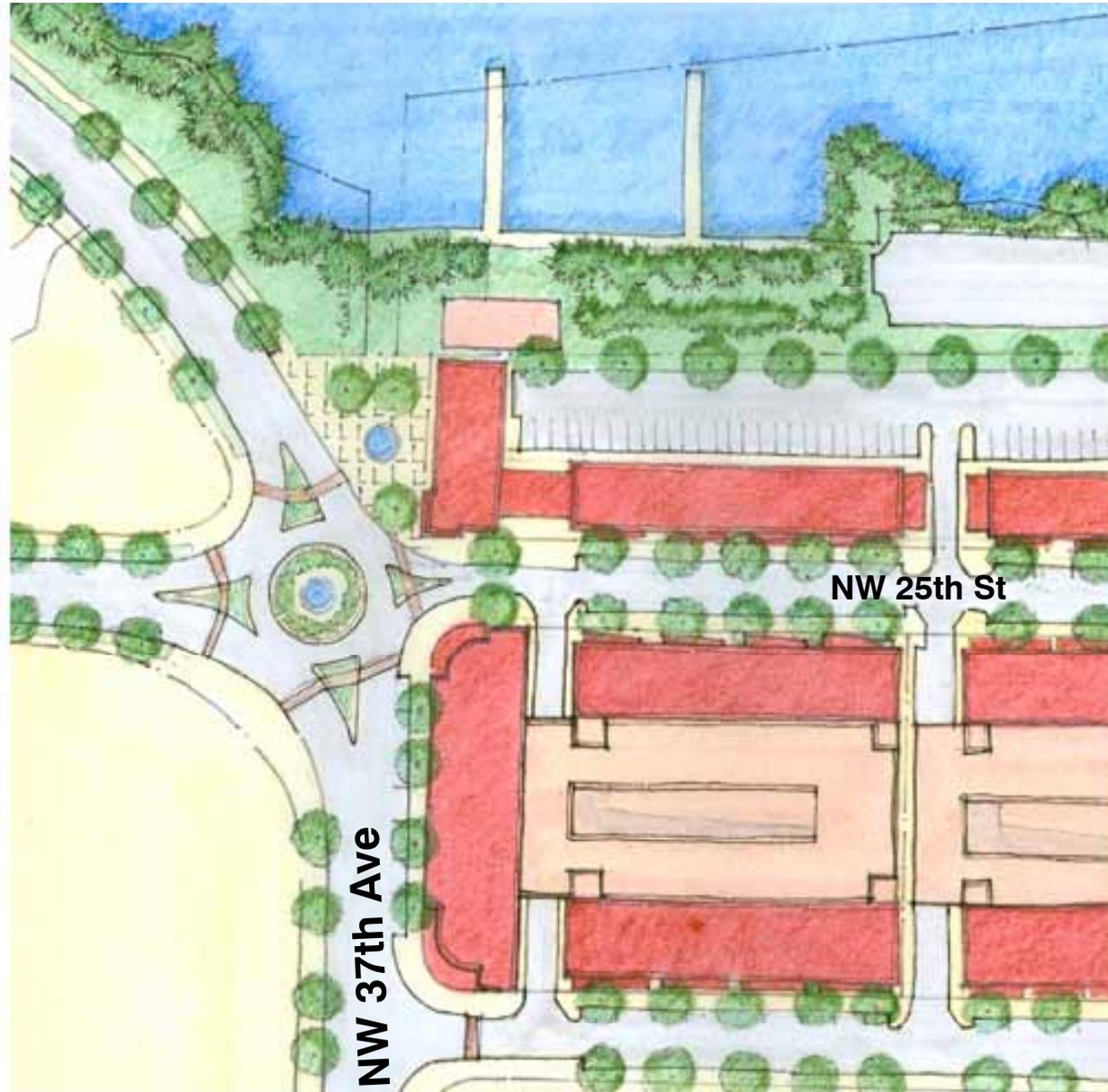
Palmer Lake Charrette



## Floating Boardwalks/Trails

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# 25th Street/37th Avenue Intersection



## 25th Street/37th Avenue Intersection



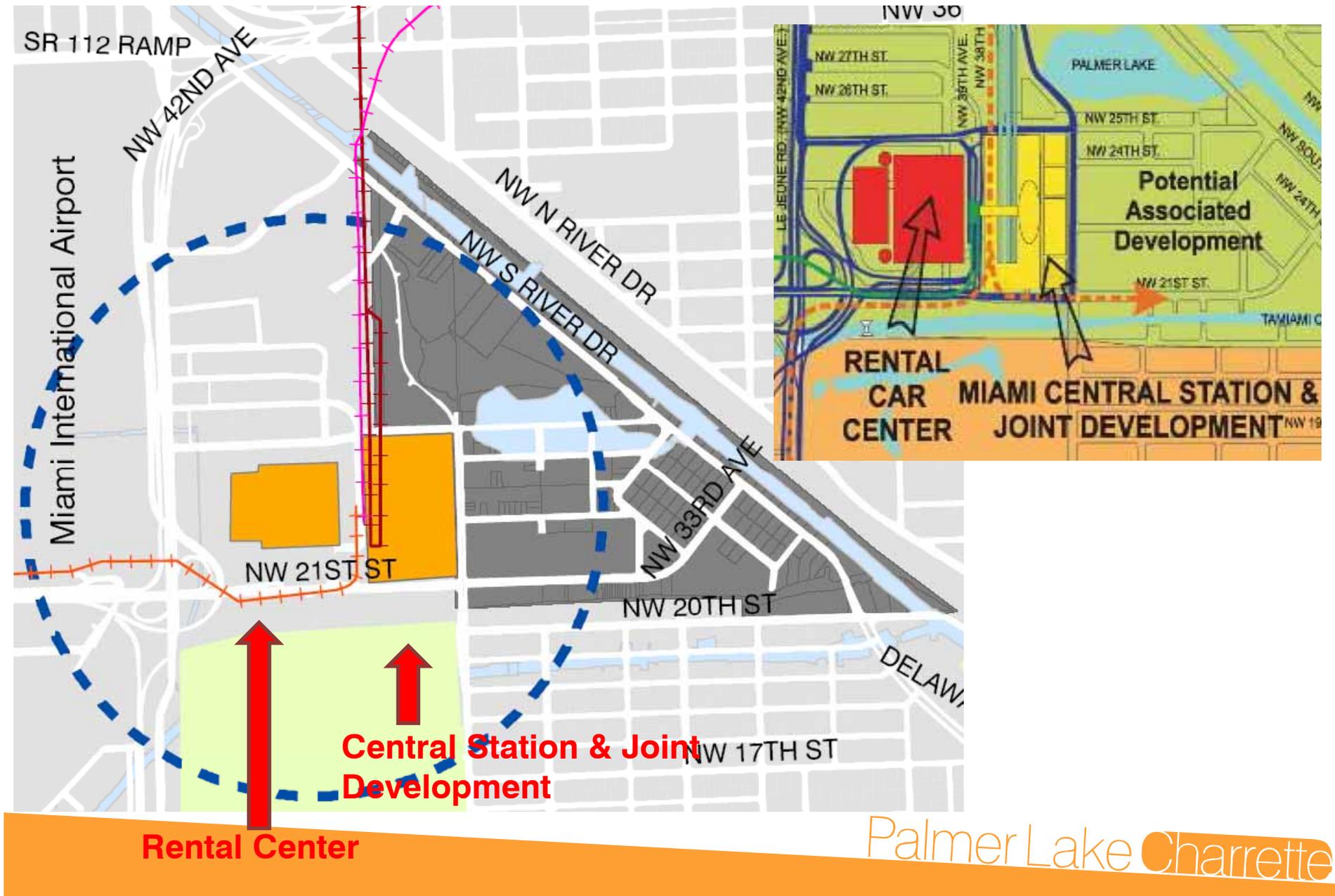
Palmer Lake Charrette

## 25th Street/37th Avenue Intersection



Palmer Lake Charrette

# Miami Intermodal Center (MIC)



# Miami Central Station **Regional Transportation Hub**



**Proposed Joint Development**

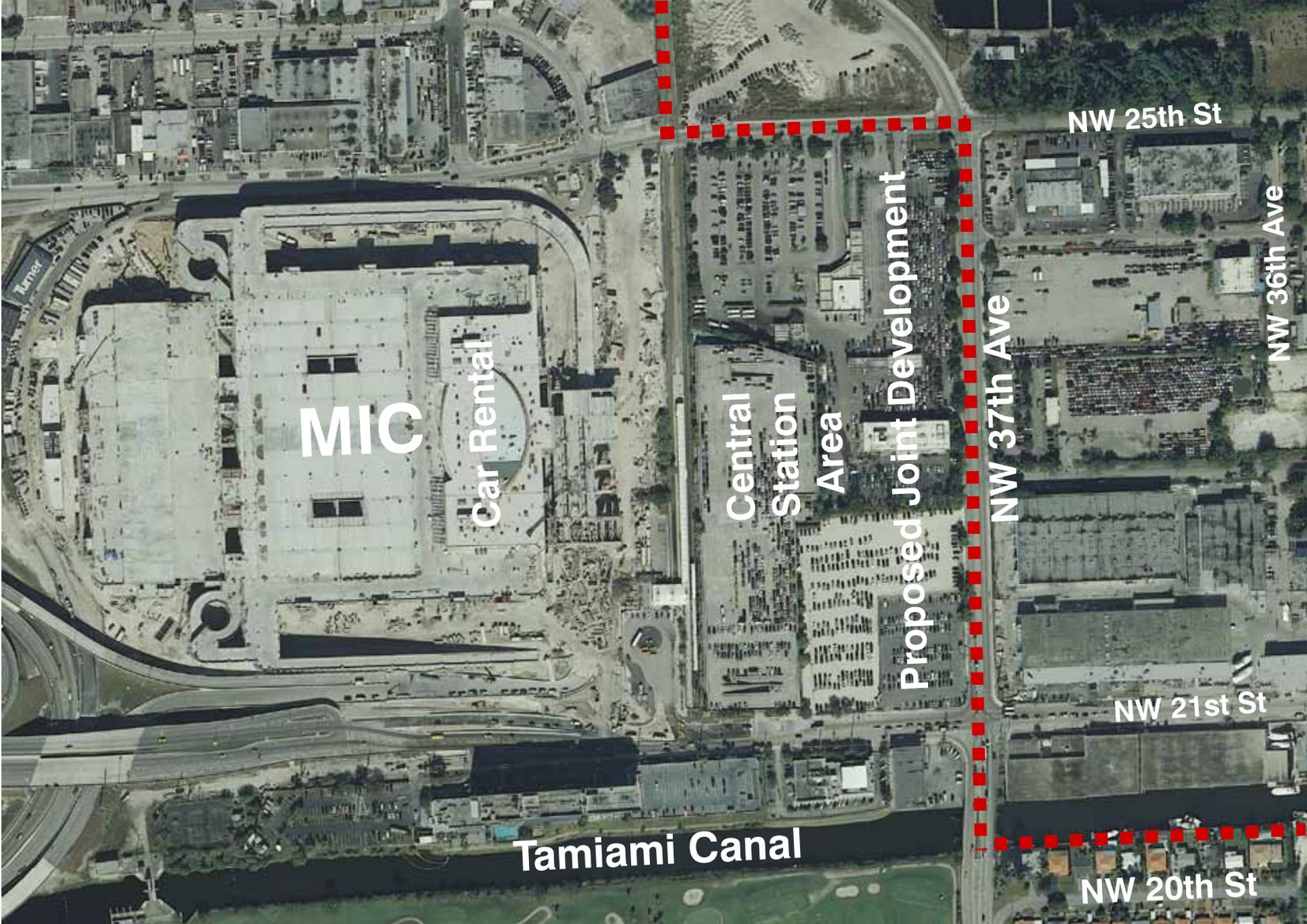
**Miami Central Station**

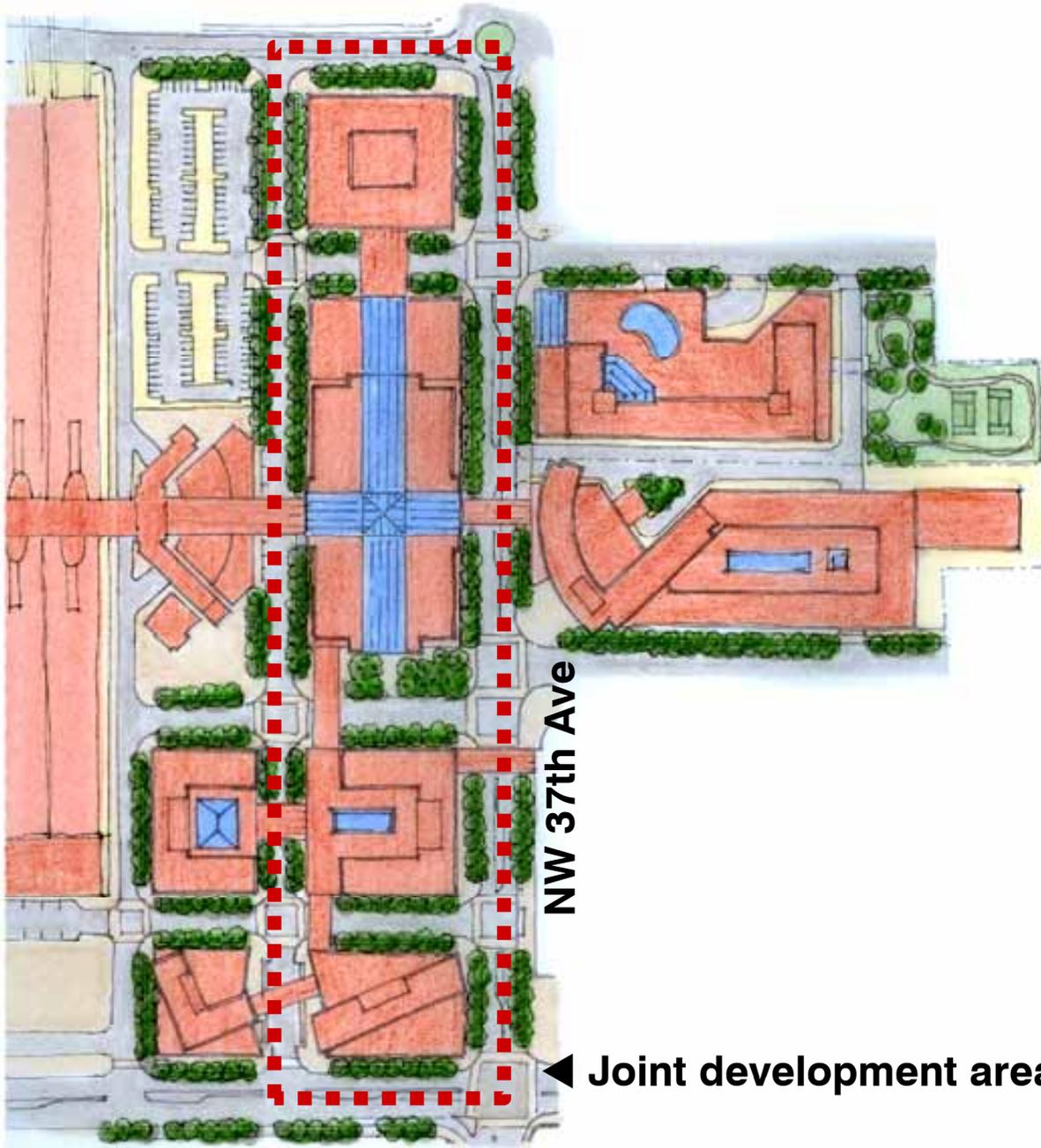
- Rail hub (Amtrak, Tri-Rail, Metrorail, inter-city rail provisions)
- Bus depot (Greyhound, MDT bus service & other courtesy bus services)
- Taxis, private automobiles, bicycles & pedestrians



Palmer Lake Charrette

# MIC/Joint Development



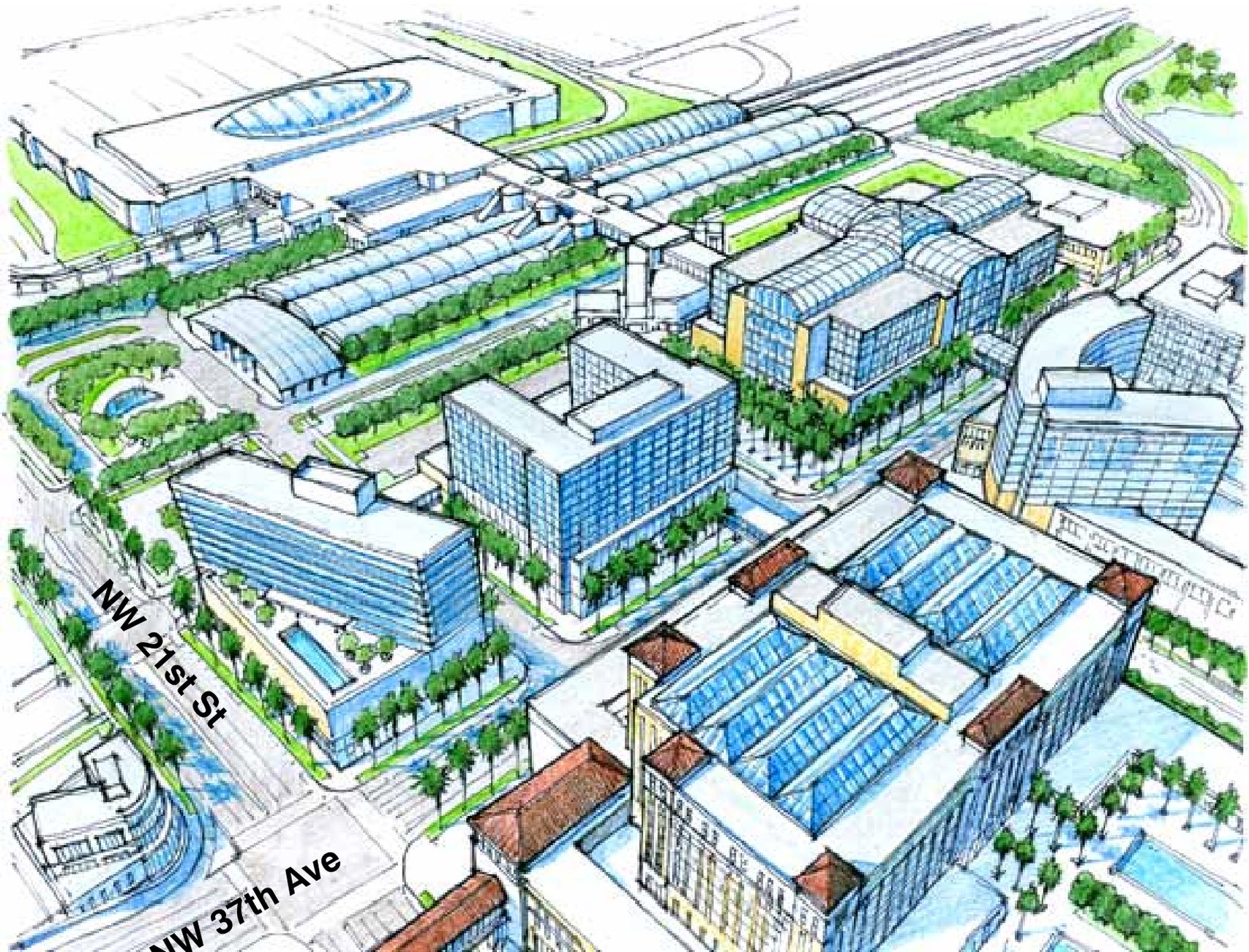


NW 37th Ave

▲ Joint development area

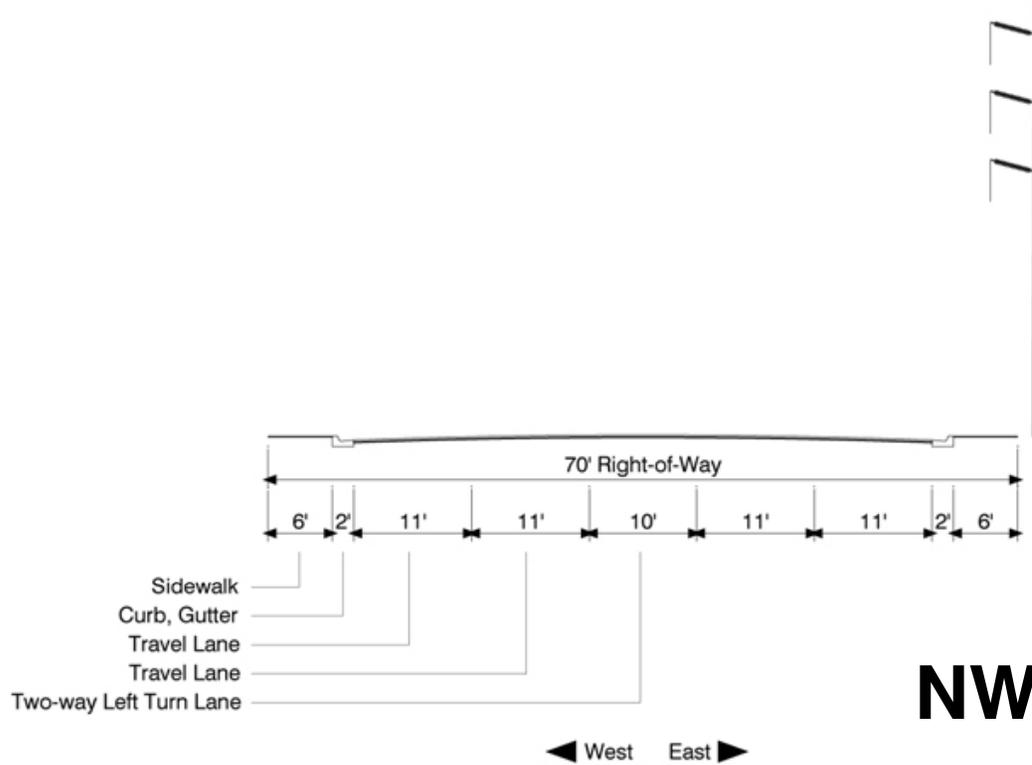
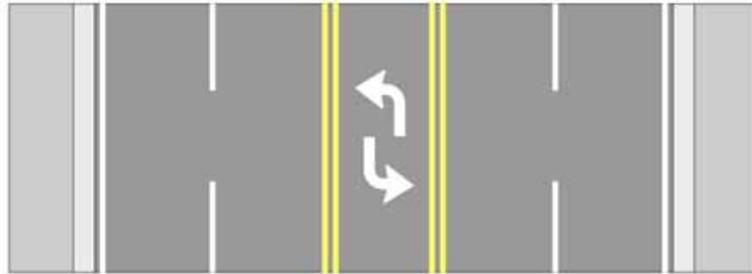
**MIC/Joint Development**

*Palmer Lake Charrette*



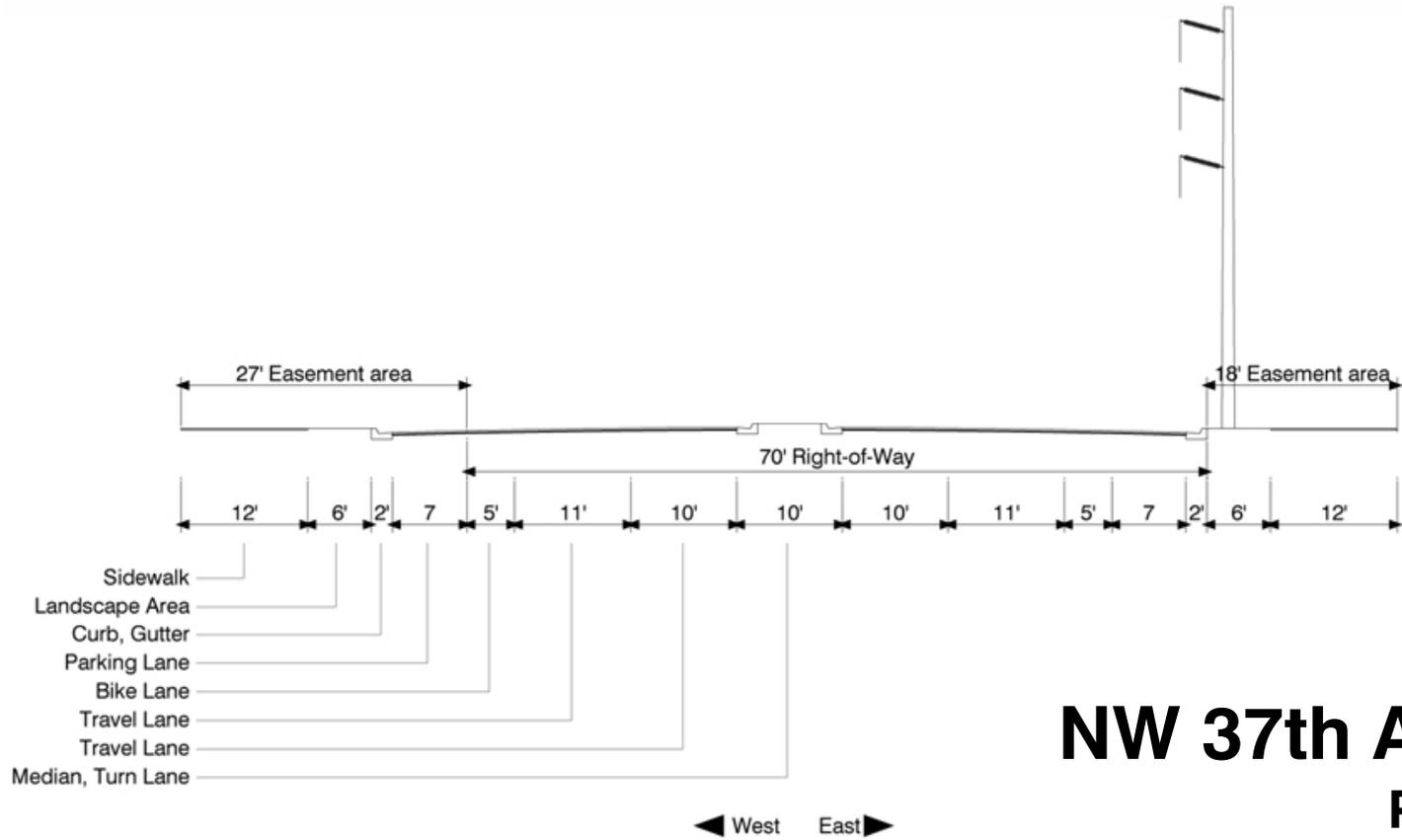
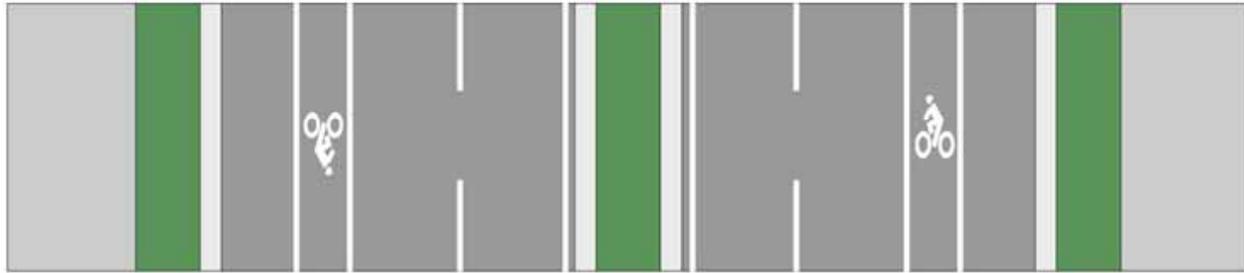
**MIC/Joint Development**

Palmer Lake Charrette



# NW 37th Avenue

## Existing



# NW 37th Avenue

## Proposed

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**NW 37th Avenue**  
**Existing**

Palmer Lake Charrette



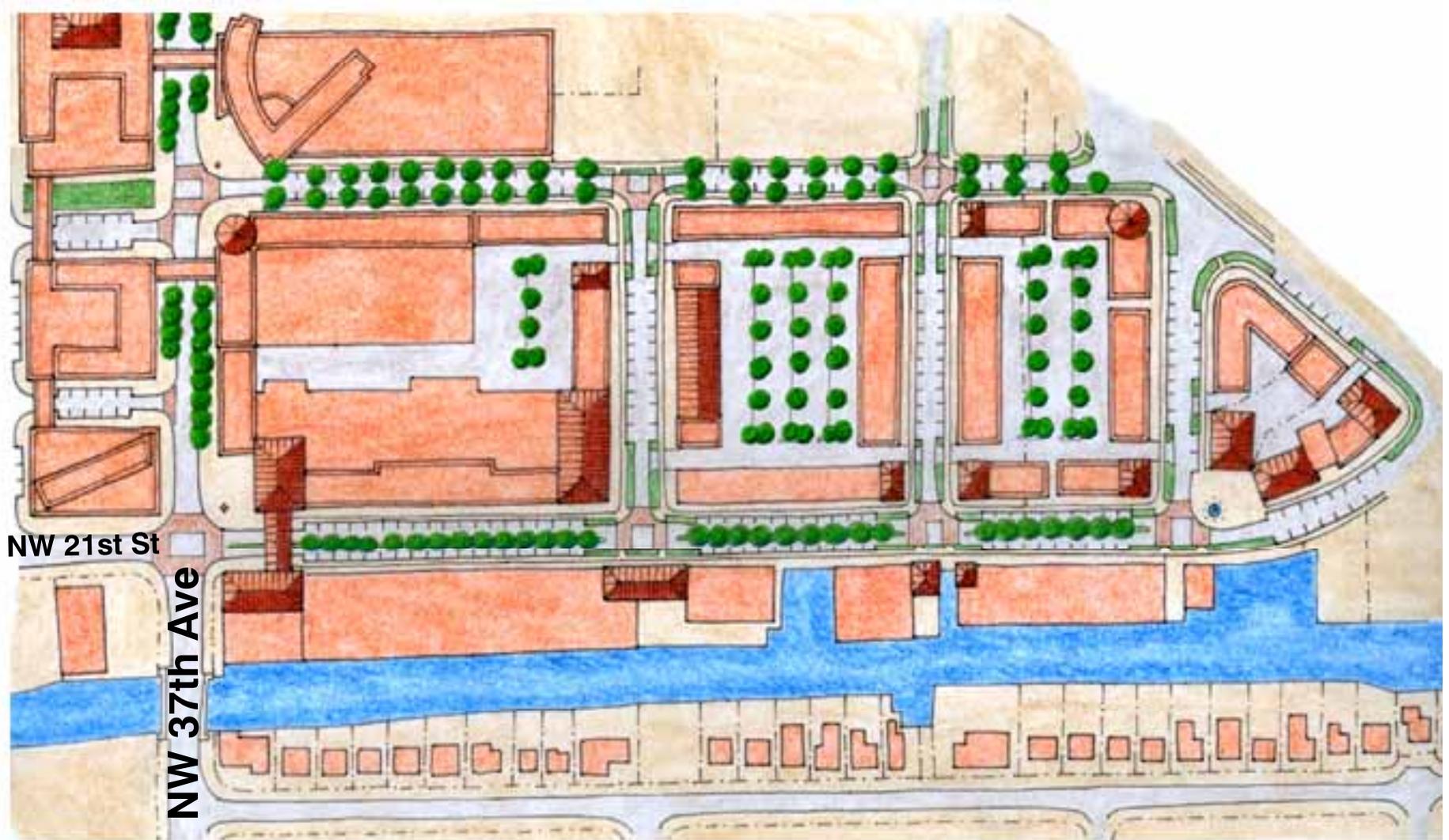
**NW 37th Avenue**  
**Proposed**

Palmer Lake Charrette

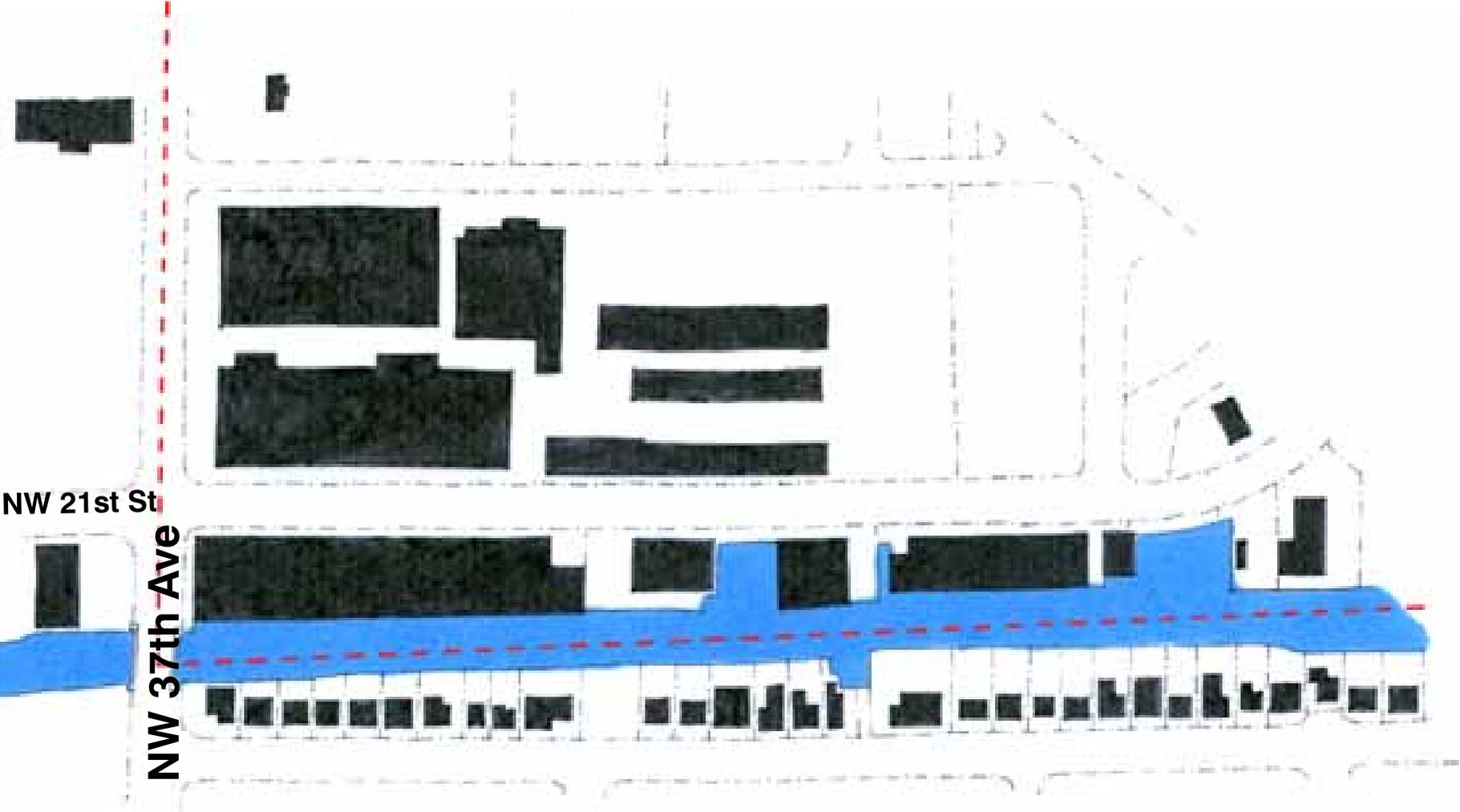
# Tamiami Canal Area



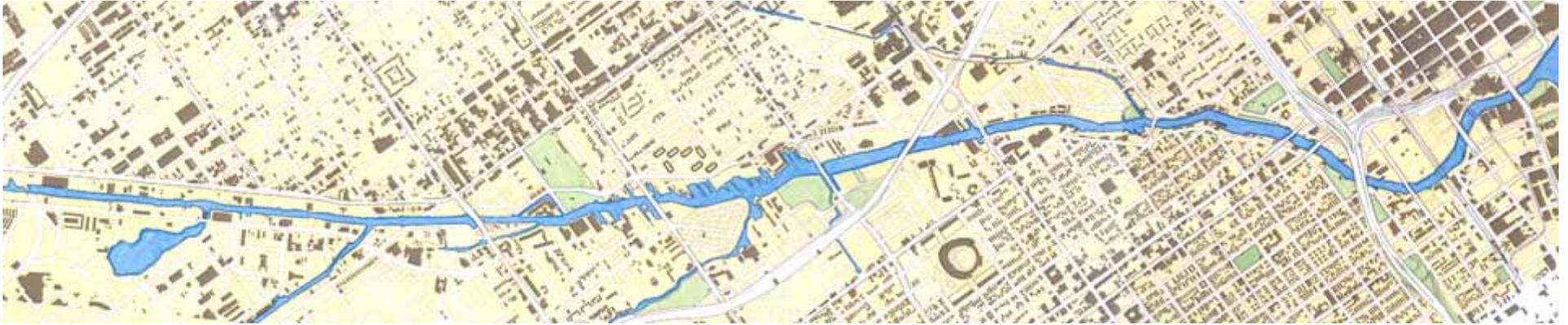
# Tamiami Canal Area



# Existing Buildings



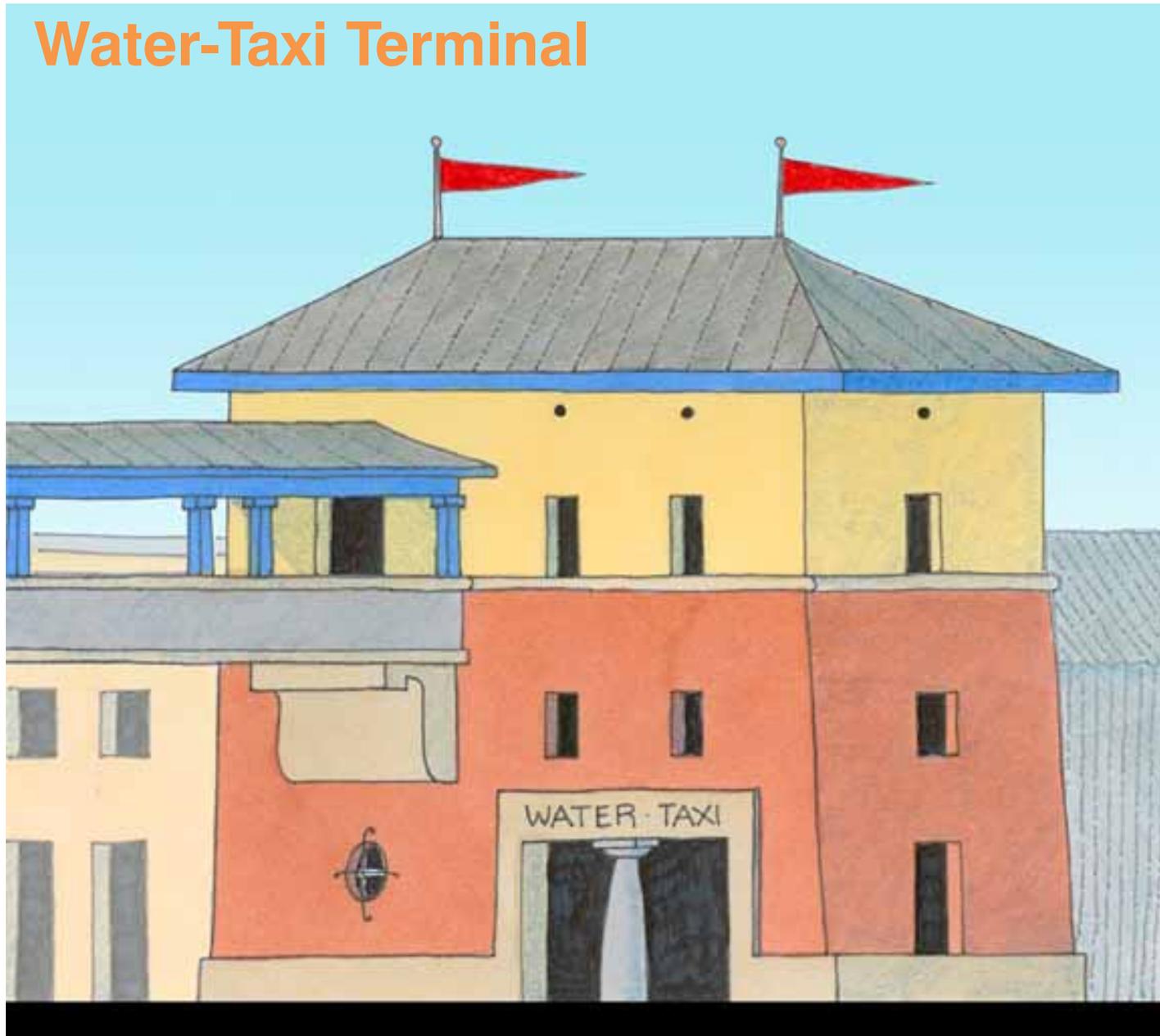
## Building Footprints



## Government-owned property



# Water-Taxi Terminal



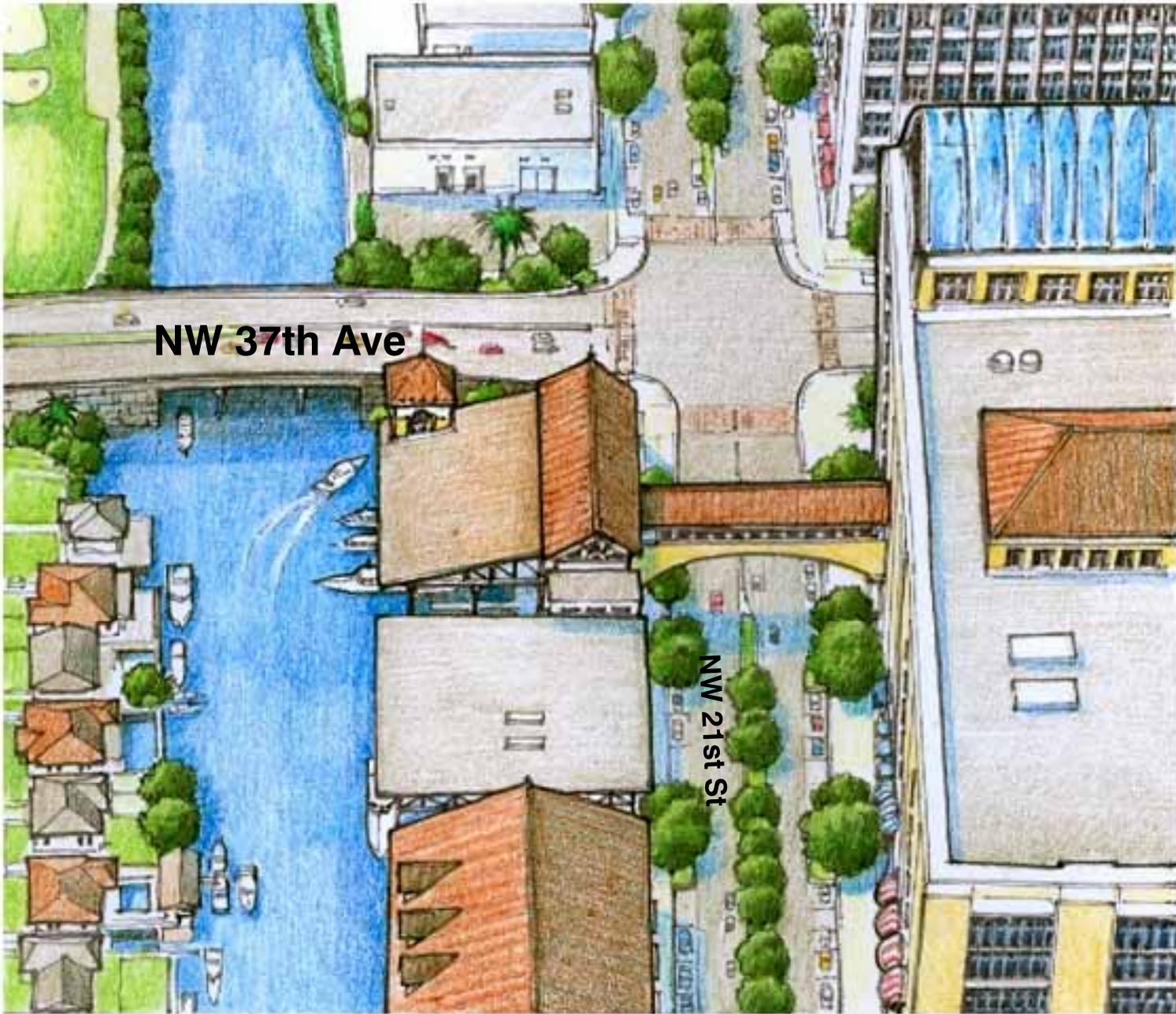
Palmer Lake Charrette



NW 37th Ave

NW 21st St

Palmer Lake Charrette



NW 37th Ave

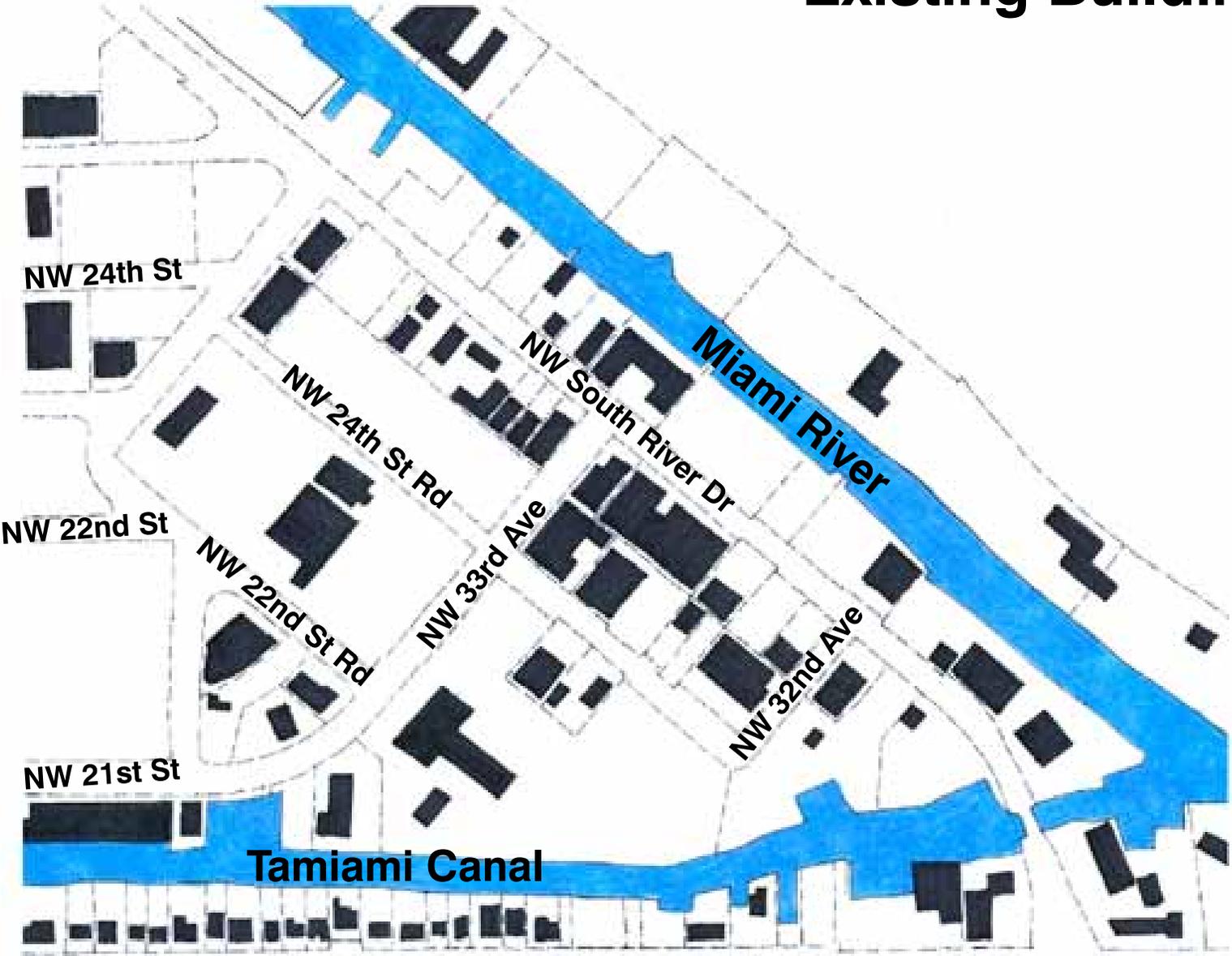
NW 21st St

Palmer Lake Charrette

# The Transitional Area



# Existing Buildings



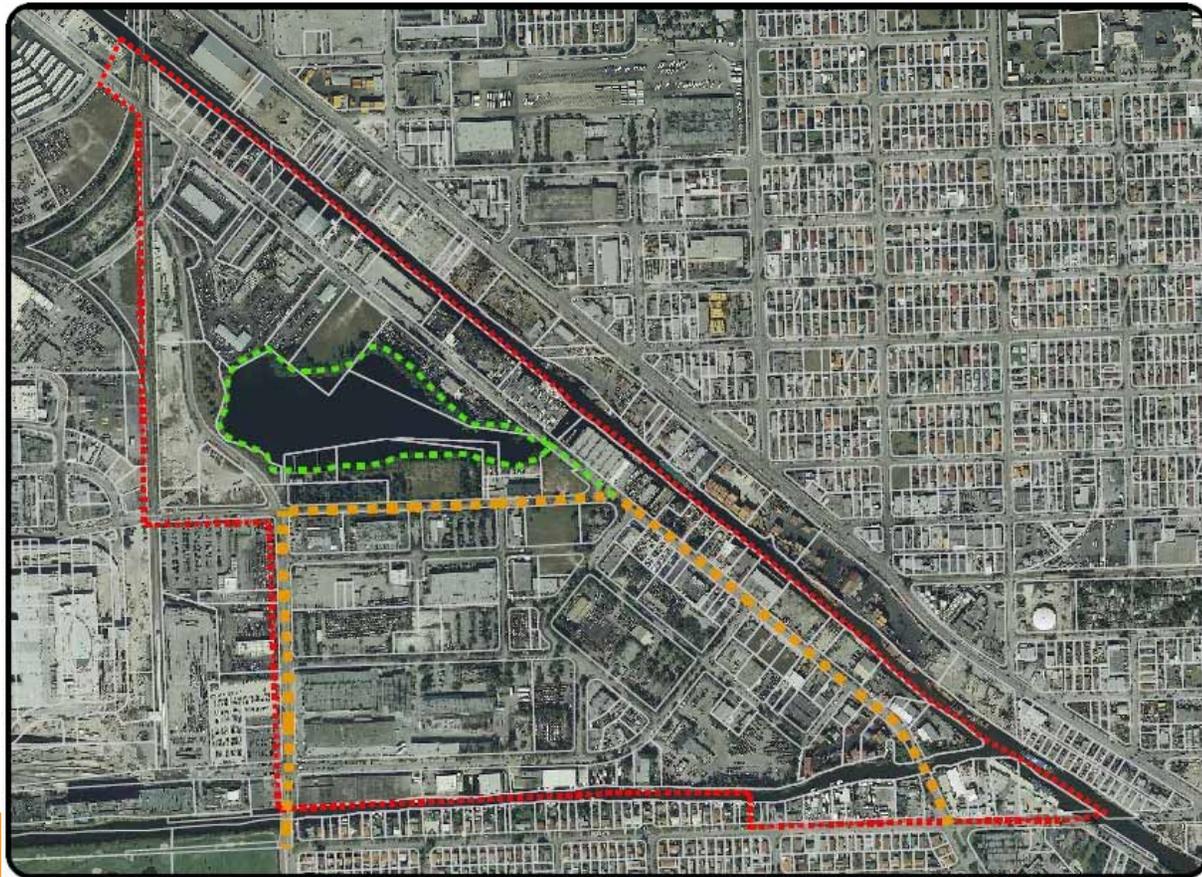
## An Area with Flexible Growth Potential



Palmer Lake Charrette



Palmer Lake Charrette



### Palmer Lake

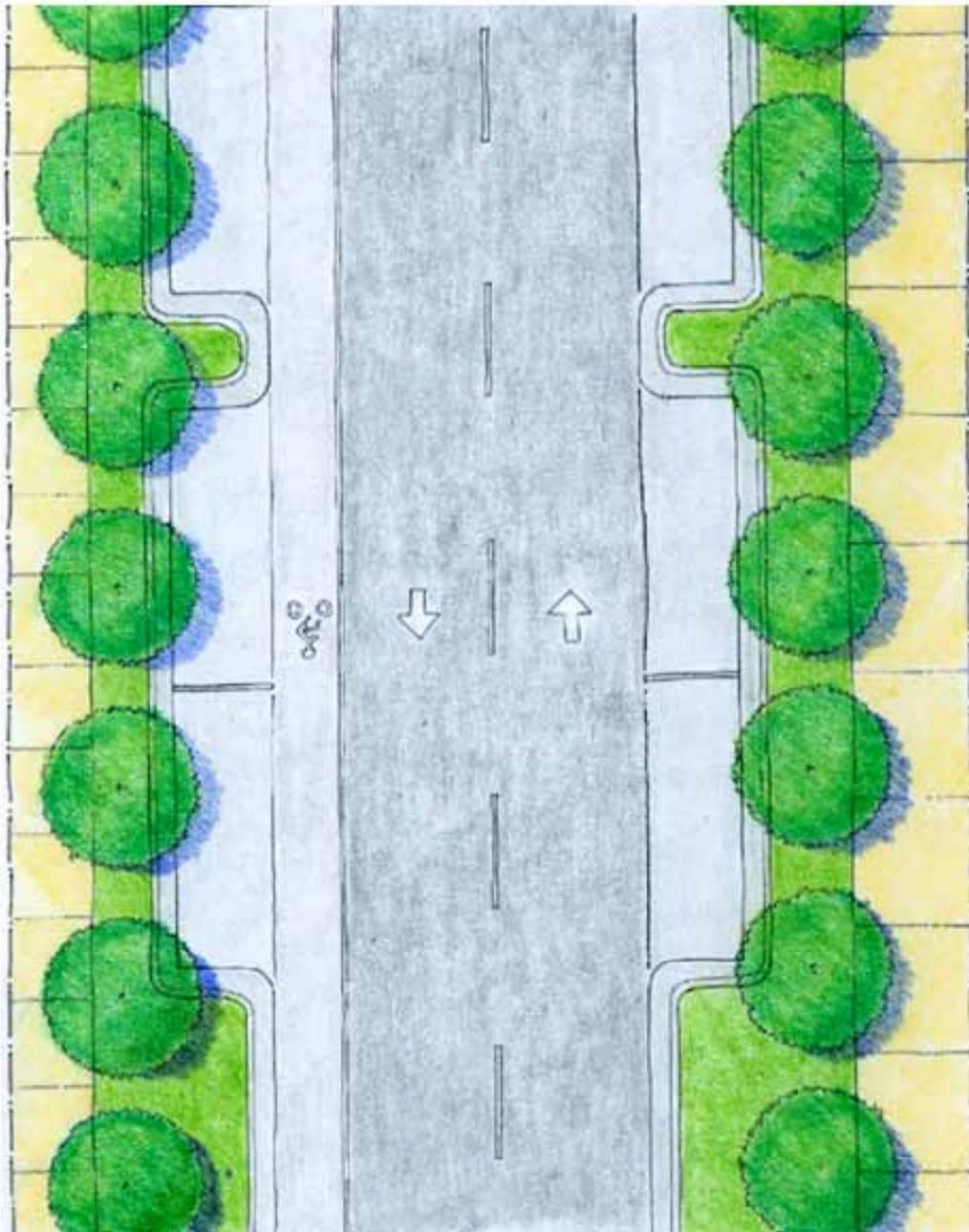
**Legend**

- Greenway Off-Road Trail
- Greenway On-Road Trail
- Palmer Lake Boundary

# Greenway Plan



Palmer Lake Charrette



## NW South River Dr

Proposed ROW  
Improvements

Palmer Lake Charrette



**NW South River Drive**

Palmer Lake Charrette



**NW South River Drive**

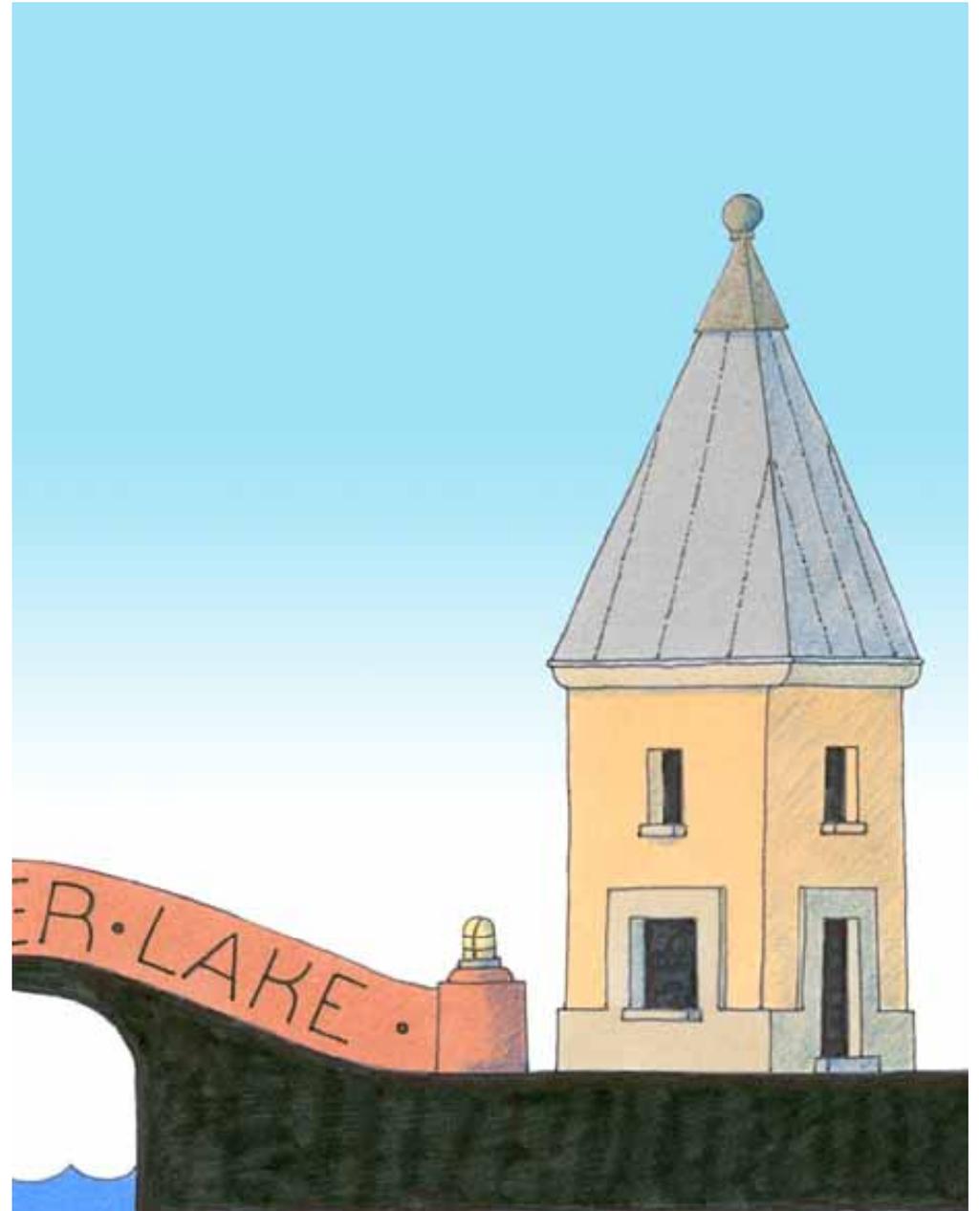
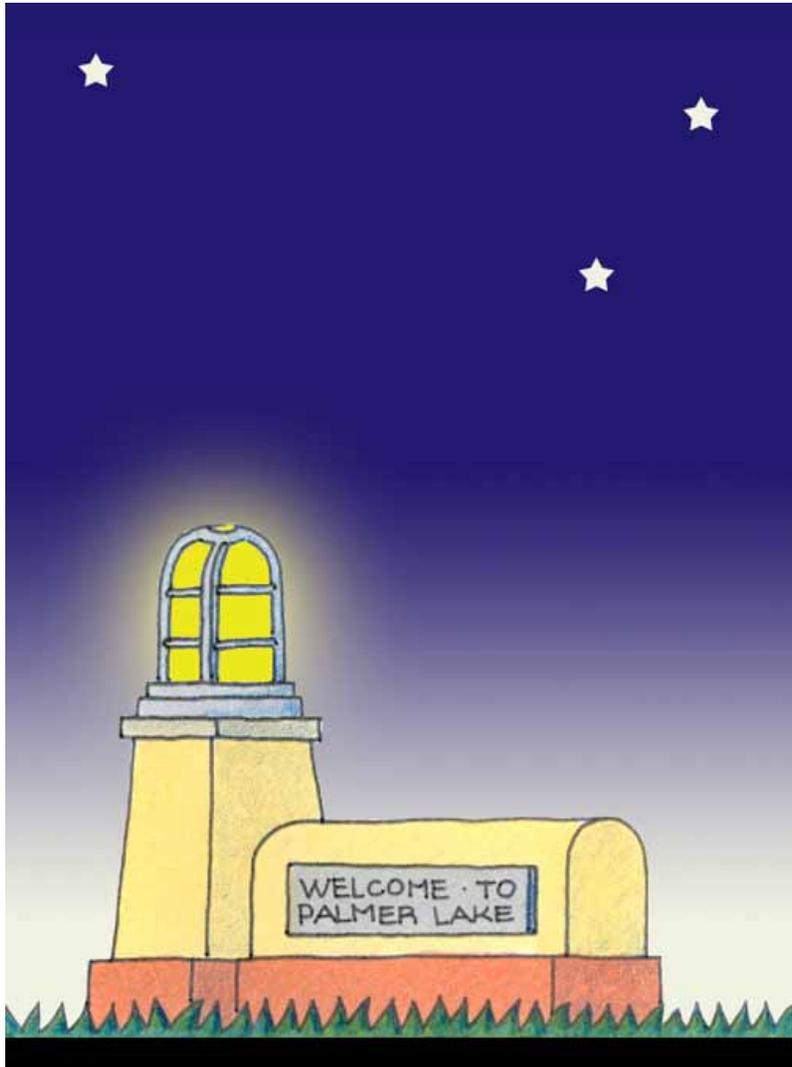
Palmer Lake Charrette



NW South River Drive

Palmer Lake Charrette

# Bridges/Signage



Palmer Lake Charrette



**Tamiami Canal Bridge**

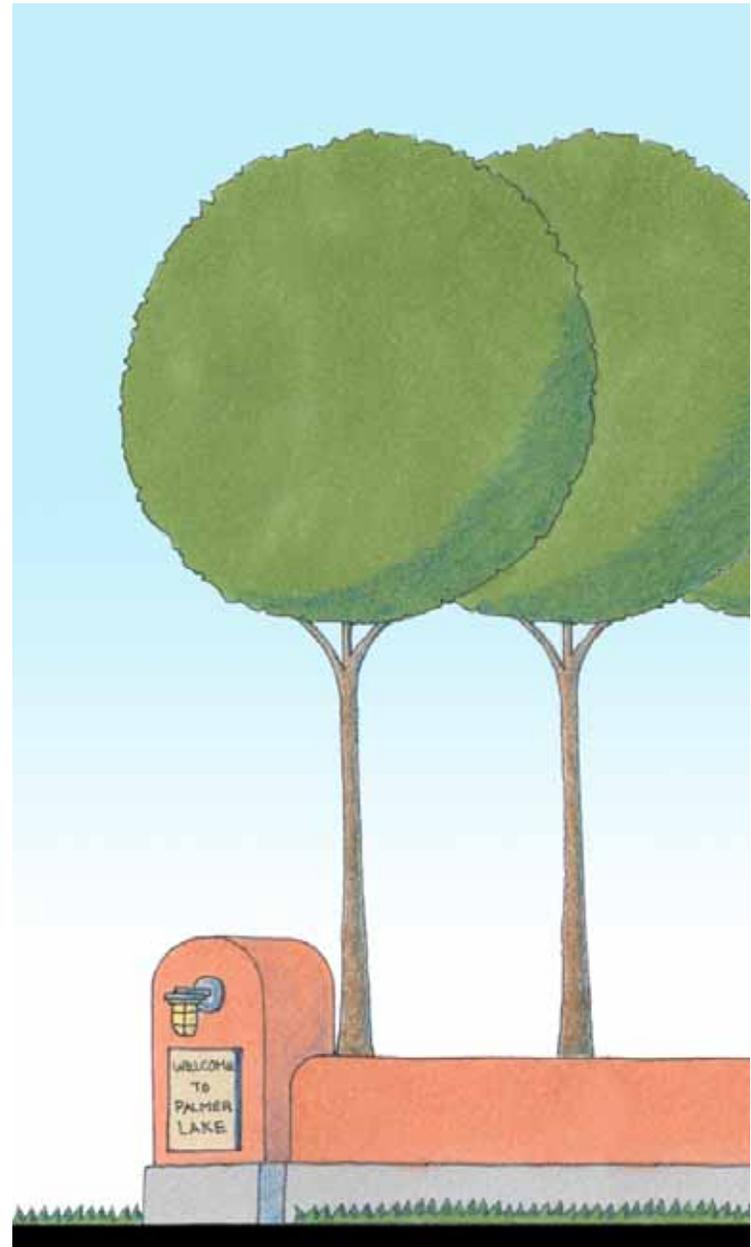
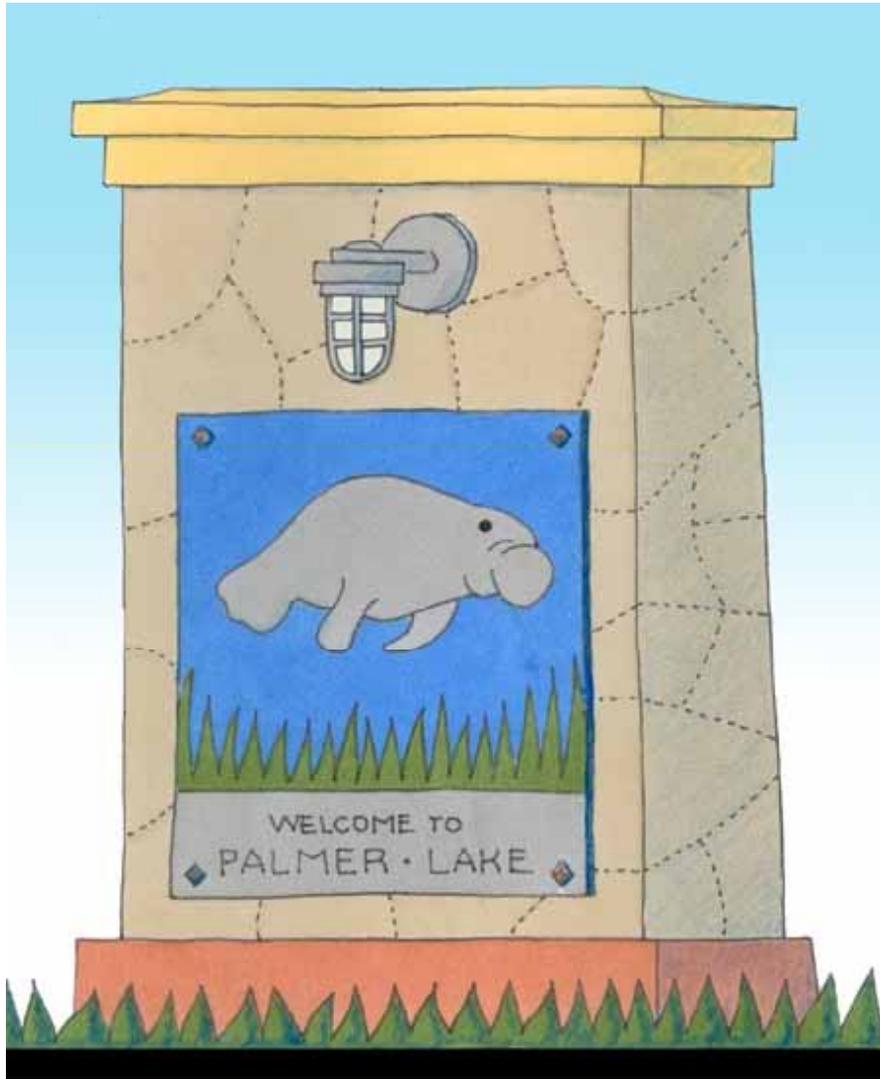
Palmer Lake Charrette



**Tamiami Canal Bridge**

Palmer Lake Charrette

# Entrance Features



Palmer Lake Charrette

# **Design Team:**

**Miami-Dade County**

**Department of Planning and Zoning**

**Community Planning Section**

**Urban Design Center**

Shailendra Singh, Jess Linn, Alejandro Zizold,  
Joshua Rak, Paola Jaramillo, Kimberly Brown

**Volunteer Urban Designers**

Maria Chalgub, Palak Gandhi

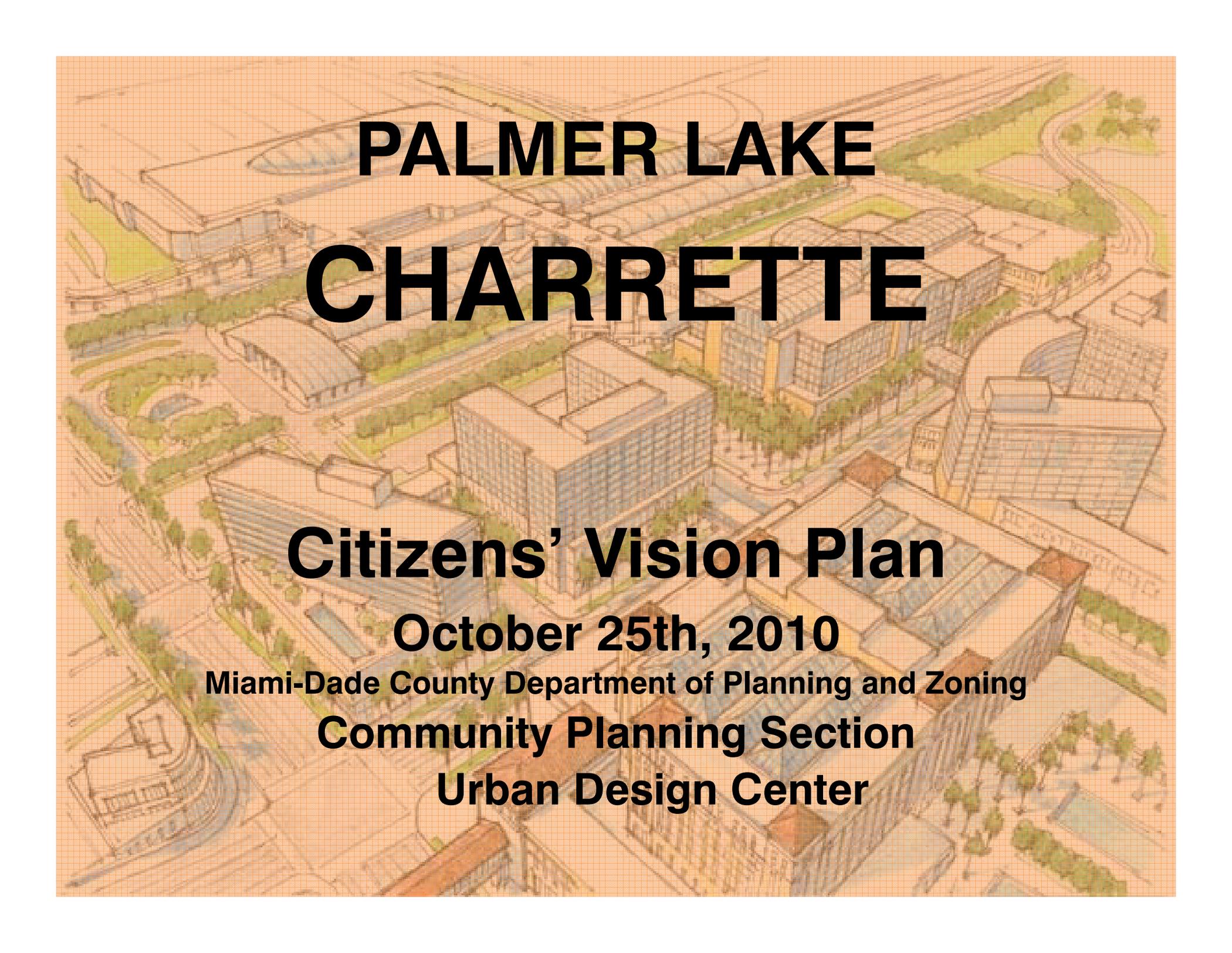
Palmer Lake Charrette

# What's Next?

- We will be back in 10 to 12 weeks with a Charrette Report
- Acceptance of the Vision Plan and Charrette Report by property owners, stakeholders and charrette steering committee
- Acceptance of the Vision Plan and Charrette Report by the Planning Advisory Board
- Acceptance of the Vision Plan and Charrette Report by the Board of County Commissioners

## In the Meantime...

- Work with the Charrette Steering Committee to Prioritize Improvements.
- Establish dialogue with MIC, Airport, Seaport, FDOT, DERM, Public Works, Parks and Recreation Departments, property owners, and the Miami River Commission
- And above all... **STAY INVOLVED!!!**

An architectural rendering of a city street grid, showing various building footprints, streets, and green spaces. The rendering is in a light, sketchy style with a grid overlay. The text is overlaid on the center of the image.

# **PALMER LAKE CHARRETTE**

## **Citizens' Vision Plan**

**October 25th, 2010**

**Miami-Dade County Department of Planning and Zoning**

**Community Planning Section**

**Urban Design Center**

**For more information, please visit us online at:  
[www.miamidade.gov/planzone/palmerlake.asp](http://www.miamidade.gov/planzone/palmerlake.asp)**

**Or Call:**

**Department of Planning and Zoning  
Community Planning Section  
305-375-2842**



*Delivering Excellence Every Day*

Palmer Lake Charrette