

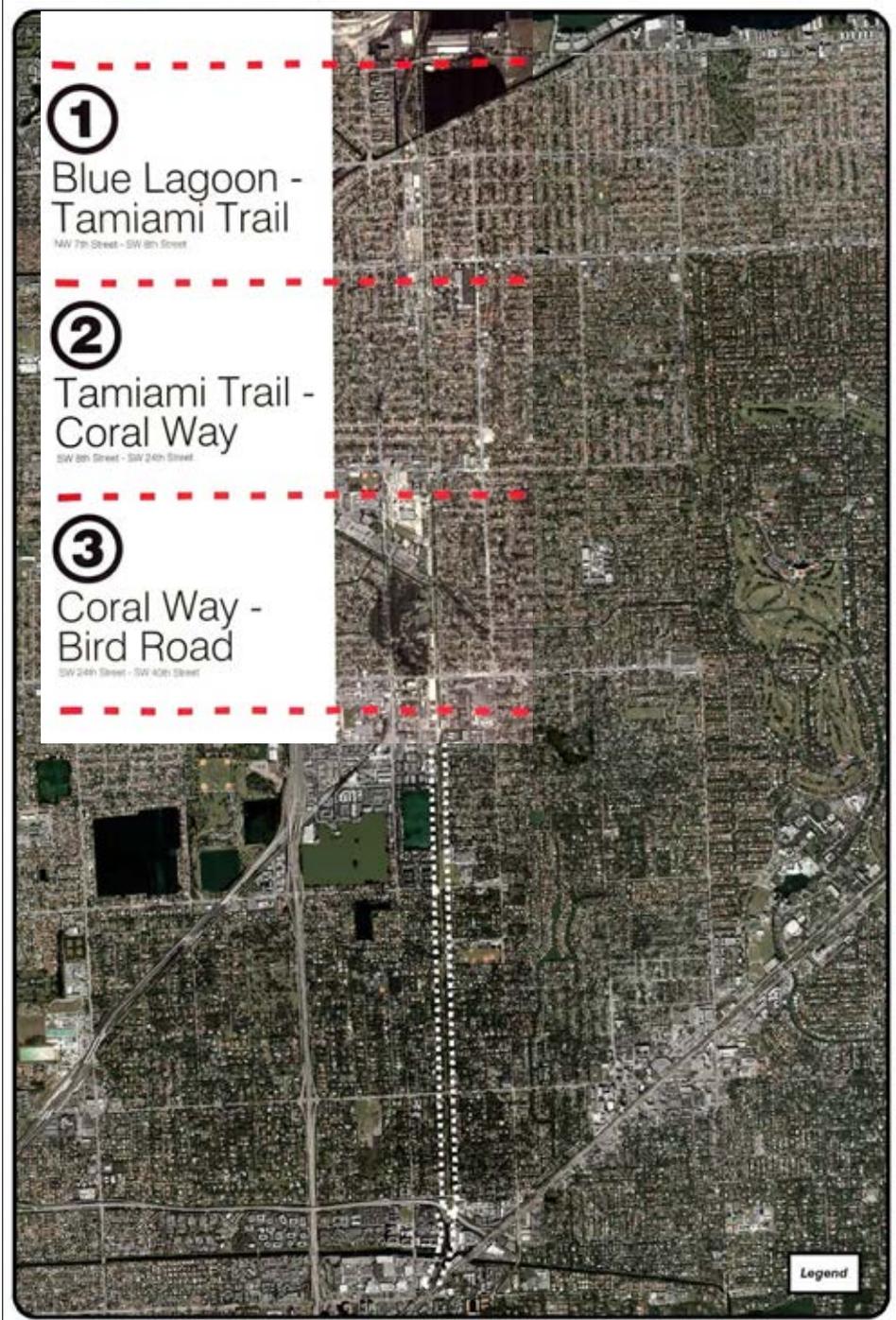
LUDLAM TRAIL CORRIDOR

CHARRETTE

Commissioner Rebeca Sosa
District 6



Study Boundaries



THREE Linear Mile Sections

①

Blue Lagoon -
Tamiami Trail

NW 7th Street - SW 8th Street

②

Tamiami Trail -
Coral Way

SW 8th Street - SW 24th Street

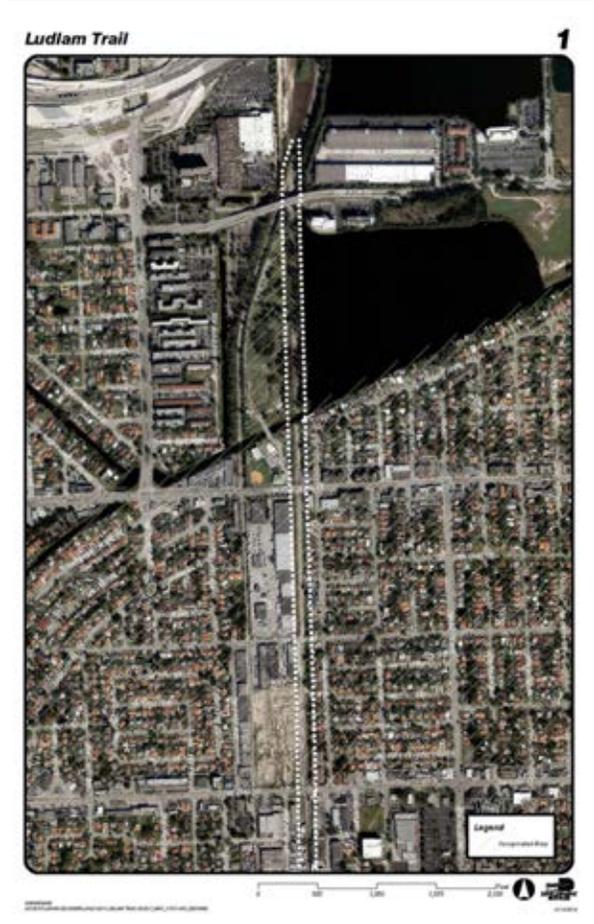
③

Coral Way -
Bird Road

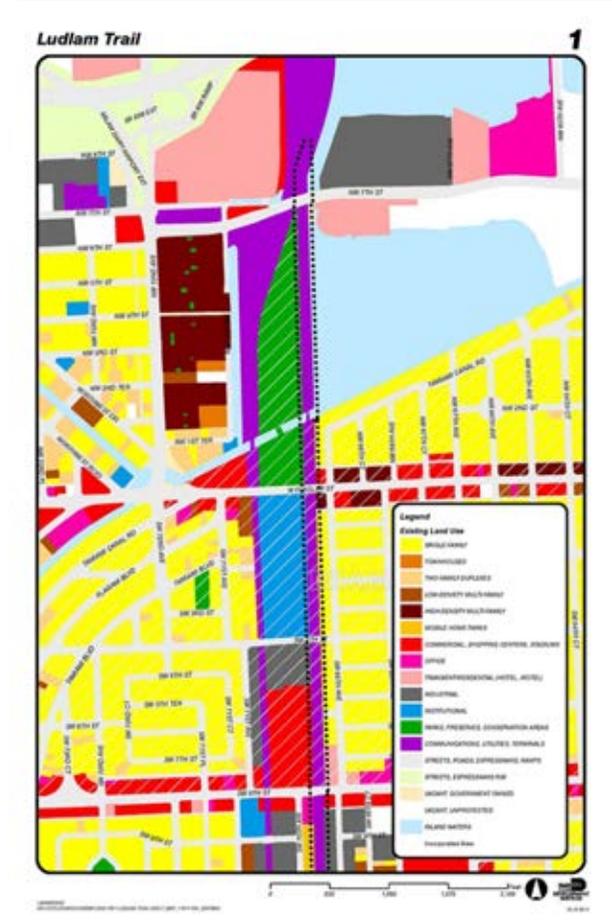
SW 24th Street - SW 40th Street



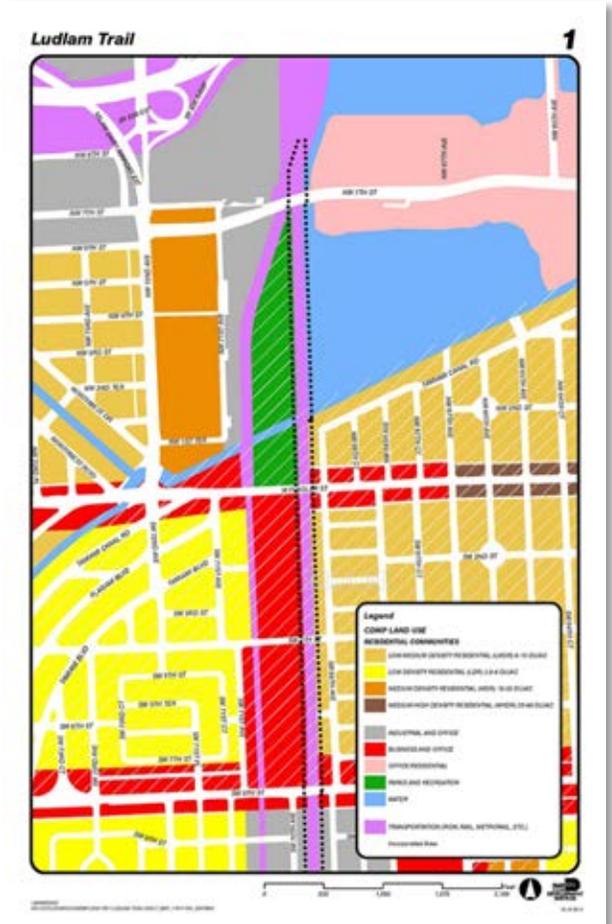
Section 1



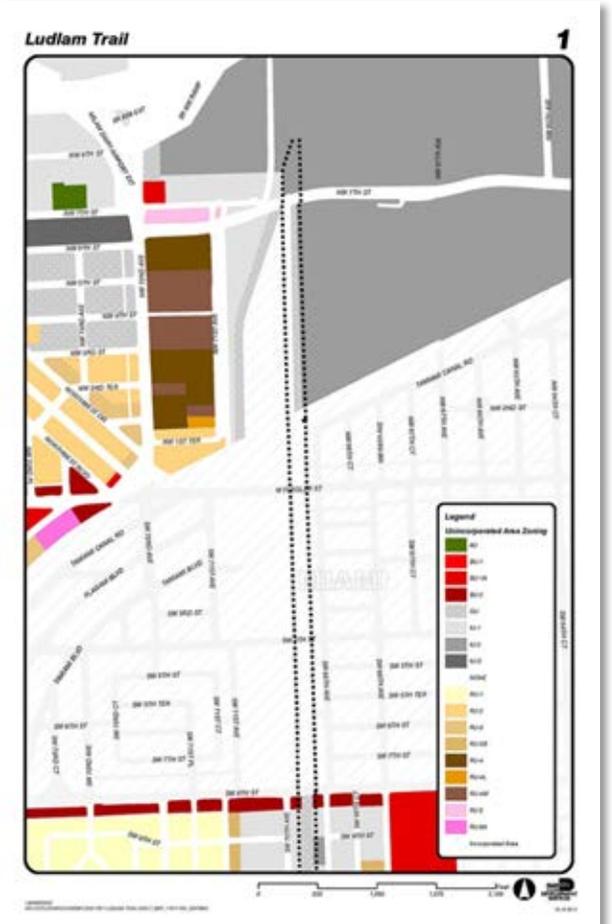
Aerial



Existing Land Use

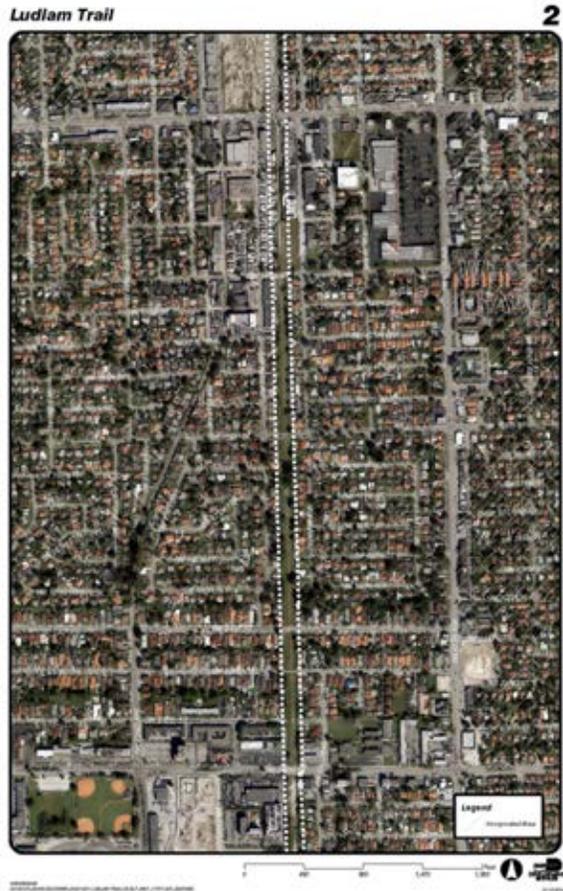


CDMP Land Use

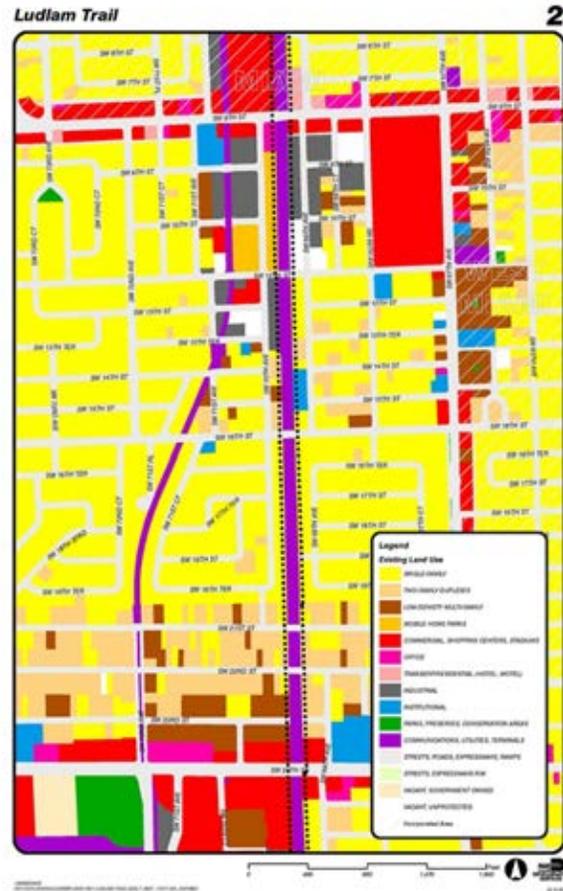


Zoning

Section 2



Aerial



Existing Land Use

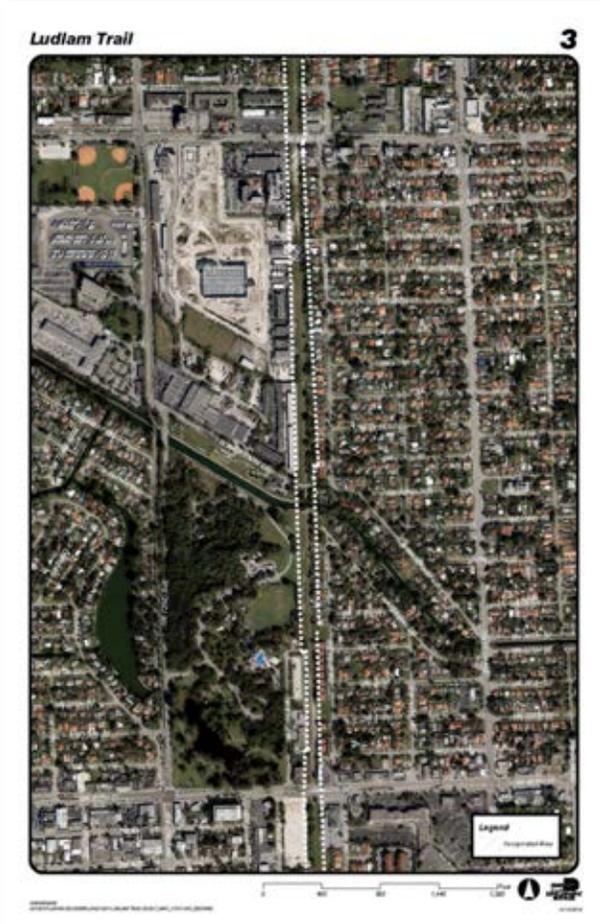


CDMP Land Use

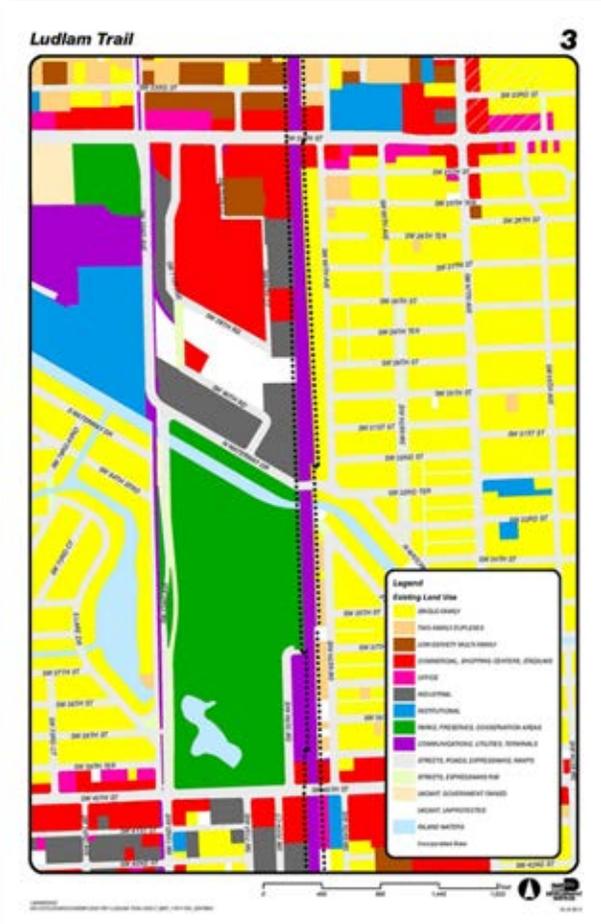


Zoning

Section 3



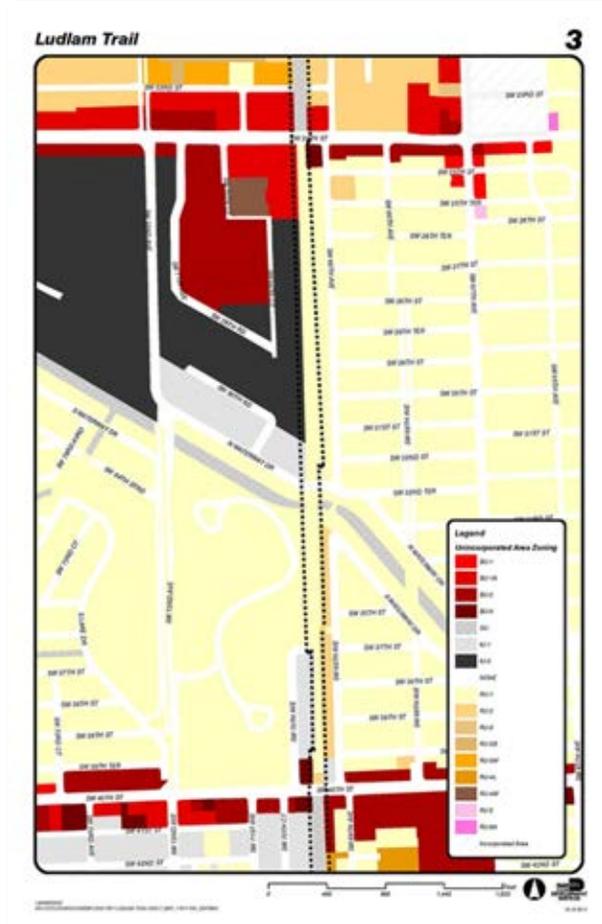
Aerial



Existing Land Use



CDMP Land Use



Zoning

Kick-Off/Introductions February 28TH 2015, 10:00 AM



Tables Working February 28TH 2015, 11:00 AM



Tables Working February 28TH 2015, 11:00 AM



Tables presenting their maps February 28TH 2015, 12:30 PM

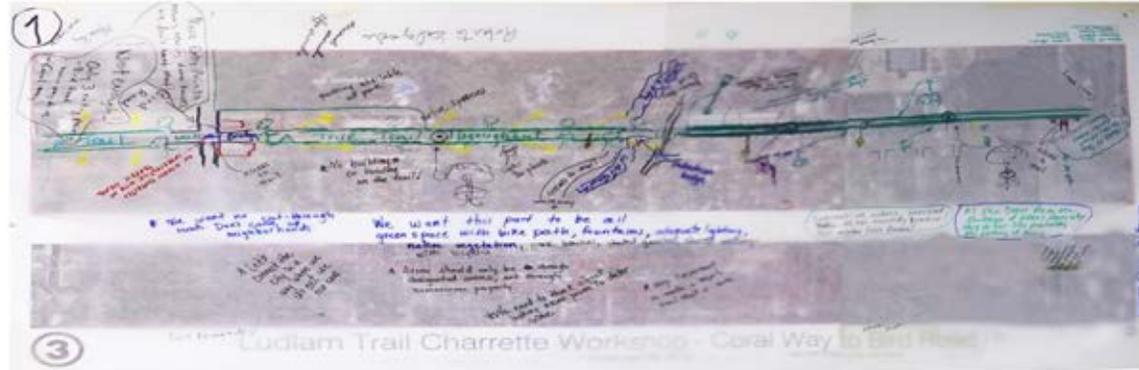


Tables presenting their maps February 28TH 2015, 12:30 PM



Table maps

Table #1



- No building or housing on the trail
- Greenway nature spaces
- No building areas
- No more utility poles than the existing main intersection
- Only to commercial buildings on main roads (People, Bird St Coral Way)
- Concrete, no curbs, increased traffic (we are essentially closed off)
- All green space on bike paths, boulevards, adequate lighting, nature vegetation
- About only three designated areas, not to cut into businesses property
- Very important to make a bike trail that is safe
- Connect the city in a way that we do not have to see cars

Ludlam Trail Charrette - District 6 - Table Maps

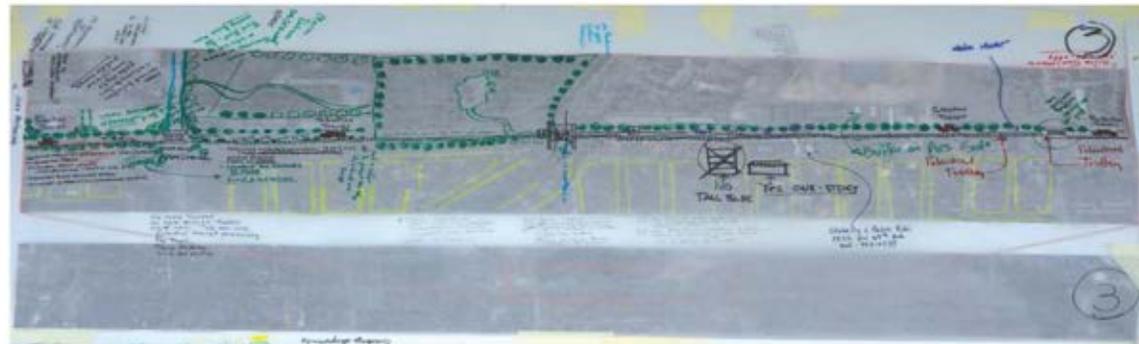
Table #2



- A green trail with bike/pedestrian paths (separated for way use) and trees
- Elements to include Benches, fountains, lighting, landscaping (on both sides)
- Quality materials on the intersections of the trail with major streets
- Include landscaped gardens and full play areas
- Use of garbage cans, storage bag holder
- Create "Water" stations at the intersections
- No building (houses, apartments or businesses)
- Discrete path for the bike/pedestrian trail over the major intersection
- More trees (Palm, Oaks, Native species)
- No trailers, no low level, no buildings, no parking spaces on the trail
- Recreative and park in some areas
- More nature signage along the trail for different physical activities (Fitness stations)

Ludlam Trail Charrette - District 6 - Table Maps

Table #3



- Transit/bike/pedestrian service in the corridor
- No residential or apartments
- Only commercial or entertainment
- Residential uses before it intersects
- Single building for access to trail/Boulevard park
- Bikes along business areas
- Safety poles, anti-crash access to trail
- Connect the Ludlam Trail to other nearby parks/Boulevard park
- Provide bus and station
- Pedestrian corridor on Bird Road and Coral Way
- Limited commercial uses in segments 1 and 2 only
- Single stories
- No more businesses or houses on the trail
- Call or work for the trail users
- Trail should be lighted and have security cameras
- Build a fitness park entrance at the trail and Coral/Garden canal
- No tall buildings (no development should have only one story buildings)
- Water Waterway Drive across the trail
- Trail should have a buffer from adjacent houses

Ludlam Trail Charrette - District 6 - Table Maps

Table #4



- A bike/pedestrian walking trail with trees on both sides for the entire length
- Pedestrian and bike paths should be separated
- No buildings (No houses, buildings) (No warehouses)
- No tall buildings
- 2 stories - One story only
- Remove Park facilities below
- Create habitat for the endangered Roseate Spoonbill
- Plant use Pine Trees
- Plant Oak trees in the corridor
- Benches (that are comfortable for adults)
- Trash/Recycling
- Double-line parking areas
- Water fountains
- Playground/fitness equipment
- Park the trails
- Create green open space/park in the trail

Ludlam Trail Charrette - District 6 - Table Maps

Table maps

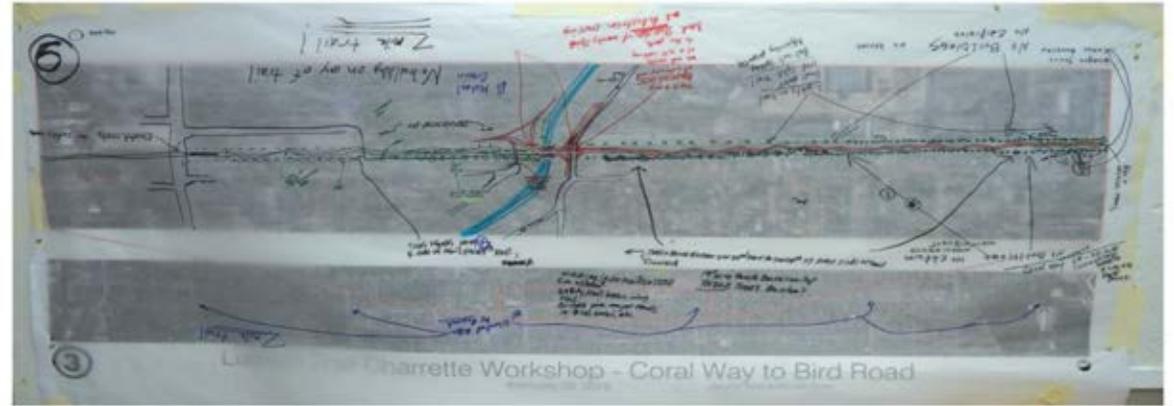
Table #5



- No Housing (if Commercial properties (No Offices, apartments (if residential))
- Bike trails, walking trails, green space (trees, bushes, flowers)
- More shade trees, parks, lots of greenery
- Option to buy land behind the properties
- Add street lighting
- Add the trail to the park property
- Build a shade park/shaded area
- Design distribution points along the trail
- Include bike repair/rental shop
- Coffee, ice cream, sandwich shops with outdoor seating
- Local restaurant
- Lots of benches along the way

Ludlam Trail Charrette - District 6 - Table Maps

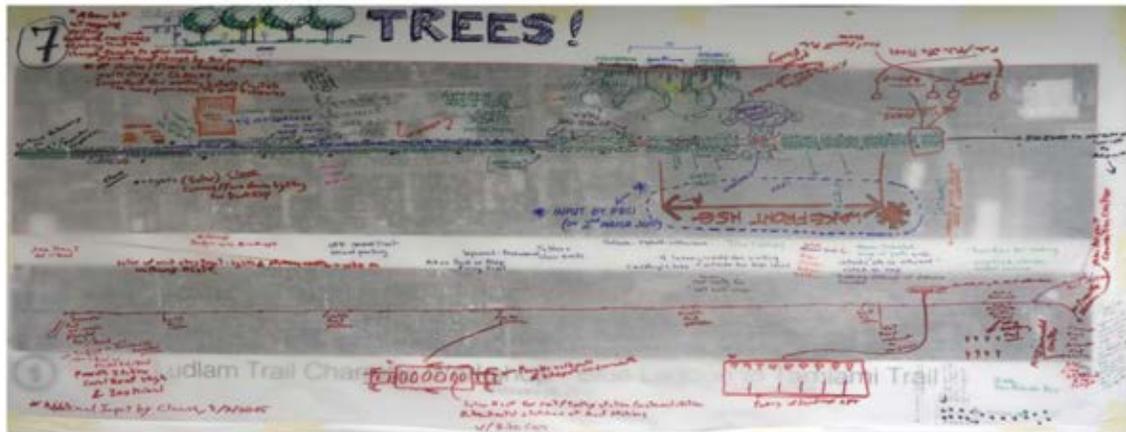
Table #6



- Continue 7 mile trail
- No buildings on any part of the trail
- Bridges over major roads
- Safety rail boxes along trail
- Plant trees (bamboos)
- 14 foot min. fence with berms
- Trees and shrubs buffer along outer side of trail from 32nd Terrace to Coral Way
- Need stop sign and warning lights at Waterway Drive and trail
- Trail should be lighted

Ludlam Trail Charrette - District 6 - Table Maps

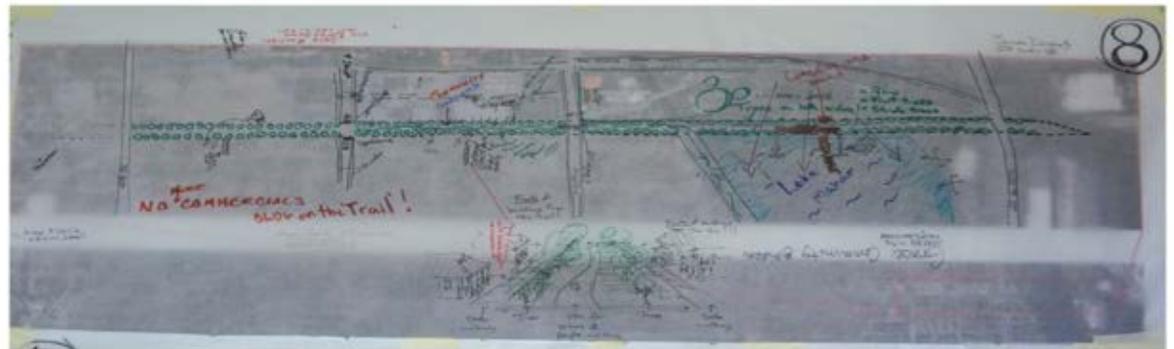
Table #7



- Shade trees on both sides of trail
- Connect trail to airport
- Connect trail to Blue Lagoon
- Sprinkler benches for kids, women, seniors, walkers
- Pedestrian cross with green paint of concrete, red diamonds
- Trail with 4 lanes, 2 walking, 2 biking
- One barrier walls for "red hot"
- Fourquoth should be reinforced asphalt
- More "Walmart" style on one side of building building trail
- Provide off street trail parking
- Provide tables and chairs/benches
- Provide shelter and drinking fountains
- Provide solar powered dark sky compatible trail lighting
- Allow food trucks at trail heads
- Need sidewalks along 4th Street between 19th and 7th Avenues
- Provide rail station along the corridor connecting to the airport and sea
- Provide open green space large enough for temporary uses such as art festivals, food trucks, pop up art, etc.
- Provide opportunities for passive and active recreation
- Provide shelter and drinking fountains
- Paths should resemble and have topography change of elevation, straight and flat paths can be helpful

Ludlam Trail Charrette - District 6 - Table Maps

Table #8

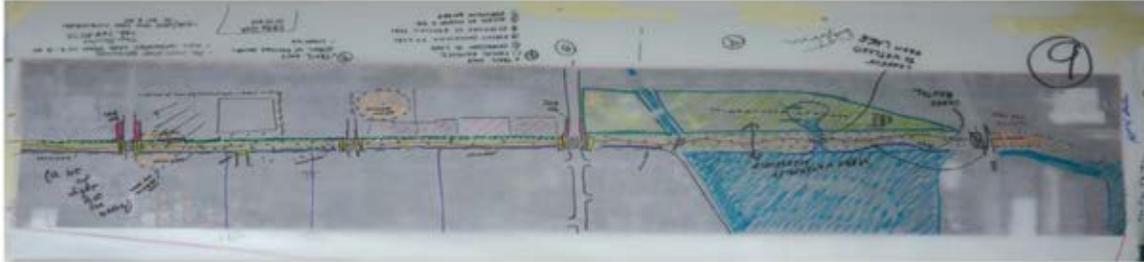


- A green trail with paths for bikes and people walking
- No more commercial buildings on the trail
- Auxiliary cottages (bicycles) housing the green space (front of buildings facing the trail)
- Trees on both sides of the trail (Palms, but more shade trees)
- Concrete stands along the trail
- Community gardens
- No pavilions on the trail
- Bridges over major cross streets
- Benches overlooking the lake "Water" (?)

Ludlam Trail Charrette - District 6 - Table Maps

Table maps

Table #9



- Trail only
- Consider better drainage when constructing trail or any other development
- Connect to existing from Lake
- Parking on area north of NW 7th Street
- Permit connection to lake. Expansion of existing park
- Access on Flagler and NW 7th Street
- Pedestrian Bridge
- Lighting
- No multi-story residences
- Full landscaped area from SW 4th Street to SW 8th Street
- Bike/walk path from Fossilhill to SW 8th Street

Ludlam Trail Charrette - District 6 - Table Maps

Table #10



- Meet a trail
- Use corridor for park or road, no houses or apartments
- Full portion of trail to adjoining homeowners to extend backyard
- No buildings in residential zones
- Connect trail to the airport to attract tourists, could allow the use of tourist buses
- Any new buildings should be limited to one story
- Trail should be a safe route for cyclists and be a neighborhood destination
- Road lights for safety
- Bridges over SW 8th Street and Coral Way
- Adjacent properties should not be reduced in area for future construction
- No more apartment on SW 6th Avenue
- Trail or road in corridor would help the expansion on SW 6th Avenue between Coral Way and SW 8th Street
- The Ludlam Trail should be a connecting corridor to High Line in New York City
- Provide parking for the trail at Coral Way

Ludlam Trail Charrette - District 6 - Table Maps

Table #11



- No new roads thru the trail to cross into existing neighborhoods
- Only bike/pedestrian trail (it is too narrow for development)
- Access roads from the west side of corridor only
- Working from the west side only pedestrian access
- Small attached development at all major cross roads (bird, coral way, SW 7th, Flagler)
- These developments to be interconnect "cross" steps (bike/pedestrian/bike)
- Access from the trail to A.D. Barnes Park

Ludlam Trail Charrette - District 6 - Table Maps

Table #12

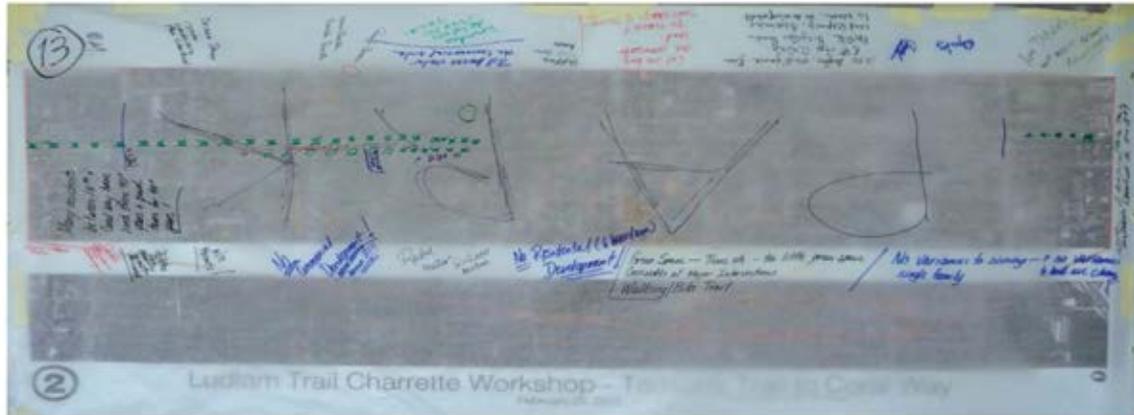


- Entire corridor should be a park
- Use only native plants to create nature habitat for wildlife
- Native grasslands
- Possible butterfly trail and forest
- No lights, close trail at sunset
- No lights on poles, low lights all along trail
- Solar powered lights
- Safe crossings
- No access/entrance on District 7
- Provide playgrounds and picnic areas
- No playgrounds in picnic areas
- Trail hand shops at SW 8th Street
- No stores
- Connect to Underline
- Buffer of plants for privacy between trail and neighbors
- No competing entry to residential neighborhoods
- No party buildings
- Fit shops with "no options"
- Free electric bike rental
- No trailers
- No more residential or commercial
- Possible tap houses for beverage bars, research opportunity for schools along trail
- Paths should be a permeability surface
- Possible positive shelters
- No stations
- Possible a dog walk
- No huge high-rise on old "bar" lot (at Bird Road)

Ludlam Trail Charrette - District 6 - Table Maps

Table maps

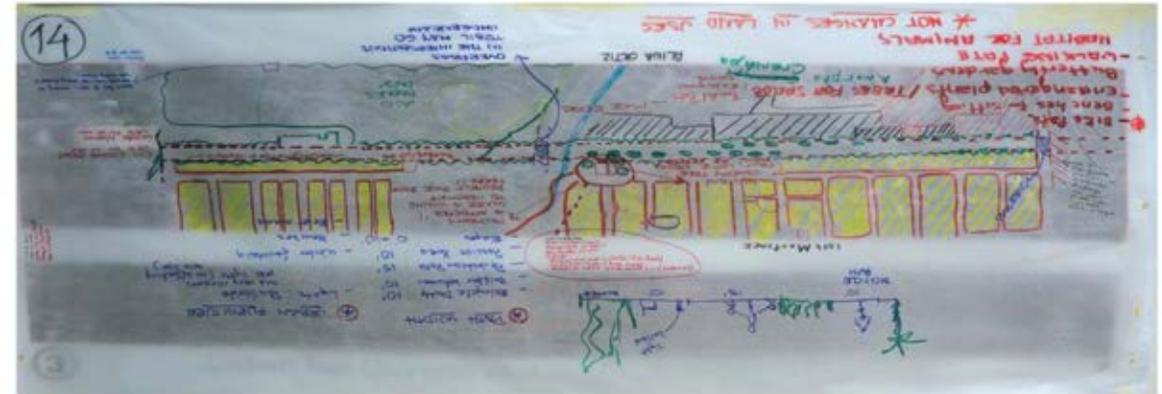
Table #13



- Park, bike lanes, landscaping and greenery
- No houses/residential development
- No street
- No commercial development behind existing houses
- Crosswalk at major intersection
- Walking/bike trail
- No vehicles in zoning
- No land use change
- Lot dimensions are key for heavily forested lot
- No front
- No front buffer will have

Ludlam Trail Charrette - District 6 - Table Maps

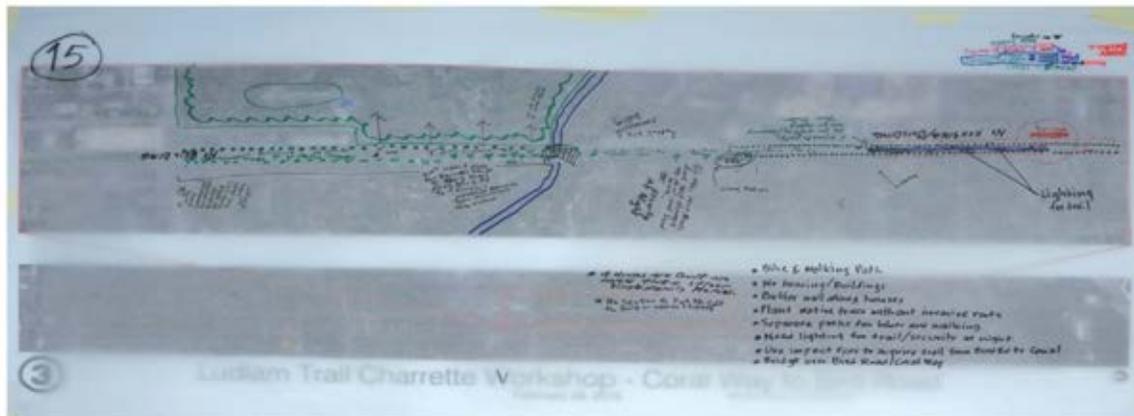
Table #14



- Provide approximately 15-foot pedestrian and 10-foot bike paths
- Provide bollard lights, water fountain, benches, rest areas
- Provide an extension of Coral Way and Waterway Drive
- Use underground plumbing for shade
- Provide butterfly gardens
- No changes in land use
- If there is development in the corridor, look to use story
- Commercial and residential buildings compatible with main road like Coral Way, Bird Road and Flagler Street
- No new trees

Ludlam Trail Charrette - District 6 - Table Maps

Table #15



- Special lot would be ok, since trail would increase the value of the properties in the area
- Native trees, lighting and benches with middle section to protect tomatoes
- Bike trail
- Allow residential access across to S.S. Barnes Park
- No buildings, terraces and automobiles in the area
- If houses are built, no more than 1 floor single family homes
- No section of the park should be used for streets
- Buffer wall along houses
- Plant native trees
- Separate paths for bikes and walking
- Road lighting for walk/corridor at night
- Bridge over Bird Road and Coral Way
- More open to the park
- Bar home
- No wall along properties. Open up to the trail for security. Encourage shops and houses to be built adjacent

Ludlam Trail Charrette - District 6 - Table Maps

Table #16

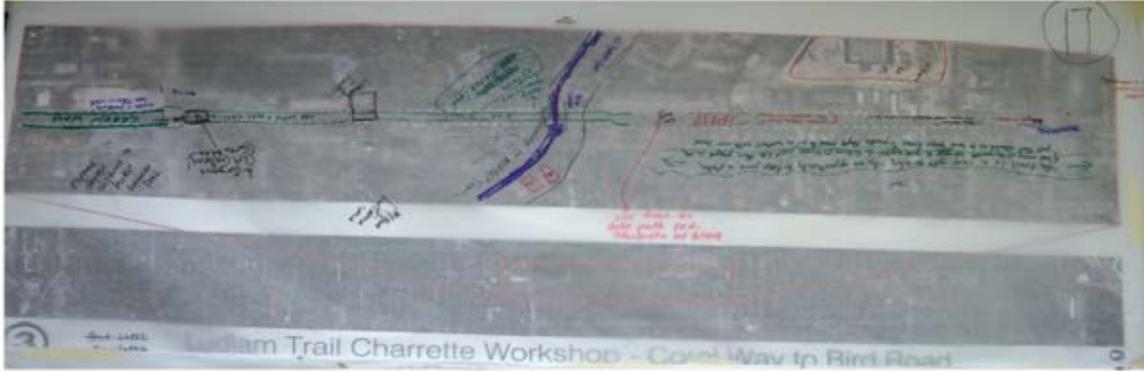


- No houses
- Safe routes for students to walk to school
- Transit station
- Benches, activation and community garden
- Bar home
- Dog park/fly house
- Night lighting for safety
- Security cameras
- No high density housing or residential
- Play areas for kids
- Create a consistent fence area along the corridor
- Provide more space for house corners
- Unified look fence
- Use trees and bushes to create fence
- Safety bike path
- Plant multi-trunked walking park
- Native trees
- Educational signs

Ludlam Trail Charrette - District 6 - Table Maps

Table maps

Table #17



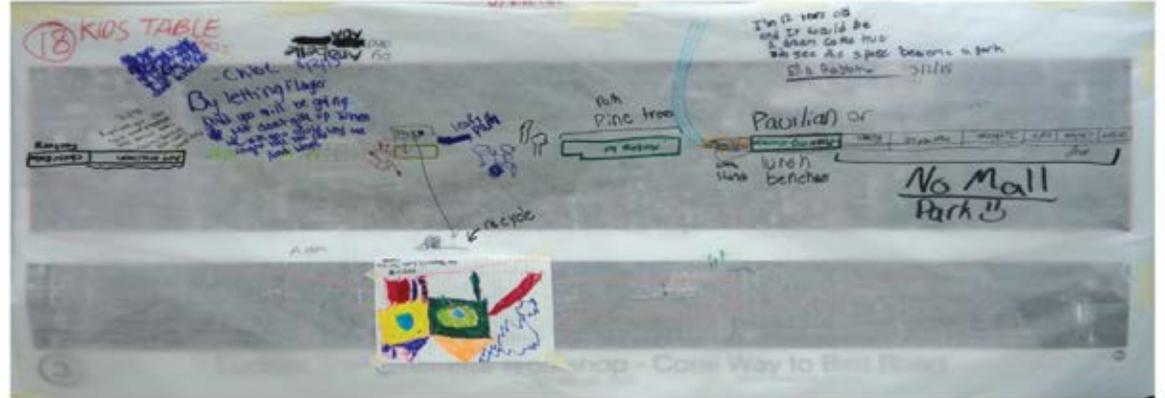
- Use trail as bike path for residents
- The trail is a main path to a big city
- Expand design district to better pedestrian feel
- Walk and parking for trail use on Bird Road
- A garage and gallery for the Bird Road Art District

- Keep green with bike trail
- Library in park
- Expand area railroad
- Bike rental
- Food trucks and book along the existing trail

- Curious Street street and closure
- Police station
- Warehouse on Bird Road
- Pedestrian/bike bridge on Coral Way

Ludlam Trail Charrette - District 6 - Table Maps

Table #18



- Art wall
- Bicycle Bunk
- Pine trees
- Park

- Lunch benches
- Utility sheds
- A Ball park (new: Soccer, Softball, Top 8 Softball Field, Soccer Field, and Basketball Courts)

- Garage/Parking Lot
- Art Museum
- Classroom Facility

Ludlam Trail Charrette - District 6 - Table Maps

Table #19



- Keep the trail, but green area and park
- No housing
- Drive for schools
- Lot of light parks for safety

Ludlam Trail Charrette - District 6 - Table Maps

FECI Options



Ludlam Trail Charrette - District 6 - Table Maps

On-site Studio: March 2 - 4



Conceptual Sketch Alternatives



Outcomes from the Charrette/Studio days...

- **Trail shall be continuous throughout the entire corridor**
- **No Development, only Trail behind Single Family Homes**
- **Trail shall have amenities like pocket parks, biking/walking paths, benches, fountains, shade trees, and landscaped buffer areas**
- **Development at the nodes/major intersections**

The Plan



3

Coral Way -
Bird Road

SW 24th Street - SW 40th Street

2

Tamiami Trail -
Coral Way

SW 8th Street - SW 24th Street

1

Blue Lagoon -
Tamiami Trail

NW 7th Street - SW 8th Street

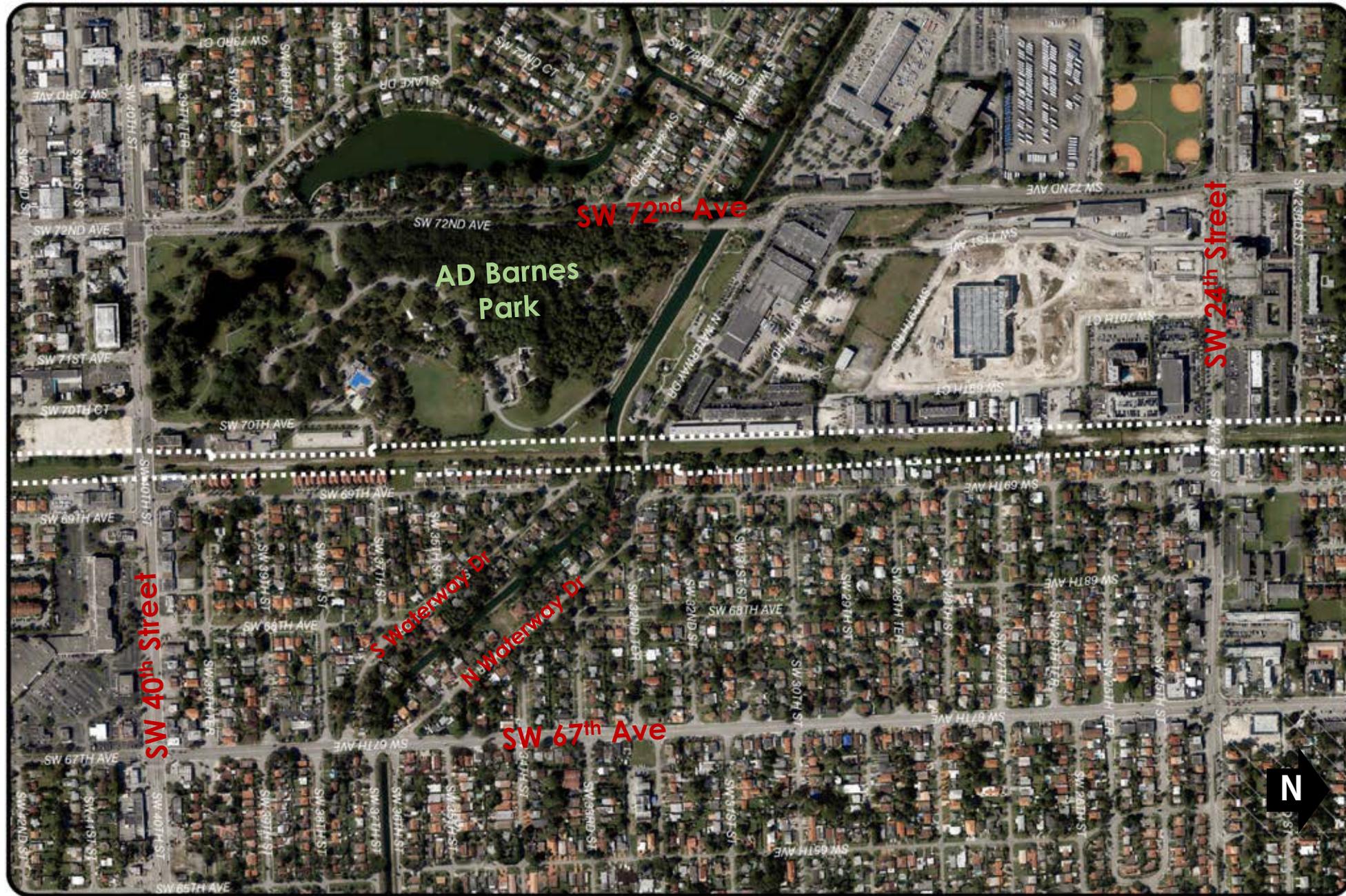


All Green Trail



Development (w/ Trail Access)

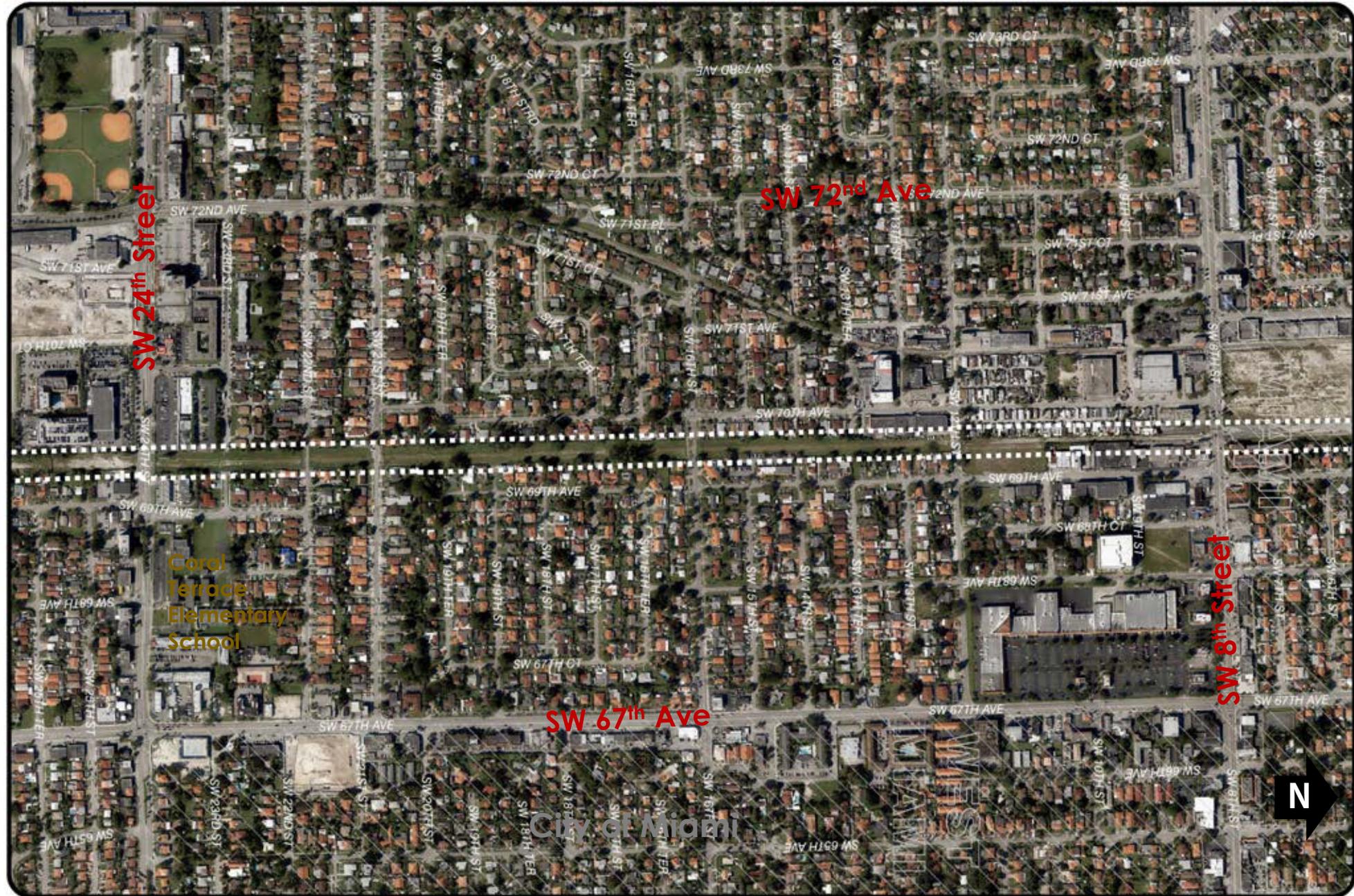
Section 3. SW 24th Street (Coral Way) - SW 40th Street (Bird Rd.)



Section 3. SW 24TH Street (Coral Way) - SW 40TH Street (Bird Rd.)



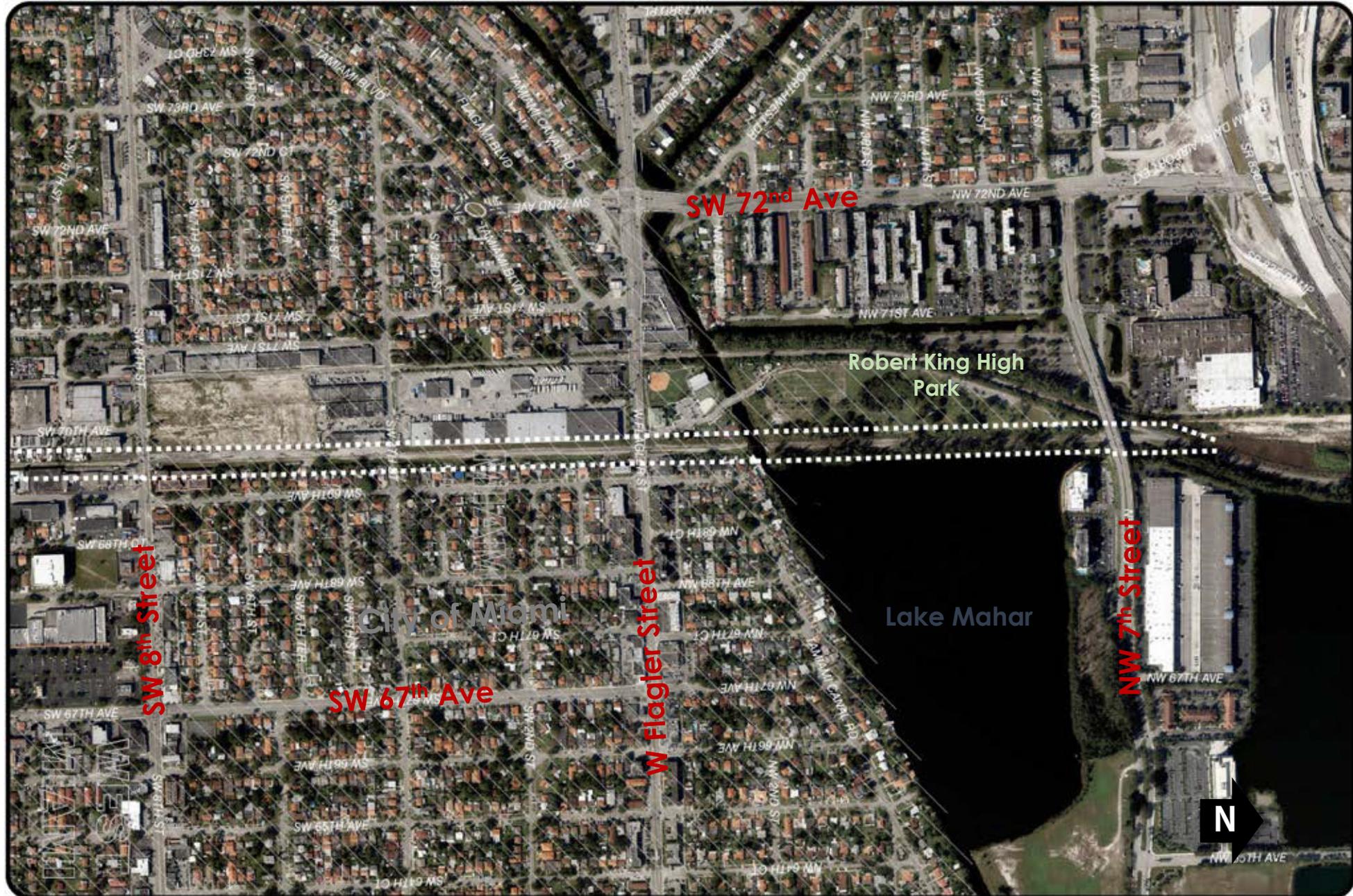
Section 2. SW 8TH Street (Tamiami Trail) - SW 24TH Street (Coral Way)



Section 2. SW 8TH Street (Tamiami Trail) - SW 24TH Street (Coral Way)



Section 1. NW 7th Street (Blue Lagoon) - SW 8th Street (Tamiami Trail)



Section 1. NW 7TH Street (Blue Lagoon) - SW 8TH Street (Tamiami Trail)



The Plan



← For these 3 Miles of the Ludlam Trail Corridor: →

- 75% of Green Trail
- 25% of Development with trail

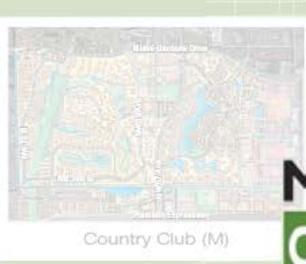
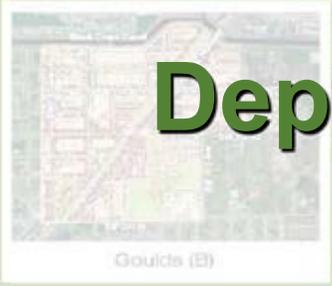
 All Green Trail
 Development (w/ Trail Access)

Next Steps...

- **In accordance with BCC directive, Ludlum Trail Corridor Amendment Application to be Filed for the May 2015 CDMP amendment cycle.**
- **Staff Initial Recommendation Report to be published August 2015**
- **Public Hearings:**
 - **3 Community Council Hearings September 2015**
 - **Planning Advisory Board Hearing October 2015**
 - **BCC Transmittal Hearing November 2015**
 - **If transmitted, Final BCC Hearing February 2016**

For more information, please visit us online at:
<http://www.miamidade.gov/zoning/ludlam-trail.asp>.

Or Call:
Dept. of Regulatory & Economic Resources
305-375-2513



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