Palmer Lake Charrette
Work in Progress Presentation

Monday, October 25th, 2010

Department of Planning and Zoning • Community Planning Section
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
Study Area Context
Palmer Lake Charrette Vision Plan
How The Vision Plan Was Created:

Kick Off Presentations

Saturday, October 16th
How The Vision Plan Was Created:

Public Process

Saturday, October 16th
How The Vision Plan Was Created:

Public Process

Saturday, October 16th
How The Vision Plan Was Created:

Citizens’ Presentations

Saturday, October 16th

Palmer Lake Charrette
The Citizens’ Plans
The Citizens’ Plans
The Citizens’ Plans

Palmer Lake Charrette

NAME THE AREA

HARBOR APPROACH
IDENTITY
SIGNAGE
ENTRANCE FEATURES
STREET NAMES
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
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
County Owned Property
A Catalyst
A Marine/Police- Sub-Station Related Facility
Palmer Lake Area
2010 AIA Catalyst Project Recommendations

- 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.

- 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

- NW 25th St
- NW 28th St
- NW South River Dr
- NW 37th Ave
- Miami River
- Park Area
- Natural Habitat Preserve
- Environmental Education Center
- Walking/Interpretive Trails
Destination Environmental Center
Floating Boardwalks/Trails
25th Street/37th Avenue Intersection
25th Street/37th Avenue Intersection
25th Street/37th Avenue Intersection
Miami Intermodal Center (MIC)
Miami Central Station  Regional Transportation Hub

- 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
MIC/Joint Development
MIC/Joint Development
NW 37th Avenue
Existing
NW 37th Avenue
Proposed

Palmer Lake Charrette
NW 37th Avenue
Proposed

Palmer Lake Charrette
Tamiami Canal Area
Tamiami Canal Area
Building Footprints

Government-owned property
Water-Taxi Terminal
The Transitional Area
An Area with Flexible Growth Potential
NW South River Dr
Proposed ROW Improvements
NW South River Drive
Bridges/Signage
Tamiami Canal Bridge
Entrance Features
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
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!!!
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

Or Call:

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