

SOUTH CORRIDOR TOD / TOC MASTERPLAN

SOUTH CORRIDOR

Project Overview

The purpose of this Study is to produce a Master Plan that can leverage South Dade communities' new transit access to enhancing employment options and higher density residential development in the areas around the future BRT stations along the South Dade TransitWay.

This Study seeks to spur significant redevelopment along the corridor and provide distinctive placemaking opportunities around each station. In the long term each evaluation, location allows for new mixed-use urban centers, designed to fit into the physical and historical context of its neighborhood, providing for new commercial development opportunities, affordable housing and employment.

The Study focused on a ½ mile radius around each selected station to create a walkable, higher density development with a mix of uses. Plans developed will include a vision for landscaping/tress planting and bike infrastructure, how to best address urban heat island impacts, improve quality of life for residents and other best practices

Each of the Station areas along the corridor was given a station area typology designation by assessing the land availability, public support, accessibility and market strength surrounding the South Dade TransitWay, as identified through prior planning work of the TPO and others. After an evaluation, the fourteen (14) station areas, five (5) station areas were selected for the development of station area plans which will aim to represent one of each of the station typologies.

PROJECT COST BREAKDOWN

Total Cost - (\$1,300,000)
FTA 80% - (\$1,040,000)
PTP 20% - (\$260,000)

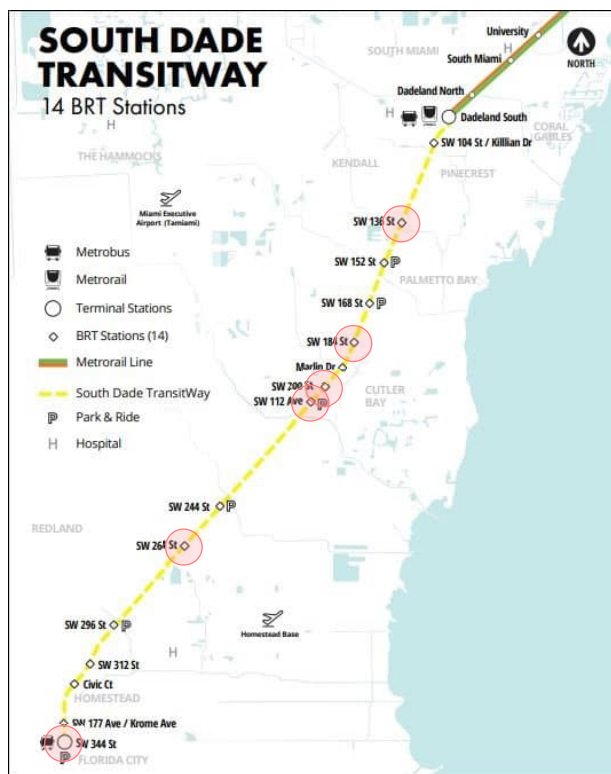


Figure 1. South Dade Transitway Map with five stations selected for Station Area Planning

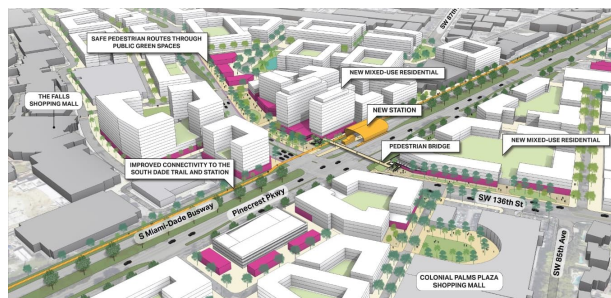


Figure 2. SW 136th ST Station Area massing drawings

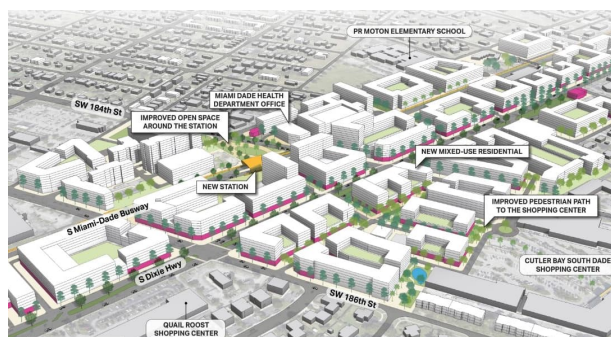


Figure 3. SW 184th ST Station Area massing drawings



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With the ongoing implementation of the South Miami Dade Transitway Bus Rapid Transit (BRT) system, there is potential to transform the existing urban fabric into walkable, mixed-use transit-oriented districts exemplifying the benefits of excellent public transit services, walkable streets, vibrant outdoor space, and sustainable community development that increases housing options and reduces dependence on the private automobile. This plan will provide benefits and showcase opportunities along the corridor.

Opportunities & Benefits

- Surface parking lots make easy redevelopment sites near the station.
- Parcels near the stations should be higher density mixed use buildings with destination retail.
- There's opportunity for taller gateway buildings edging the Station
- The public areas around the new stations can become an attractive civic plaza edge by active retail frontages
- Improve US-1 connectivity to allow for safer pedestrian and cyclist crossings to provide connectivity, whether at grade or pedestrian bridges

- Improved connections between the station and the community by providing enhanced linkages to surrounding parks and trail systems
- Bike infrastructure improvements will be recommended
- Sidewalk improvements with the installation of street trees as all major parcel are redeveloped
- New roadways to improve urban connectivity to be built by leveraging Public Private Partnerships or by purely public funds
- Look to shopping centers as redevelopment opportunities for higher density and Public Private Partnerships

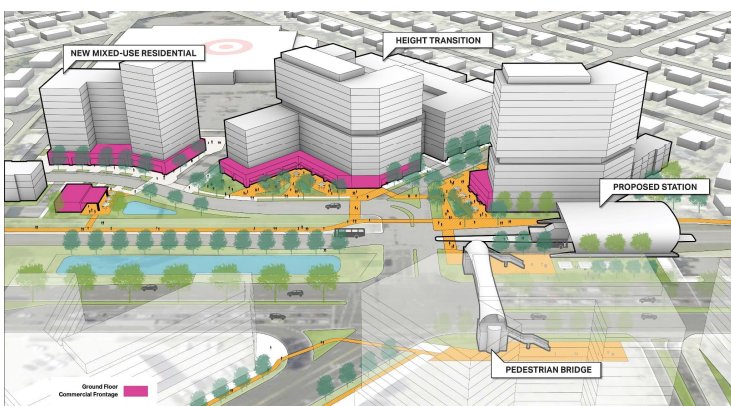


Figure 4. SW 184th ST station area massing drawing

Contact Information:

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Please visit the project's webpage miamidade.gov/global/transportation/public-works/tod-master-plan-south-corridor.page for more information

