



Delivering Transit Oriented Communities

PRESENTED BY
MIAMI -DADE COUNTY DEPARTMENT OF
TRANSPORTATION AND PUBLIC WORKS (DTPW)

About DTPW...



#1
LARGEST TRANSIT AGENCY IN FLORIDA

15TH
LARGEST PUBLIC TRANSIT SYSTEM IN THE COUNTRY

#1
LARGEST ROADWAY NETWORK IN FLORIDA



27+ million miles of Metrobus service -101 routes with 800+ buses



25-mile dual elevated Metrorail track



20-mile South Dade Transitway Bus Rapid Transit System



4.4-mile dual elevated Metromover track



9,000+ miles of roadways



4,000+ miles of sidewalk



199 Bridges

Vision and Mission

Vision

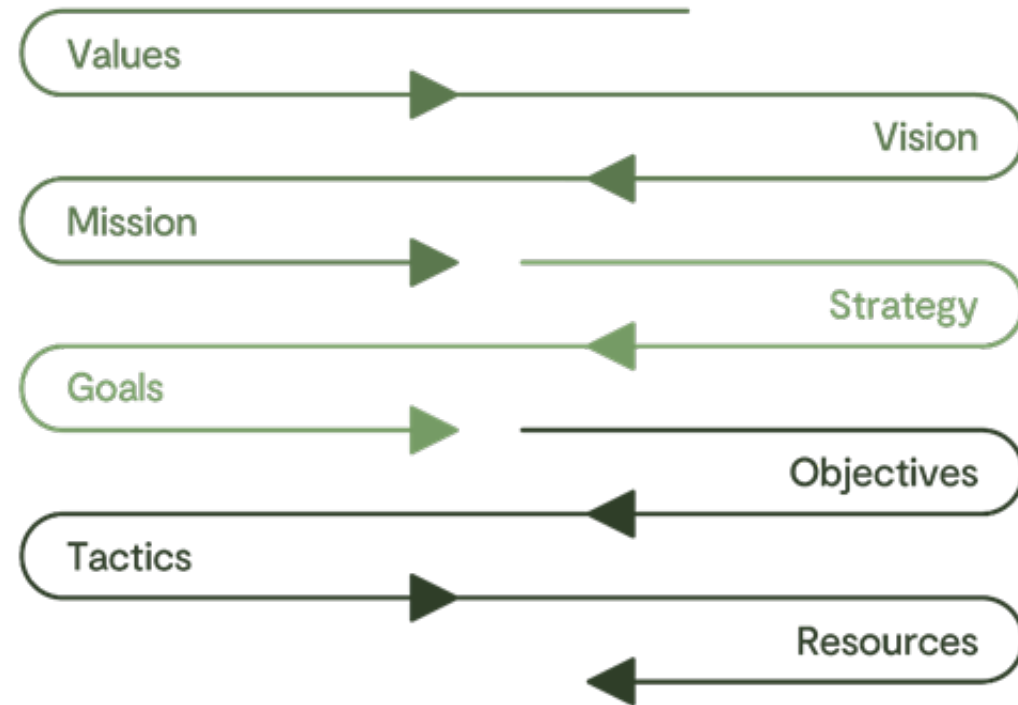
To be the world's best
provider of
transportation options

Mission

DIPW, through its employees, will enhance the quality of life of Miami-Dade County residents, businesses, and visitors by delivering safe, clean, efficient, reliable, sustainable, and equitable public transportation infrastructure services.

Our Values, Vision, and Mission...

The way we
approach
mobility
is changing



What is a Transit Oriented Community

- 🚊 A Transit Oriented Community (TOC) is a fast growing community development trend
- 🚊 Includes a mixed use of housing, office, retail space and/ or amenities
- 🚊 Integrated into a walkable neighborhood
- 🚊 Located within a half mile of public transportation



Benefits of TOC's

- 🚊 Increasing transit ridership is vital as Miami - Dade grows in population
- 🚊 Reduces traffic congestion and greenhouse gas pollution.
- 🚊 Encourages TOC communities where you can live, work, and play
- 🚊 Encourages TOC communities that are walkable
- 🚊 Provides much needed affordable housing.
- 🚊 Provides access to jobs
- 🚊 Increases revenues to the County



Equity in TOC's



- ❏ TOCs in Miami -Dade County are equitable and inclusionary, benefitting residents of all ages and incomes.
- ❏ 6 completed affordable housing projects - 1400 units
- ❏ 10 affordable housing projects planned or in progress- 3200 units
- ❏ TOC's with affordable, workforce, military, elderly, foster care, and student housing units.

Sustainability in TOC's

- 🚊 Miami -Dade County is building the TOCs of tomorrow – smarter and better.
- 🚊 Focuses on sustainability and environmentally friendly TOC's
 - 🚊 LEED certification
 - 🚊 Solar Power
 - 🚊 EVIOL



History of TOC's in Miami-Dade

- ❏ Miami -Dade County has taken an aggressive approach to constructing TOCs.
- ❏ Miami -Dade County began aggressively planning for TOCs in the 1970 in conjunction with the planning for the Metrorail system.
- ❏ First TOD was the Dadeland South Station TOC, which commenced in 1982. The project was constructed in four phases and now consists of four large Class A office buildings, a hotel with conference center and a shared parking garage.



Current TOC Program

🚆 Miami -Dade County has an extensive TOD Project Program:

🚆 17 Completed TOD Projects

🚆 16 TOD Projects Underway

🚆 4 TOD Projects in Planning

🚆 Generating over \$5M in annual rent revenue, expected to grow to over \$10M



Link at Douglas

- 🚊 Mixed-use residential, commercial and retail at Douglas Road Metrorail station
- 🚊 Completed:
 - 🚊 Core -22-story tower, 312 residential units w/ ground floor retail
 - 🚊 Cascade 37-story tower, 374 residential units w/ 75,000 sq. ft. of open space and 700 space garage
- 🚊 Future:
 - 🚊 330-unit residential tower w/ ground level retail
 - 🚊 359-unit residential tower
 - 🚊 Station enhancements include lighting upgrades, elevator and escalators rehab, new tiles and painting.



Brownsville Transit Village

- ❏ 5.2-acre joint development project featuring affordable housing units and retail space
- ❏ Completed:
 - ❏ 401 housing units in 5, 14-story rental buildings
 - ❏ 660-space parking garage with an additional 100 spaces for Metrorail riders
 - ❏ 6,400 sq. ft. of retail space
 - ❏ Community programs available on site:
 - ❏ Community center
 - ❏ Computer lab
 - ❏ Exercise room
 - ❏ Literacy training, health and nutrition classes



VOX Miami

- 🚊 Mixed -use residential, commercial and retail at South Miami Metrorail station
- 🚊 Began construction in 2019
- 🚊 Completed:
 - 🚊 102 student housing units above an existing story garage
 - 🚊 194,050 sq. ft. of office space
 - 🚊 14,000 sq. ft. of ground level retail space
 - 🚊 Station enhancements include a canopy replacement



Grove Central

- 🚊 Mixed -use residential and retail at Coconut Grove Metrorail station
- 🚊 Began construction in 2021, estimated completion in 2023
- 🚊 Once completed, will feature:
 - 🚊 170,000 sq. ft. of retail space
 - 🚊 402 residential units
 - 🚊 Parking garage
- 🚊 Project will significantly enhance accessibility, visibility, convenience and appearance of the Coconut Grove Metrorail station.



Palmetto TOC

- ❏ Tenant is a non-for-profit corporation whose mission is to provide housing for children who aged out of foster care
- ❏ The planned mixed-use project will provide 1,030 workforce units in two phases on 5.87 acres
 - ❏ The residential units will be entirely for workforce housing families, with units set aside for:
 - ❏ Children who aged out of foster care (at no cost to the children)
 - ❏ Military members and their families, transit bus operators and their families
 - ❏ Majority of the retail space will also be operated by non-for-profit tenants
 - ❏ 1,290-space parking garage, covered walkway, bike path, lighting, paving and landscaping



Benefits of Partnering with Miami-Dade

- ❑ There are many benefits to partnering with Miami - Dade County to construct TOC's:
- ❑ Opportunities to build higher density and intensity.
- ❑ Government land can be leased, reducing upfront property acquisition cost.
- ❑ Reduced parking requirements due to proximity to public transportation.
- ❑ Waiver of ad valorem taxes
- ❑ Beneficial RTZ zoning
- ❑ Faster absorption rates
- ❑ Market rate premiums



