79TH STREET CORRIDOR NEIGHBORHOOD INITIATIVE

- Urban League of Greater Miami, Inc.
- Miami-Dade Neighborhood Housing Services
- Dade Employment and Economic Development Corporation

- Miami-Dade County Office of Community and Economic Development (OCED)
- Miami-Dade Empowerment Trust
- Miami-Dade Metropolitan Planning Organization (MPO)
- Local Initiatives Support Corporation (LISC)
• Existing Conditions
• Economic Conditions, Market Assessment and Feasibility
• Catalyst Development Projects
• Implementation
GOVERNING BODIES

- Unincorporated Miami-Dade County
- City of Hialeah
GOVERNING BODIES
3 County Commission Districts
REGIONAL IMPORTANCE: TRANSPORTATION

Amtrak
Metrorail & Metrobus
Tri-Rail

79th Street Corridor Redevelopment Plan
TRANSPORTATION ASSETS

- Amtrak
- Tri-Trail
- Metrorail
- Metrobus
- Florida East Coast Railway
- South Florida Rail Corridor
- Community Urban Centers (CUC)
REGIONAL IMPORTANCE: INDUSTRIAL CORRIDOR

PROXIMITY TO:
- Miami International Airport
- Port of Miami
- South Florida Rail Corridor
- Florida East Coast Railway
- MDX Central Parkway
CONS:
- Deteriorating commercial and industrial properties give the area an overall feeling of neglect.
- Number of for sale properties are negatively affecting the overall character.
- Lack of direct highway access is an impediment to long-term economic development.

PROS:
- Diverse existing industrial base.
- Location near many large population areas, making the areas commuting shed appropriate for industrial and commercial expansion.
- Location near Miami International and Opa-locka Airports and the Port of Miami
LONG TERM MARKET ASSESSMENT AND FEASIBILITY

INDUSTRIAL : 200 ACRES

- Reshape the Corridor to be more competitive in the Region

RETAIL : 300,000 SF

- Improve the quality of the Corridor by replacing older facilities

RESIDENTIAL : 840 UNITS

- Develop new transit oriented housing units over 10 years

OFFICE

- Encourage development of communications-based companies
CATALYST DEVELOPMENT PROJECTS

79th Street Corridor Redevelopment Plan

TRANSIT NODE

NORTHSIDE VILLAGE

INDUSTRIAL PARKS
INDUSTRIAL PARKS: 200 ACRES

INDUSTRIAL CORRIDOR MARKET

• Warehouse and Distribution Center 100 acres
• Electronics/Computer Specialty Park 40 acres
• Textile Specialty Business Park 30 acres
• Industrial Machinery Specialty Business Park 30 acres
DEVELOPER COMMENTS & INPUT

• Assemble Properties to Create Large Contiguous Parcels
• Improve Infrastructure (Roadway, Water & Sewer, Fiber Optic)
• Create Appropriate Zoning
• Provide Development Incentives
TRANSIT NODE: EXISTING CONDITIONS

TRI-RAIL/METRORAIL STATION

- Highest Ridership of all Tri-Rail Stations
- Only Transfer Station to Miami Dade’s Metrorail
- Proximity to Amtrak
- Potential Major Connection to Miami-Dade’s Metrobus
TRANSIT NODE
- Retail: 60,000 SF
- Housing: 500 Units
- Office: Call Center

South Florida Rail Corridor
Future Rail Maintenance Yard
Community Greenspace
Townhouse Development
Multi-Family Housing
Mixed-Use Building (Residential/Retail/Office/Parking)
New Amtrak Platform
Bus/Kiss & Ride Facility
Retail
Multi-Modal Station
Metrorail/Tri-Rail Transfer Station

NW 37th Ave. Plaza
Transfer Station
TRANSIT NODE: IMPLEMENTATION

- Amtrak
- Tri-Rail/Rail/Metrorail
- New Bus Facility
- Station
- Plaza
- Mixed-Use Development
- Retail
- Multi-Family Housing
- Amtrak Platform

79th Street Corridor Redevelopment Plan
PRIMARY COORDINATION ISSUES

• Assemblage of Properties
• Land Use and Zoning Issues
• Infrastructure (MDWASD Sanitary Sewer Project)
• Coordination with Central Parkway Project
• Coordination with Transit Agencies
NORTHSIDE

- Retail: 240,000 SF
- Housing: 150 Units

- Community Service Buildings
- Existing Single Family Neighborhood
- Neighborhood Greenspace
- New Single Family Housing
- New Transit Station
- Multi-Family Housing
- Existing Day Care Facility
- New Retail
- Existing Retail
NORTHSIDE VILLAGE: IMPLEMENTATION

PRIMARY COORDINATION ISSUES

- Phasing & Coordination with Existing Tenants
- Coordination with Existing Owner
- Coordination with Miami-Dade Transit (Future North Corridor Metrorail Extension)

PHASING
CORRIDOR LINKAGES

- Infrastructure
- Projects
- Streetscapes & Infill Development

79th Street Corridor Redevelopment Plan
CORRIDOR LINKAGES/URBAN CENTERS

NW 37th Avenue

NW 36th Avenue

NW 83rd Street

STREETSCAPES & TRANSITIONS

79th Street Corridor Redevelopment Plan
NW 79th STREET

Existing Right of Way

Zoning

Existing

79th Street Corridor Redevelopment Plan
IMPLEMENTATION RECOMMENDATIONS

- Community Redevelopment Area (CRA)
- Joint Development Venture with Transit Agencies
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