

Tale of Two

Transit-Oriented Developments (TODs)

Presentation to
Georgia Planning Association
March 2019



Today's Presenters

City of North Miami Mobility Hub & TOD Strategic Plan



- **David Gjertson, PLA, AICP, ASLA – Program Manager**
W.K. Dickson, Atlanta, Georgia

City of College Park - TOD Ordinance



- **Rod Mullice – Project Manager**
Windsor Stevens / Air Realty
- **Terrence Moore – City Manager**
City of College Park

North Miami: Past, Present, and Future

THE COMMUNITY PLANNING PROCESS

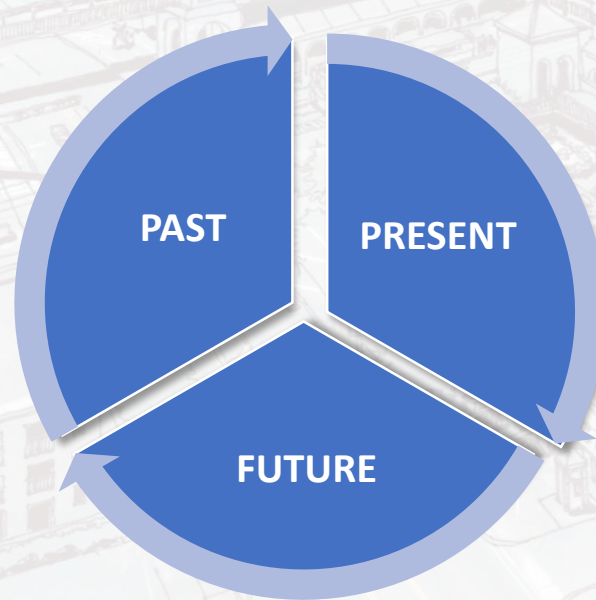
- ***Understanding the Past***
- ***Accurately Acknowledging the Present***
- ***Anticipating and Preparing for the Future***



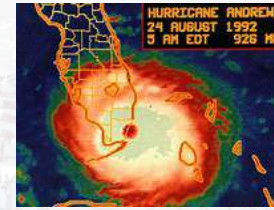
1950s



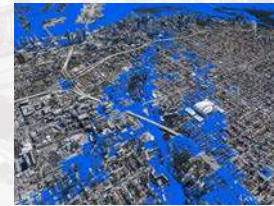
2019



North Miami: Past, Present, and Future



Impacts of More Severe Storms



Sea-level Rise Impacts



Growing Inclusivity

New Regional Multimodal Mobility

**Growing
Densification of
Downtowns/
Activity Centers**

Evolution of SE Florida and North Miami (NoMi)

North Miami: Past, Present, and Future

SOUTH FLORIDA ROADS AMONG
MOST Congested in U.S.

SOUTH FLORIDA IN
***TOP 20 for
Traffic Congestion***

AVERAGE MIAMI COMMUTER
***WASTES MORE THAN A WEEK
of work (52 Hours) Annually***

Source: <http://miami.cbslocal.com/video/3286023-study-south-florida-in-top-20-for-traffic-congestion/>
<https://therealdeal.com/miami/2017/04/20/growing-traffic-congestion-in-south-florida-threatens-economic-growth-uli-panel/>

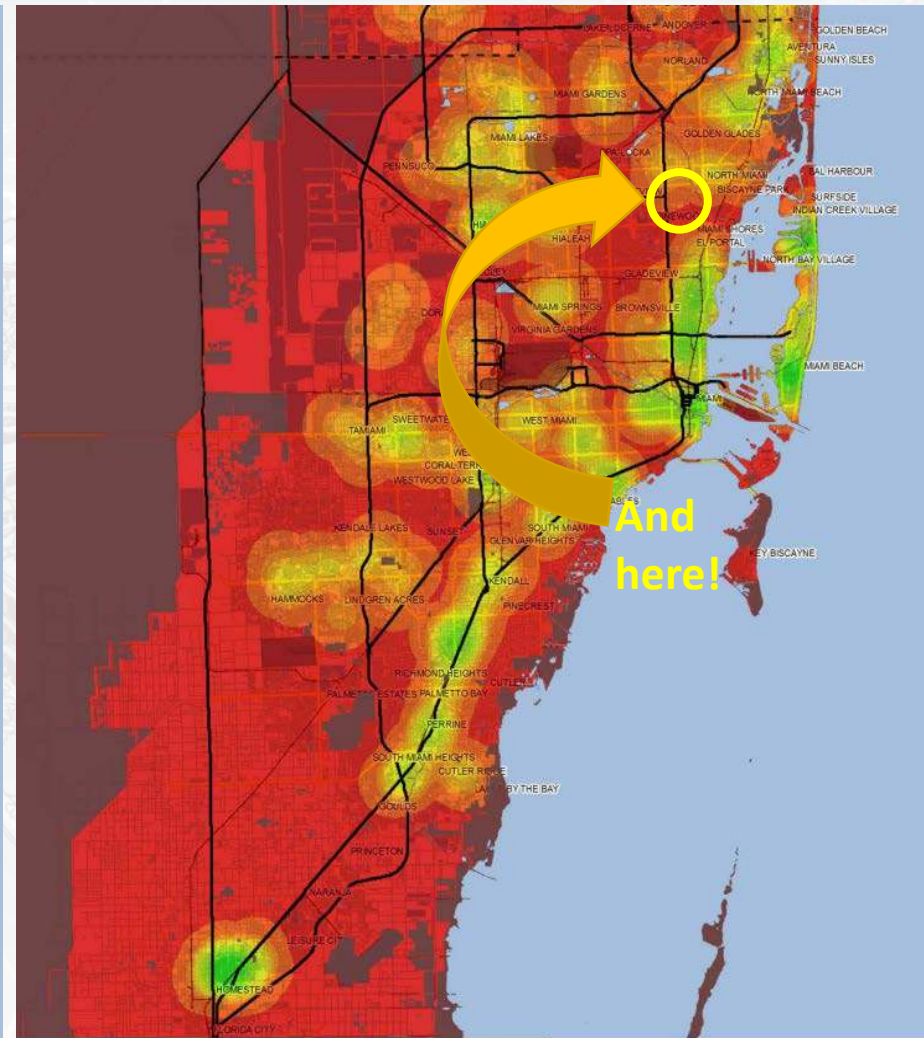
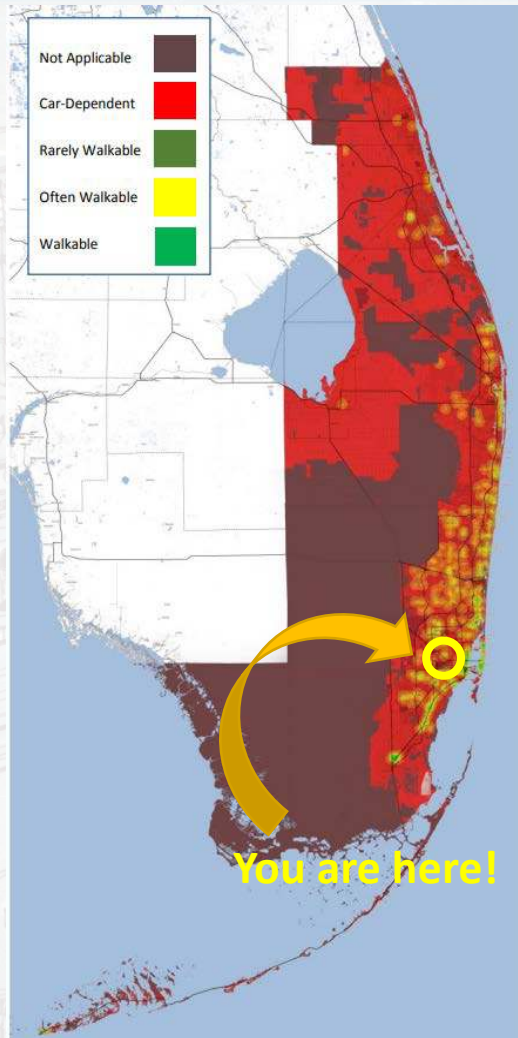
2015 URBAN MOBILITY Scorecard



Mobility Trends in South Florida

North Miami: Past, Present, and Future

Walkability MAP
ATTAINED
Car
Dependence!

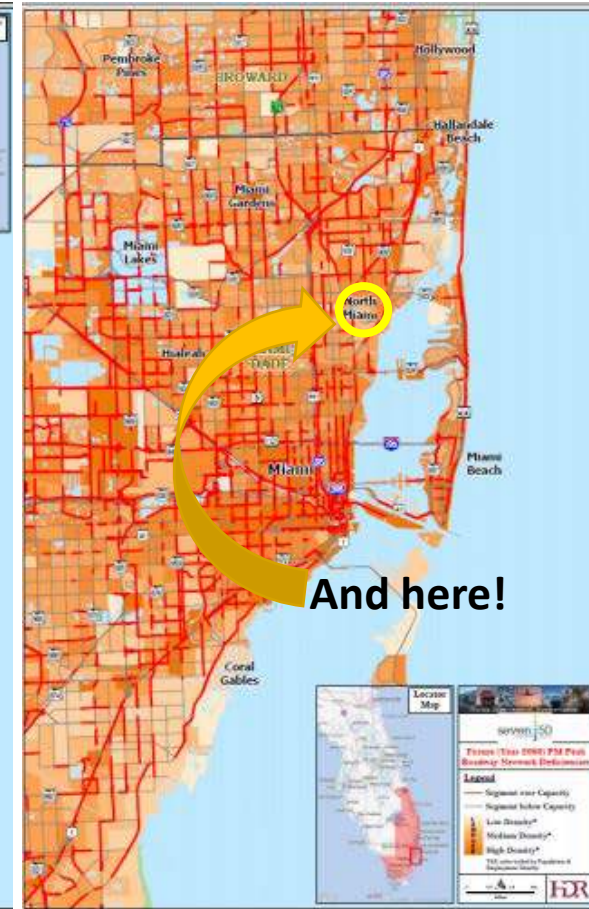
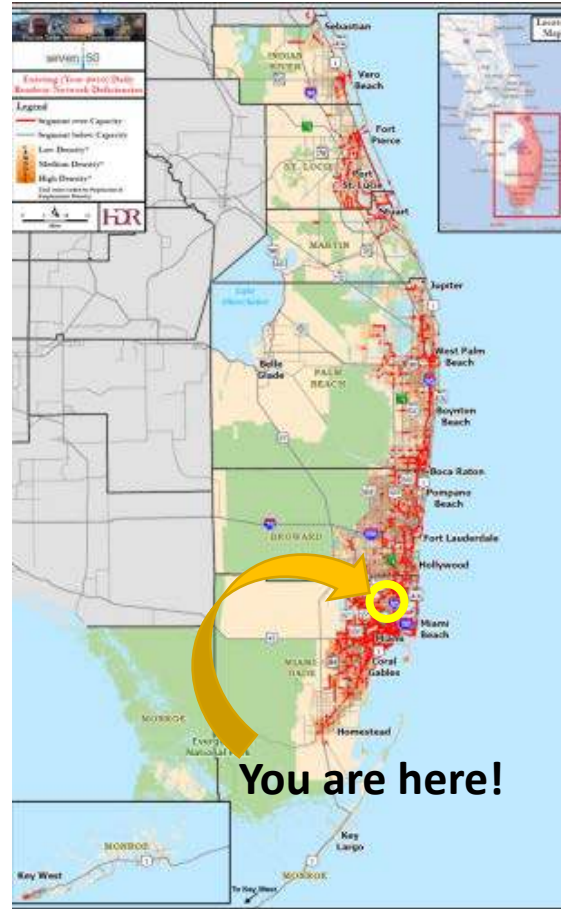


Source:
http://proceedings.esri.com/library/userconf/seuc15/papers/seruc_47.pdf

North Miami: Past, Present, and Future

ANTICIPATED FUTURE ROADWAY DEFICIENCIES

CAN WE AFFORD TO HAVE 98% OF PEOPLE DRIVING FOR EVERY TRIP?



Source: SMART PLAN, MIAMI DADE

Where is this going?

North Miami: Past, Present, and Future



BICYCLE COMMUTERS

Miami-Dade County, 2005-2015
US Census Bureau American Community Survey



Current Ridership by Gender



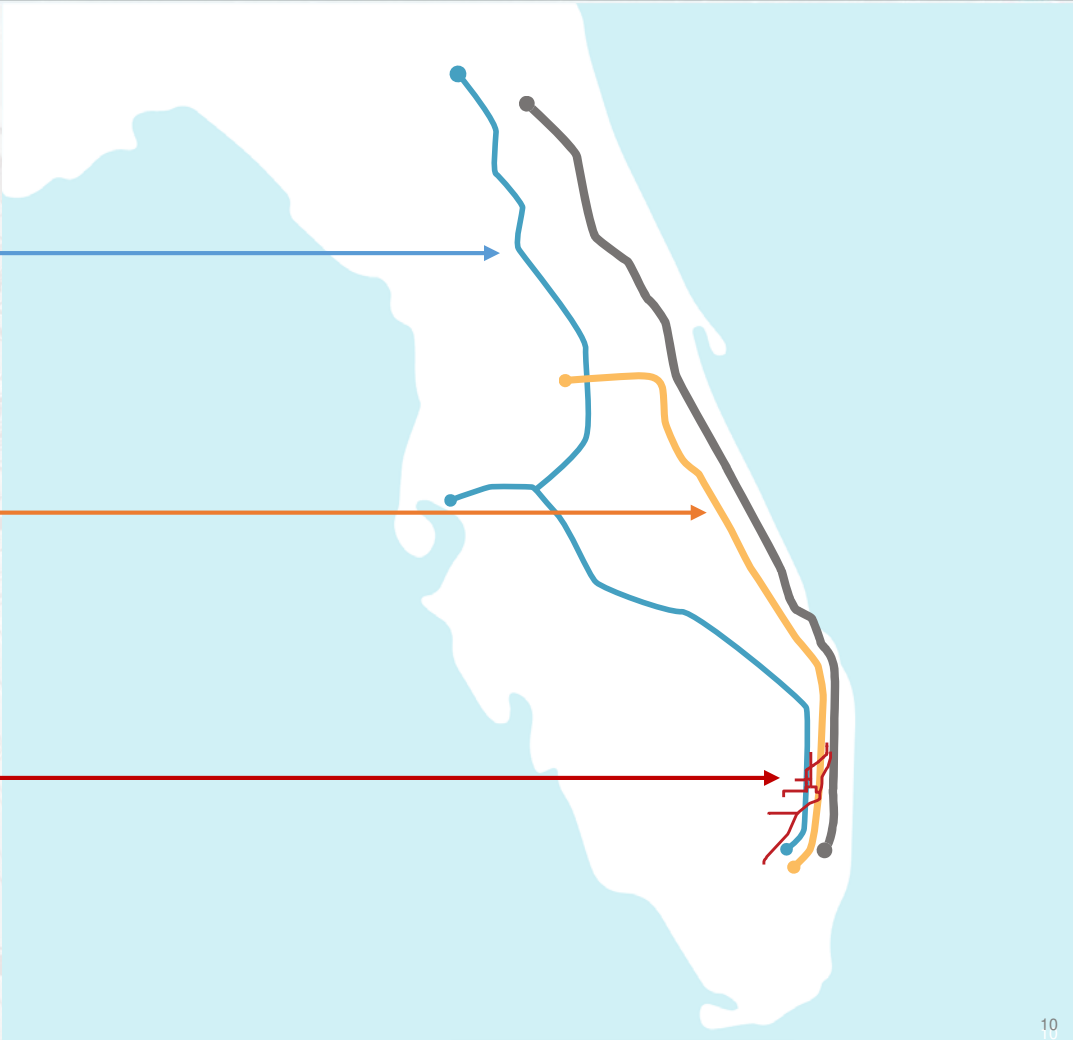
Mobility Choices – Cycling Trails

North Miami: Past, Present, and Future

FEC RAIL + **AMTRAK**
COMMUTER RAIL SERVICE

BRIGHTLINE
INTERCITY PASSENGER SERVICE

SMART PLAN
NORTH EAST CORRIDOR

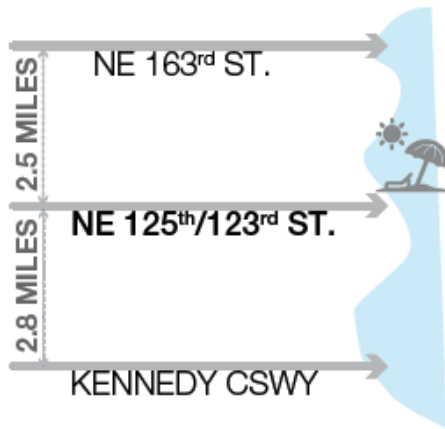


North Miami: Past, Present, and Future

- CITY AREA

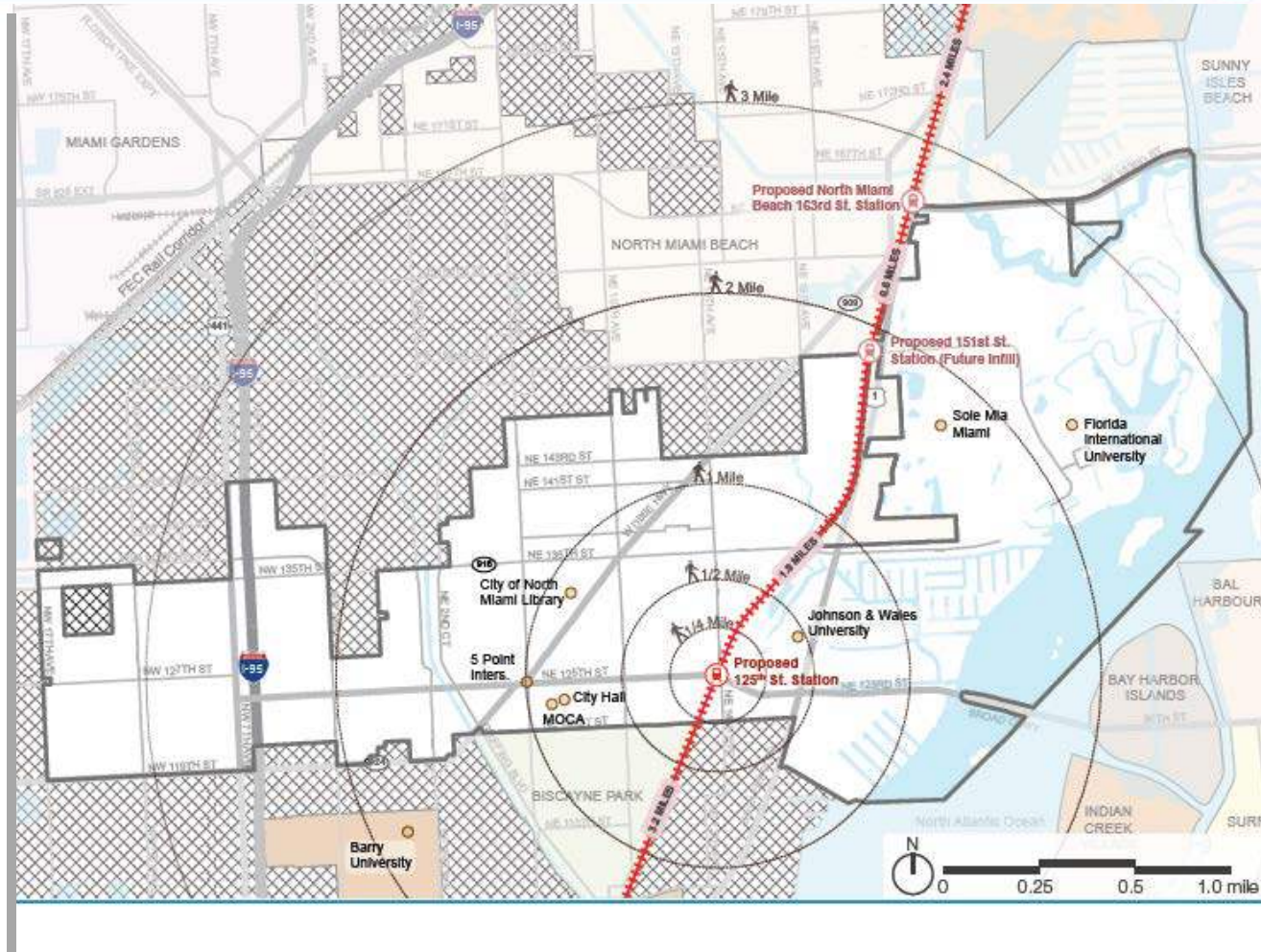


- CONNECTION TO THE BEACH



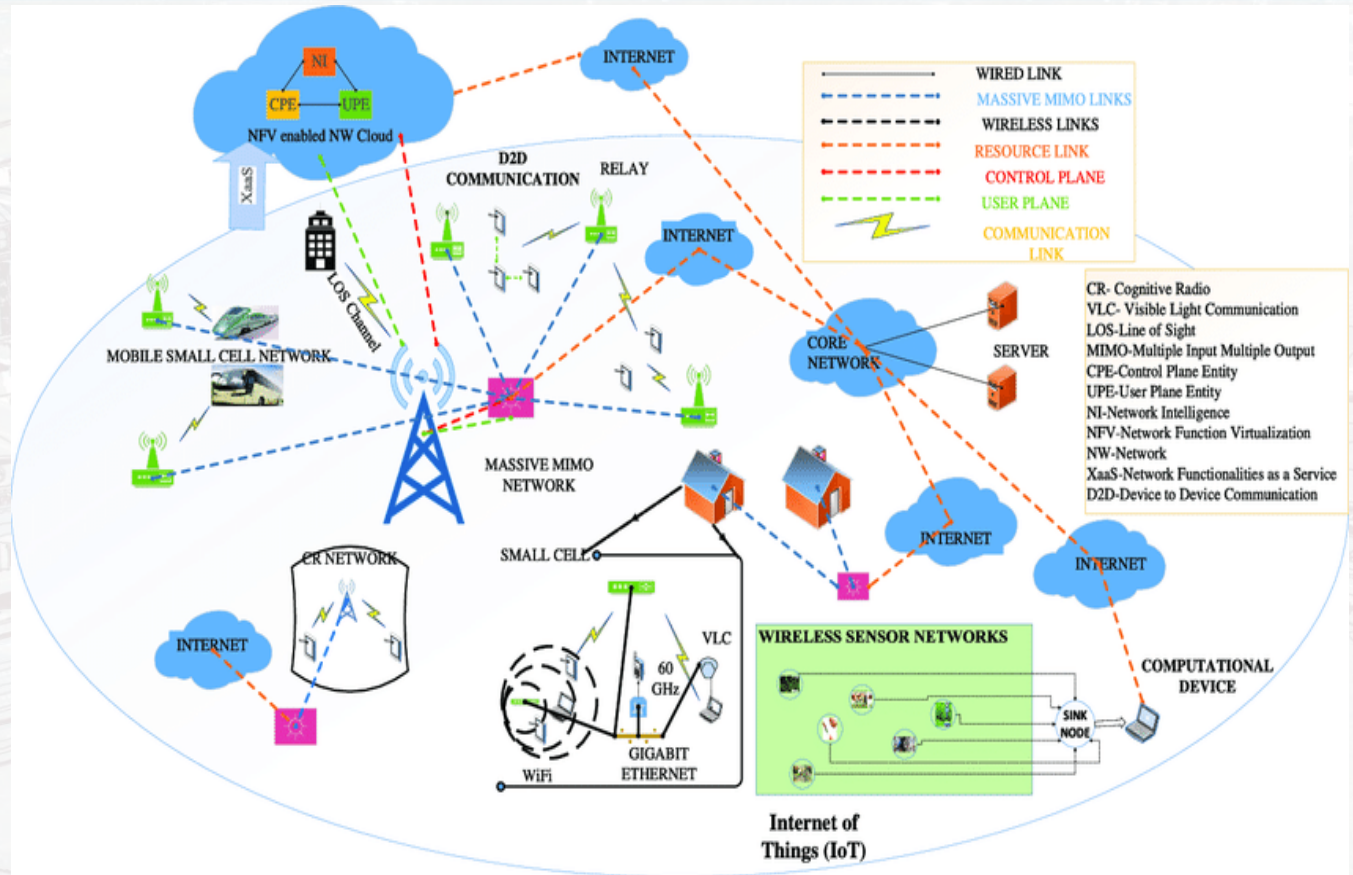
- CONNECTION TO I-95

2.4 MILES FROM 5 POINT INTERS.



Regional Context

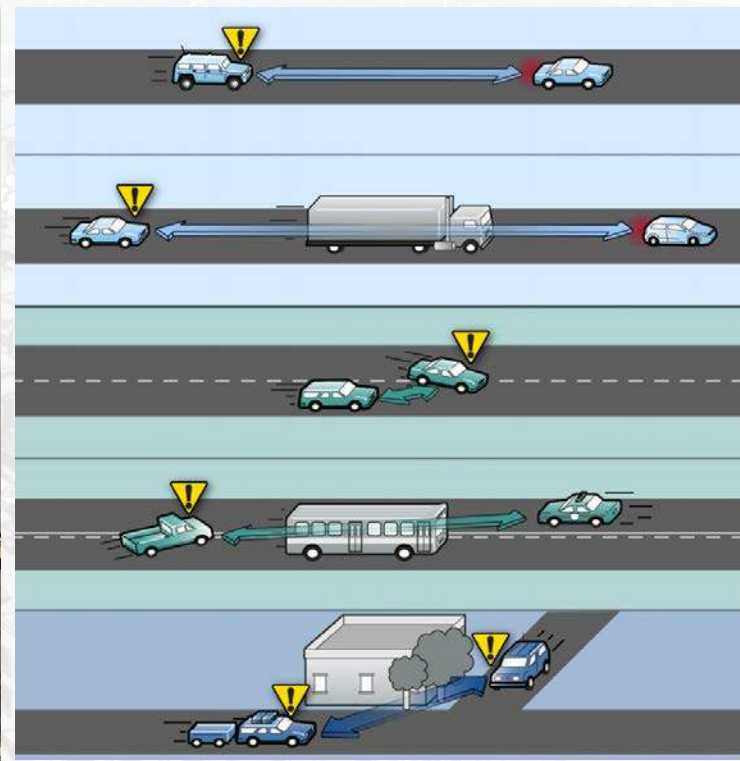
North Miami: Past, Present, and Future



“5th Generation Mobile Network or simply **5G** is the forthcoming revolution of mobile technology. The features and its usability are **much beyond the expectation of a normal human being**. With its ultra-high speed, it is **potential enough to change the meaning of a cell phone usability.**”

5G Technology

North Miami: Past, Present, and Future



Future Mobility

North Miami: Past, Present, and Future



DECOBIKE STATION, MIAMI BEACH



**BROWARD B-CYCLE,
FORT LAUDERDALE**



SKY BIKE, WEST PALM BEACH

Shared Mobility & Decentralized Transit Alternatives

North Miami: Past, Present, and Future



ELECTRIC ZIP CAR



UBER LYFT

Shared Mobility & Decentralized Transit Alternatives

North Miami: Past, Present, and Future



PAINT THE INTERSECTION, TAMPA BAY



BISCAYNE GREEN POP UP, MIAMI

Tactical Urbanism Mobility Initiatives

NoMi's Goals

Modify existing **Overlay Districts (NRO & PCD)** to promote strategic compact development nodes based on infrastructure carrying capacities within a 10-minute walking distance of the future station.
Key provisions may include:

- Promote **mixed-use developments** with a minimum percentage of residential and commercial mix
- **Discourage auto-oriented** uses such as storage facilities, drive-thru, maintenance facilities, warehouses, automotive sales
- Reduced & Flexible **Parking Standards**
- Mandatory **Workforce/ Affordable Housing**
- Transportation Demand Management (TDM) Strategies
- **Density Bonuses** in exchange for public realm investments such as streetscape improvements, public plazas, open spaces, and affordable housing

NoMi's Goals



Character Districts

- 1 NoMi Railroad Entertainment District
- 2 125th Street Neighborhood District
- 3 Transit Neighborhoods
- 4 Biscayne Boulevard Commercial Corridor
- 5 123rd Street Mixed-Use District
- 6 Dixie Highway Commercial Corridor
- 7 Enchanted Forest & Elaine Gordon Park

Transit Supportive Development

NoMi's Goals



CATALYST NODES

- 1** TOD Station Area
- 2** MOCA/City Hall
- 3** Library/Arts & Culture District

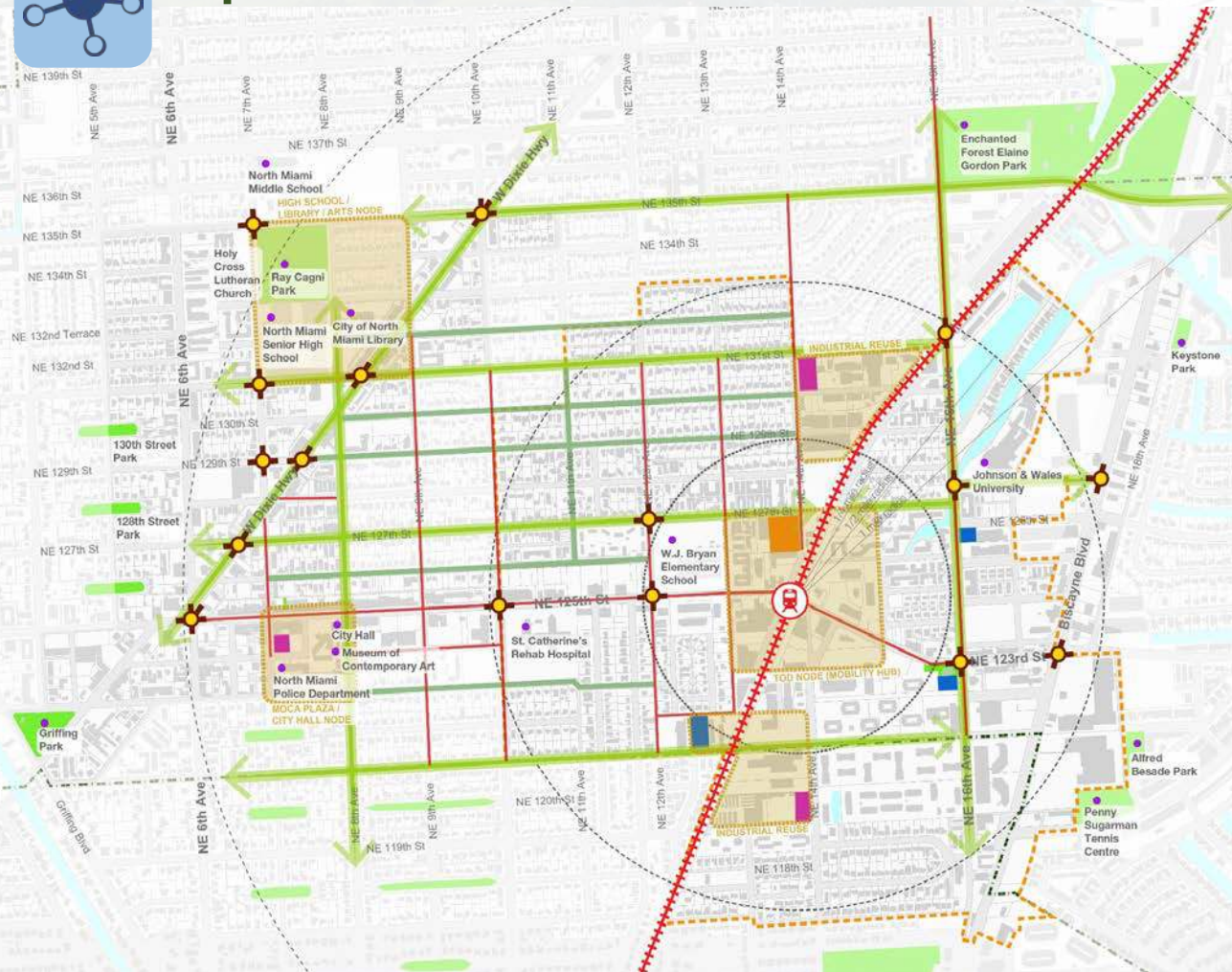


Optimized Densification

Planning Challenges



Implementation Goal 1: NoMi CONNECT



TRANSIT NODES

- PRIMARY NODE**
 - Proposed FEC Station Precinct

- SECONDARY NODE**
 - MOCA Plaza
 - NE 131st ST & NE 14th AVE
 - NE 119th ST & NE 14th AVE

- NEIGHBORHOOD NODE**
 - J&W University
 - NE 121st ST & NE 12th AVE
 - Gwen Margolis Community Center

NETWORK

- GREENWAY TRAILS**
- GREEN STREETS**
- QUEUING STREETS**
- SAFER INTERSECTIONS**

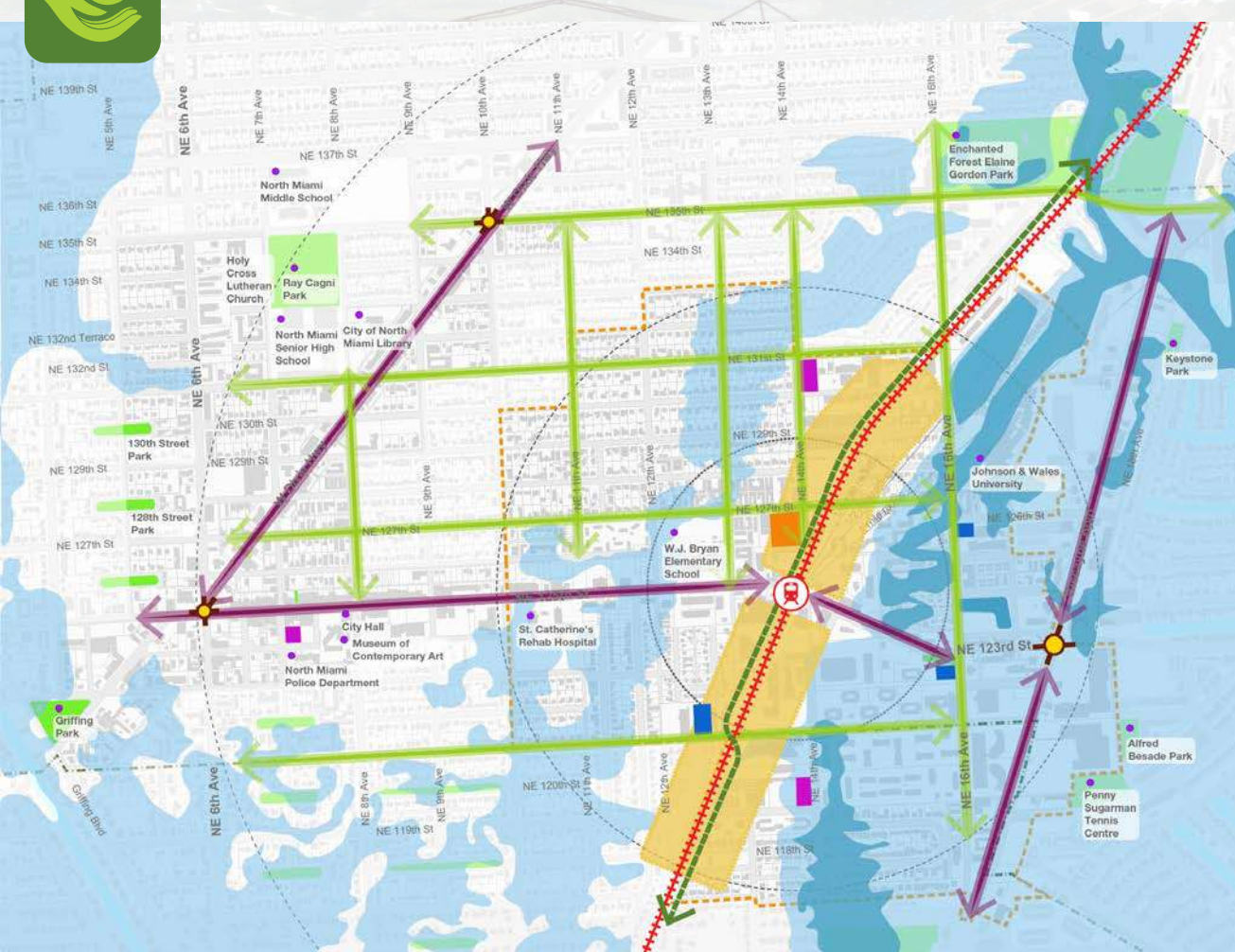
DEVELOPMENT

- Transit Node**
- High School / Library Arts Node**
- MOCA Plaza**
- Industrial Re-use**

Planning Challenges



Implementation Goal 2: RESILIENT NOMI



- 3FT SEA LEVEL RISE (2050)
- 6FT SEA LEVEL RISE (2100)

TRANSIT NODES

- PRIMARY NODE**
 - Proposed FEC Station Precinct
- SECONDARY NODE**
 - MOCA Plaza
 - NE 131st ST & NE 14th AVE
 - NE 119th ST & NE 14th AVE
- NEIGHBORHOOD NODE**
 - J&W University
 - NE 121st ST & NE 12th AVE
 - Gwen Margolis Community Center

NETWORK

- PRIMARY STREETS
- SECONDARY STREETS
- BIKE+PED TRAIL ALONG FEC
- EFFICIENT INTERSECTIONS

DEVELOPMENT

- HIGH DENSITY CORRIDOR DEVELOPMENT

Planning Challenges



Implementation Goal 3: SMART TOD



- PUBLIC Wi-Fi Hotspots**
- Integrated Transit Smart App**
- Centralized Operations Center**

TRANSIT NODES

- PRIMARY NODE**
 - Proposed FEC Station Precinct
- SECONDARY NODE**
 - MOCA Plaza
 - NE 131st ST & NE 14th AVE
 - NE 119th ST & NE 14th AVE
- NEIGHBORHOOD NODE**
 - J&W University
 - NE 121st ST & NE 12th AVE
 - Gwen Margolis Community Center

NETWORK

- HIGH FREQUENCY TRANSIT**
- GREENWAY TRAILS**
- MULTI-MODAL STREETS**
- RAIL ROAD INTERSECTIONS**

DEVELOPMENT

- High Density Corridor along FEC
- MOCA Plaza
- High School / Library Arts Node

Role of Community

ABOUT

RESOURCES

EVENTS

PARTICIPATE

NEWS

CONTACT US

MOBILITY HUB

Concept & its objectives



THE STUDY AREA

STUDY AREA MAP
DEMOGRAPHICS

MOBILITY

Transportation Alternatives – Bus | Rail | Sidewalks | Bike lanes | Bike Sharing | Car Sharing

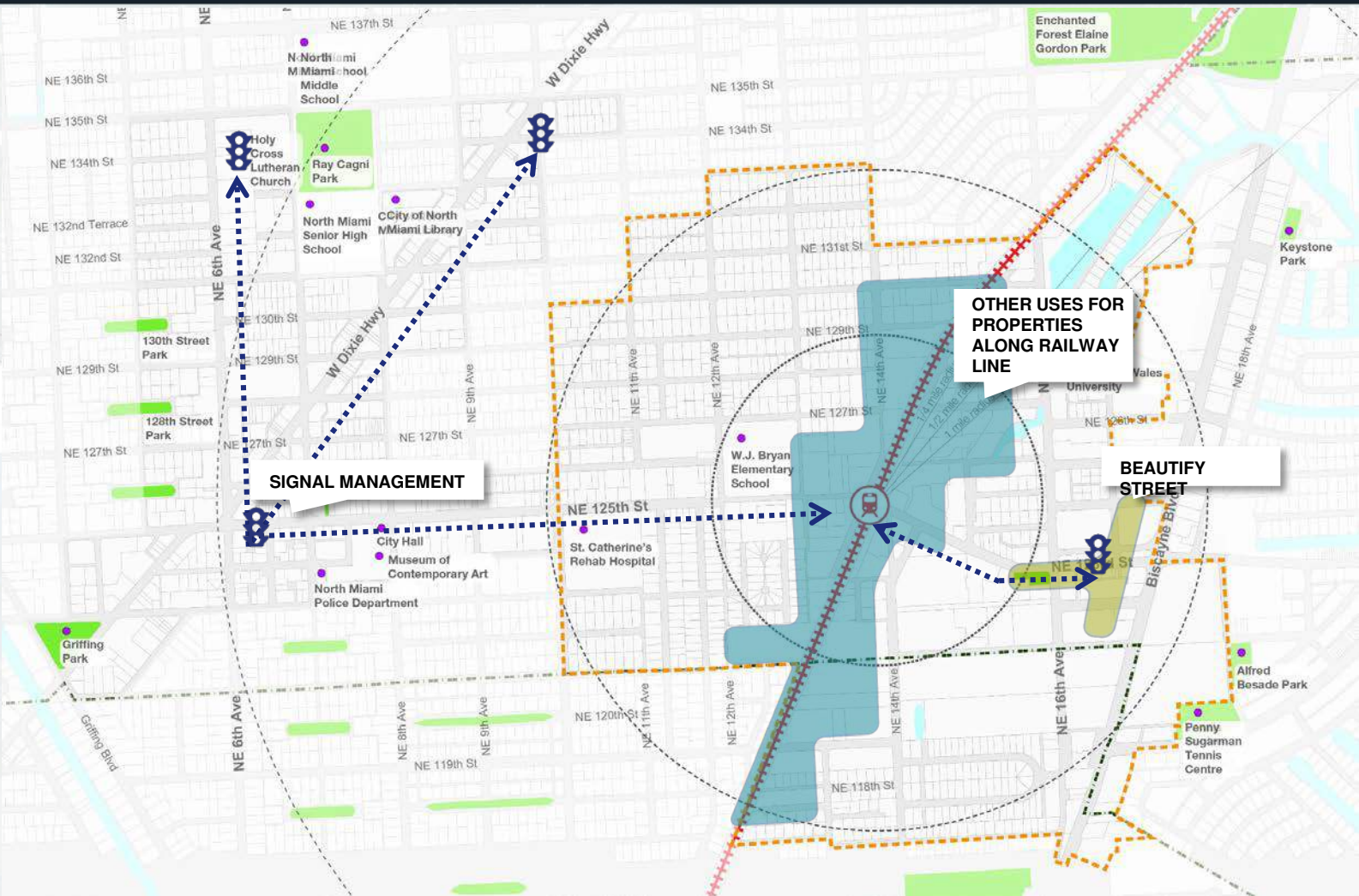
PLACEMAKING

Open Spaces – Public Parks | Plazas | Community Facilities

DEVELOPMENT

Development – Land Use | Proposed new developments

Role of Community



LAST AUTHENTIC COMMUNITY



PUBLIC PRIVATE PARTNERSHIP



MORE MIXED USE



POLICE PRESENCE & CODE ENFORCEMENT

What We Heard – GAINS

Role of Community

01 | Wider Sidewalks Or More On-Street Parking



90%



10%

02 | More Space For Cars Or Transit Priority Lanes



54%



46%

03 | Pedestrian & Cyclist Path Or Walkways With Sharrows



90%



10%

04 | Rail + Development: Rank The Preferences



50%



33%



17%

Role of Community



ACTIVITY 01

ONLINE POLL

Login:

Pollev.com/nomi

Role of Community



ACTIVITY 02

TRADE-OFFs TOD GAME

Preferences in Preliminary Conceptual Alternatives

Role of Community



WITH LIVE RESULTS

<https://www.polleverywhere.com/surveys/TRqMSl6Fr>

Role of Community



Alternative 01: NoMi Connect



Alternative 02: Resilient NoMi



Alternative 03: Smart TOD

Role of Community



Goat Farm, Atlanta

Grand View, West Palm Beach

- **Multi-modal transit hub** near FEC rail corridor
- **Technology Start-up Incubators**
- **Student housing** for JWU & FIU North Campus with connecting trails & walkways
- Promotion of “festival arts” on **repurposed industrial sites**
- **Re-imagining MOCA Plaza** as an high impact event venue
- **NoMi Complete Streets program** to promote connectivity

Design Principles

NOMI MOBILITY HUB SHAPING THE DESIGN

12 GUIDING PRINCIPLES



FIRST & LAST MILE
CONNECTIVITY



TRANSIT SUPPORTIVE
DEVELOPMENT



TECHNOLOGY
INTEGRATION



MULTIMODAL
INTEGRATION



PARKING
MANAGEMENT



RESILIENT
NOMI



CREATIVE
PLACEMAKING



ECONOMIC
CATALYSTS



NEIGHBORHOOD
PRESERVATION



OPTIMIZED
DENSIFICATION



AGE-FRIENDLY
NEIGHBORHOODS






EFFECTIVE
IMPLEMENTATION

Design Principles



CYCLING

-  Bikeway Priority Network
-  E. Separated/ Buffered Bike Lane
-  Multi-Use Trail

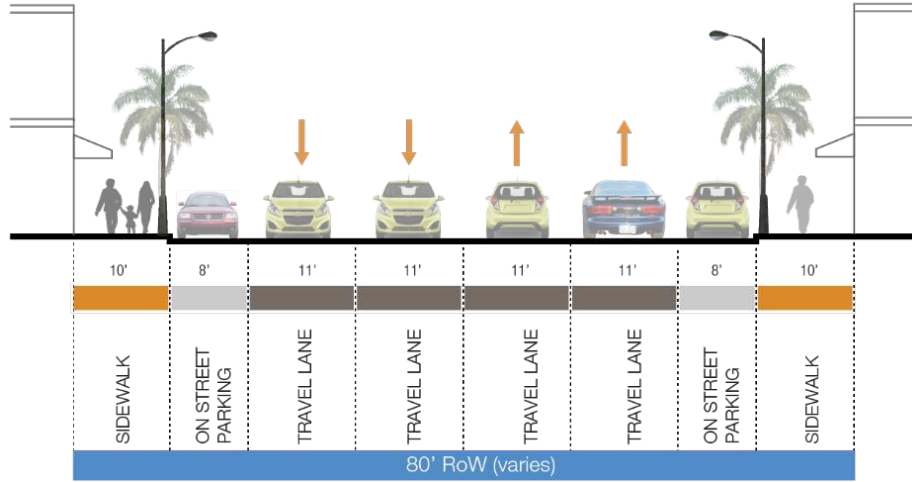
SHARED MOBILITY

- Car-sharing
- Bike sharing docking stations
- Carpool
- Rideshare – designated pick-up & drop-off locations

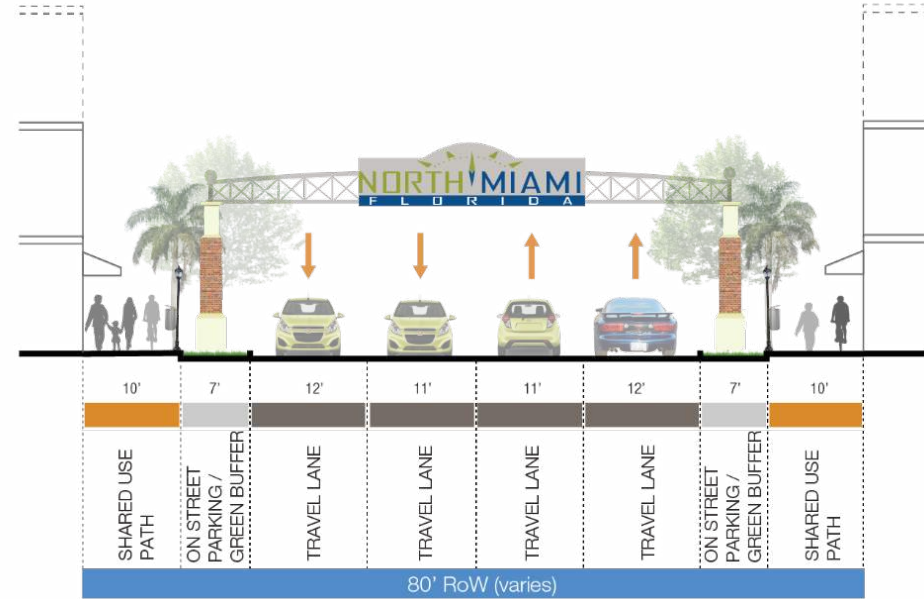


First & Last Mile Connectivity

Design Principles



EXISTING SECTION
NE 125th Street



PROPOSED SECTION



First & Last Mile Connectivity

Design Principles

NE 125th St



 First & Last Mile Connectivity

Design Principles

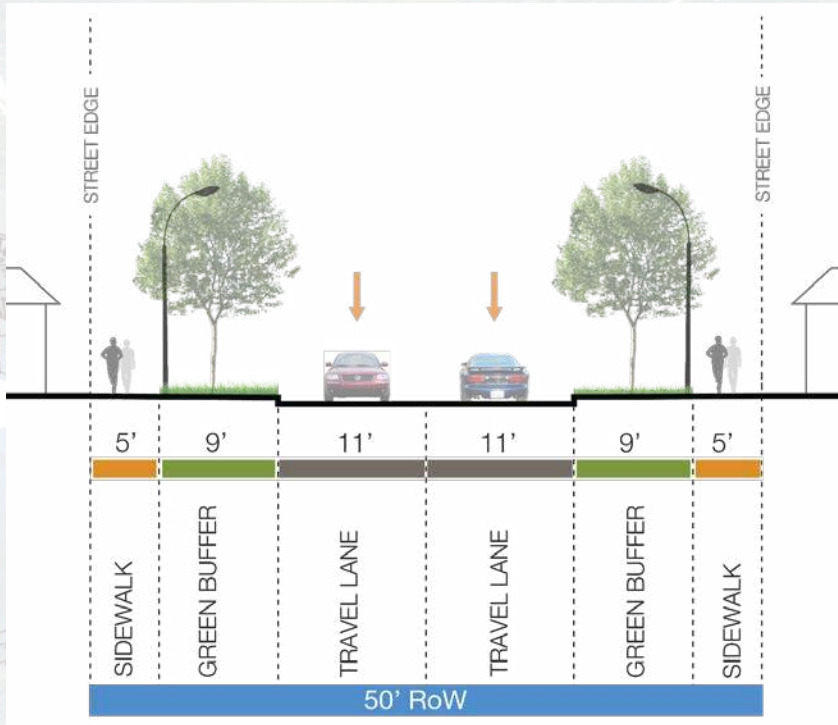
NE 125th St



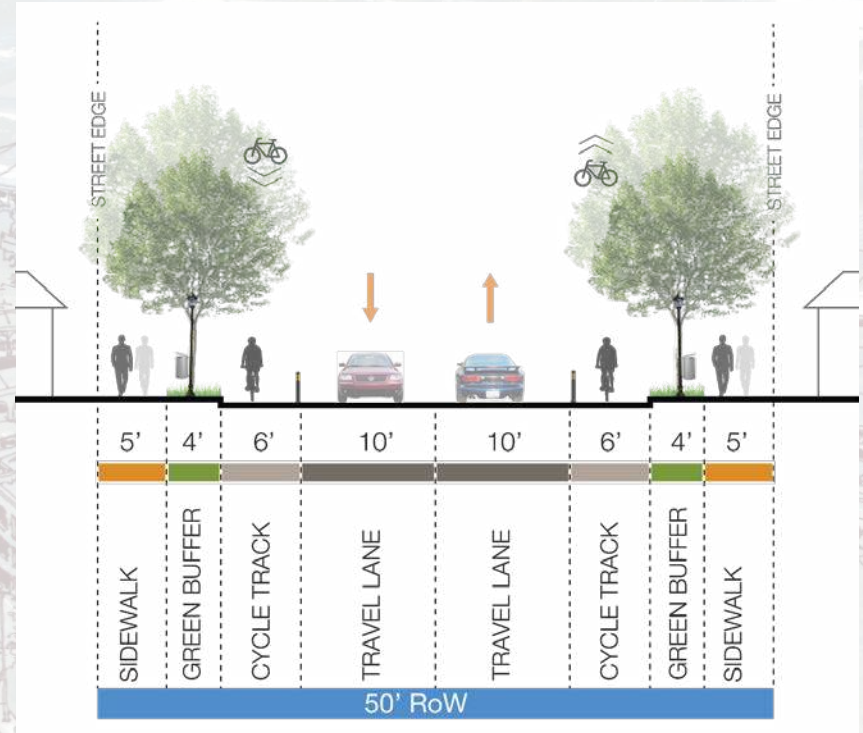
 First & Last Mile Connectivity

Design Principles

NE 9th Avenue



EXISTING SECTION



PROPOSED SECTION

 **First & Last Mile Connectivity**

Design Principles

NE 9TH AVE



First & Last Mile Connectivity

Design Principles

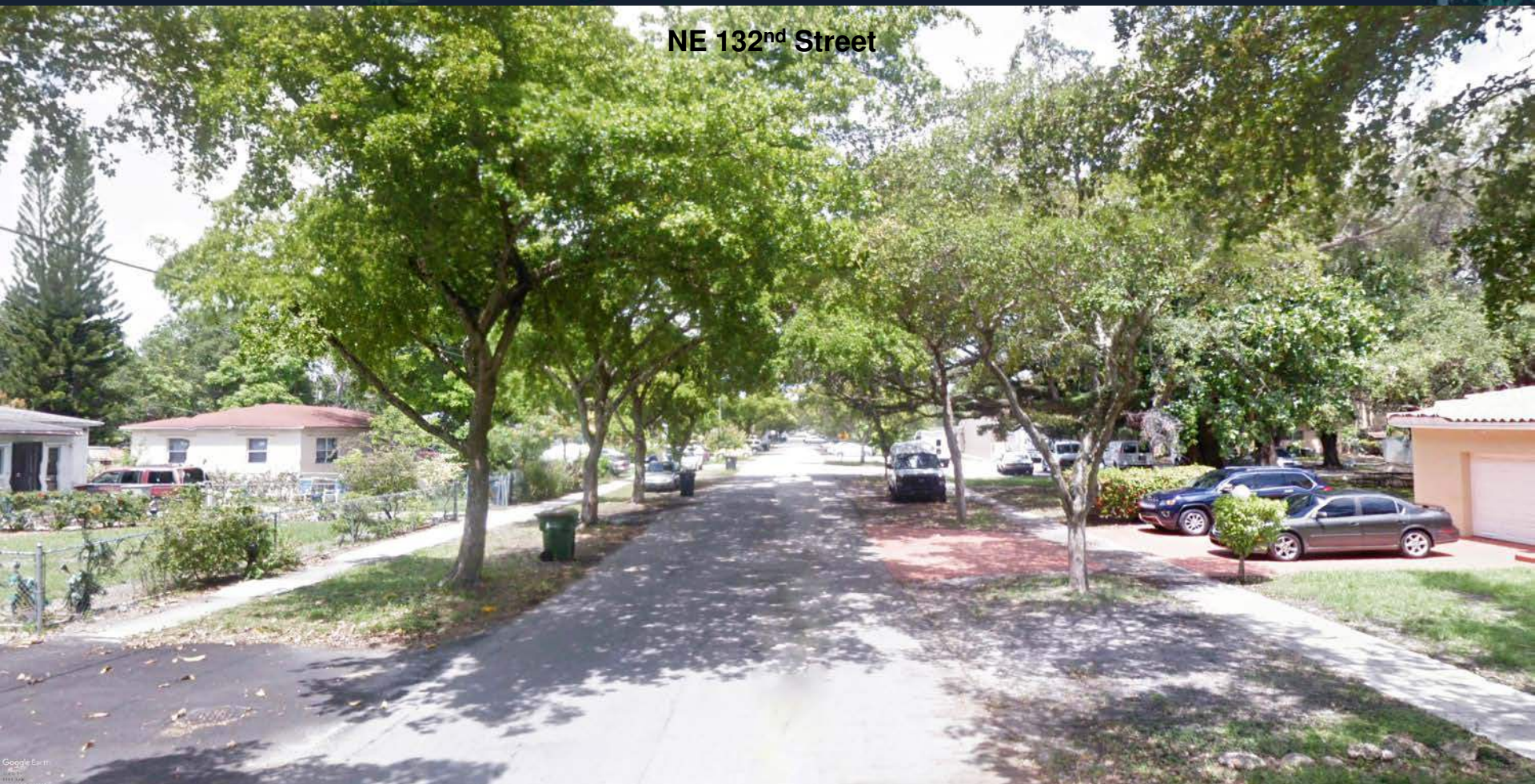
NE 9TH AVE



 First & Last Mile Connectivity

Design Principles

NE 132nd Street



 First & Last Mile Connectivity

Design Principles

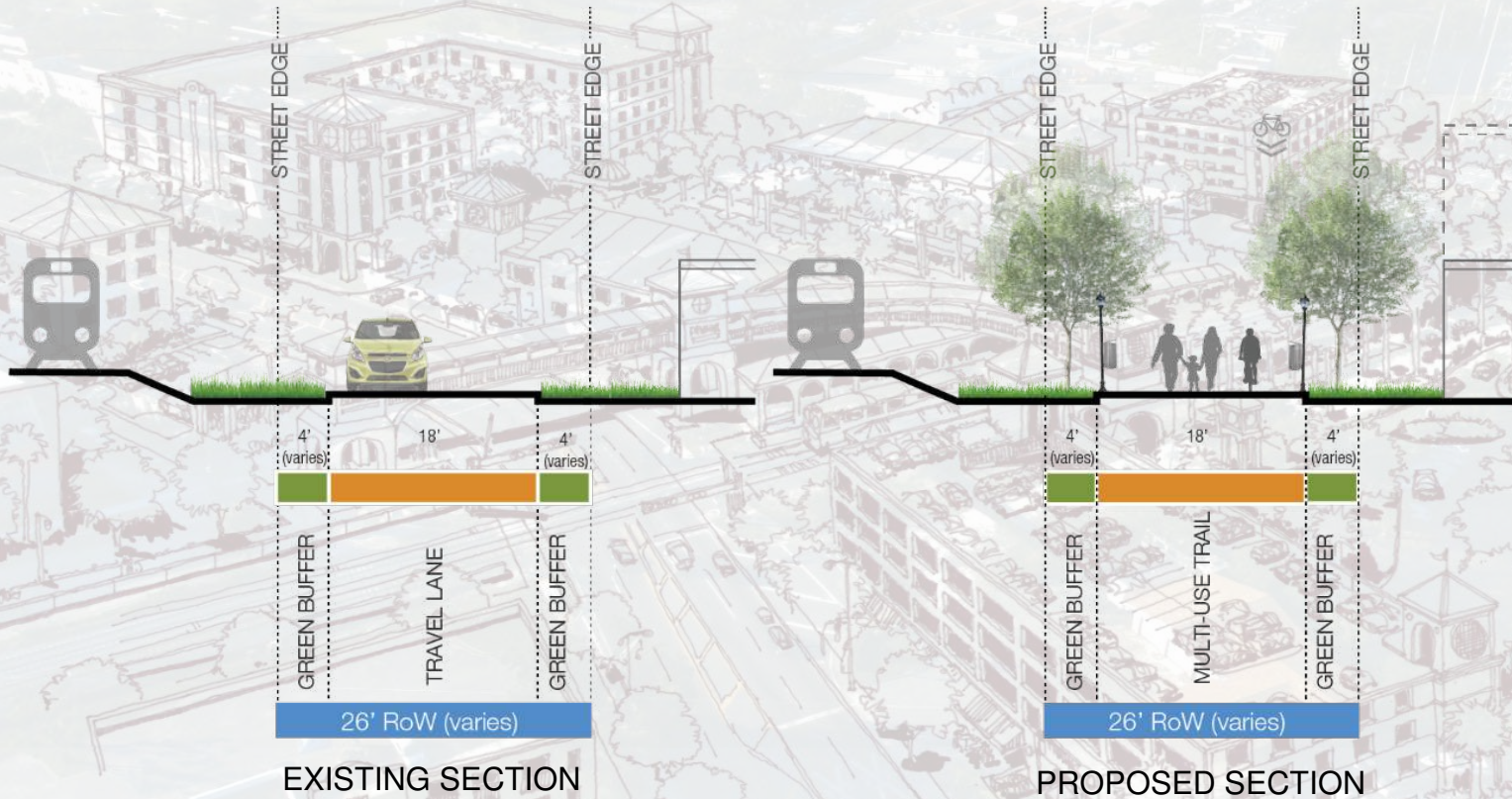
NE 132nd Street



 First & Last Mile Connectivity

Design Principles

Multi-Use Trail



 First & Last Mile Connectivity

Design Principles

Multi-Use Trail



 First & Last Mile Connectivity

Design Principles

Multi-Use Trail



 First & Last Mile Connectivity

Design Principles



Station

**Trail
Locations**



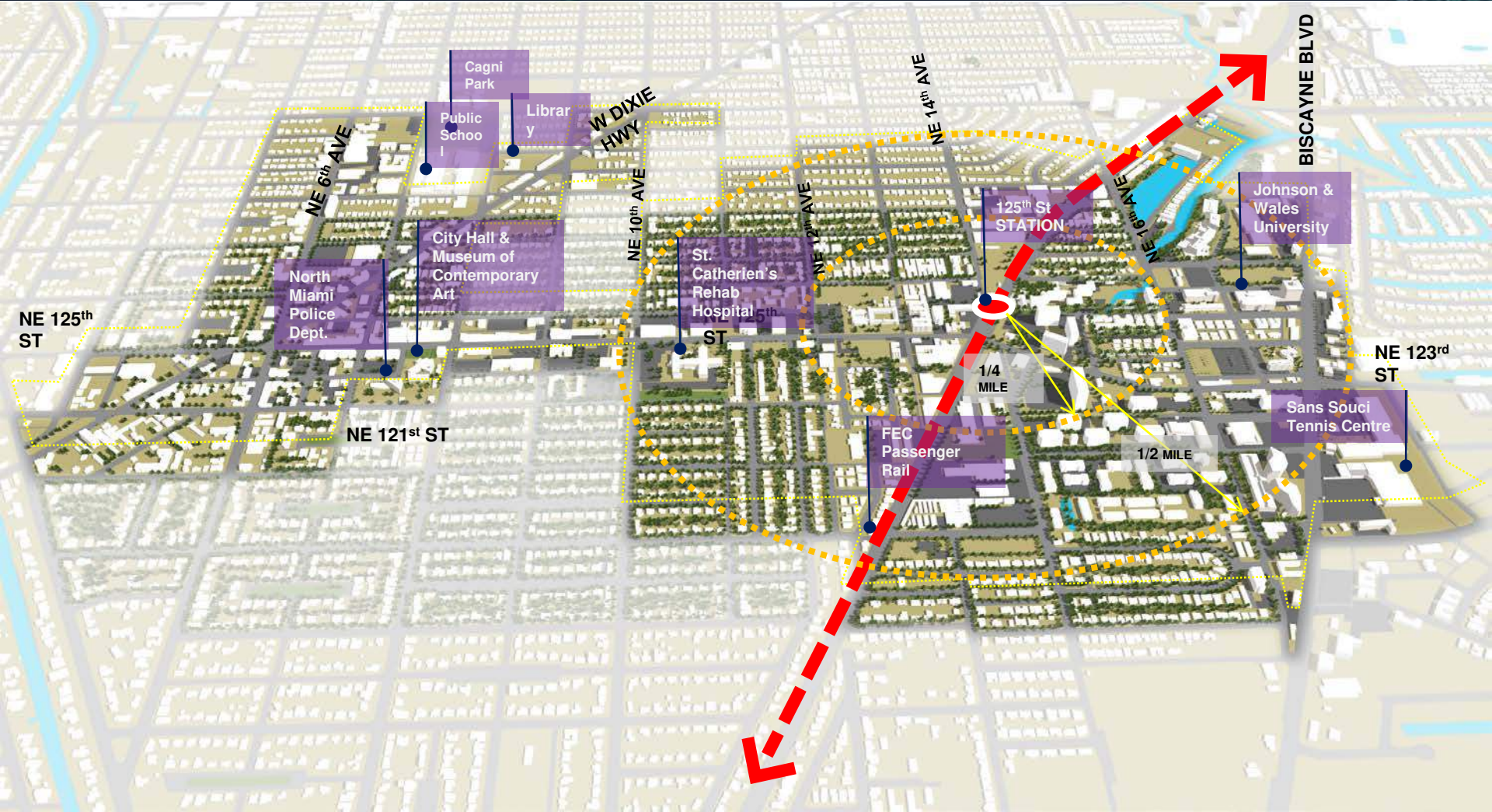
First & Last Mile Connectivity

Design Principles



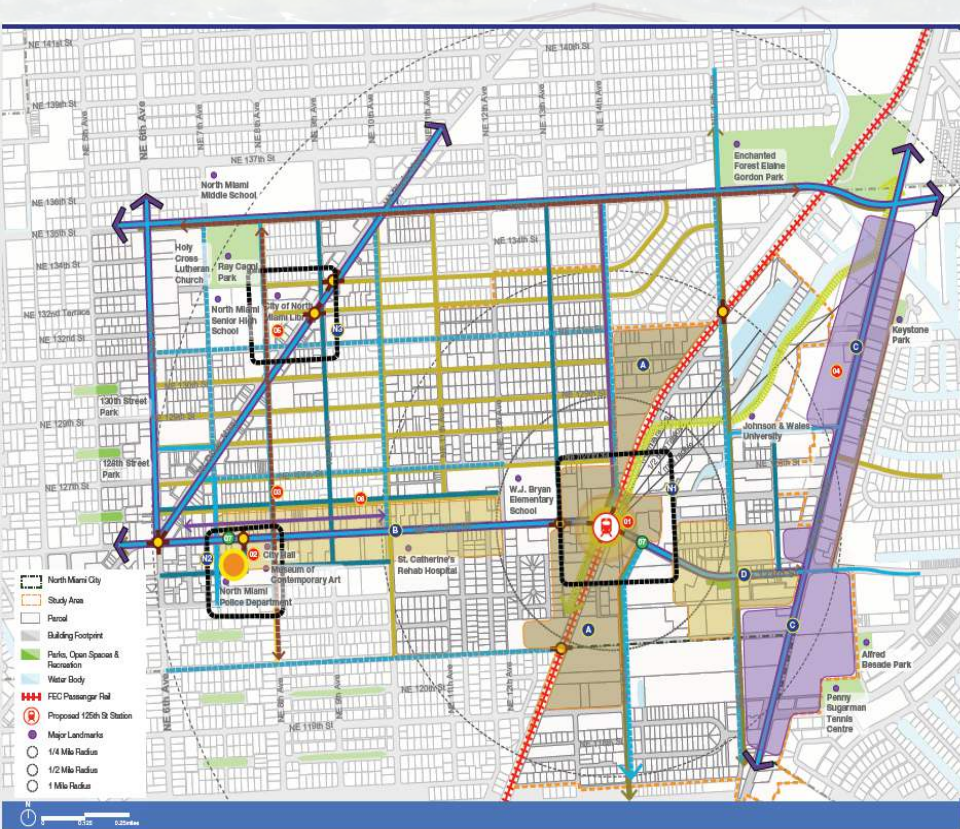
 First & Last Mile Connectivity – Precedent Project

Next Steps



Implementation Phase – NoMi Study Area Assets

Next Steps



FIRST & LAST MILE CONNECTIVITY

- WALKING**
 - Pedestrian Priority Streets
 - Green Residential Streets
 - Shared Streets (Zero Pedestrian Barriers)

- CYCLING**
 - Bikeway Priority Network
 - E. Separated/ Buffered Bike Lane
 - Multi-Use Trail

- SHARED MOBILITY**
 - Car-sharing
 - Bike sharing docking stations
 - Carpool
 - Ride-share: Designated Pick-up/ Drop-off Locations

MULTI-MODAL INTEGRATION

- NMi PMDT
- Complete street
- Transit System Improvements
- Industrial Streets: Access & Alloys

CREATIVE PLACEMAKING

- NMi Station Square
- MOCA Plaza
- 8th Avenue Open Street Project
- NMi Public Market & Arts @ the Market
- Library Plaza
- Repurposed Parking Lots: Pocket Parks & Plazas
- Pop-Up Stores/Vending
- Food Truck Plazas
- Public Arts Program
- Gateways & Nomi Branding
- Wayfinding Signs & Banners

OPTIMIZED DENSIFICATION

- Catalyst Node 1: MOD Station Area
- Catalyst Node 2: MOCA/City Hall/Public Administration
- Catalyst Node 3: Library/Arts & Culture District

TRANSIT SUPPORTIVE DEVELOPMENT

- Modify existing Overlay Districts (NRO & PCD) to promote strategic compact development nodes based on infrastructure carrying capacities within a 10-minute walking distance of the future station.
- Proposed Character Districts
 - A Nomi Railroad Entertainment District
 - B 125th Neighborhood Main Street District
 - C Transit Neighborhoods
 - D Biscayne Boulevard Commercial Corridor
 - E 123rd Corridor Mixed-Use District

PARKING MANAGEMENT

- Shared Parking sites
- Mixed-Use Parking Garage @ 8th Avenue
- On-street Parking Pricing (after garage is constructed)
- Improved User Information for Parking through technology integration

ECONOMIC CATALYSTS

- Multi-modal transit hub near FEC rail corridor
- Technology Start-up Incubators
- Student housing for JWU & FIU North Campus with connecting trails & walkways
- Promotion of "Festival arts" on repurposed industrial sites
- Re-imagining MOCA Plaza as an high impact event venue
- Implementation of a Nomi Complete Streets program to promote connectivity

AGE-FRIENDLY NEIGHBORHOODS

- Parks & Open Spaces: Identify Pocket Parks + Recreation Opportunities, Shared use with area schools, Active Park Facilities
- Sidewalks to Schools program: 8th Avenue | 195th Street
- Community Facilities: Senior Center, Business Assistance Center
- Safer Intersections

TECHNOLOGY INTEGRATION

- NMi Smart Citizen Dashboard as a pilot project
- Resident Engagement
- City Project Monitoring: Plans | Zoning Amendments
- Economic Development: Building Permits | Sites Available
- Create a common Mobility App: Transit | Parking | Bicycle Sharing | Car sharing
- Common Mobility Payment Card for all transit services and parking
- Investment in High-speed broadband
- Streamline Development Process: Automated Building Permits | Plan-Approvals

RESILIENT NOMI

- Land use: Concentrate higher density development in higher elevation areas
- Infrastructure: vulnerability assessment of key infrastructure and capital investments, Implement recommendations in the Arch Creek Adaptation Plan (ULI), rapid action plan for flood risk mitigation
- Mobility: Adjust transit-fleet and pedestrian-first policies, Mobile technology to better coordinate choices, adopt recommendations of SMART Plan
- Smart Decision-Making for Resilience: Open Data Platform, Performance management, Evaluation & Shelter Planning, launch digital literacy campaign

NEIGHBORHOOD PRESERVATION

- Low cost LED lighting program
- Program to preserve existing tree canopy in the neighborhood
- Enhance, upgrade and provide quality housing, including affordable housing
- Increase code enforcement visits, facade improvement projects.

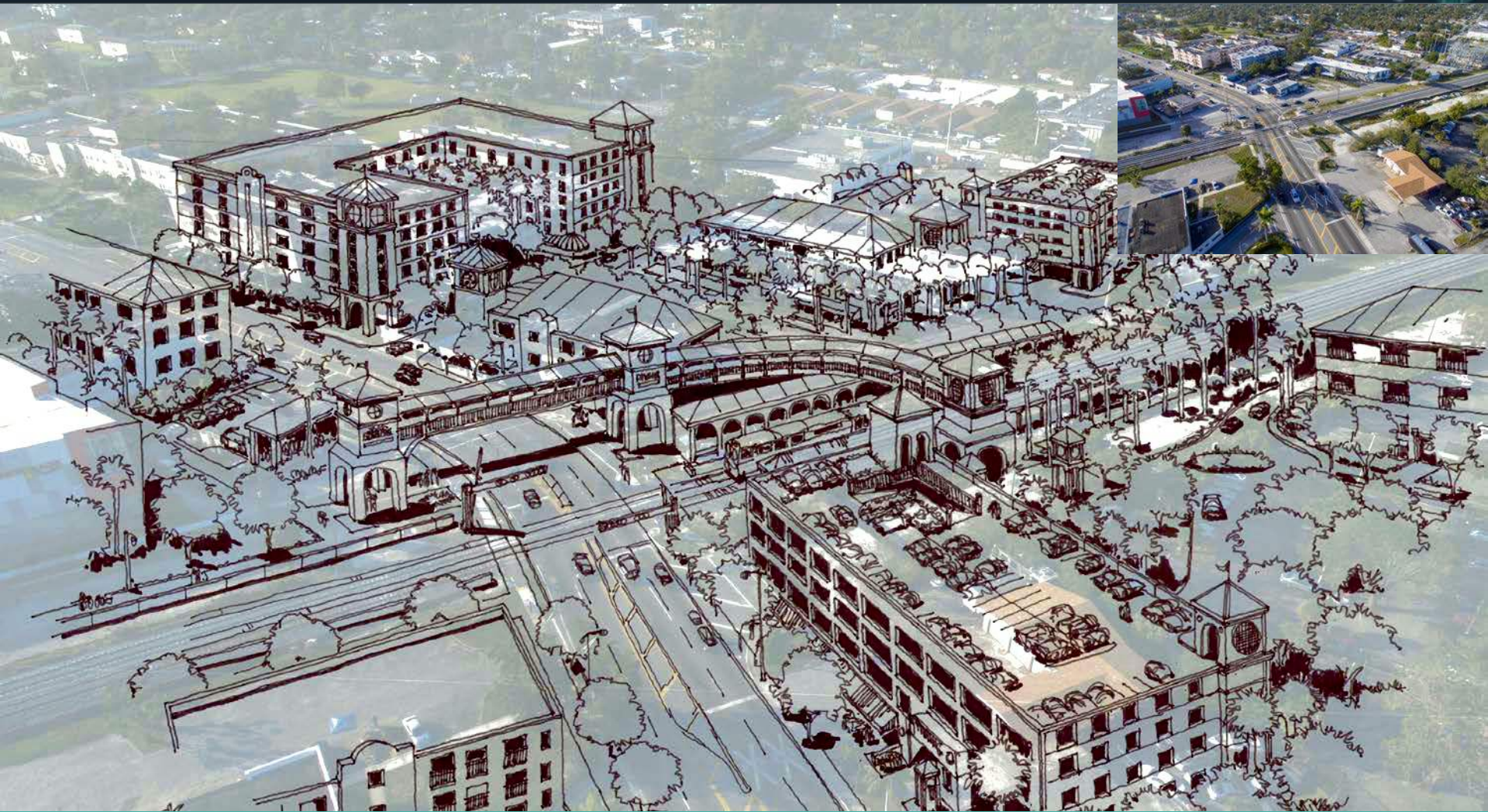
EFFECTIVE IMPLEMENTATION

- Establish a Nomi Mobility Hub Action Team
- Improve Governance (GGG and G2Q) through increased collaboration & participation using digital ICT platforms
- Implement Quick-Win Creative Placemaking projects
- Expand Land Assemblage process
- Update zoning code to more transit-supportive regulations

PROPOSED CONCEPT PLAN

Implementation Phase – Proposed Concept Plan

Next Steps



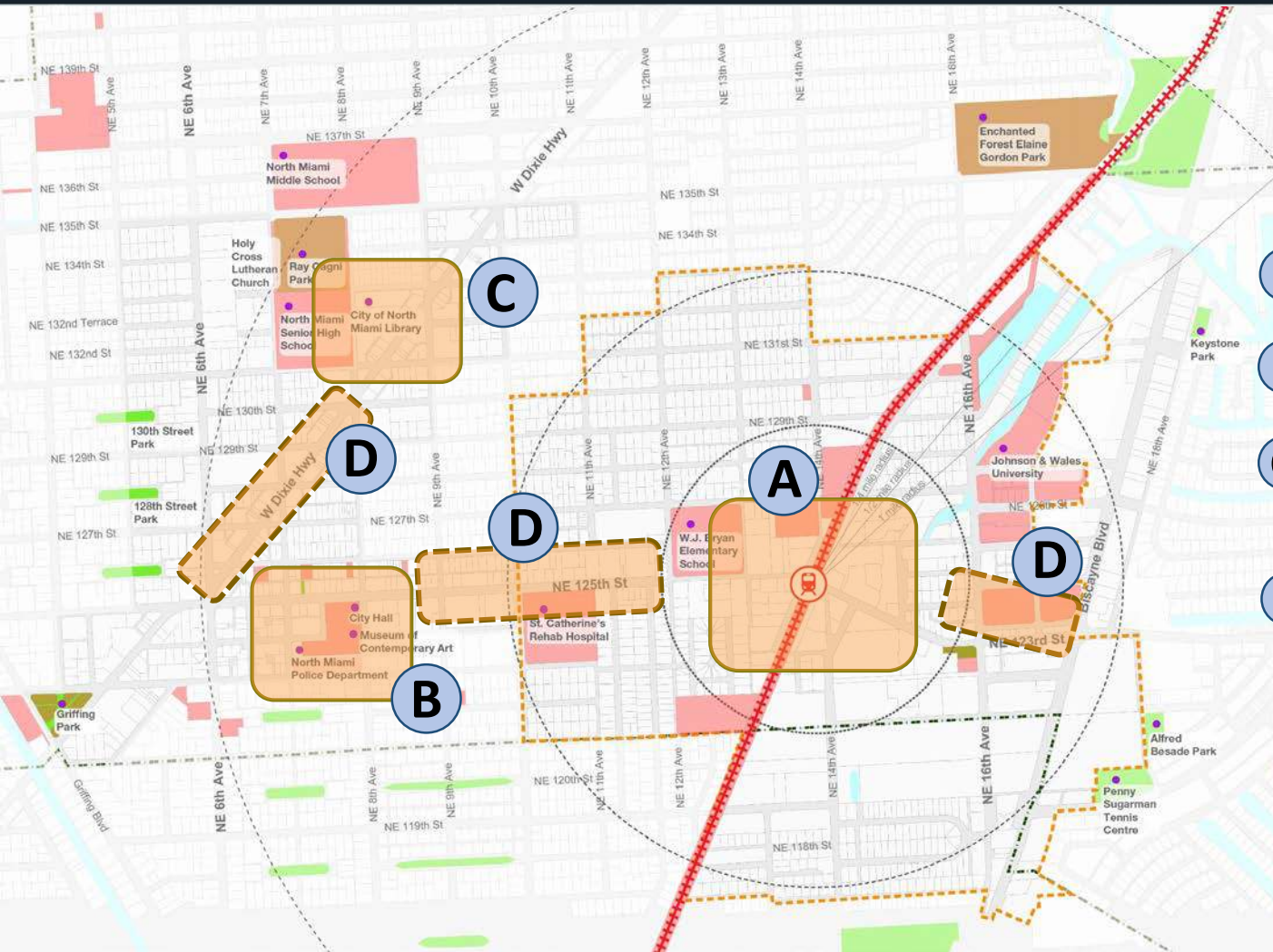
Implementation Phase – Conceptual Urban Design

Next Steps



Creative Placemaking – Urban Design

Next Steps



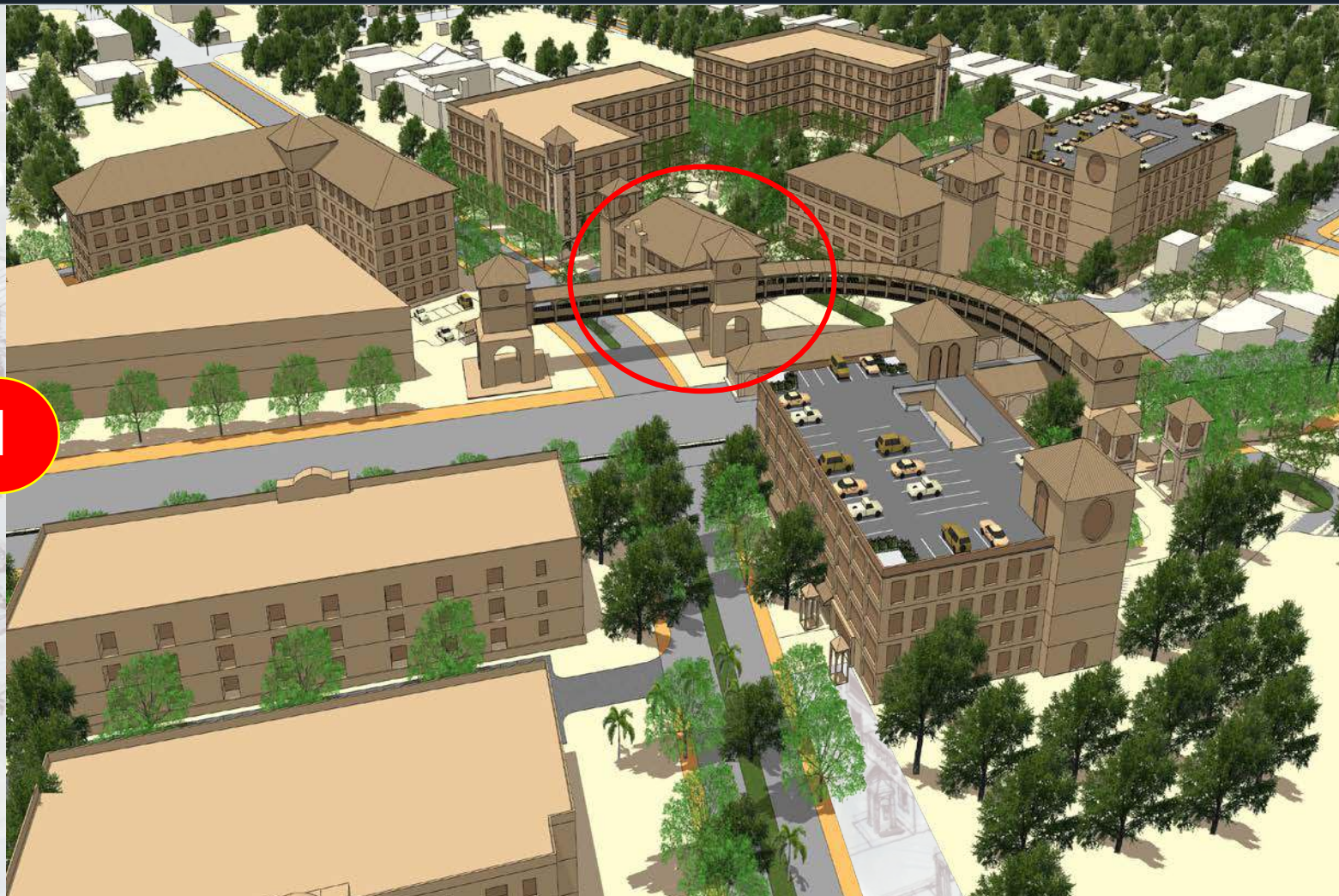
CATALYST NODES

- A** TOD Station Area
- B** MOCA/City Hall
- C** Library/Arts & Culture District
- D** Corridor Redevelopment

Creative Placemaking – Optimizing Densification

Next Steps

1



Creative Placemaking – Urban Design

Next Steps



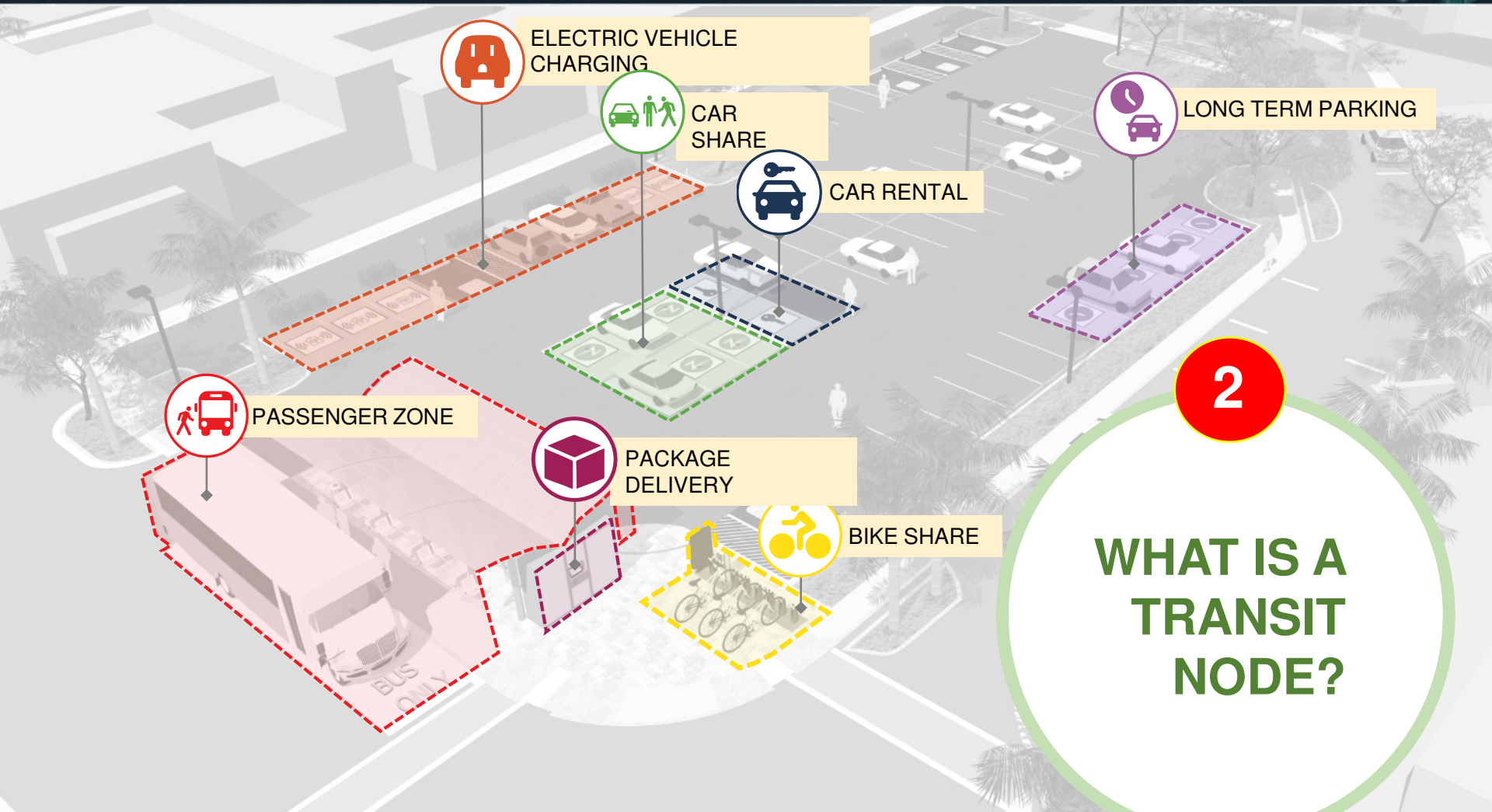
Creative Placemaking – Urban Design

Next Steps



Creative Placemaking – Urban Design

Next Steps



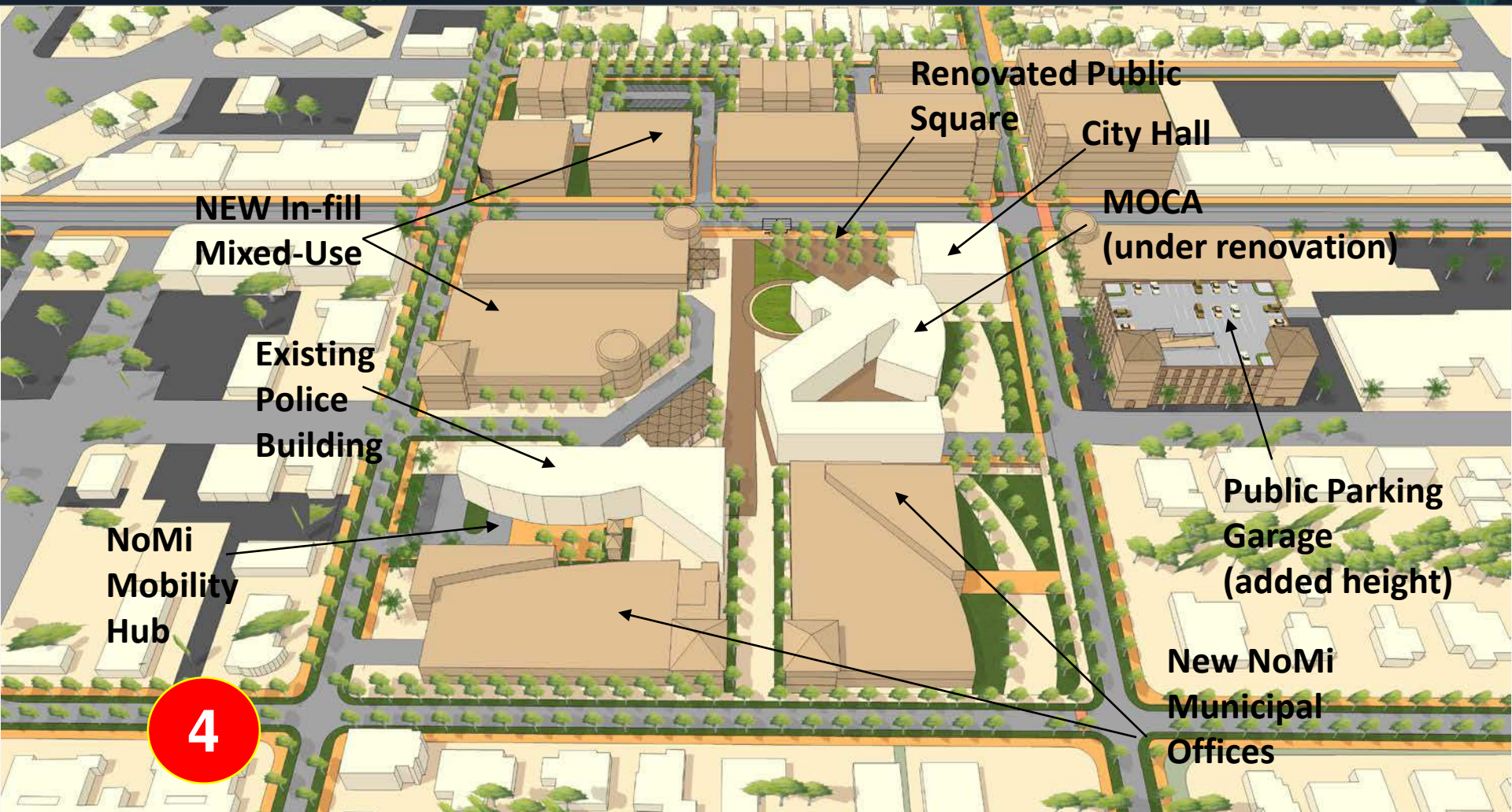
2
**WHAT IS A
TRANSIT
NODE?**

Next Steps



Creative Placemaking – Artist's Workshops & Residences

Next Steps



Creative Placemaking – MOCA Square Municipal Hub

Next Steps



Creative Placemaking – Library Square Redevelopment Hub

For More Information:

tod.northmiamifuture.com

An architectural rendering of a city development, showing a large, multi-story building complex with a central courtyard, surrounded by trees and a parking lot. The rendering is overlaid on a dark green background with a city skyline silhouette.



COLLEGE PARK TRANSIT ORIENTED DEVELOPMENT



Presented by Rod Mullice & Terrence Moore

College Park

Home To:

- ▣ HJIA - The world's busiest airport
- ▣ The second most active MARTA station
- ▣ GICC - Georgia's second largest convention center
- ▣ Woodward Academy
- ▣ Chick-Fil-A
- ▣ New BMW Training Facility

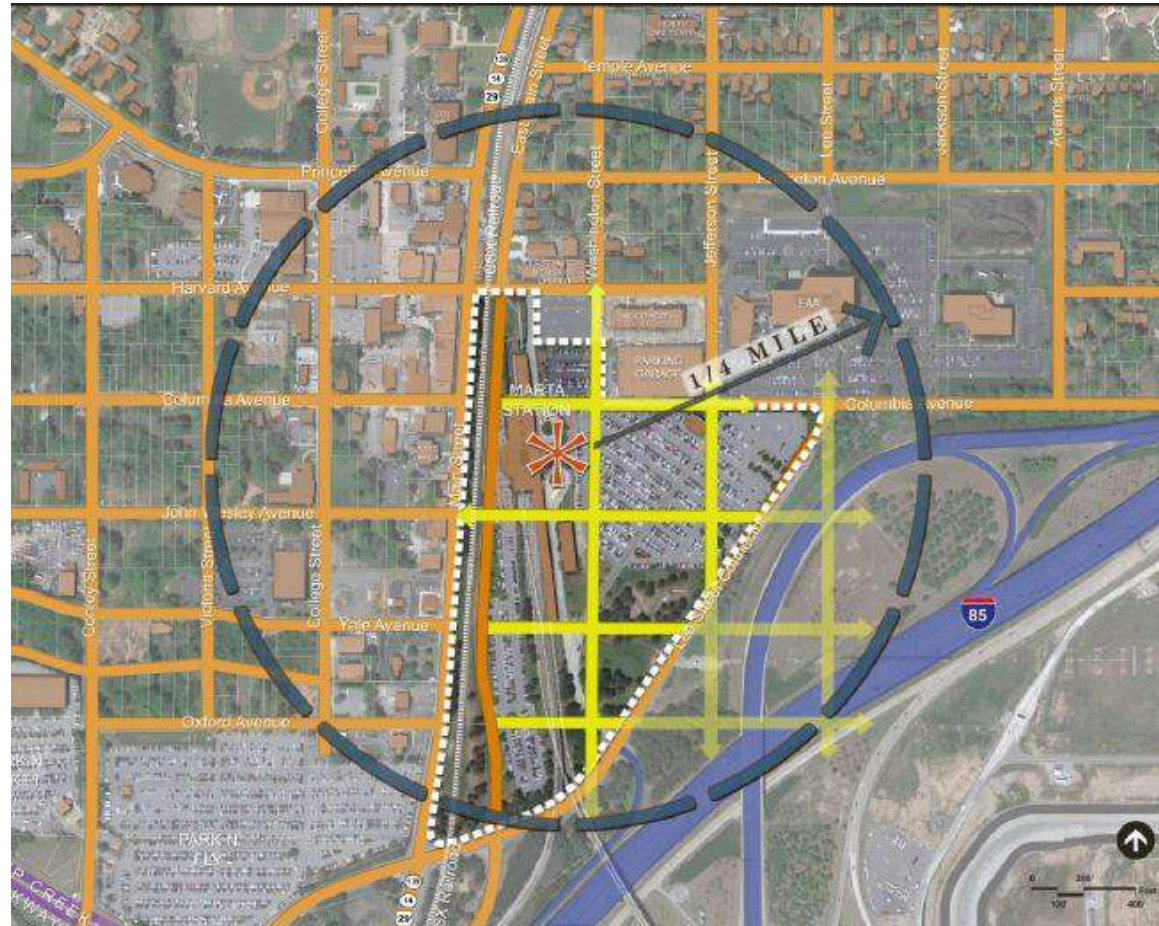


2012 Atkins Study

Based on $\frac{1}{4}$
mile radius
from MARTA

Used MARTA
Design
Guidelines

Study
languished
until timing
was right



TIMING IS EVERYTHING.....

- FAA renewed lease on City property
 - ▣ Additional 700 employees added
 - ▣ With over 1,200 employees, 2nd largest FAA facility outside Washington DC
- The Pad I
 - ▣ April 2014 planning started - vision from Atkins Study
- Zoning Ordinance re-write: 6/2016 to 6/2018
- The Pad I opens in 2017

The Pad I opens in 2017!



Connected Lifestyle

steps from MARTA & FAA

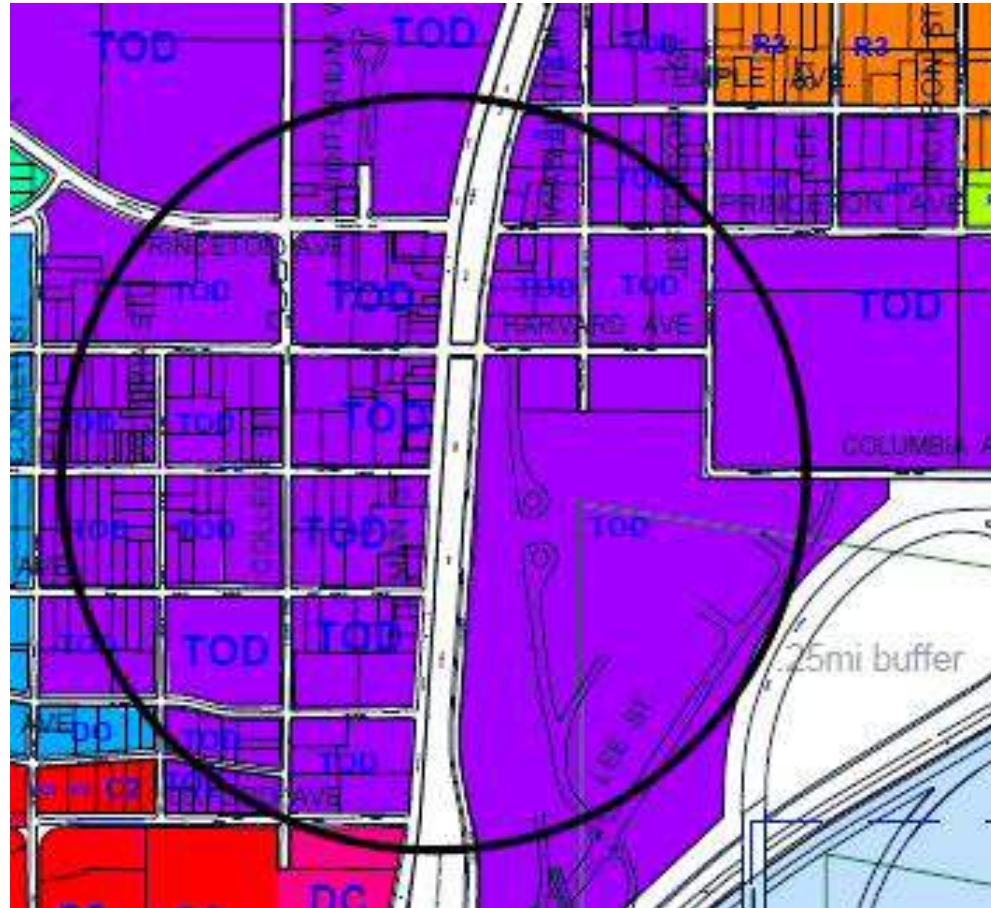


Additional Effort Still Needed

TOD
Ordinance –
developed &
adopted 90
days later

Based on
MARTA
Guidelines

Allows for
higher density,
mixed use,
reduced
parking &
bike/ped
facilities



TOD Ord. adopted 9.17.18

First project under TOD Ord. funded 1 month later





Temple Square ground breaking – 12.14.18

17 Town home units on 0.92 acres



Jamie Cochran, FAICP
March 2019

