

West Kendall Corridor

June 11, 2014

Miami-Dade County Department of Regulatory and Economic Resources
Development Services Division



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West Kendall Corridor

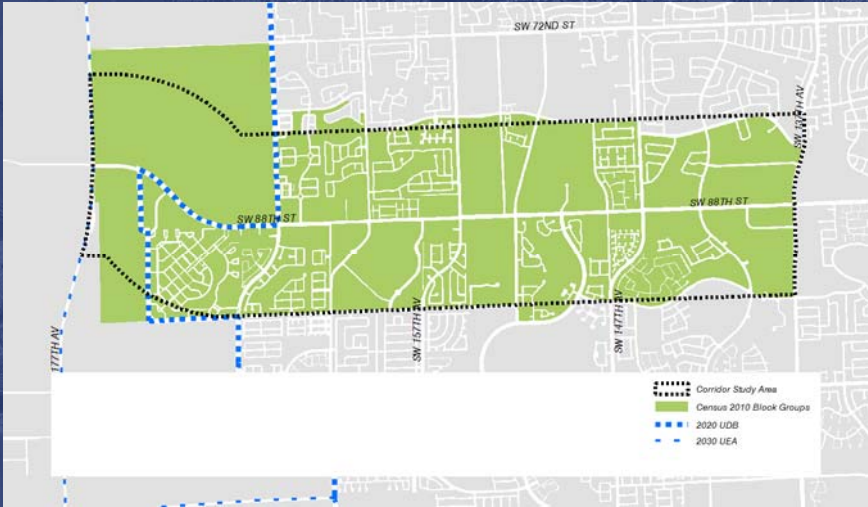
Presentation Outline

- Review Study Area
- Review of Citizens' Plans and Presentations
- Planning recommendations
- Next steps

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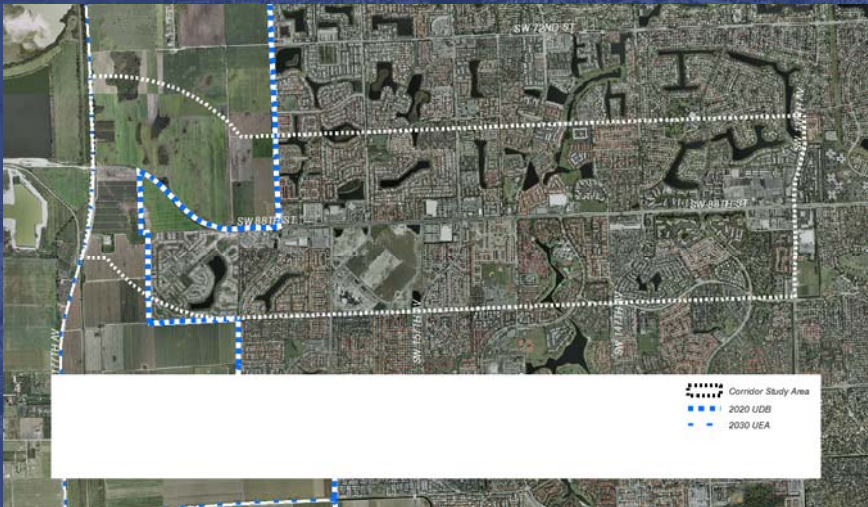
West Kendall Corridor

Study Area



West Kendall Corridor

Study Area



West Kendall Corridor

March 1 Public Workshop



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March 1 Public Workshop



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March 1 Public Workshop



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March 1 Public Workshop



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Citizens' Plans – Consensus Elements

- Develop mixed uses
- Provide a civic center
- Develop more employment areas
- Provide location for farmer's markets
- More open space
- More bicycle/pedestrian paths
- Improved transit service

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Citizens' Plans



Bike lanes with buffers from cars

Bike lanes connected to parks

More street lights – ornamental

Entrance markers on Kendall at 137th and Krome Avenues

Upscale retail and mixed uses at the Kendall Town Center with parks and civic buildings

UEA should be a buffer to Krome Avenue with a farmer's market and horse stables

Express buses and park and ride for 836 extension

Need lighting and additional activities in parks

Need additional spaces at park and ride facilities

Need additional employment opportunities

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Citizens' Plans



Need Shade trees and gathering places
 Need mixed uses at the Town center/Heart of the community
 Provide a native animal park north of Kendall
 Need a farmer's market and trolley service
 Have an organic institute-place to teach how to grow food
 More office/work places

Provide places for arts and culture
 Kendale Lakes Mall - old and uninviting; add more retail along Kendall for visibility; build parking garages; add more destination shopping, better tenants; add mixed uses inc. residential
 Make streets safer, increase pedestrian crossing time and have crosswalks on each corner

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Citizens' Plans

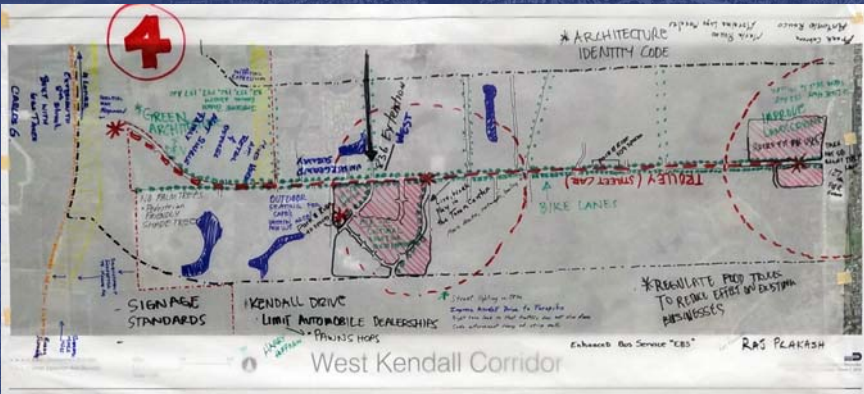


West Kendall should become a city to provide for enhanced services
 A Town Center should be developed
 Land in the Expansion Area should be used for mixed uses, open space, bike lanes and Vertical farming equal to the amount of land being developed

Business/industrial park with 10,000 jobs; various densities, mixed uses
 Increased density needed to provide for desired things
 636 Expressway extension needed
 Provide passenger service on the CSX railroad

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Citizens' Plans



Improve Kendall Drive with shade trees
 Improve 137th Avenue to 6 lanes from Kendall to Miller
 Limit types of businesses such as car dealers and pawn shops
 Widen Krome Avenue for improved access to the north
 Implement signage and architecture standards

Need to regulate food trucks
 Need green architecture and development
 Provide Trolley Service
 Live/work development in Town Center
 Extend 836 Expressway to Kendall

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Citizens' Plans



Need an upscale hotel
 Large park and gardens in the UEA with mixed uses along Kendall
 Kendall Town Center should have shopping, entertainment/movie theater, offices, performing arts/museum, government center/courthouse

Dedicated bus lanes/Metrorail to FIU
 Need more traffic calming/traffic circles
 Need a local trolley service
 Need shaded sidewalks
 Need more Bicycle paths

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Citizens' Plans



- Parks
- Shopping
- Bicycle trails
- City hall
- Hotel
- Farmer's market

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Citizens' Plans



- 137th and Kendall area should become mixed-use with civic facilities
- Mixed-use development at the Kendall Town Center, walkable and attractive, provide workplaces to provide employment
- Enhanced bus lanes along Kendall in a dedicated right of way, don't remove lanes from Kendall, provide increased frequencies

- Don't move the UDB
- Don't build more expressways
- Provide a trolley service
- Farmer's market in the UEA
- Large park in in the UEA

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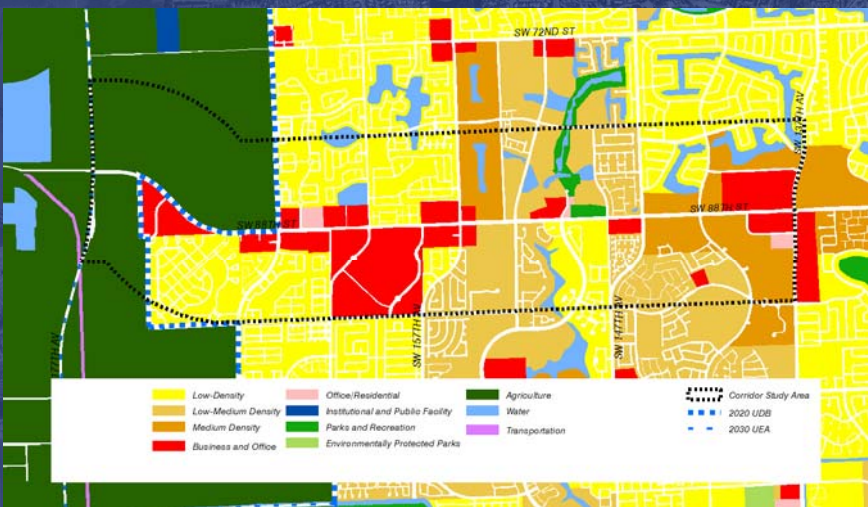
Planning Process Goals

- Create a vision for the future
- Transform West Kendall to a destination
- Enhance livability
- Provide transportation options
- Encourage a mix of uses

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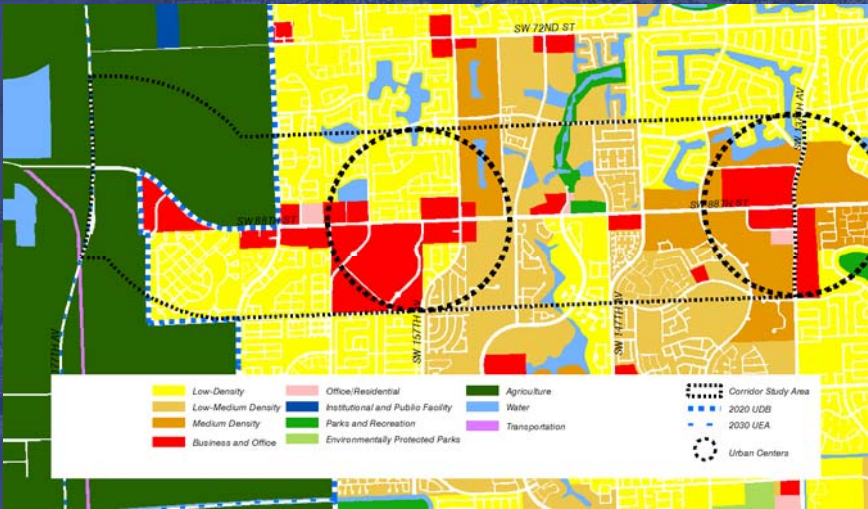
Comprehensive Plan



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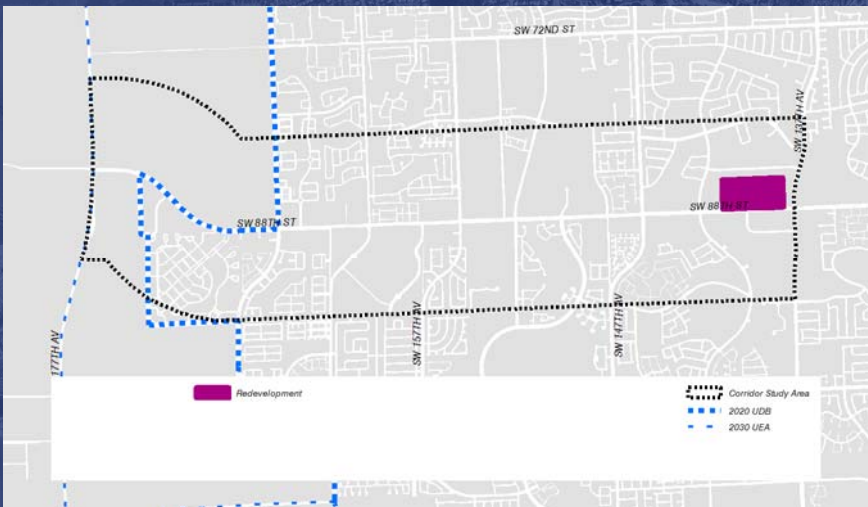
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Comprehensive Plan



West Kendall Corridor

Planning Recommendations - Redevelopment



West Kendall Corridor

Planning Recommendations – Kendale Lakes Plaza



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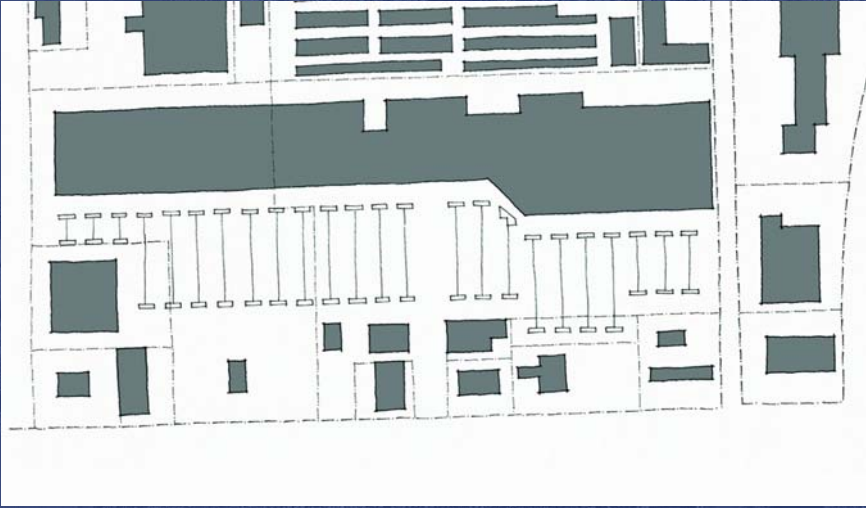
Planning Recommendations – Kendale Lakes Plaza



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Planning Recommendations – Kendale Lakes Plaza



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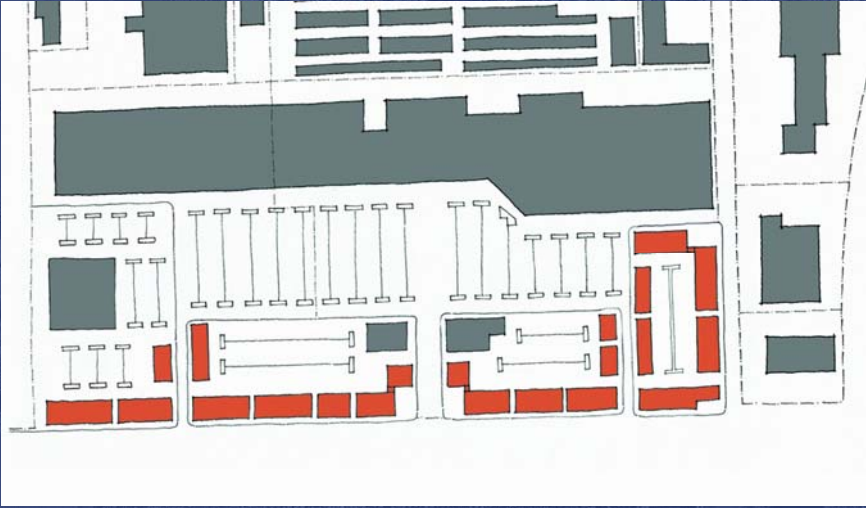
Planning Recommendations – Kendale Lakes Plaza



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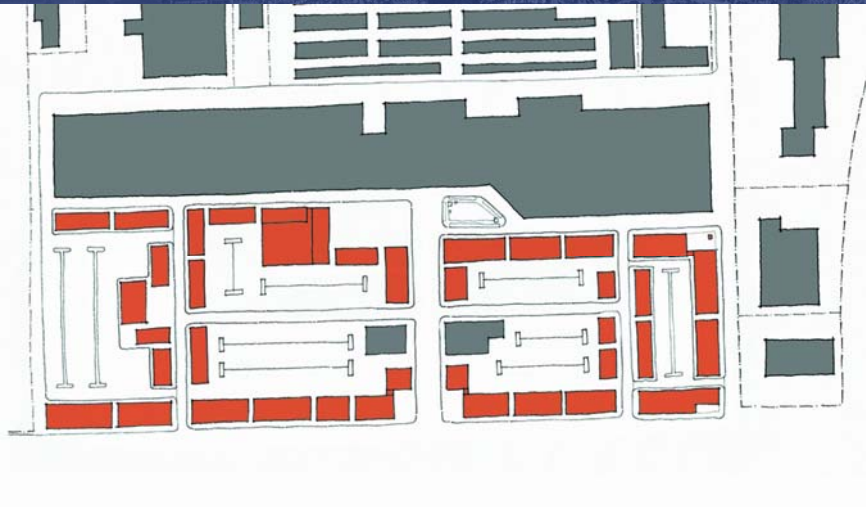
Planning Recommendations – Kendale Lakes Plaza



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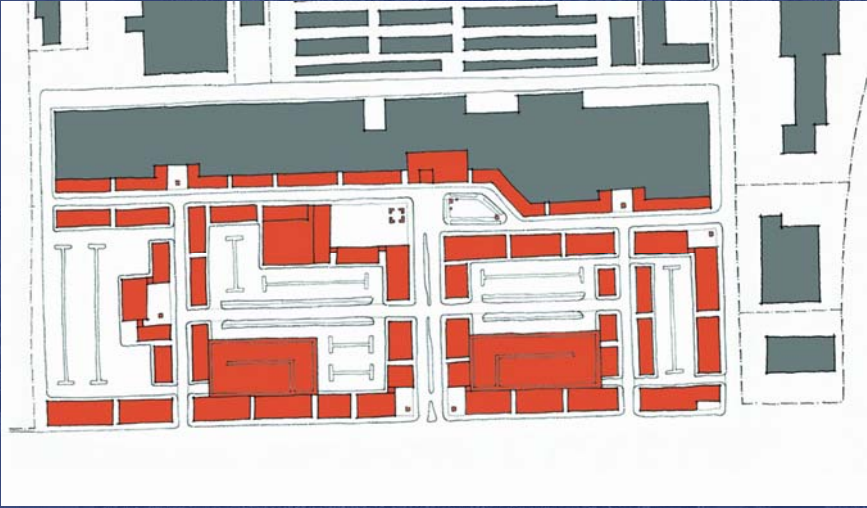
Planning Recommendations – Kendale Lakes Plaza



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Planning Recommendations – Kendale Lakes Plaza



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Planning Recommendations – Kendale Lakes Plaza



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Planning Recommendations – Kendale Lakes Plaza



West Kendall Corridor

Planning Recommendations – Kendale Lakes Plaza



West Kendall Corridor

Planning Recommendations – Kendale Lakes Plaza

- Designated Community Urban Center
- 45 acres
- Concept illustrates:
 - 968,000 sq. ft. office space
 - 620,000 sq. ft. retail space
 - 680 units residential multi-family
 - 15 units/acre
 - 3 acres open space (7%)

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Policy Recommendations - Redevelopment

- Future development should be consistent with the CDMP Urban Center standards for building placement and streetscapes
- Mixed uses, including residential and office space, should be encouraged
- Pedestrian connectivity to the surrounding area should be provided and/or improved

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Planning Recommendations – Street Improvements



West Kendall Corridor

Planning Recommendations – 152nd Avenue



West Kendall Corridor

Planning Recommendations – 152nd Avenue



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West Kendall Corridor

Planning Recommendations – 149th Avenue



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Planning Recommendations – 149th Avenue



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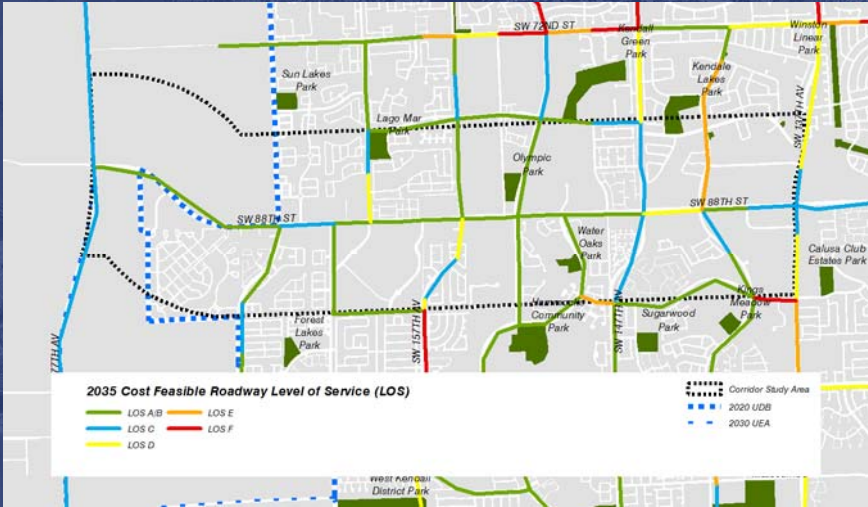
Planning Recommendations – 149th Avenue



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Planning Recommendations – Street Improvements



West Kendall Corridor

Planning Recommendations – 162nd Avenue



West Kendall Corridor

Planning Recommendations – 162nd Avenue



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Planning Recommendations – 162nd Avenue



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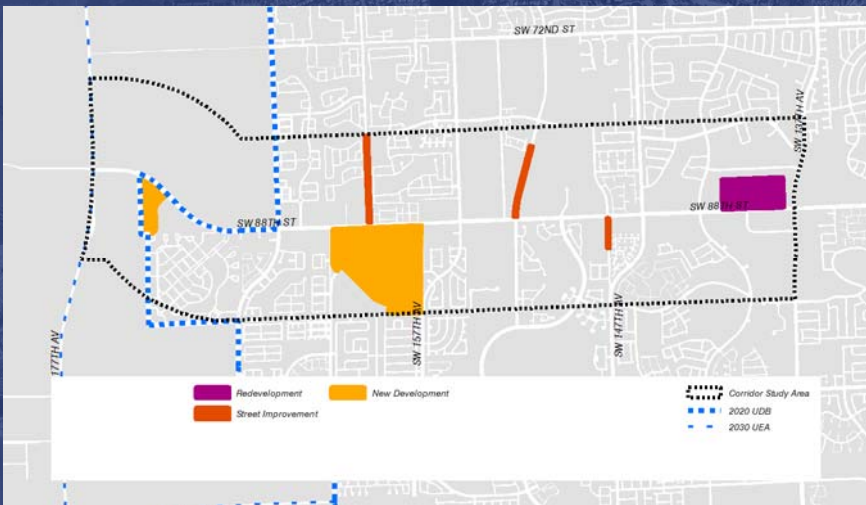
Policy Recommendations – Street Improvements

- Traffic studies should be conducted to identify roadways with excess capacity
- Sidewalks should be buffered from travel lanes with landscaping and/or on-street parking
- On-street parking should be provided along streets adjoining commercial and multi-family residential areas

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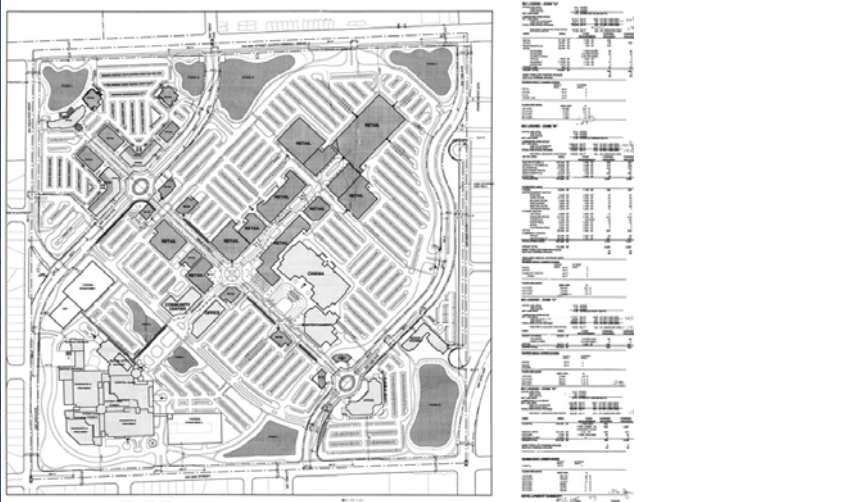
Planning Recommendations – New Development



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Planning Recommendations – Kendall Town Center



West Kendall Corridor

Planning Recommendations – Kendall Town Center



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Planning Recommendations – Kendall Town Center



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Planning Recommendations – Kendall Town Center



- Hospital
- Transit
- Assisted Living

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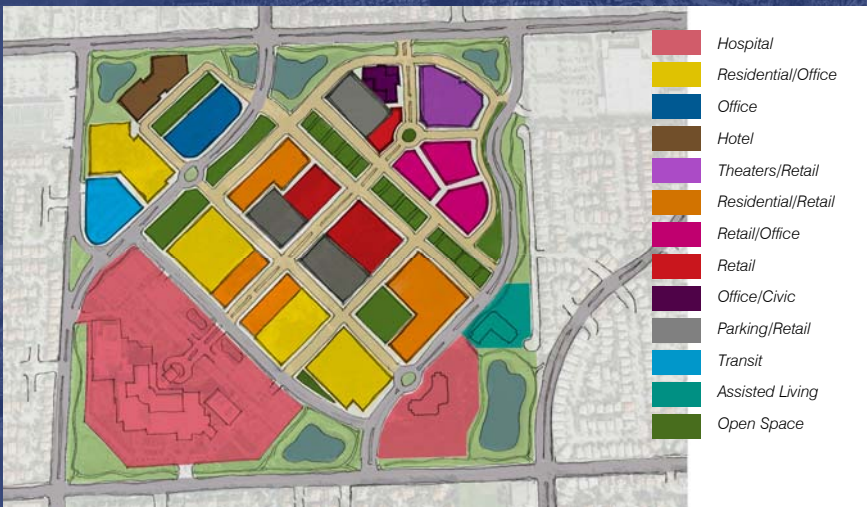
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Planning Recommendations – Kendall Town Center



West Kendall Corridor

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West Kendall Corridor

Planning Recommendations – Kendall Town Center



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Planning Recommendations – Kendall Town Center



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West Kendall Corridor

Planning Recommendations – Kendall Town Center



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West Kendall Corridor

Planning Recommendations – Kendall Town Center



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West Kendall Corridor

Planning Recommendations – Kendall Town Center



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West Kendall Corridor

Planning Recommendations – Kendall Town Center



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West Kendall Corridor

Planning Recommendations – Kendall Town Center



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Planning Recommendations – Kendall Town Center



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West Kendall Corridor

Planning Recommendations – Kendall Town Center



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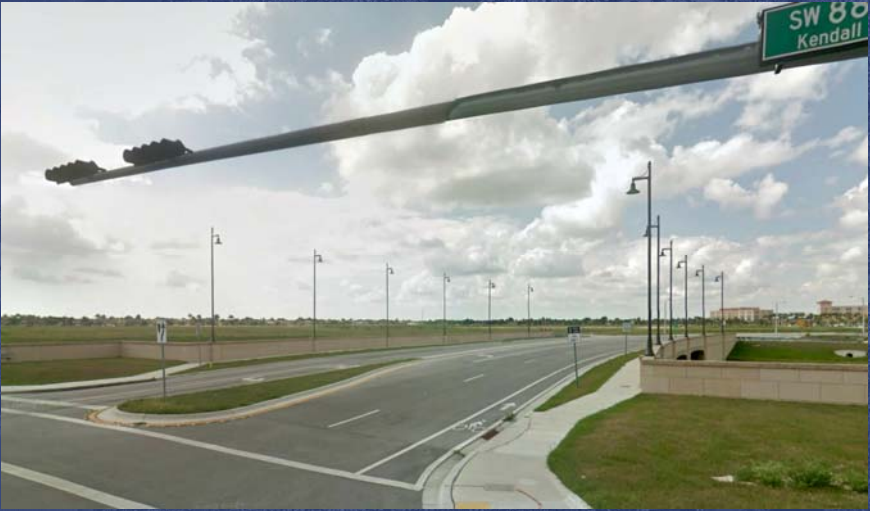
Planning Recommendations – Kendall Town Center



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Planning Recommendations – Kendall Town Center



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West Kendall Corridor

Planning Recommendations – Kendall Town Center



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Planning Recommendations – Kendall Town Center

- Approved DRI
- Designated Community Urban Center
- 83 acres
- Concept illustrates:
 - 1,088,000 sq. ft. commercial area
 - 1,700 units residential multi-family
 - 20 units/acre
 - 24 acres open space (29%)
 - 0.86 overall FAR

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Policy Recommendations – New Development

- Future development should be consistent with the CDMP Urban Center standards for building placement and streetscapes
- Mixed uses, including residential and office space, should be encouraged
- Pedestrian connectivity to the surrounding area should be provided and/or improved

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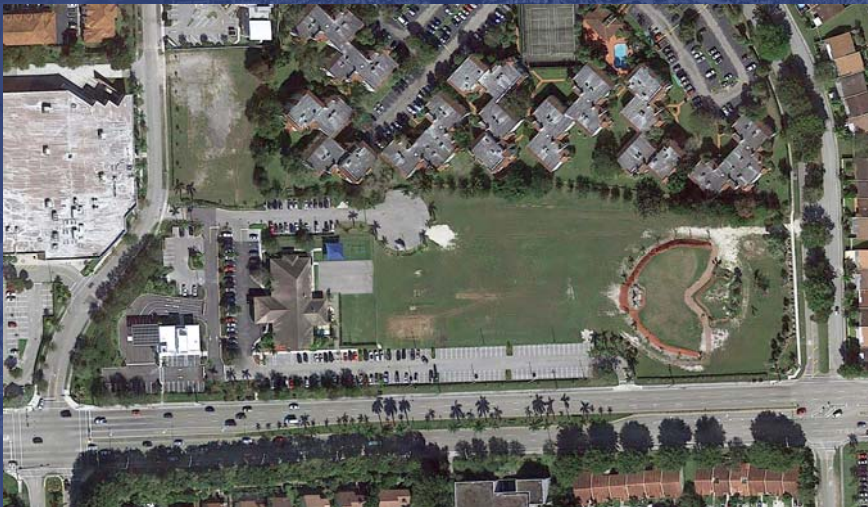
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Planning Recommendations - Transit



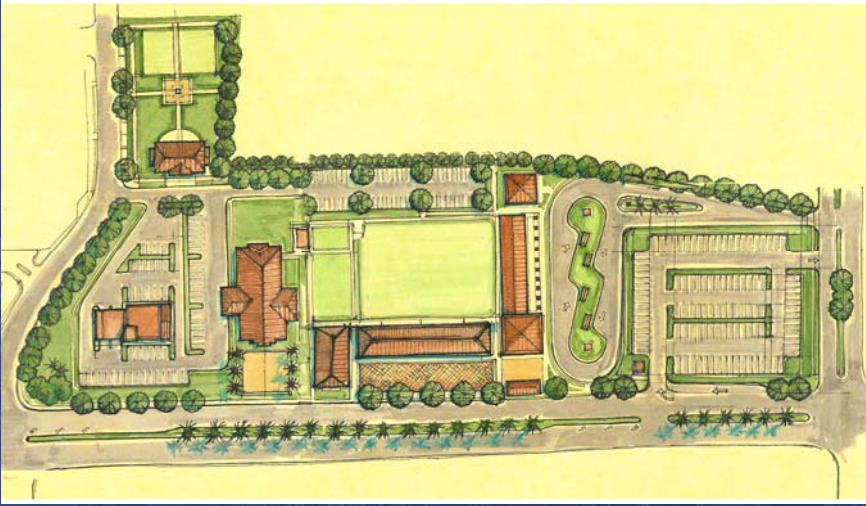
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Planning Recommendations – Park and Ride



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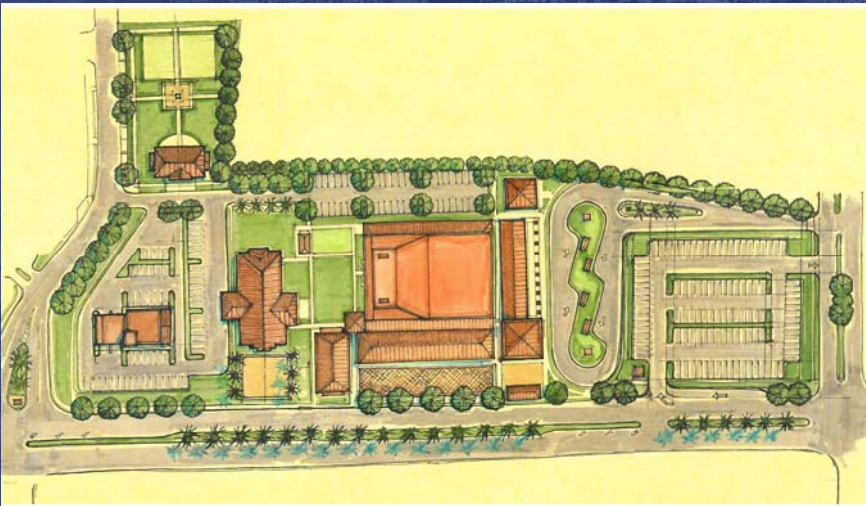
Planning Recommendations – Park and Ride



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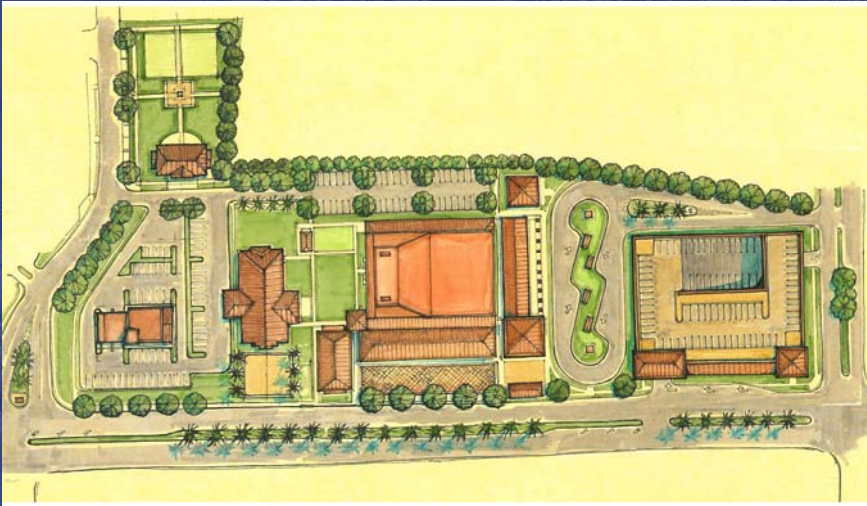
Planning Recommendations – Park and Ride



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Planning Recommendations – Park and Ride



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Planning Recommendations - BRT

An advertisement for the Kendall Drive Mobility Enhancement Study. It features a bus and a car at the top left, a "RESTRICTED LANE AHEAD" sign at the top right, and a map at the bottom. The text in the center reads: "KENDALL DRIVE MOBILITY ENHANCEMENT STUDY", "FINAL SUBMITTAL", "CONTINGENCY ITEM TO MPO WORK ORDER NUMBER GPC 10", and "MPO TECHNICAL STUDIES PROGRAM SUPPORT".

**KENDALL DRIVE
MOBILITY ENHANCEMENT STUDY**

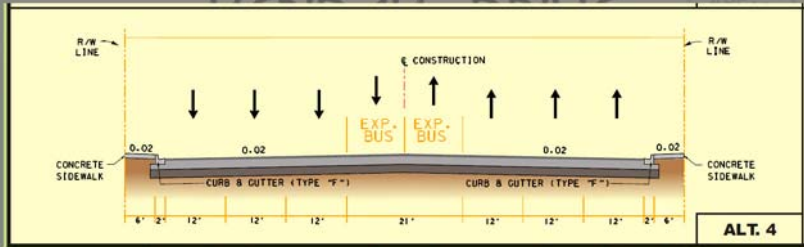
FINAL SUBMITTAL
CONTINGENCY ITEM TO MPO WORK ORDER NUMBER GPC 10
MPO TECHNICAL STUDIES PROGRAM SUPPORT

A map showing the study area. The map includes labels for SW 137th Avenue, SW 147th Avenue, SW 137th Avenue, SW 72nd Street, SW 127th Avenue, Sunset Drive, SW 127th Avenue, 821, 874, 626, Snapper Creek Expressway, and a north arrow.

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Planning Recommendations - BRT



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Planning Recommendations - BRT



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Planning Recommendations - BRT



West Kendall Corridor

Planning Recommendations - BRT



West Kendall Corridor

Planning Recommendations - BRT



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Planning Recommendations - BRT



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Planning Recommendations - BRT



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Planning Recommendations - Long-term Development



West Kendall Corridor

Planning Recommendations - UEA



West Kendall Corridor

Planning Recommendations- UEA



West Kendall Corridor

Planning Recommendations- UEA



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Planning Recommendations- UEA

The Urban Expansion Area is the area where current projections indicate that further urban development beyond the 2020 UDB is likely to be warranted some time between the year 2020 and 2030. Until these areas are brought within the year 2020 UDB through the Plan review and amendment process, they are allowed to be used in a manner consistent with the provisions set forth for lands designated as "Agriculture" or the applicable "Open Land" area.

Adopted CDMP, Land Use Element

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Planning Recommendations - UEA



West Kendall Corridor

Planning Recommendations - UEA



West Kendall Corridor

Planning Recommendations - UEA



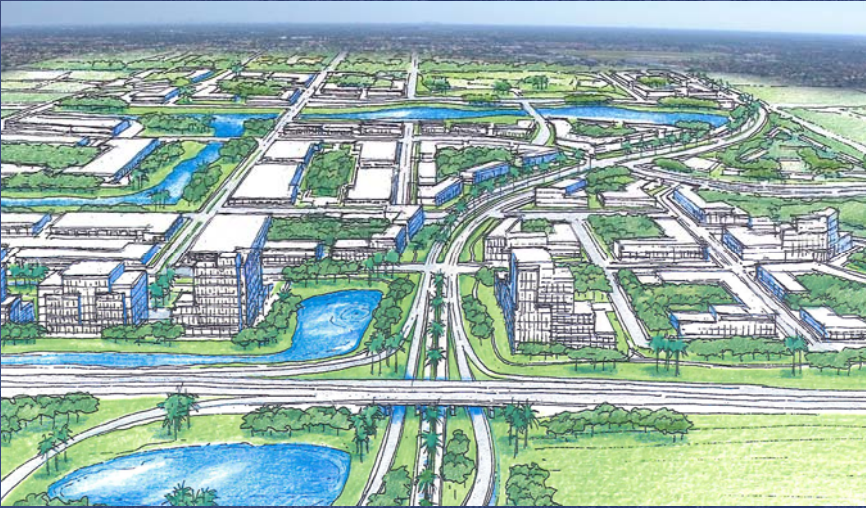
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Planning Recommendations - UEA



West Kendall Corridor

Planning Recommendations - UEA



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Policy Recommendations - UEA

- Standards should be added to the CDMP for future development in the UEA to require an open grid of streets, connected open spaces and waterways, and building form that contributes to a pedestrian-scaled environment
- Mixed uses, including residential and office space, should be encouraged
- Pedestrian connectivity within the UEA and linked the surrounding area should be required

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Next Steps

- Public Comment
- Plan Development
- Planning Advisory Board
- Board of County Commissioners

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For more information, visit www.miamidade.gov/zoning or call 305-375-2842.

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