

CITY OF MIAMI

Florida East Coast Corridor Strategic Redevelopment Plan

Organization of Plan

1. Existing Conditions
2. Project Analysis
3. Overall Redevelopment Strategies
4. Neighborhood Redevelopment Strategies
5. Redevelopment Action Steps
6. Appendices
7. Attachments



FEC Study Area 

EDA Target Area 

- 2,000 Contiguous Acres.
- 20,000 Jobs Lost 1980-1995.
- Reinvestment occurring within the Design, Media and Garment District.
- Growing Manufacturing Sector.



Guiding Redevelopment Principles

- A Diverse and Sustainable Economy
- Mixed-Use Development
- A Balanced and Integrated Transportation System
- A Spectrum of Housing Choice and Opportunity

Competitive Advantages

- Proximity to Downtown and other Employment Centers
- Proximity to Major and Minor Transportation Arterials
- Recognized City Districts
- FEC Buena Vista Site
- Inventory of Industrial Properties
- Proximity to Biscayne Bay and Miami Beach

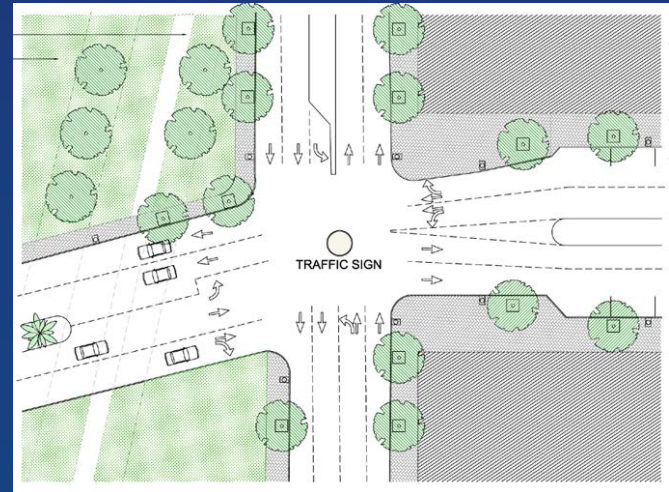
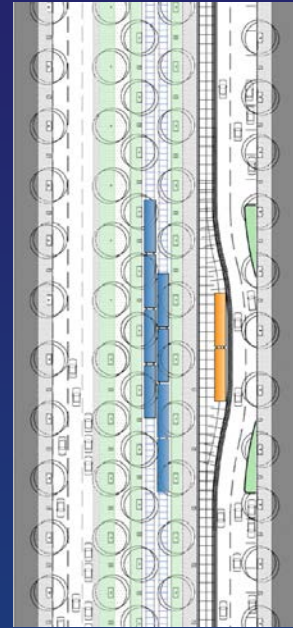
Competitive Disadvantages

- Fragmented Land Use Pattern
- Absence of a Functional and Integrated Mass Transit System
- Lack of Connectivity between Neighborhoods and Downtown
- Shrinking Inventory of Industrial Land and Buildings
- Decaying and Inadequate Public Infrastructure
- Inadequate Water and Sanitary Sewer Service

Overall Redevelopment Strategies

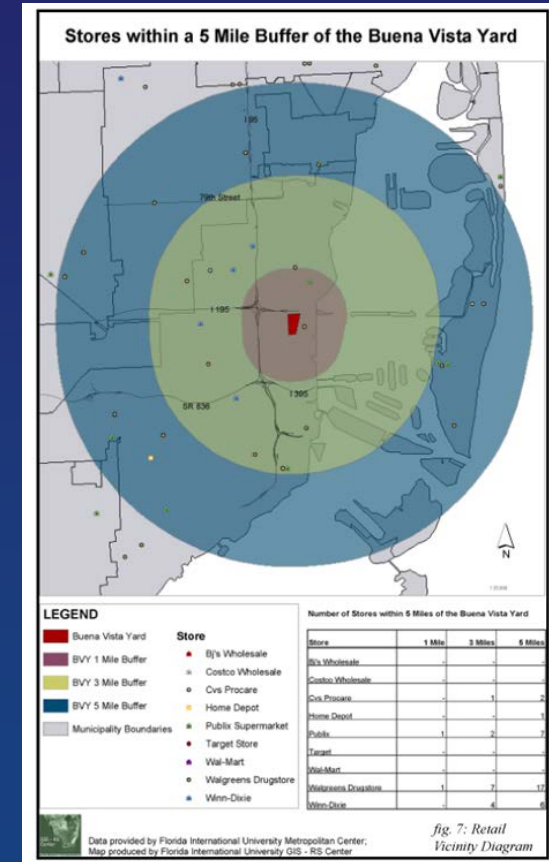
Transportation

- Premium Transit Service
- Roadway Improvements



Economic Development

- Implementation of Concept Areas
- Manufacturing Retention and Expansion
- Support an Integrated Transportation System
- Expansion of the Retail Sector
- Development of a Marketing Plan



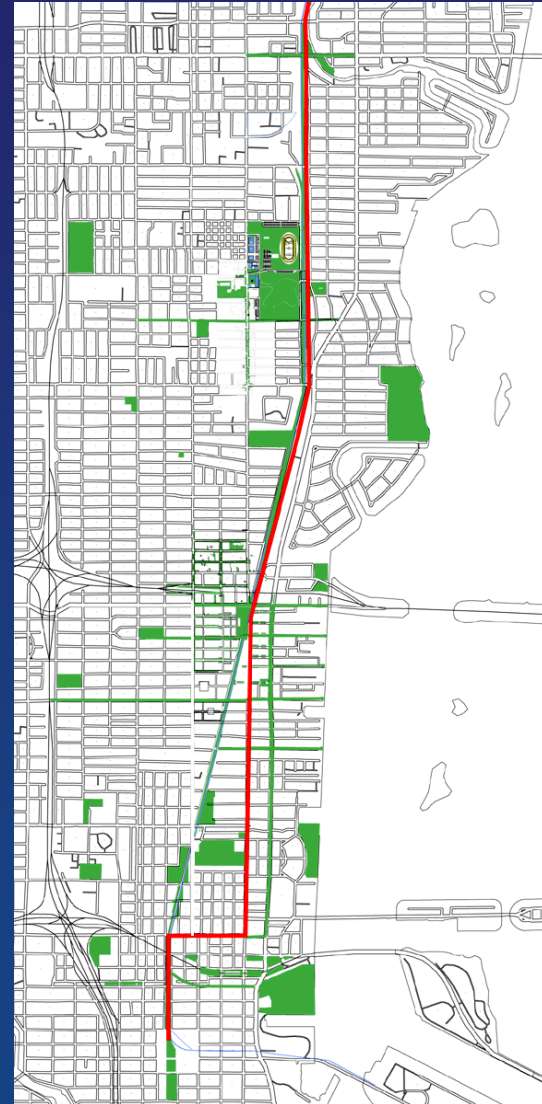
Housing

- Zoning as a Planning Tool for Housing Choice
- Removal of Existing Barriers
- Target Existing Housing Resources
- Create New Housing Financing Mechanisms
- Development of a Model Block Program



Streetscapes and Open Space

- FEC linear greenway
- Buena Vista district improvements
- East West connectors
- Community gateways
- Biscayne Boulevard median



Neighborhood Redevelopment Strategies

- Arts and Entertainment District
- 25th Street Conservation District
- Buena Vista Mixed-Use District
- Little Haiti Commercial Corridor
- 79th Street Business and Greenway Corridor



*Electric /
Fuel
Trolley*



*Big Box
Retail*



Loft



79th Street

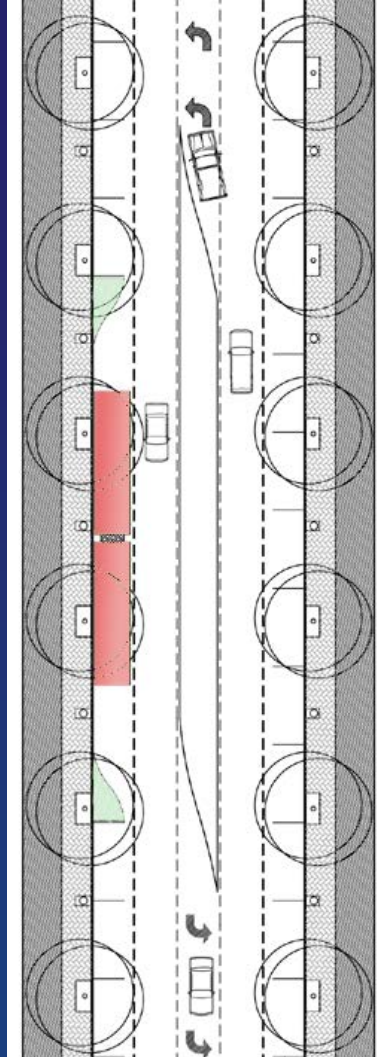
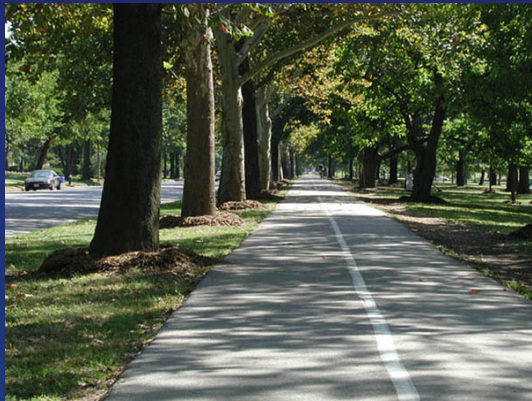
Little Haiti

Design District

Buena Vista

25th Street

*Arts and
Entertainment
District*



- 79th St. Station**

- 69th St. Station**

- 62nd St. Station**

- 59th St. Station**

- 54th St. Station**

- 46th St. Station**

- 39th St. Station**

- 34th St. Station**

- 29th St. Station**

- 25th St. Station**

- 20th St. Station**

- 18th St. Station**

- 14th St. Station**

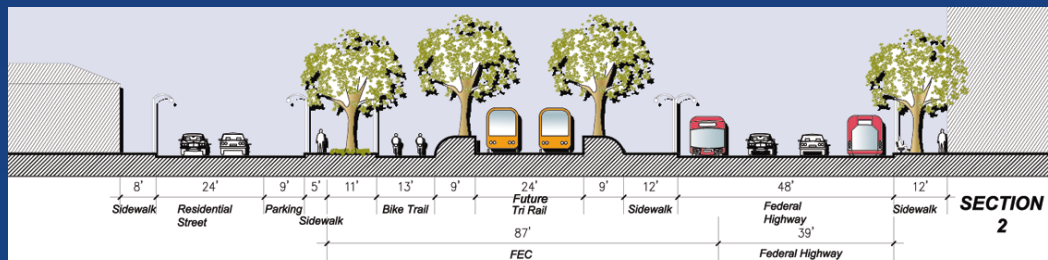
- Transfer to Baylink and Metromover*

- 11th St. Station**

- 9th St. Station**

- Government Center**

- Transfer to All Lines*



Arts and Entertainment Site Proposal- Phase 1: Parking under I-395



fig. 45: Aerial photograph showing existing conditions

Arts and Entertainment Site Proposal- Phase 2: I-395 Boulevard/tunnel Alternative



fig. 46: Arts & Entertainment District Phase I Diagram

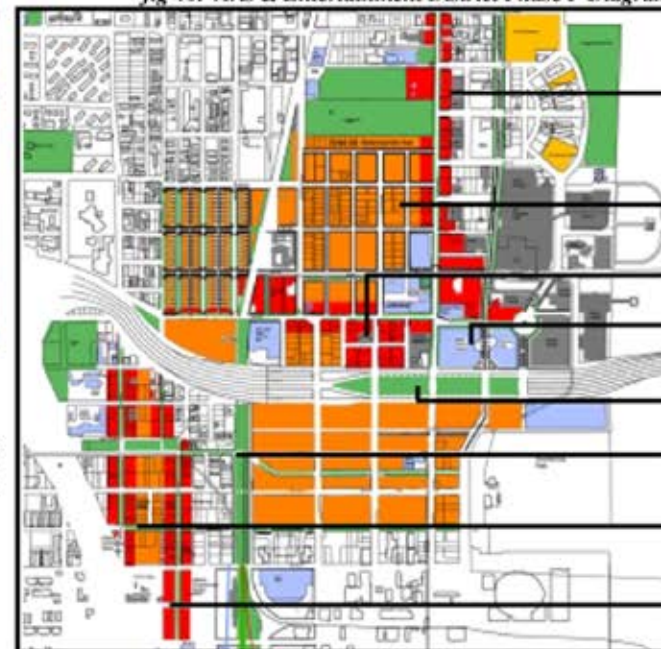


fig. 47: Arts & Entertainment District Phase II Diagram

NE 2nd Avenue/ Retail Corridor

Mixed Use Redevelopment

14th Street

Performing Arts Center

Parking Under I-395

FEC Corridor

Historic Commercial District

Historic Entertainment District

NE 2nd Avenue/ Retail Corridor

Mixed Use Redevelopment

14th Street

Performing Arts Center

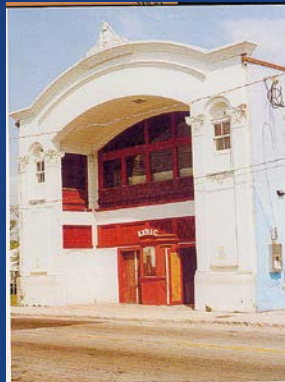
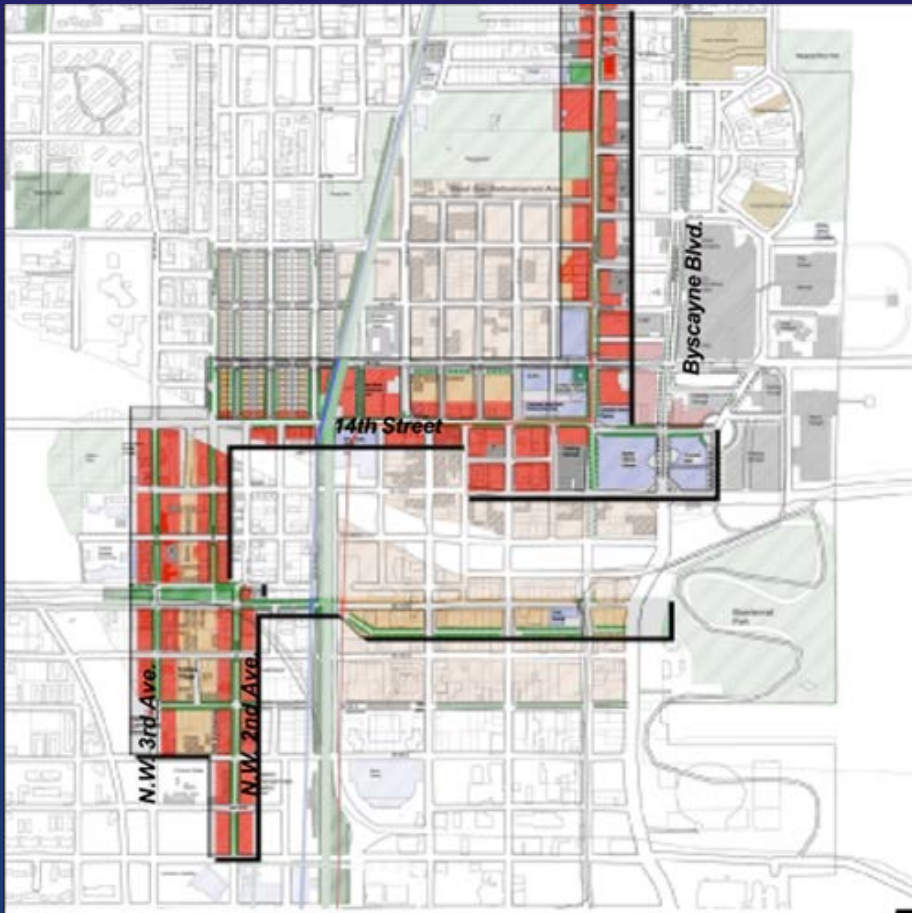
I-395 Boulevard/ tunnel Alternative

FEC Corridor

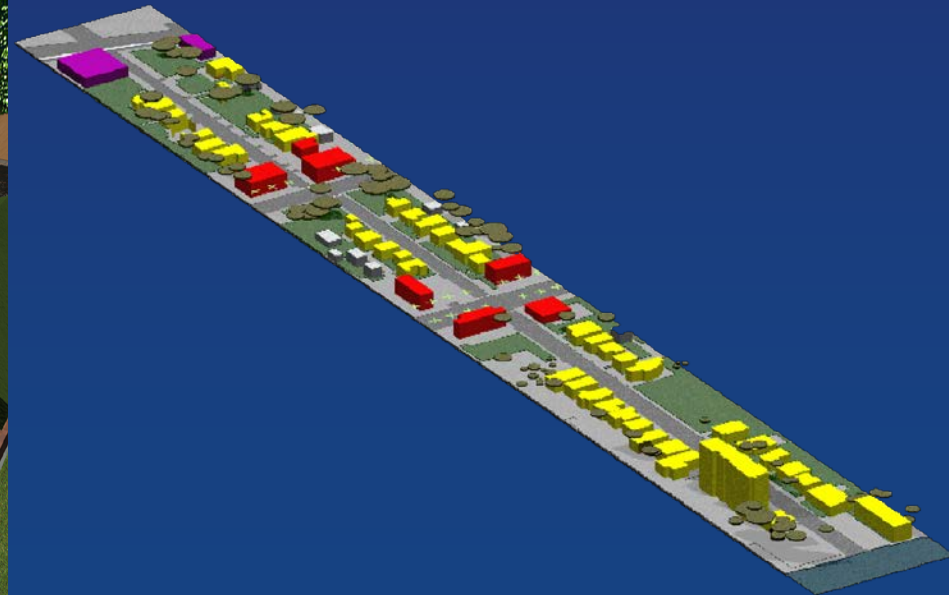
Historic Commercial District

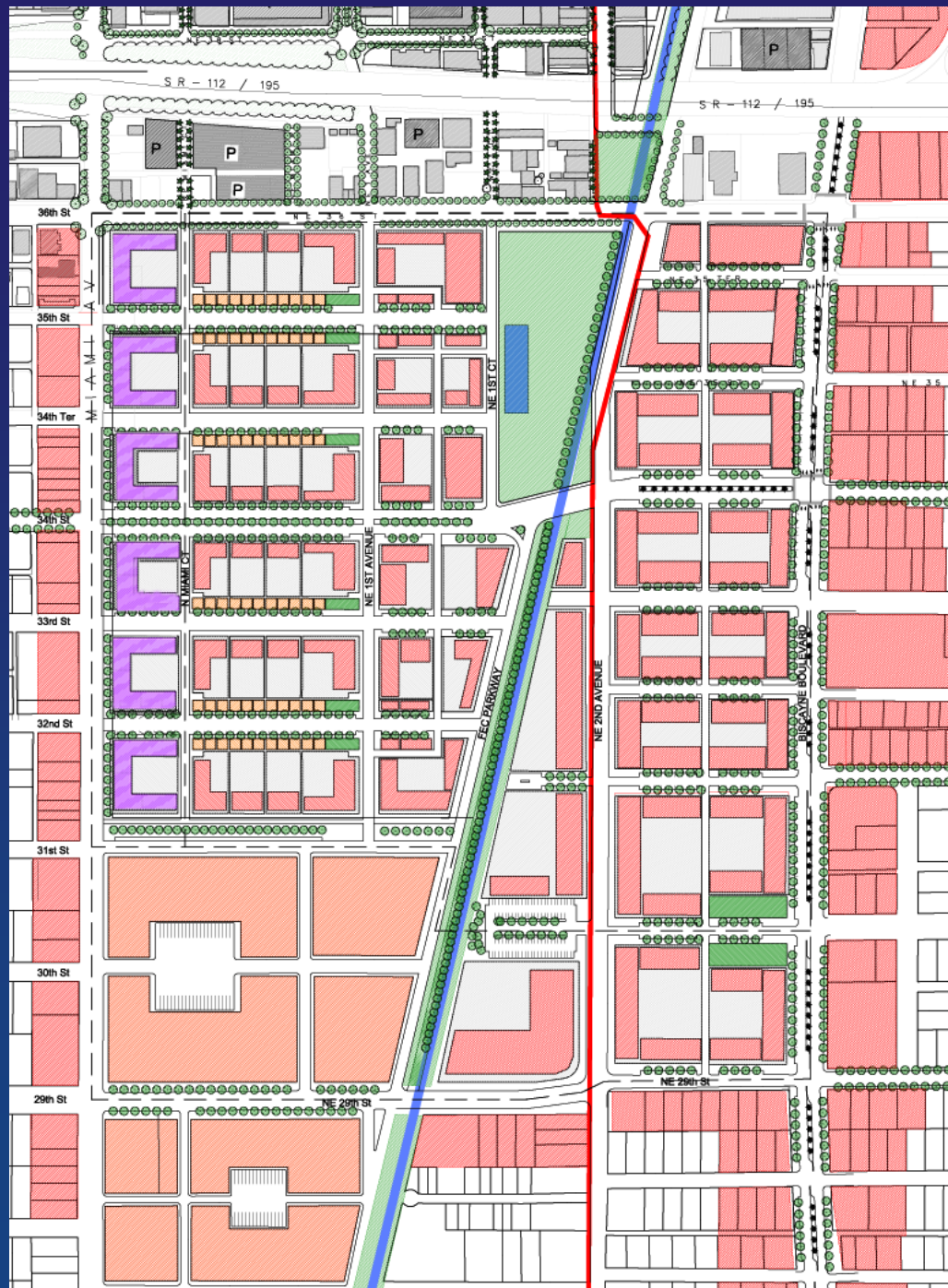
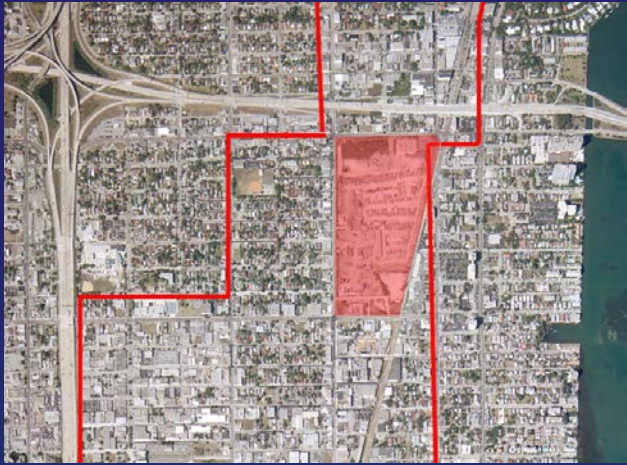
Historic Entertainment District

Commercial
Mixed-Use
Civic

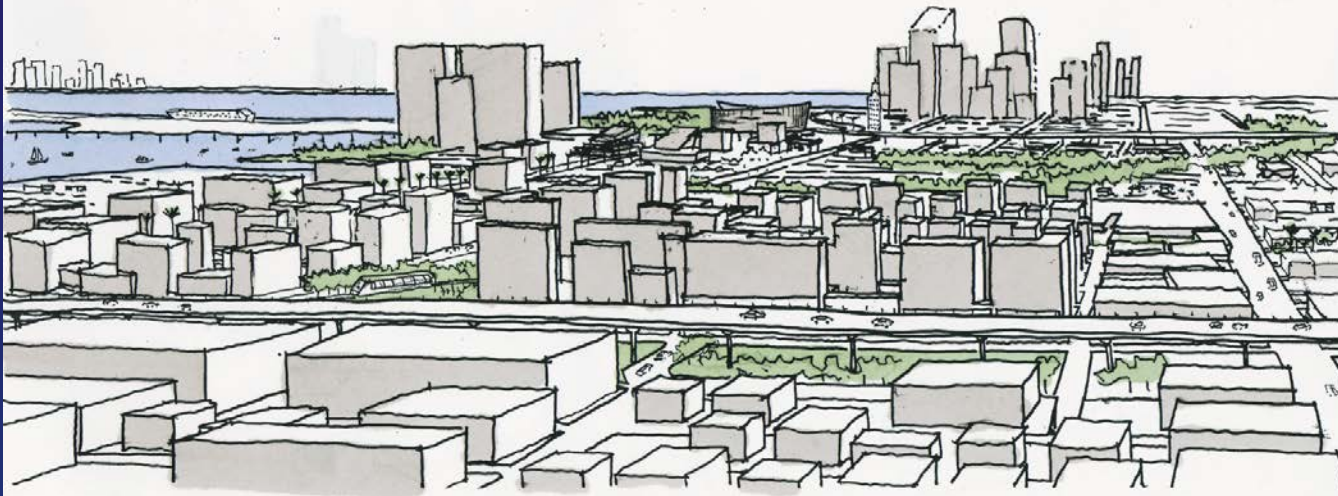


25th Street





Birds Eye View Towards Downtown Miami



Proposed Buena Vista Site



Lofts



View of Mixed Use Street



Street Use Diagram

Fig 67: Street Use Diagram

- Residential Ground Floor Uses
- Mixed-Uses
- Commercial
- Special District Boundary



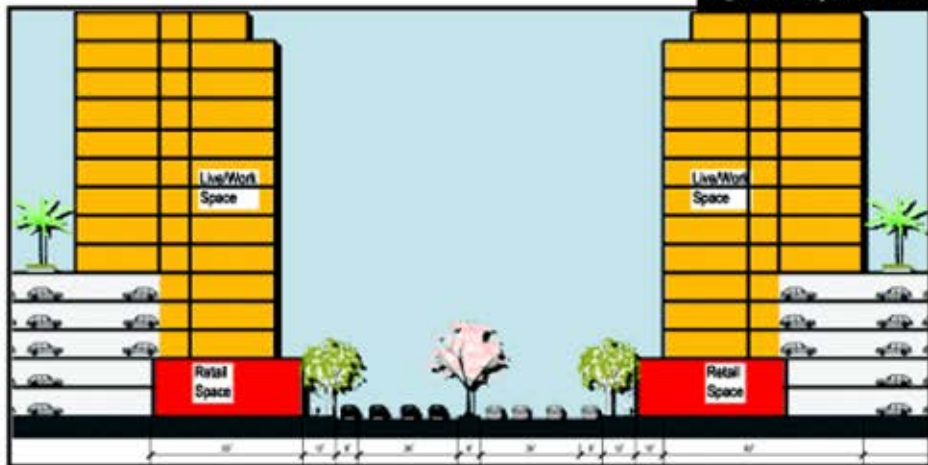
Residential Street Section

Fig 68: Proposed Section



Mixed-Use Street Section

Fig 69: Proposed Section



Commercial Street Section

Fig 70: Proposed Section



Fig 78: Aerial Photograph

**Design Workshop Sponsored By:
American Society of Landscape Architects**

**Design Charette
for Little Haiti Park**



Option 1

Option 2

Option 3

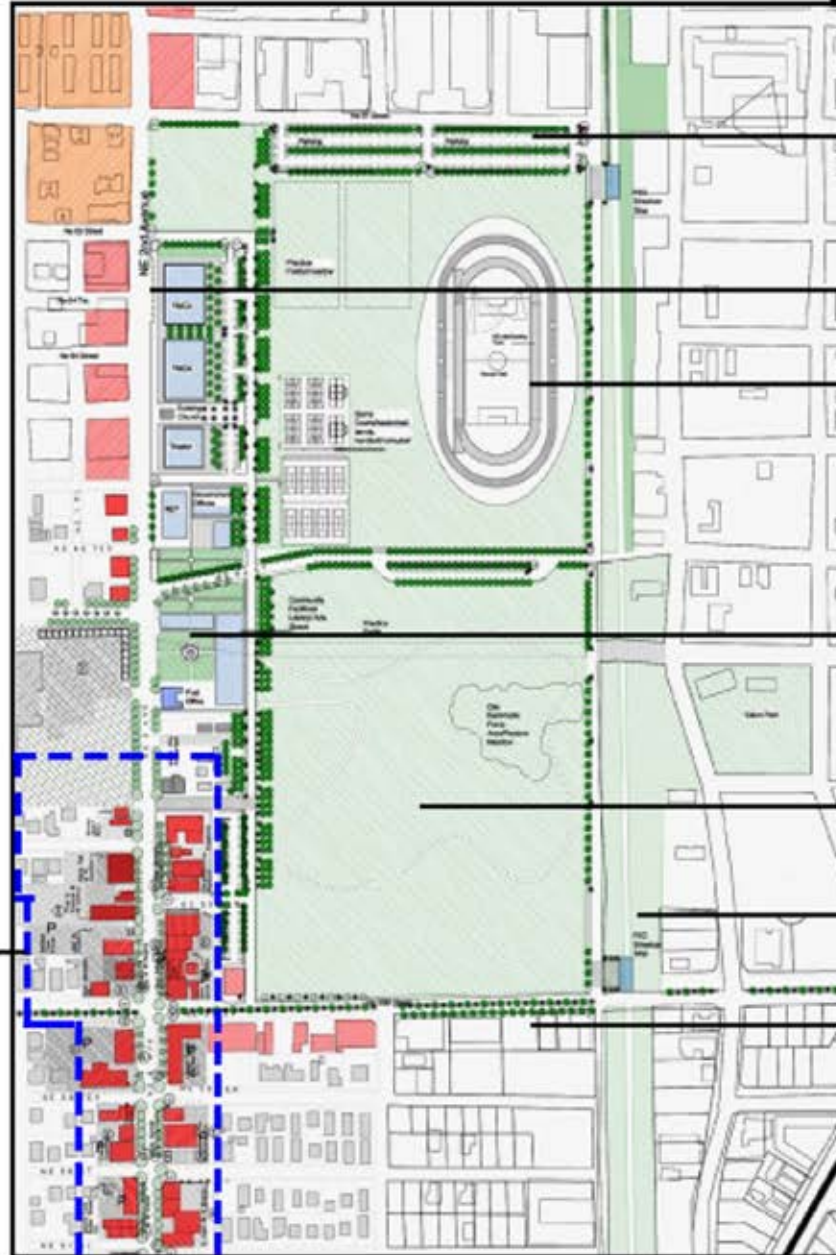
Option 4

Fig 79: Little Haiti Park Options



Fig 82: Aerial Photograph

Andres Duany & Elizabeth Plater-Zyberk Architects / Planners
Little Haiti Master Plan



**Little Haiti
 Park Proposal**

NE 67th Street

NE 2nd Avenue

New Soccer Field

Library/ Arts space

Park

FEC Linear Park

NE 59th Street

Fig 83: Little Haiti Park Proposal

NE 79th Street Corridor Proposal

79th Street Existing Conditions



Fig 84: 79th St. Aerial Photograph



79th St. Corridor

Proposed Site Plan

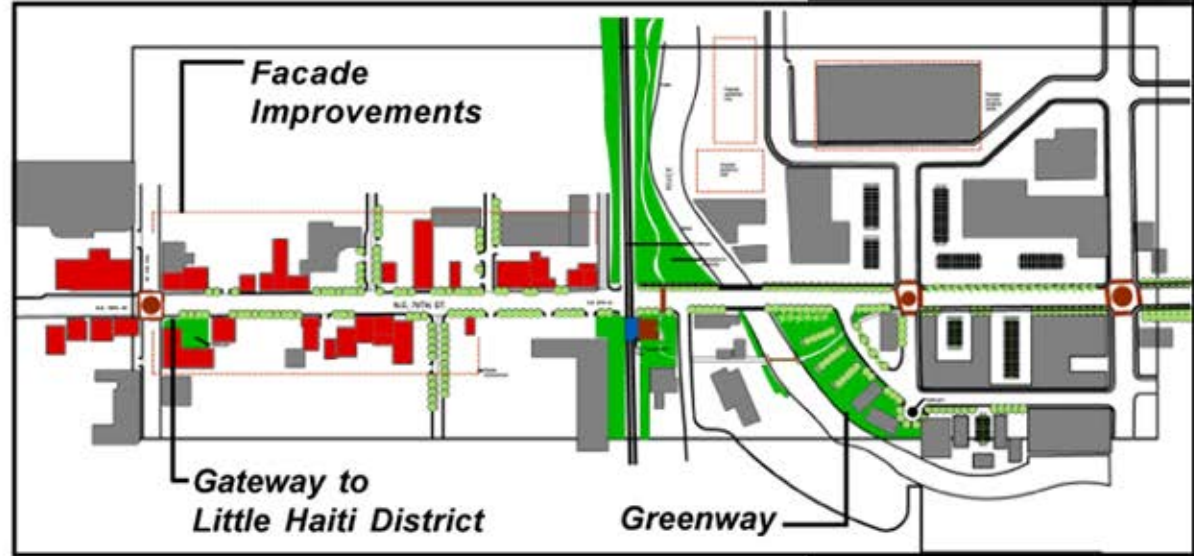


Fig 86: 79th Street
Proposed Plan



Infrastructure Improvements

79th Street

59th Street

Model Block

FEC Greenway Improvements

36th Street Improvements

34th Street Improvements

29th Street Improvements

Wynwood Manufacturing District Improvements

25th Street Improvements

Miami Avenue Improvements

Biscayne Boulevard New Median

14th Street Improvements

Proposed Grand Boulevard



Fig 44: Infrastructure Improvements

Existing Zoning

Proposed Zoning



Proposed SD-29

Proposed NCD 2

Proposed SD-28

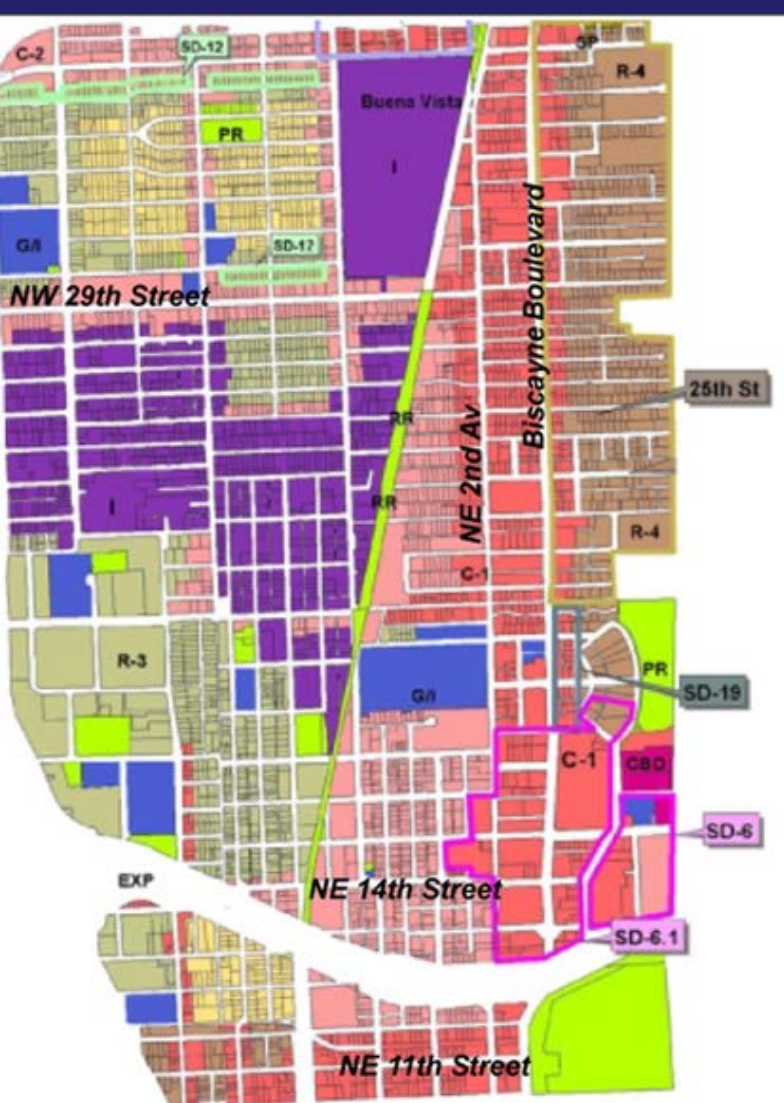
Proposed NCD 1

Proposed SD-27

Proposed SD-26

Proposed Special Districts

- SD-26
Central Media District Corridor-14th Street
 - SD-27 Mixed Use- Loft Districts
 - SD 27.1 Buena Vista District
 - SD 27.2 Buena Vista Yard
 - SD 27.3 Arts and Entertainment Mixed-Use District
 - SD-28
Industrial/Manufacturing District
Light Industrial
 - SD-29
Little Haiti Mixed Use District
- Neighborhood Conservation Districts**
- Buena Vista Neighborhood Conservation District (3 stories)
 - Edgewater Neighborhood Conservation District (6 stories)
 - Existing Buenavista Historic District
- Other Features**
- Primary Pedestrian Pathway
 - Fire Station # 2 Motion Picture District
 - Extension of SD-9



Existing Zoning

- C-1 (restricted commercial)
- C-2 (liberal commercial)
- CBD (central business district)
- EXP (expressway)
- G/I (government/institutional)
- I (industrial)
- O (office)
- PR (parks/recreation)
- R-1 (single family)
- R-2 (duplex)
- R-3 (multifamily low density)
- R-4 (multifamily high density)
- RR (railroad)

Existing Special Districts

- SD-6
- SD-6.1
- SD-8
- SD-9
- SD-12
- SD-19
- SD-20



Proposed Special Districts

- SD-26
Central Media District Corridor-14th Street
- SD-27 Mixed Use-Loft Districts
 - SD 27.1 Buena Vista District
 - SD 27.2 Buena Vista Yard
 - SD 27.3 Arts and Entertainment Mixed-Use District
- SD-28
 - Industrial/Manufacturing District
 - Light Industrial
- SD-29
Little Haiti Mixed Use District

Neighborhood Conservation Districts

- Buena Vista Neighborhood Conservation District (3 stories)
- Edgewater Neighborhood Conservation District (6 stories)
- Existing Buenavista Historic District

Other Features

- Primary Pedestrian Pathway
- Fire Station # 2 Motion Picture District
- Extension of SD-9

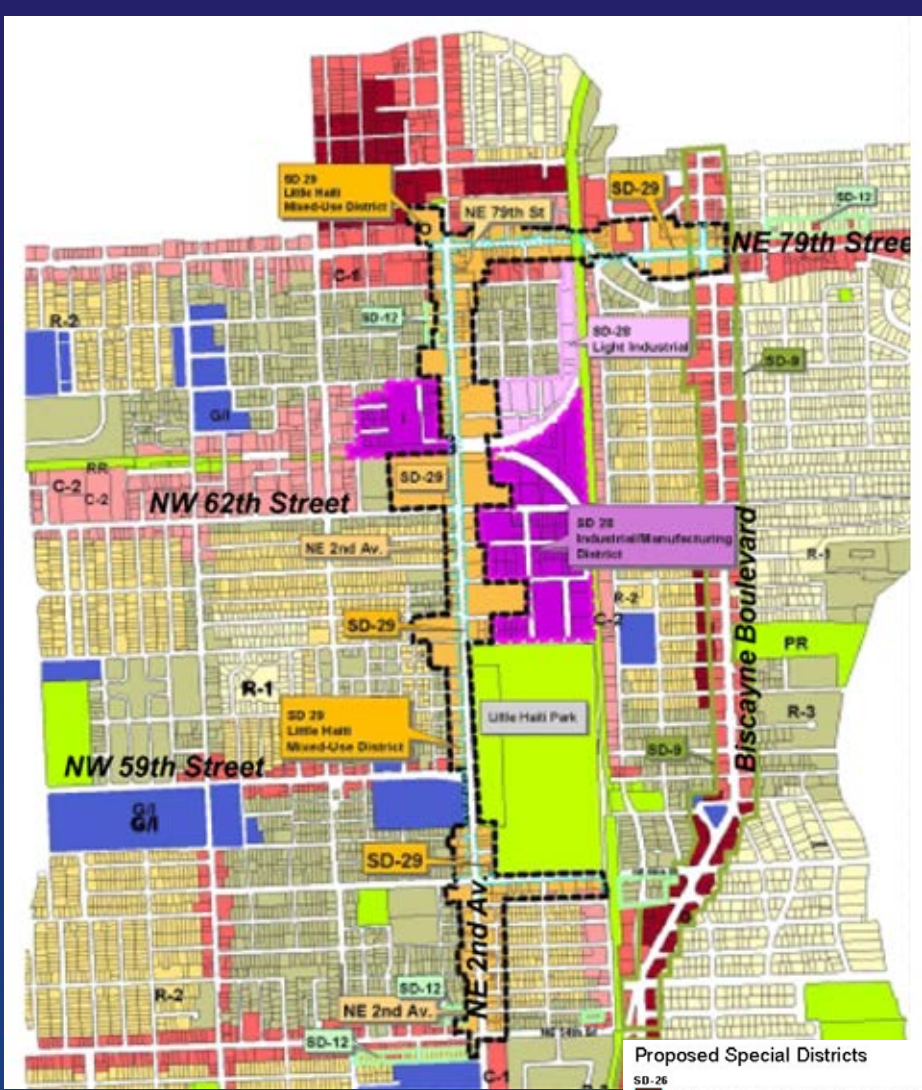
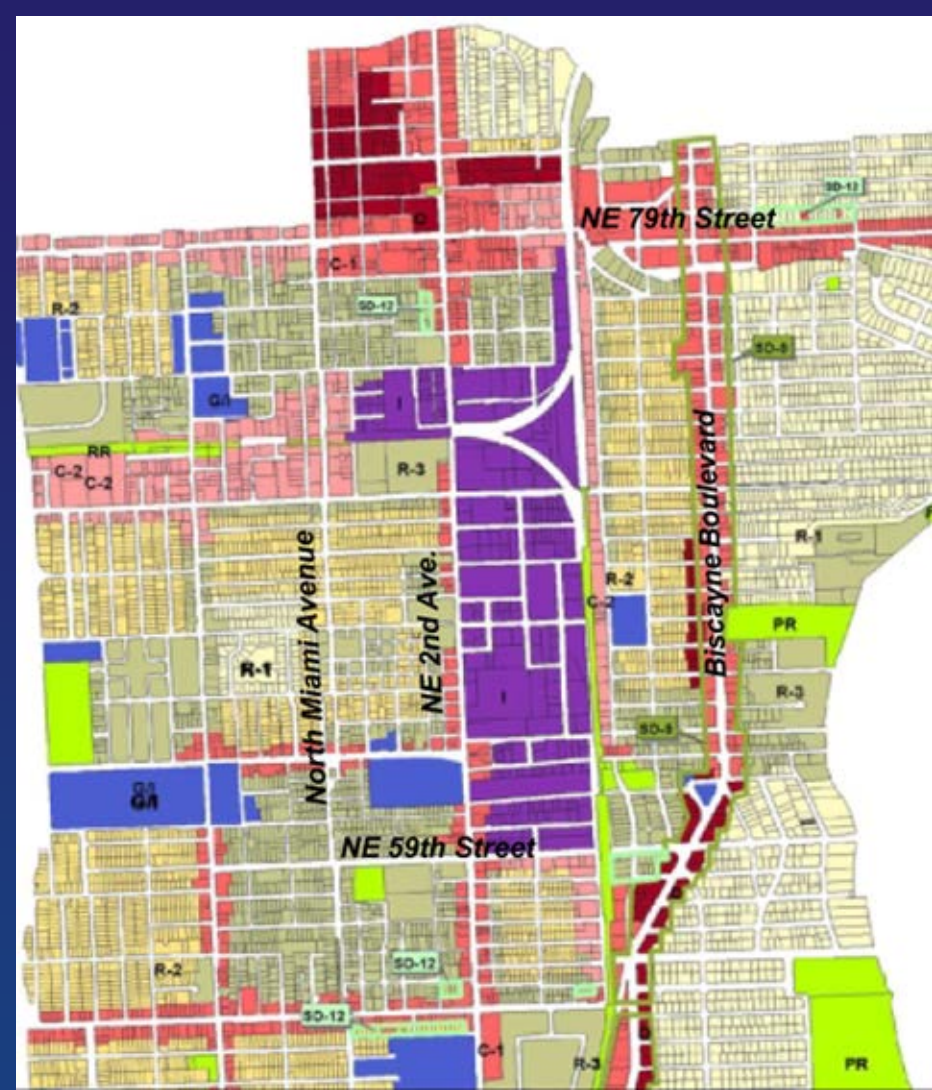


- Existing Zoning**
- C-1 (restricted commercial)
 - C-2 (liberal commercial)
 - CBD (central business district)
 - EXP (expressway)
 - G/I (government/institutional)
 - I (industrial)
 - O (office)
 - PR (parks/recreation)
 - R-1 (single family)
 - R-2 (duplex)
 - R-3 (multifamily low density)
 - R-4 (multifamily high density)
 - RR (railroad)

- Existing Special Districts**
- SD-6
 - SD-6.1
 - SD-8
 - SD-9
 - SD-12
 - SD-19
 - SD-20

Proposed Special Districts

- SD-26
Central Media District Corridor-14th Street
- SD-27 Mixed Use - Loft Districts
 - SD 27.1 Buena Vista District
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- Fire Station # 2 Motion Picture District
- Extension of SD-9



- Existing Zoning**
- C-1 (restricted commercial)
 - C-2 (liberal commercial)
 - CBD (central business district)
 - EXP (expressway)
 - G/I (government/institutional)
 - I (industrial)
 - O (office)
 - PR (parks/recreation)
 - R-1 (single family)
 - R-2 (duplex)
 - R-3 (multifamily low density)
 - R-4 (multifamily high density)
 - RR (railroad)

- Existing Special Districts**
- SD-6
 - SD-6.1
 - SD-8
 - SD-9
 - SD-12
 - SD-19
 - SD-20

- Proposed Special Districts**
- SD-26 Central Media District Corridor-14th Street
 - SD-27 Mixed Use-Loft District
 - SD 27.1 Buena Vista District
 - SD 27.2 Buena Vista Yard
 - SD 27.3 Arts and Entertainment Mixed-Use District
 - SD-28 Industrial/Manufacturing District
 - Light Industrial
 - SD-29 Little Haiti Mixed Use District
- Neighborhood Conservation Districts**
- Buena Vista Neighborhood Conservation District (3 stories)
 - Edgewater Neighborhood Conservation District (6 stories)
 - Existing Buenavista Historic District
- Other Features**
- Primary Pedestrian Pathway
 - Fire Station # 2 Motion Picture District Extension of SD-9



*Electric /
Fuel
Trolley*



*Big Box
Retail*



Loft



79th Street

Little Haiti

Design District

Buena Vista

25th Street

*Arts and
Entertainment
District*

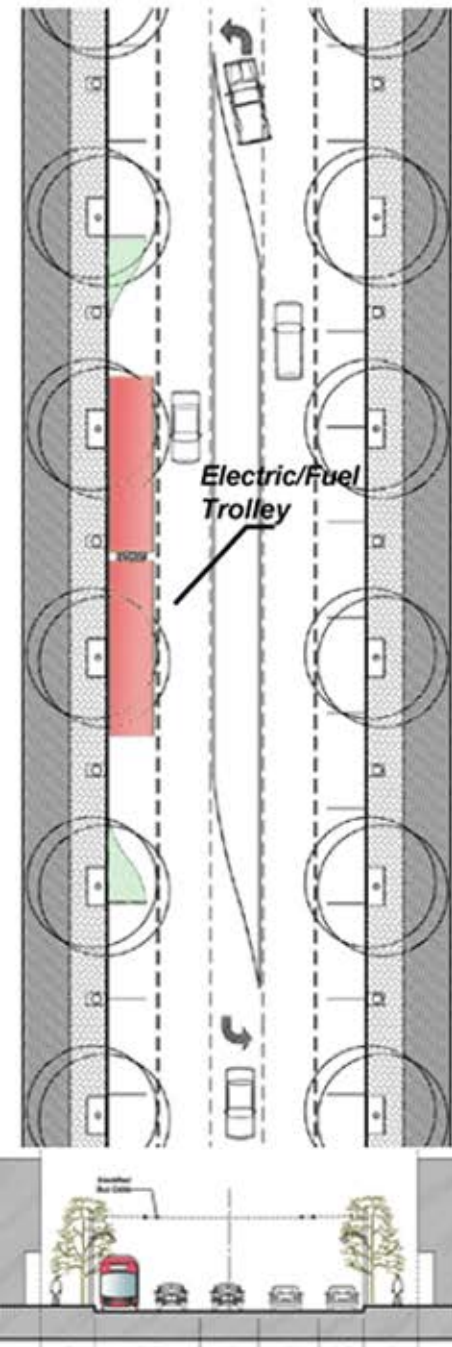


fig. 8 N.E. 2nd Ave. Plan & Section



fig. 9: Electric & Fuel Cell Transit Systems

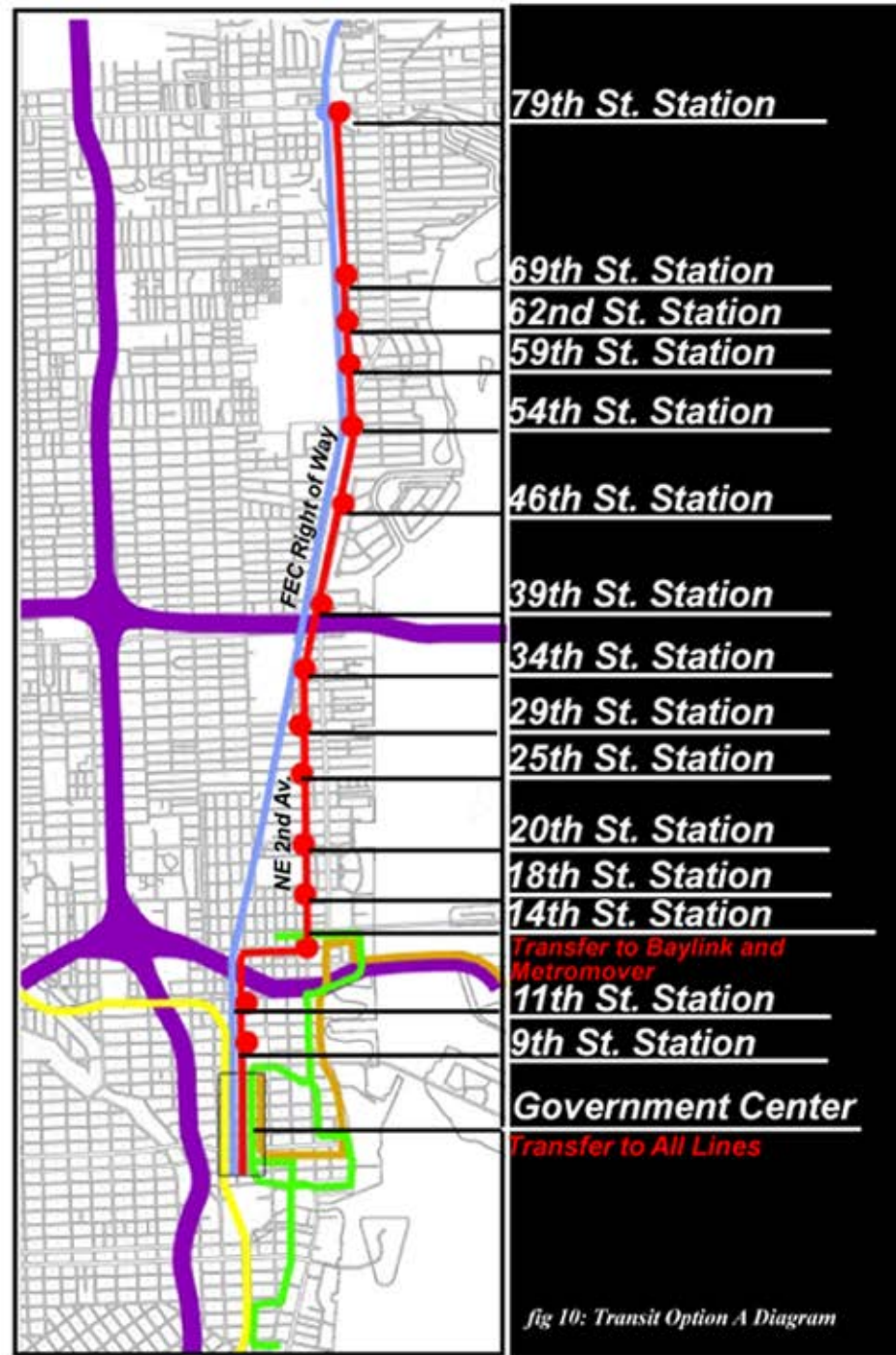


fig 10: Transit Option A Diagram

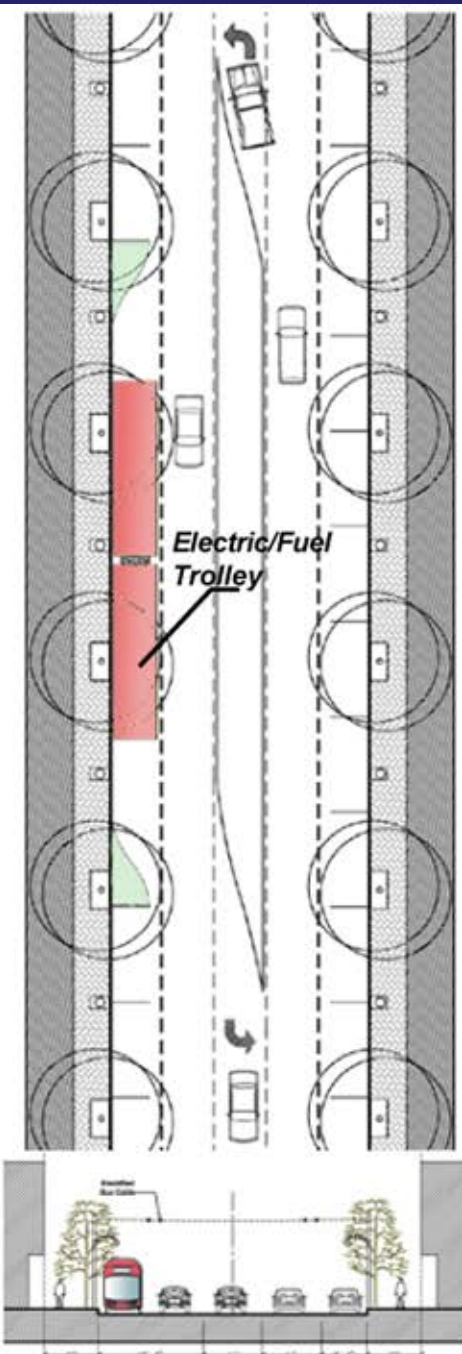


fig. 14: N.E. 2nd Ave. Plan & Section



fig. 15: Electric & Fuel Cell Transit Systems



fig. 16: Transit Option B Diagram

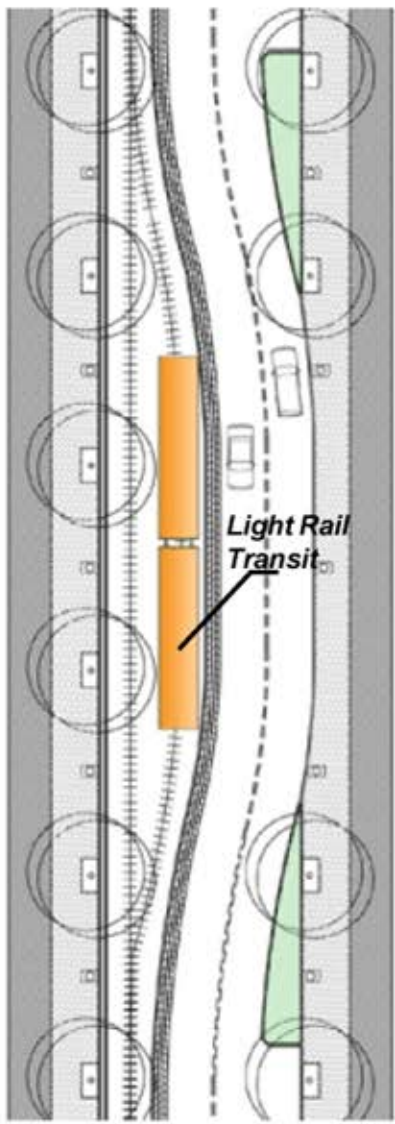


fig. 18: Electric & Fuel Cell Light Rail Transit Systems

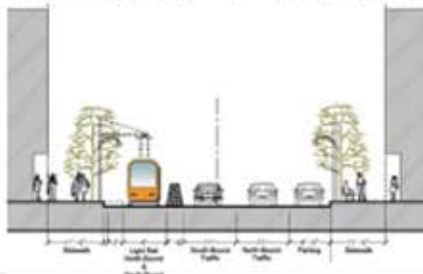


fig. 17: N.E. 2nd Ave. Plan & Section



- 79th St. Station**
- 69th St. Station**
- 62nd St. Station**
- 59th St. Station**
- 54th St. Station**
- 46th St. Station**
- 39th St. Station**
- 34th St. Station**
- 29th St. Station**
- 25th St. Station**
- 20th St. Station**
- 18th St. Station**
- 14th St. Station**
- Transfer to Baylink and Metromover**
- 11th St. Station**
- 9th St. Station**
- Government Center**
- Transfer to All Lines**

fig. 19: Transit Option C Diagram

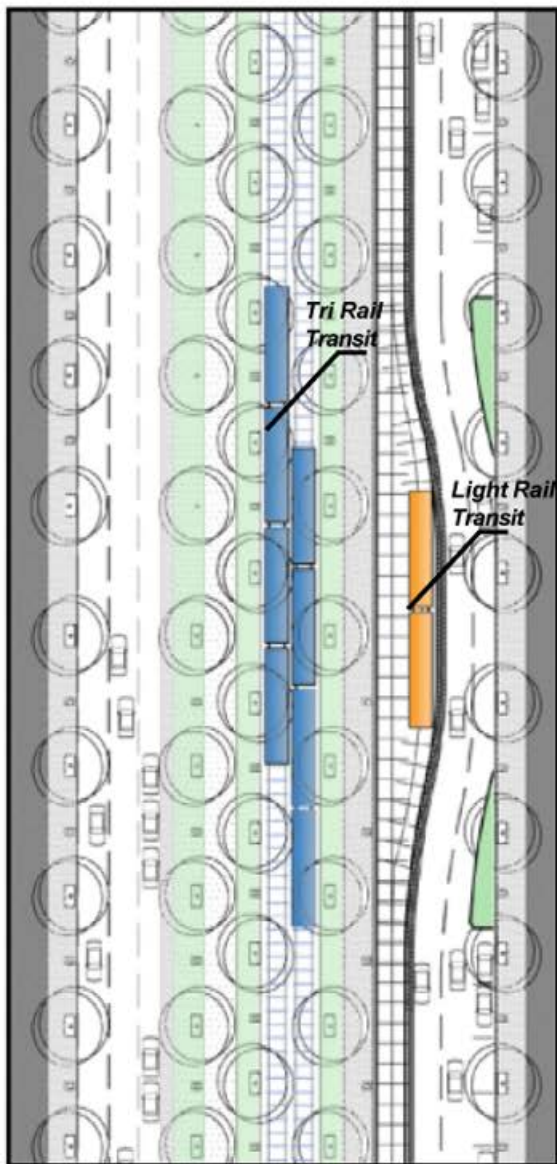


fig. 21: Electric & Fuel Cell Light Rail Transit Systems

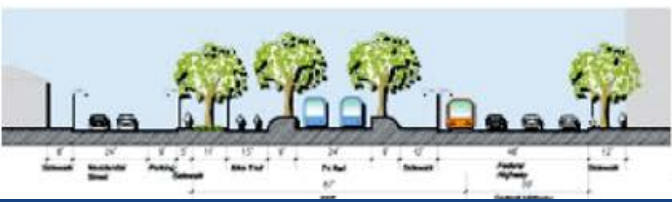


fig. 20: FEC R.O.W. Plan and Section



- 79th St. Station**
- 69th St. Station**
- 62nd St. Station**
- 59th St. Station**
- 54th St. Station**
- 46th St. Station**
- 39th St. Station**
- 34th St. Station**
- 29th St. Station**
- 25th St. Station**
- 20th St. Station**
- 18th St. Station**
- 14th St. Station**
Transfer to Baylink and Metromover
- 11th St. Station**
- 9th St. Station**
- Government Center**
Transfer to All Lines

fig. 22 Transit Option D Diagram

Commuter Train &
Busway on FEC R.O.W.
(39th St.)

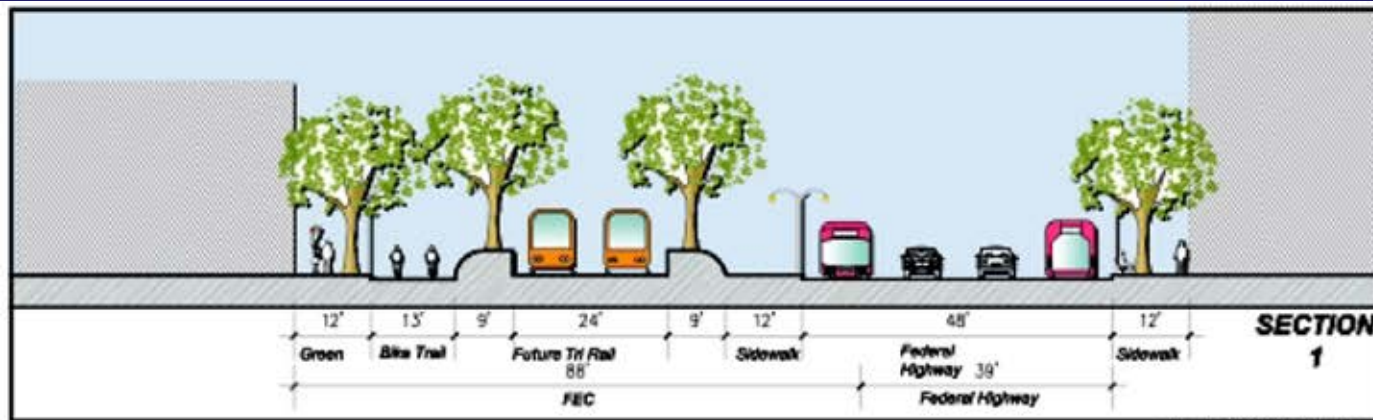


fig. 11: 39th St. Section

Commuter Train &
Busway on FEC R.O.W.
(41st St.)

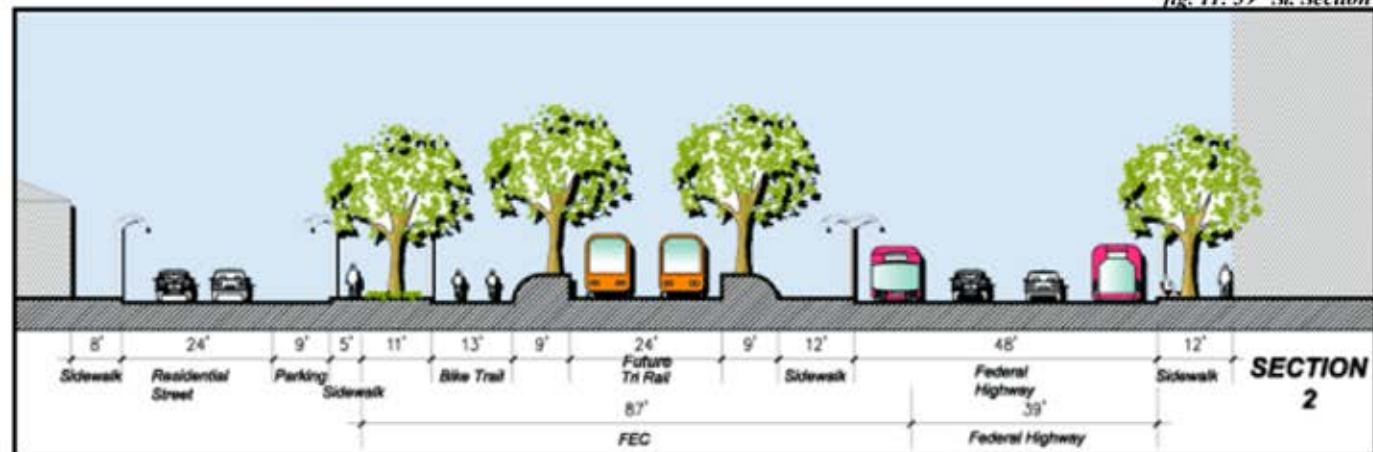


fig. 12: 41st St. Section

Commuter Train &
Busway on FEC R.O.W.
(53rd St.)

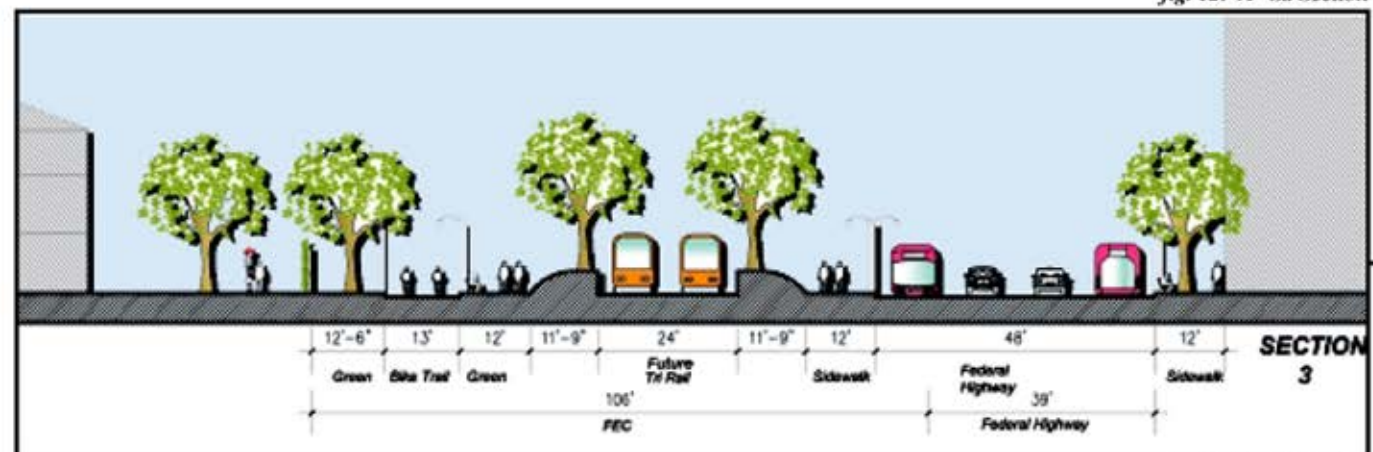


fig. 13: 53rd St. Section

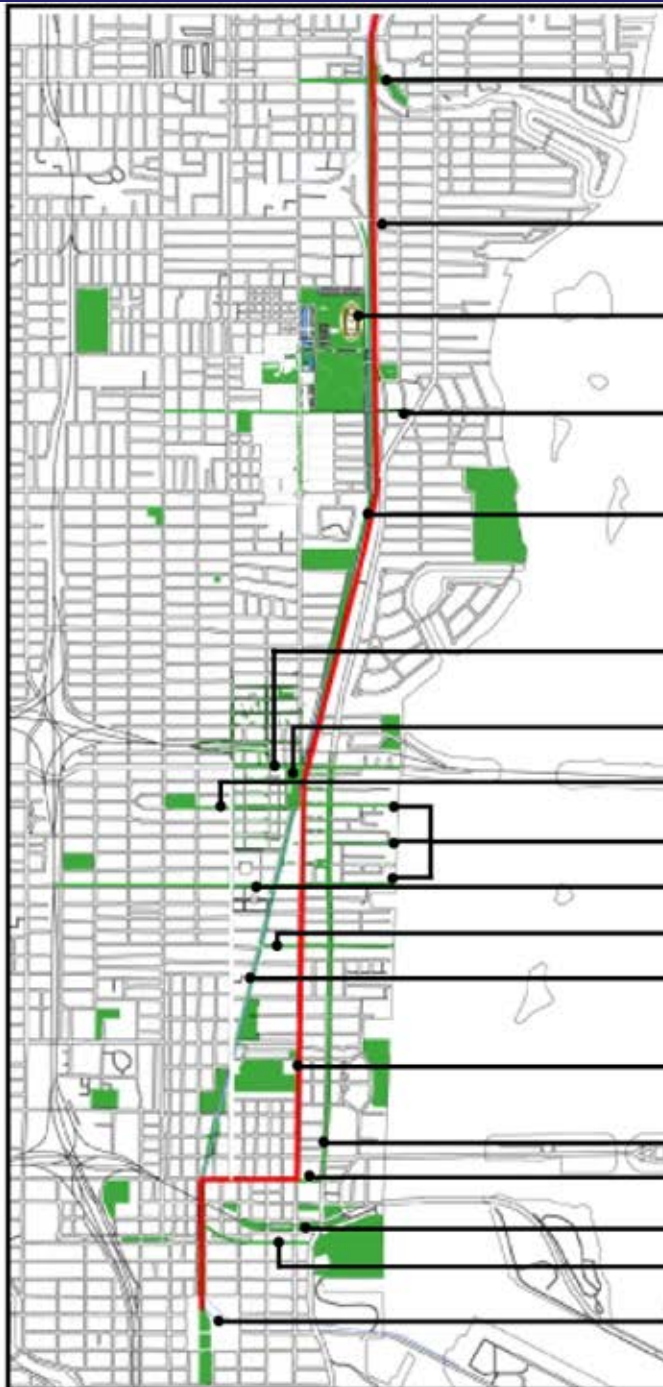


Bike Path



Linear Park

fig. 29: Green Space Images



79th St Improvements

FEC Linear Park

Little Haiti Park

NE 59th St Improvements

FEC Linear Park

NE 36th St Improvements

Proposed New Park

NE 34th St Improvements

Street End Pocket Parks

NE 29th St Improvements

NE 25th St Improvements

FEC Linear Park

Public Transportation System

Biscayne Boulevard Improvements

14th Street Improvements

I-395 Boulevard
Proposed Grand Boulevard

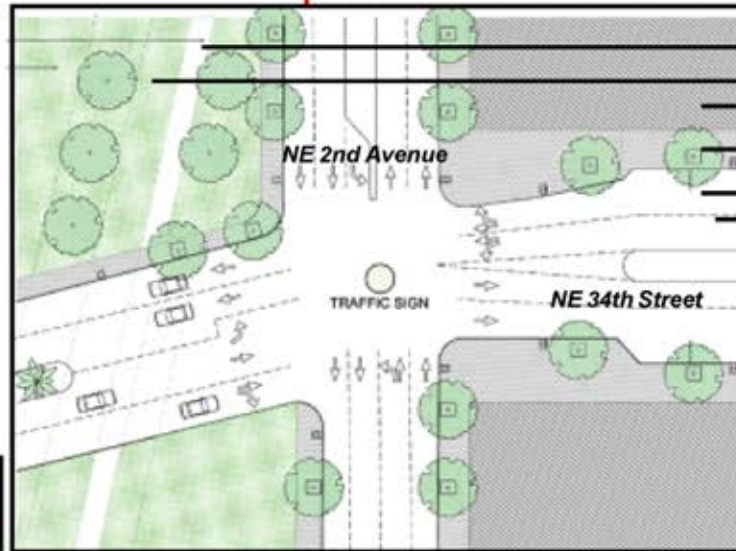
FEC Linear Park

fig. 30: Green Space Diagram

Existing Conditions



fig. 23: Aerial photograph showing existing conditions



- FEC tracks
- Park
- Property
- Sidewalk
- Parking

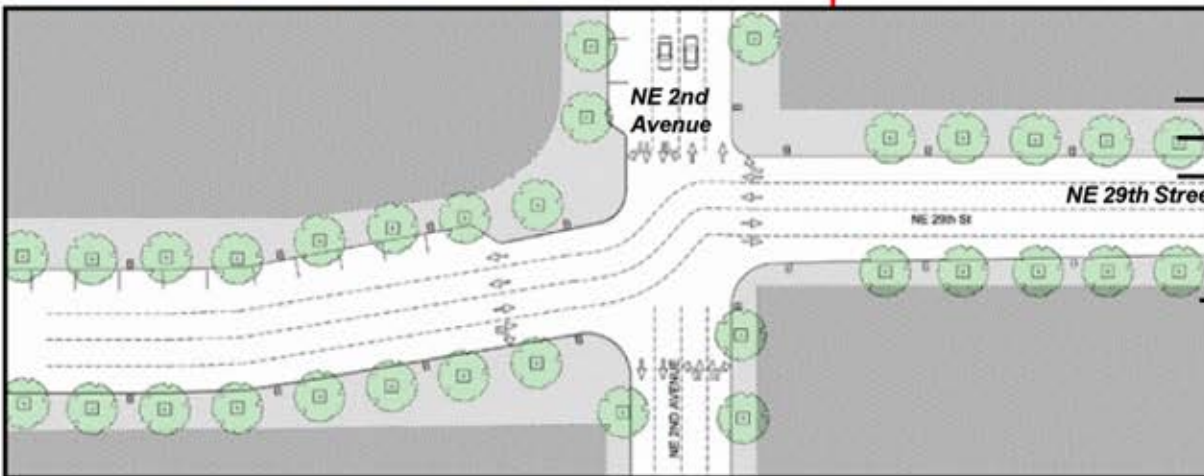
34th St / NE 2nd Avenue Intersection

fig. 24: 34th St. & N.E. 2nd Ave Plan

Existing Conditions



fig. 25: Aerial photograph showing existing conditions



- Property
- Sidewalk
- Parking

29th St / NE 2nd Avenue Intersection

fig. 26: 29th St. & N.E. 2nd Ave Plan



fig. 31: Gateway Diagram Little Haiti Area



fig. 32: Gateway Diagram Wynwood/Edgewater Area

79th Street Gateway:
Entrance point at NE
2nd Avenue

62nd Street Gateways:
Entrance points at
Interstate 95 and
Biscayne Boulevard

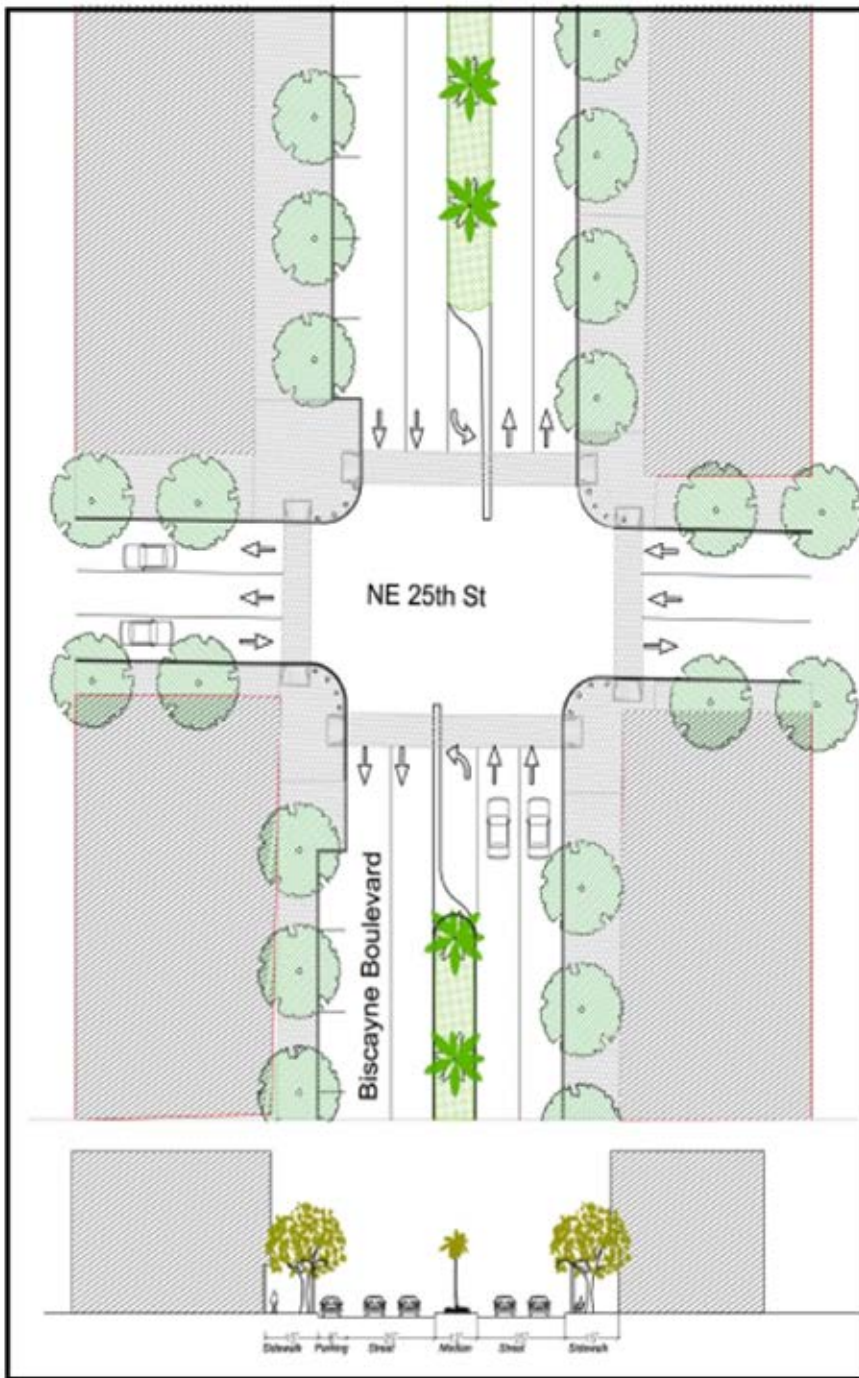
59th Street Gateway:
Entrance point at
Biscayne Boulevard

54th Street Gateway:
Entrance point at NE
2nd avenue

**NW 1st Avenue-
Roberto Clemente
Park
Gateway**

NE 34th Street Gateway:
Entrance point at
Biscayne Boulevard

**NE 29th Street
Gateway:**
Entrance point at NE
2nd Avenue



*Proposed median on
Biscayne Boulevard-
Plan*

*Proposed median on
Biscayne Boulevard-
Section*

*Fig. 33: Biscayne Boulevard
Improvement Plan*

NE 36th Street Intersection

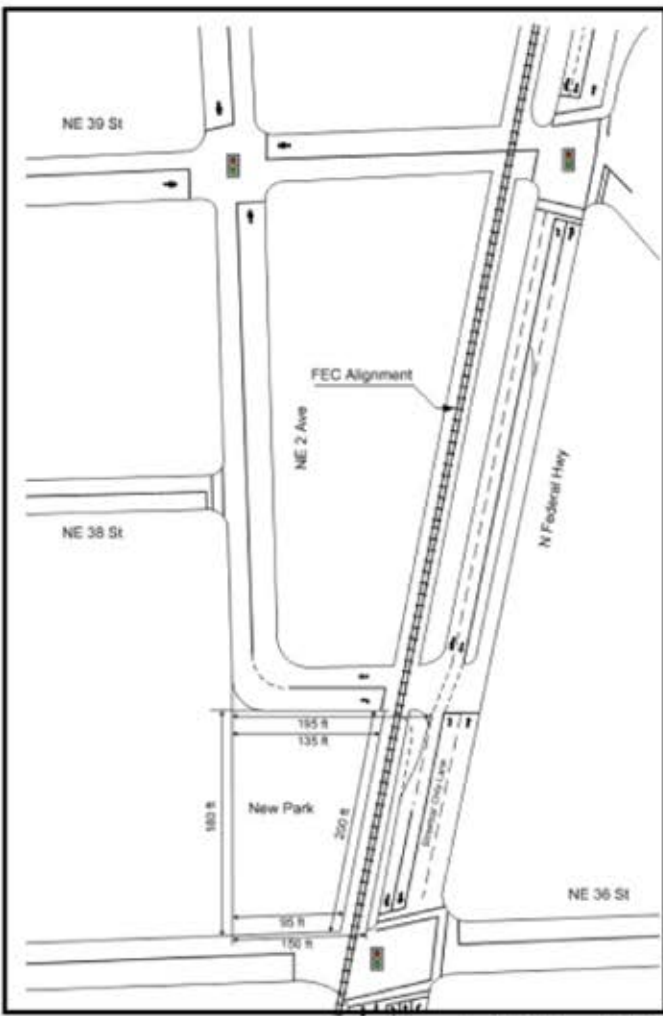


fig. 27: Option 1- Rail transit on FEC Right of Way.

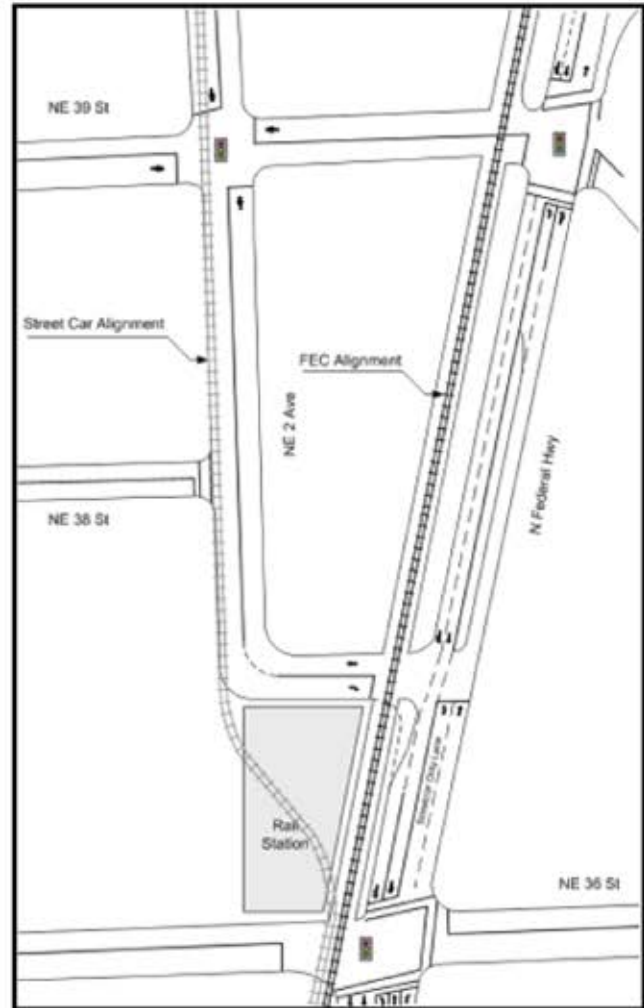


fig. 28: Option 2- Rail transit on NE 2nd Avenue

North-West
Intersection of Miami
Avenue and 59th Street



Fig-35: NE 59th St. &
Miami Ave.

Little Haiti Single
Family Housing
typology found in
Model Block identified
area



Fig-36: Little Haiti Single Family
Housing Typology

Example of existing
housing typology
found in the Edgewater
Neighborhood
Conservation District



Fig-37: Edgewater Conservation
District Housing Typology



Multifamily Rehabilitation

Neighborhood Model
Block Rehabilitation

Buena Vista
Neighborhood
Conservation District

Edgewater Neighborhood
Conservation District

Targeted Code
Enforcement Area

Fig 38: Housing Diagram

**Alternative Little Haiti
Corridor Proposal**



Fig-B2: Aerial Photograph

New Soccer Field

Library/ Arts space

Market Place

**Andres Duany &
Elizabeth Plater-
Zyberk Architects /
Planners
Little Haiti Master
Plan**



Fig-B1: Little Haiti Park Proposal (Alternate)



DPZ Design District Master Plan



Fig 77: D.P.Z. Design District Master Plan

- Existing Structures
- Proposed Urban Infill



Fig 80: Aerial Photograph



**DPZ
Little Haiti
Master Plan**

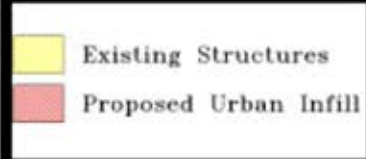


Fig 81: DPZ Little Haiti Master Plan

EXISTING DISTRICTS



Little Haiti
(Creole District)

Design District

Fashion District

Arts & Entertainment
District

fig. 4: Location Plan
Showing Existing Districts