Sweetwater Center | Collegetown District

Sweetwater Charrette • November 8th, 2006 • Más Canosa Center • Sweetwater, FL

FIU SOA Faculty:
- Jason Chandler, Architect
- Camilo Rosales, Architect
- Roberto Rovira, Landscape Architect

Students:
- Rubén Colón, Landscape Architecture
- Rob Dajer, Architecture
- Carlos Fueyo, Architecture
Sweetwater Charrette
November 8th, 2006
Current FIU Sweetwater Connection

FIU Residents in Sweetwater:

• Students: 1,190
• Employees: 178
• Total student population: 38,097
• Total faculty population: 4,818*

*As of Fall 2005
Sweetwater Outreach Services

“Florida International University's Victim Advocacy Center is sponsoring an outreach program aimed at providing assistance to underserved women who reside in the City of Sweetwater”

- Crisis Intervention
- 24 Hour Hotline (305) 348-3000
- Help with attaining an Injunction for Protection
- Counseling and Support
- Assistance with accessing local Community Resources
- Help Location Emergency Shelter
  - (e.g. SafeSpace Shelter for battered women)
- Educational Information
- Support Groups
- Children's Domestic Violence Groups
## Potential Student Housing Market

### Proposed Room Charges

<table>
<thead>
<tr>
<th>Housing</th>
<th>Per Semester</th>
<th>Summer</th>
<th>Per Year*</th>
<th>Total</th>
<th>Total Per month</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Park Apartments</td>
<td>$1,796 - $3,528</td>
<td>Closed</td>
<td>$3,592 - $7,056</td>
<td>$3,592 - $7,056</td>
<td>$449 - $882</td>
</tr>
<tr>
<td>Everglades Hall</td>
<td>$3,082</td>
<td>$1,489</td>
<td>$6,164</td>
<td>$7,653</td>
<td>$638</td>
</tr>
<tr>
<td>Lakeview Hall</td>
<td>$3,496 - $4,048</td>
<td>Closed</td>
<td>$6,992 - $8,096</td>
<td>$6,992 $8,096</td>
<td>$874 - $1,012</td>
</tr>
<tr>
<td>University Park Towers</td>
<td>$3,274 - $3,528</td>
<td>Closed</td>
<td>$6,548 - $7,056</td>
<td>$6,548 - $7,056</td>
<td>$818- $882</td>
</tr>
<tr>
<td>Panther Hall</td>
<td>$3,260</td>
<td>$1,046</td>
<td>$6,520</td>
<td>$7,566</td>
<td>$630</td>
</tr>
<tr>
<td>Bay Vista Housing</td>
<td>$2,892 - $3,772</td>
<td>$1,397- $1,822</td>
<td>$5,784 - $7,544</td>
<td>$7,181 – $9,366</td>
<td>$598 - $780</td>
</tr>
</tbody>
</table>

*Spring and Fall combined*

http://www.fiu.edu/~opie/quickfacts.htm#Employees
## Potential Student Dining Market

<table>
<thead>
<tr>
<th>Plan</th>
<th># of Meals</th>
<th>Price Per Semester</th>
<th>Summer Rate</th>
<th>Per Year*</th>
<th>Total Cost</th>
<th>Total Cost per month</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Unlimited</td>
<td>Unlimited</td>
<td>$1,562.14</td>
<td>$300 - $500</td>
<td>$3,124.2</td>
<td>$3,524.28 - $3,624.28</td>
<td>$293.69 – $302.02</td>
</tr>
<tr>
<td>The Flex 19</td>
<td>19 per week</td>
<td>$1,225.60</td>
<td>$300 - $500</td>
<td>$2,451.2</td>
<td>$2,751.20 - $2,951.20</td>
<td>$229.27 – $245.93</td>
</tr>
<tr>
<td>The Flex 14</td>
<td>14 per week</td>
<td>$1,165.23</td>
<td>$300 - $500</td>
<td>$2,330.4</td>
<td>$2,630.46 - $2,830.46</td>
<td>$219.20 – $235.87</td>
</tr>
<tr>
<td>The Flex 10</td>
<td>10 per week</td>
<td>$964.25</td>
<td>$300 - $500</td>
<td>$1,928.5</td>
<td>$2,228.50 - $2,428.50</td>
<td>$185.71 – $202.37</td>
</tr>
<tr>
<td>The Flex 5</td>
<td>5 per week</td>
<td>$481.50</td>
<td>$300 - $500</td>
<td>$963.00</td>
<td>$1,263.00 - $1,463.00</td>
<td>$105.25 – $121.92</td>
</tr>
<tr>
<td>Block of 50 Meals</td>
<td>50 per semester</td>
<td>$326.35</td>
<td>$300 - $500</td>
<td>$652.70</td>
<td>$952.70 - $1,152.70</td>
<td>$79.39 – $96.06</td>
</tr>
</tbody>
</table>
Potential Employee Dining Market

• According to prior workforce studies an average of 50% – 55% of faculty and staff dine off campus in surrounding areas.

• A faculty/ staff population of 2,409 – 2,650 is estimated to spend $5 - $15 per meal, resulting in $12,045 - $39,750 dining in Sweetwater annually.
FIU Expansion Plans

- Medical school
- Medical research facility
- Art museum
- 40,000 seat community football stadium
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Concentrated Downtown: commercial + residential development close to major thoroughfares

- Compact
- Walkable
- Connected
Maximum Proximity to students, faculty & staff consumers

- Convenient
- Accessible
Walkable Green Network that is currently limited to linear park

• Organizing Structure
• Shaded Public Space
• Visual Continuity
Maximum Visibility from 8th St. & Flagler AND 107th & 109th Ave. that identifies Sweetwater Center

• Visible Destination
• Vibrant City Center
• Convenient Location
SUMMARY

• Centralized Commercial + Residential Downtown District

• Proximity + Convenience for Collegetown Consumers

• Walkable Green Network that builds on existing linear park

• Maximum Visibility from main thoroughfares
Sweetwater Center
Downtown Corridor:

City Hall + Library: West
School: East
4th St. Mixed Use Primary Corridor

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Hotel/Dormitory Park
- 109 St./FIU gateway
- Park gateway
- Linear park extension

civic, green + commercial network
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civic, green, commercial network
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preliminary design concepts
existing conditions
existing conditions

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existing conditions
School of Architecture
Metropolitan Center

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Flagler St.
107 Ave. SW
109 Ave. SW
8 St. SW
School of Architecture

Metropolitan Center

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-BUILDINGS

-GREEN NETWORK

-CONTEXT

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phase one _green network expansion + gateways

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Mixed Use Benefits:

• Pedestrian-friendly Environment
• Shorter Travel Distances
• Safer Streets
• Maximized Land Use
• Unified Sense of Place
phase two _8th St. + Flagler Perimeter

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phase three _buildout_
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Sweetwater Center renderings
109th Ave. Mixed Use Corridor

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109th Ave. Streetscape _ 4th St. SW intersection

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109th Ave. Streetscape _ 5th St. SW intersection

**FIU SOA Faculty:**
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- *Camilo Rosales*, Architect
- *Roberto Rovira*, Landscape Architect

**Students:**
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- *Rob Dajer*, Architecture
- *Carlos Fueyo*, Architecture
109th Ave. Streetscape_6th St. SW intersection
109th Ave. Streetscape _ 7th St. SW intersection

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-Camilo Rosales, Architect  
-Roberto Rovira, Landscape Architect  

Students:  
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-Rob Dajer, Architecture  
-Carlos Fueyo, Architecture
109th Ave. Streetscape _linear park intersection
109th Ave. Mixed Use Corridor

- Pedestrian Friendly Environment
- Anchored by 8 St. & Flagler Gateways
- Connects to 4th St. Main Corridor
4th St. Mixed Use Corridor

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4th St. SW Streetscape_107th St. SW intersection

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4th St. SW Streetscape_108th St. SW intersection
4th St. SW Streetscape_109th St. SW intersection
4th St. Mixed Use Corridor

- Primary Corridor
- Pedestrian Friendly Environment
- Active & Vibrant
- Quality Design with Distinctive Identity
- Variety of Uses that Appeal to all Ages
- Anchored by 107th & 109th Ave. Gateways

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model_north-facing view along 108th St.
Mass Transit Access

Key Benefits

- Promotes the Sweetwater – FIU Connection
- Provides access to employment and commercial areas
- Decreases traffic congestion
• OPTION I: **Bus** Connection between FIU, Sweetwater and MetroRail Station on 117 Ave.

• OPTION II: **PeopleMover** Connection between FIU, Sweetwater & MetroRail Station at 107th and 836.

• OPTION III: **Metrorail** Connection along 107th.

**REJECTED**
•OPTION I: **Bus**
Connection between FIU, Sweetwater and MetroRail Station on 117 Ave.
•OPTION II: **PeopleMover**
Connection between FIU, Sweetwater & MetroRail Station at 107th and 836.
OPTION III: Metrorail Connection along 107th.
IN ALL SCENARIOS
Sweetwater Center
is poised to take advantage of connectivity to Mass Transit
SUMMARY of OPPORTUNITIES

• Centralized Commercial + Residential Downtown District

• Proximity + Convenience for Collegetown Consumers

• Walkable Green Network that builds on existing linear park

• Maximum Visibility from main thoroughfares

• Centrally located for Mass Transit
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