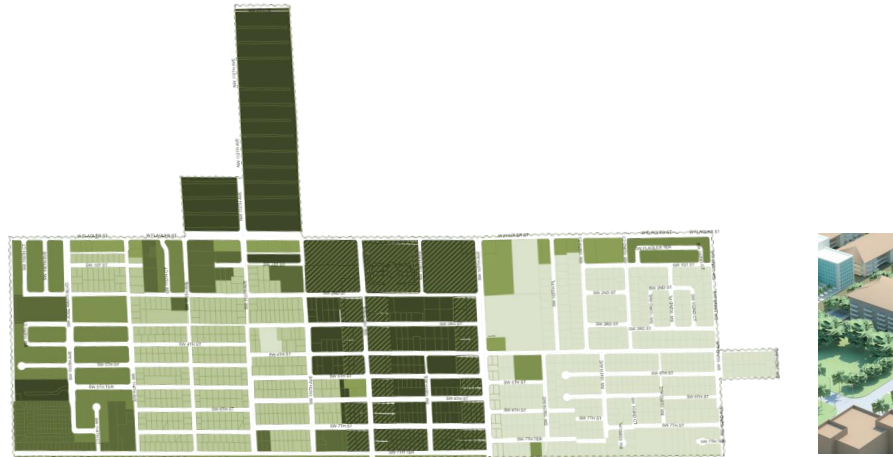


Sweetwater Center | Collegetown District



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



Metropolitan Center



School of Architecture

FIU SOA Faculty:

- Jason Chandler, Architect
- Camilo Rosales, Architect
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The Metropolitan Center

Forging Solutions through Research and Training



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 & FIU Community Connection

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

<u>Proposed Room Charges</u> (Fall '06 - Spring '07)	<u>Per Semester</u>	<u>Summer</u>	<u>Per Year*</u>	<u>Total</u>	<u>Total Per month</u>
University Park Apartments	\$1,796 - \$3,528	Closed	\$3,592 - \$7,056	\$3,592 - \$7,056	\$449 - \$882
Everglades Hall	\$3,082	\$1,489	\$6,164	\$7,653	\$638
Lakeview Hall	\$3,496 - \$4,048	Closed	\$6,992 - \$8,096	\$6,992 - \$8,096	\$874 - \$1,012
University Park Towers	\$3,274 - \$3,528	Closed	\$6,548 - \$7,056	\$6,548 - \$7,056	\$818 - \$882
Panther Hall	\$3,260	\$1,046	\$6,520	\$7,566	\$630
Bay Vista Housing	\$2,892 - \$3,772	\$1,397 - \$1,822	\$5,784 - \$7,544	\$7,181 - \$9,366	\$598 - \$780

Spring and Fall combined*

<http://www.fiu.edu/~opie/quickfacts.htm#Employees>

The Metropolitan Center
at Florida International University
metropolitan.fiu.edu
305-349-1251



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Potential Student Dining Market

<u>Plan</u>	<u># of Meals</u>	<u>Price Per Semester</u>	<u>Summer Rate</u>	<u>Per Year*</u>	<u>Total Cost</u>	<u>Total Cost per month</u>
The Unlimited	Unlimited	\$1,562.14	\$300 - \$500	\$3,124.28	\$3,524.28 - \$3,624.28	\$293.69 - \$302.02
The Flex 19	19 per week	\$1,225.60	\$300 - \$500	\$2,451.20	\$2,751.20 \$2,951.20 -	\$229.27 - \$245.93
The Flex 14	14 per week	\$1,165.23	\$300 - \$500	\$2,330.46	\$2,630.46 - \$2,830.46	\$219.20 - \$235.87
The Flex 10	10 per week	\$964.25	\$300 - \$500	\$1,928.50	\$2,228.50 \$2,428.50	\$185.71 - \$202.37
The Flex 5	5 per week	\$481.50	\$300 - \$500	\$963.00	\$1,263.00 - \$1,463.00	\$105.25 - \$121.92
Block of 50 Meals	50 per semester	\$326.35	\$300 - \$500	\$652.70	\$952.70 - \$1,152.70	\$79.39 - \$96.06

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



Sweetwater Center | Collegetown District



design strategy



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**Concentrated Downtown:
commercial + residential
development close to
major thoroughfares**

- Compact
- Walkable
- Connected



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Maximum Proximity
to students, faculty & staff
consumers

- Convenient
- Accessible



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Walkable Green Network
that is currently limited
to linear park

- Organizing Structure
- Shaded Public Space
- Visual Continuity



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Maximum Visibility
from 8th St. & Flagler AND
107th & 109th Ave. that
identifies Sweetwater Center

- Visible Destination
- Vibrant City Center
- Convenient Location



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SUMMARY

- **Centralized Commercial + Residential Downtown District**
- **Proximity + Convenience for Colleetown Consumers**
- **Walkable Green Network that builds on existing linear park**
- **Maximum Visibility from main thoroughfares**



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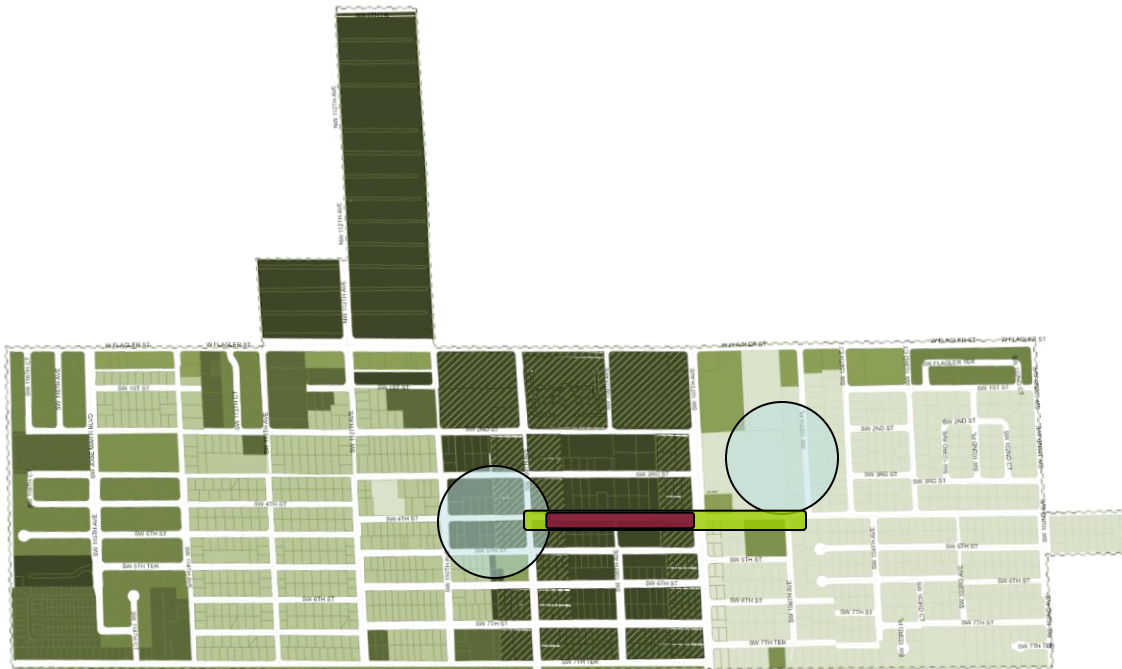
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Sweetwater Center Downtown Corridor:

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



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Mixed Use

-  Corridors
-  Gateways



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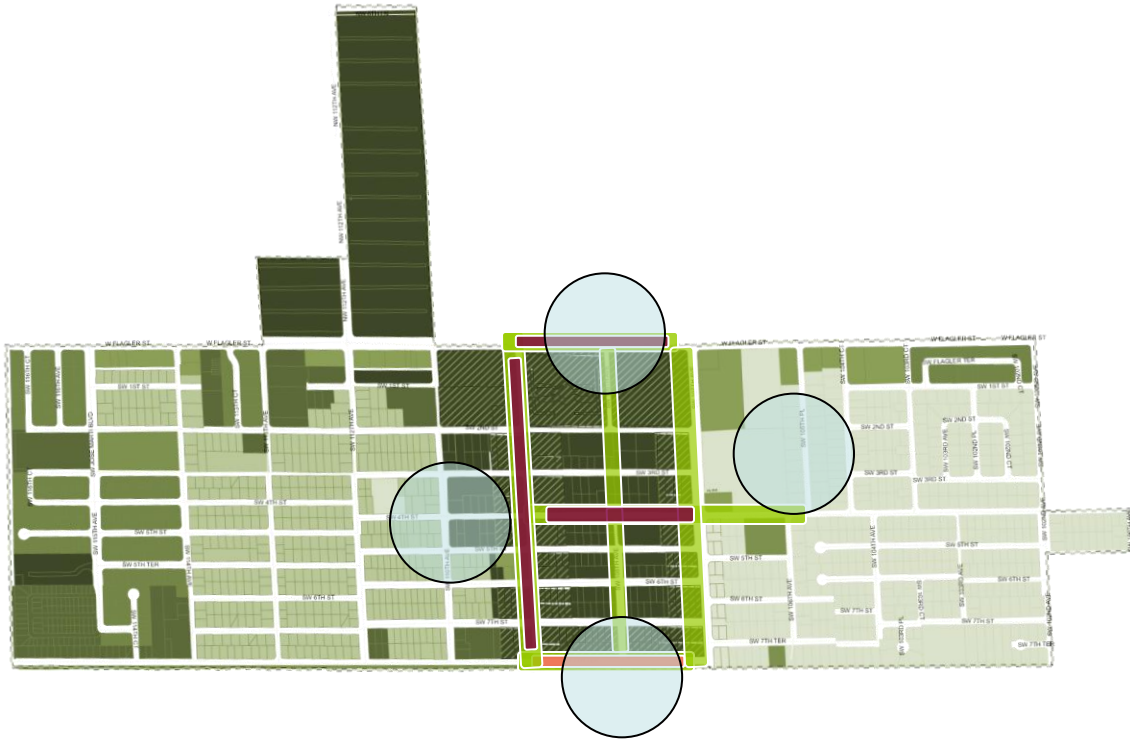
-Hotel/Dormitory Park

-  -109 St./FIU gateway
-  -park gateway
-  -linear park extension



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Sweetwater Center | Collegetown District



preliminary design concepts



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existing conditions_



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existing conditions_



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existing conditions_



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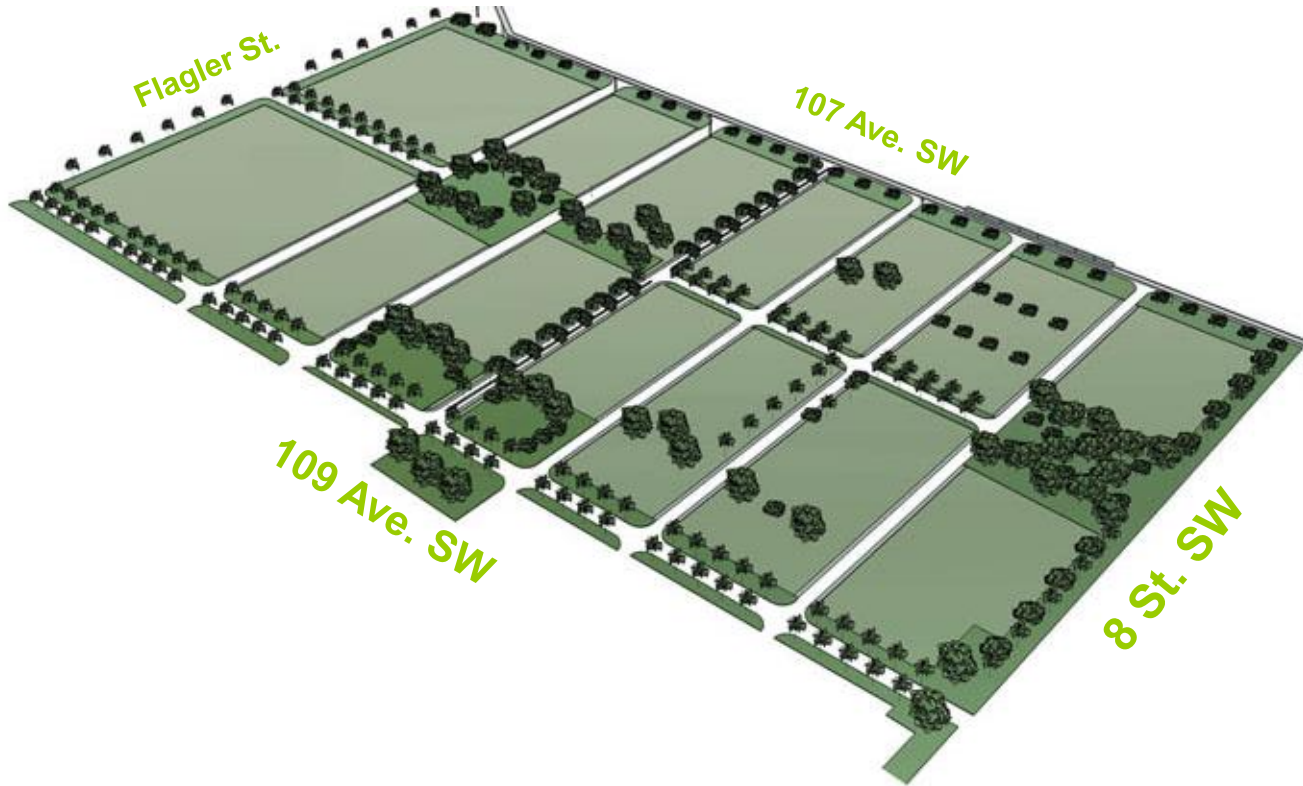
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green network_



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building layer_



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-BUILDINGS

-GREEN NETWORK

-CONTEXT

composite_



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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



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phase two_8th St. + Flagler Perimeter



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phase three_buildout



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Sweetwater Center_renderings



Metropolitan Center



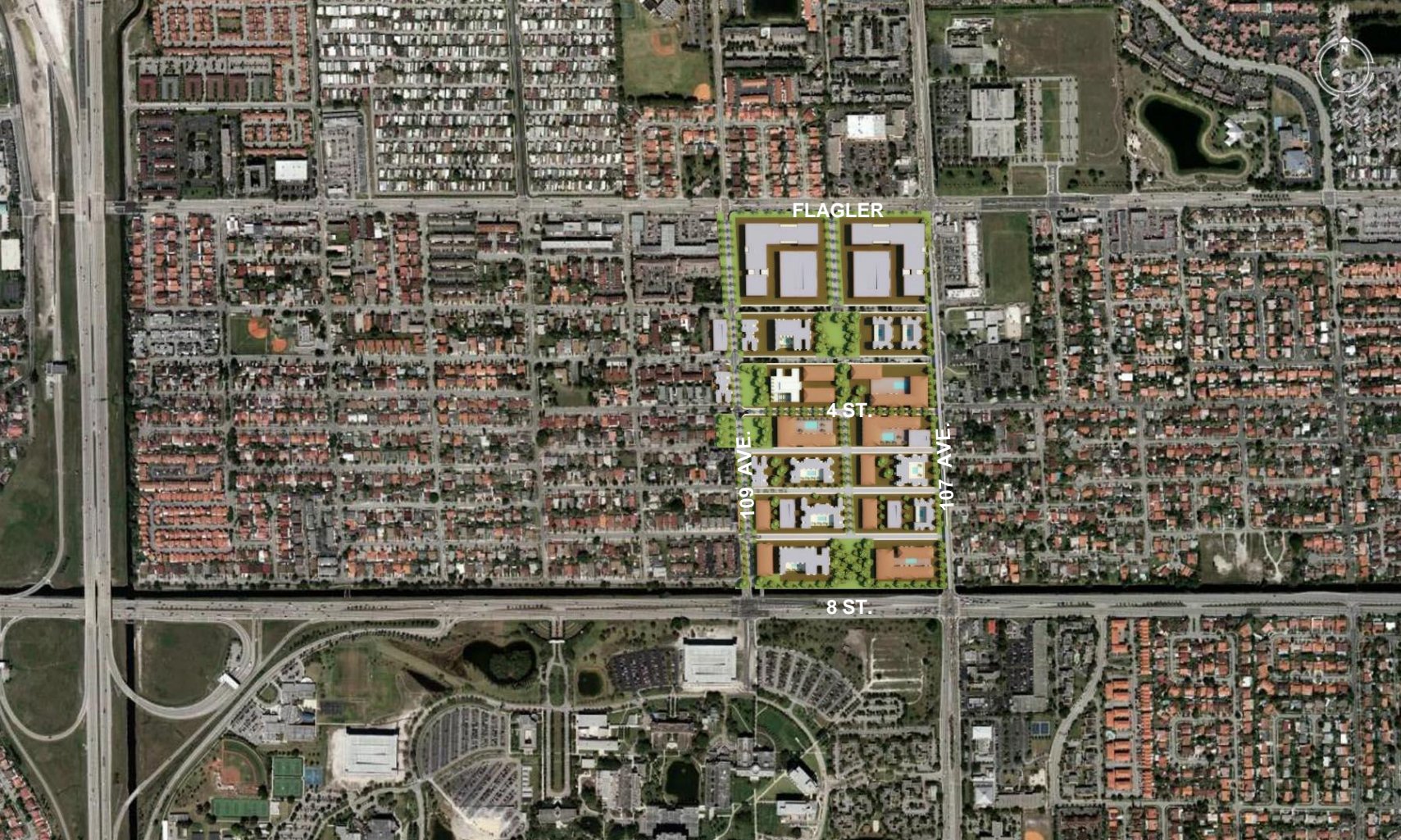
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Sweetwater Center_renderings



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109th Ave. Mixed Use Corridor



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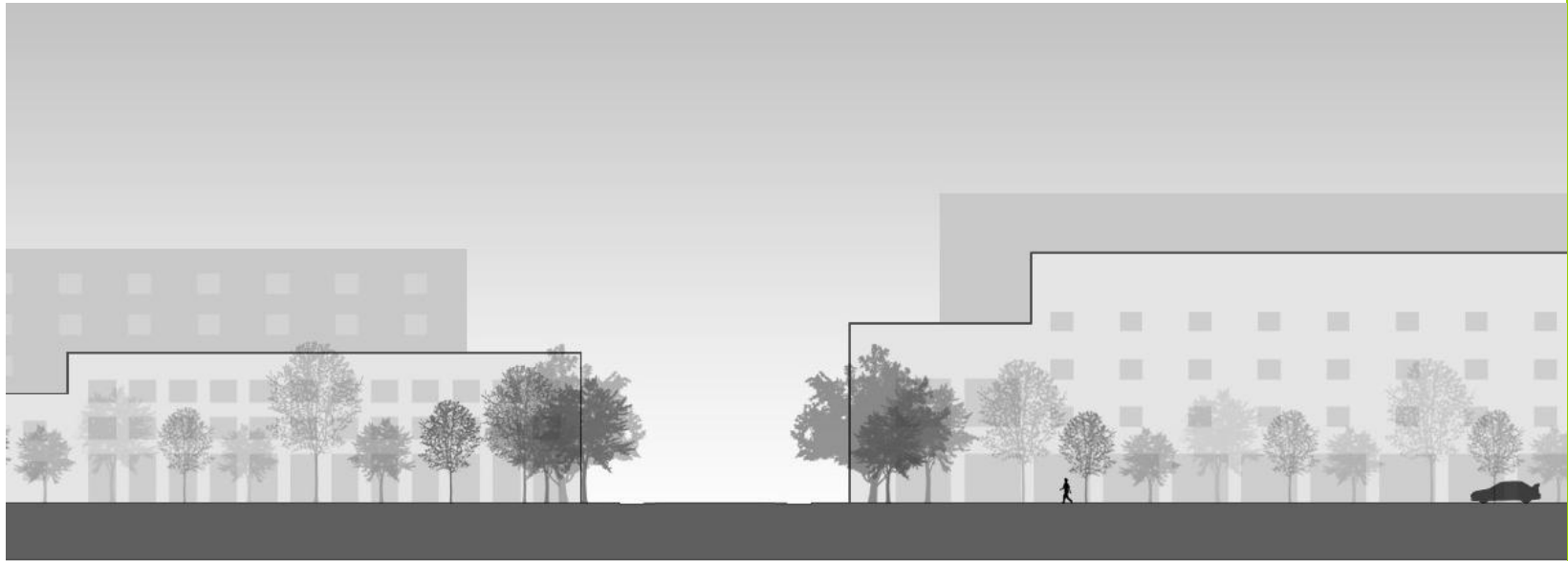


109th Ave. Streetscape_4th St. SW intersection



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109th Ave. Streetscape_5th St. SW intersection



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109th Ave. Streetscape_6th St. SW intersection



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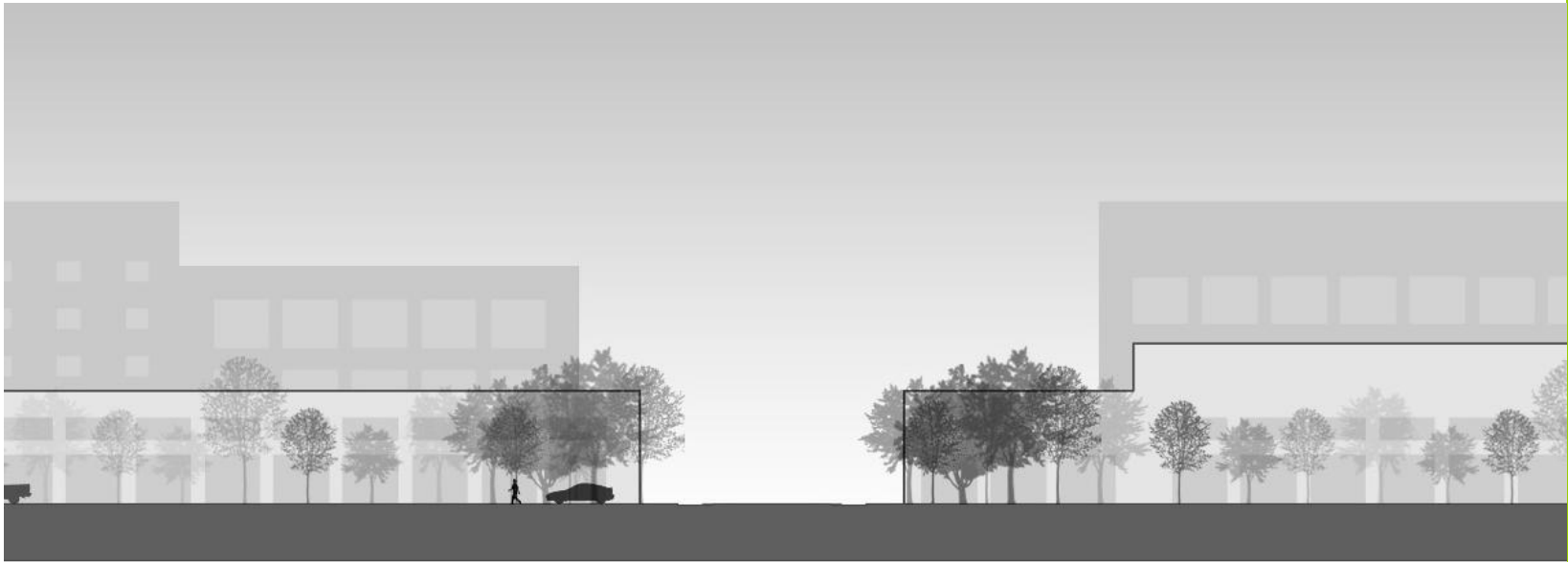
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109th Ave. Streetscape_7th St. SW intersection



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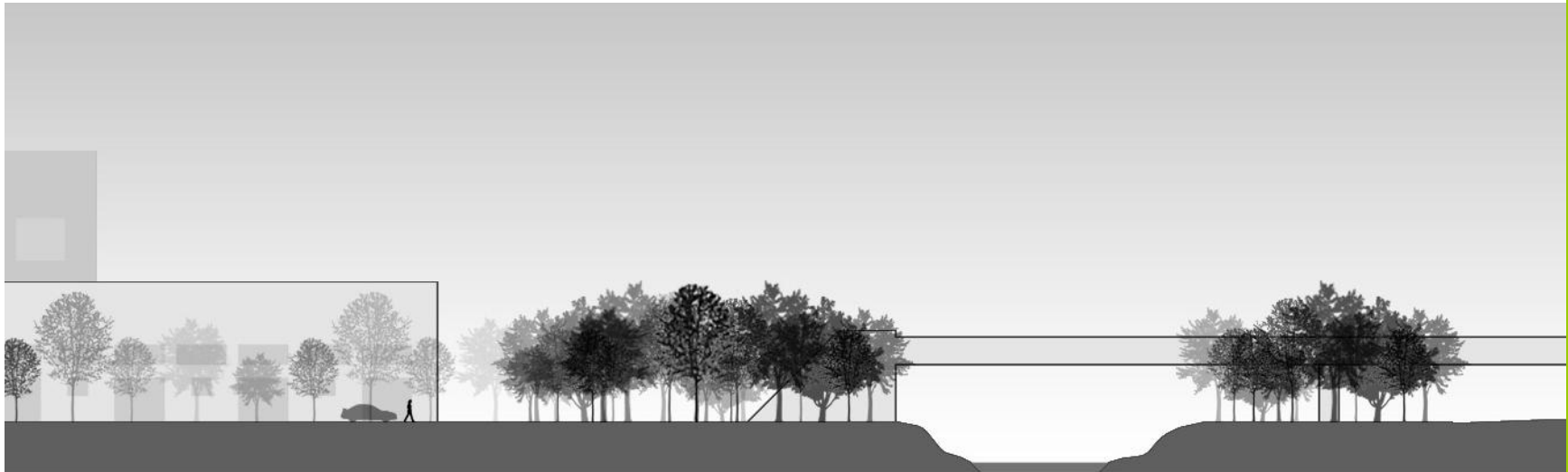
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109th Ave. Streetscape_linear park intersection



Metropolitan Center



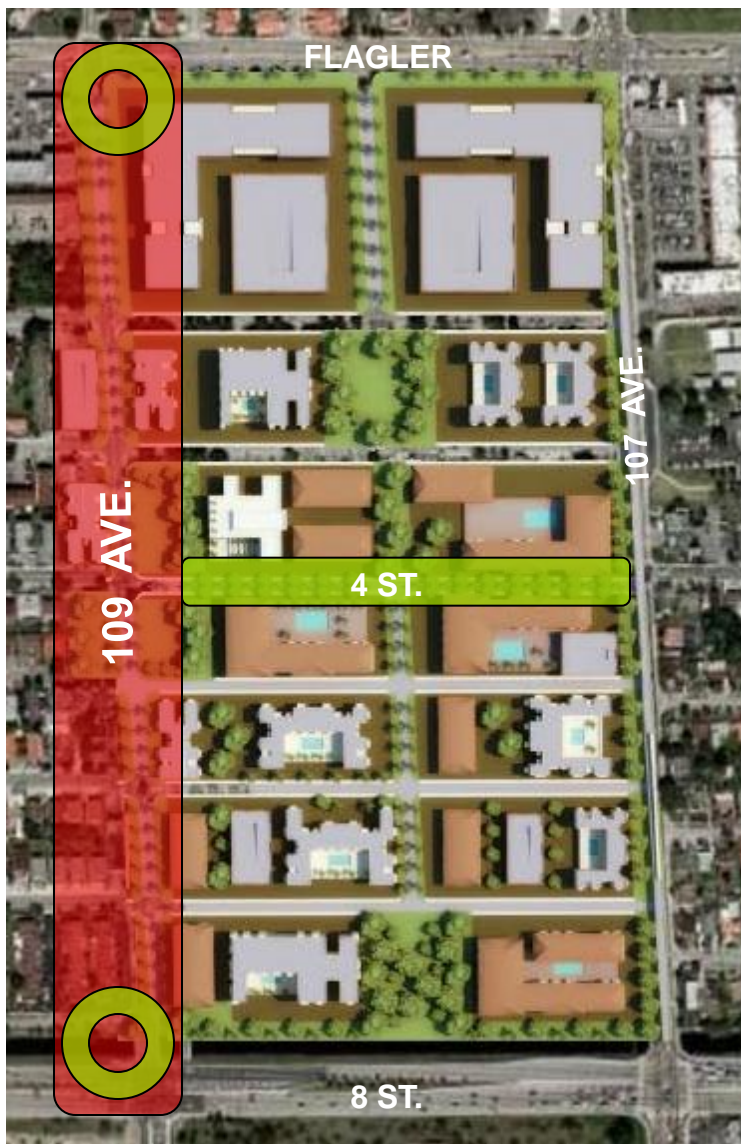
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109th Ave. Mixed Use Corridor

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

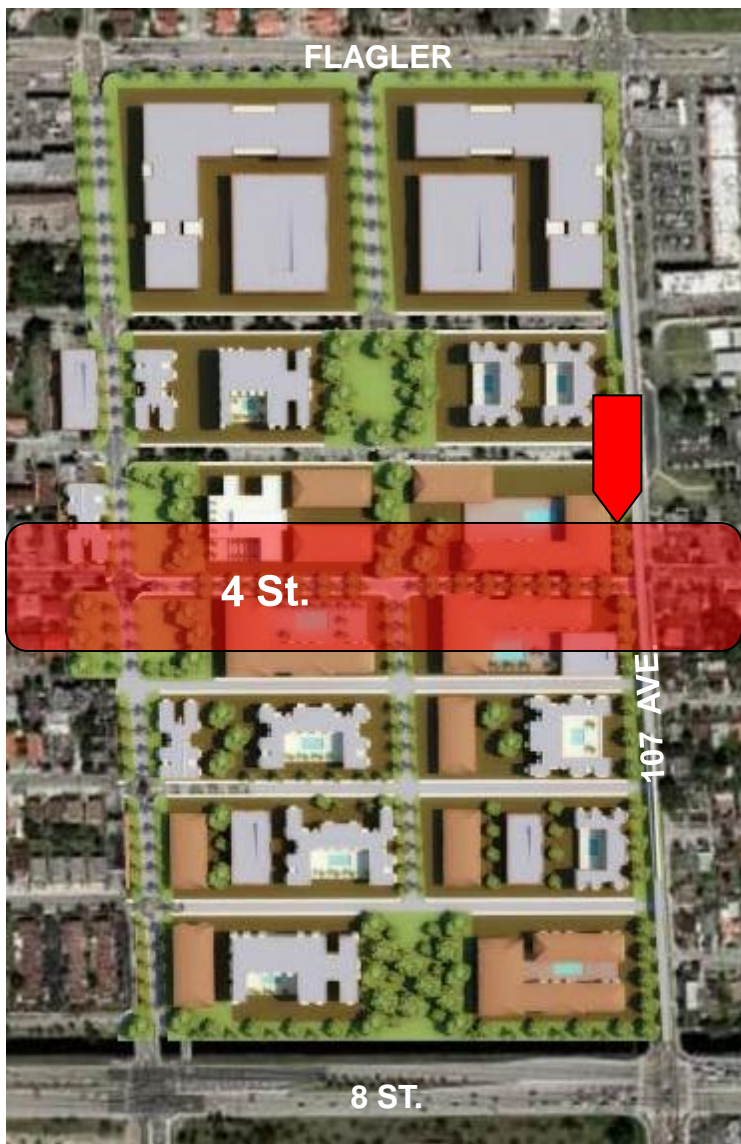


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4th St. Mixed Use Corridor

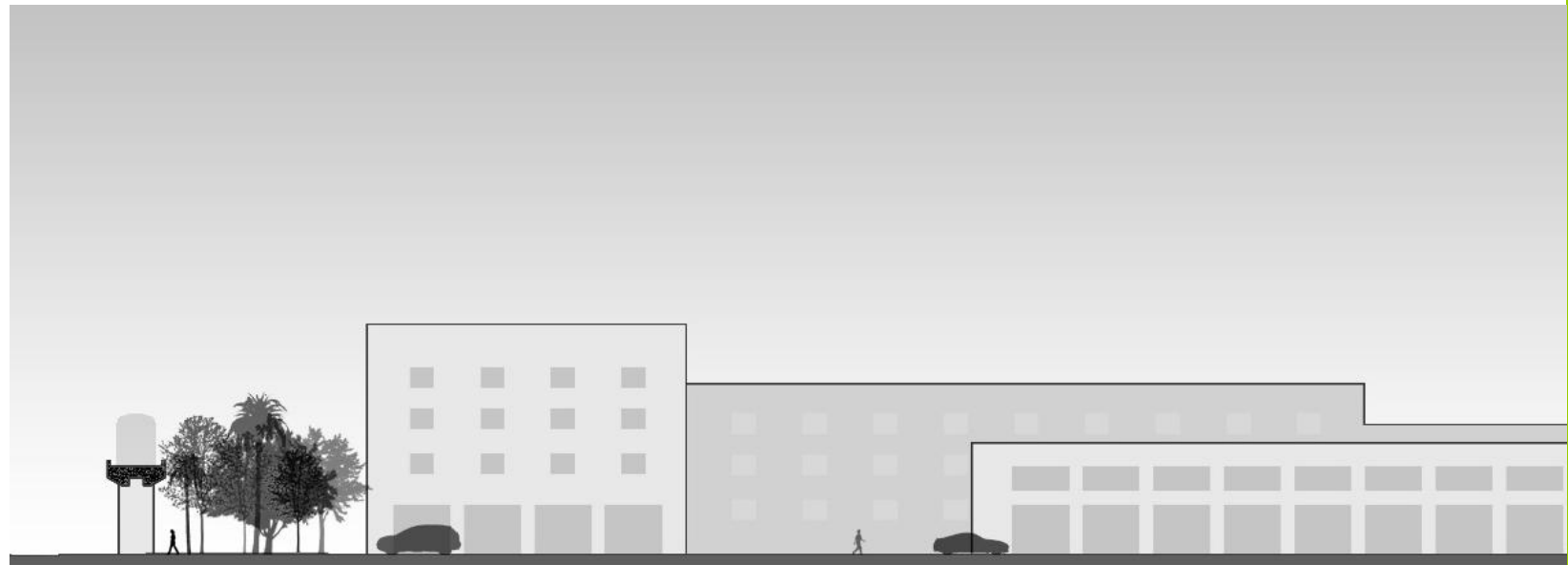


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4th St. SW Streetscape_107th St. SW intersection



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4th St. SW Streetscape_108th St. SW intersection



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4th St. SW Streetscape_109th St. SW intersection



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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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Sweetwater Center_renderings

model_north-facing view along 108th St.



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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.

REJECTED

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



- **OPTION I: Bus**
Connection between
FIU, Sweetwater and
MetroRail Station on
117 Ave.



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metrorail line



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

_options



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metrorail line



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

REJECTED

_options



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metrorail line



**IN ALL SCENARIOS
Sweetwater Center
is poised to take advantage of
connectivity to Mass Transit**

— opportunities



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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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Sweetwater Center | Collegetown District



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