

Miami-Dade Transit's TOD / P3 Program



*FTA / Partnership in Transit
Dallas, October 22-23, 2008*

TOD Vision & Goals

Create Attractive & Dynamic Station Areas

- Design and functionality
- Oriented towards pedestrians
- Includes a mix of uses



TOD Vision & Goals

Increase Transit Ridership

- Housing, employment and shopping
- Improve efficiency of transit assets
- Reduces reliability of single-occupancy vehicles



TOD Vision & Goals

Generate Revenue

- Farebox revenue
- Ground leases
- Sale of surplus land



TOD Vision & Goals

Enhance the Value of Assets

- Attracting more development
- Additional opportunities for generating revenue



TOD Vision & Goals

Promote Multi-Modal Access to Transit

- Protect and enhance access to pedestrians, cyclists and buses
- Preserve automobile and parking access
- Balance against other urban design objectives



Where We've Been

Miami-Dade County, Florida's largest and most densely populated region has aggressively sought to encourage Transit Oriented Development

- Emphasis on Joint Development & Public-Private partnerships
- Long history of viewing TOD and joint development as important tools for revitalizing inner-city neighborhoods
- Increasing transit ridership and reducing traffic congestion
- Catalyst for promoting private investment in depressed neighborhoods and redressing social inequities
- Bring non-transit revenue dollars into the Department

Dadeland South

- Land swap of real property in 1982
- Phases 1-3 in operation since 1984
- Phase 4a in 2005, Phase 4b in 2008
- 600,000 sq. ft. of office space
- 35,000 sq. ft. of retail space
- 305 room hotel
- 1,060 garage / 200 surface parking spaces
- 2007 Annual Revenue: \$ 1,092,000
- Lease commenced in July 1982, with initial term ending December 2038 and an automatic renewal to December 2082



Dadeland North



- Competitive RFP initiated 1994
- Phase 1 completed in 1996
- Phase B occupied in 2000, Phase 2 in 2005
- 320,000 sq. ft. of big-box retail
- 9,600 sq. ft. of TOD retail space
- 158 market-rate rental units
- 127,000 sq. ft. of office space
- 1,975 garage parking spaces
- 2007 Annual Revenue: \$ 458,000
- Lease commenced in 1994 and expires in 2084 (90 years)

Douglas Road

- Project originally structured as a long-term lease with purchase option, was purchased by Miami-Dade Water & Sewer Department, which now owns the land and the building
- Completed Summer 2002
- 150,000 sq. ft. 5-story County office space
- 11-story, 750 space parking garage
- Pedestrian bridge crossing over US-1
- Surface lot to be sold as surplus for mixed-use development with tenant and Metrorail parking



Government Center



- Metrorail/Metromover station feeds directly into the Stephen P. Clark Center (County office and administrative) building and the County Commission Council Chambers
- 630,000 sq. ft. of office space
- 21,000 sq. ft. of retail space

Historic Overtown/Lyric Theatre

- Following a non-responsive RFP process, Not For Profit (NFP) agency submitted an unsolicited proposal on March 2000
- Groundbreaking, May 2004, completed December 2005, occupied beginning December 2006.
- 341,000 sq. ft. 17-story County office space
- 9-story, 600 space parking garage
- 4,000 sq. ft. ground-floor retail space
- Phase II, 22-story, 324,000 sq. ft. county office building under construction
- 2007 Annual Revenue: \$ 138,000 minimum rent plus 2% of net income for all gross income



Santa Clara



- Competitive RFP initiated 2001
- Phase I – 9-story, 208-unit affordable rental apartment building with surface parking
- Completed fall 2003, 100% occupied by January 2004
- Phase II, 17-story, 204-unit affordable rental apartment building with 5-level parking garage with ground floor dedicated to transit parking (61 spaces)
- Completed December 2005, 100% occupied March 2006
- Lease commenced in 2001 and expires in 2091 (90 years)
- In excess of 90% increase in ridership/ boardings since units occupied

Dr. Martin Luther King, Jr. Plaza



- Unsolicited bid by a Not For Profit, agreements approved by Board of County Commissioners in July 1999
- 5-story, 172,000 sq. ft. county office space including 13,500 sq. ft. of ground floor retail space
- Demolition of a portion of parking structure and renovation of entire garage
- Groundbreaking in March 2001 with completion and office and garage reopening in August 2004

Existing TOD Totals

- **2,344,000** sq. ft. of Office Space
- **403,100** sq. ft. of Retail Space
- **570** dwelling units (158 market rate and 412 affordable housing)
- **4,646** parking spaces (garage and surface)
- **305** hotel rooms
- **Annual Revenue in excess of \$ 2,000,000**

Future and Proposed Projects

- **South Miami** – mixed-use with 178,000 sq. ft. of office space, 13,000 sq. ft. of retail and 150,000 sq. ft. of market-rate rental units
- **Douglas Road** – Additional mixed-use planned on existing surface parking lot
- **Coconut Grove** – big box retail, office, hotel, work-force housing and parking garage. 2007 Annual Revenue of \$ 300,000 for leasing land yet to be developed
- **Brownsville** – 490 units of affordable housing with 2 parking garages
- **Northside** – up to 350 units of affordable housing
- **Okeechobee** – up to 350 units of affordable housing

Future/Planned TOD Totals

- **178,000** sq. ft. of Office Space
- **13,000+** sq. ft. of Retail Space
- **1,265** dwelling units (up to 75 market rate and 1,190 affordable housing)
- **580+** parking spaces (garage and surface)

TOD Principles

- **Collaboration** – partnership with public agencies, local governments, and private sector
- **Entrepreneurship** – innovation, creativity, calculated risk taking
- **Efficiency** – process proposals quickly
- **Flexibility** – every project is unique, avoid “one size fits all” approach
- **Capacity Building** – share resources and expertise with local governments