Implementing Infill with Form Based Codes: The Miami Experience

An overview

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PRESENTATION OVERVIEW

• Quick Facts: Present Context
• Comprehensive Development Master Plan
• Challenges and Opportunities
• Why Form Based Code? Lessons learned
• Downtown Kendall: a starting point
• Q/A
MIAMI-DADE COUNTY

- Uniquely located between two national parks
- Population magnet due to proximity to the Caribbean and Latin America
- Net population growth of 30,000/ year for the foreseeable future
- Residential land will be depleted in less than 15 years at the current rate and pattern of development
MIAMI-DADE COUNTY GOVERNANCE

- Two-tier form of government established in 1957
  - Home Rule Charter
  - County vs City services
  - 25 Municipalities at the time
  - 35 municipalities now
- Executive Mayor established in 1995
- Thirteen Commissioners elected by district
- Community Councils established in 1996
- Strong Mayor established in 2007
Total Land Area of Miami Dade County – 1,965 Sq. Miles

- Agriculture: 3%
- Water Conservation Districts: 5%
- Environmental Protection/Government Owned: 17%
- Urban Development: 22%
- Vacant Privately Owned: 53%

Miami-Dade County 2000 Census Population 2,253,362

- Hispanic: 57%
- African American: 19%
- Non-Hispanic White: 20%
- Other races: 4%

- Median Age (2005): County 37.4, State 39.5, US 36.4
- Median Housing Sales Price (2006): SF County $395,900, State $239,300
  - Condo County $256,400, State $209,000

Four Top Economic Sectors: Government & Government Enterprises; Retail Trade; Health Care & Social Assistance; Administrative and Waste Services
1975: County’s First Comprehensive Development Master Plan (CDMP)

Current CDMP: 2015-2025

Land Use Plan Map
Update Years
1988
1997
2005
1. Accommodate Projected Growth

At projected rate of growth and development the countywide supply of land inside the UDB can accommodate:

- Residential growth – until – 2019
- Commercial/Office – until -- 2025
- Industrial – beyond 2035

2. Coordination of Land Use and Transportation Policies

- Reduced auto dependency requires mixed use and walkable neighborhoods
- Transit oriented developments
- Connect decentralized employment centers
- Paradigm shift in how we live and how to provide mobility
CHALLENGES

3. Development of additional potable water supply
   - Regional and inexpensive supply reaching limits
   - Future supplies more expensive
   - Demand reduction/conservation/reuse/alternate water plan

4. Growth management with countywide incorporation
   - Inability to plan comprehensively

5. Housing Affordability
   - Depletion of Buildable Area
   - Gentrification
6. Preservation of Agriculture and Rural Area
   • Preserving Agriculture as an Industry
   • A Billion dollar economic impact
   • Environmental, Social and Historic values

7. Protecting Quality of our Water Supply
Master Plan Features that support “smart growth”

Land Use Plan (LUP) Map

• Urban Development Boundary (UDB)
• Urban Expansion Area Boundary (UEA)
• Concentration and intensification around centers of activity and public investments
• Protection of natural resources and systems
• Density bonus for good urban design up to category higher
Existing Rapid Transit

Future Rapid Transit

Urban Centers developed in a transit-oriented manner can help maximize the effectiveness of the current and future transit lines.

- Three scales
- All developments required to be Transit Oriented
- Mixed use/ mixed income
- Minimum densities
- Emphasis on streets and public spaces

Urban Centers developed in a transit-oriented manner can help maximize the effectiveness of the current and future transit lines.
GUIDELINES FOR URBAN FORM

- Identifiable neighborhoods
- Connectivity
- Activity nodes/transitional and low density areas

Traditional Neighborhood District

- Full range of housing types
- Employment within the neighborhood
- Civic buildings, public spaces to reinforce community identity
- Reduce auto dependency
- Increased recreational opportunities

Promote Redevelopment, Adaptive Reuse and Infill

- Requires specific measures to developed within Urban Infill Area, Targeted Urban Areas, Enterprise Zones, Community Redevelopment Agency areas.
WHY A FORM-BASED CODE?

- Design-focused shared vision
- Quality of the public realm
- Form over Use and Density
- A vision that is detailed, visual and understandable
- A common understanding of the expectations
- Better chance of buy-in by the Stakeholders
- Stakeholders buy-in ensures political buy-in
- Ensures better implementation of Community vision
• Find a champion
• Know your community
• Be aware of over regulating
• Inflexibility discourages creativity
• Accommodate/provide for mundane uses
• Mindful of the cost premium
• Educate policy makers
• Train your zoning staff
• Idea originated by ChamberSouth

• To build consensus on the future of the Dadeland area (app. 339 gross acre), an area poised for high intensity development and a premier regional destination.

• Make pedestrian the number one priority.

• Aggregate open space for squares and plazas.

• Appropriate building heights to create spatial enclosure.

• Legislation enacted 1998.

• Total expected build out approximately 7,000 dwelling units
Primary pedestrian corridors
- Kendall Blvd
- Dadeland Blvd
- Snapper Creek Canal

Secondary pedestrian corridors
- extending existing patterns of movement

Aggregation of open space
- public squares & plazas

Appropriate mixing of uses

Pedestrian friendly building frontages
- shade and rain protection for pedestrians
- build-to lines
- frequent doors and windows
- minimizing vehicular entries
- appropriate building heights at street fronts
AREA PLANNING SINCE 1998

- 14 Area Plans completed utilizing the Charrette process
- 8 have an implemented form-based code specific to each area
Miami-Dade is planning for a better future!