



**THE NW 59<sup>TH</sup> AVENUE  
ROADWAY EXTENSION  
AND REDEVELOPMENT  
PROJECT**

## **Introduction:**

The Town of Miami Lakes is known for its beautiful residential winding roads, lush landscape and extremely low crime rate. Occupying a land area of approximately 6.8 square miles, the Town is home to approximately 31,000 residents and over 1,700 businesses. Since incorporation in 2000, the Town has experienced significant growth and development.

Land use in the Town is predominantly low-density. The next most prevalent uses are light industrial and office parks, comprising 13% of the Town's area, and lakes and canals encompassing approximately 11% of the Town. Miami Lakes is approximately 94% built out, with only a small portion of the land remaining vacant and undeveloped. As a result, the Town's current and long-range planning efforts have shifted from a primarily growth management-related role to a larger focus on economic development and redevelopment; specifically, within the Town Center, business, and industrial districts on the east side of the Town.

The **NW 59th Avenue Roadway Extension and Redevelopment Project** includes the purchase of a 5.86-acre parcel from the Miami-Dade Aviation Department to design and construct a bridge and roadway improvement, extending NW 59th Avenue over the C-8 Canal (Canal #870609) south to NW 151st Street; the purchase of the bridge access point on NW 151st Street; development of storage facilities; and Complete Streets design and construction on NW 151st Street/NW 153rd Street to facilitate traffic flow at the bridge spine connection, thereby encouraging road users to utilize local mobility options and providing new and improved public access that will facilitate traffic congestion relief on the State Highway System (SHS) SR 823/NW 57th Avenue (Red Road). The Project boundaries are NW 59th Avenue from NW 153rd Street to NW 158th Street and along NW 151st/153rd Street, from Miami Lakeway North to NW 57th Court. The Project will provide enhance connectivity and Complete Streets mobility options for all users, as well as increased access to commerce, economic opportunities, and local jobs. This Project is included in the Town of Miami Lakes Adopted Comprehensive Plan, Strategic Plan and Transportation Plan. The Project will benefit the Town, neighboring jurisdictions, Miami-Dade County, and regional industries by providing essential north-south connectivity to access businesses and commerce located on and around NW 59th Avenue, relieving traffic congestion on the State Highway System (SHS) NW 57th Avenue (Red Road), improving public infrastructure which brings economic recovery and enhancement to vacant spaces, expanding economic development opportunities in this region, increasing access to businesses and commerce, and reducing the burden on the Miami Lakes population to travel outside Town boundaries to access local businesses, jobs, and services.

The SR 823/NW 57th Avenue Corridor additionally serves as the main connection route for which motorists are able to access SR 826/Palmetto Expressway. Opening a new connection on NW 59th Avenue will allow for local traffic to utilize NW 59th Avenue as an alternate route to access the Palmetto Expressway. The FDOT has a future programmed project along SR 826/Palmetto Expressway, which will improve highway connectivity at NW 57th Avenue and NW 167th Street by providing a Texas U-turn to travel south or west bound on the Palmetto Expressway. Motorist will be able to utilize NW 59th Avenue to access the Texas U-Turn without having to travel on NW 57th Avenue (SHS). In addition, local traffic can travel via NW 59th Avenue to access NW 167th Street and continue eastbound to the Palmetto Expressway. Thus, with the provision of these alternative routes traffic congestion will be diminished on the State Highway System (SHS).

**Problem Statement (Why this area?):**

While the Town has experienced significant growth and development, this portion of the eastside industrial area of Miami Lakes has remained untouched and does not conform with the Town’s reputation. Currently, there is no north-south connectivity to access the industrial and commercial district located on and around NW 59th Avenue in the north-east sectional quadrant of the Town of Miami Lakes. This industrial and commercial area is home to several businesses located north of, but not connected to, the Town’s central east-west corridor along NW 151st/153rd Street, connecting to NW 154th Street/Miami Lakes Drive. Motorists, bicyclists, employers, employees, and consumers must access the east side industrious area via the State Highway System (SHS) NW 57th Avenue, which further increases traffic congestion on this main road (Red Road). In addition, a significant vacant parcel is positioned between NW 59th Avenue and NW 57th Avenue, currently owned by the Miami-Dade Aviation Department. This parcel remains undeveloped and yields no economic growth nor job growth opportunities for the community or this industrious district.

**Public and Private Partnerships (P3) Investment Opportunities**

**The Extent to which the Project will Encourage, Enhance, or Create Economic Benefits:**

One of the continuing trends in government contracting is the usage of public-private partnerships (P3s) as a way to build true collaborations between the public and private sector. This Project lends itself to P3 investment opportunities for redevelopment. With the acquisition of the parcel to connect NW 59th Avenue to 151st Street, there will be multiple opportunities for public-private partnerships. This Project reclaims an existing vacant field and revitalizes approximately 6-acres of land, providing revenue enhancement opportunities for businesses.

Currently, there are 383 businesses and approximately 6,579 employees within the north-south industrial and commercial district located on and around NW 59th Avenue. Unique businesses and organizations include the Miami Lakes Educational Center and Technical College, Nutri-Force Nutrition, Johnson & Johnson (Cordis Corporation of Cardinal Health cardiovascular healthcare industry), HeartWare Products and Technology, Biorep Technologies, Inc., Fastenal Industrial Supplier, Alexim Air and Ocean Cargo, Caterpillar, Aircraft Electric Motors, Inc., Complete Pharmacy & Medical Solutions, Nurse Care Inc. Home Health Care Agency, World Industrial Products, Inc., EE&G West Africa, LLC., Growing Days Childcare & Learning Center, and Future Force, Inc. Employment Agency to name a few. The construction of this bridge and roadway improvement will promote economic diversification by expanding mobility opportunities for consumers, employees, employers, and regional industries to access jobs in the education, manufacturing, energy, health, aviation, and technology industries.

**Town Center:**

The Graham Companies is currently in the process of developing 18 acres of land located off Ludlum Road/NW 67th Avenue and Main Street (just west of the proposed project area), including 400 residential units and approximately 150,000 square feet of commercial space. Town Center is designed to be a pedestrian-friendly development that will connect the existing Main Street business district across Ludlam Road; giving Miami Lakes a true sense of place – a unique, recognizable character that the vast majority of suburbs lack. Town Center intends to encourage economic development and ensure that Miami Lakes remains vibrant by catering to the growing

demographic and lifestyle preferences. Between the Town and private developers, over \$90 Million-dollars will be invested into the Town's Main Street/Town Center district located just west of the proposed Project.

**Town of Miami Lakes Youth Center at Picnic Park East:**

As part of its Strategic Plan, the Town funded the construction of a new 4,000-square-foot facility, nicknamed "The Spot." The Spot features multipurpose activity rooms and a classroom area for afterschool educational programs and tutoring. In addition, the Town's Picnic Park East was revitalized and includes an outdoor patio area with a half basketball court and a new state-of-the-art playground. The Spot has enabled the Town to expand its after school programs, provide a safe place for its youth and teens to meet, and offer a beautiful park space with picnic shelters for rent to all its residents, representing a \$1.2 Million-dollar investment.

**Infrastructure Investments by the Town of Miami Lakes**

**Special Characteristics of the Project/Incorporation of Complete Streets:**

The NW 59th Avenue Roadway Extension and Redevelopment Project will include 11 ft. travel lanes, 6ft. bike lanes, and 8 ft. sidewalks which will be separated from the roadway by a 5 ft. swale, incorporating Complete Streets design to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. The Project will connect all users to the NW 151st/153rd Street corridor, which is envisioned to become the Town's Main Street East Business District.

**Additional Complete Streets Infrastructure in the Project Areas:**

The Town secured a \$1 million FDOT Transportation Alternative Program (TAP) Grant to design and construct ADA accessible sidewalks, safe pedestrian crossings, and bicycle lanes along NW 60th Avenue, from NW 139th Street to NW 154th Street (Miami Lakes Drive). This project will enable safe access for road users, including pedestrians, bicyclist, motorist and transit riders south of Miami Lakes Drive.

**NW 59th Avenue Complete Streets Project (Located North of the Project):**

The Town secured a \$1 million FDOT Transportation Alternative Program (TAP) Grant to design and construct safe pedestrian sidewalks and bicycle lanes, from NW 154th Street to NW 167th Street, on NW 59th Avenue. This project will provide access to public transportation and connect residents to the adjacent commercial and business centers, as well as the Miami Lakes Educational Center. In addition, the NW 59th Avenue Roadway Extension and Redevelopment Project will align with this project by providing the necessary bridge connection for the 383 businesses and over 6,579 employees in this industrious area.

**Opportunities/Benefits:**

The desire of this new district will be to continue the extension of the Main Street Business District; connecting the existing Main Street mixed-use development to the newly constructed Town Center, extending to the proposed Main Street East which lies between the Town's two major industrial corridors. Redevelopment and revitalization of this area would only enhance that potential and mirror the existing commercial districts within the Town. The timing of the project also presents an opportunity to capitalize on redevelopment projects underway at the Miami-Opa

Locka Executive Airport (OPF) including the AVE Aviation and Commerce and Carrie P. Meek International Business Park developments; which are situated adjacent to the Town's eastern border. This project will not only benefit the Town, but also neighboring jurisdictions, and Miami-Dade County by improving public infrastructure; bringing economic recovery and enhancement to vacant spaces, increasing access to businesses and commerce, and expanding economic development opportunities in this region.

**Coordination with the Federal Aviation Administration (FAA) and the Miami-Dade Aviation Department (MDAD):**

South of the canal is vacant property owned by Miami-Dade County Aviation Department (MDAD). The Town intends to acquire the 5.86-acre vacant parcel valued at approximately \$2.5 million from the MDAD to construct the project. The property owned by MDAD is adjacent to the Runway Protection Zone (RPZ) for runway 9L-27R at the Miami-Opa Locka Executive Airport (OPF). Regarding the practicability to extend NW 59th Avenue, the largest obstacle is right-of-way acquisition. The proposed extension of NW 59th Avenue would stretch the existing roadway south over the canal and through the property owned by MDAD to provide a direct connection to NW 151st Street. To successfully proceed, the project would require right-of-way acquisition from MDAD and adjacent property owners. Although, the proposed location of the project is primarily within undeveloped land in the Town. Construction within these properties and specifically the building of the bridge would require temporary construction permits to allow for cranes to be utilized near the RPZ. The completed roadway would include lighting to meet Miami-Dade County Zoning Code height requirements which would also be associated with the temporary permits and review of height requirements for lighting near the RPZ.

A preliminary meeting was held with MDAD Aviation Planning Division to discuss the extension of NW 59<sup>th</sup> Avenue on May 25<sup>th</sup>, 2016. The MDAD Aviation Planning Division advised that per Federal Aviation Administration (FAA) requirements, documentation must be submitted to MDAD Aviation Planning Division for review to proceed with design and permitting of this project. Following MDAD Aviation Planning Division's review, the documentation would be submitted by MDAD Aviation Planning Division to the FAA for final approval. Thus, the Town submitted a **Federal Aviation Administration Runway 9L-27R RPZ Analysis** to the MDAD Aviation Planning Division for review. The Analysis was approved by the MDAD and the FAA.

**Coordination with the South Florida Water Management District (SFWMD):**

The existing alignment of NW 59th Avenue positions the bridge at approximately a forty-five-degree angle over the Biscayne Canal C-8 (Canal # 870609) to maximize the distance between the RPZ and the proposed alignment. NW 59th Avenue is a two-lane roadway running north and south within an industrial zoned area of the Town. The existing roadway is bordered to the north by NW 167th Street and to the south by the Canal which is under the authority of South Florida Water Management District (SFWMD).

In December 2016, Town Consultants met with the South Florida Water Management District (SFWMD) to discuss the project. The SFWMD reviewed the conceptual documents and did not raise any concerns with the Town installing a bridge over the Biscayne Canal C-8. Through coordination with SFWMD, it is understood that the SFWMD and the U.S. Army Corp of Engineers will require review of the design plans to allow for the bridge construction over the

canal. The SFWMD will require a right-of-way and environmental resource permit, as well as, a section 408 review from the Army Corp of Engineers. The remaining roadway area falls under the authority of Miami-Dade County which will require Department of Regulatory and Economic Resources, Traffic, and Public Works permits. Preliminary discussions have been held with the SFWMD and the County. These permits for the project are obtainable and not of concern.

**County Owned Parcel at 6100 NW 153rd Street Redevelopment Initiative:**

The Town intends to acquire a County-owned parcel that is located in the center of the project boundaries that has been vacant for more than a decade; valued at approximately \$1.2 million, and the bridge access connecting point on NW 151st Street valued at approximately \$1 million. The Miami Lakes business community is comprised of large scale firms, small professional service firms (attorney, CPA, consultants, etc.), and is also home to more life-science related businesses than any other municipality in Miami-Dade County. Given the growing market trend for shared workspace/incubator concepts, the Town feels this will be an excellent site for developers.

The acquisition of 6100 NW 153rd Street is a part of the broader redevelopment effort of the NW 151st/153rd Corridor. In conjunction with the NW 59th Avenue Roadway Extension, the intent to reposition the corridor as a hub of commercial activity to the neighboring industrial districts to the north and south, and potential facilitate expansion and support to the life science industries located in both districts. Currently owned by Miami-Dade County, this 60,000 square foot property is seen as key to that effort.

Zoned IU-C, Industrial Conditional, the uses permitted on the property range from of mixture industrial uses to office, restaurant, and other ancillary supportive uses. Notwithstanding FAA regulations, maximum height is currently limited to 35 feet by zoning. An overlay district is being contemplated to provide for a greater range of retail, personal service, and general commercial uses. The overlay district may also contemplate increased heights, FAA permitting.

The desire is to utilize the property in tandem with adjacent lots, to construct a signature building that facilitates the creation of the envisioned 151st/153rd Street commercial hub. Public-Private-Partnerships (PPPs) would be pursued with adjacent land owners to achieve an interconnected, pedestrian oriented urban commercial center, developed in the context of Complete Streets, that could capitalize on providing incubator spaces for life sciences, supply chain support services, post primary education vocational training, and implementation of “We-Work” concepts (AKA flex office space). The signature building will also serve as a gateway to the district.

**Creation of Zoning Overlay and Comp Plan Amendment:**

Similar to the Town Center District overlay, the Town intends to explore the creation of development regulations to encourage redevelopment of the district and facilitate a more efficient and effective development review process. The provisions will aim to encourage redevelopment of the district at a scale that is pedestrian compatible. With the acquisition of the 6100 NW 153rd Street, the County owned land on NW 151st Street (parcel to connect the access point for the NW 59th Avenue Roadway Extension) and surplus acreage from the acquisition of the airport property, there will be multiple opportunities for public-private partnerships (P3) in this area.

### **Funding Partnerships:**

In 2015, residential and commercial surveys were conducted by the Town as part of its Strategic Planning process. The survey results indicated that traffic congestion is considered by both residents and businesses to be the most important issue in the Town. Through this survey, the Town recognized that assuring adequate mobility for residents, employees, businesses, and visitors requires a focus on all modes of transportation. Thus, the Town Council directed Town Staff to facilitate a Transportation Summit to formulate solutions to the Town's transportation challenges in a comprehensive manner. The Transportation Summit included the participation of all relevant transportation agencies and identified several key strategies to improve transportation and the distribution of traffic flow in Miami Lakes. Subsequent to the Summit, the Town Council Approved Resolution No. 15-1330 to address the transportation and mobility challenges through identified strategies. One of the identified strategies was to "Extend NW 59th Avenue south to Miami Lakes Drive". The Town Manager was directed by the Town Council via this Resolution to pursue grants for planning services and for design/construction of infrastructure consistent with these strategies, and to recommend budget provisions necessary to implement these strategies. The NW 59th Avenue Roadway Extension and Redevelopment Project estimated cost is \$8 million. The Town will secure local matching opportunities through public-private partnerships (P3s) and the 5-Year Capital Improvement Plan.

### **Florida Department of Transportation (FDOT) Transportation Alternative Program (TAP) Partnership Total \$2 Million:**

The Town has successfully secured grant funding and meaningful partnerships in the proposed Project area through the Florida Department of Transportation (FDOT) Transportation Alternative Program (TAP) as follows:

- I. NW 60th Avenue Business Park East Project to incorporate Complete Streets principles on NW 60th Avenue, from NW 139th Street to Miami Lakes Drive (\$1 million).
- II. NW 59th Avenue Complete Streets Project to incorporate safe pedestrian sidewalks and bicycle lanes, from NW 154th Street to NW 167th Street, on NW 59th Avenue (\$1 million).

Both the NW 60th Avenue Business Park East and NW 59th Avenue Complete Streets projects complement the proposed NW 59th Avenue Roadway Extension and Redevelopment Project, providing alternative mobility options and increased access to public transportation, educational and technical centers, job opportunities, commercial destinations, and manufacturing industries, thereby bridging the economic gap between this district's north to south residential, commercial and industrial populations.

### **State, Metropolitan and the Miami Lakes Transportation Plans Alignment and Safety:**

The NW 59th Avenue Roadway Extension and Redevelopment Project aligns with the goals identified in the Florida Transportation Plan (FTP), Miami-Dade Long Range Transportation Plan (LRTP), the Town's local Comprehensive Plan, and the Town's Strategic Plan.

The Table below illustrates the goals and policies between each of the state, regional, and local plans that align with the Project.

Florida Transportation Plan	Miami-Dade LRTP	Miami Lakes Comprehensive Plan	Miami Lakes Strategic Plan
Safety and Security for Residents, Visitors, and Businesses	Improve System and Travel	Development of a safe, convenient, effective and sustainable transportation network and support infrastructure that supports multimodal mobility.	Enhance Mobility – Easier Vehicular and Non-Vehicular Transportation
Efficient and Reliable Mobility for People and Freight	Increase Safety	Development of a street system designed to fulfill the civic, social and mobility roles of each street, including providing infrastructure to promote and encourage all modes of transportation, and reduce reliance on single occupant vehicles.	Improve transit and pedestrian mobility
More Transportation Choices for People and Freight	Support Economic Vitality	Maintain and enhance the pedestrian and bicycle system within the Town to provide easy access to all areas of Miami Lakes for walkers, runners and bicyclists, in a safe and efficient manner.	Improve distribution of traffic flows
Transportation Solutions that Support Quality Places to Live, Learn, Work, and Play	Enhance Connectivity	Take targeted actions to ease traffic congestion and make the most efficient use of the existing vehicle transportation network.	Enhance Economic Development and Community Hubs

The main elements found in each of these plans focuses on promoting enhanced transportation choices, increasing economic development, improving transportation network connectivity, and enhancing public safety. The NW 59th Avenue Roadway Extension and Redevelopment Project complements each of these goals.

**Improve System/Travel and Increase Safety:**

The goals of improving transportation choices and enhancing public safety are addressed by the incorporation of Complete Streets elements with this project. The typical section of the roadway extension on NW 59th Avenue proposes to incorporate 11 ft. travel lanes, 6ft. bike lanes, and 8 ft. sidewalks which will be separated from the roadway by a 5 ft. swale. In addition, the project will enhance the Complete Streets network along the NW 151st/153rd Street corridor, which currently lacks adequate pedestrian and bicycle infrastructure. In addition, the SHS NW 57th Avenue provides only a sidewalk on the eastside of the corridor, lacks bicycle infrastructure, and has a designated speed limit of 45 MPH, creating an unideal environment for safe pedestrian and bicycle mobility. The proposed Complete Streets improvements contained within the NW 59th Avenue Roadway Extension and Redevelopment Project, coupled with the Town’s previously funded FDOT TAP Grant project on NW 59th Avenue, will provide a safe alternate route for pedestrians and cyclists to access numerous businesses along NW 57th Avenue without having to travel on the high-speed corridor. Collectively, these improvements are designed to create a sound multi-modal network to provide mobility options, enhance access to public transportation, relieve traffic congestion on the SHS, provide safe public infrastructure, and improve the quality of life for all people traveling alternate modes of transportation.

**Transportation Choices for People that Supports Economic Vitality:**

A significant goal found in each of planning documents focuses on creating and enhancing economic vitality in the region. Town consultants conducted a preliminary Economic Impact Study for the Project to identify the extent to which the proposed improvements may encourage, enhance,



and create economic benefits; as well as, foster innovative public-private partnerships and attract private debt or equity to investment. Based on the Study, the two primary elements upon which the proposed Project will support economic benefits are through increased property values and enhanced retail sales. The properties impacted by the various street improvements total 2.7+ million square feet of built space, with a current total assessed value of \$226 million. As a result of potential bridge/roadway improvements, the total assessed value of the affected properties increases by \$6.9 million to \$11.3 million, resulting in an estimated \$16,000 to \$26,000 in additional annual tax revenue to the Town of Miami Lakes. In addition, the impact on retail sales from the proposed bridge and roadway improvements potentially increase sales within the specified area by an aggregated \$2.5 million to \$7.3 million. At the statewide level, this represents a net increase in retail sales tax of roughly \$150,000 to \$440,000, of which between roughly \$12,500 to \$37,000 could flow to the Town of Miami Lakes annually based upon a 0.5 percent sales tax revenue share. Thus, this Project supports economic vitality by increasing property values, enhancing retail sales, increasing tax revenues, creating additional jobs, and attracting public-private-partnerships (P3) through diverse redevelopment opportunities.

**Enhance Connectivity:**

This Project will improve connectivity to the transportation network. The new roadway extension will connect the Town to the populous NE business commercial/industrial area. Presently, the only way to access this commercial and business area is to travel on the SHS NW 57th Avenue. The creation of this bridge connection is expected to provide an alternate route for inter-town trips and decrease vehicular traffic on the SHS, thereby relieving traffic congestion on NW 57th Avenue (Red Road). In addition, NW 59th Avenue connects to NW 167th Avenue (the Palmetto Frontage Road), a corridor which may serve as an additional access point for motorists wishing to access the Expressway without traveling on NW 57th Avenue. The new roadway connection will also allow for a safer and more efficient bus route for the Town's local circulator bus, the "Moover". Furthermore, the Project will permit the Town to expand its new on-demand shuttle service, known as "Freebee". Currently, the on-demand service cannot access this industrial area due to the high-speed limit on the state road. The new roadway connection will allow for the Town to expand its on-demand service reach and utilize a safer, less congested route. Moreover, the Project's Complete Streets improvements will provide pedestrians and cyclists with safe access to this section of the Town, which was not previously achievable due to a lack of infrastructure. Conclusively, this Project will improve connectivity that supports a multi-modal transportation system and aligns with the goals and objectives of local and state transportation plans.