









I-395 UNDERDECK

BRINGING MIAMI TOGETHER

OCTOBER 2019

INTRODUCTION The Underdeck will be a new 33-acre public open space under a reconstructed I-395, re-stitching neighborhoods divided by the original Interstate.

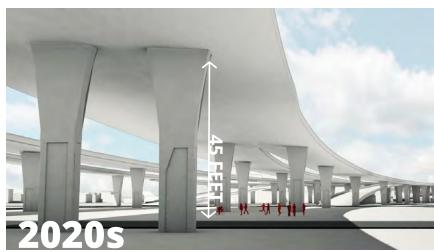


FDOT builds large-scale Interstates, dividing neighborhoods.



reconstructing the Interstate and in 2016 requests design-build proposals, selecting Archer-Western-de Moya Joint Venture.





The new I-395 will create a more accessible pedestrian experience under the deck structure by reducing columns and raising clearances.

INTENT As the City will adopt the Underdeck after construction, visionary design and programming must be balanced with a strategic operating model for its longterm success.









A clear vision for the Underdeck is critical to create a framework that will inform all aspects of open space planning and operations

The Underdeck's design will inform program and can be leveraged to attract different audiences with difference needs

Programming will help define the Underdeck's brand and users by creating hubs and times of activity, balanced by passive uses elsewhere

The Underdeck's vision, program, and design must be underpinned by a sustainable business framework which must be developed along with the design



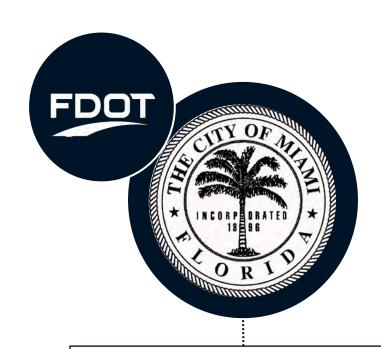






Successful Destination & Sustainable Operations

TEAM | An interdisciplinary team was engaged six months ago to distill ideas into a cohesive vision and concept plan for integration with FDOT's plans.



DDA
SEOPW CRA
OMNI CRA
Miami-Dade County
MPA









HISTORY | The team's work builds on decades of prior planning and design work, informed by significant neighborhood-level planning adjacent to the site.

UNDERDECK PLANS



DESIGN-BUILD REQUEST FOR PROPOSAL

for SR-836/I-395 from West of I-95 to MacArthur Causeway Bridge

And

I-95 Pavement Reconstruction

And

I-95 Southbound to SR-836 Westbound

And

SR-836 from West of NW 17th Avenue to Midipwn Interchange (SR-836/1-395/1-95)

Miami-Dade County

Financial Projects Number(s): I-395 Reconstruction 251688-1-52-01 (F.A.P. 3951-501-1), I-95 Pavement Reconstruction 429300-2-52-01 (F.A.P. 0951-685-I), I-95 SB to SR 836 WB Connector 423176-1-52-01, MDX 423176-1-52-01, Miami Dade Water & Sawer 251688-1-56-02

MDX Work Program Number: 83611







AREA PLANS













INPUT As part of the concept plan development, the team conducted more than 35 interviews with 50 individuals and continues to connect with more stakeholders.

+50
STAKEHOLDERS

+35
ORGANIZATIONS



OPPORTUNITY

OPPORTUNITY | The Underdeck should be a place with strong identity and a cohesive design.

CREATE A SIGNATURE OPEN SPACE

- Distinctive design elements generates excitement
- Innovative and evolving programming draws return visitation
- Best-in-class design and a well-defined identity can create a space that reinforces Miami as one of the world's most distinctive cities



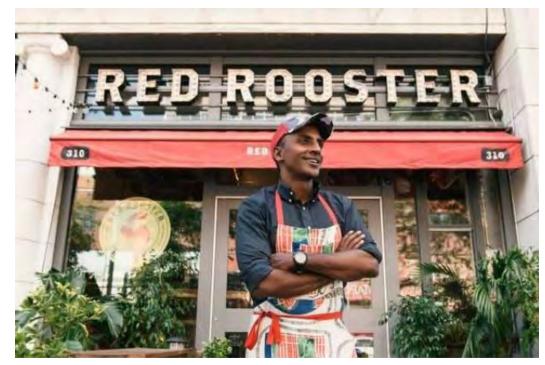




OPPORTUNITY | The Underdeck should strengthen adjacent communities, their assets, and their future.

STRENGTHEN COMMUNITIES

- Support workforce development & incubate small businesses
- Support local and regional tourism, knitting together downtown's cultural assets
- Create revenuegenerating opportunities onsite to support both nearby communities and Underdeck operations







OPPORTUNITY | The Underdeck should create value, a critical element in the success of this project.

DRIVE ECONOMIC VITALITY

- Create a new worldclass gateway to downtown
- Harmonize and engage with adjacent development
- Increase property values and tax increment to drive a critical funding source for long-term operations and maintenance







THE UNDERDECK CAN BE A PLATFORM TO...







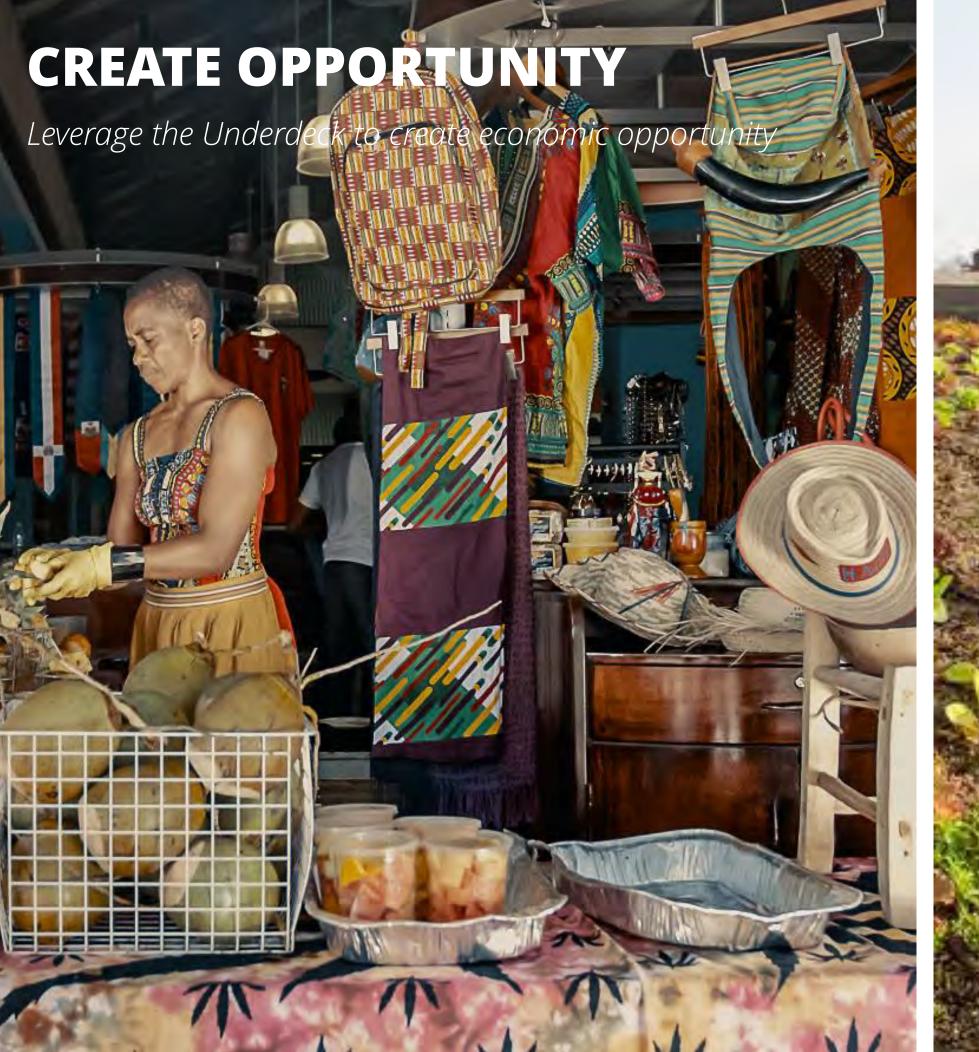




INCITE CURIOSITY

Design and programming to create exciting and unexpected experiences









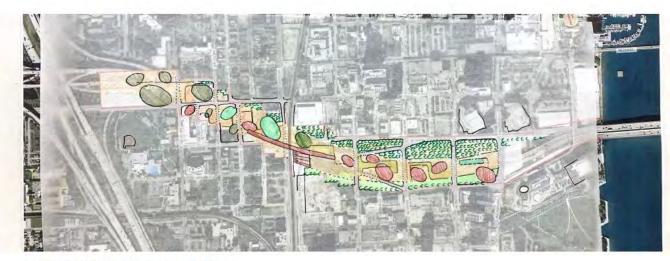




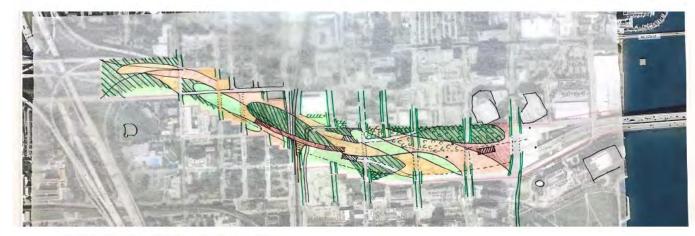
CONCEPT PLAN

Landscape Destination + Framework

APPROACH 1 | Corridor & Nodes



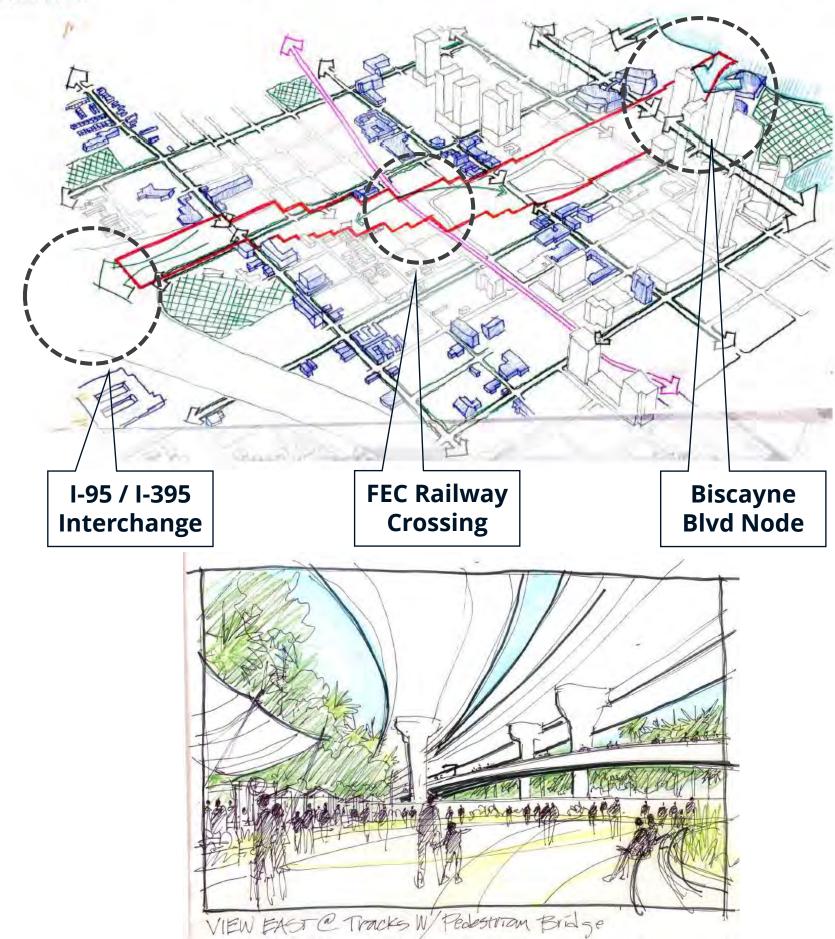
APPROACH 2 | Overlap & Flow



APPROACH 3 | Light & Shadow



CATALYST The Underdeck will be critical to re-stitching, celebrating and creating vibrant corridors.





LANDSCAPE FRAMEWORK | The Underdeck extends from Gibson Park in Overtown to the museum / cultural destinations on Biscayne Bay, forming a singular and unified landscape that reconnects and revitalizes all adjacent neighborhoods.



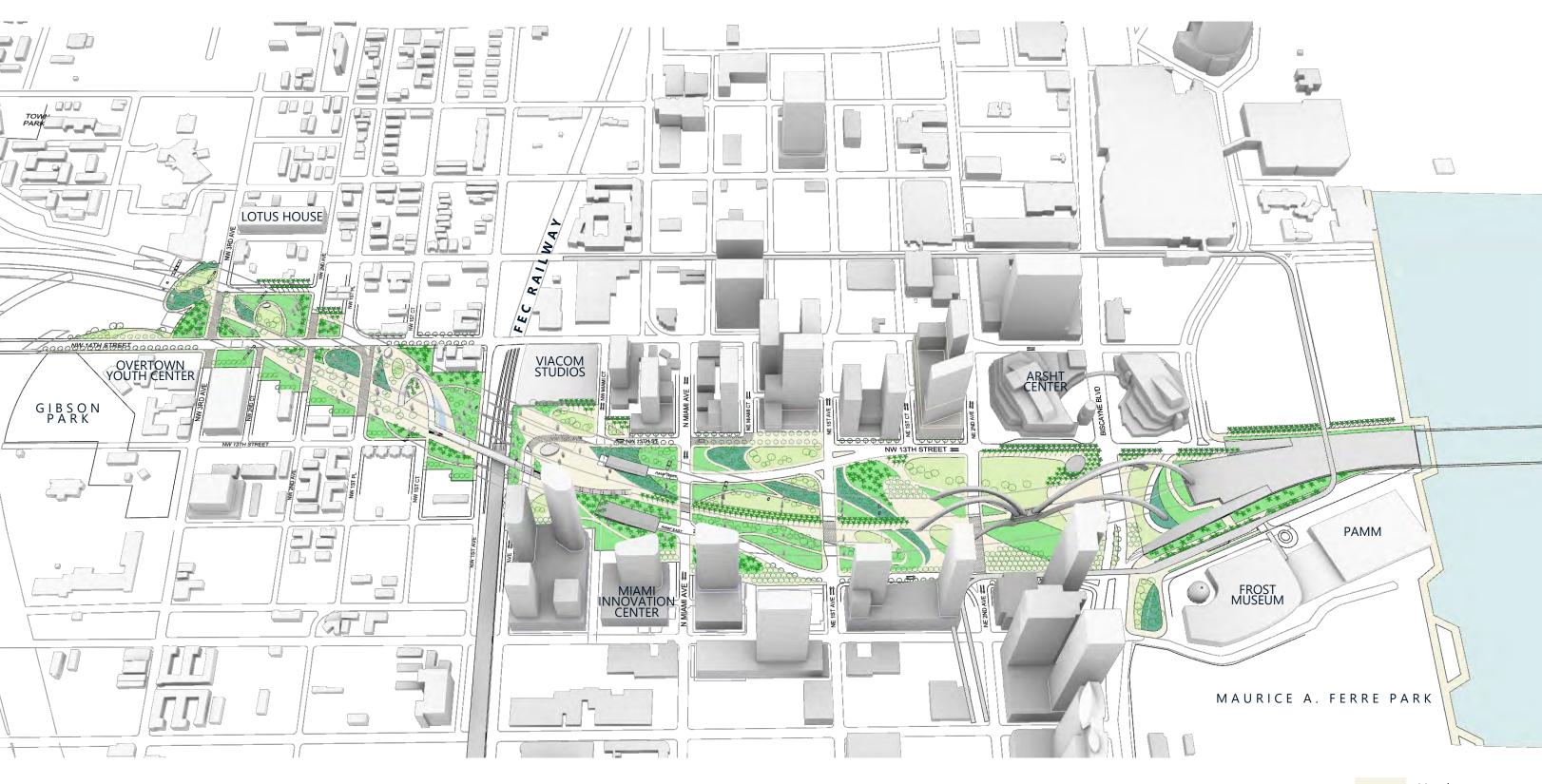
SOFTSCAPE > **HARDSCAPE** | Softscape is maximized to create a destination that is a welcoming counterbalance to development and the highway above, including diverse opportunities for on-site stormwater management and resiliency as environmental conditions change.



CANOPY + COVER | Shade is essential for Miami. I-395 creates a broad and dense cover, augmented by canopy tree plantings outside and under the deck's footprint. Treed N-S streetscapes lead to the underdeck, reinforcing neighborhood identity and cultural expression.

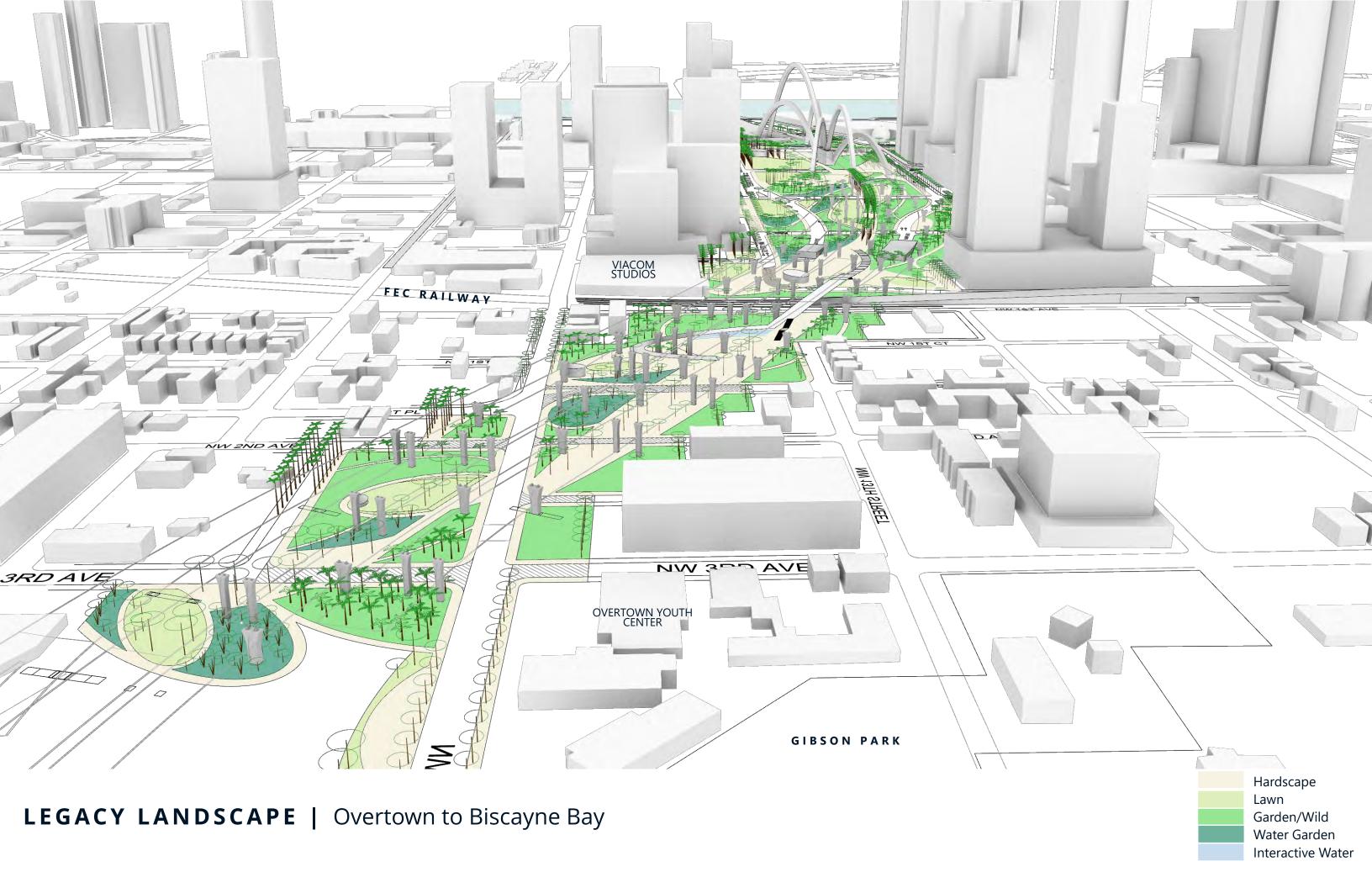


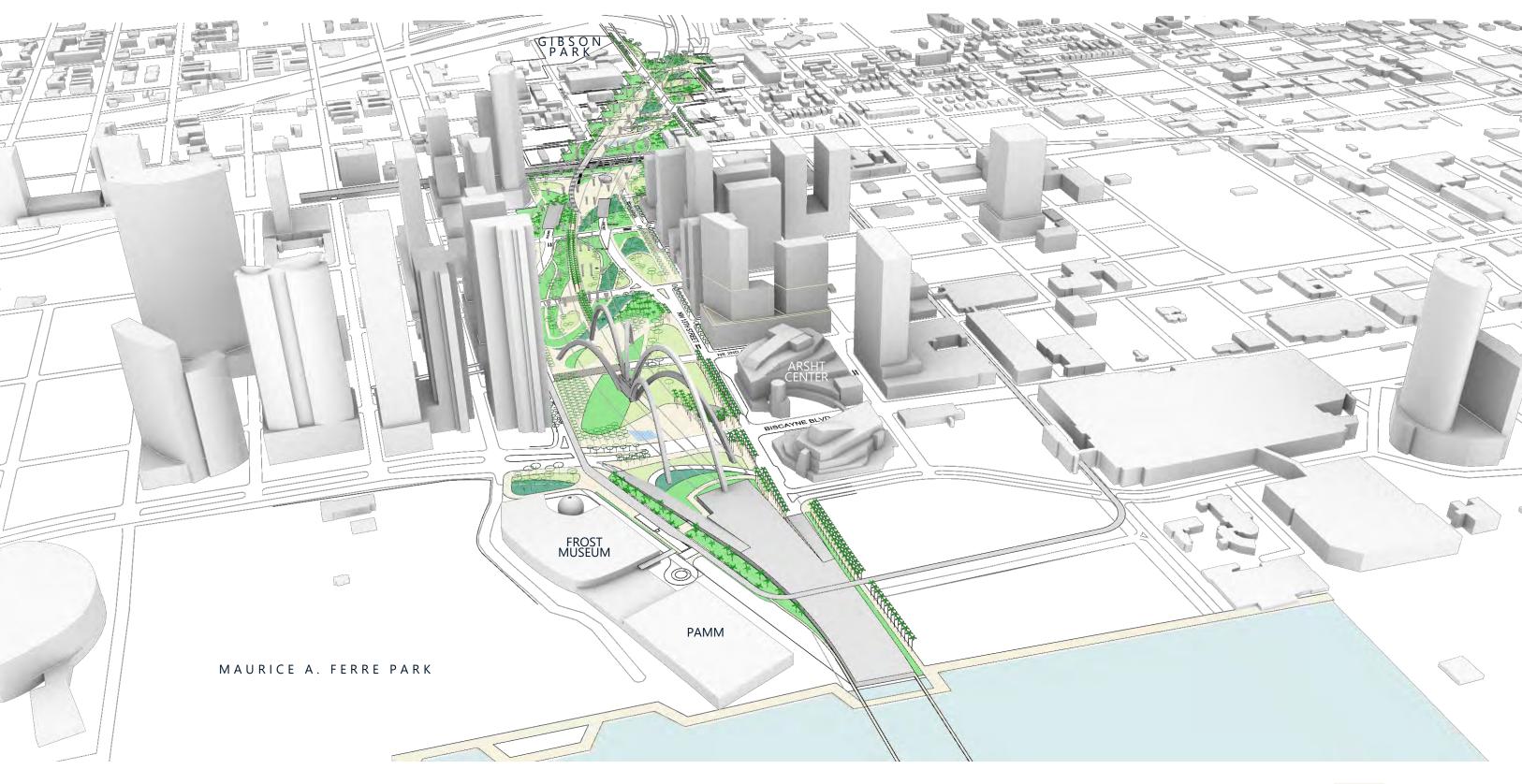
HORTICULTURAL + HERITAGE | Flowing and overlapping landscape strands reflect circulation and activity at street level - contrasting with the highway above, while responding to the monumental scale and sculptural form of I-395.



LEGACY LANDSCAPE | Cohesive Open Space from Overtown to Biscayne Bay





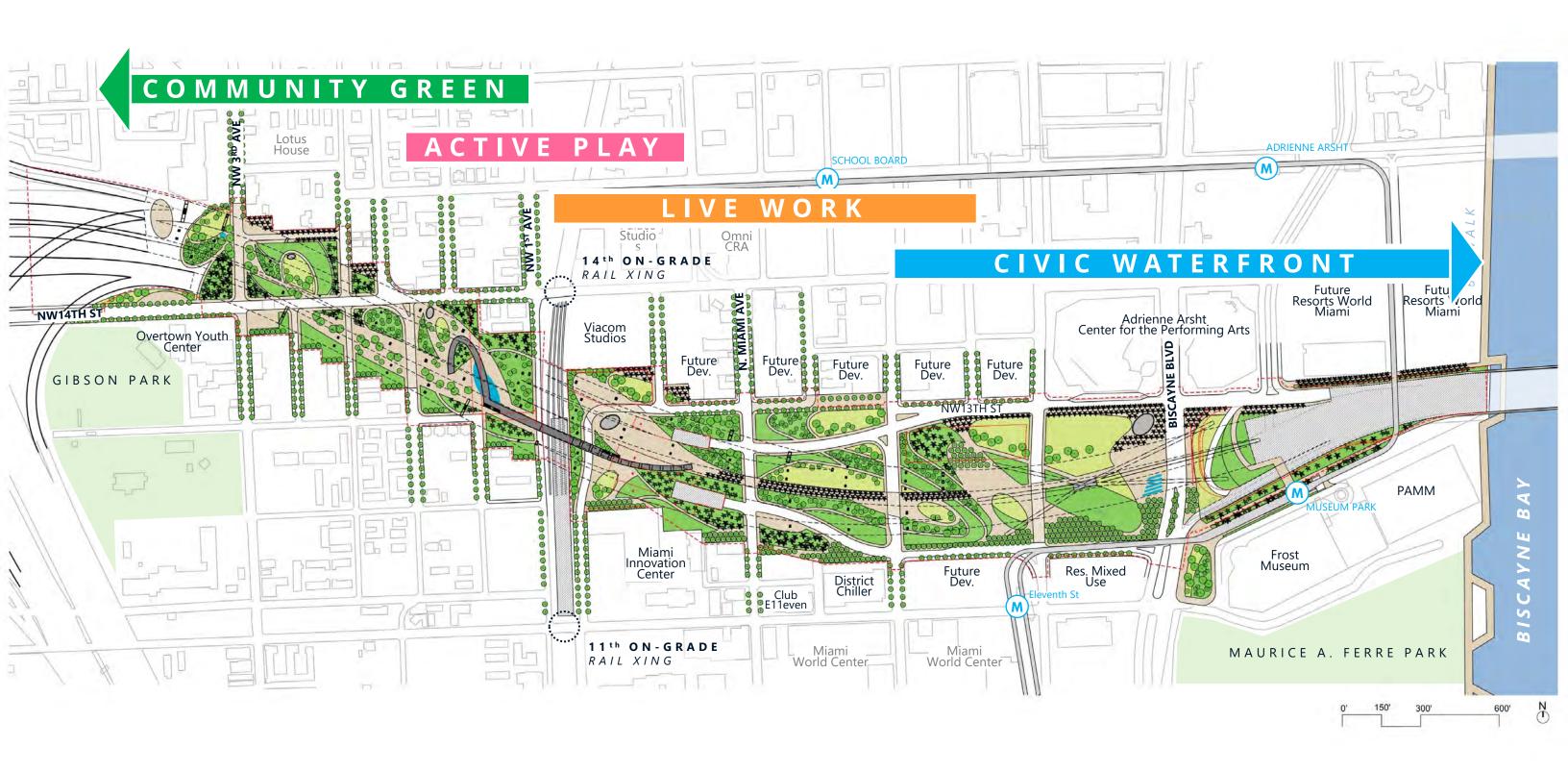




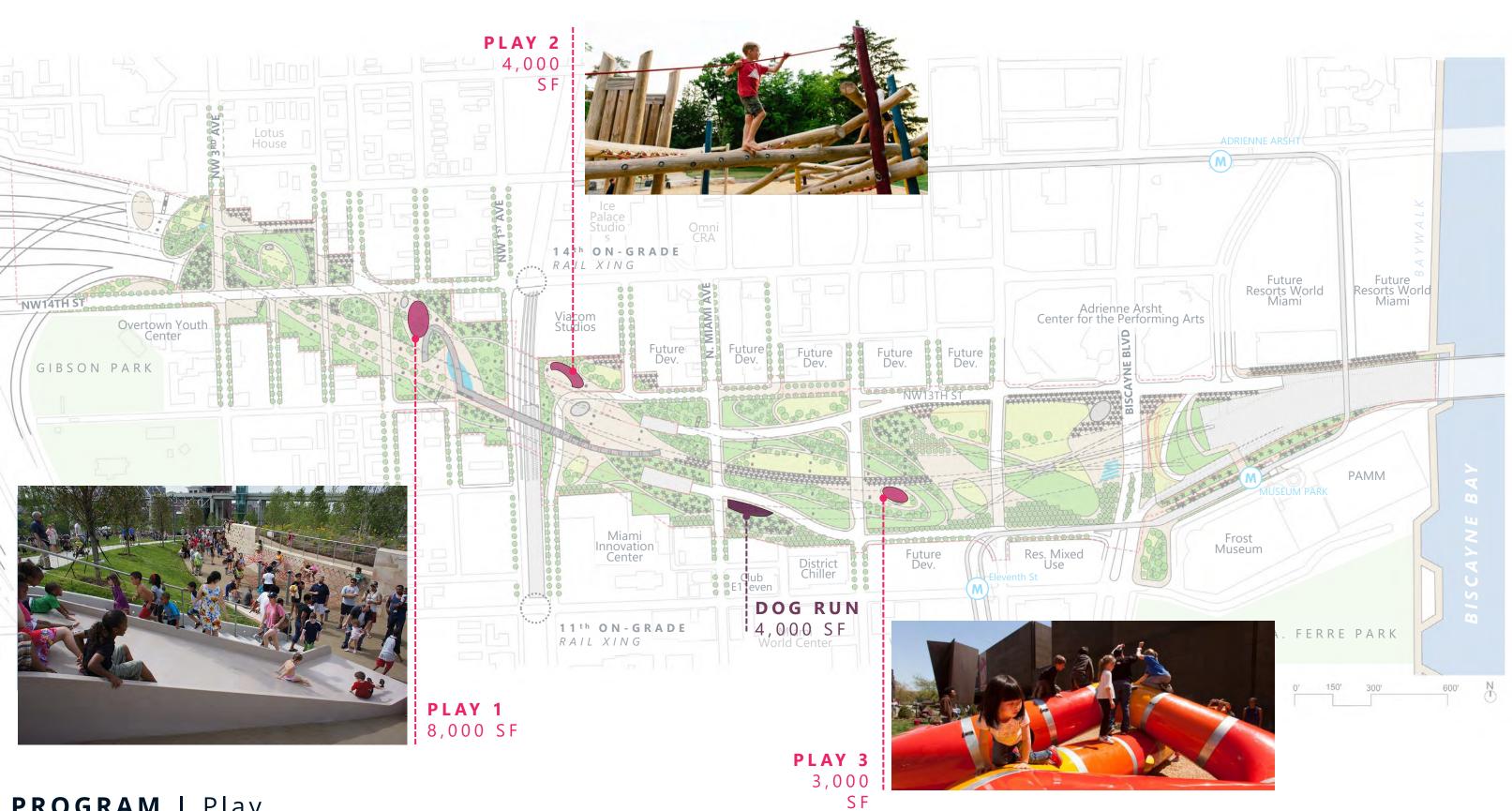


CONCEPT PLAN

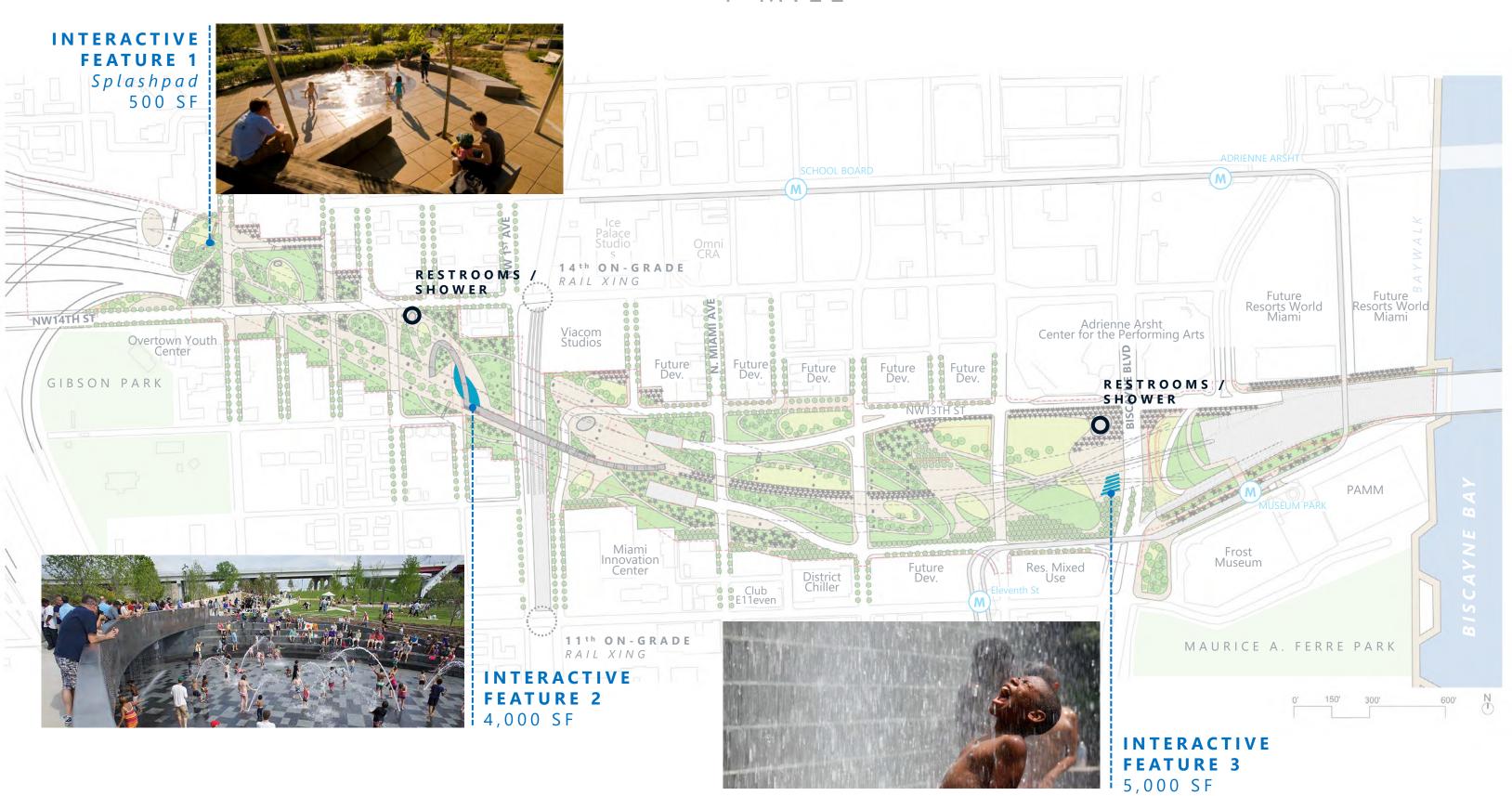
Diverse + Flexible Programming



CHARACTER | The Underdeck integrates multiple distinct character zones across the mile-long open space, responding to the diverse urban context through a range of programming that can change over time.



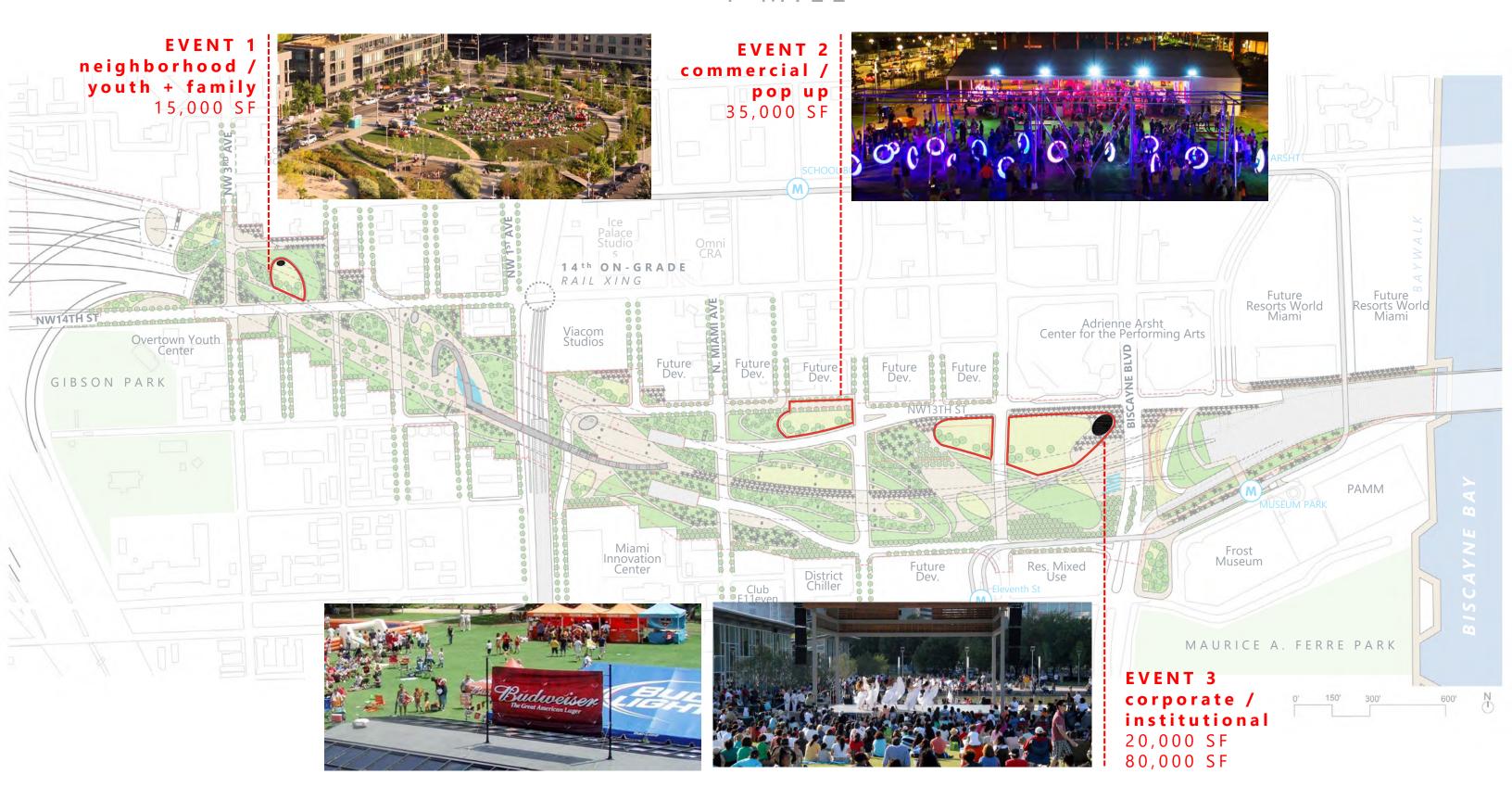
PROGRAM | Play



PROGRAM | Water



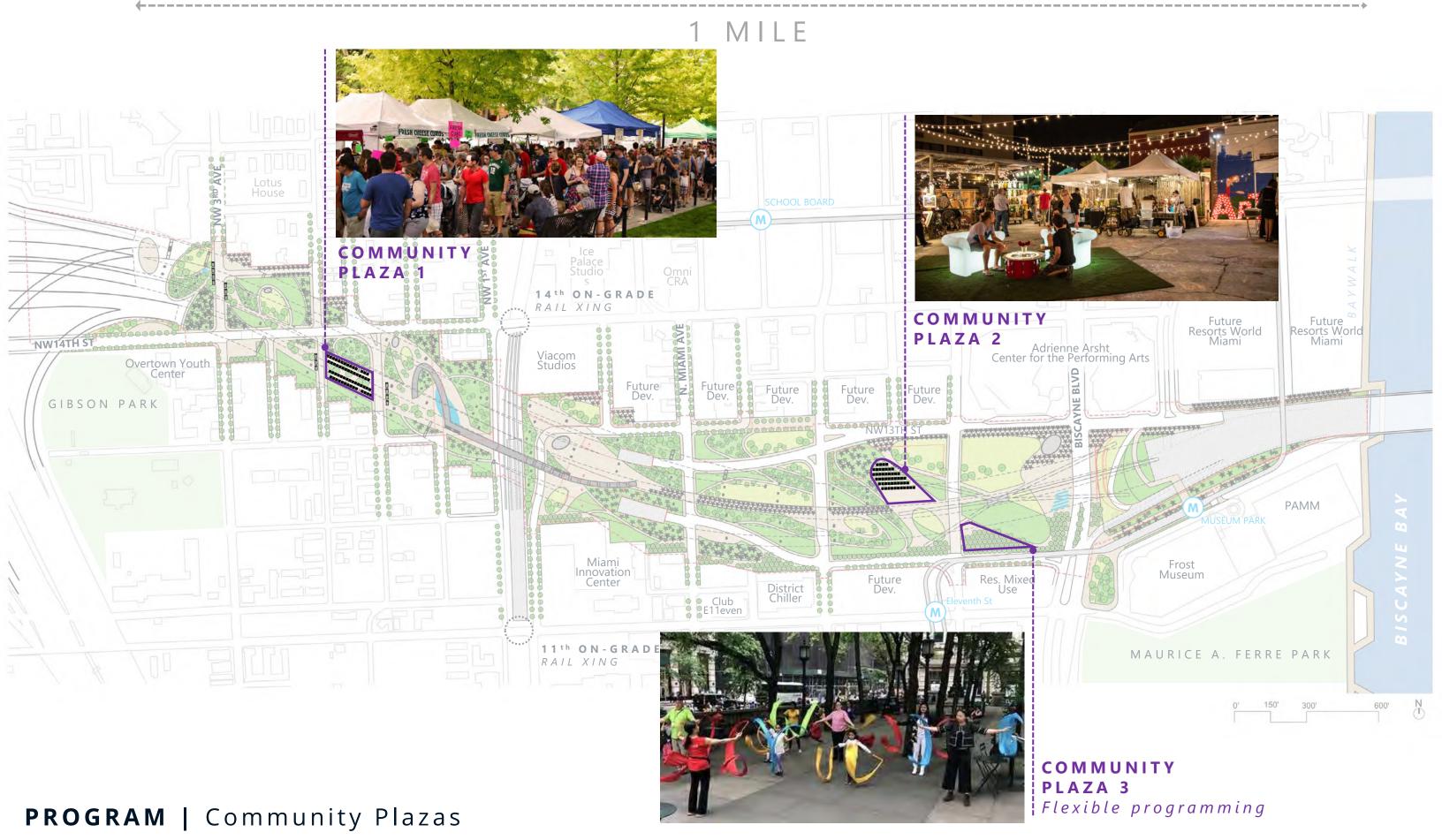
PROGRAM | Active Recreation



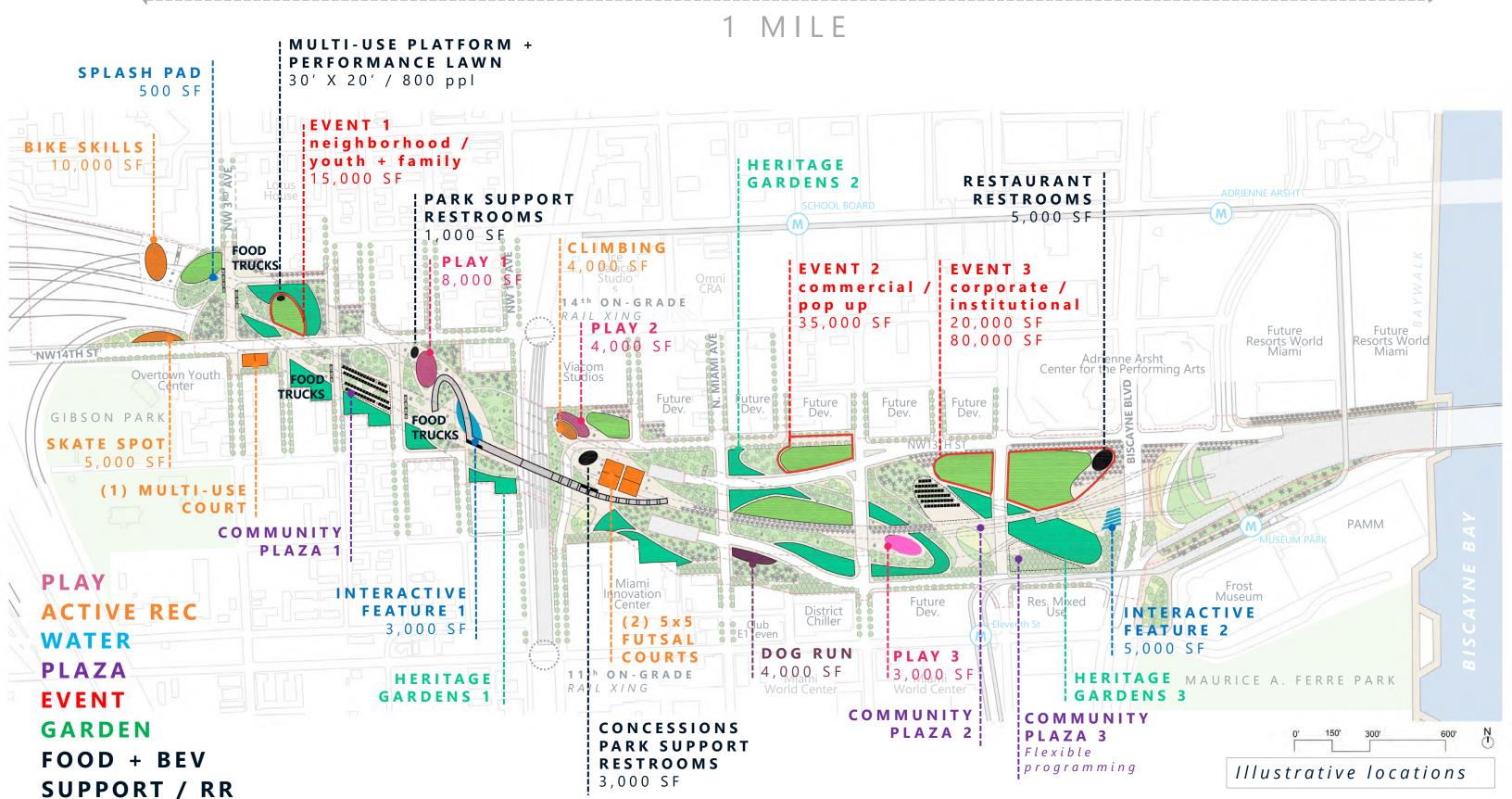
PROGRAM | Events



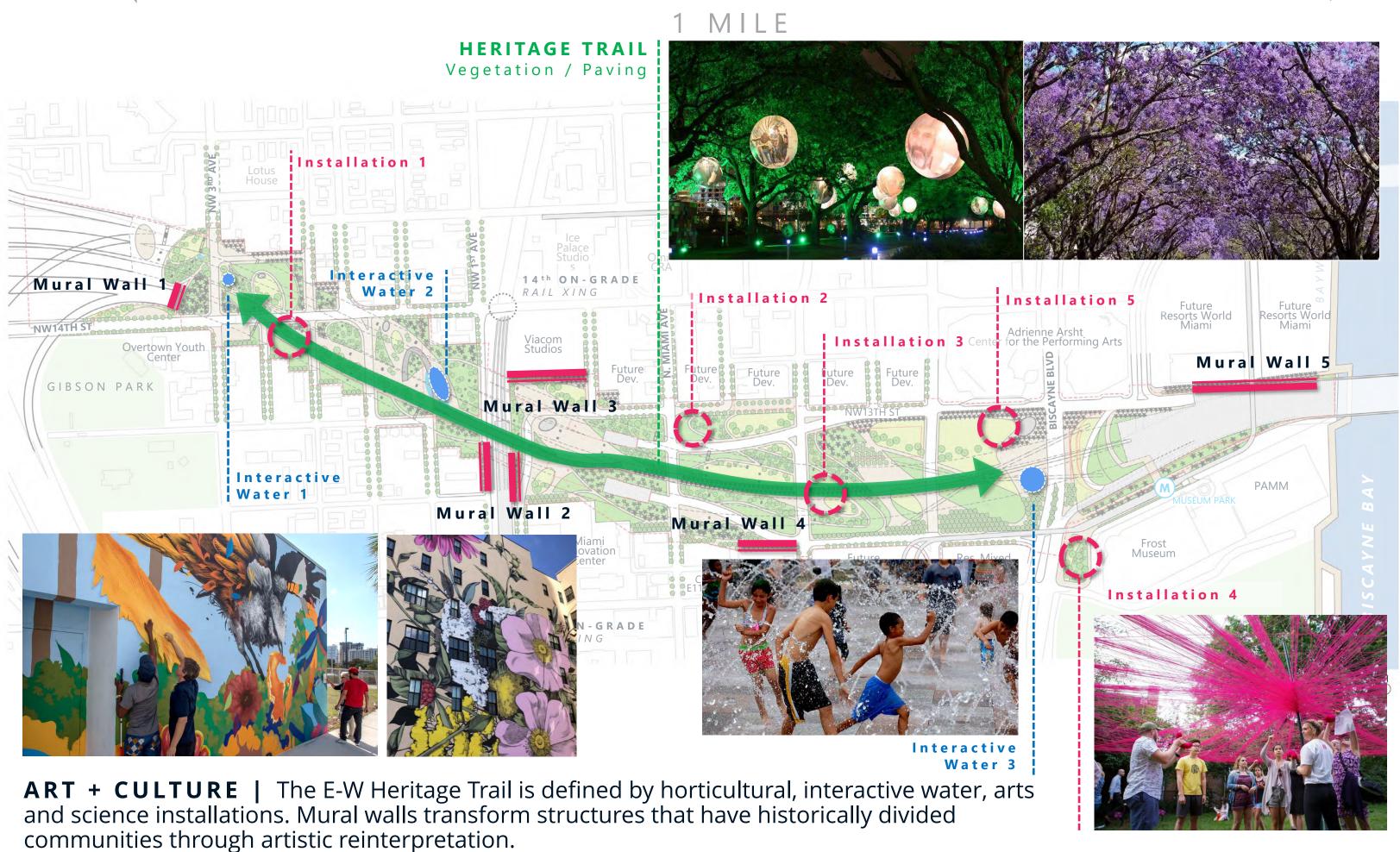
PROGRAM | Food + Beverage





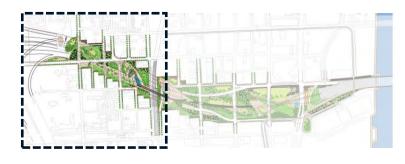


PROGRAM TEST FIT | The Underdeck provides a flexible framework for evolving program needs, creating a shared public resource, while also supporting on-site revenue generation.



CONCEPT PLAN Underdeck Zones

COMMUNITY GREEN | Re-stitching and revitalizing Overtown with community-focused design and program.



GIBSON PARK

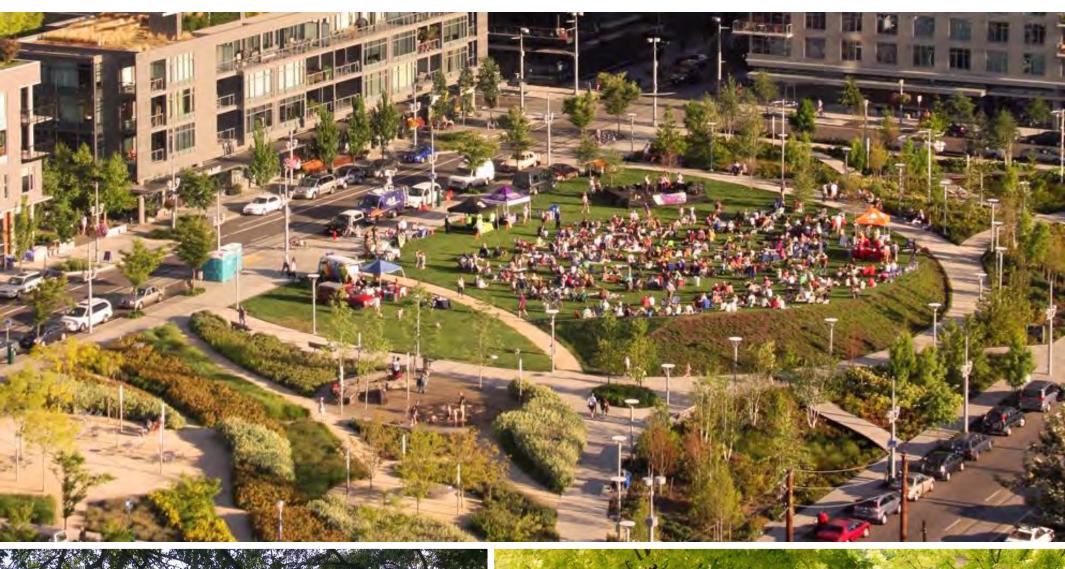
F E C R A I L W A Y

BISCAYNE BAY

1 MILE



COMMUNITY GREEN | Character







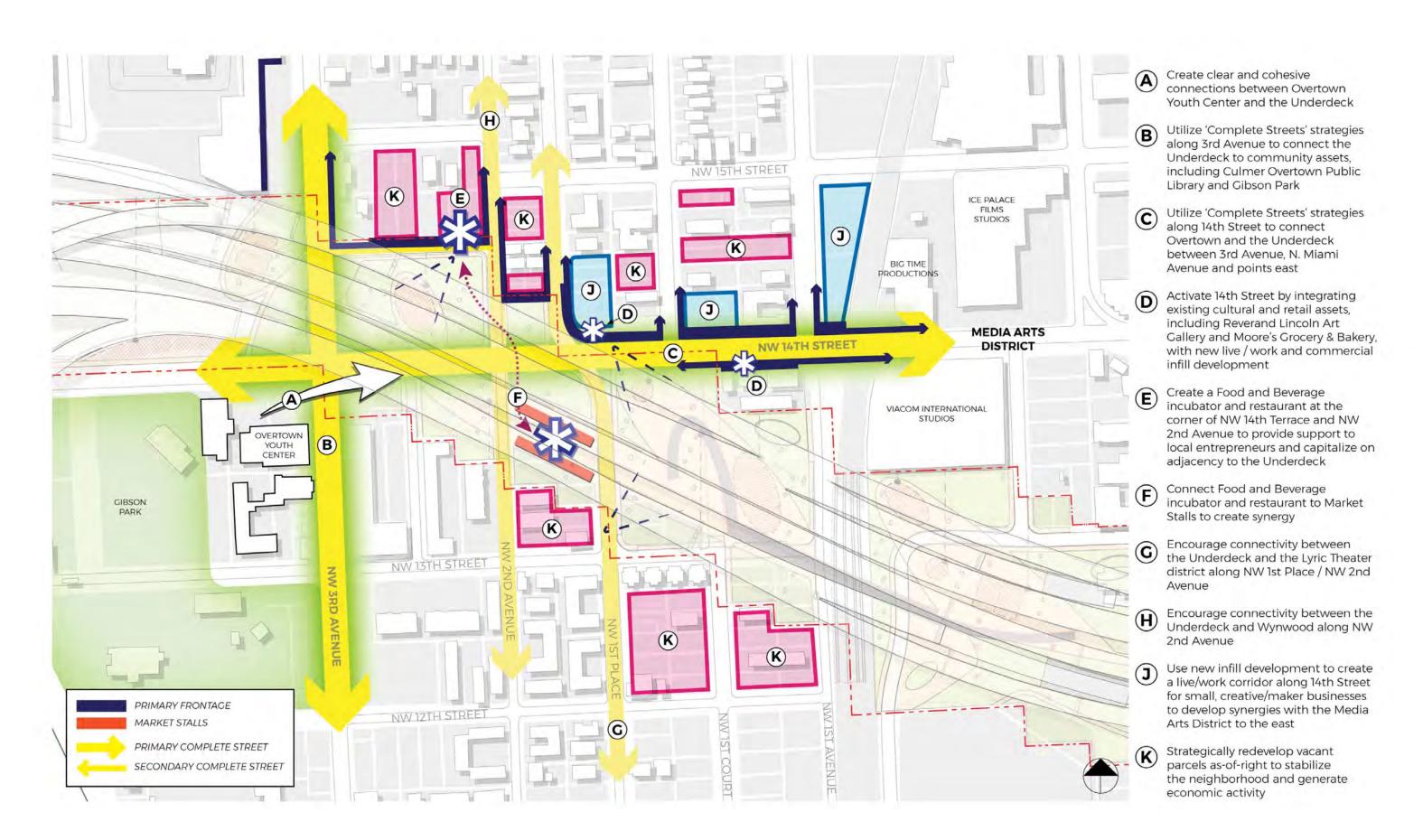


COMMUNITY GREEN | Working 3d Model

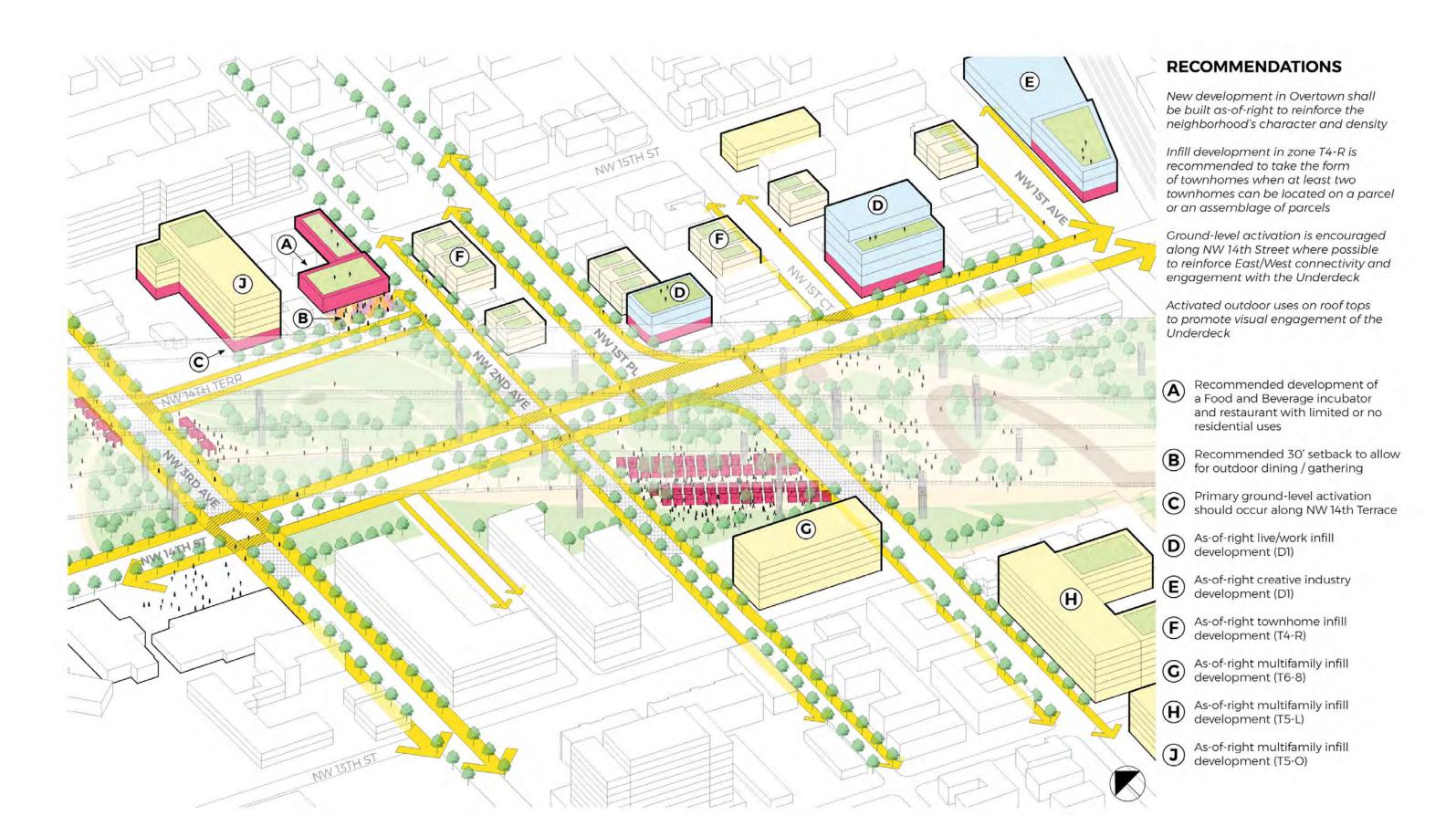




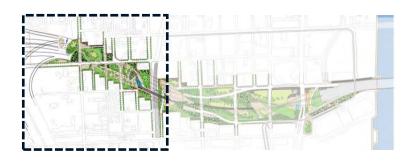
COMMUNITY GREEN | Connections to adjacent community assets will be critical to creating a community green.



COMMUNITY GREEN | New and infill development in Overtown will have gentle density to minimize impacts on the surrounding neighborhood.



ACTIVE PLAY | Destination attractions to enliven and unite multiple neighborhoods, the entire city, and the region.



GIBSON PARK

F E C R A I L W A Y

BISCAYNE BAY

1 MILE



ACTIVE PLAY | Character







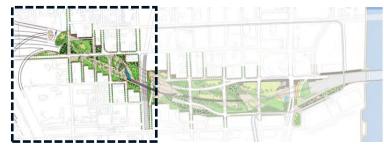


ACTIVE PLAY | Working 3d Model



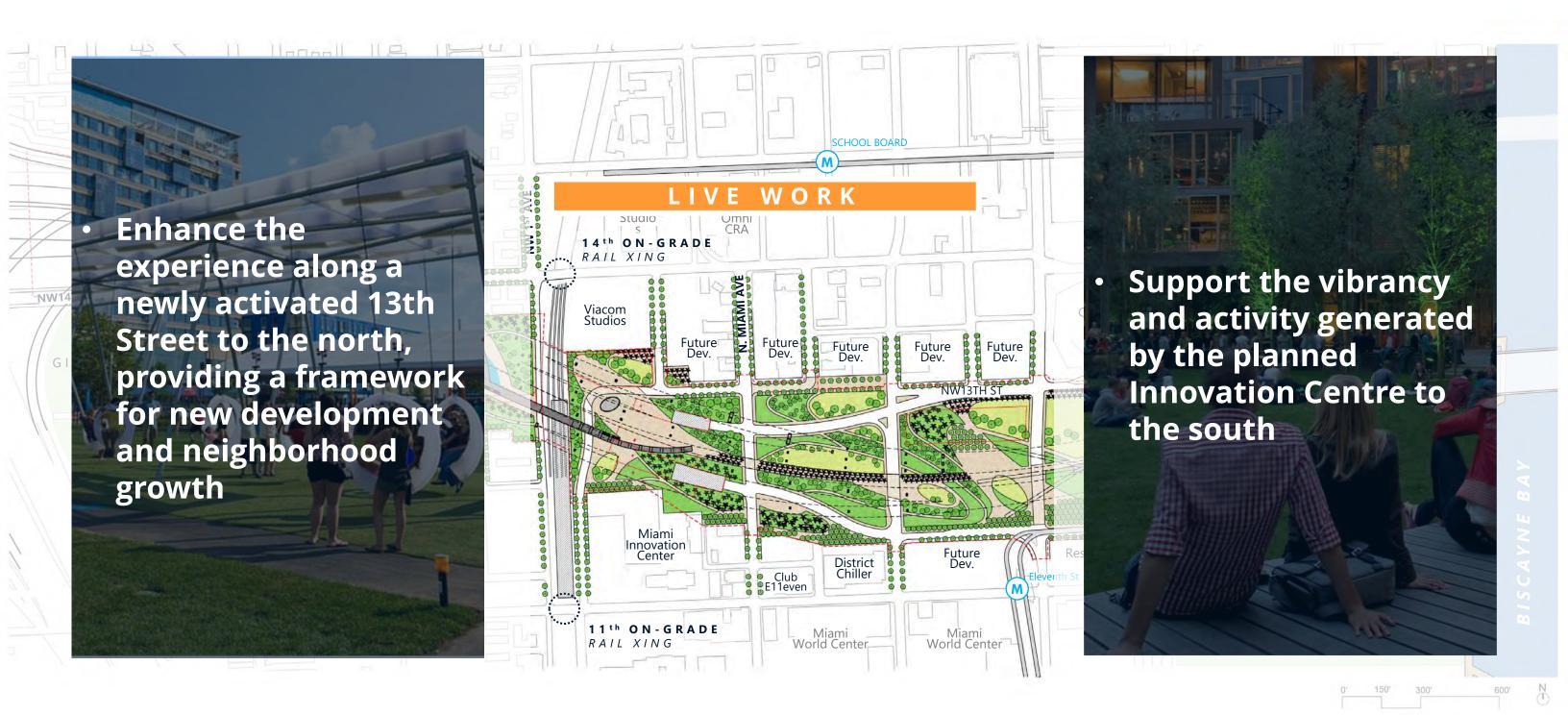


LIVE WORK A catalyst for stronger, more cohesive neighborhoods leveraging unique and vibrant open space.



GIBSON PARK RAILWAY

1 MILE



LIVE WORK | Character









LIVE WORK | Working 3d Model

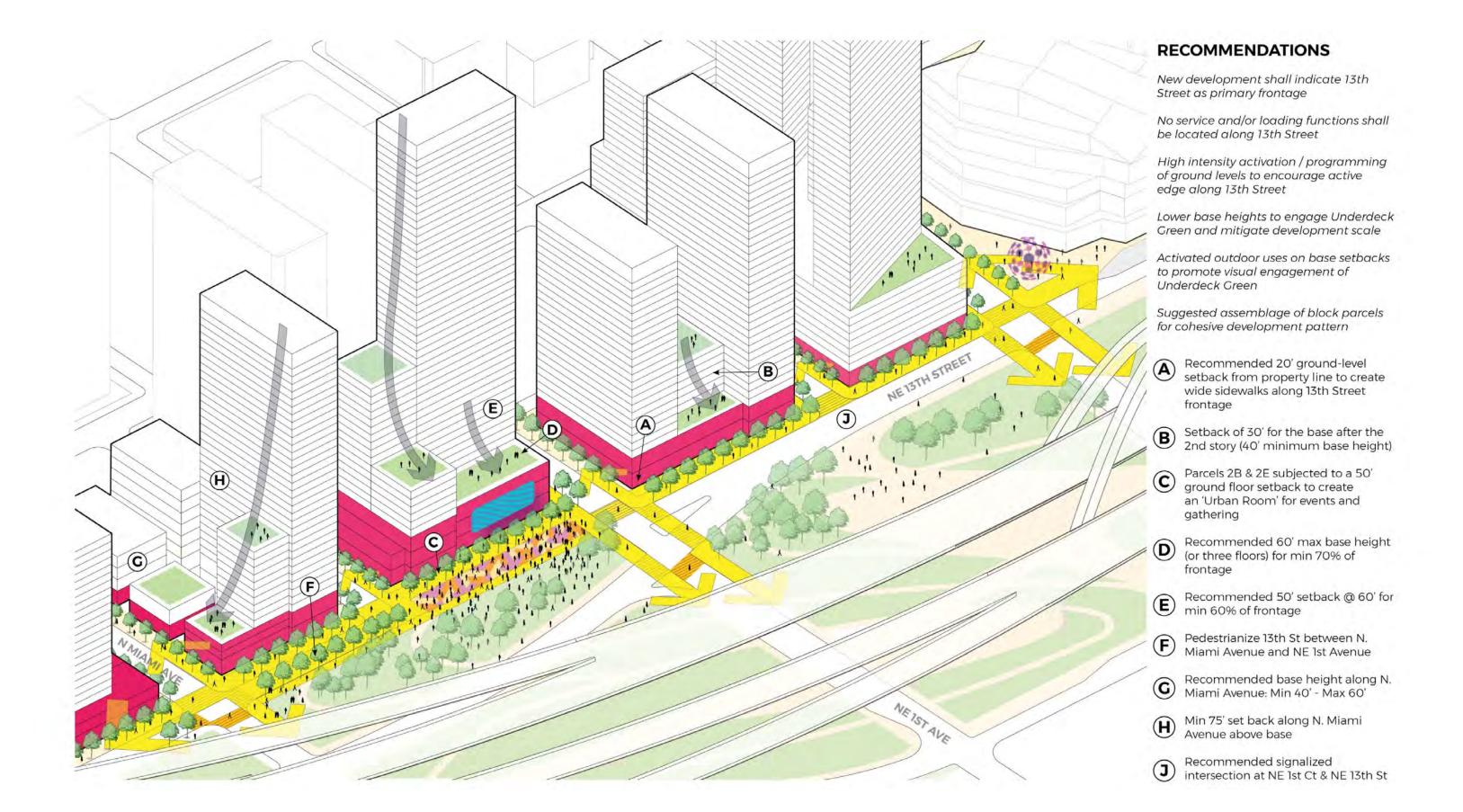




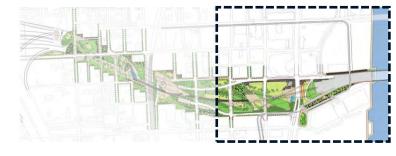
ACTIVE PLAY/LIVE WORK | An urban room and complete streets will activate the frontage of 13th Street and create connections to the Underdeck across the street.



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CIVIC WATERFRONT | A grand gateway to Downtown, supporting existing cultural destinations while building a strong brand for the Underdeck.

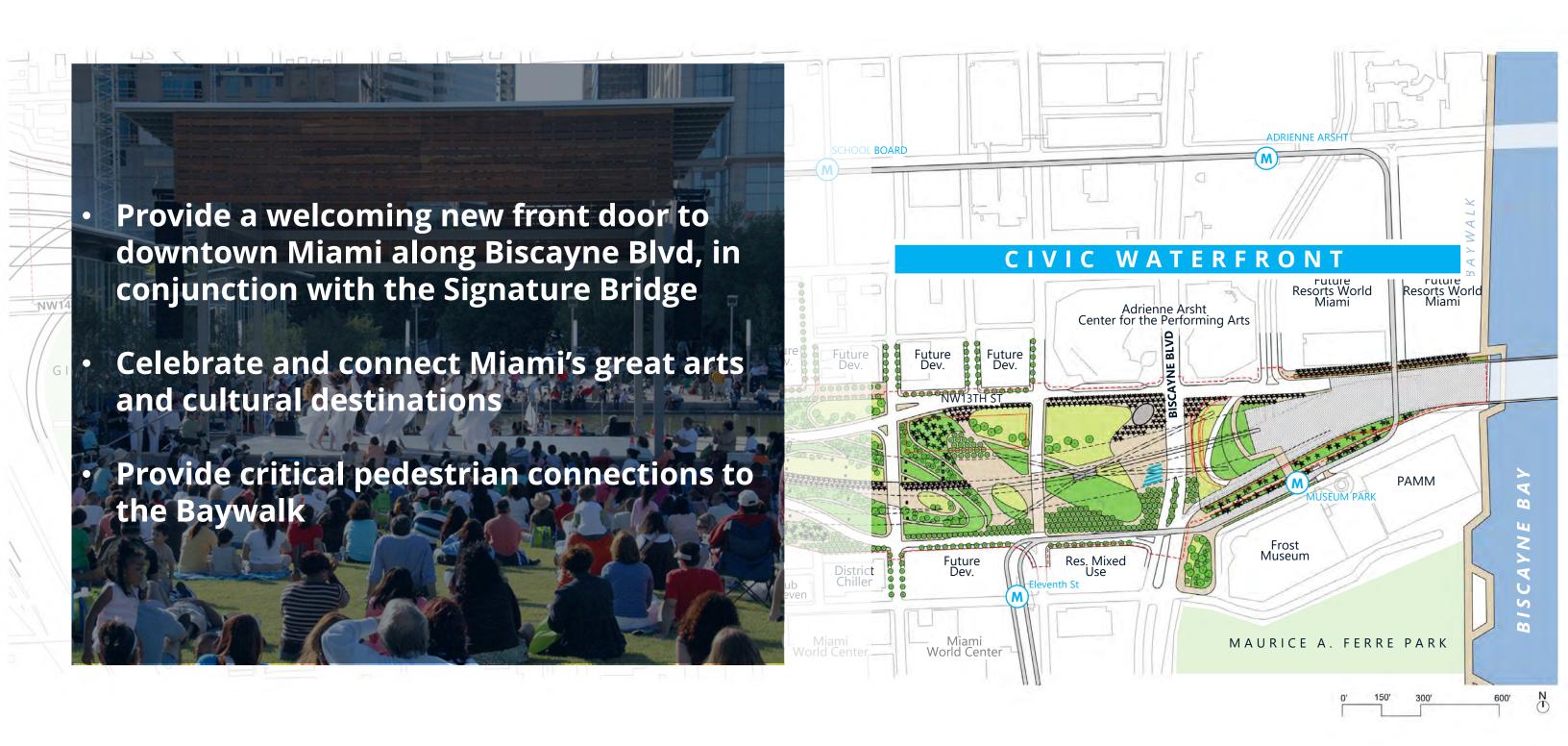


GIBSON PARK

F E C R A I L W A Y

BISCAYNE BAY

1 MILE



CIVIC WATERFRONT | Character



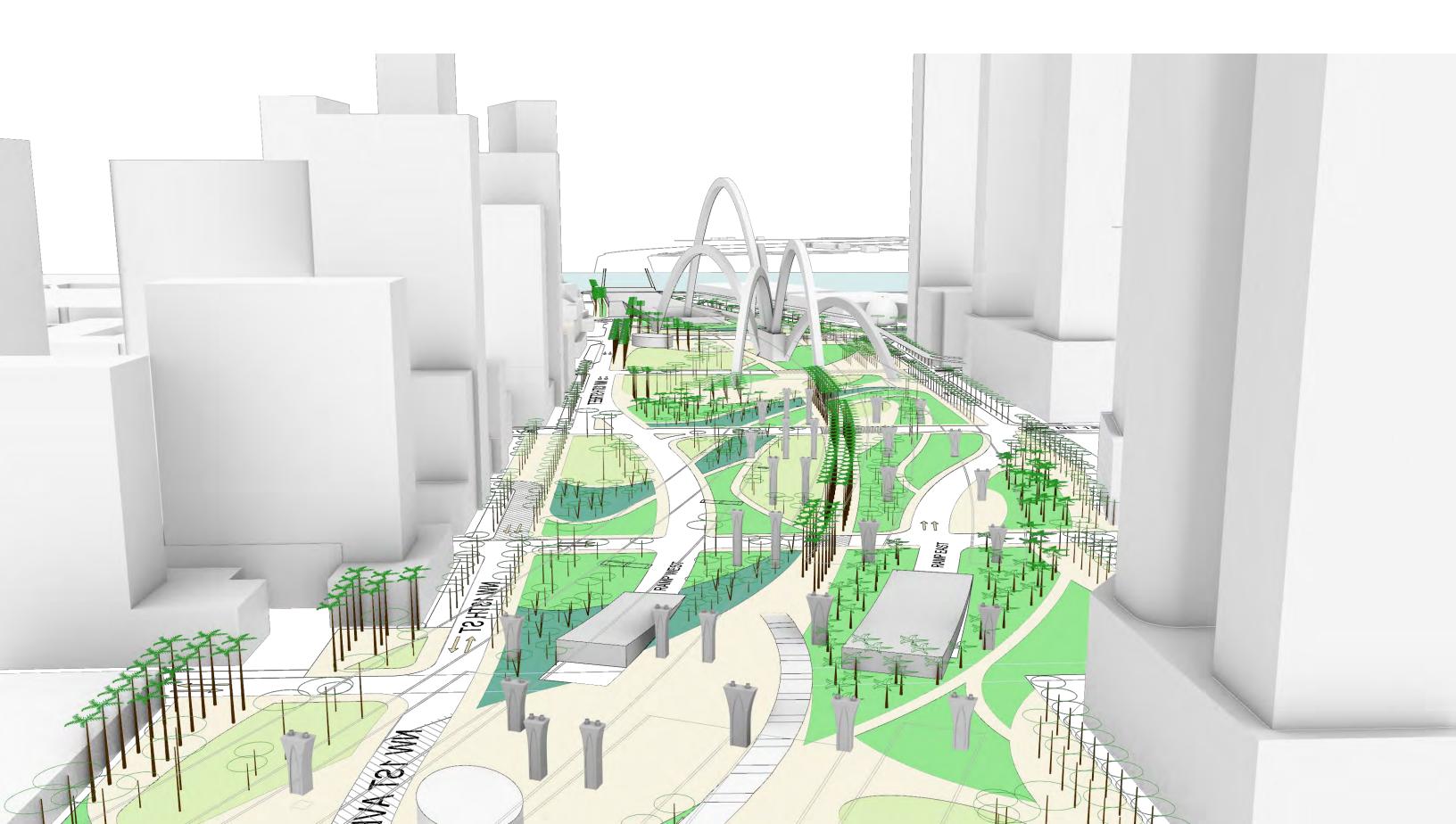






CIVIC WATERFRONT | Working 3d Model



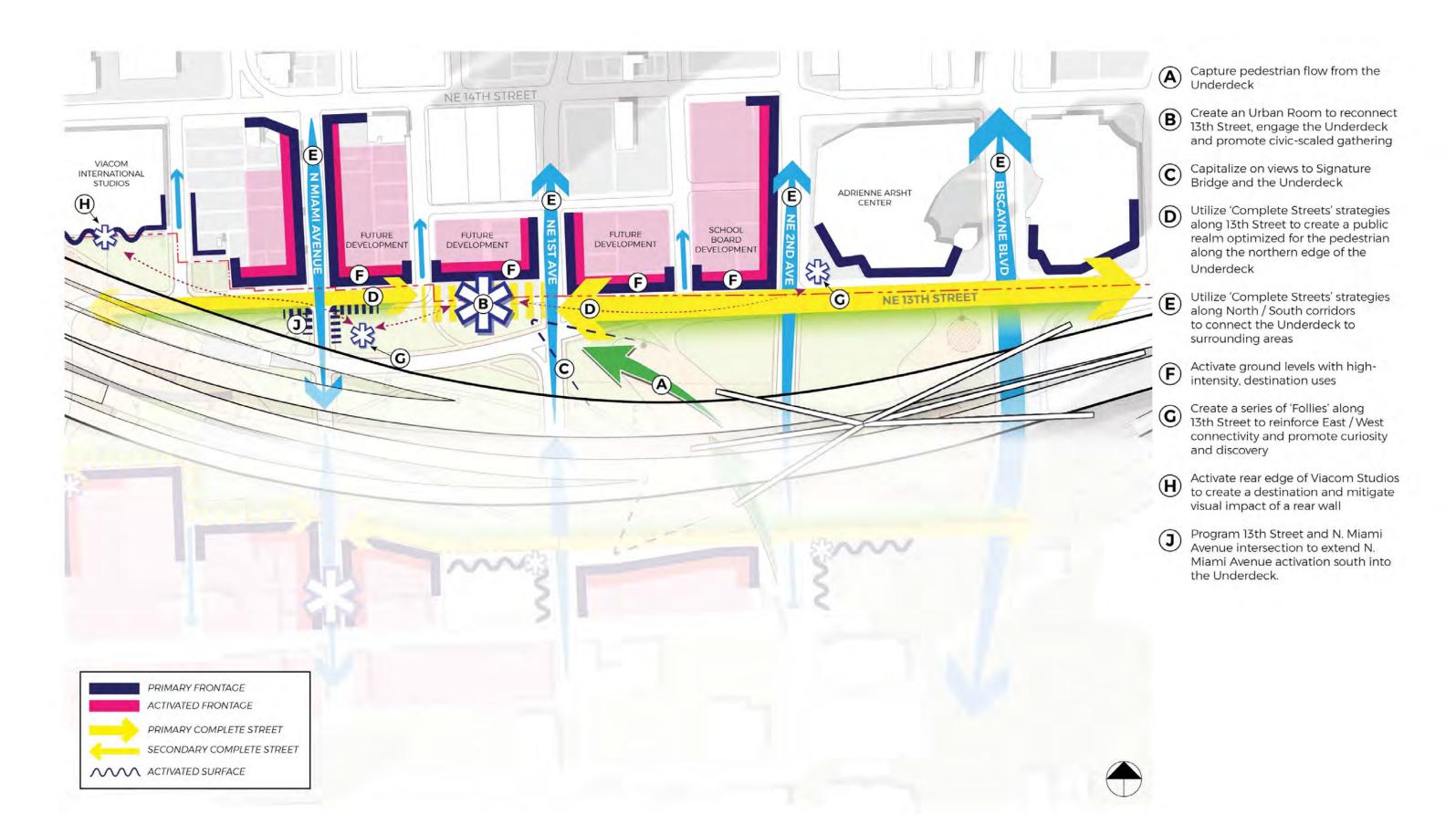


CIVIC WATERFRONT | Working 3d Model

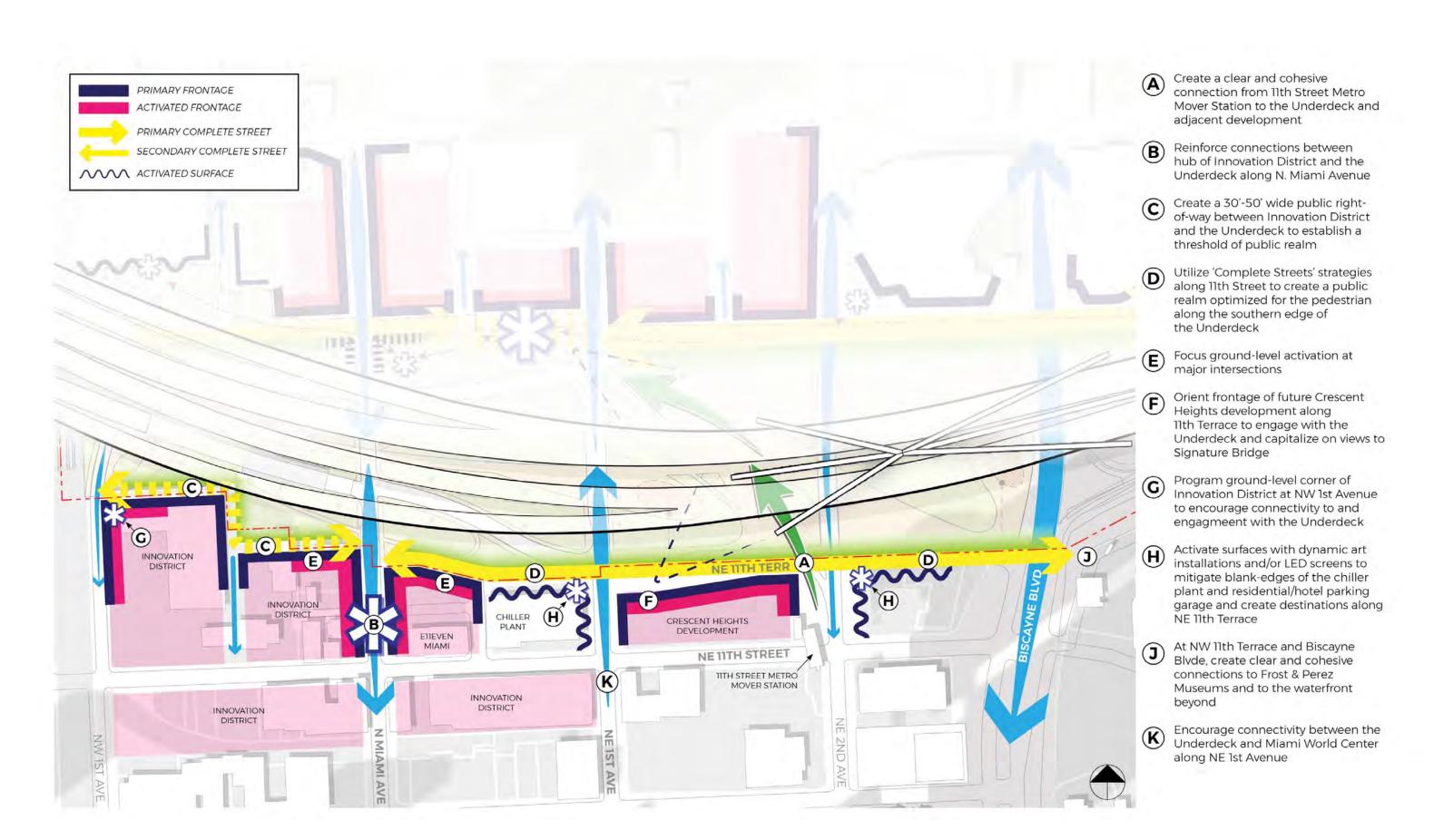




CIVIC WATERFRONT | There are opportunities to create a new urban design framework along 13th Street, catalyzing future development in Omni.



CIVIC WATERFRONT On the south side of the Underdeck, activations at the ground-level will create connections to the future Miami Innovation Center.



BISCAYNE BLVD J New connections and large-scale experiential art, water and light installations take advantage of the infrastructure to create identity and clear entry to the Underdeck.

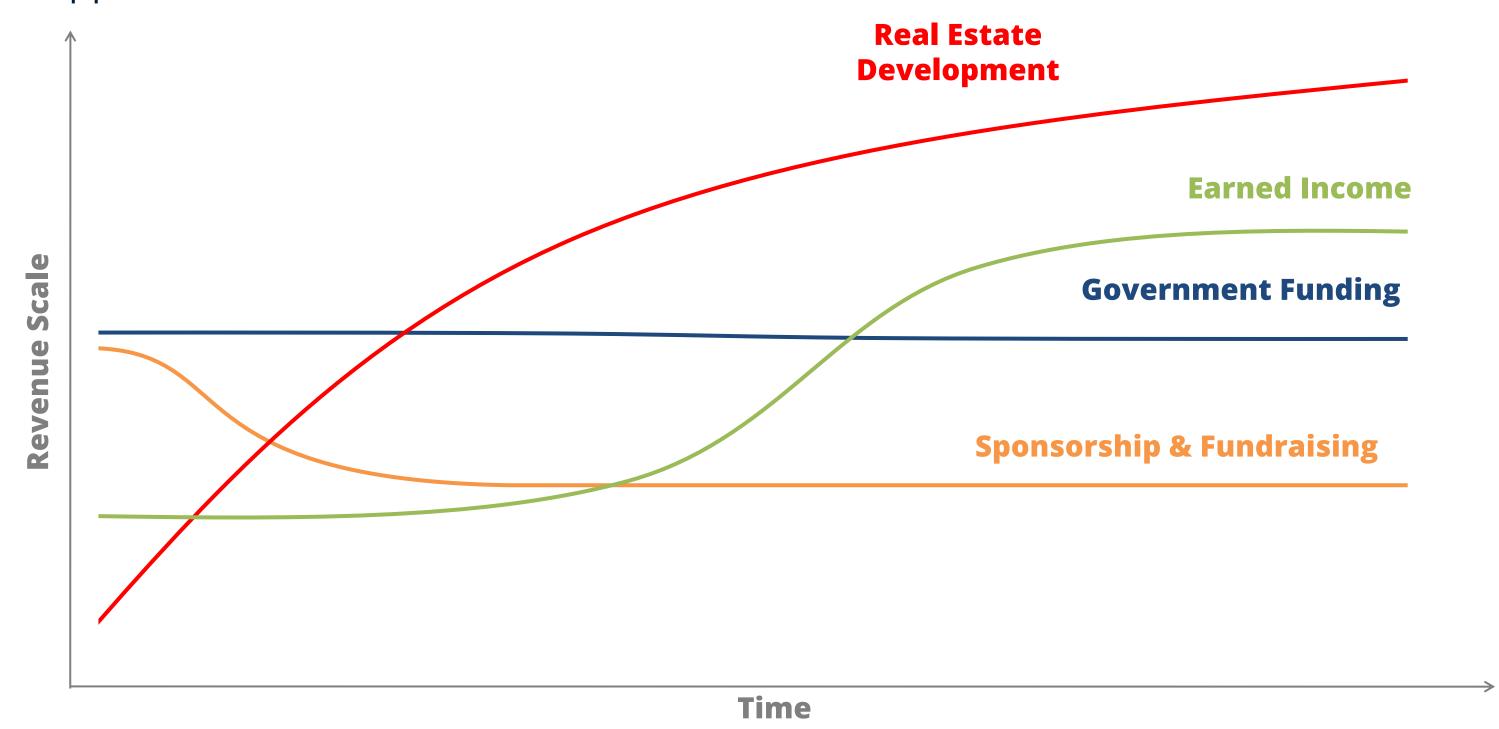


BUSINESS PLAN FRAMEWORK

FUNDING A successful funding strategy for the Underdeck will investigate a wide range of sources to build the "stack" of operations and maintenance funding.



FUNDING Over time, especially for open spaces with strong brands, revenue sources can evolve, often starting with a large proportion of public or philanthropic support.



FUNDING | Funding strategies must be developed in tandem with a governance framework.





















GOVERNANCE | Within any open space, there are several key functions that are assumed by the governing structure, which must be addressed for public-private collaboration at the Underdeck.

CAPITAL NEEDS

VISION & STEWARDSHIP

DAY-TO-DAY OPERATIONS FUNDING & DEVELOPMENT

Capital Construction

Capital Maintenance Vision Implementation

Extraordinary Programming

External Relations

Operations & Maintenance

Foundational Programming

Security

Public Funding & Earned Income

Philanthropic Fundraising

GOVERNANCE Over time, the governance structure of open spaces often evolves.

PRE-DEVELOPMENT

Vision-setting
Planning & design
Advocacy

START-UP

Budget & funding
Hire staff
Early programming &
initial projects

STABILITY

Increased earned & contributed income Scaled operations

NEXT STEPS

NEXT STEPS | FDOT's feedback on the Concept Plan, as well as stakeholder input received through ongoing engagement, will inform the refinement of the Concept Plan.

CONCEPT PLAN
March - Sept.

FDOT REVIEW October PLAN
REFINEMENT
Oct. - April

Stakeholder Engagement

Stakeholder Engagement

Stakeholder Engagement

Concept Plan Development

Respond to FDOT RFIs

Submit Final Concept Plan

Initial Business Framework

Develop Subsequent MOU with FDOT











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