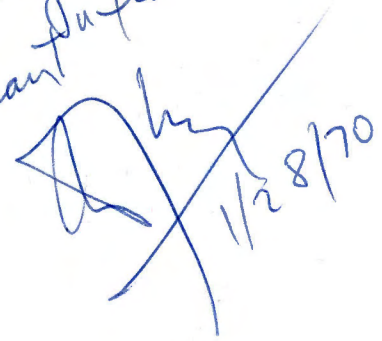


HD
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**FLORIDA INTERNATIONAL
UNIVERSITY
COMMUNITY
LAND USE STUDY**

To Nek Siko,
one of my most
stimulant teachers


1/28/70



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A THESIS BY

RICARDO S. D'JAEN

AAE 419
UNIVERSITY OF MIAMI
JANUARY 1970

**FLORIDA INTERNATIONAL
UNIVERSITY
COMMUNITY
LAND USE STUDY**

FOREWORD

This report is a study of the influences of Florida International University upon the surrounding community, and of land use policies that can be applied to guide their mutual development. While the scope of the report is limited to the immediate surroundings of the Campus, regional influences are considered inasmuch as they affect these.

The study was made possible by the firm of Greenleaf/Telesca, planners of the University Comprehensive Master Plan. The cooperation of several persons helped to make this study possible.

The author would be remiss if he failed to acknowledge the generous assistance of Francis E. Telesca, principal of the firm, who demonstrated a continued interest in this project, and of Rocco W. Pace, who although not associated with the Campus Master Plan encouraged, inspired and enabled the preparation of this report.

The author is grateful to Professor John Sweet of the University of Miami, who was instrumental in channeling the author's efforts towards a viable structuring of the study.

His continued advice and guidance are deeply appreciated.

W. Dennis Childs, Project Manager for The Comprehensive Master Plan, and Louis N. Berkowitz, of the firm's planning team, have given generously of their time and ideas, inspiring the author to seek constantly to improve the study through greater clarity, scholarship and meaningful analysis.

The author assumes full responsibility for any errors, shortcomings and for all conclusions contained in this report.

Ricardo S. D'Jaen
Miami, Florida

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* For Source See Appendix 2

INTRODUCTION

INTRODUCTION

In the fall of 1972, Florida International University will open its doors. Long overdue, the first upper division and graduate State University of Dade County will begin to fill a void in the region through its Tamiami Campus.

Planned to accommodate a student enrollment of 20,000 by the year 1980, F.I.U. will generate a series of reactions in the community, both in its immediate vicinity as in the entire regional context. The sum of these reactions constitutes the "impact" of the school in the community. Although the concept of impact seems vague due to the many diverse reactions to be felt, the common characteristic of the impact phenomena is a deviation from the normal rate of change. Thus, with the opening of a university in a relatively undeveloped area, the rate of development of the area will be affected.

The variables of economic growth (population growth, increase in per capita income, and technological change) affect the spatial structure of the economy, and in turn, the land use pattern of the area.¹

From the standpoint of land use planning the forecasting of the impact on population growth and development trends is most important.

For the purpose of analysis and forecasting, two major limits were defined for this study: the location of impact in the time continuum and the determination of its physical scope. In the time continuum, a span of eight years, from 1972 to 1980 was selected. At the present time 1980 represents that point in the internal development of FIU at which a peak in student enrollment (20,000) and physical development of the campus (representing an investment in buildings of \$80,000,000) will be reached. This point is by no means a limiting factor in the further growth of the institution, but represents the horizon for the present plans.

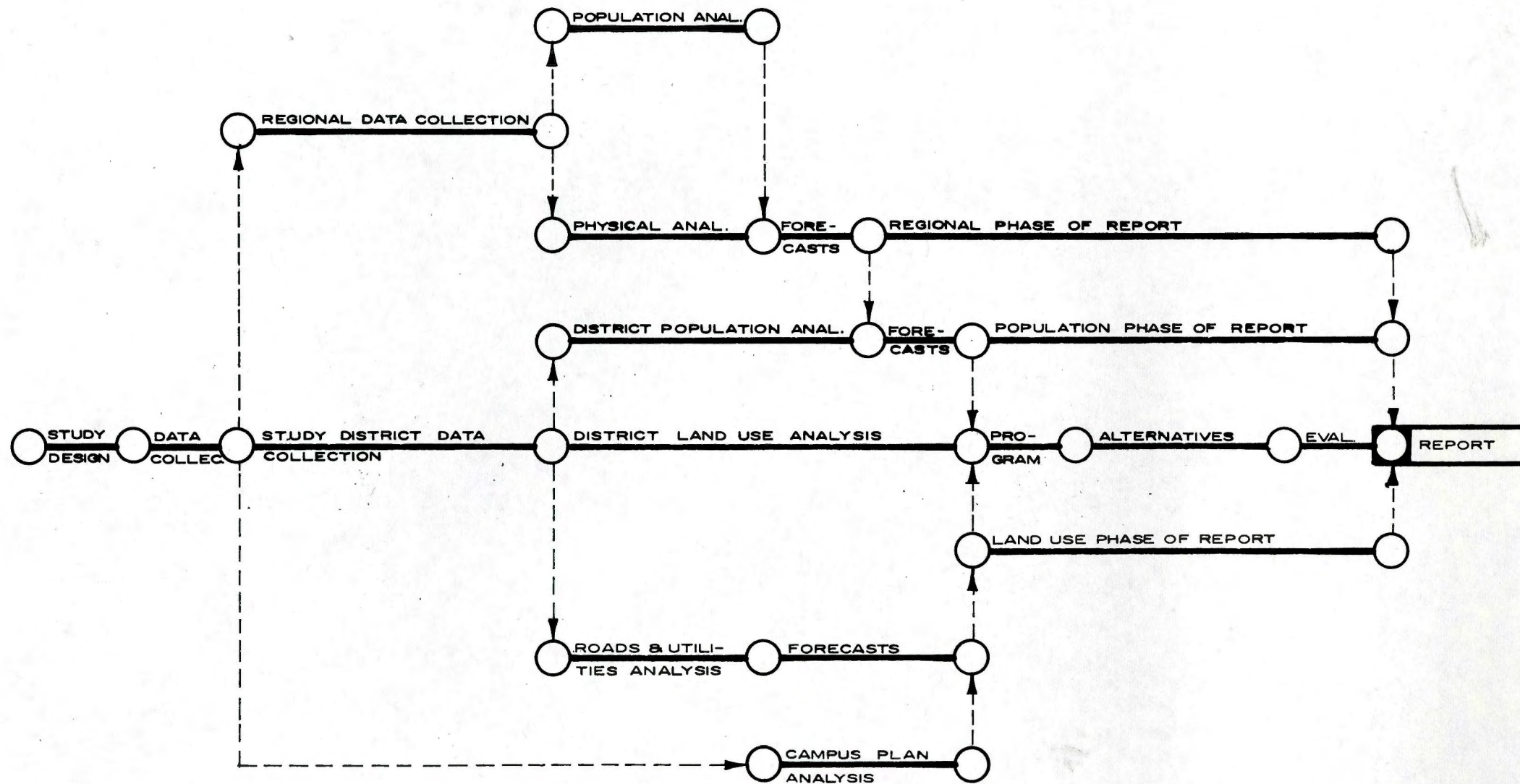
The physical scope of the study comprises a district of 9 square miles, at which center is located the Tamiami campus. This is defined in terms of a maximum walking radius of 1 mile (approximately 15 minutes) from the University.

Both limits defined above are arbitrary.

yet considering the permanent revisions of the planning process and the setting of goals only as milestones on a long path, they are not only understandable but also very necessary.

In the following pages of this report is reflected the twofold purpose of this study; the forecasting of impact as related to land use planning, and, the formulation of sound land use policies to guide the development ensuing the impact. To this last end, Land Use Plan for the study district is presented here.

TOWNSHIP LAND USE STUDY
OPERATIONAL PLAN



COMMUNITY LAND USE STUDY OPERATIONS PLAN

PART I

PART I

FIU IN THE REGIONAL CONTEXT

The Tamiami Campus will be located on the site of the Old Tamiami Airport. Section 8-54-40, on a tract of land of 345 acres, occupying, roughly, the upper 2/3 of the section.

BOUNDARIES

The campus is bounded by S.W. 8 Street (Tamiami Trail) on the north, S.W. 107 Avenue on the east, and S.W. 117 Avenue on the west. The southern boundary is the site of the Tamiami Park.

AN URBAN UNIVERSITY

Depicting the regional and predominantly urban character of the university, The State University System of Florida states:

"By virtue of the fact that the new institution will be located in a densely populated metropolis, it must necessarily have different objectives and goals than the other state universities in Florida."

"Curricula to be offered and the educational services provided must serve the immediate Metropolitan Dade area rather than the State as a whole."²

As an integral part of the State University System of Florida, FIU will absorb the graduates of the Jr. Colleges in the region. Most of the students will be within a radius of 30 miles of the campus, with a substantial number commuting from along the eastern seaboard of the county.³

POPULATION TRENDS

In June, 1968, the total Dade County Population was 1,375,000.⁴ In that context, the Tamiami Campus was located approximately in the center of the north-south axis of the urbanized area of the county, and on its western fringe.

In 1980, the total Dade County Population will be 2,000,000.⁵ With a large predicted shift toward the west, the future populated areas will engulf the campus, placing it roughly at the center of the urbanized areas of the county.

STUDENT POPULATION TRENDS

The total enrollment for 1969-70 at Dade Junior College (North and South Campuses), was 26,371. (1.9% of Dade County's population.)⁶

With the present road network, assigning students into routes of access to campus, 88% of the students would approach the campus on Tamiami Trail from the East, and 1% from the West. 10% would approach campus from the South, along S.W. 107 Avenue and 1% from the North.

Assuming the ratio of students to county population (1.9%) remains constant till 1980, 34% of FIU's students would live in the new urbanized areas.

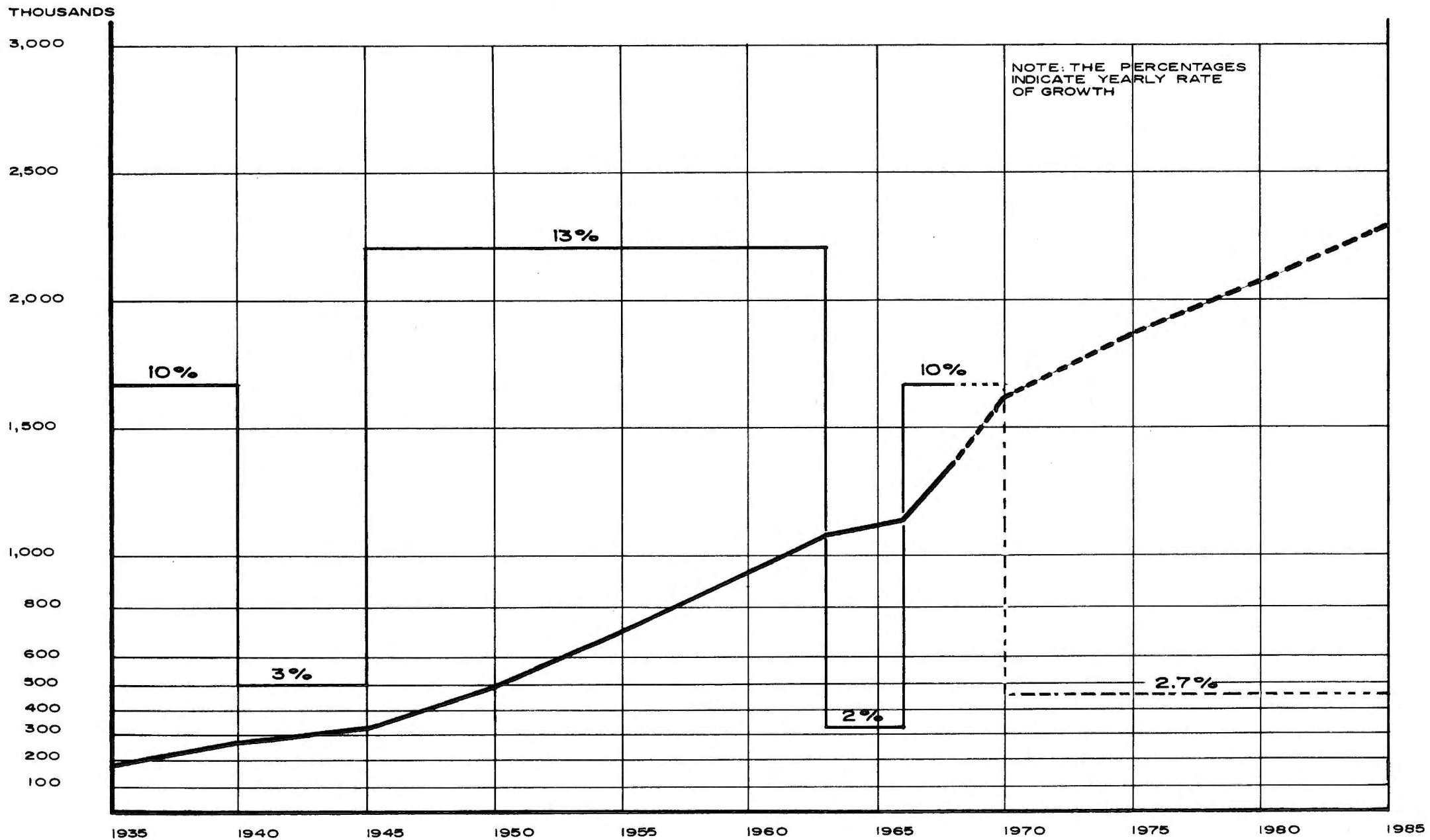
New road systems in 1980 such as the West Dade Expressway, adjacent to S.W. 117 Avenue, will modify the student trips into the campus.

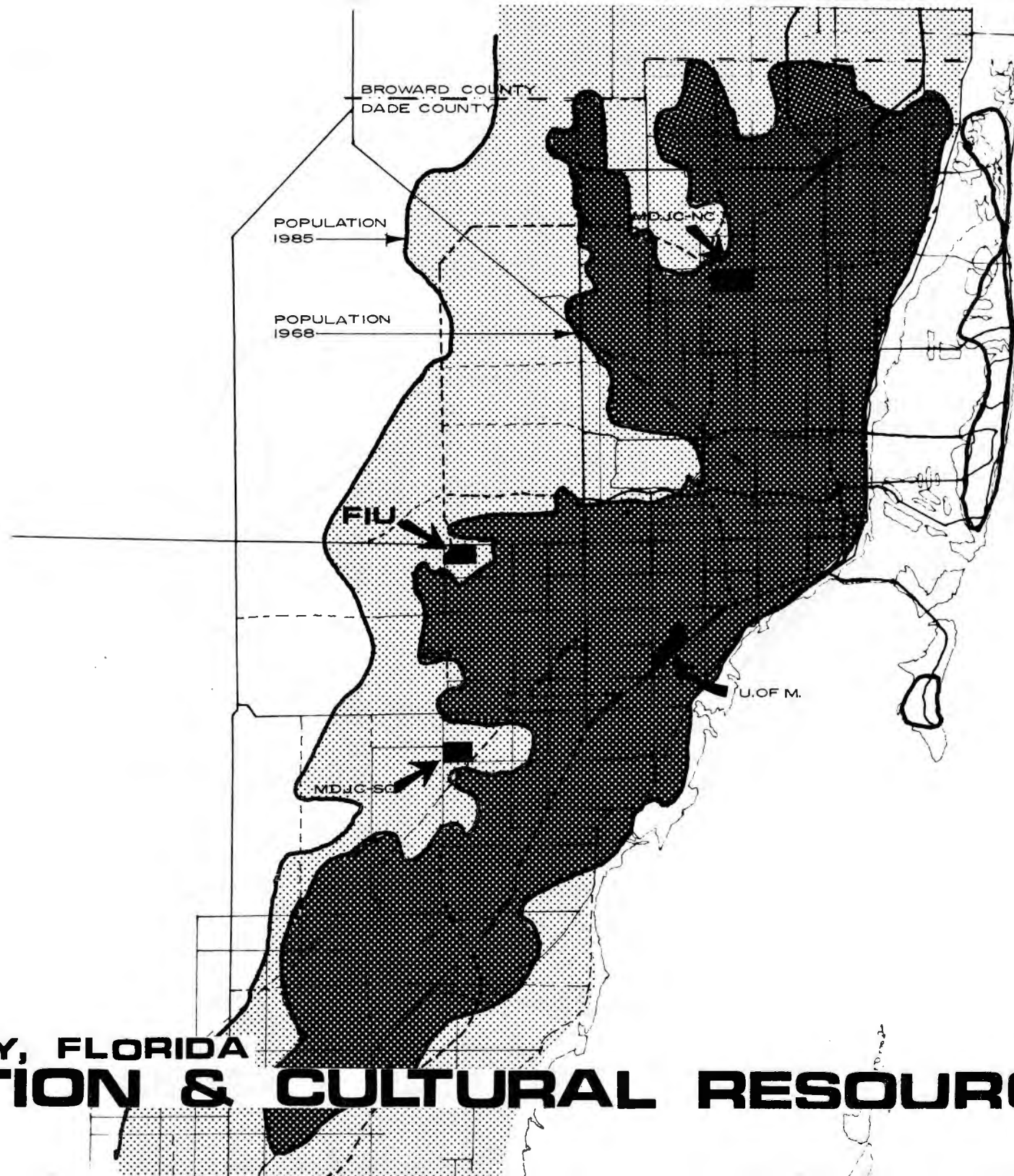
In 1980, 66% of the students will approach the campus from the east along Tamiami Trail, 1% from the west, 29% will come from the south, along S.W. 107 Avenue, and 4% will approach it from the north.

IMPLICATIONS

1. The large student concentration around the campuses of Dade Jr. College (north and south) indicates a trend that will probably be reproduced at the Tamiami Campus. Due to the largely undeveloped nature of the area, a large flexibility for accommodation of a sizable student housing market is expected in the vicinity of the campus.
2. The increased traffic volume along the major access thoroughfares (especially Tamiami Trail) can generate a string of commercial developments along these routes of access, principally in the immediate vicinity of the campus.
3. New roads and expressways will not only modify the trip pattern into the campus, but will also enlarge the radius of influence of the school in the region by cutting travel times.

DADE COUNTY, FLORIDA POPULATION TRENDS

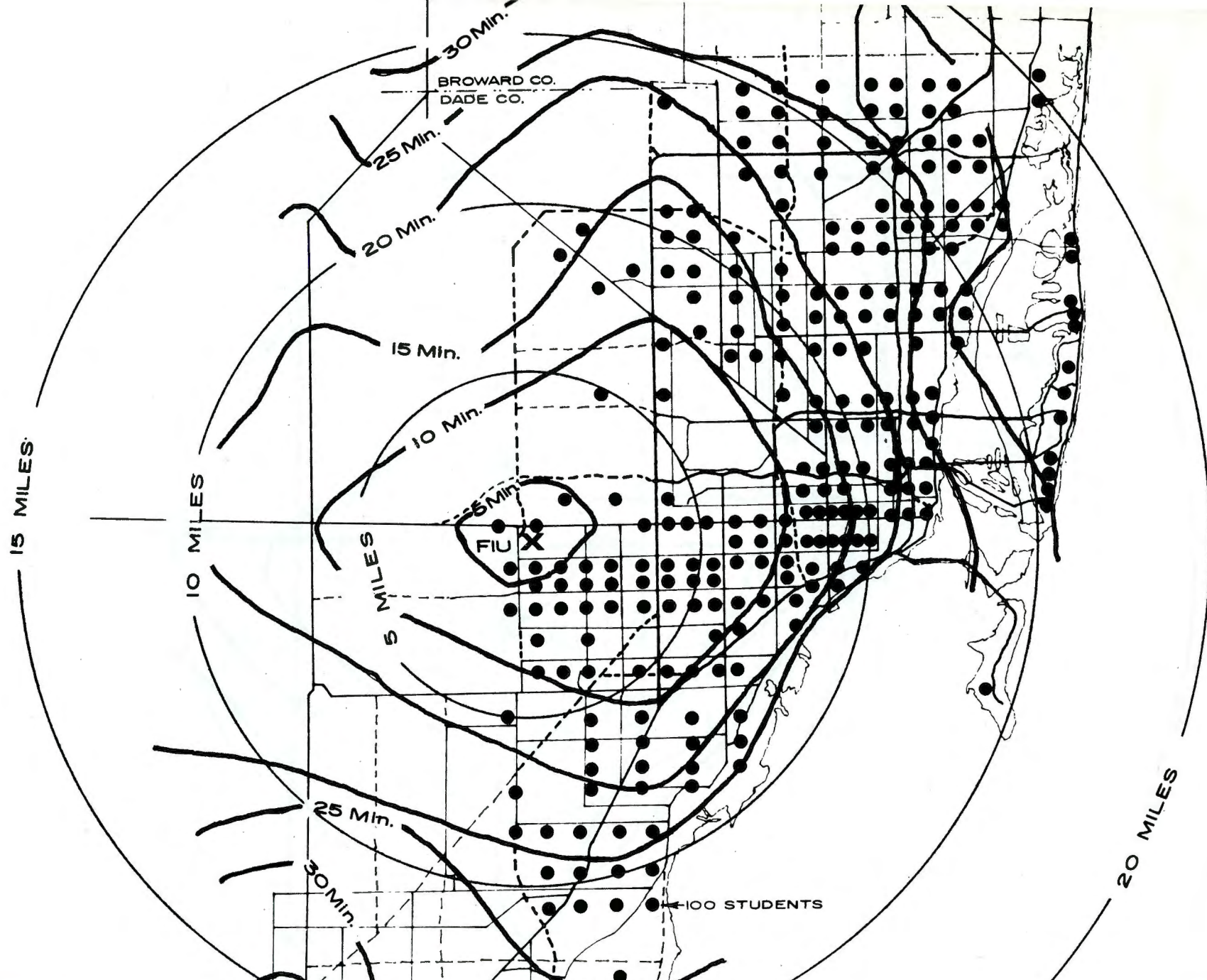




**DADE COUNTY, FLORIDA
POPULATION & CULTURAL RESOURCES**

1" = 4 miles

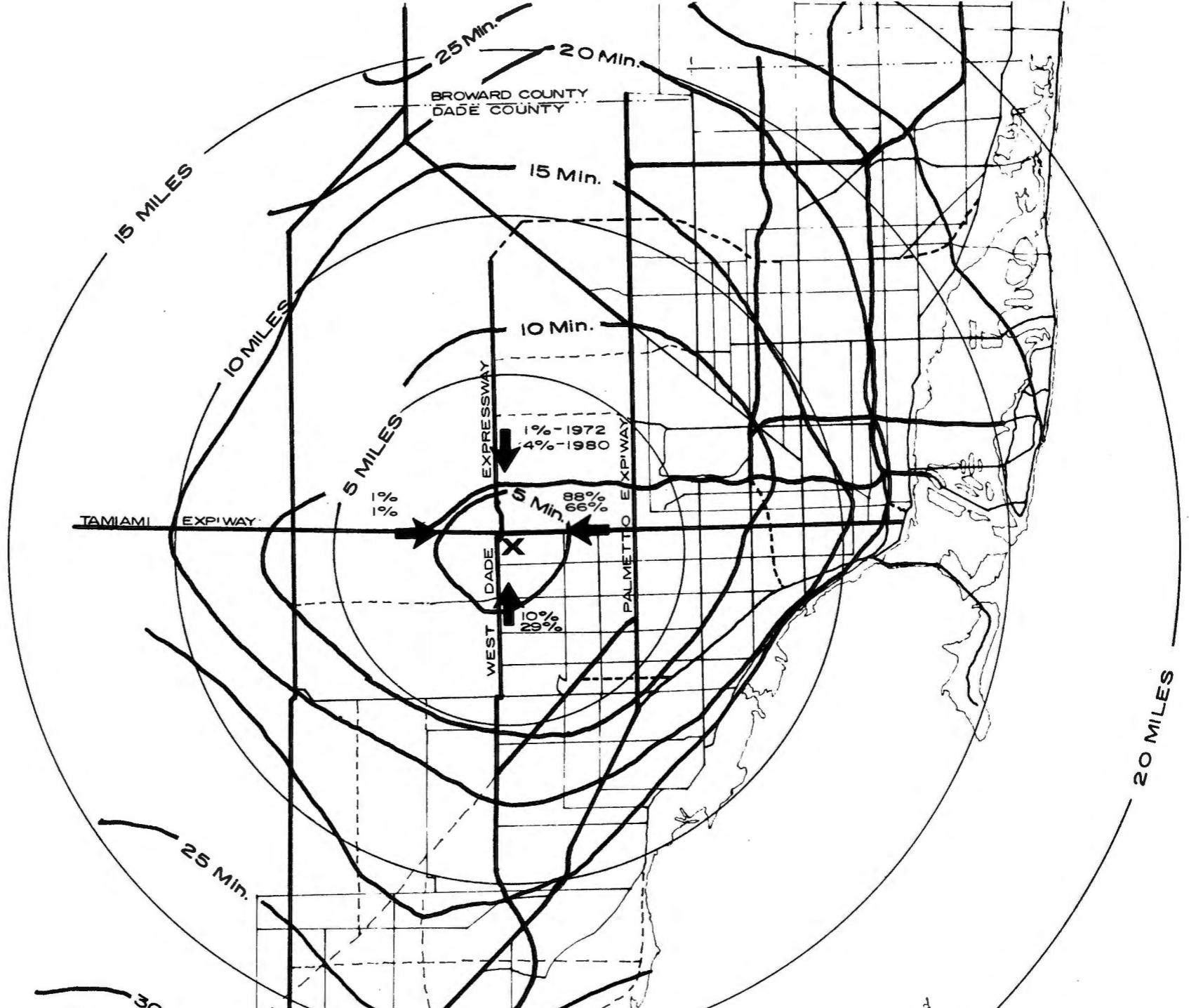




**DADE COUNTY, FLORIDA
STUDENT POPULATION DISTRIBUTION**

1" = 4 miles





**DADE COUNTY, FLORIDA
PROJECTED STUDENT TRIPS**

1" = 4 miles



PART II

PART II

STUDY DISTRICT ANALYSIS

A. Land Use Analysis

Zoning?

The basic zoning pattern in the Study District is comprised of AU⁸, RU-1 and EU-1 zoning, with several business zones. These zones represent essentially the old policy of permitting business zoning at the intersections of section line roads. At the intersection of Coral Way and S.W. 107 Avenue are 1.7 acres of BU-1 and .7 of BU-1A zoning. A 1.5 acre BU-2 zone is located along Coral Way at S.W. 117 Avenue, and 4.0 acres along the Trail on S.W. 107 Avenue.

Section 8-54-40: East of S.W. 102 Avenue the area is comprised of RU-1 zoning, while to the west, the vacant land is about equally divided between RU-1 and AU zoning. Along Coral Way, between S.W. 107 Avenue and S.W. 103 Avenue, is a EU-1 zone, 330 feet deep.

Section 17-54-40: The western half of the section is zoned RU-1, while the eastern half is divided between RU-1 and AU zoning. There is a 1.7 acre area zoned BU-1 at the N.W. corner.

Section 18-54-40: The intersections of Coral Way and S.W. 107 Avenue and S.W. 117 Avenue are zoned for business. The rest of the land is zoned RU-1, EU-1 and AU with several business zones at the south of the section.

Section 13-54-39: This portion of the study district is zoned RU-1 except for a RU-TH zone along S.W. 117 Avenue. At about the center of the section, is a GU zone, occupied by the site of Village Green Elementary School.

Section 12-54-39: Several business zones are located along the Trail, comprising BU-1, BU-1A, BU-2 and BU-3. The north half of the section is about equally divided between GU and RU-1 zoning. To the south, RU-1 zoning is predominant with RU-TH, EU-1, RU-4 and RU-4M zones. At the

southwest corner is a GU zone, the site for a private golf course development.

Section 1-54-39: The northern half of the section is zoned GU. To the west is an AU zone, and to the east a RU-1 zone. The land zoned GU is now subjected to agricultural usage.

Section 6-54-40: The southern half of the section is part of Sweetwater. That part is divided between residential and business zones. To the north of Sweetwater the land is zoned GU, and is subjected to agricultural usage.

Section 5-54-40: The southwestern portion of the section is part off Sweetwater and is zoned for residential usage. The rest of the section is about equally divided between IU, and GU zoning.

Land Use⁹

Section 8-54-40: The land is primarily vacant in the western half of the section, while a single-family residential development occupies

the eastern half.

Section 17-54-40: The frontage along Coral Way is, for the most part vacant. The developed parts of this section are single-family units, closely clustered together along the western and southern halves of the section.

Section 18-54-40: In this section the homes are scattered on 2½, 5 and 10 acre sites. Farms, dog kennels, groves, plant nurseries, chicken farms, and some ranches can be found in the area. The homes in the area are connected with these land uses.

Section 13-54-39: For the most part, this area is developed by single-family homes, with the site of Village Green Elementary School near the center, and a park site east of the school.

Section 12-54-39: The land in this section is undeveloped for the most part. There is a trailer park on the northeast corner, and some commercial establishments on Tamiami Trail and S.W. 122 Avenue.

Section 1-54-39: Land uses in this section are largely agricultural, with a few homesites (single-family), related to these uses.

Sections 5 & 6-54-40: The portions comprising Sweetwater are partially developed with single-family residential units. There are a few commercial establishments in the area, including bars and food stores. The northern portions of these sections are devoted mainly to agricultural usages.

Roads and Road Improvements

The Tamiami Trail and Coral Way (S.W. 24 Street) are the principal East-West streets and S.W. 107 Avenue and S.W. 117 Avenue the main North-South arteries, serving the study district. The following is a list of the most salient road improvements for the period 1969-75, in the study district.

1. Sweetwater Bridge - Three-lane concrete bridge at S.W. 107 Avenue, across Tamiami Canal. Construction to be accomplished by 1969-70.⁹

2. West Dade Expressway - Six lane divided expressway. Access to and from Tamiami Trail (S.W. 8 Street). Estimated completion by 1972. In-Out ramps - South of the Trail.¹⁰
3. S. W. 117 Avenue - Existing two lane roadway to terminate in Cul-de-Sac along N.W. boundary of site. ¹¹
4. S.W. 24 Street (Coral Way) - Four lane divided roadway of a future six-lane facility to S.W. 117 Avenue. Construction to begin 1971-72.¹²
5. S.W. 107 Avenue - Four lane road between Tamiami Trail and Coral Way. Construction to begin 1974-75.¹³

Utilities

Water is provided to parts of the area by the City of Miami, the Community Utilities Corporation and the Southland Utilities Corporation.

Sewers are also operated by the two utilities corporations, but service is still confined to limited areas. Individual wells and septic tanks still provide service to many home sites.

Zoning and Development Trends

Since 1965, there have been 16 zone change applications in Sections 8,17 and 18-54-50. Of these, 9 have been requests for apartment zoning to permit multiple family residential developments.

A trend toward multiple family development has replaced the single-family subdivision activity east of the Tamiami Campus and Tamiami Park site.¹⁸

There was a slowdown in requests for single family zoning, which paralleled the slowdown in subdivision activity into areas already zoned for single-family use.

Land holdings have remained also relatively unchanged during the same period of time in the undeveloped areas of this study district.

Sanitary sewer and water services will be available to the Tamiami Campus by 1972.¹⁴ These services are described in a feasibility study conducted in May, 1969.¹⁵

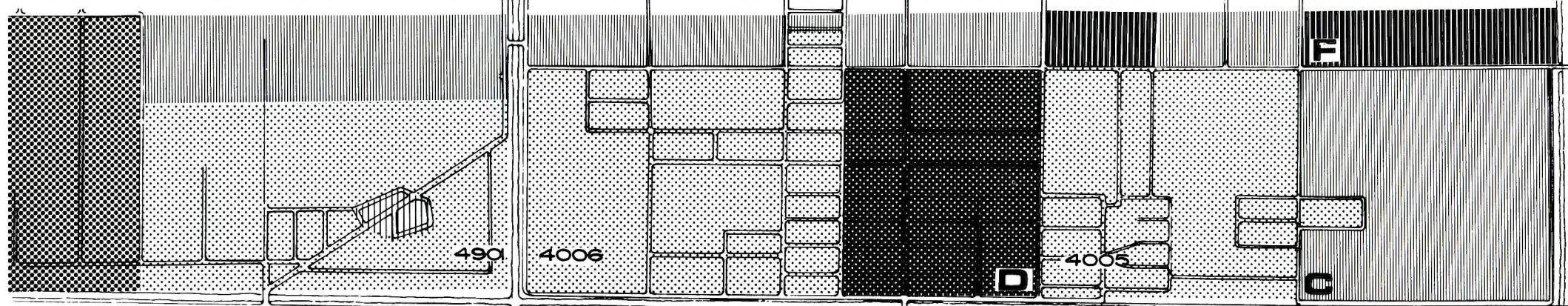
As of now, the area has not been franchised. The Water and Sewer Board will determine whether the City of Miami or Dade County will serve the area with water.¹⁶

Ownership Patterns

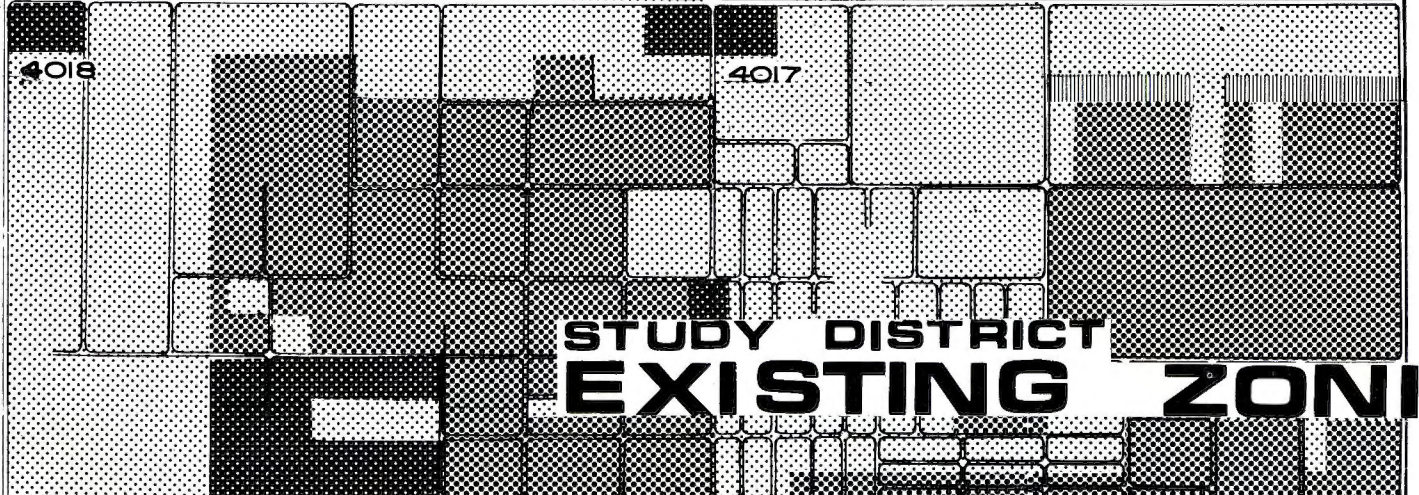
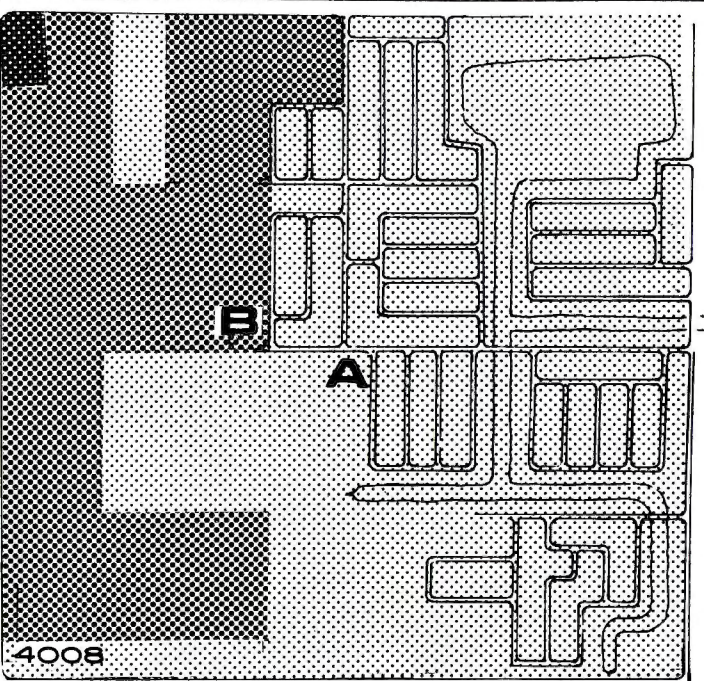
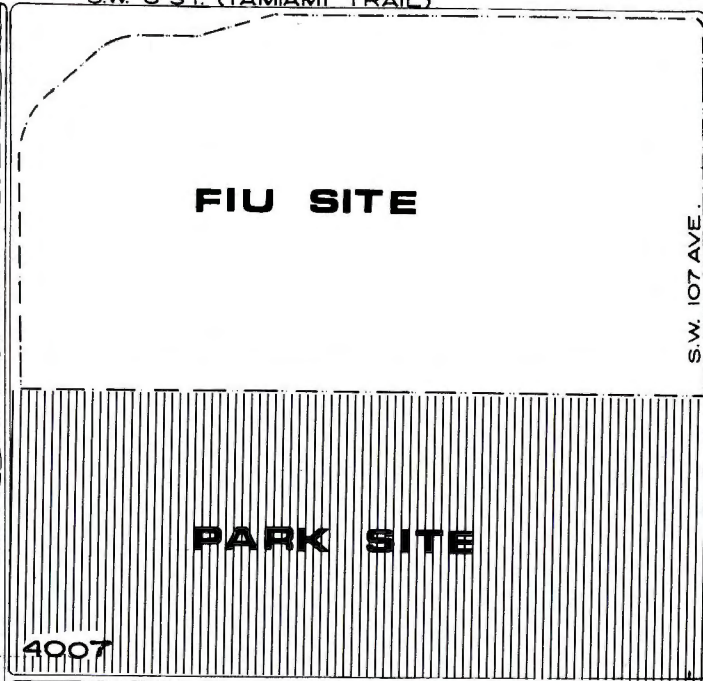
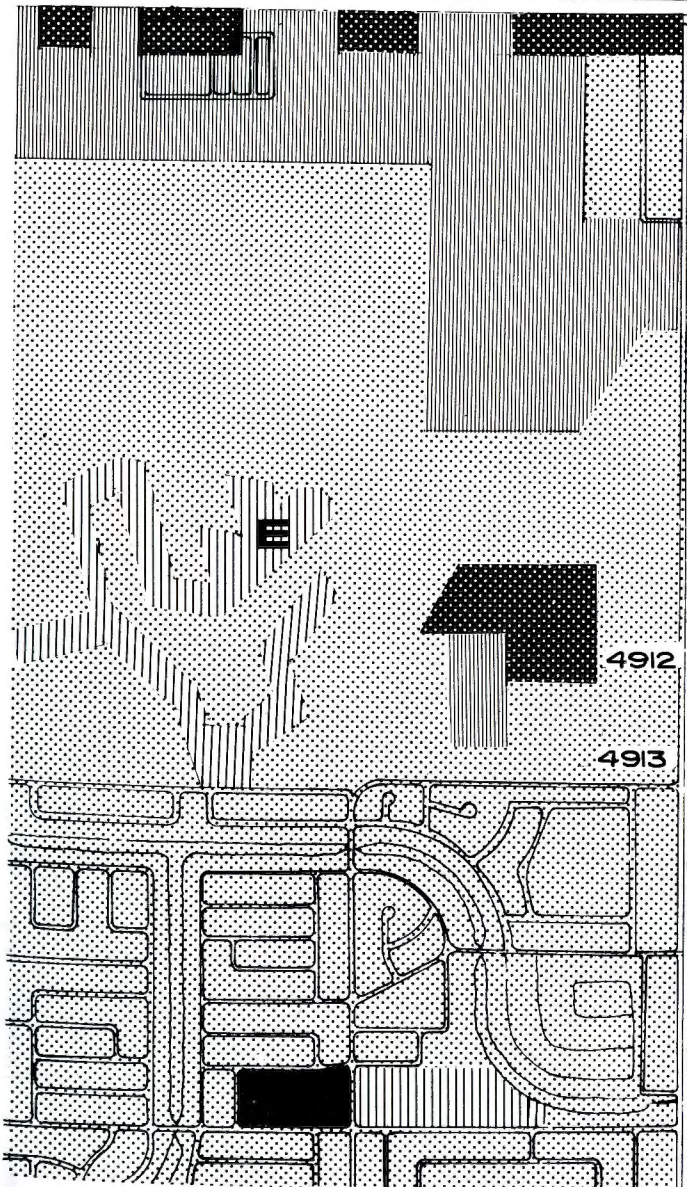
Ownership patterns are conducive to an increase in density. Lands fronting on S.W. 107 Avenue are in six ownerships. The parcels range from 5.0 acres to 33.8 acres.

South of the Tamiami Park site, only two blocks fronting on Coral Way are platted. The remaining frontage is in 12 parcels, three 5 acre, three 10 acre and six parcels ranging from 1.0 to 3.6 acres.

Southeast of the park, vacant parcels range from 2.0 to 15.0 acres. Five of these parcels average 4.0 acres or more.¹⁷



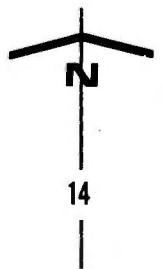
S.W. 8 ST. (TAMIAMI TRAIL)

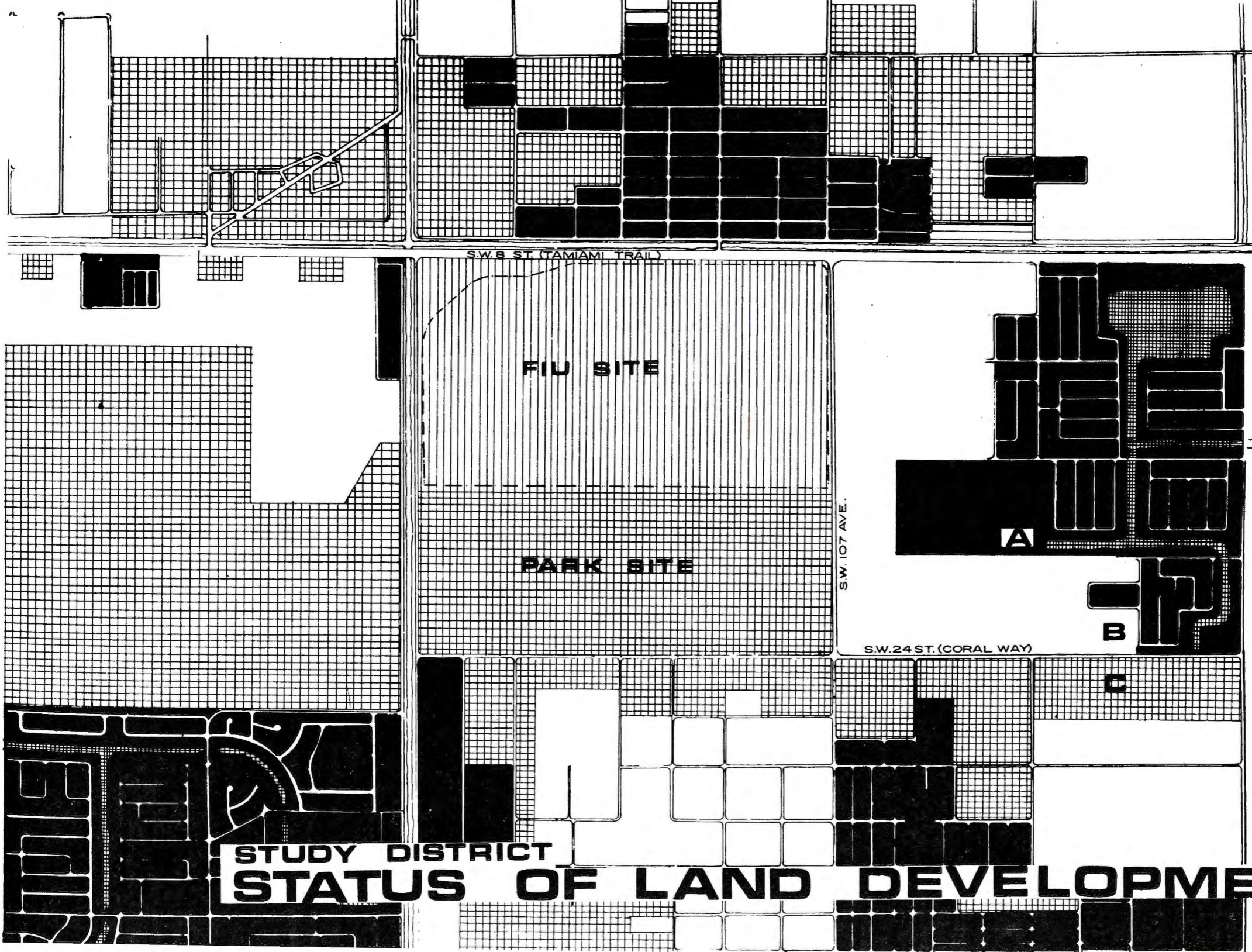


- KEY**
- A** RESIDENTIAL
 - B** AGRICULTURAL
 - C** INTERIM
 - D** BUSINESS
 - E** OPEN SPACES
 - F** INDUSTRIAL

**STUDY DISTRICT
EXISTING ZONING**

1" = 1,300'



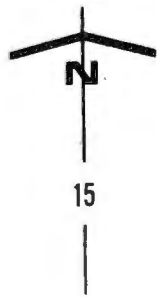


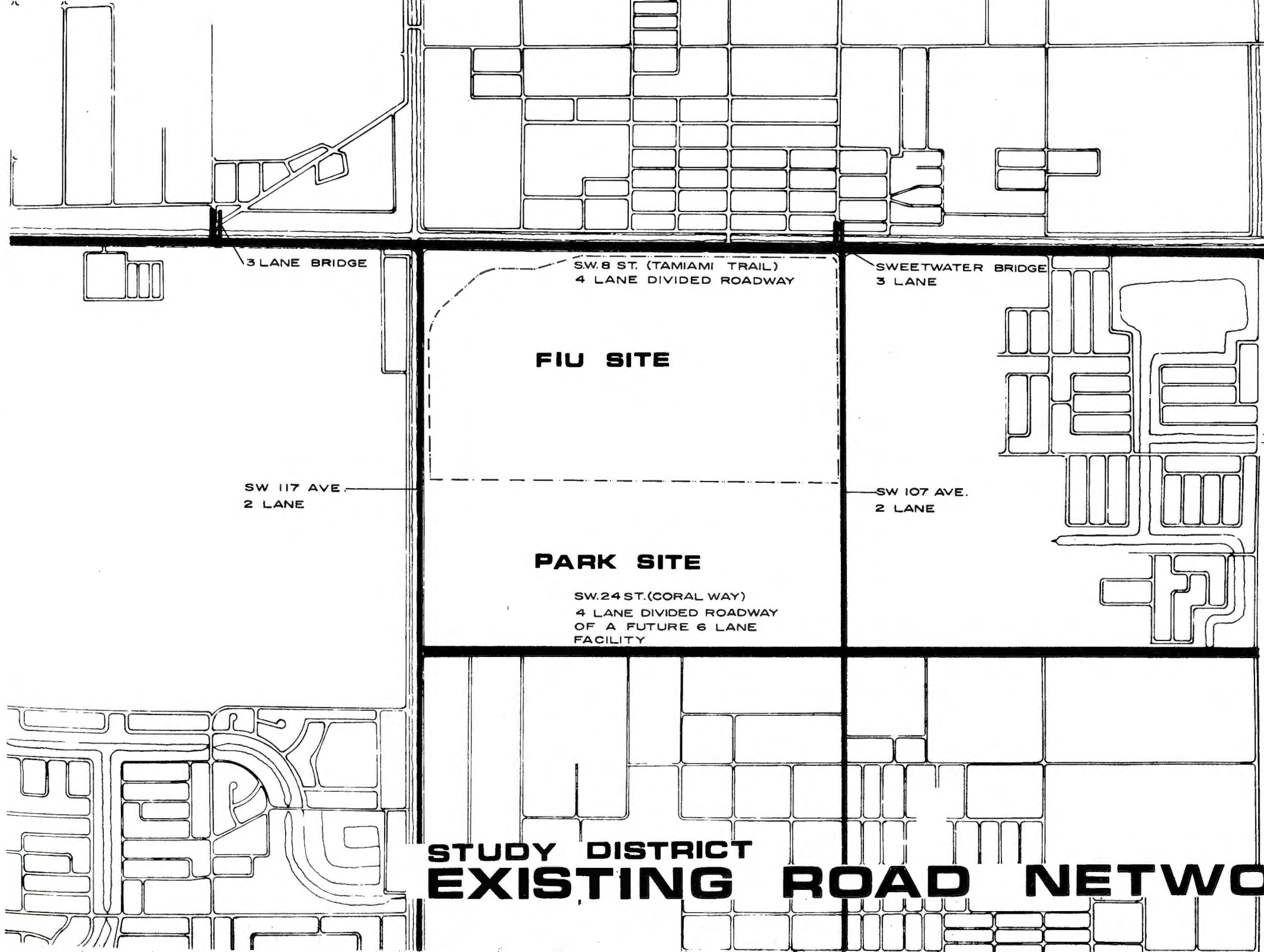
KEY

- A** DEVELOPED
- B** UNCOMMITTED
- C** COMMITTED

STUDY DISTRICT STATUS OF LAND DEVELOPMENT

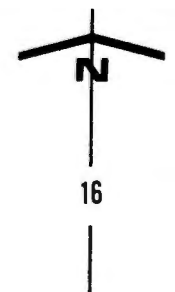
1" = 1,300'

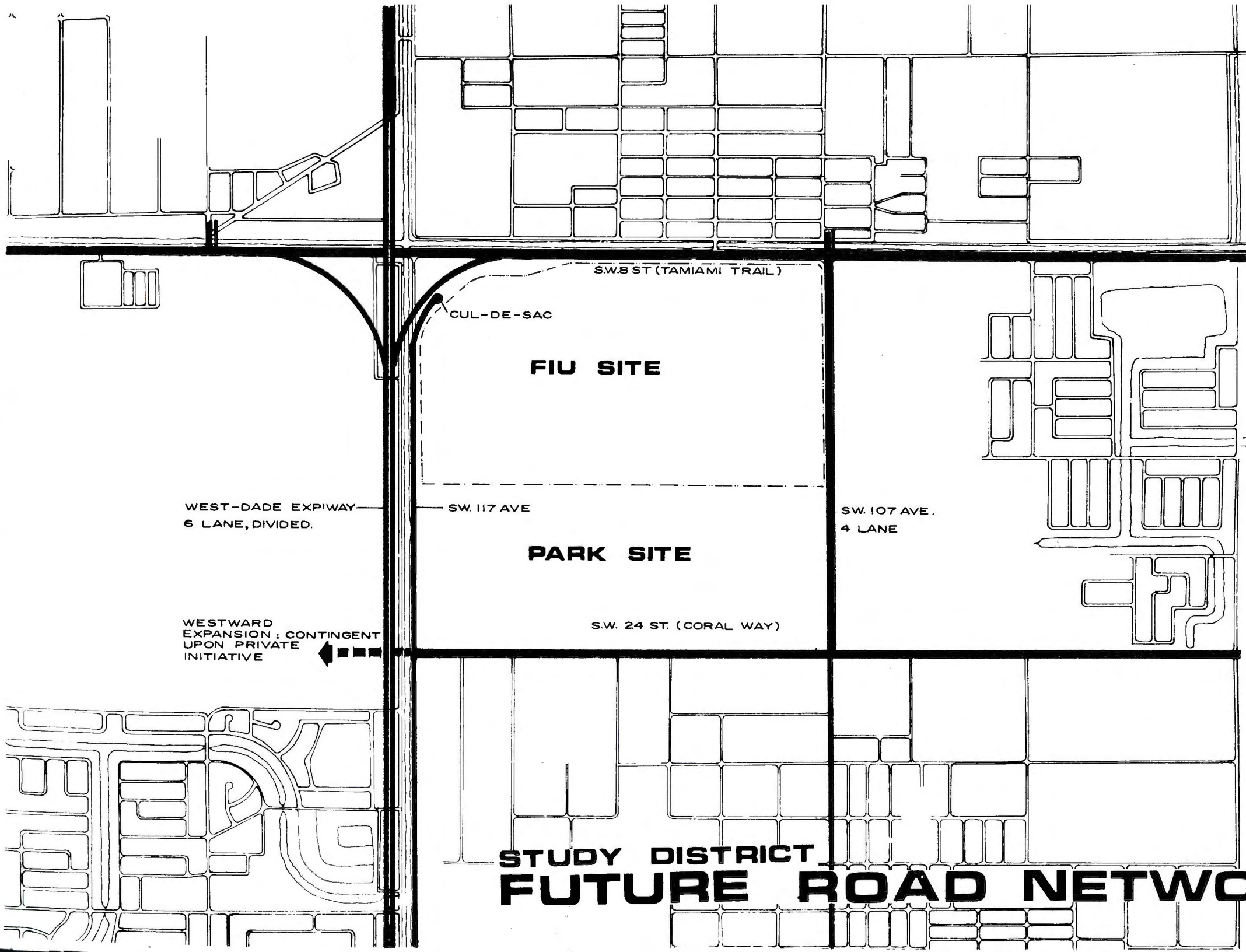




**STUDY DISTRICT
EXISTING ROAD NETWORK**

1"=1,300'





SW. 8 ST (TAMIAMI TRAIL)

CUL-DE-SAC

FIU SITE

WEST-DADE EXPIWAY
6 LANE, DIVIDED.

SW. 117 AVE

SW. 107 AVE.
4 LANE

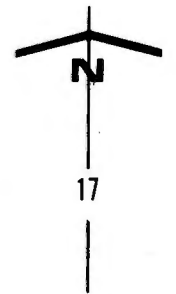
PARK SITE

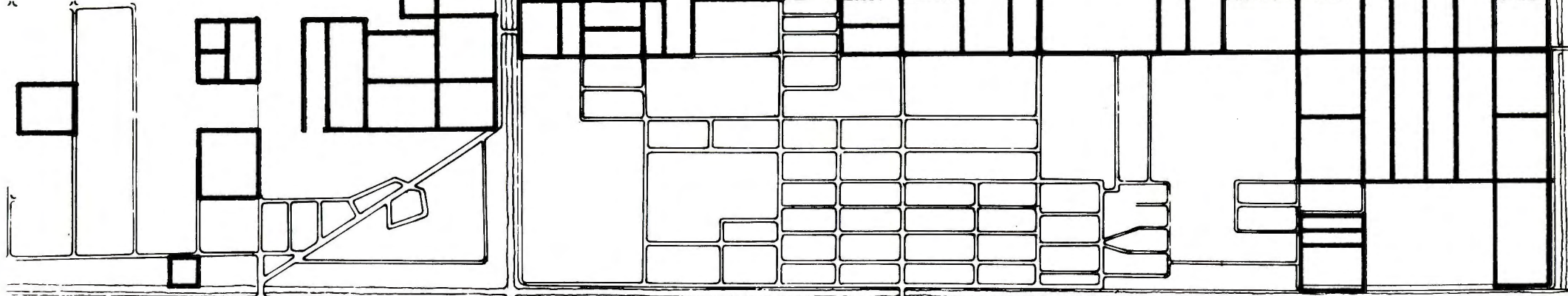
S.W. 24 ST. (CORAL WAY)

WESTWARD
EXPANSION: CONTINGENT
UPON PRIVATE
INITIATIVE

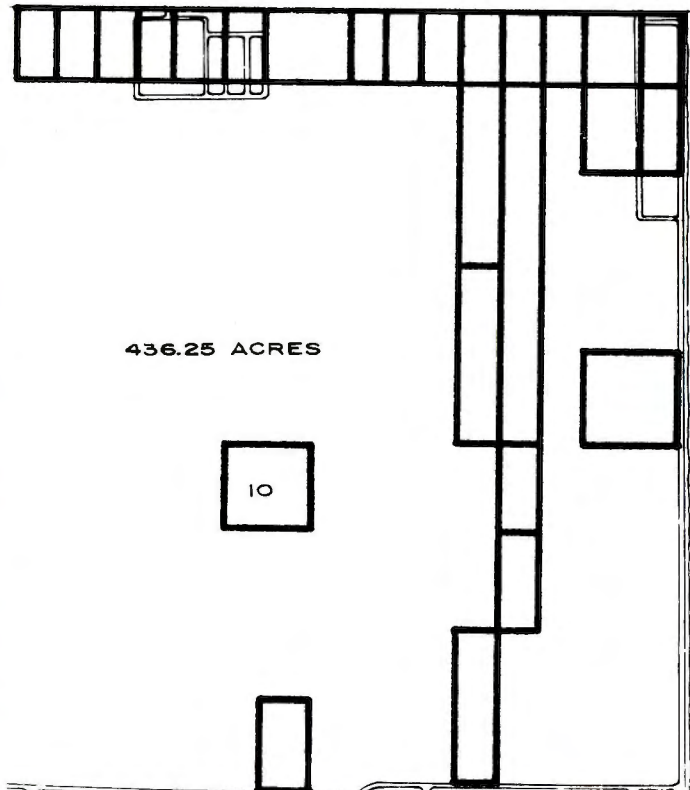
**STUDY DISTRICT
FUTURE ROAD NETWORK**

1" = 1,300'



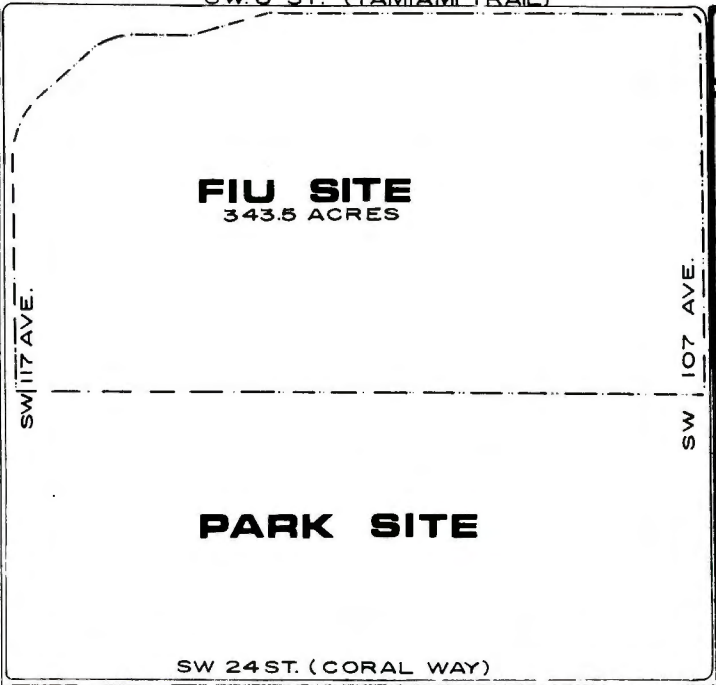


SW 8 ST. (TAMIAMI TRAIL)



436.25 ACRES

10



FIU SITE
343.5 ACRES

PARK SITE

SW 117 AVE.

SW 107 AVE.

SW 24 ST. (CORAL WAY)

7.25

14.4

5

33.84

16

9.47

8.75

9.24

5

5

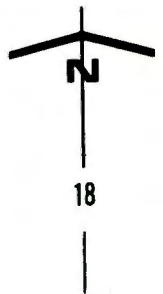
10

10

5

STUDY DISTRICT
PARCEL OWNERSHIP PATTERNS

1" = 1,300'



B. Population Trends Analysis

Assumptions and Definitions

1. The main assumption of this analysis is that forecasting the impact of the University upon the community, measured in terms of population growth trends is possible.
2. In quantifying this impact, it was assumed that the deviation from the normal rate of growth of the population is proportional to the intensity of the impact.
3. It was assumed that in establishing a theoretical framework, empirical impact factors could be obtained from actual case studies.

The impact factor is the ratio between the actual population of the community at the time the impact is measured and the projected population, for the same community and time, prior to the opening of the University in the community.

Case Studies

Two districts of similar size to the

Study District of this report were chosen as case studies. These are comprised of the areas surrounding Dade Junior College, North and South Campus. Both campuses are located in Dade County, Florida, are commuter colleges, and their student bodies are in essence the same students that will attend FIU. These common characteristics validate the use of the colleges as case studies.

Dade Junior College North Campus Analysis

This campus was opened in 1959. At that time, the population of the surrounding district numbered 21,500.¹⁹ The projected population for 1967, at the end of the first 8 years was 26,500.²⁰ The actual district population in 1967 was 30,000.²¹ An impact factor of 1.16 was determined as defined above.

Dade Junior College South Campus Analysis

The South campus was opened in 1966. Largely undeveloped, the district housed a population of 3,450.²² The projected population for the first eight years of the school would be 8,300.²³ However, from the impact verified for the period

1966-69, the projected district population will near 10,900. The impact factor derived from the ratio of the above figures is 1.32.

Tamiami Campus Considerations

The intensity of the impact of the school upon the population trends depends upon several factors, such as the character of the school, increase in land values, size of land parcels, state of land development, and degree of saturation of the community in terms of its holding capacity.

In order to derive an impact factor for the projection of the 1980 population of the study district, it was assumed that the impact intensity, measured in terms of the impact factor, is inversely proportional to the degree of saturation of the area, measured in terms of its total population, if the time span and area are held constant.

Study District Forecasts

The population of the Study District was 10,829 in June of 1968.²⁴ By 1972 an estimated 17,500 will live in the

study district.²⁵

Based on the assumption made above on the relationship of impact and saturation, the impact coefficient for the Study District was found to be 1.19, by interpolation. Thus, the population of the study area for the year 1980, which as projected as 30,900²⁶ will be 36,900. This represents a housing demand of approximately 26,000 people, a percentage of which will be comprised of students and university personnel.

Student Population Analysis

For the Fall semester of 1969, Dade Junior College - North Campus had a total enrollment of 14,103.²⁷ Of these, 1,536²⁸ lived in the surrounding district, or 5.3% of the student enrollment and 11.5% of the total population. The lack of correlation between the figures for these two campuses can be understood by an analysis of the different degree of saturation at both districts at the time of the opening of the school. Thus, in the case of the South Campus, a larger share of the total population is represented by students due to the lesser degree of development of the area, which

permitted a larger flexibility in providing housing for the student market.

In order to make the projections of student housing demand, an average of the above percentages was taken, yielding a student population projected for 1980 of 2,300. This represents 11.5% of the expected student enrollment at the Tamiami Campus by 1980.

The supporting personnel of the University will number 2,000, including the faculty, by 1980. Assuming that the housing demand in the district for this group correlates with the student demand, the total FIU housing demand would grow to about 2,500 by the year 1980.

Socio-economic Considerations

The figures shown in the accompanying tables represent the socio-economic status of the present population of the study district. It is expected that changes will occur in the characteristics of the population, since about 7% of the total population of the district will be related to the University and some development will be geared toward this segment.

It is expected that income levels will thus suffer a change, as well as family size, and age bracket distribution.

These changes will not be quantified in this report, due to the highly speculative character of the above population projections. However, the following assumptions will be made:

1. The University oriented housing market demand will bring into the district population with socio-economic characteristics of their own, which may differ radically from ones of the people now living in parts of the study area, in particular, farming settlements.
2. The presence of lower bracket income groups might also increase the potential student housing demand, due to the lower rents. This might be especially true for the Sweetwater area.
3. Present trends might continue, especially in the neighborhood of the areas already developed or committed for development.

SOCIO-ECONOMIC CHARACTERISTICS OF THE STUDY DISTRICT POPULATION*

<u>District</u>	<u>1968 Pop.</u>	<u>Population Median Age</u>	<u>Population Household</u>	<u>Economic Status</u>	
				<u>Income/fam.</u>	<u>Val.Home</u>
W. of S.W.117 Ave.	2,716	24.4	3.56	4347	12,700
Sweetwater	1,571	27.2	3.42	4633	10,400
S. of Coral Way	3,995	24.8	3.64	5189	13,300
E. of S.W.107 Ave.	2,597	26.1	3.71	6887	17,200
TOTAL POPULATION	10,829				
Dade County	1,375,480	33.4	2.98	4280	14,200

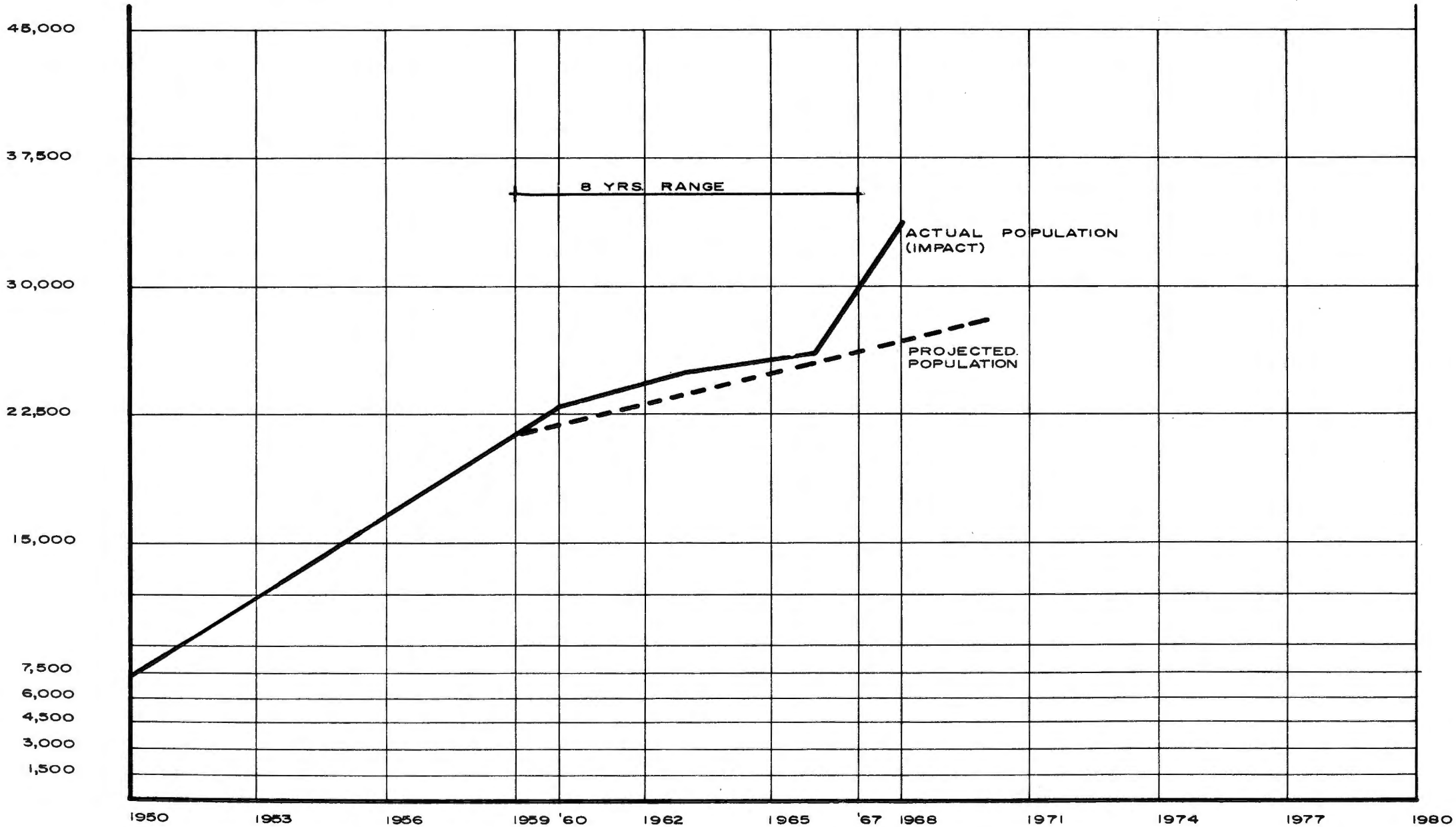
*Sources: Population and Housing Characteristics - Census Tracts,
1960

Population and Housing, Traffic Zones Characteristics,
1968

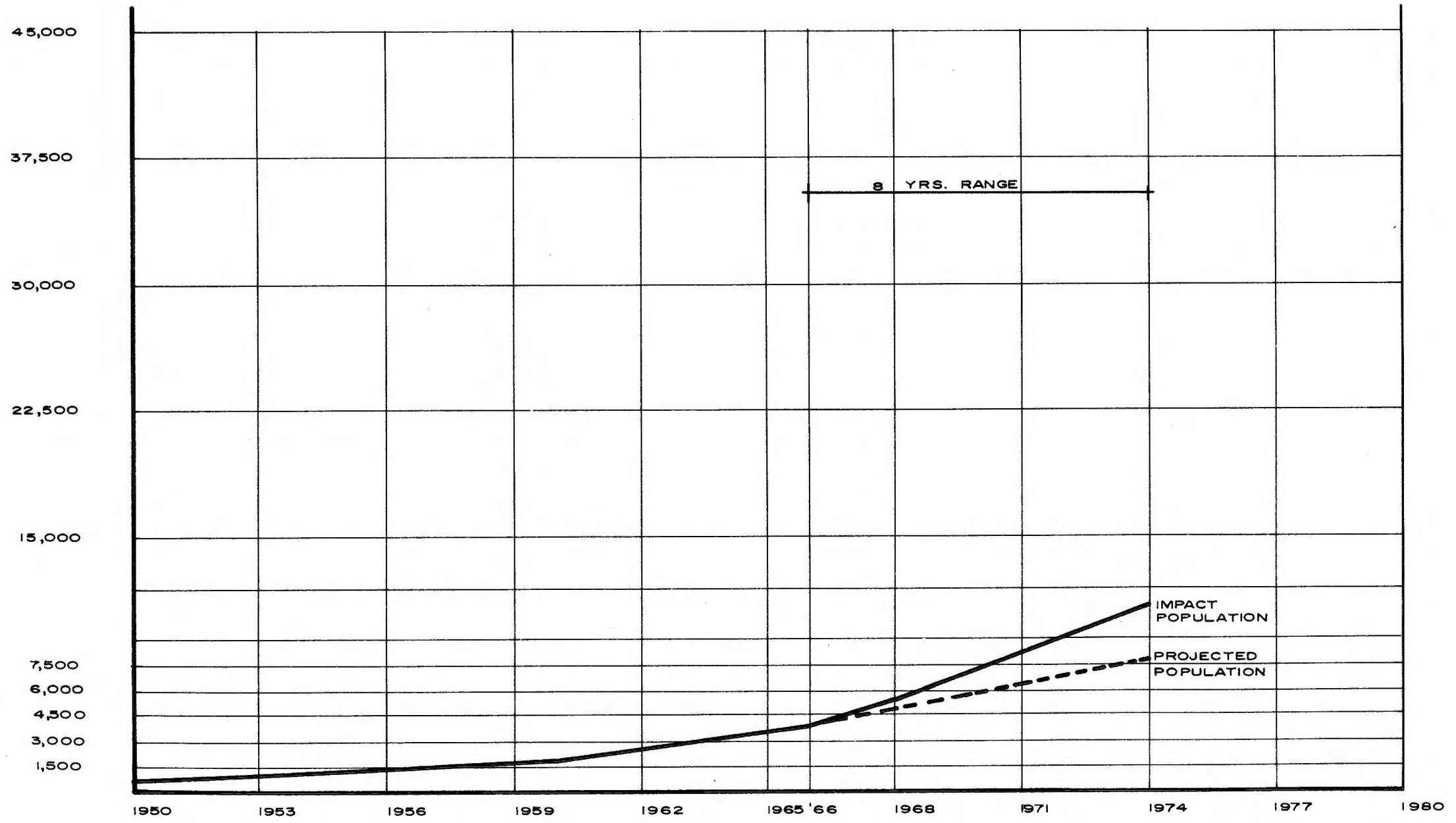
Metropolitan Dade County, Planning Department

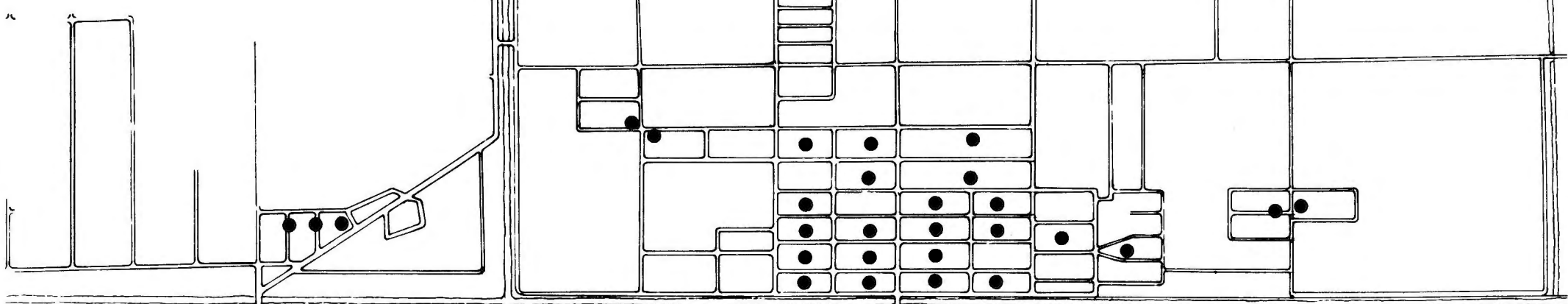
Note: Figures above are in 1960 Dollars.

DADE JR. COLLEGE, NORTH CAMPUS COMMUNITY POPULATION TRENDS



DADE JR. COLLEGE, SOUTH CAMPUS COMMUNITY POPULATION TRENDS





SW 8 ST (TAMIAMI TRAIL)

FIU SITE

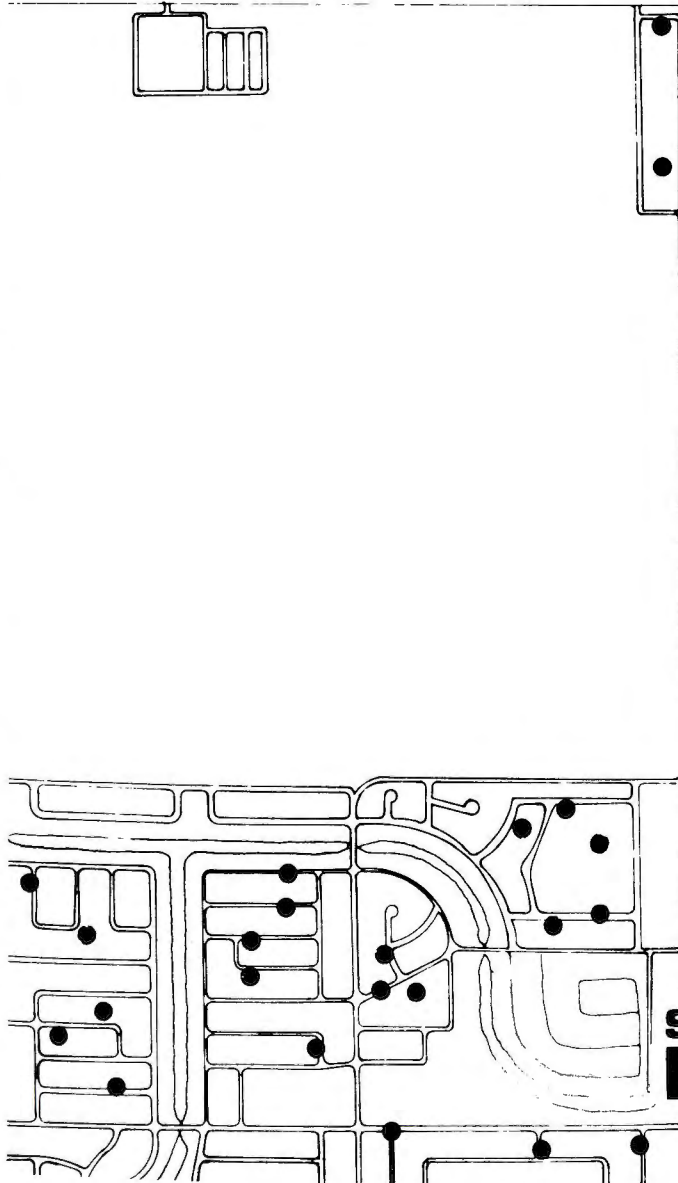
SW 117 AVE.

SW 107 AVE.

PARK SITE

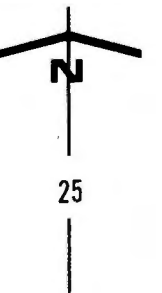
100 POPULATION

SW 24 ST (CORAL WAY)

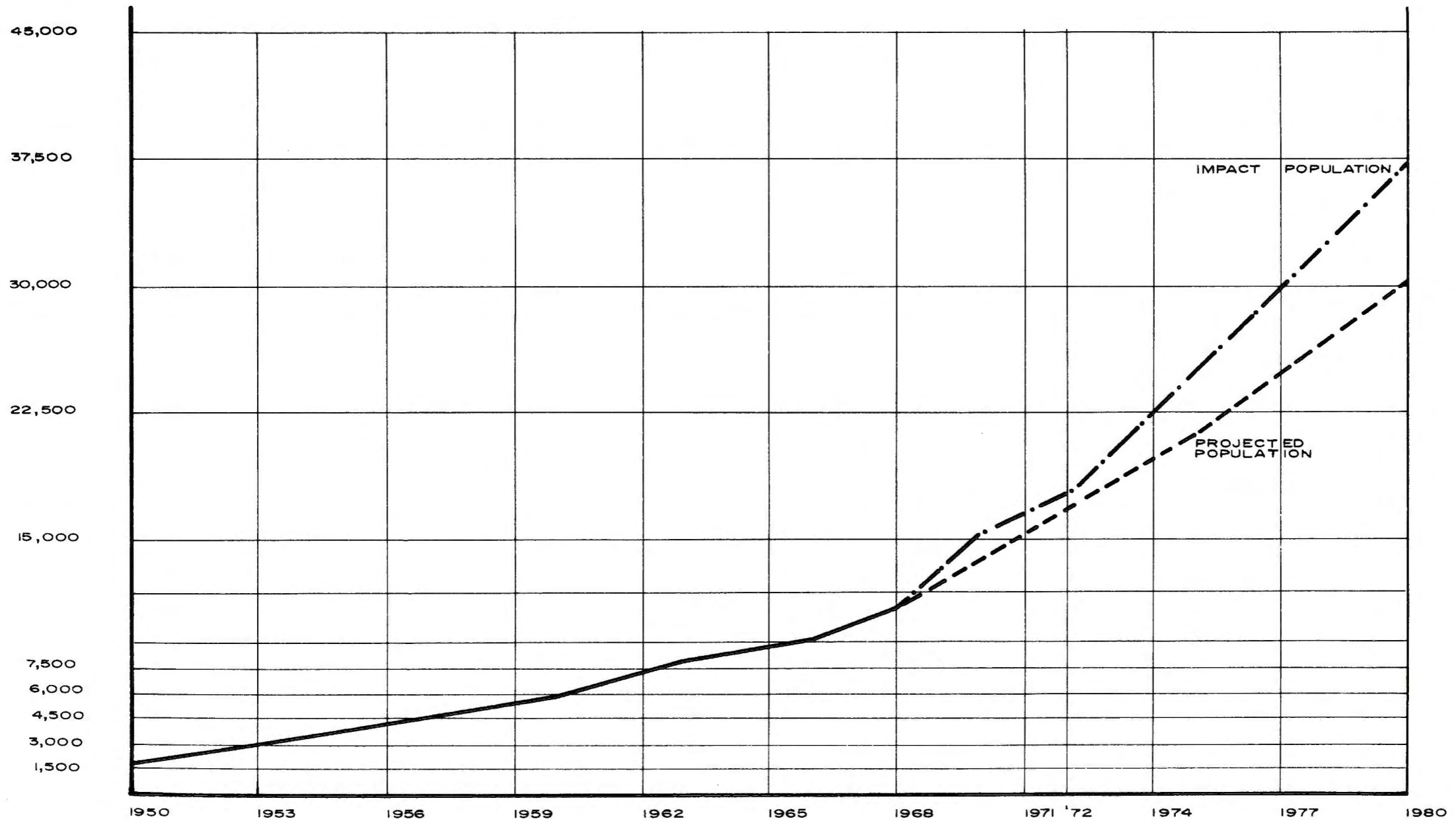


**STUDY DISTRICT
POPULATION DISTRIBUTION**

1" = 1,300'



STUDY DISTRICT POPULATION TRENDS



PART III

PART III

LAND USE PLAN

A. The Campus Plan

The concept behind the campus plan for FIU is that of a continuous spine reaching to the community at both ends. This spine, comprised of a very closely knit organization of courts and buildings, forms a campus of great imageability and offers contrasts with the surroundings. Tied to the idea of imageability is that of the University being a focal point, both from the highway and the surroundings. A strong imageability plus a community oriented organization of campus functions are part of a conscious attempt to generate community development which will make this campus not an island connected to the world by a network of highways, but an active entity of the community.

Links With The Community

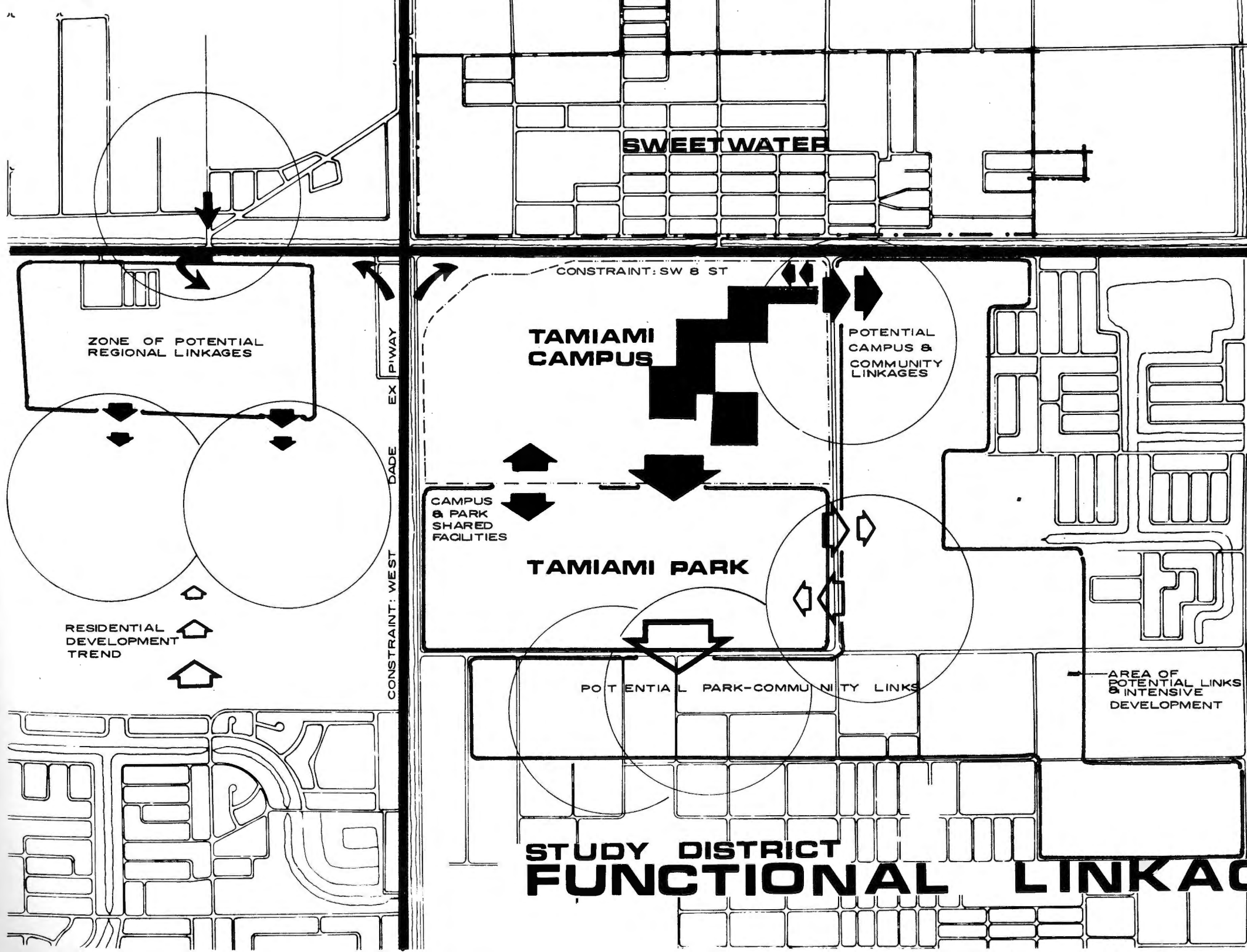
1. The University and the Tamiami Park will have as few boundaries as possible in order to allow for interaction between them. This interaction has the possibility of happening from the start through shared facilities, as parking and athletic facilities.

2. In order to generate private commercial development at points of linkage with the community, the University plan provides for controlled private development within the limits of the campus.

The idea of a cooperative venture between the University and business has been suggested in order to guarantee controlled development of the community.³¹

In a report on community development, the campus planners state: "These objectives can be accomplished as some sort of joint venture between the University or a creature thereof and various foundations and/or various layers of government and/or members of the business community".³²

In order to meet these objectives, the University must take the initiative by housing community functions on the campus, and promote the interest of business developers by means of feasibility studies and surveys.



SWEET WATER

CONSTRAINT: SW 8 ST

ZONE OF POTENTIAL REGIONAL LINKAGES

TAMIAMII CAMPUS

POTENTIAL CAMPUS & COMMUNITY LINKAGES

EX PIWAY
DADE
CONSTRAINT: WEST

CAMPUS & PARK SHARED FACILITIES

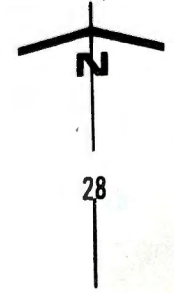
TAMIAMII PARK

RESIDENTIAL DEVELOPMENT TREND

POTENTIAL PARK-COMMUNITY LINKS

AREA OF POTENTIAL LINKS & INTENSIVE DEVELOPMENT

STUDY DISTRICT FUNCTIONAL LINKAGES



B. Community Planning Programs

Goals

Stated succinctly, these are the goals that must be achieved by a successful organization of the land use functions of this Study District:

1. The land use plan must meet the requirements for housing facilities, neighborhood and community services, that will enable the district to function efficiently.
2. The land use plan must reflect a symbolic relationship between the University, the Tamiami Park and the Community.
3. The plan must enable the formation of activity centers at focal points within the community, where interaction between different sectors of the community will be possible.
4. The plan must enable maximum accessibility to and from the Study District.
5. The plan must offer safe pedestrian links at the major activity zones.

Requirements

At 36,900, the district will have the population of about 7 fair sized neighborhood units. Therefore, according to the future population agglomeration, neighborhood services must be provided to these units, in addition to the urban and city facilities planned to serve the district.

1. Housing facilities: The housing demand for the period 1969-80 will be about 27,000. Considering a family average size of 3, considerably lower than the present one due to the expected influx of single students into the study district, some 9,000 housing units will have to be provided. These units must be flexible, and a varied range, from single family to multi-family units would be desirable to accommodate the heterogeneous population of the district.
2. Neighborhood facilities: These must include educational, outdoor, recreation, indoor social and cultural, as well as neighborhood shopping facilities. These facilities must be within walking distance from the residential areas of the district.

3. District facilities: Shopping centers, specialized health services, high school, and centers of employment must be provided to the district.³³

The district center must include "shopping centers and provisions for indoor recreational, social, cultural and religious facilities, falling midway between main urban centers and neighborhood centers. Shopping services such as large food markets, bakeries and delicatessens, haberdashery and dry goods, clothing and shoe repair shops, doctors and dentists' offices, branch bank and branch post office".³⁴

Required Acreage for Neighborhood and Community Facilities

Neighborhood shopping center size. For neighborhoods of 5,000 population, total area (including parking) 3 acres.³⁵

Land area of all neighborhood community facilities. For neighborhoods of 5,000 population:

Acres in School Site	2.20
Acres in Park	3.50
Acres in Playground	6.00
Acres in Shopping Center	3.00
Aggregate Area	16.60 acres ³⁶

Note: The aggregate area shown above is for one or two-family development. In the case of multi-family development, an aggregate area of 19.1 acres must be provided.³⁷

Community Shopping Center: For a community of 40,000 - 10-30 acres.³⁸

C. The Land Use Plan

Planning Criteria

1. The presence of canals and heavily travelled thoroughfares such as the Tamiami Trail and the West-Dade Expressway will demarcate clear functional zones.
2. These zones, due to their geographical location and to their particular characteristics will have their own mechanics and relate to the overall scheme on well differentiated modes.
3. Zone 1. The area to the north of the Tamiami Trail. This zone, comprised mostly by Sweetwater will be slow to change, and will make a conscious attempt to preserve their communal, independent character. Development for this zone has to be low keyed, never an overt attempt to change the status quo. Maintaining a low density residential pattern, services provided to the area should be sufficient to satisfy the internal mechanics of the community.
4. Zone 2. The area to the west of the West-Dade Expressway and south of the Trail. This zone is largely committed for development or already developed as low density residential. Since access to the area is from the Trail in a large degree, commercial centers of a community nature, geared to satisfy the needs of the surrounding population and of people commuting from larger radiuses, seems possible.
5. Zone 3. The area adjacent to the University and Park Sites, (East, Southeast and South). This zone will probably be the one where the maximum degree of interaction between University, park and community can be expected, and also desired. This will be due to the lack of physical barriers between these elements, and to the close proximity of undeveloped and uncommitted parcels of considerable size. Another factor promoting a high degree of interaction is the orientation of the campus plan towards this zone. The area seems fit to accommodate heavier densities, and will require large community facilities to satisfy its population and the commuter University population.

Alternative I

The basic concept of this scheme is the integration of high density apartment and compatible commercial settlements along axis of activity. These axis occur where pedestrian linkage between different functions is not hampered by excessive traffic conflicts, in this case, along S.W. 24 Street, (Coral Way) at the south of the Park Site, and along S.W. 107 Avenue, at the eastern boundary of the campus and the Park Site.

A 20 acre commercial facility (community) is provided at the intersection of S.W. 8 Street (Tamiami Trail) and S.W. 107 Avenue, to serve the University population, and the resident population of the zone.

An attempt is made to carry the spine of commercial activity across the Sweetwater bridge, by locating a neighborhood center along S. W. 107 Avenue in Sweetwater.

Apartment development is planned along the south and east boundaries of the Campus-Park site, with average densities of 100 persons/acre.

To the east and south the density tapers gradually to single family detached units. (8 persons/acre.)

A community-regional center is located along the Trail in Zone 2. This center is geared to satisfy the requirements of a large resident population, and of people arriving at the zone either through the Trail or through the Expressway interchange.

Alternative II

This scheme is characterized by an attempt to link the University to a large regional commercial facility (50 acres) which would satisfy both the demands of the University, resident population and people commuting from larger radiuses than the study area.

Small neighborhood facilities are provided, in closer proximity to denser areas, and centrally located in areas of low density. Medium density housing (100 persons/acre) is situated along the boundaries of the site in Zone 3.

Alternative III

This scheme intends to extend the influence

of the University on the community by bringing to close proximity of the campus, commercial and tourist facilities (hotel, theater, restaurant) adding thus, another hub of activity to the area.

Medium density developments are present along the eastern and southern boundaries of the University-Park site.

Neighborhood facilities are located in large degree along Coral Way, and also centrally in low density developments.

A regional center, similar to the one provided in Alternative I is located in Zone 2. This center would serve the demands of the resident population, and those commuting along the Expressway and/or the Trail, whereas, the Center at the east of the University would be University oriented.

Analysis and Conclusions

The scheme offered in Alternative I attempts to create an urban environment by combining residential usages with commercial and neighborhood facilities along focalized axes. One of the problems created by this sort of development along S.W. 107 Avenue would be the traffic jamming of this arterial at peak hours of school and commercial activity, since the student ingress-egress points are located on this street. Aside from this fact, the noise situation could be critical in regard to the apartments located along the strip. The volume of traffic along the Trail could be so heavy as to become a barrier for a continuous development from the University into Sweetwater along S.W. 107 Avenue.

Developing apartments (medium density) in the neighborhood of the campus and near green spaces will allow for the location of younger people, either related to the University, and young married couples with small children in this zone.

The commercial facility located west of the Expressway on the Trail is an asset of this scheme since, it would divert a

sizable amount of traffic from the desired interaction spots on the University limits.

The weakest point of the scheme is its failure to fulfill the accessibility and safety goals stated above. Among its positive points is the planning of a commercial facility near the University and geared toward the institution rather than the whole community.

Alternative II magnifies the traffic problem encountered by Alternative I, by locating a 50 acre regional facility in the immediate vicinity of the campus, along S.W. 107 Avenue.

The concept of creating small neighborhood centers in the middle of the low density residential zones instead of lining these along main arterials is sound, since it would alleviate traffic problems by maintaining local traffic volumes under control.

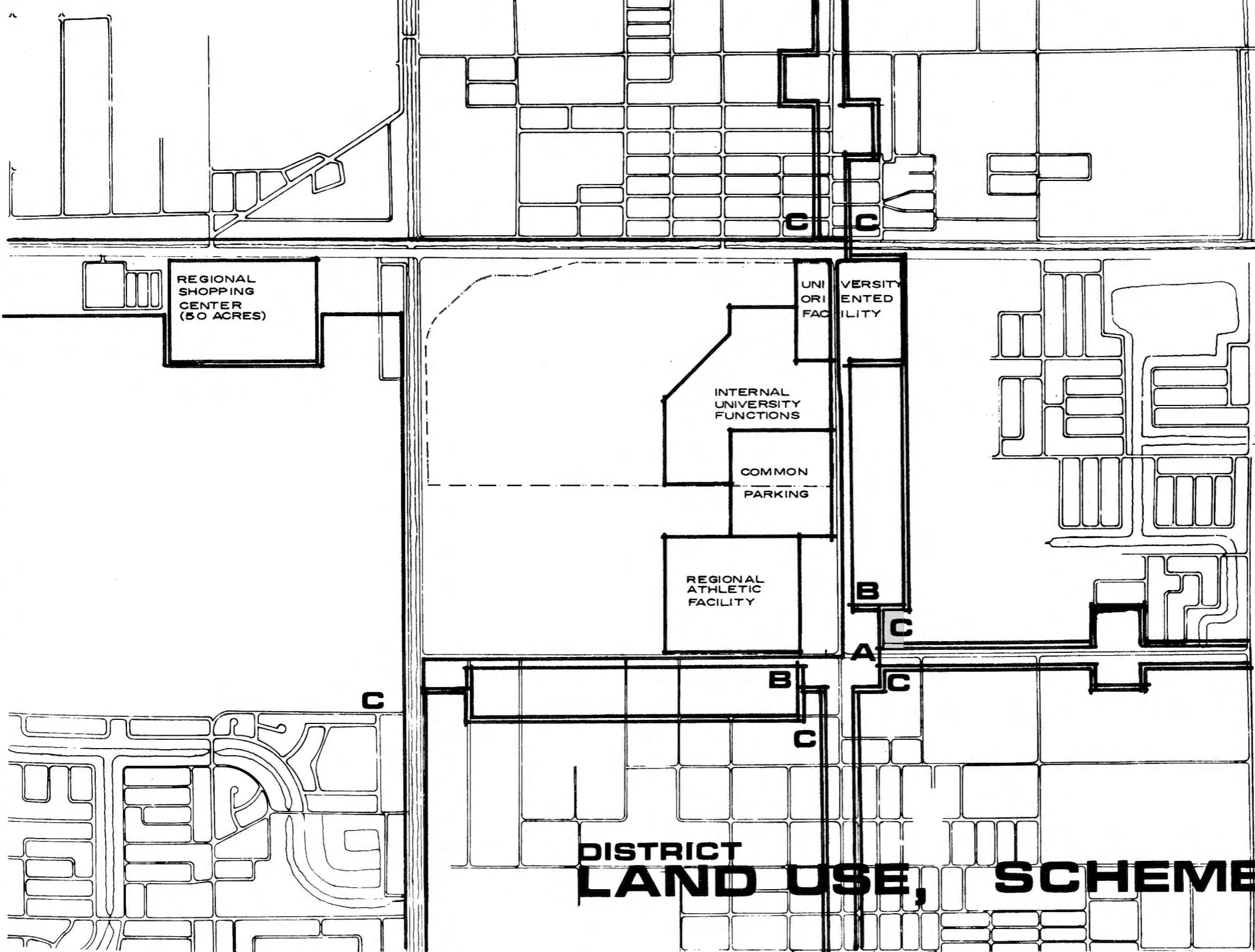
Alternative III sustains the idea of a community facility in the vicinity of the campus, but the usage of this facility would be promoted for the school community, and in general to University oriented visitors. The idea of a Hotel-Restaurant as an attraction of this area emphasizes

the semi-private character of the development, and prepares the University grounds to sustain large numbers of visitors, who would otherwise have to commute rather long distances to reach the campus.

The concept of the regional facility on the western side of the district, expressed in Alternative I is maintained in this scheme. By organizing small neighborhood facilities similarly to Scheme II, this alternative is successful as noted above. Alternatives I and II, although different in concept share similar shortcomings. Alternative III satisfies the stated goals, and requirements, and in general follows the planning criteria enunciated above.

It is just a beginning. To fully determine the success of the scheme the particulars of the facilities recommended have to be researched and feasibility studies conducted.

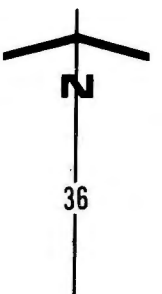
The Land Use Plan as outlined in the last Alternative will serve the University as long as it develops along the concepts of its Comprehensive Master Plan. It must be realized, however, that there are possibilities that the needs of the community which the community is serving may require changes in the University Master Plan. Hence, the land use planning for the surrounding area must remain flexible and open to the changing needs of the University and of the Community which it provides for.

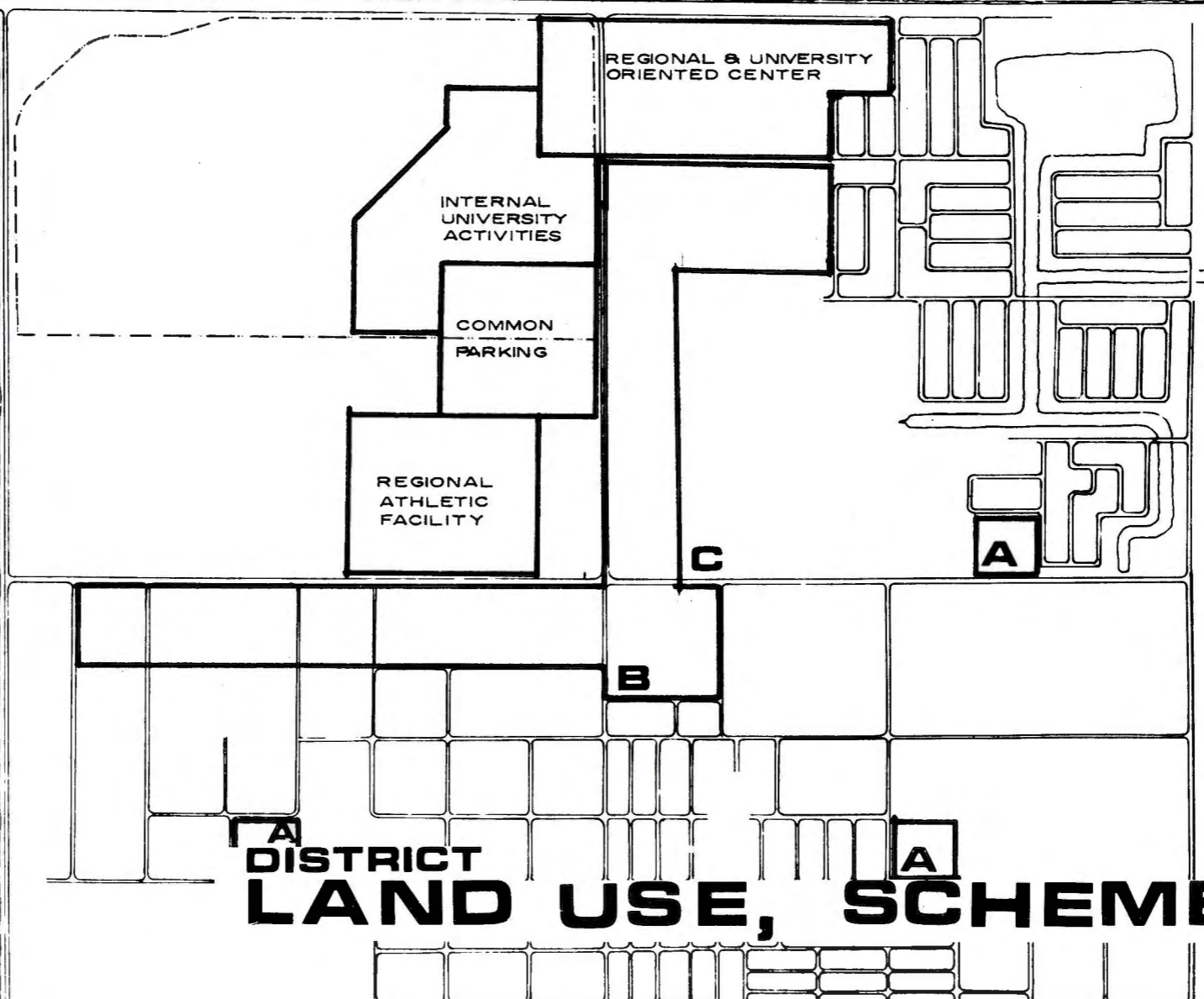
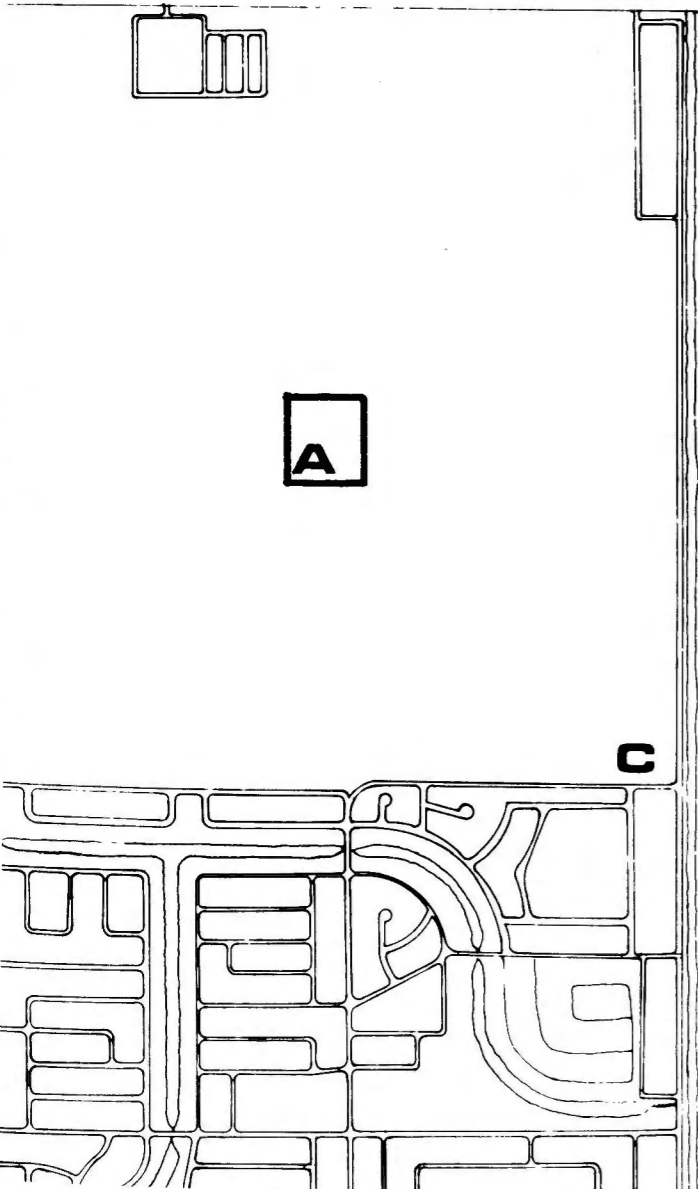
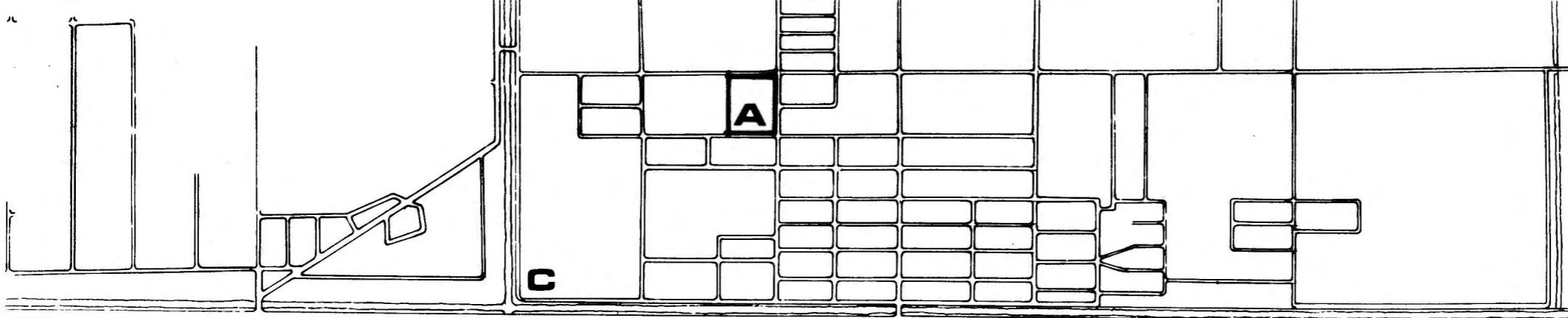


- KEY**
- A** BUSINESS
 - B** RES. MED. DENSITY
 - C** RES. LOW DENSITY

DISTRICT LAND USE, SCHEME 1

1" = 1,300'

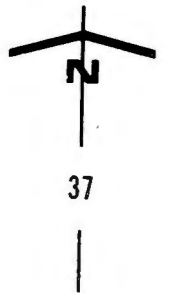


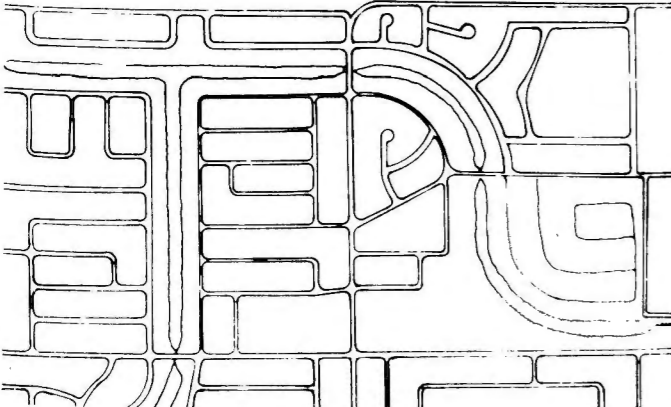
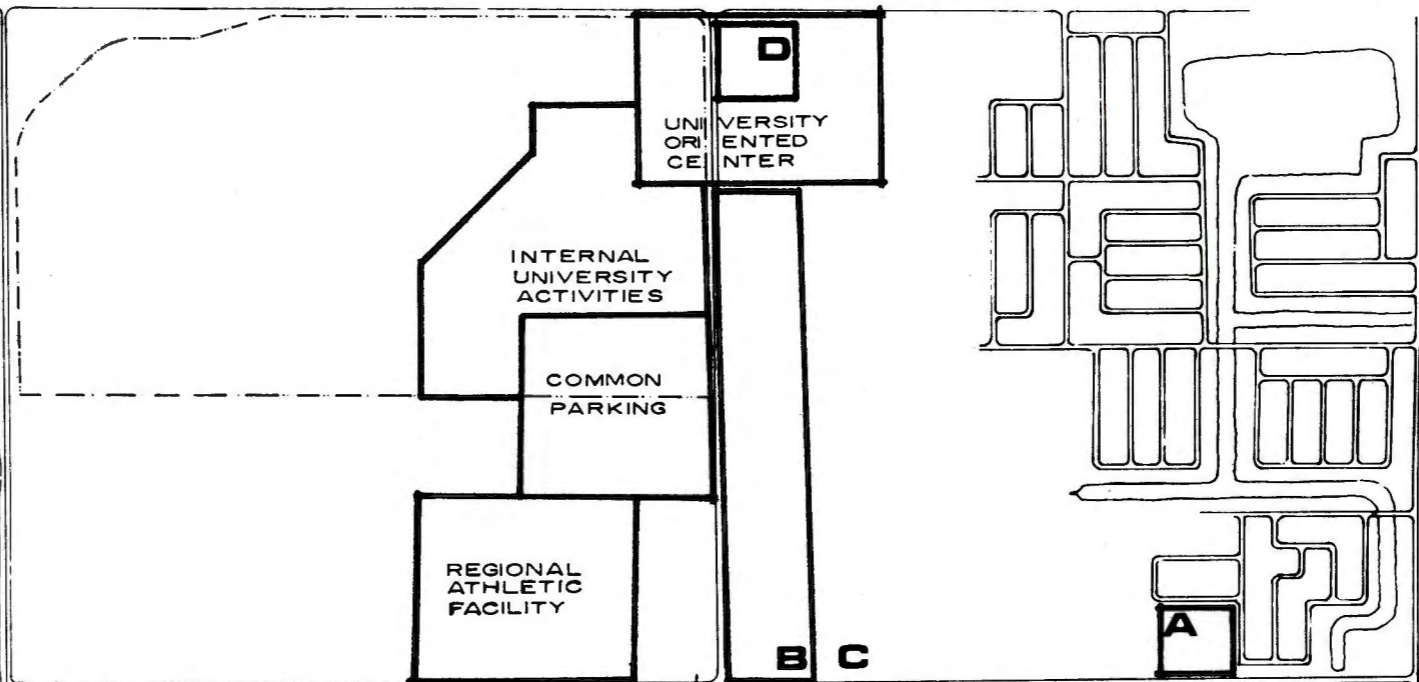
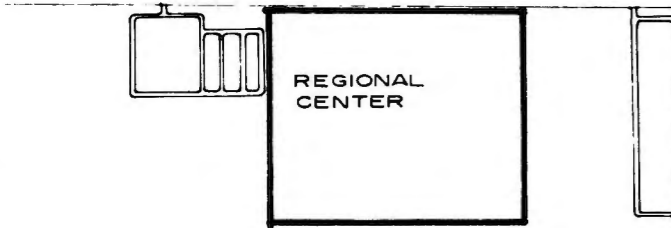
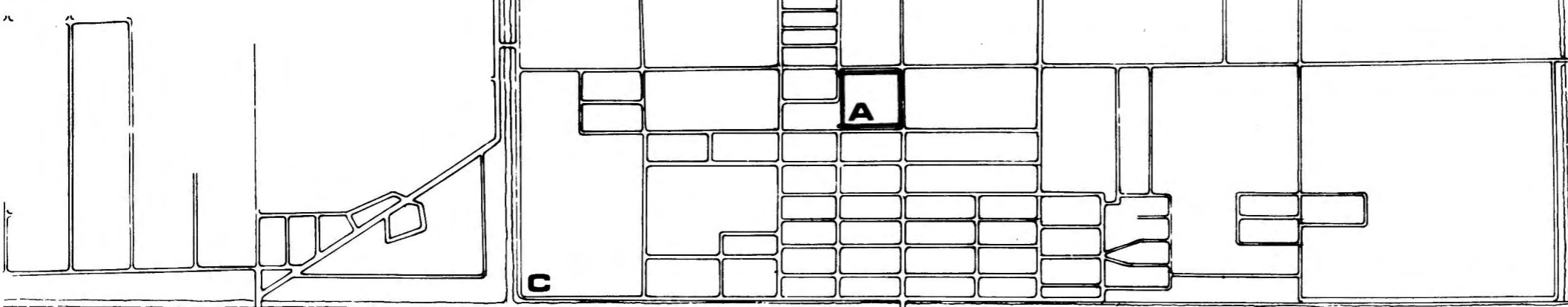


- KEY**
- A** NEIGHBORHOOD BUS.
 - B** RES. MED. DENSITY
 - C** RES. LOW DENSITY

DISTRICT LAND USE, SCHEME 2

1" = 1,300'

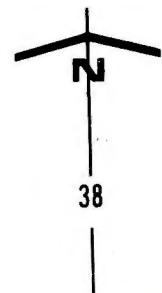




- KEY**
- A** NEIGHBORHOOD BUS.
 - B** RES. MED. DENSITY
 - C** RES. LOW DENSITY
 - D** RES. TOURIST

**DISTRICT
LAND USE, SCHEME 3**

1" = 1,300'



APPENDIX I

ZONING DISTRICTS

RU-1 Single Family Residential
RU-2 Two Family Residential
RU-TH Townhouse
RU-3 Four Unit Apartment
RU-3M Minimum Apt. House - 12.9 units/acre
RU-3B Bungalow Courts
RU-4L Limited Apt. House - 23 units/acre
RU-4M Modified Apt. Ho. - 35.9 units/acre
RU-4 Apartments and Hotels
RU-4A Motels and Bungalow Villas
RU-5 Semi-professional Offices & Apts.
RU-5A Semi-professional Offices
EU-M Single Family - $\frac{1}{2}$ acre

EU-S Single Family - $\frac{3}{4}$ acre
EU-1 Single Family - 1 acre
EU-1C Single Family $2\frac{1}{2}$ acres
EU-2 Single Family 5 acres
BU-1 Business - Neighborhood
BU-1A Business - Medium (Oil Station)
BU-2 Business Medium (Liquor)
BU-3 Business - Libérale (Wholesale)
IU-1 Industry - Light
IU-2 Industry - Heavy
IU-3 Industry - Unlimited
IU-C Industry - Controlled
KU Arts & Crafts
AU Agricultural
GU Interim - Awaiting specific zoning

APPENDIX II

Illustrations Sources

1. Population Trends. Dade County Florida.
 - a. Metropolitan Dade County Florida. Population & Housing, 1958, 1960-66, per census tracts.
 - b. Metropolitan Dade County Planning Dept. Traffic Zone Characteristics, Community Shelter Planning. Jan 1968.
 - c. Metropolitan Dade County, Planning Dept. Planning Projections, 1960-85.
2. Dade County Florida. Population and Cultural Resources. Metropolitan Dade County Florida, General Land Use Master Plan.
3. Dade County, Florida. Student Population Distribution.
 - a. Dade Junior College-North Campus. Registration Statistics. Student Distribution by Zip Codes Zones. Sept. 1969.
 - b. Dade Junior College-South Campus. Registration Statistics. Student Distribution by Zip Code Zones.
4. Dade County, Florida. Project Student Trips.
 - a. See 2 and 3 above.
 - b. Metropolitan Dade County Florida. Present Road Network.
 - c. 1969-70 State Highway Programs-Dade County Public Works Dept. (1969-75 programs).
5. Studey District, Existing Zoning. Dade County Engineering Dept. Dade County Florida Zoning Maps.
6. Study District, Status of Land Development.
 - a. See 5 above.
 - b. Aerial photographs of District.
 - c. Windshield survey of major arterials.
7. Study District - Existing Road Network. Dade County Fla. Road Network, 1968.
8. Study District Future Road Network.
 - a. See 4c above.
 - b. Personnel communication.
9. Study District-Parcel Ownership Patterns. Dade County Engineering Dept., Ownership parcel maps.
10. Dade Junior College-North Campus, Community Population Trends. See 1a above.
11. Dade Junior College-South Campus, Community Population Trends. See 1a above.
12. Study District - Population Trends.
 - a. See 6b above.
 - b. See 1 above.
13. Study District -- Population Trends.. See 1 above.

FOOTNOTES

1. Hugh O. Nourse, Regional Economics. A study in the economic structure, stability and growth of regions; McGraw-Hill, 1968, p. 221.
2. Planning for a New State Institution of Higher Learning in Dade County, Florida. State University System of Florida, Office of the Florida Board of Regents, Tallahassee, October 1968, p. 3.
3. Ibid, p. 3.
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6. Dade Junior College. Registration Statistics, 1969-70, Fall Term.
7. Tamiami Park Area Study. Prepared by Metropolitan Dade County Planning Department, Sept. 1968, p. 1.
Dade County Engineering Dept., Dade County Fla. Zoning Maps.
8. For a key to abbreviations see Appendix I.
9. Tamiami Park Area Study. pp. 1-2. Also, aerial and windshield survey of the Study District.
10. Personnel communication.
11. Ibid.

12. 1969 State Highway Program, p. 51.
13. Ibid, p. 93.
14. Personal communication.
15. Greeley & Hansen-Connell Associates, Inc. Feasibility Study Water and Sewerage Facilities for the West Dade Area, for Metropolitan Dade County, Florida, Public Works Dept., May 1969.
16. On Dec. 22, 1969, the Water and Sewer Board held a hearing on the matter. At the present time, no decision had been made.
17. Tamiami Park Area Study, p. 3.
18. Ibid, p.4.
19. Metropolitan Dade County, Planning Dept., Population Data Per Census Tract.
20. Ibid.
21. Ibid.
22. Ibid.
23. Ibid.

24. Metropolitan Dade County, Planning Dept. Population & Housing Characteristics Per Traffic Zones, 1968.
25. Metropolitan Dade County, Planning Dept. Population & Housing.
26. Ibid.
27. Dade Junior College-North Campus, Registration Data, 1969.
28. Dade Junior College-North Campus, Student Population Distribution by Zip Code Zones.
29. Dade Junior College-South Campus, Registration Data, 1969.
30. Dade Junior College-South Campus, Student Population Distribution by Zip Code Zones.
31. Greenleaf/Telesca, Planners, Architects, Engineers. Florida International University - A Cooperative Venture.
32. Ibid.
33. Planning the Neighborhood, American Public Health Association Committee on the Hygiene of Housing, Public Administration Service, 1960.
34. Ibid, p. 14.
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37. Ibid, p. 53.
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