



SOUTH MIAMI

PLACEMAKING, BRANDING & URBAN DESIGN

EXISTING CONDITIONS ANALYSIS
OCTOBER 9, 2024

CHALLENGES & NEEDS

SUMMARY & OPPORTUNITIES ASSESSMENT

CONCLUSION

The in-depth examination of the existing built environment, transportation infrastructure, land use patterns, demographic data, and socio-economic attributes provided in this report will serve as a guide to revitalize the area into a dynamic hub that offers a variety of transportation options, provides inviting spaces that encourage both residents and visitors to invest their time and resources, thereby enhancing the overall community experience.

CHALLENGES & NEEDS

The City of South Miami will meet existing and future needs of the Hometown District. How these challenges are addressed will shape how people live, work, and visit this community.

What are the current challenges and needs? The list below captures the key challenges and needs identified in the study area. The project team arrived to this list through field review observation and technical analysis.



STREETSCAPE ELEMENTS, PLACEMAKING AND BUILT FORM

Improved placemaking and comfort conditions. The segment of Sunset Dr. West of US-1 provides an average to low pedestrian experience due to few active ground floor uses and a lack of cohesive built form that engages the street.

Need for streetscape to incorporate sustainability considerations and increase tree plantings in areas with limited canopy to mitigate heat island effect and adapt to climate change. The areas East of US-1 are experiencing increased temperatures as a result to higher building density and impervious surfaces.

Increased beautification and placemaking. On sunset Dr west of us 1, scarce on-street parking and uninviting street frontages result in lower foot traffic and diminished sense of place. Furthermore, consistency across street furnishings such as trash receptacles, benches and bus stops can reduce visual clutter and enhance the area's aesthetic appeal.

Need to take action and implement policy that has been recently adopted to improve conditions in the area. Policy that advocates for street designs that prioritize safety, accessibility, green infrastructure, and a mix of land uses to create inviting pedestrian friendly streetscapes that align with the vision of south miami is in place. Efforts must be made to implement this vision for enhanced connectivity, promote active transportation and foster a sustainable and livable urban environment.



ACCESS & CONNECTIVITY

Increased multimodal network connectivity for increased access to transit, community destinations and amenities.

There is no dedicated bicycle infrastructure along sunset dr. the area predominantly features lanes where cyclists share the road with vehicles. This lack of dedicated infrastructure results in unsafe conditions for cyclists, discouraging many potential users.



SAFETY AND TRAFFIC OPERATIONS

Increased safety for all modes, especially at intersections. Over the past five years there have been 401 crashes along sunset Dr, of which one (1) resulted in a fatality and 360 resulted in serious injuries.

Management of traffic speeds. The 85th percentile speed along sunset Dr is 30 MPH, which is 5 MPH over the posted speed limit.

Increased safe pedestrian crossing opportunities. Approximately 80% of pedestrian crossings were identified as low visibility. Additionally, many intersections are missing detection warning strips, curb cuts or crosswalk striping.



GROWTH MANAGEMENT AND ECONOMIC DEVELOPMENT

Increased local customer base within 5 miles with stronger marketing strategies and brand positioning. 30% of visitors live within 3 miles and the majority of visitors are frequent customers.

Leverage market demand through redevelopment activity. Foster the opportunity to meet the demand for additional retail and restaurant space and additional residential units.

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