



TODAY & TOMORROW

HISTORY | For the last three decades, the Florida Department of Transportation has explored reconstructing the I-395 overpass to improve mobility and create new open space.



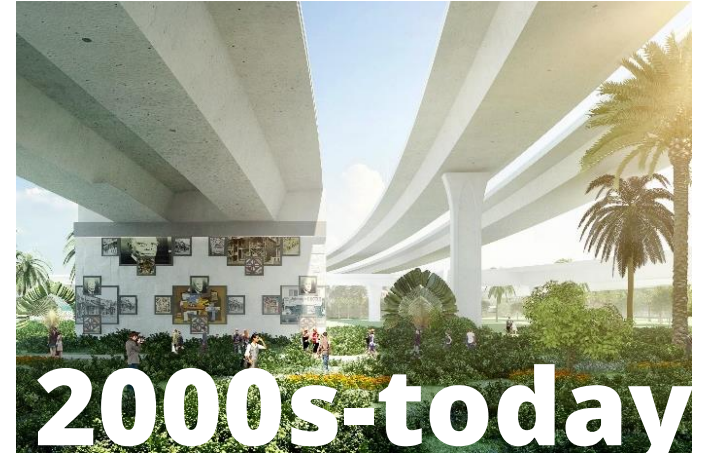
1960s

FDOT builds **largescale expressways**, dividing neighborhoods.



1990s-2017

FDOT explores **reconstructing the expressway** and in 2016 requests design-build proposals, selecting **Archer-Western-de Moya Joint Venture**.



2000s-today

Early design work considers an **open space below the expressway**, which is formalized in FDOT's design-build RFP. In 2018, FDOT and the City of Miami execute an **MOU** to develop the Underdeck, as the City will operate the future space.

HISTORY | The vision for the I-395 Underdeck is based on decades of prior planning and design work and is informed by significant neighborhood-level planning adjacent to the site.

UNDERDECK PLANS



Florida Department of Transportation
District 6

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 Midtown
Interchange (SR 836/I-395/I-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 429500-2-52-01 (F.A.P. 0951-685-2), I-95 SB to
SR-836 WB Connector 423126-2-52-01, MDX 423126-1-52-01, Miami Dade Water &
Sewer 251688-1-56-02

MDX Work Program Number: 83611

Contract Number: E-6155



AREA PLANS



HISTORY | The Underdeck project builds on the results of a significant, and ongoing, public engagement process led by FDOT and the design-build joint venture.



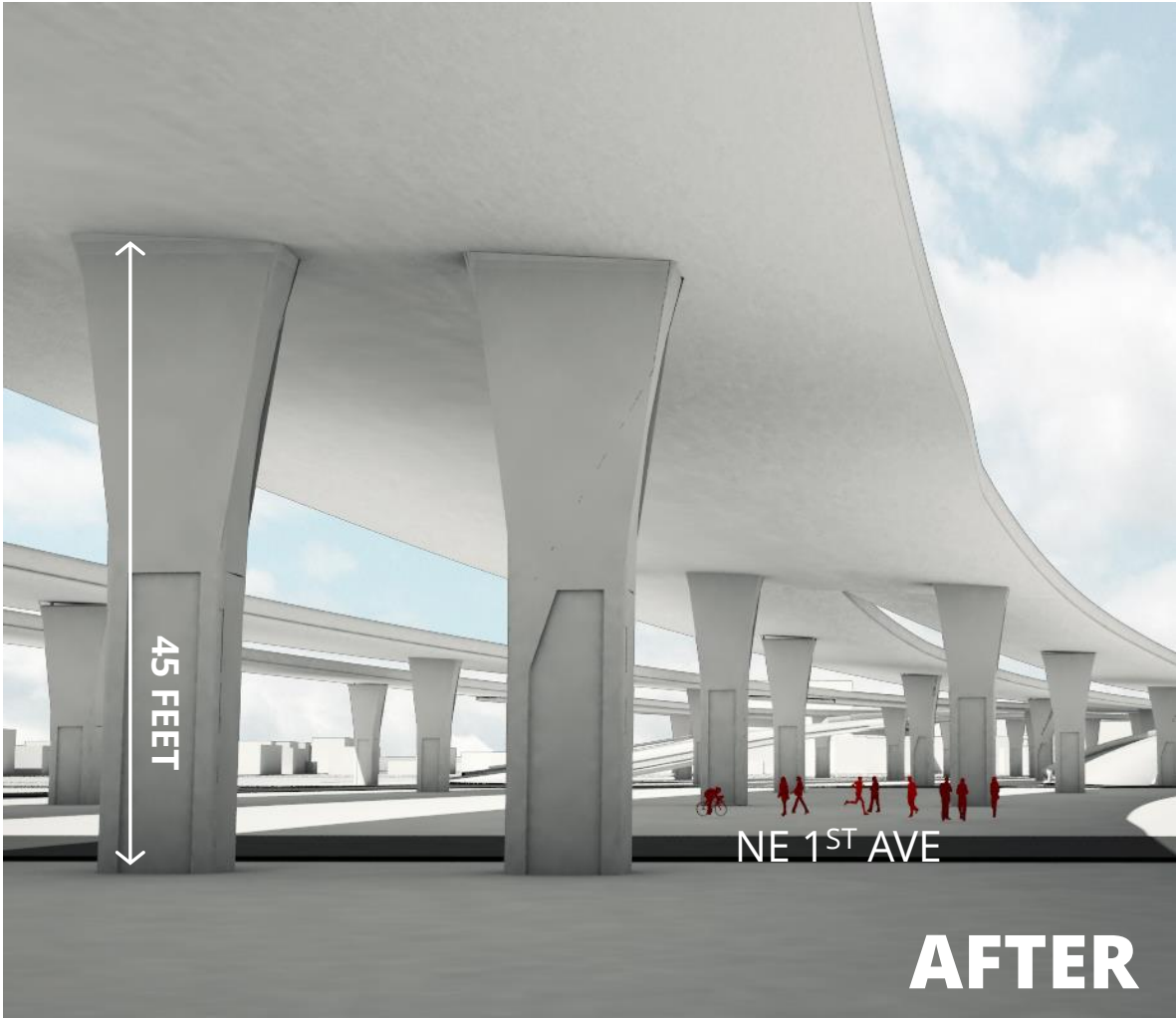
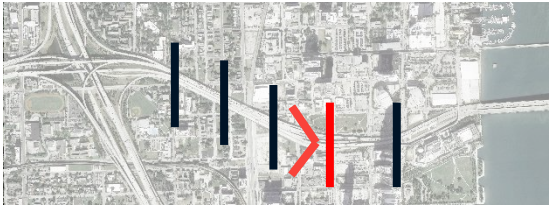
CONDITION | Reconstruction of I-395 will significantly improve the physical condition of the area below the Interstate.

GREATER HEIGHT & VOLUME

REDUCED COLUMN COUNT

INCREASED LIGHT & AIR

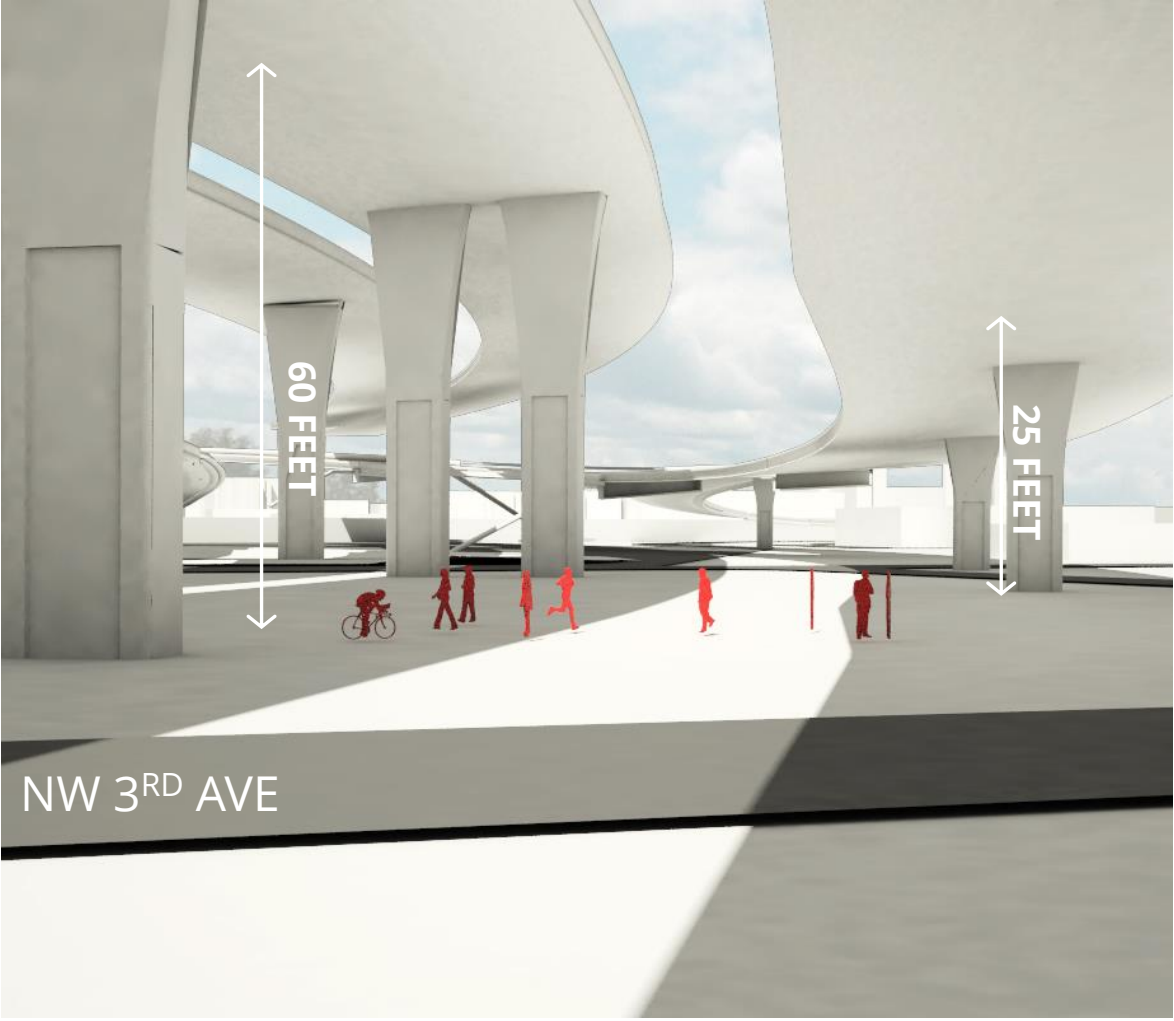
CONDITION | NE 1st AVENUE



CONDITION | NW 1st AVENUE



CONDITION | NW 3rd AVENUE



BENEFITS | The Underdeck project will retain key benefits envisioned in past plans, including performance spaces, water features, market areas, and improved connectivity.



INTENT

INTENT | As the City will adopt the Underdeck once constructed, visionary programming and design must be balanced with a strategic operating model for its long-term success.



VISION

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



PROGRAM

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



DESIGN

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



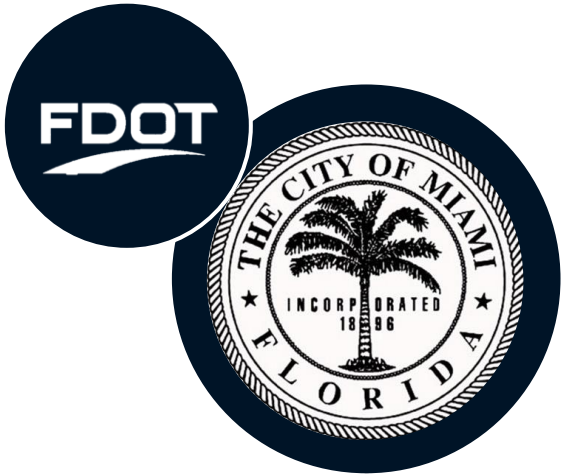
BUSINESS FRAMEWORK

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 will distill ideas into a cohesive vision and concept plan for integration with FDOT’s plans over the next 12 months.



DDA
SEOPW
CRA
OMNI
CRA



CHARETTE | The Vision Phase is defined by a four-day charrette which gave the team a chance to learn, explore, and affirm a vision for the Underdeck.



CHARRETTE

The Charrette created an opportunity to **convene stakeholders, project partners, and the team** to ensure the preliminary concept plan is informed by local stakeholders' priorities and ideas.

WHAT WE HEARD

INPUT | During the Charrette, the team conducted more than 35 interviews with 50 individuals and continues to connect with more stakeholders.

+50

STAKEHOLDERS

+35

ORGANIZATIONS



INPUT | Stakeholders' vision for the Underdeck emphasized that it should be democratic and flexible, while representing Miami's diversity to draw visitors from around the world.

A PLACE FOR EVERYONE

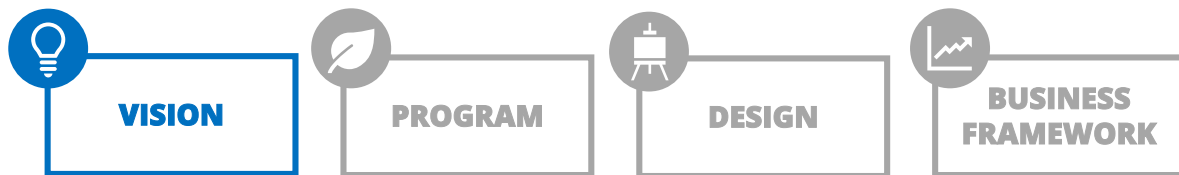
**Welcoming
Approachable
Equitable
Community**

INSPIRE & CELEBRATE

**Diversity
Culture & heritage
Curiosity
Authentic
Open to change**

A SIGNATURE DESTINATION

**Global destination
Must-see
Wow**



INPUT | Stakeholders expressed interest in a program that creates a dynamic and activated place that meets the needs of both local and visiting users.

**CULTURE &
HERITAGE**

Music
Food
Public art
Dance
Performance
Gathering

FAMILY

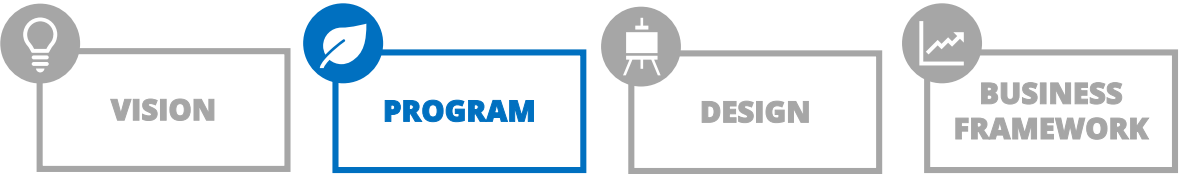
Play areas
Splash pads
Dog parks

**FITNESS &
RECREATION**

Biking
Walking
Futsal
Multi-use courts
Skate park
Pump track

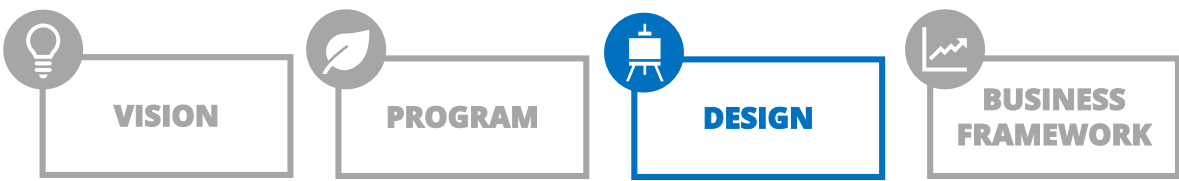
**FOOD &
MARKETS**

Healthy foods
Community gardens
Restaurant
Farmer’s market
Food trucks
Incubators

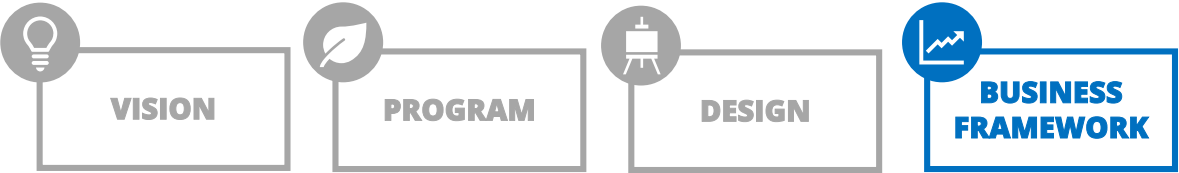


INPUT | Stakeholders emphasized the opportunity for shade and greenery with the Underdeck’s design, and connections to other assets throughout the city.

LANDSCAPE	CONNECTIVITY	RESILIENCE	SAFETY
Shade	Waterfront	Sustainability	Activity
Greenery	Neighborhoods	Stormwater reuse	Lighting
Water	Cultural institutions	Bioswales	Street crossings
Native plants	Miami Loop		Visibility
Variety	Downtown parks		



INPUT | Stakeholders recognize that the Underdeck can be avenue for economic development and understand that its success requires a sustainable operating model.



VISION

**OPEN SPACE
AS A PLATFORM
TO....**



BRING PEOPLE TOGETHER

A social space for all of Miami to gather and celebrate



EXPERIENCE TRADITION

Bring diverse cultures and communities together to experience Miami's rich heritage





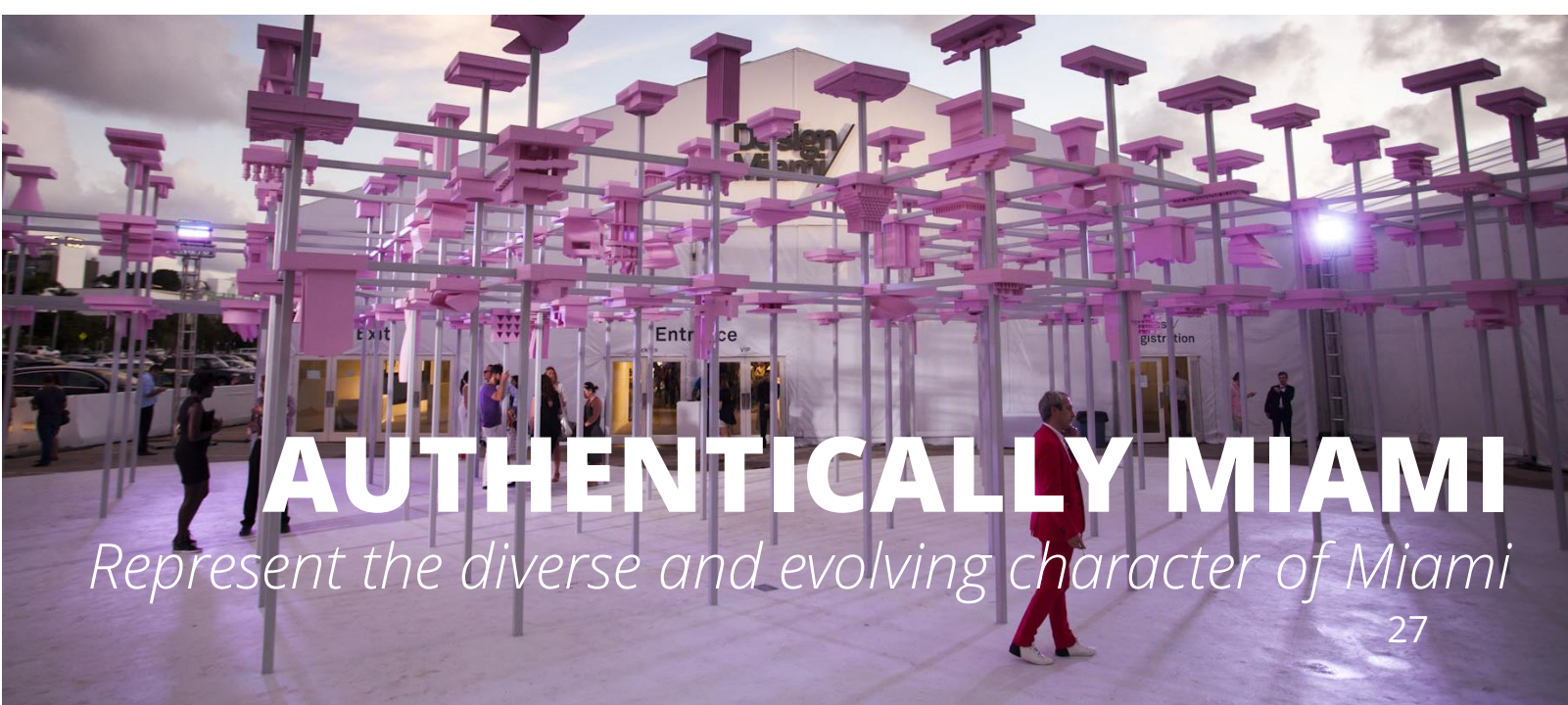
INCITE CURIOSITY

Design and programming to create exciting and unexpected experiences

CREATE OPPORTUNITY

Leverage the Underdeck to create economic opportunity



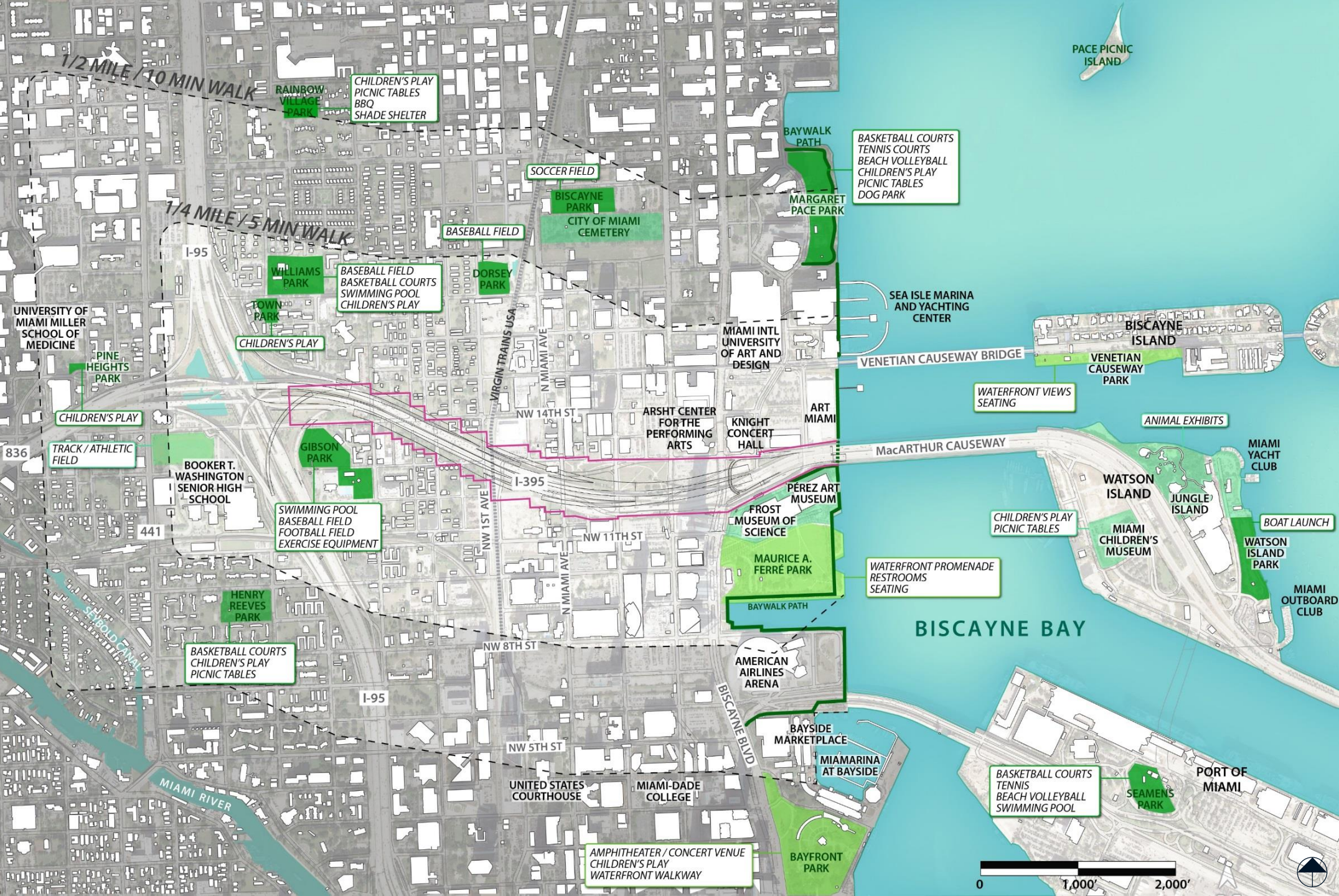


AUTHENTICALLY MIAMI

Represent the diverse and evolving character of Miami

OPPORTUNITY

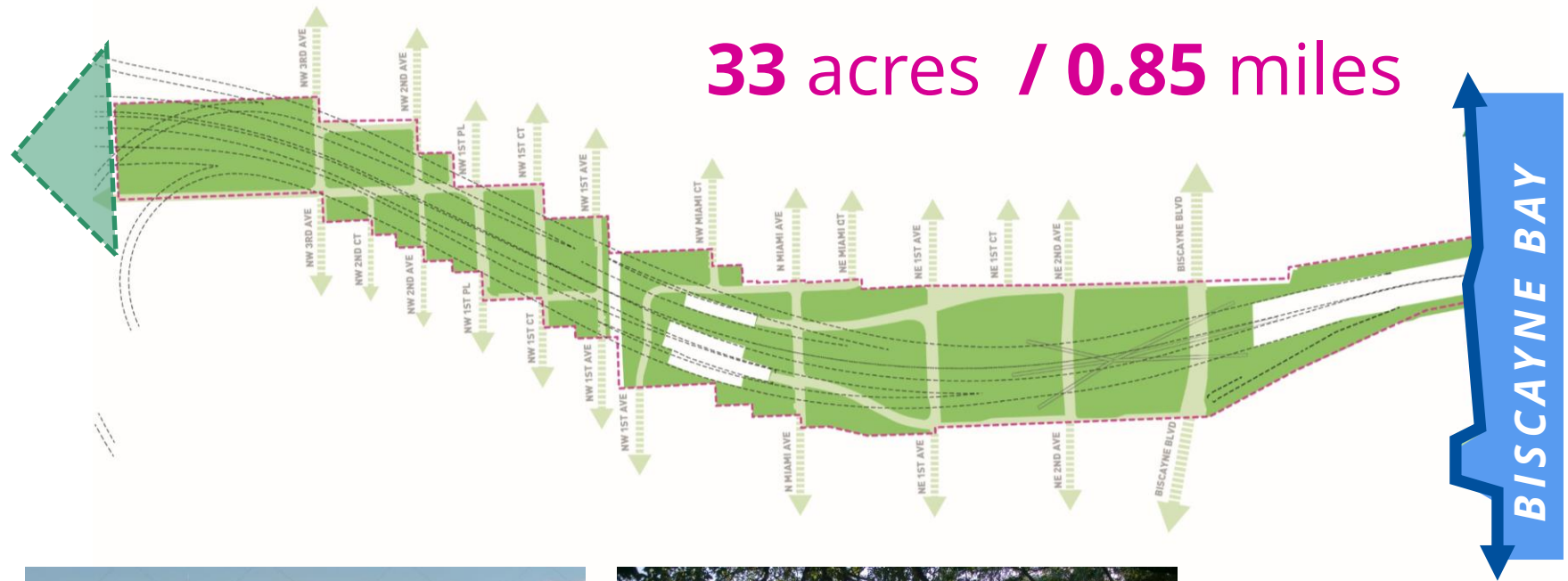
OPEN SPACE CONTEXT 'Underdeck' Site



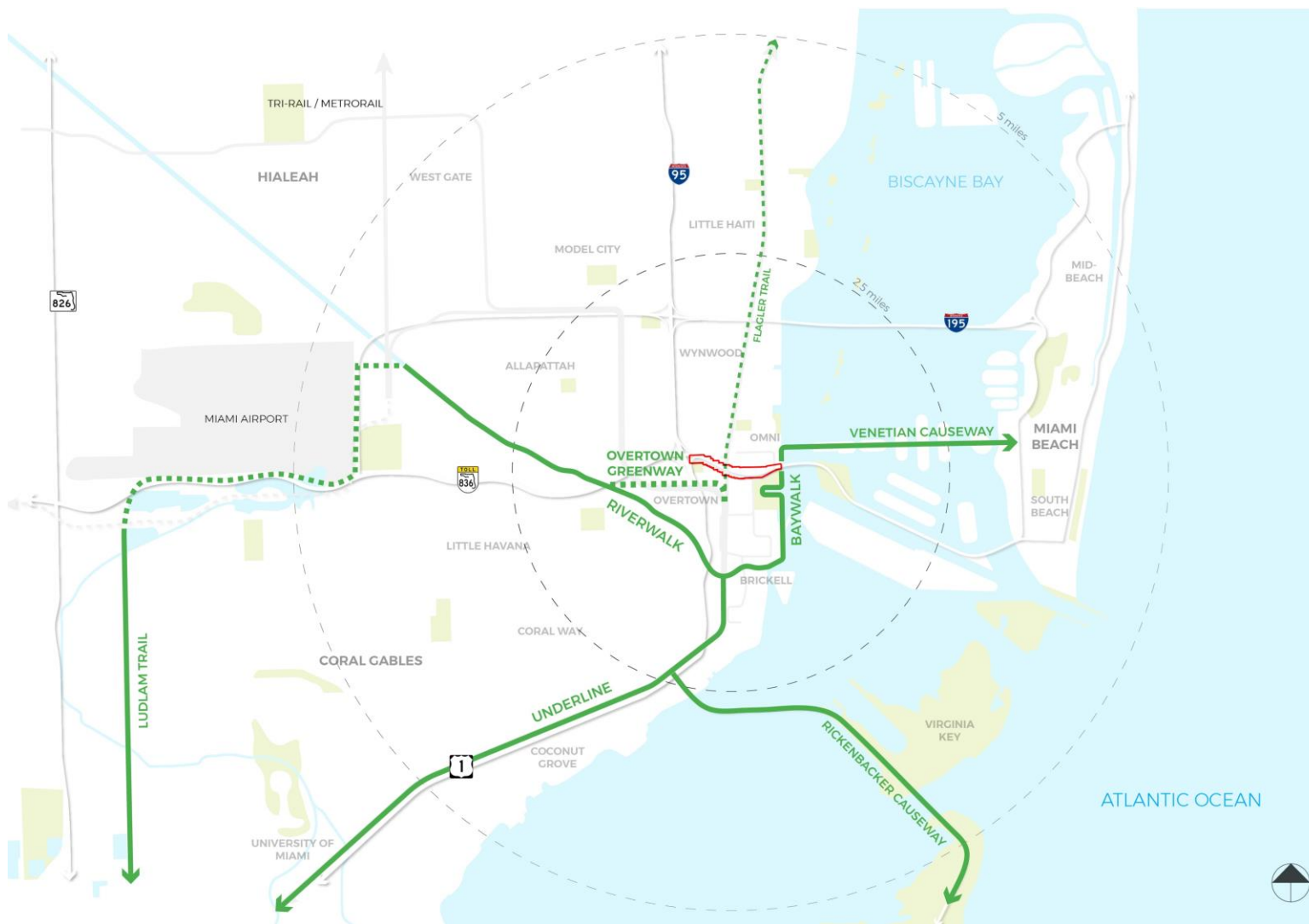
Open Space Programming

- Active Programming
- Passive Programming
- Private Open Space

OPPORTUNITY | The Underdeck can become Miami's legacy landscape, a signature green area that defines the future of open space in the city.



OPPORTUNITY | The Underdeck will be a critical connection in the regional greenway network, closing the 225-mile Miami Loop.



The Miami Loop: 225 miles

-  Existing
 Proposed / Under Construction

OPPORTUNITY | The vision for the Underdeck can leverage past planning work, while broadening the scope and impact of the new open space to maximize its potential.

PROGRAMMING

The Underdeck can be programmed with a variety of active uses, such as:

Markets & Pop-ups

Sports & Recreation

Arts & Culture

All Ages & Abilities

DESIGN

The Underdeck can innovate on design elements to create a unique and united place:

Green Landscape

Rail Crossing

Pedestrian Bridge

Economic Opportunities

CONNECTIVITY

The Underdeck can plan at a larger scale to consider potential new connections:

Neighborhood Connections

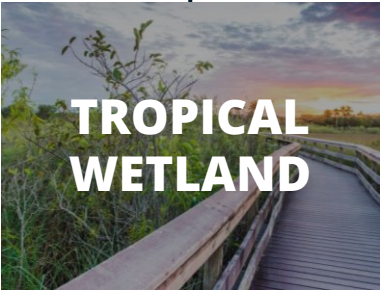
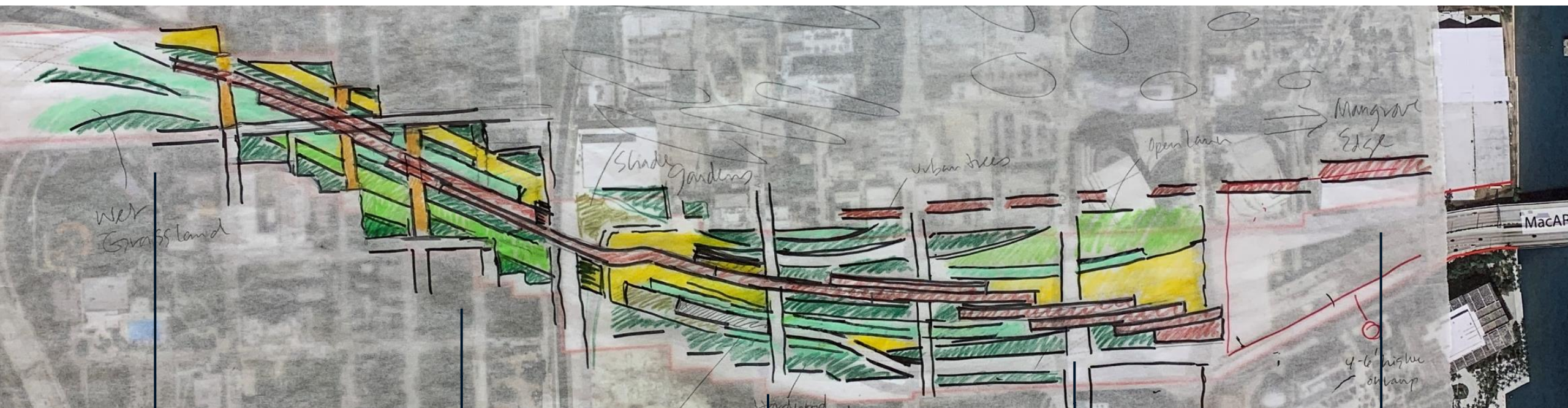
The Baywalk

I-95 Interchange

Transit & Mobility

SETTING THE STAGE

SETTING THE STAGE | The Underdeck can use a variety of native landscapes to create a platform for the expression of heritage.



**TROPICAL
WETLAND**



**SHADY
GARDENS**



**HARDWOOD
HAMMOCK**



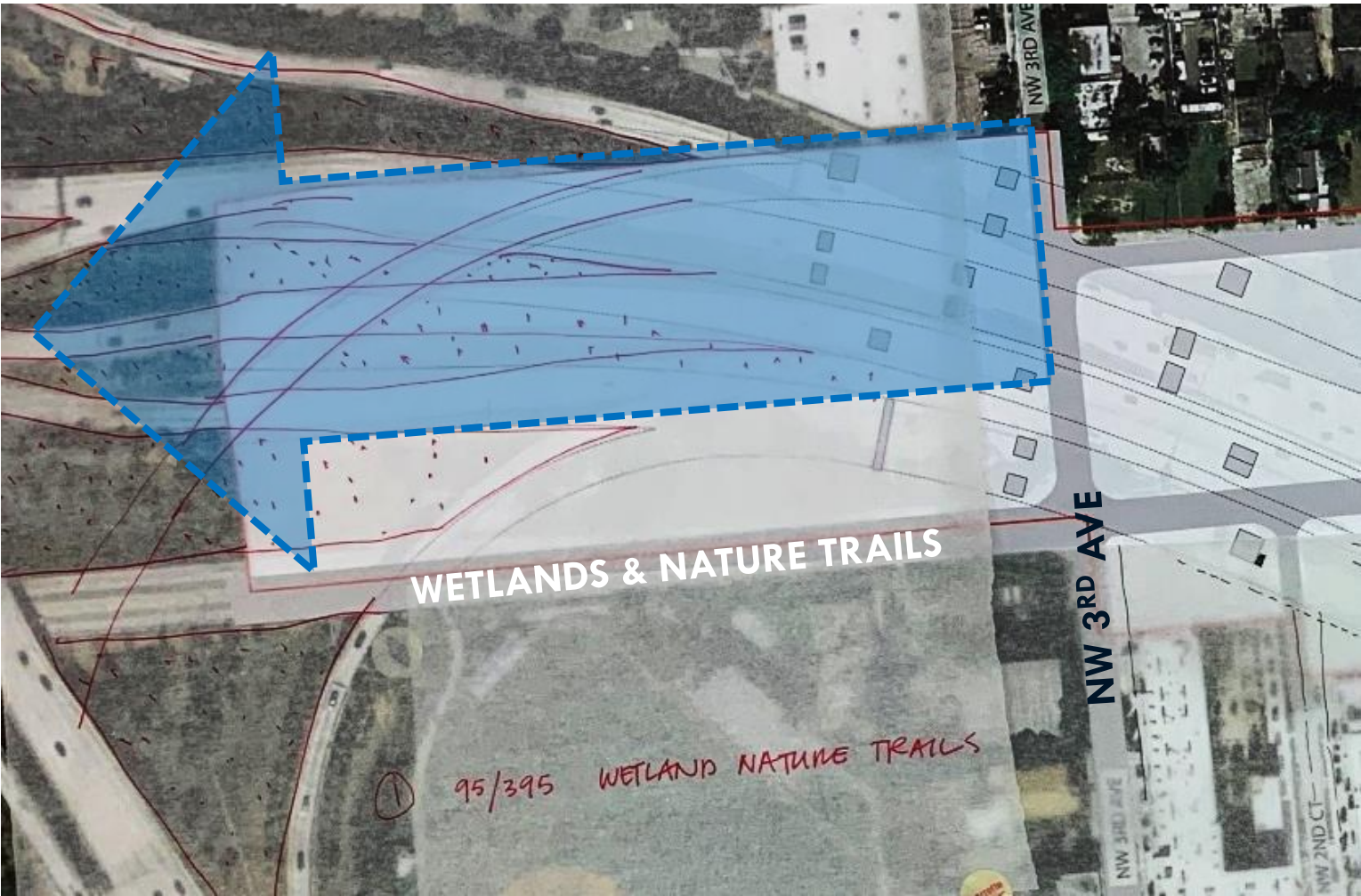
**PALM
GROVES**



**MANGROVE
FOREST**

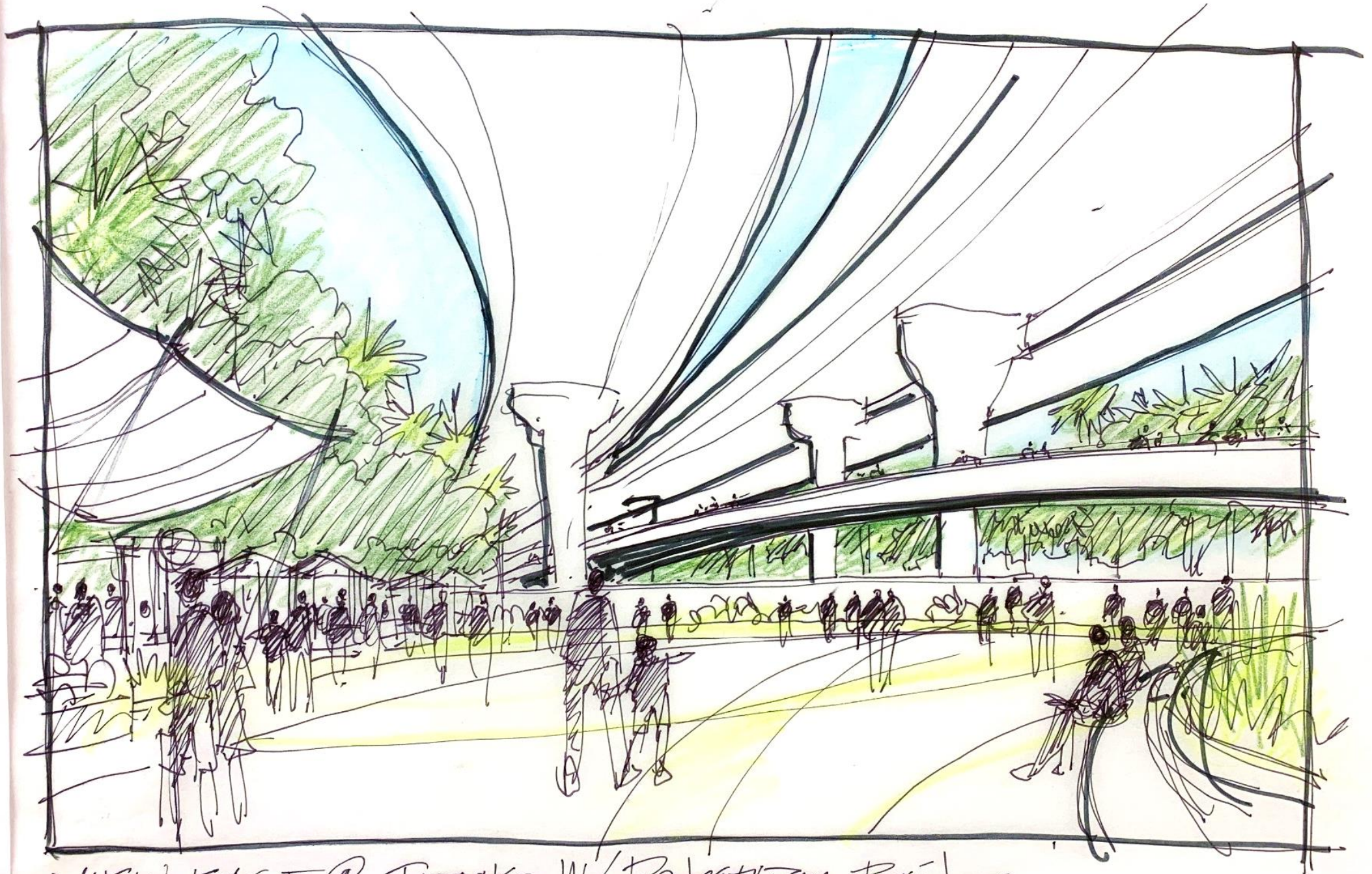
MOMENTS

MOMENTS | At the I-95/I-395 interchange, there is an opportunity to mitigate the challenges created by the interchange through ecological improvements and nature trails.



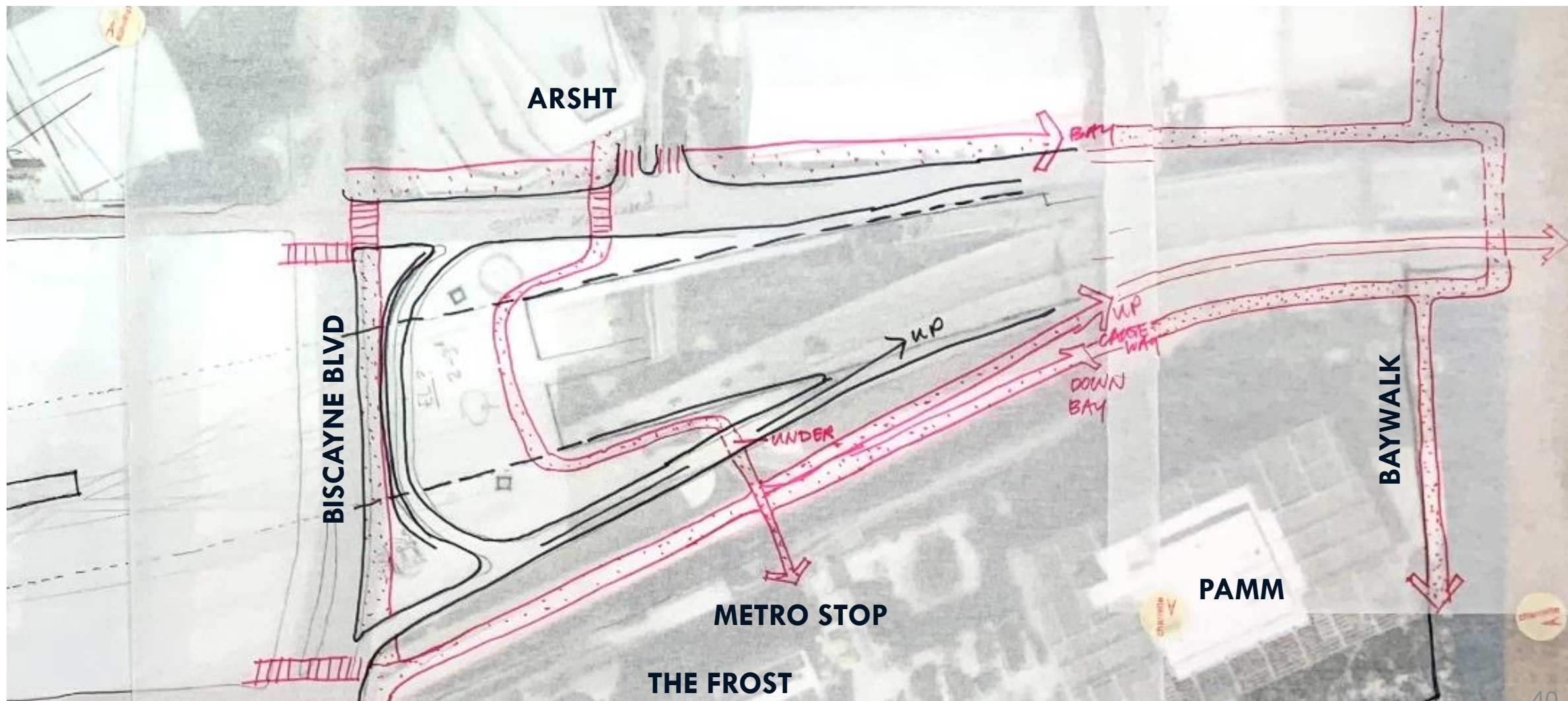
MOMENTS | At the FEC crossing, a pedestrian bridge or land bridge can gracefully create a connection across the existing infrastructure, merging neighborhoods east and west.





VIEW EAST @ Tracks w/ Pedestrian Bridge

MOMENTS | The Underdeck can serve as a new front door for the area's cultural institutions, connect to the waterfront Baywalk, and create an iconic destination at Biscayne.





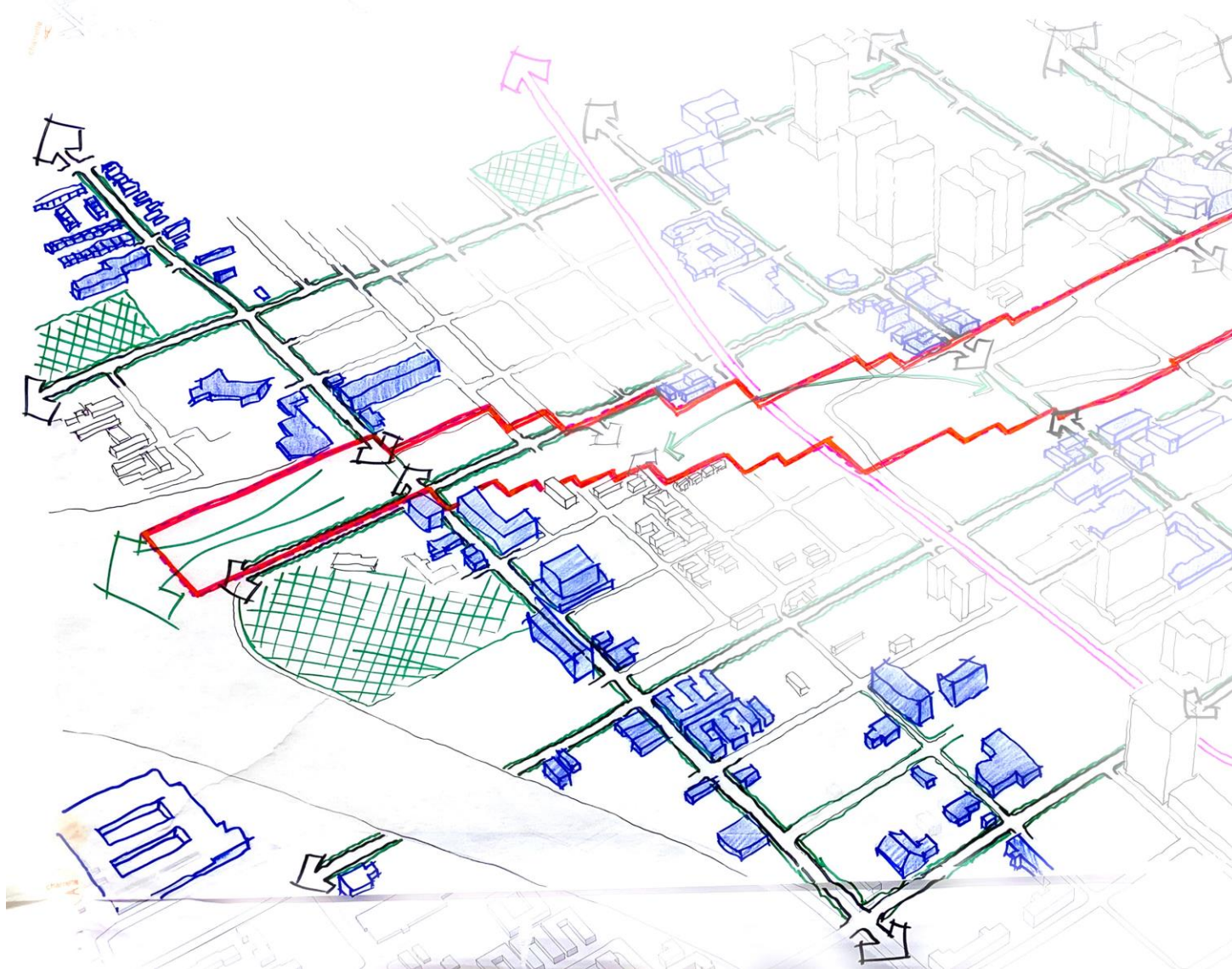
⑤ BISCAYNE BLVD - View South @ Feature Bridge

CATALYTIC IMPACT FOR MIAMI

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



CATALYST | The Underdeck can re-stitch the neighborhood divided since the 1960s by I-395, to connect and leverage existing assets and strengthen the 3rd Avenue corridor.



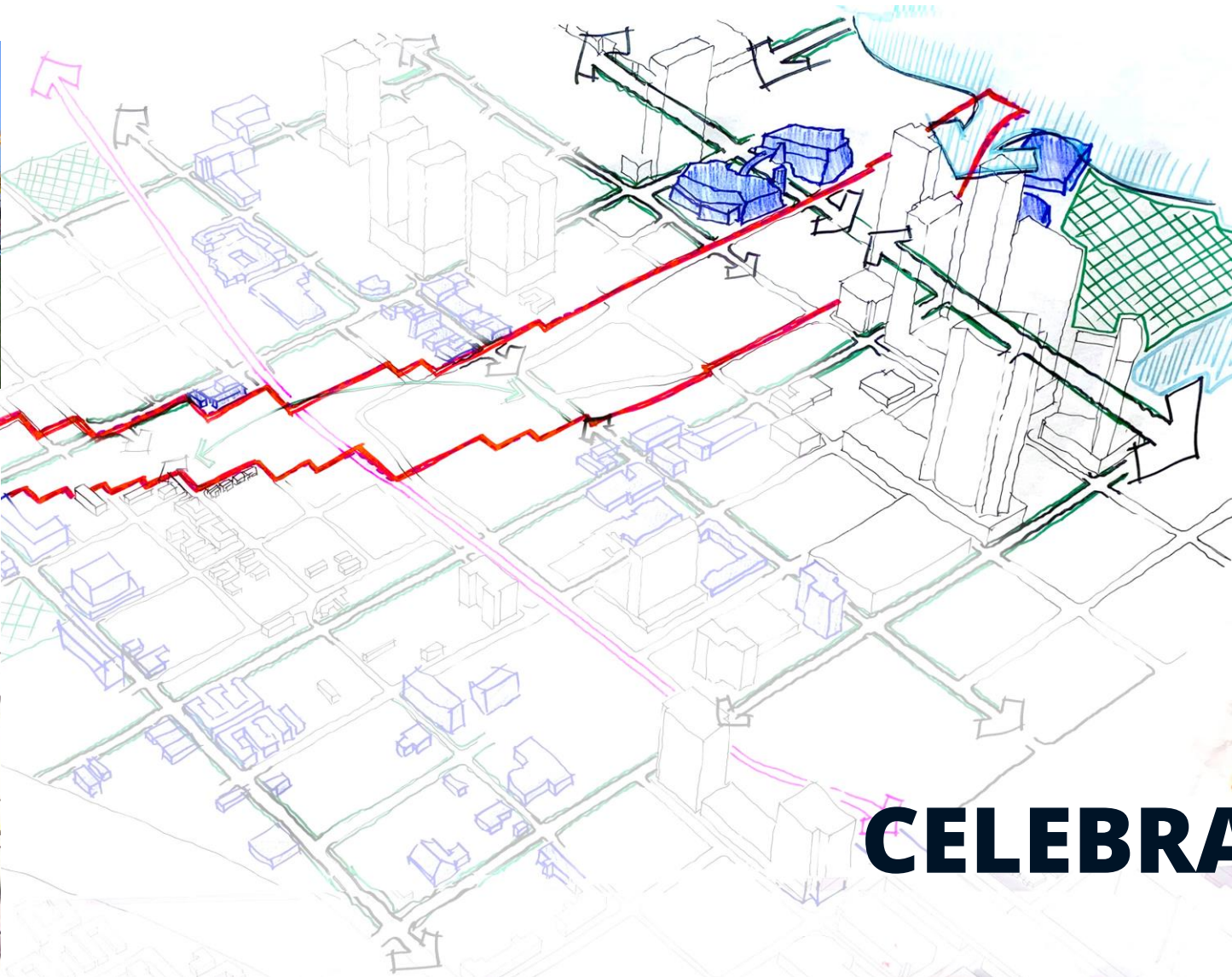
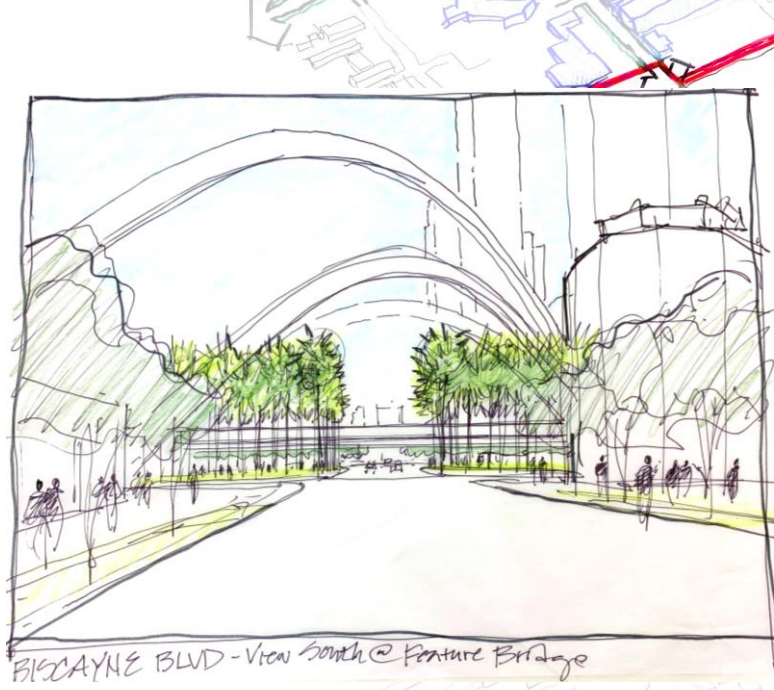
RE-STITCH

CATALYST Investments in the Underdeck and key adjacent corridors offers an opportunity to reinvigorate the street experience, provide an organizing framework for the surrounding neighborhoods, and turn new towers towards the open space network

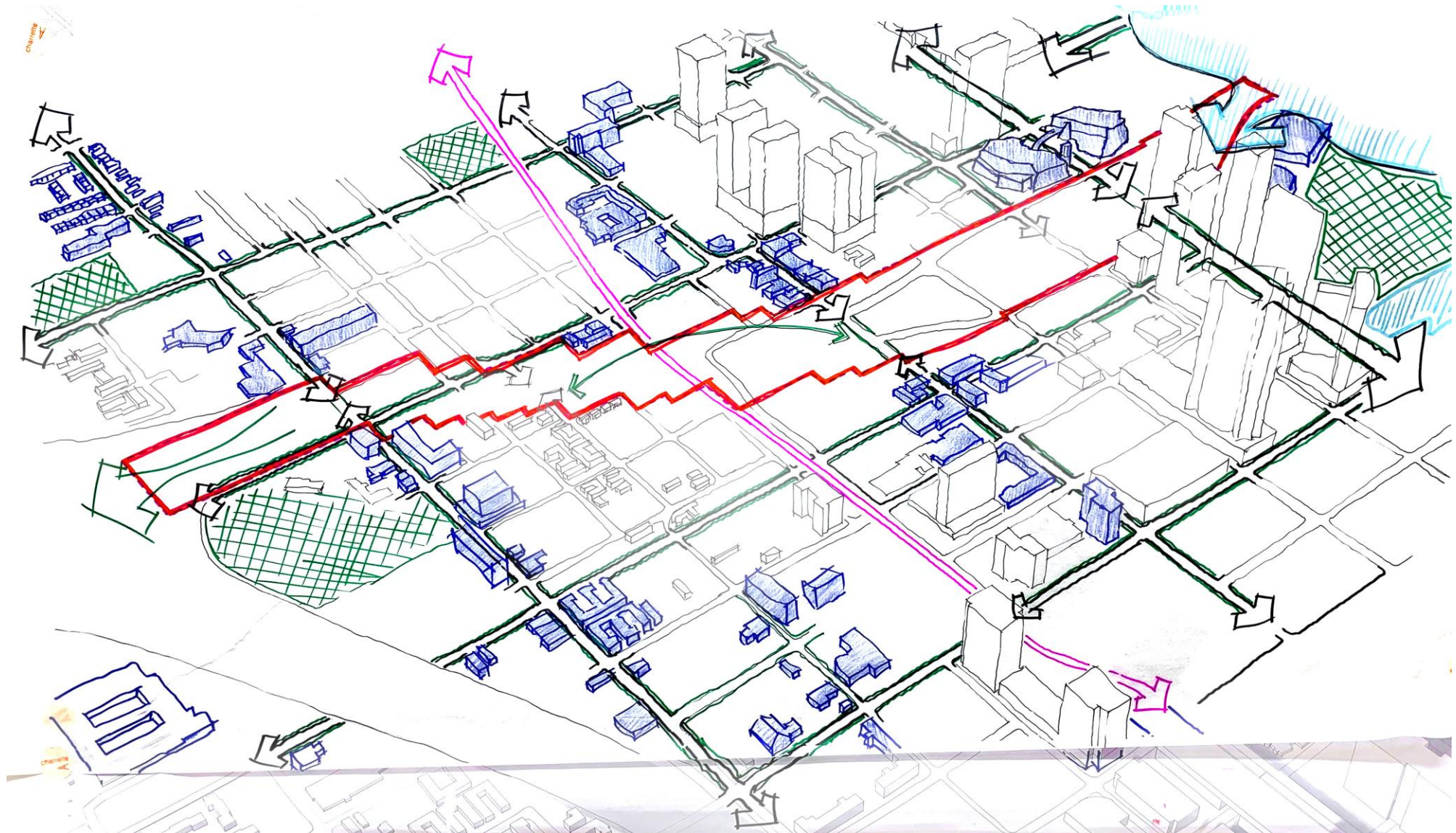


CREATE

CATALYST | The Underdeck can create a signature experience at Biscayne that connects and celebrates the intersection of major arts and science institutions.



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



NEXT STEPS

NEXT STEPS | Ongoing engagement will inform the Concept Plan, to be delivered to the City and FDOT in September, which will be refined with FDOT over the following six months.

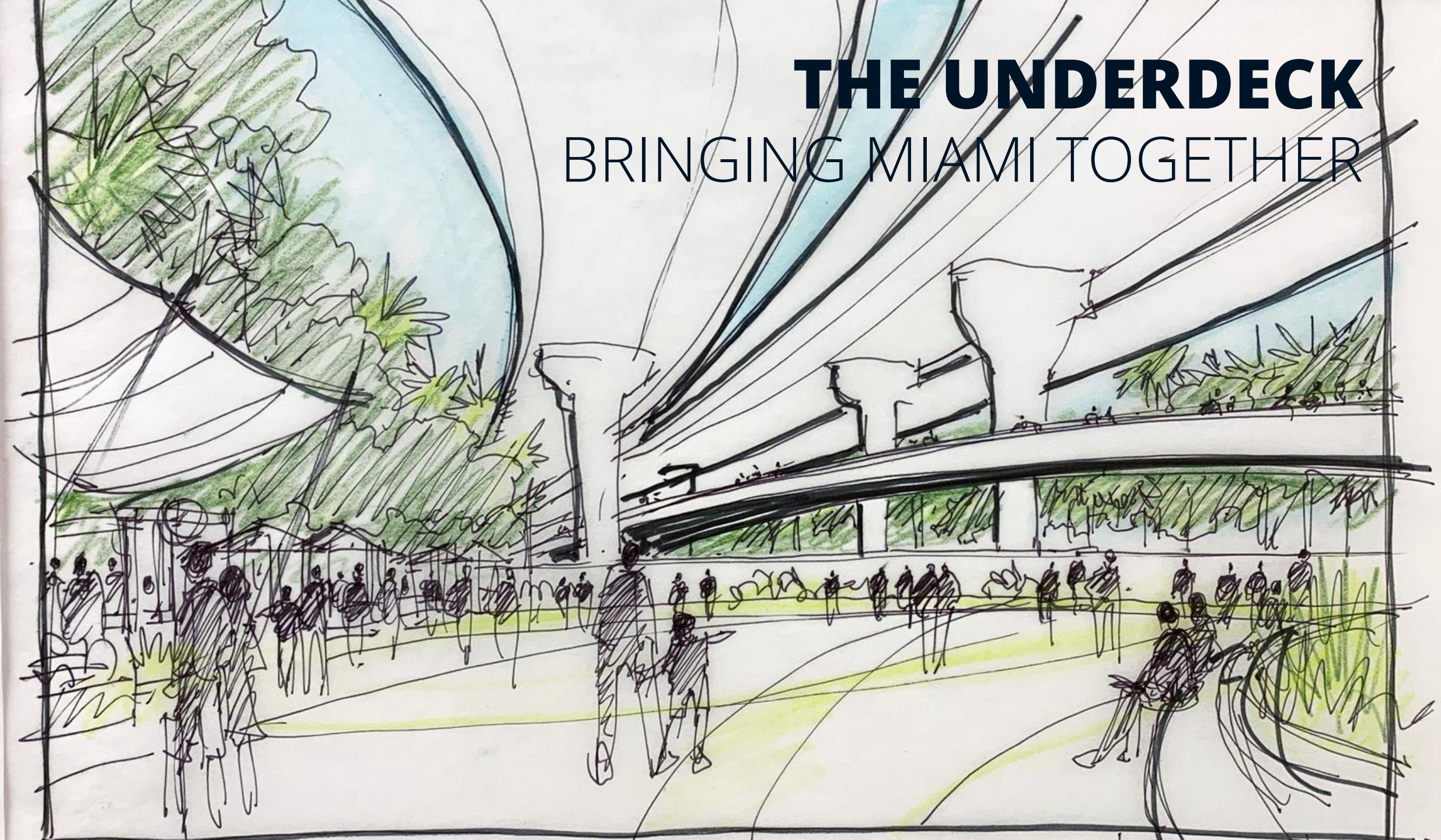


NEXT STEPS | The team is engaging with stakeholders today to provide a project update and to discuss initial thinking on key topics and plan areas.

- **PEDESTRIAN BRIDGE**
- **MOBILITY & STREET PATTERNS**
- **PROGRAMMING STRATEGY**

THE UNDERDECK

BRINGING MIAMI TOGETHER

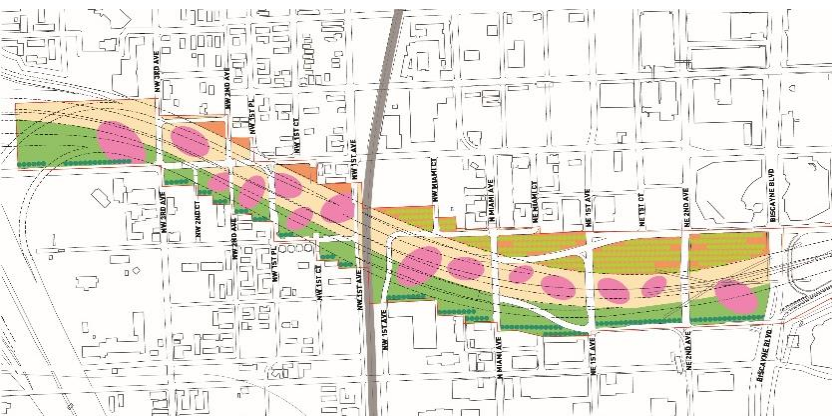


APPENDIX

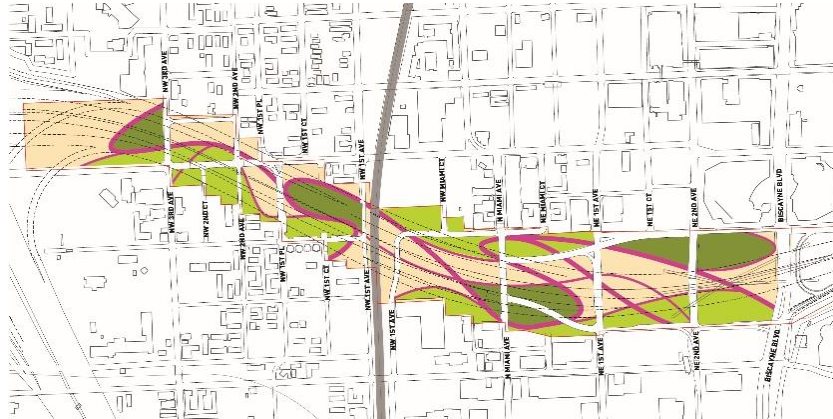
CONCEPTUAL APPROACHES

APPROACHES | Three preliminary conceptual approaches can inform the ongoing conceptual plan process, each incorporating similar elements through different frameworks.

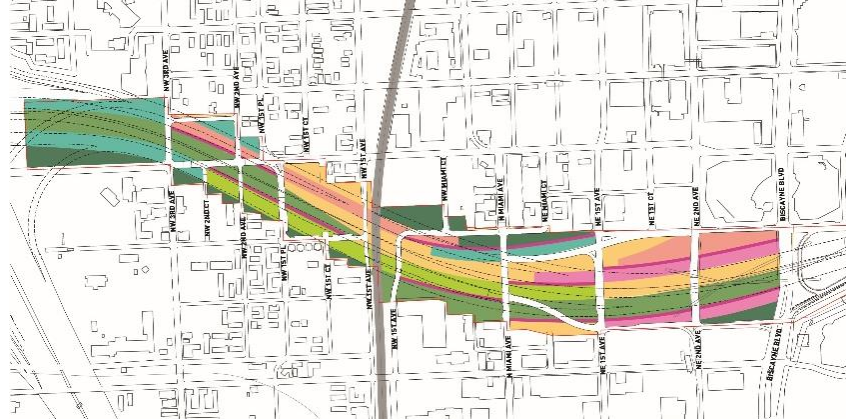
APPROACH 1
**Corridor &
Nodes**



APPROACH 2
**Overlap &
Flow**

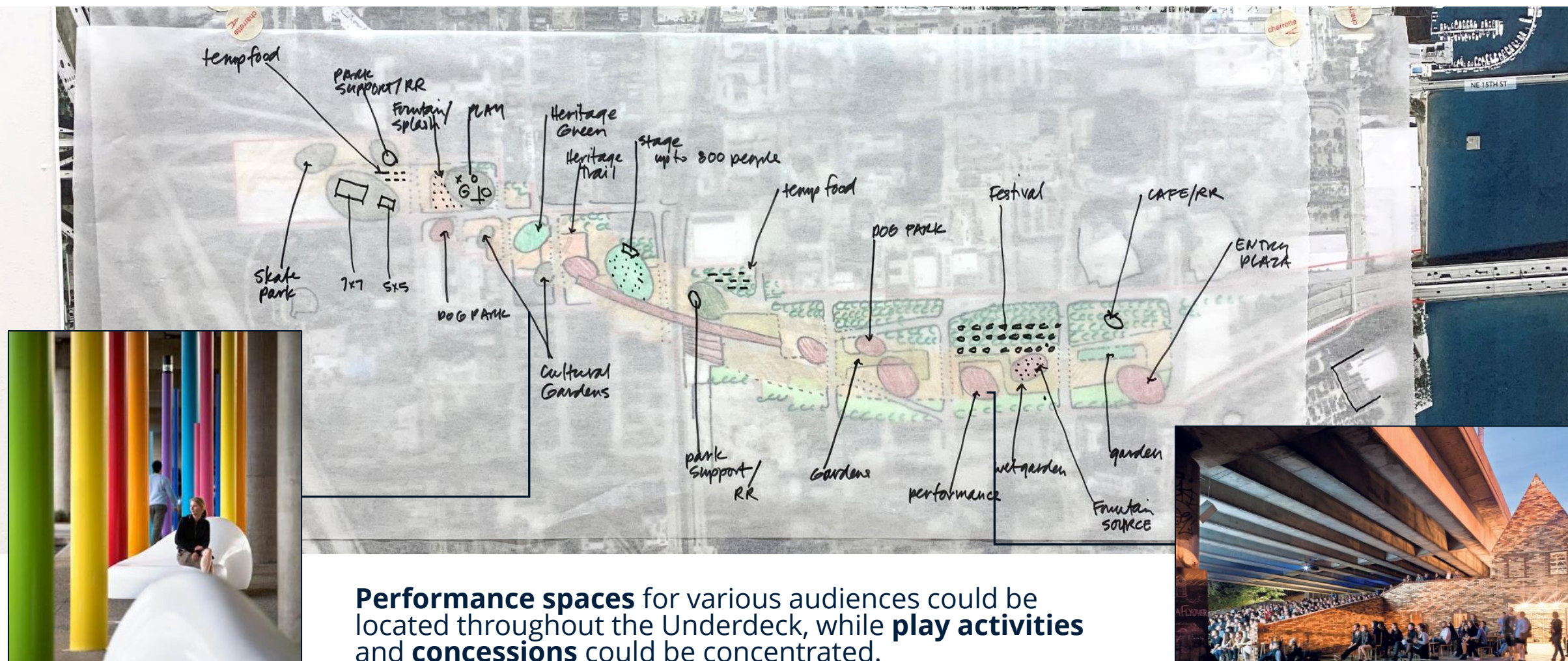


APPROACH 3
**Light &
Shadow**

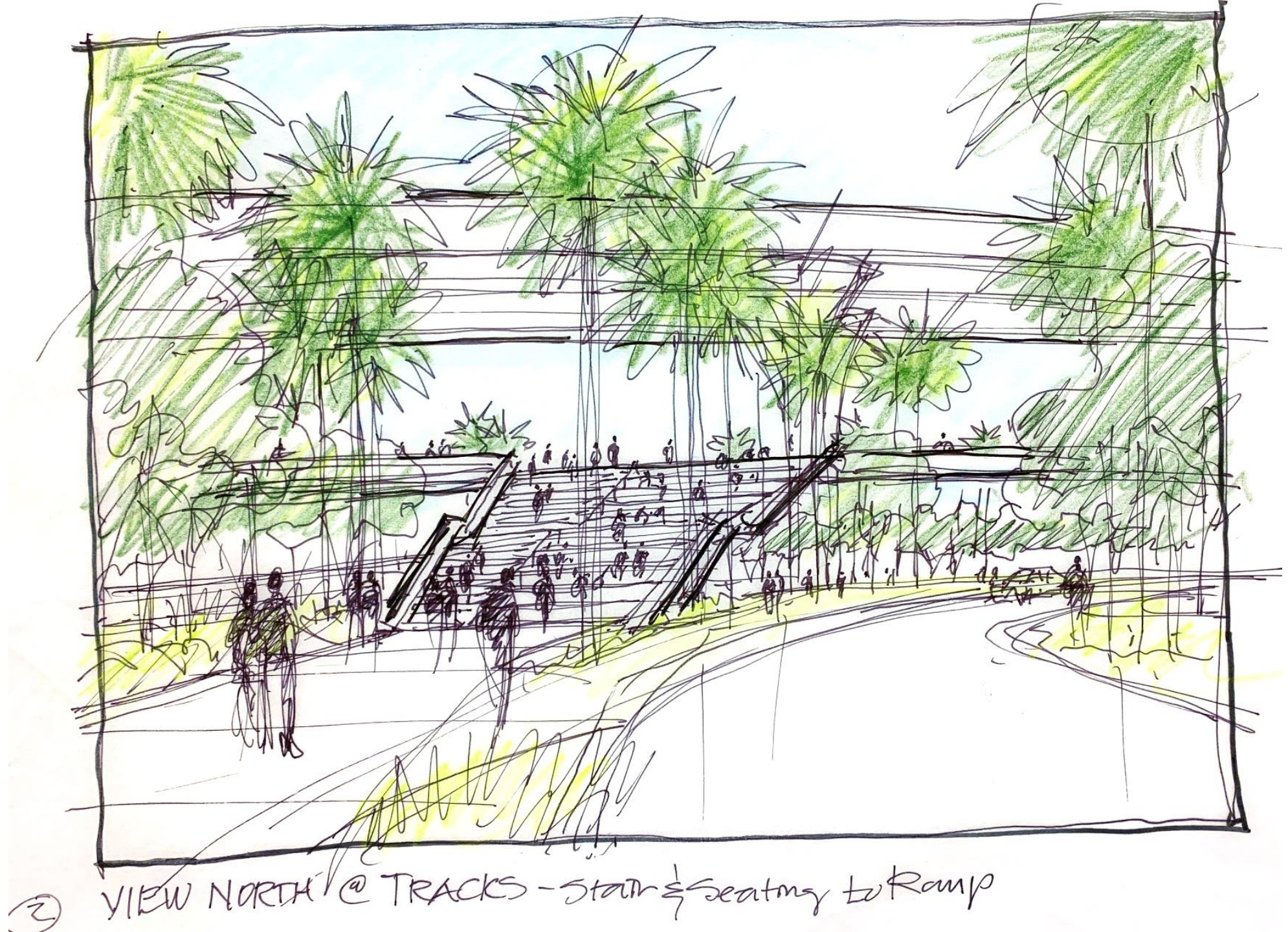


APPROACH 1 | Corridor & Nodes

- + Central Space with East / West Frame
- + Destination Nodes
- + North / South Connections (stitches)

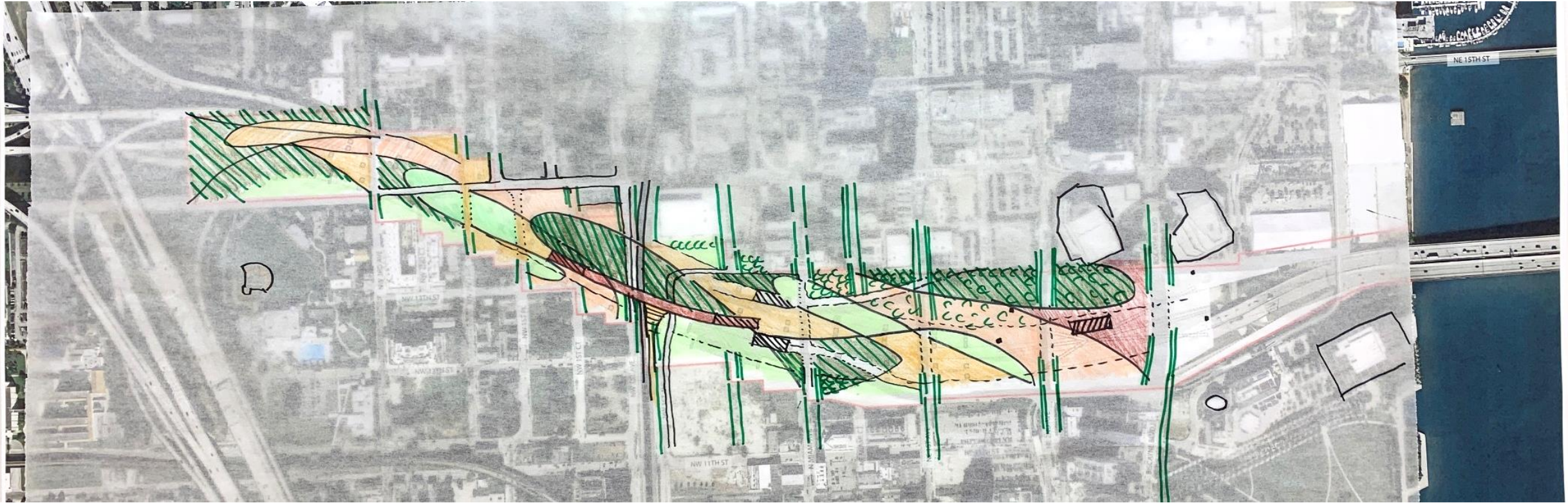


Performance spaces for various audiences could be located throughout the Underdeck, while **play activities** and **concessions** could be concentrated.



(2) VIEW NORTH @ TRACKS - stairs & seating to Ramp

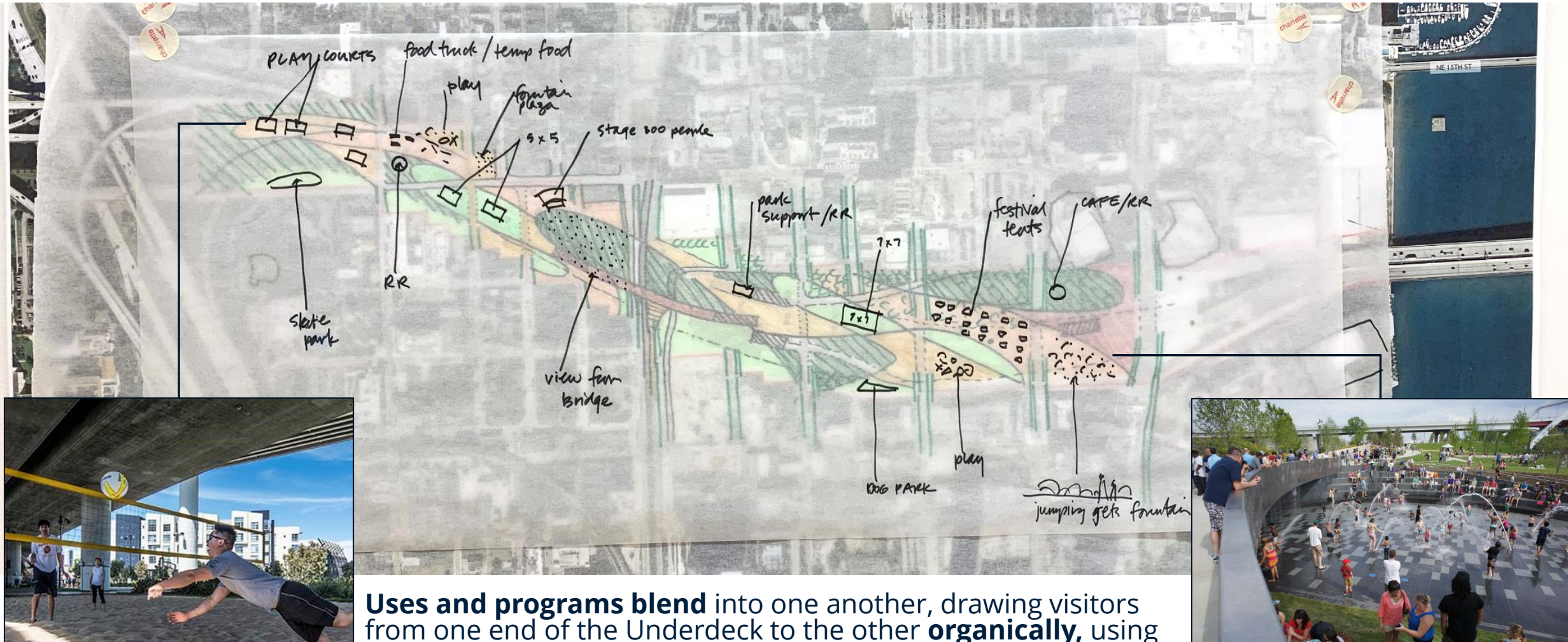
APPROACH 2 | Overlap & Flow



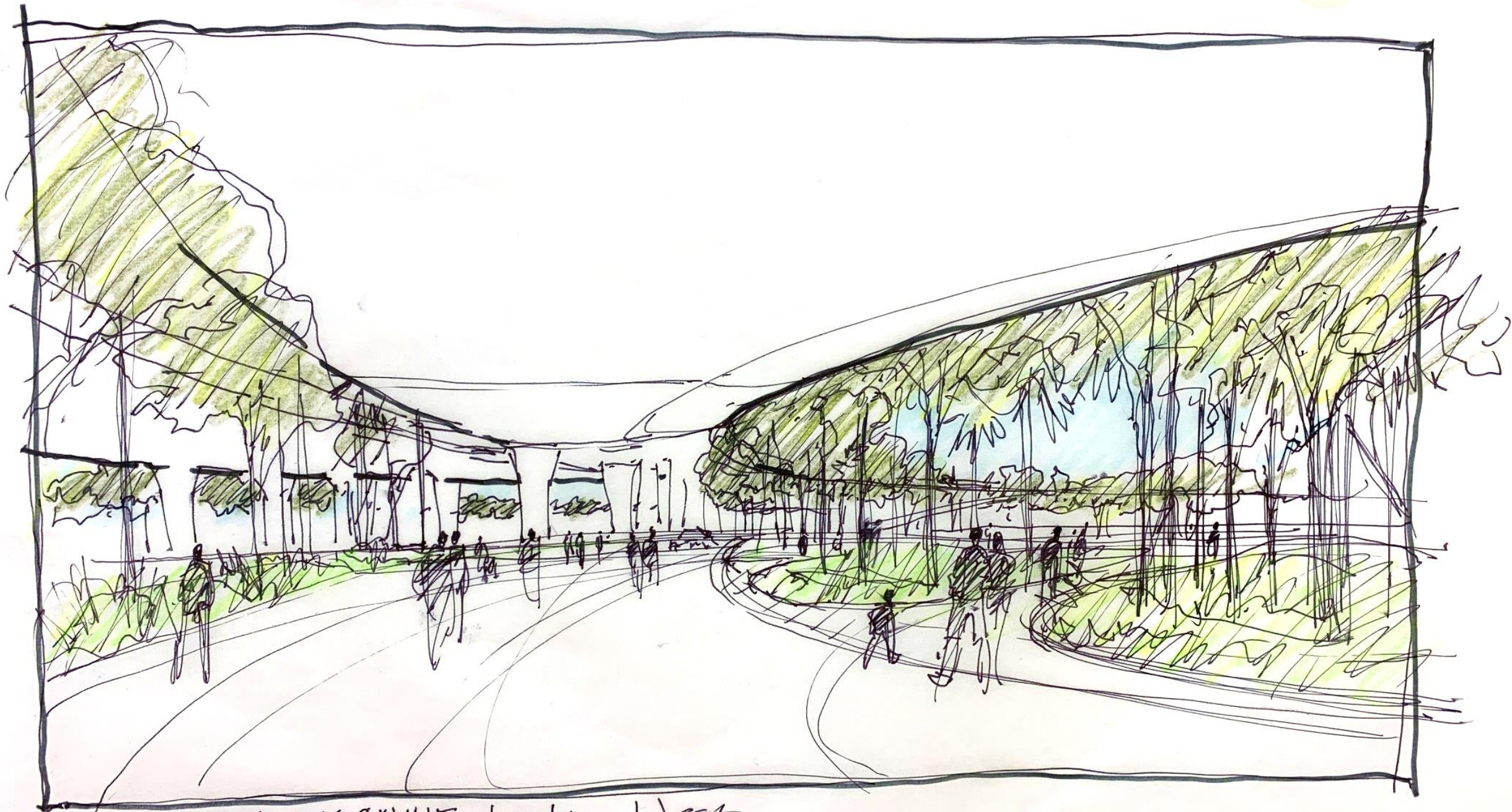
The Overlap & Flow approach develops **organic forms** and **weaving circulation** to create a dynamic and evolving space, that is intertwined with the surrounding neighborhoods. **Programmatic elements overlap**, adding to the space's dynamism.

APPROACH 2 | Overlap & Flow

- + Organic Forms
- + Weaving Circulation
- + Programmatic Overlaps



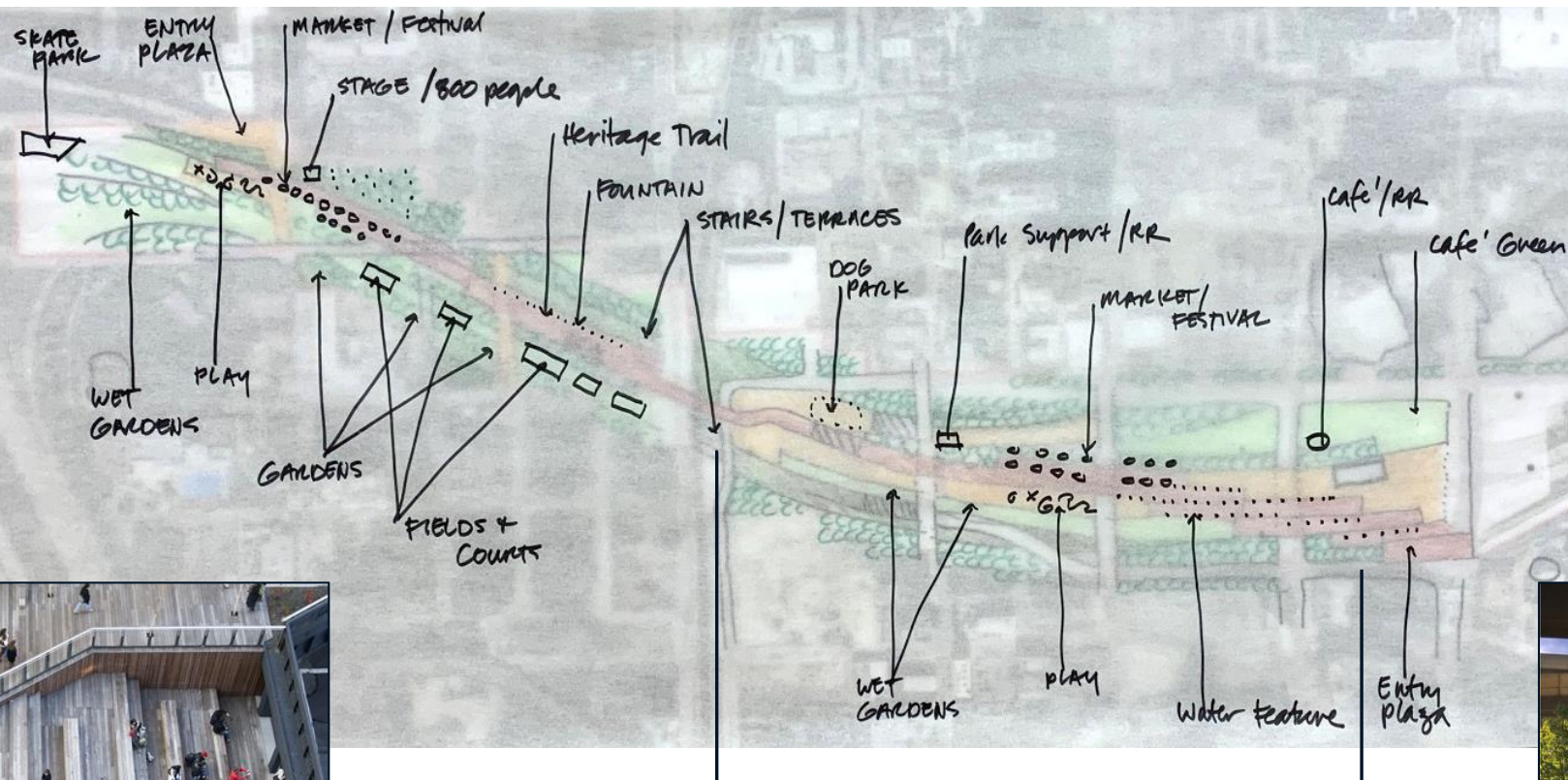
Uses and programs blend into one another, drawing visitors from one end of the Underdeck to the other **organically**, using form as a means of **expression and activation**.



④ VIEW FROM BRAYNE - Looking West,

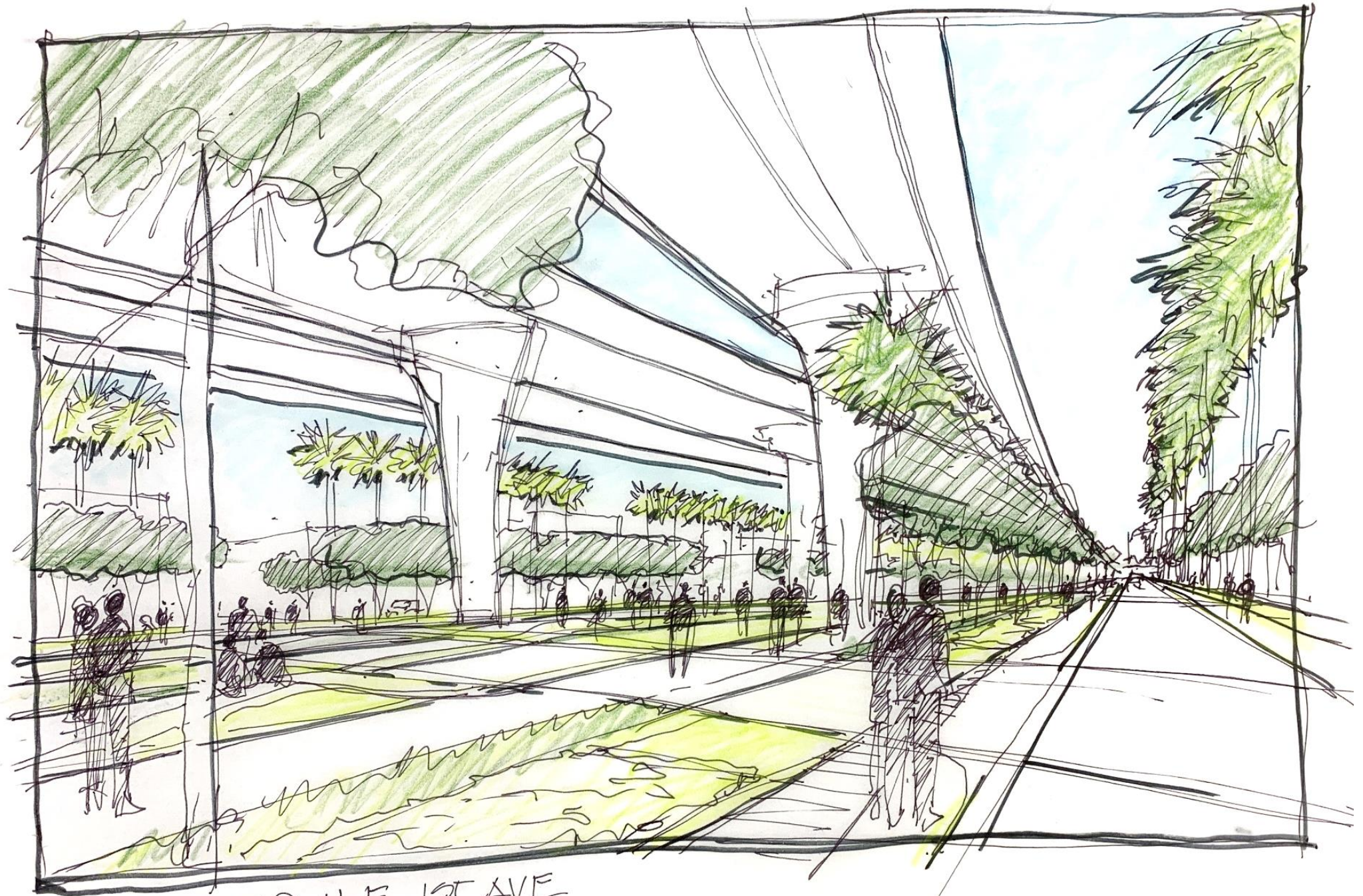
APPROACH 3 | Light & Shadow

- + Striations of Program and Forms
- + Linear East / West Progression
- + Sequential Activities



Program elements run east-west, layering on top of one another to create striations of **complementary activity**, while easily guiding visitors along the length of the Underdeck.





③ VIEW EAST @ N.E. 1ST AVE