

LA MEZCLA

BRINGING MIAMI TOGETHER

La Mezcla "The Mix" is designed around three pillars: ecology, community, and economy. This development is a mixed-use, mixed-income neighborhood integrating a multimodal transit hub as its nucleus. By honoring the unique crossroads at which it is situated, this proposal builds neighborhood and regional connections through climate resilience, inclusivity and innovation.



THE MISSION OF LA MEZCLA

THE RECIPE FOR URBAN ALCHEMY

La Mezcla seeks to curb automobile congestion with a multi-modal transit hub including new regional rail service, bus rapid transit, autonomous vehicle loops, bike lanes, and a vibrant pedestrian environment. La Mezcla's diversity of open space is designed to serve the public while mitigating storm surge and flooding pressures due to sea level rise by utilizing impervious surfaces, retention tanks and bioswales. The parks prioritize native habitat and encourage biodiversity. La Mezcla connects inland urban communities to the ecosystem of Biscayne Bay. This "green finger" model can be replicated across Southeast Florida's coastline providing park land and waterfront access for all. Implementing stone revetment is essential with this move to protect residents along the coastline from sea level rise and storm surge.

ECOLOGY

- RESILIENCE
- CARBON REDUCTION
- INCREASED BIODIVERSITY
- WATER MANAGEMENT
- HEAT ISLAND MITIGATION

La Mezcla is the nexus of four unique neighborhoods, each home to people of different socio-economic and cultural backgrounds. La Mezcla provides a variety of public gathering spaces and retail to cater to a multitude of desires. Deep community engagement has molded the design and programming to reflect needs of the existing and growing community. The vibrant art scene and rich Latinx heritage will thrive in La Mezcla. Thirty percent of new homes here will be permanently affordable and light industrial uses will contribute to diverse employment opportunities. La Mezcla seeks to mix together the old with the new and create a community where all are welcome to live and thrive. Embracing and engaging the community is a core-pillar of the success of the project.

COMMUNITY

- INCLUSIVITY
- EQUITY
- SOCIAL WELLBEING
- FESTIVE URBAN CORE
- LATINX HERITAGE

Florida has an existing and robustly growing Life Science & Biotech community, providing strong infrastructure to attract ever-expanding VC interest and flow of capital. Florida is home to the nation's #2 largest medical device manufacturing industry, #2 largest pharmaceuticals manufacturing industry, and #5 largest biotech R&D industry. All of that industry expertise in a cost competitive and welcoming state, means Florida is prepared for the future. More than 25,000 Floridians work in biotechnology, pharmaceutical manufacturing, and medical device manufacturing industries. Our universities are among the nation's top producers of STEM graduates. These technical fields mixed with light industry, and neighborhood retail will anchor La Mezcla's economy.

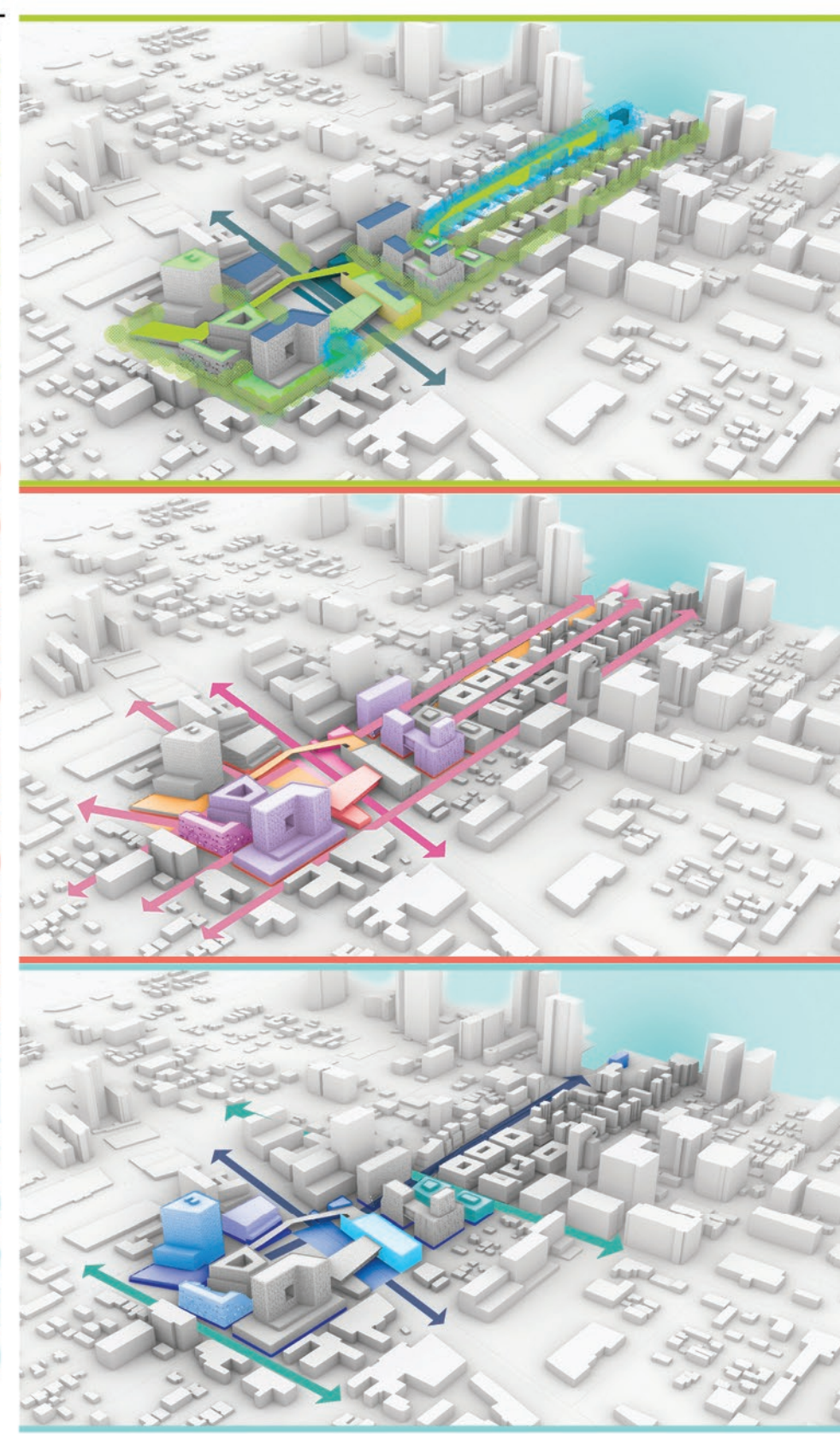
ECONOMY

- INNOVATION
- COMMUNITY WEALTH
- BIO-SCIENCE LEADERSHIP
- INDUSTRIAL PRESERVATION
- EMPLOYMENT SPATIAL MATCH

DENSE, TRANSIT ORIENTED DEVELOPMENT

- URBAN AGRICULTURE
- PERMEABLE SURFACES
- LEED CERTIFICATION
- SOLAR ENERGY
- GREEN ROOFS
- CONNECTION TO THE BAY
- INCREASED CANOPY
- REFLECTIVE ROOFS
- STORMWATER CATCHMENT
- NATIVE PLANTING
- YMCA
- ACCESS TO GREENSPACE
- LOW INCOME HOUSING
- PARTICIPATORY PLANNING
- MULTIFUNCTIONAL OPENSOURCE
- LATIN AMERICAN ART MUSEUM
- STREET GRID ALIGNMENT
- 24/7/365 PROGRAMMING
- TOURISM
- MULTILINGUAL WAYFINDING
- PUBLIC ART
- VERTICAL FARMING
- LIGHT INDUSTRIAL USES
- STEM LEARNING CENTER
- BIOTECH HQ
- LOCAL MOM & POPS
- STREET VENDING
- WOMEN & MINORITY OWNED BUSINESSES

CLUSTER NEIGHBORHOOD HABITAT



- Canopy
- Urban Agriculture
- Transit
- Solar
- Green Roof
- Park
- Stormwater Management
- Retail
- Residential
- Commercial Facility
- Hotel
- Privately Owned Public Space (POPS)
- Neighborhood Connection
- Commercial
- Retail
- Light Industrial
- Technology / Life Science
- Transit
- Urban Agriculture / Food
- Major Artery
- Transit Connection

DEVELOPMENT TARGETS

ESTIMATED PERFORMANCE METRICS FOR LA MEZCLA

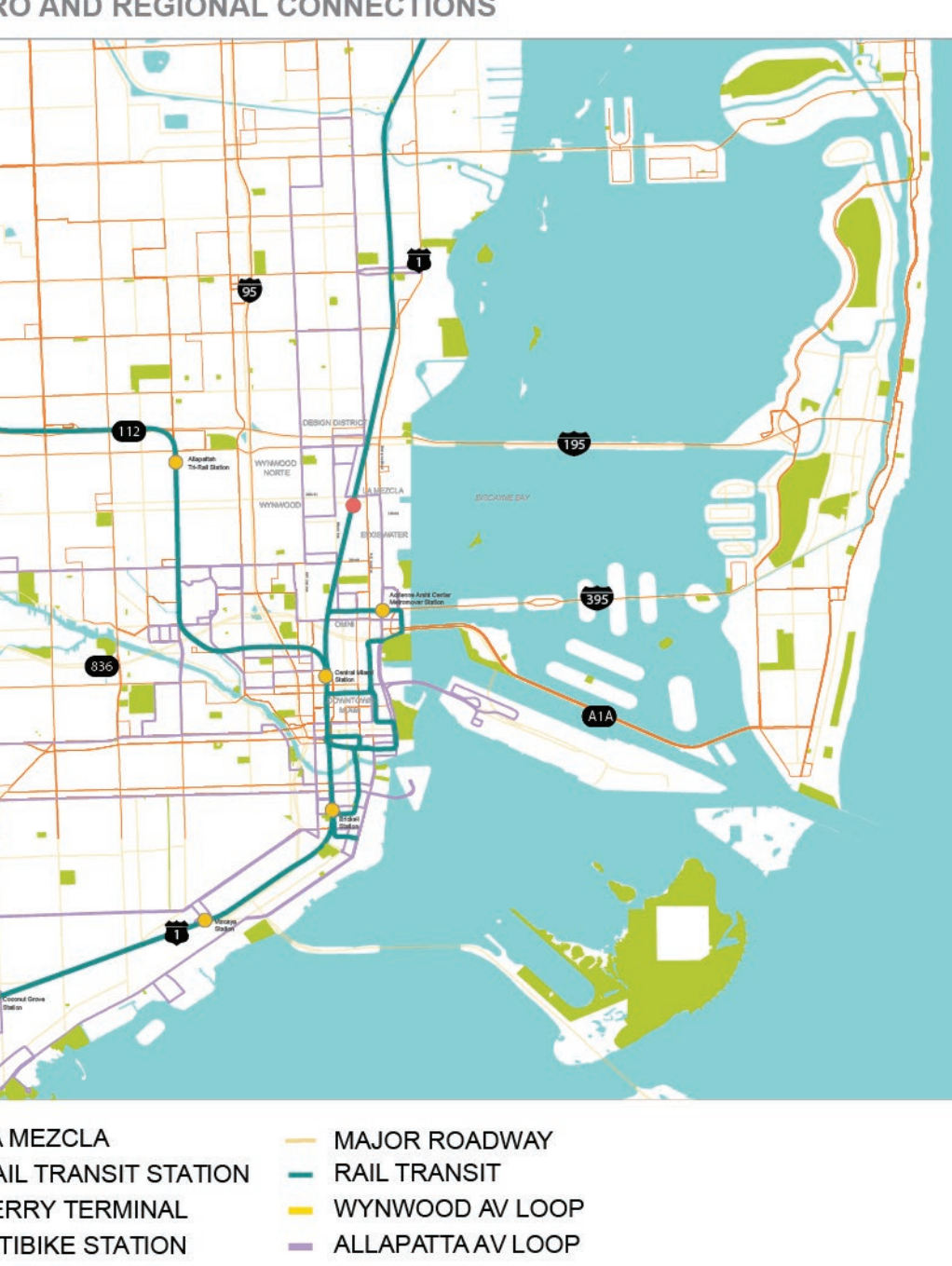
HOUSING DEMOGRAPHICS

Affordable Housing @ 50% Market Rate	
2BR (\$850/mo.)	156
3BR (\$900/mo.)	156
Total Affordable Dwelling Units:	312
Market Rate Housing	
Studio (\$1,400/mo.)	146
1BR (\$1,500/mo.)	365
2BR (\$1,700/mo.)	219
Total Market Dwelling Units:	730
Total New Dwelling Units:	1,042 new units
Site Area:	10.2 Acres
Projected Population:	3,000-3,400 residents
Population Density:	102 DU/Acre

JOB CREATION

Commercial	
Commercial SF:	1,012,555 SF (gross)
80% Efficiency:	810,044 SF (net)
SF/Employee:	600 SF per employee
Total Commercial Jobs:	1,350 commercial jobs
Retail	
Retail SF:	367,511 SF (gross)
100% Efficiency:	367,511 SF (net)
SF/Employee:	920 SF per employee
Total Retail Jobs:	400 retail jobs
Total New Jobs Created:	1,750 new jobs

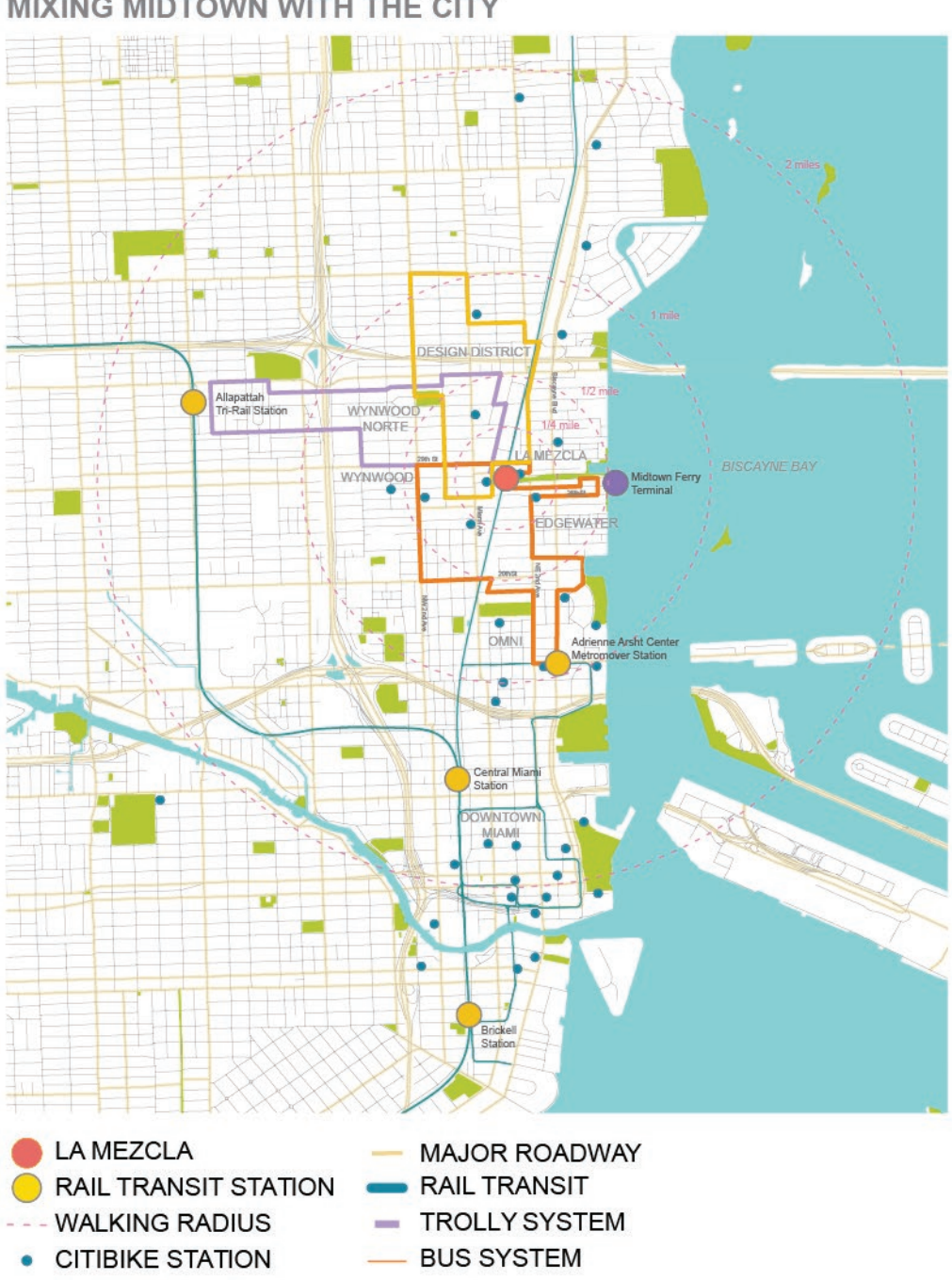
TRANSIT



CLIMATE



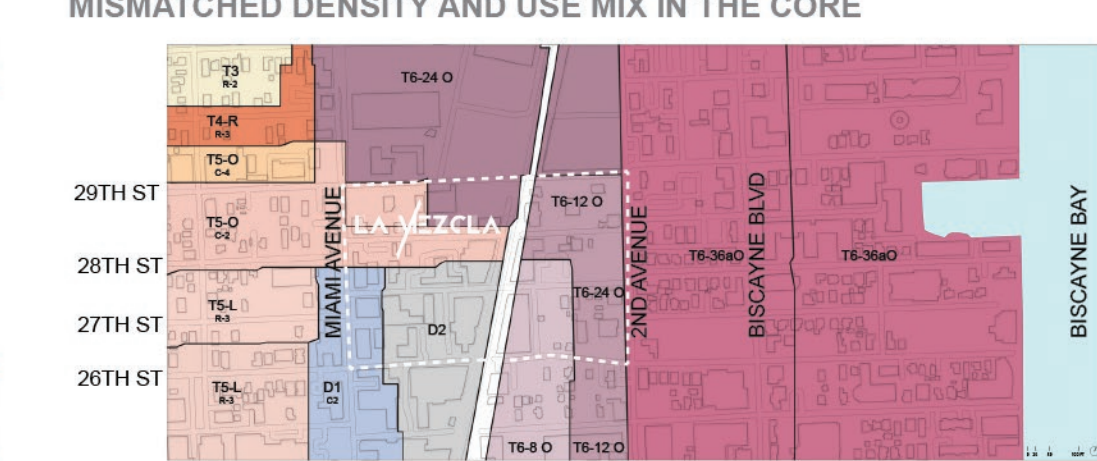
LAST MILE MOBILITY



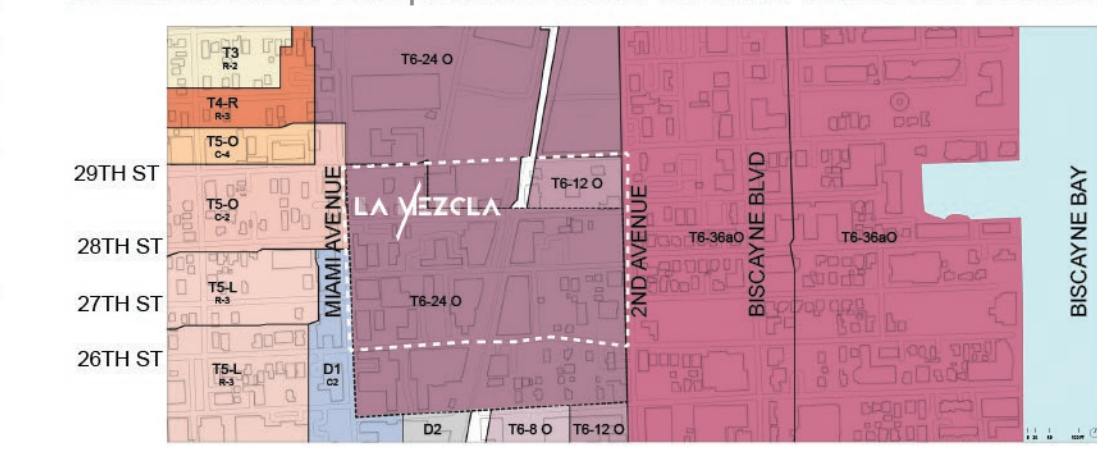
CULTURAL



EXISTING ZONING PLAN



PROPOSED ZONING PLAN



OVERALL SECTION 1 - TRANSECT FROM WEST TO EAST

