

City of North Miami Downtown Concept Plan

Volume 2

October 2014



Prepared By:



NoMi
Creating New Places
from Old Spaces





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Table of Contents

- 1. Executive Summary.....6
- 2. Process Timeline8
- 3. Context.....10
 - City of North Miami Context Map12
 - Context of Downtown North Miami13
- 4. Streetscape Design Criteria.....14
 - Locations of Crosswalk Improvement in Downtown North Miami15
- 5. Key Civic Spaces17
 - Key Civic Spaces Location Map19
 - [1] NE 132nd Street Fountain20
 - [2] West Dixie Green Trail.....25
 - [3] NE 8th Avenue PPP Mixed-Use Parking Garage30
 - [7A]NE 8th Avenue Promenade30
 - [4] NE 125th Street Liberty Gardens Park.....35
 - [5] Five Points Intersection38
 - [6] Griffing Park Amphitheater43
 - [7B] NE 8th Avenue Green Trail48
 - [8] MOCA Plaza/Civic Center Complex.....54
 - *Cost Estimate63
- 6. Public + Private Development.....65
- 7. Chapter Summary83

Table of Figures

Figure 1. City of North Miami Context Map.....12

Figure 2. Context of Downtown North Miami13

Figure 3. Identified Key Civic Spaces in Downtown North Miami19

Figure 4. NE 132nd Street Fountain Location Map.....21

Figure 5. NE 132nd Street Fountain Plan.....22

Figure 6. NE 132nd Street Fountain Section23

Figure 7. NE 132nd Street Fountain Street View24

Figure 8. West Dixie Green Trail Location Map26

Figure 9. West Dixie Green Trail Plan27

Figure 10. West Dixie Green Trail Section28

Figure 11. West Dixie Green Trail Street View.....29

Figure 12. NE 8th Avenue Promenade Location Map.....31

Figure 13. NE 8th Avenue Promenade Plan.....32

Figure 14. NE 8th Avenue Promenade Section.....33

Figure 15. NE 8th Avenue Promenade Street View34

Figure 16. NE 125th Street Liberty Gardens Park Location Map36

Figure 17. NE 125th Street Liberty Gardens Park Street View.....37

Figure 18. Five Points Intersection Location Map.....39

Figure 19. Five Points Intersection Plan.....40

Figure 20. Five Points Intersection Section.....41

Figure 21. Five Points Intersection Street View42

Figure 22. NE 8th Avenue Green Trail Location Map.....44

Figure 23. Griffing Park Amphitheater Plan45

Figure 24. Griffing Park Amphitheater Section46

Figure 25. Griffing Park Amphitheater Street View47

Figure 26. NE 8th Avenue Green Trail Location Map.....49

Figure 27. NE 8th Avenue Green Trail Bird's Eye.....50

Figure 28. NE 8th Avenue Green Trail Plan.....51

Figure 29. NE 8th Avenue Green Trail Section.....52

Figure 30. NE 8th Avenue Green Trail Street View53

Figure 31. MOCA Plaza/Civic Center Location Map.....55

Figure 32. MOCA Plaza/Civic Center Parcel Framework.....56

Figure 33. MOCA Plaza/Civic Center Plan57

Figure 34. MOCA Plaza/Civic Center Proposed Plan.....	58
Figure 35. MOCA Plaza/Civic Center Section	59
Figure 36. MOCA Plaza Nighttime Street View	60
Figure 37. City Hall Promenade Street View	61
Figure 38. MOCA Plaza Hotel Street View	62
Figure 39. CRA Public-Private Partnership Location Map	67
Figure 40. Phase 1A - PPP Plan.....	68
Figure 41. Phase 1B PPP Plan.....	69
Figure 42. Phase 2 PPP Plan	70
Figure 43. Phase 2 Mixed-Use Street View A.....	71
Figure 44. Phase 2 Mixed-Use Parking Street View B.....	72
Figure 45. Phase 2 Mixed-Use Street View C.....	73
Figure 46. Phase 3 PPP Plan	74
Figure 47. Proposed Mixed-Use Redevelopment Location Map	75
Figure 48. Proposed Mixed-Use Street View A.....	76
Figure 49. Proposed Mixed-Use Street View B.....	77
Figure 50. Proposed Mixed-Use Street View C.....	78
Figure 51. Proposed Mixed-Use Street View D.....	79
Figure 52. Proposed Jewish Community Services Building Retrofit	80
Figure 53. Proposed Side Street Cafes Street View F.....	81
Figure 54. Proposed Side Street Cafes Street View G.....	82

1. Executive Summary

The illustrative Concept Plan for Key Elements of the Downtown focuses on generating ideas for strategic locations of redevelopment and civic improvement within the boundaries of the Downtown District (C-3), as recommended by the City's Downtown Master Plan. This Section conceptualizes new land use patterns, public and private redevelopment opportunities, urban design elements, landscape/streetscape enhancements to guide public and private investment. Additionally, urban, landscape, and streetscape design concepts were identified. A variety of graphics including collage renderings, plan, aerial views, and street-level perspectives were prepared to depict concepts. The concept plans and graphics provide a visualization of the key elements and recommendations of the Master Plan and can serve as a guide for the long-term coordination of private and public investment. As the ultimate goal, the City envisions the downtown area to be a lively, safe and comfortable area for new and existing residents, businesses and visitors alike.

The project is part of a collaborative effort by City Officials, advisory committees, private developers, business owners, general public, and the consulting groups. The endeavor included the following parts:

Part 1. Illustrative Concept Plan For Key Civic Spaces

As part of this process a number of key civic spaces and corridors were analyzed that included: [1] The Fountain and plaza at 132nd Street; [2] The intersection of NE 6th Avenue and West Dixie Highway north of NE 125th Street - generally known as Five Points; [3] West Dixie Highway from NE 125th Street to Griffing Park; [4] Griffing Park; [5] Liberty Gardens Park; [6] NE 8th Avenue Green Trail from NE 125th Street to NE 135th Street; [7] NE 8th Avenue Promenade from NE 123rd Street to NE 125th Street; [8] MOCA Plaza/Civic Center Complex.

Part 2. Illustrative Concept Plan for Downtown Core Building Height and Massing

Initial work included an analysis of current building height and massing conditions. Several concept plans were developed showing options for increasing the height of buildings in the downtown core along NE 125th Street between NE 6th and NE 9th Avenues. Key urban design and architectural styles were illustrated. Options for greater building setbacks to accommodate wider sidewalks, outdoor dining areas, courtyards, potential parking areas and shade trees were proposed.

Part 3. Illustrative Concept Plan for Civic Center Complex

As part of this project, a conceptual plan for redevelopment of the Civic Center Complex was developed which included analysis of MOCA facilities, City Hall, the Police Department Building, municipal offices, open space, and parking. Additional facilities such as a Performing Arts Center, new park/open space, a historic museum, educational facilities, and added retail were also examined.

The City also developed an interactive website to inform the public of the process and its outcomes at:

<http://northmiamifl.gov/departments/cpd/nomidowntown.aspx>.

2. Process Timeline

City of North Miami Downtown Concept Plan

2014

Schedule Description

April May June July Aug Sept

First Kick-off Presentation to City Council and Downtown Revitalization Forum



Second Downtown Forum



Third Downtown Forum



Presentation to DAPAC



Presentation to GNMCC



Presentation to Community Redevelopment Agency



Community Planning and Development Review



City Council Hearing



3. Context

Description

The City of North Miami Downtown District (C-3) has the potential characteristics of a dynamic urban environment due to its strategic location on the urban context. The Downtown District (Study Area) sits along one of the city's major corridor of NE 125th Street, which links Interstate I-95 with Biscayne Boulevard, and then leads to the beaches of Bal Harbour and Surfside. The proximity to well-known educational institutions, such as, Florida International University Biscayne Bay Campus, Johnson & Wales University Baking and Pastry Culinary School and Barry University serves to promote youth density and diversity to the downtown community. The Oleta River State Park is another asset that plays a key role in the growth and development of the city, by promoting outdoor activities and tourism. In addition to the FEC Railway future station at the intersection of NE 125th ST that would promote an efficient transport system for visitors and residents. At the heart of the Downtown District the City Hall and Museum of Contemporary Art are located (MOCA). The MOCA and MOCA Plaza serves as an important economic, cultural, and social anchor for the downtown.

City of North Miami Context Map

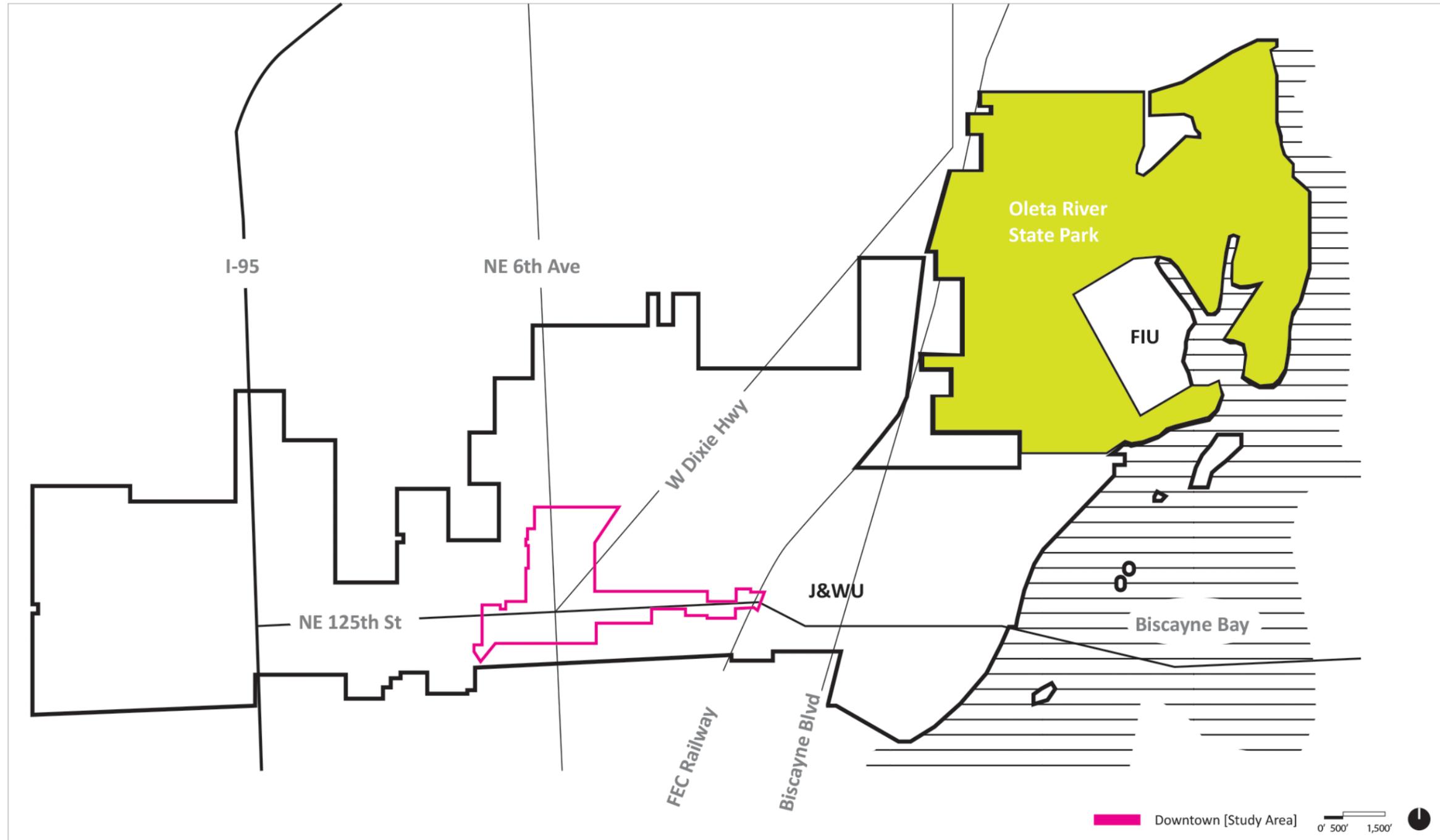


Figure 1. City of North Miami Context Map

Context of Downtown North Miami

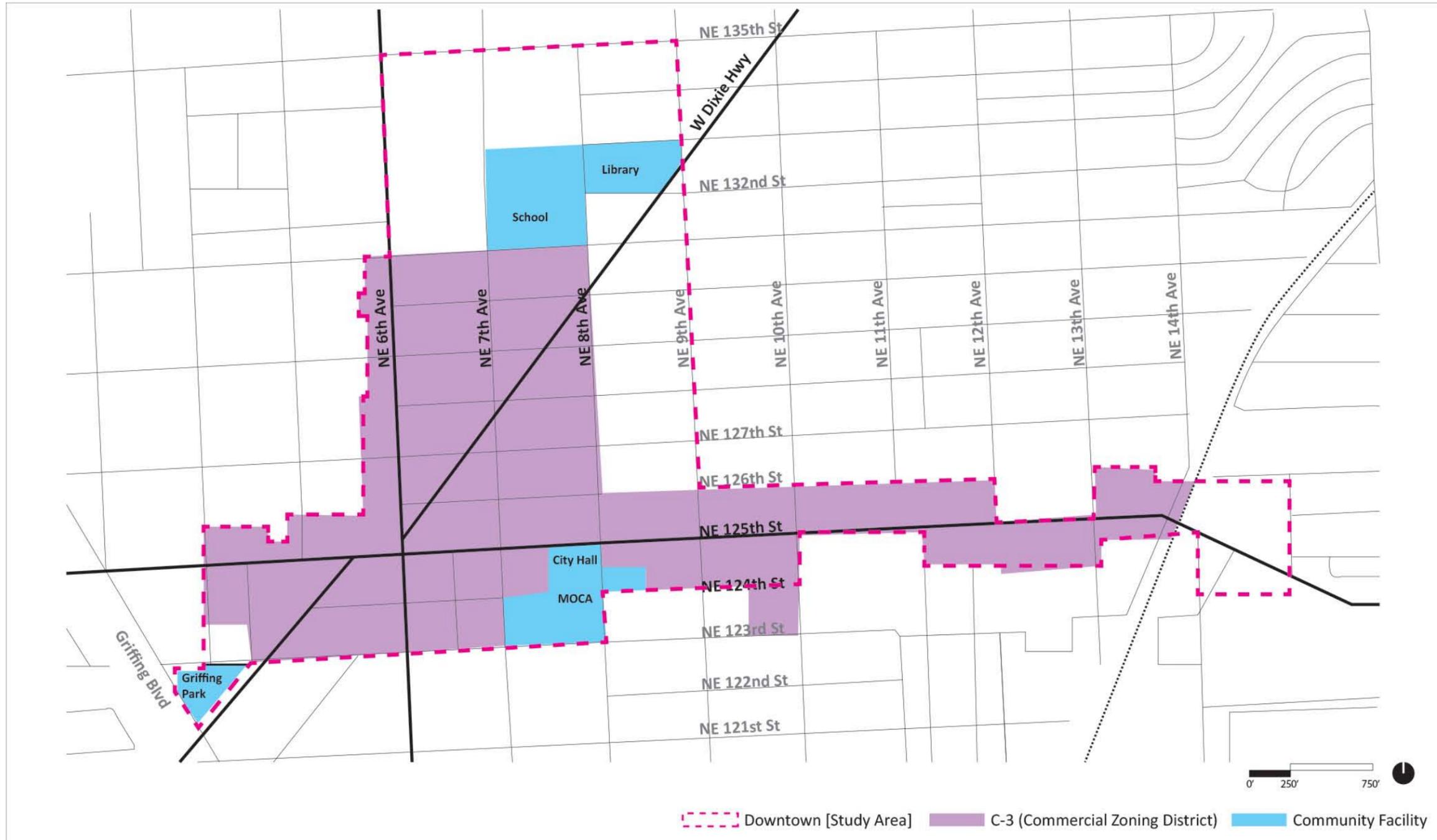


Figure 2. Context of Downtown North Miami

4. Streetscape Design Criteria

Locations of Crosswalk Improvement in Downtown North Miami

ALL CORRIDORS

SHADE STRUCTURES

BUS SHELTER

BONDED AGGREGATE TREE SURROUND

RECYCLING RECEPTACLE

EXAMPLES OF NATIVE CANOPY TREES

QUERCUS VIRGINIANA - LIVE OAK

SWIETENIA MAHAGONI - MAHOGANY

BURSERA SIMARUBA - GUMBO LIMBO

ROOT STRUCTURE SYSTEM- DEEP ROOT SILVA CELL

DECORATIVE STREET SIGNS

DECORATIVE MAST ARM

MANHOLE COVER WITH CITY INSIGNIA

DECORATIVE CROSSWALK

DOWNTOWN AREA / ARTS OVERLAY CORRIDORS

INCLUDES: NE 125th St., NE 6th Ave., W Dixie Hwy

BENCH

BIKE RACK

TRASH RECEPTACLE

DECORATIVE HARDSCAPE TREATMENT

UTILITY BOX WRAP

ROADWAY & PEDESTRIAN LIGHTING

COMMERCIAL CORRIDOR OUTSIDE DOWNTOWN AREA

INCLUDES: NW 119th St., SR 7, Biscayne Blvd

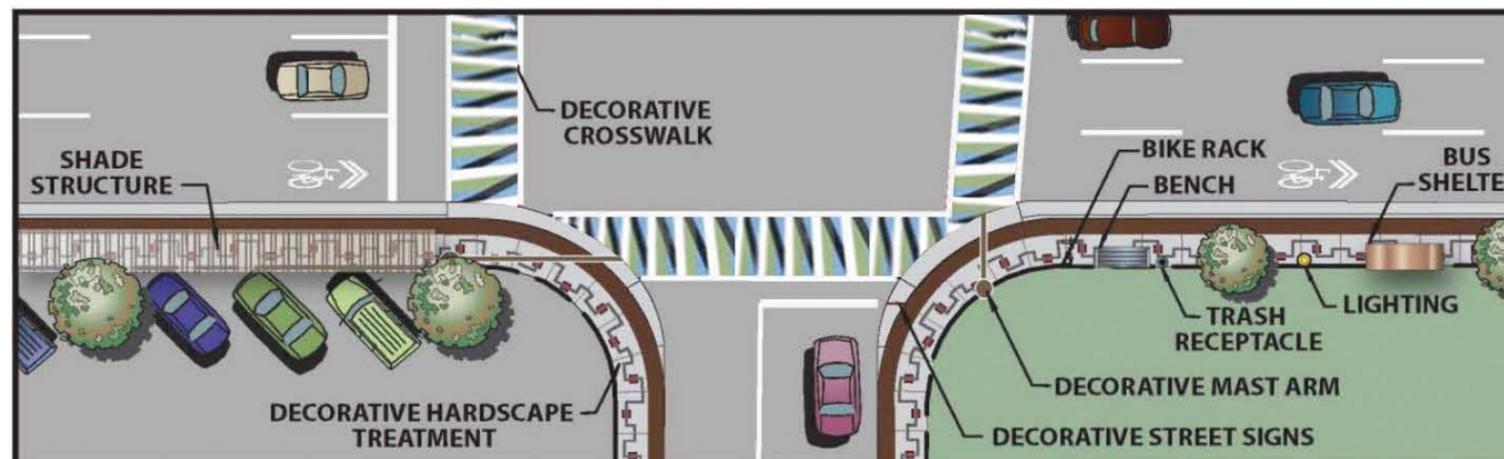
BENCH

BIKE RACK

TRASH RECEPTACLE

DECORATIVE HARDSCAPE TREATMENT

ROADWAY & PEDESTRIAN LIGHTING



Source: Keith and Schnars, P.A.

5. Key Civic Spaces

Key Civic Spaces Conceptual Plan

Using input from the General Public, Private Sector and City Staff, the Corradino Group and Landscape DE compiled key urban and development concepts into a single refined Concept Plan. Some important features of the plan are:

- The entire study area is designed to be lively, safe, and comfortable for residents, workers and visitors. The aim of the proposed Concept Plan enhances the relationship between the Downtown Area and Civic Spaces.
- The proposed restoration of the water fountain at NE 132nd Street and W Dixie Hwy, will bring awareness to the beautification efforts. The implementation of landscape design upgrades, will revive the triangular lot and it will mark a point of entrance to the Downtown Area. In addition, the incorporation of street furniture such as lighting and benches promotes the usage of the site for the community.
- A landmark feature [public art] in the Five Points Intersection of NE 6th Avenue - W Dixie Hwy and NE 125th Street, serves as a key element to the City's identity and sense of place. The proposed removal of portion of the hardscape and replacing it with planting and a large specimen tree, will enhance the usage of the current bus stop. Providing comfort, security, and an identity as elements to reinforce the concept of connectivity within the study area.
- The proposed West Dixie Highway Green Trail beginning at NE 125th Street heading south will draw users to Griffing Park, and will connect the commercial (C-3) activity of NE 125th Street with an open/recreational place. The proposed alignment of shaded trees along a refurbished streetscape, will provide a comfortable pedestrian friendly corridor concept.
- The restoration of the Griffing Park, will support the Downtown Area with a nearby natural outdoor place. A proposed amphitheater will activate the community park. The programming of weekly and/or daily events can be arranged to promote dancing, acting, singing, and many more educational activities, especially for the youth.
- A retrofit to the MOCA Plaza, MOCA and City Hall will help to activate the space and reinforce the essence of this civic center. A proposed mixture of hardscape, landscape and building design, will promote this as a gathering place for many more public events. The implementation of pavement treatment, street furniture, lighting, city banners, shaded trees, plantings and public art will promote activity; and therefore, a healthier community. The proposed use of iconic architectural features serves as landmark elements that would enhance the community's pride.
- An open green space on the east side of the Civic Center would connect the main MOCA Plaza and will serve as an event space.
- The proposed streetscape revitalization and mixed-use parking garage on NE 8th Avenue - between NE 123rd Street and NE 125th Street, will serve as a Civic Corridor adjacent to the Civic Center. NE 8th Avenue will remain open through the area, but traffic will be calmed by the pavement treatment of the street, parallel parking, bike lanes, cafes, and identifiable crosswalks. During special events and potentially at other scheduled times, the 8th Avenue is closed for vehicular traffic.
- The MOCA Plaza and the proposed Civic Corridor are designed to accommodate more than 100 Farmers Market Stalls. NE 8th Avenue - between NE 123rd Street and NE 125th Street would be closed to through traffic on market days, using decorative stall designs, gateways, and public announcements.
- The proposed Green Trail on NE 8th Avenue - between NE 125th Street and NE 132th Street, will be developed as a pedestrian green corridor. The Avenue is envisioned as a pedestrian friendly corridor that would connect the commercial (C-3) zoning district and community facilities, with residential (R-2) zoning.
- As part of the development of the City's pride of unique characteristics, the proposed Downtown Gateways will serve as iconic elements. The gateways will be positioned at key locations. The threshold idea will enhance the residents and visitors experience, with a physical element that signifies the entry to a unique place; The Downtown of the City of North Miami!

Key Civic Spaces Location Map



Figure 3. Identified Key Civic Spaces in Downtown North Miami

Key Civic Spaces

[1] NE 132nd Street Fountain

Key Civic Spaces | NE 132nd Street Fountain | Description

The decades old fountain was reactivated and landscape improvements were made in the Spring of 2014 after the onset of the Concept Plan process. The area immediately adjacent to the fountain consists of multi-family residential to the east and south. The western side of West Dixie Highway is currently commercial.

The implementation of landscape design upgrades, will reactivate this triangular parcel and will mark a point of entrance to the Downtown area. In addition, the incorporation of street furniture such as lighting and benches promotes the usage of this pocket park for the community. Suggested Enhancements:

1. Create shaded seating with hardscape, shade trees and benches (three benches, one waste receptacle, 1800 square feet of decorative paving and approximately eleven shade trees to be located at the street fountain triangular site).
2. Install flowering plant material.
3. Add crosswalks with City-approved design scheme and install on-demand pedestrian signalization.

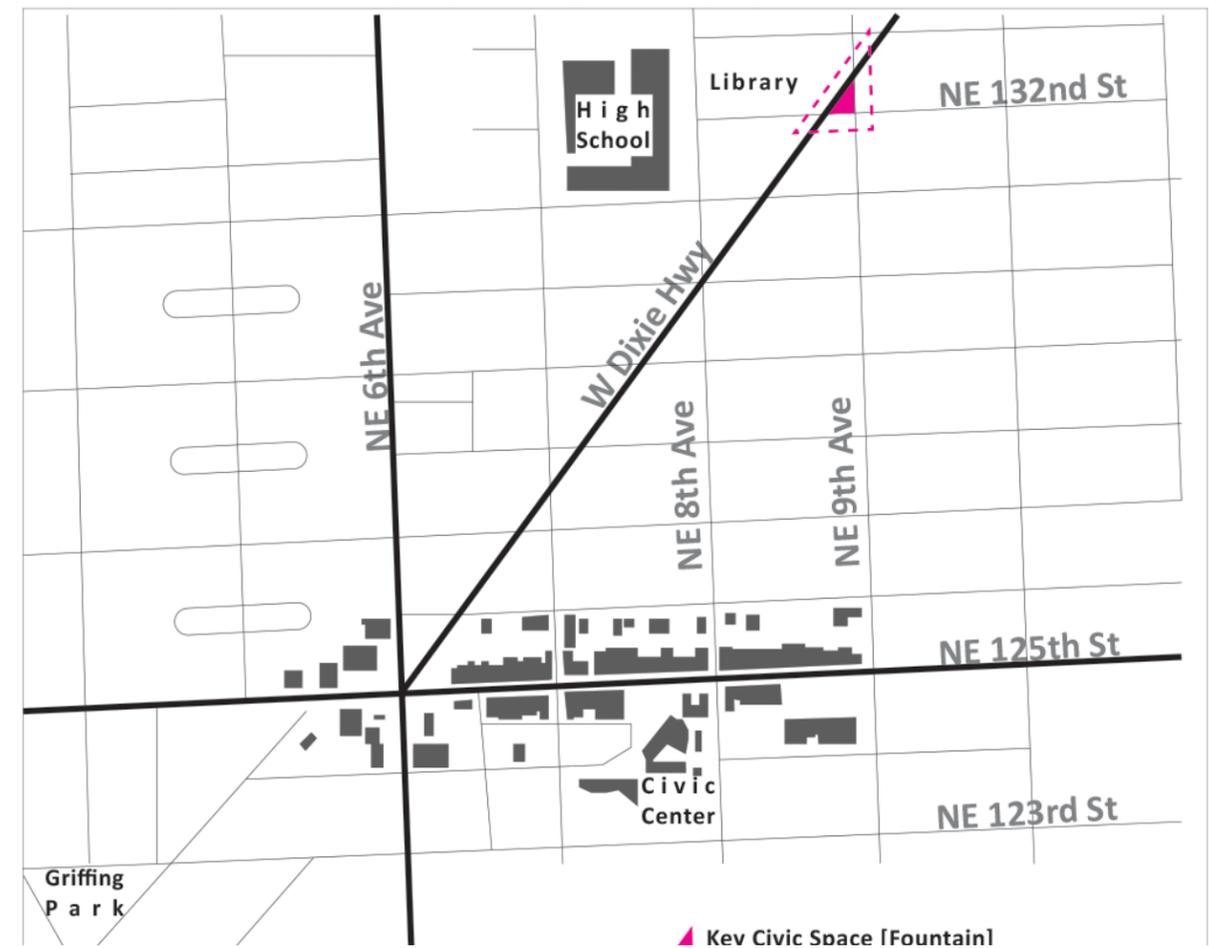
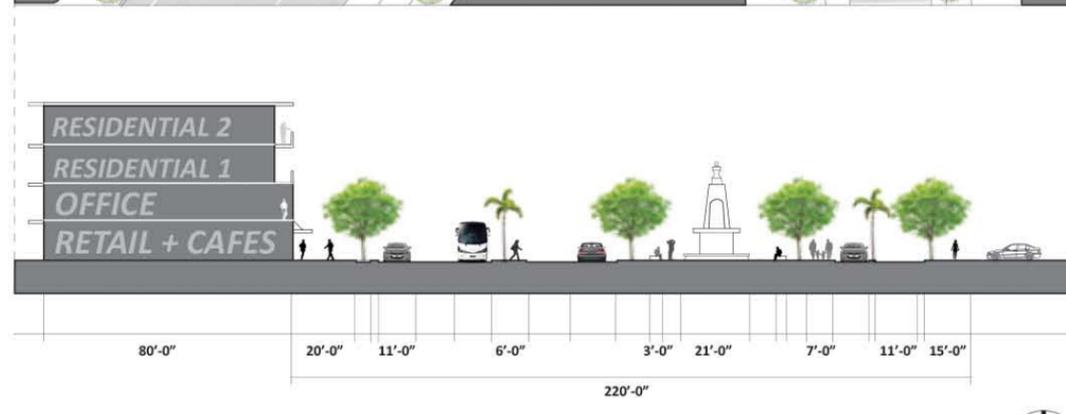
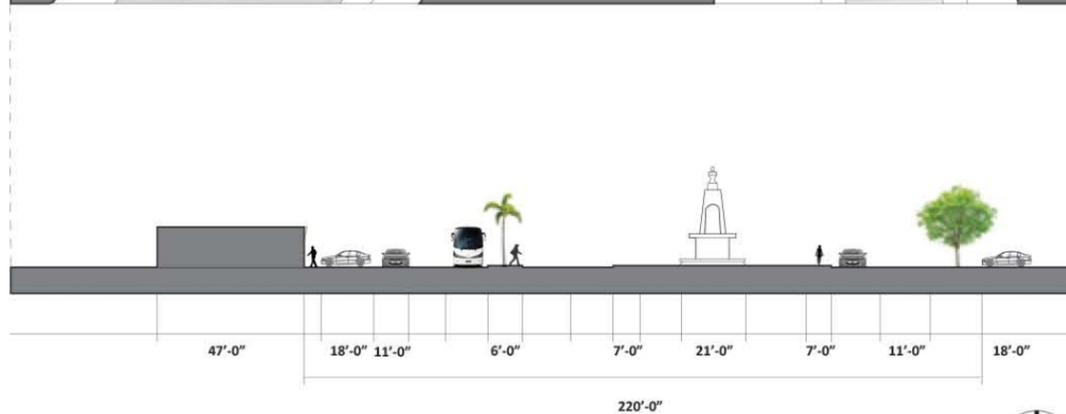
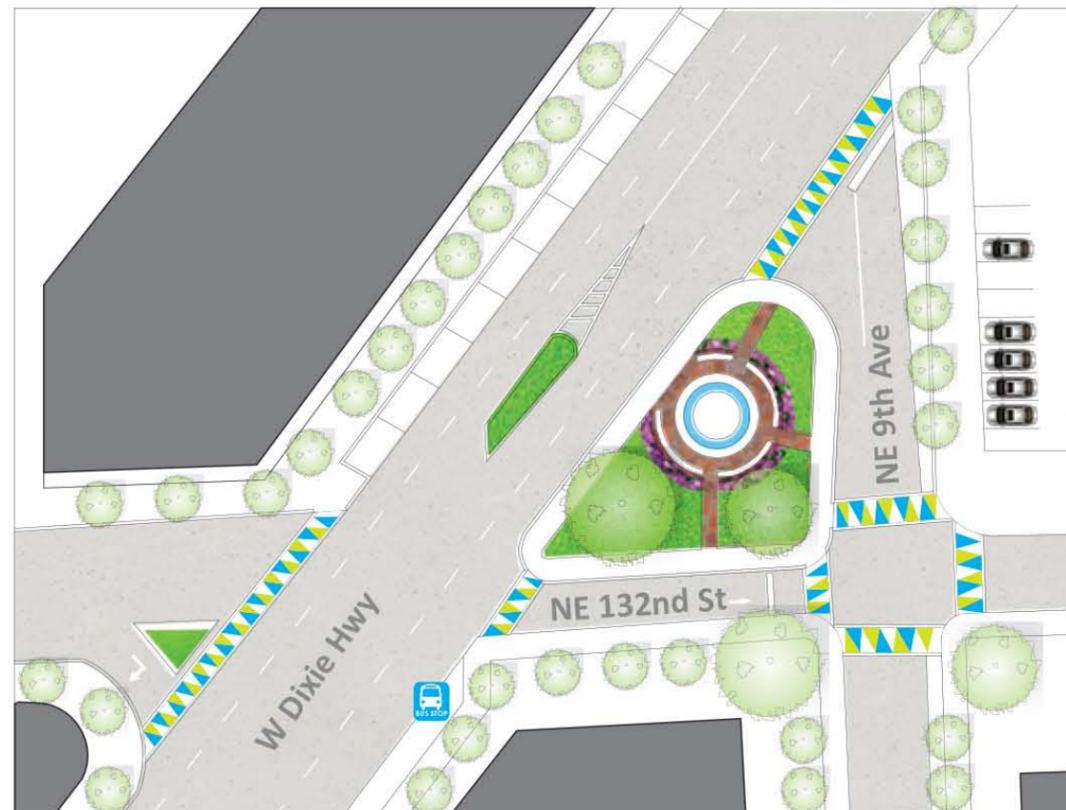
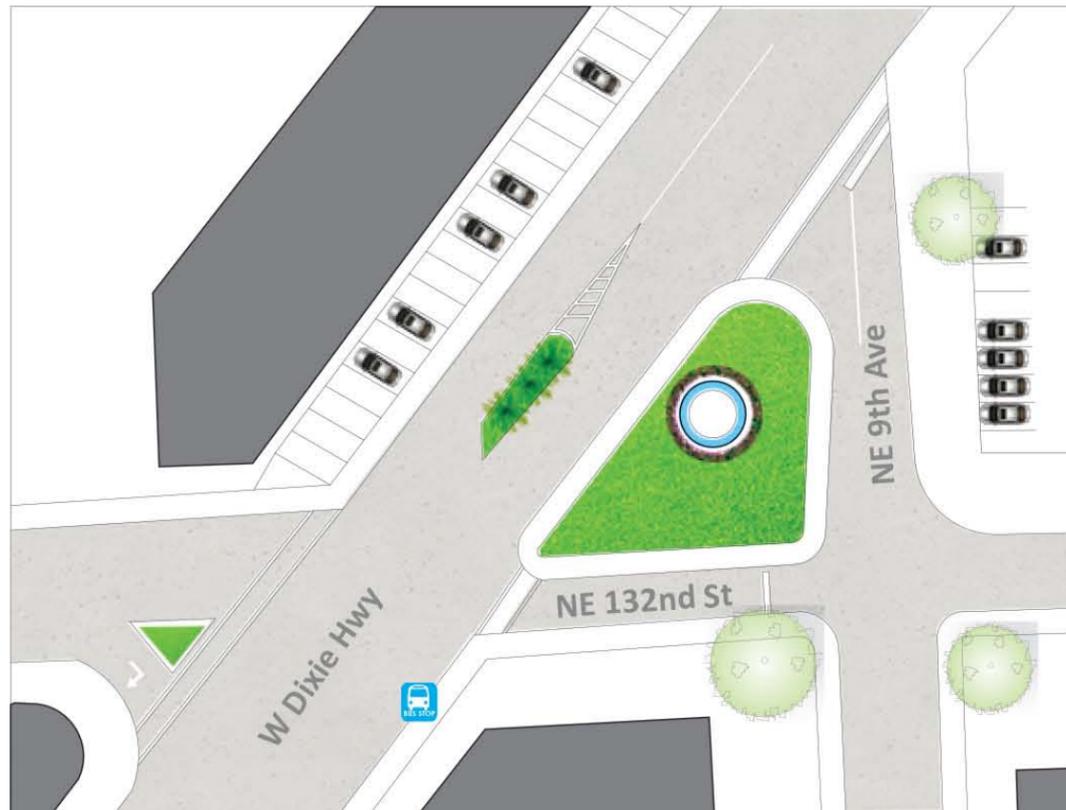


Figure 4. NE 132nd Street Fountain Location Map

Key Civic Spaces | NE 132nd Street Fountain | Plan

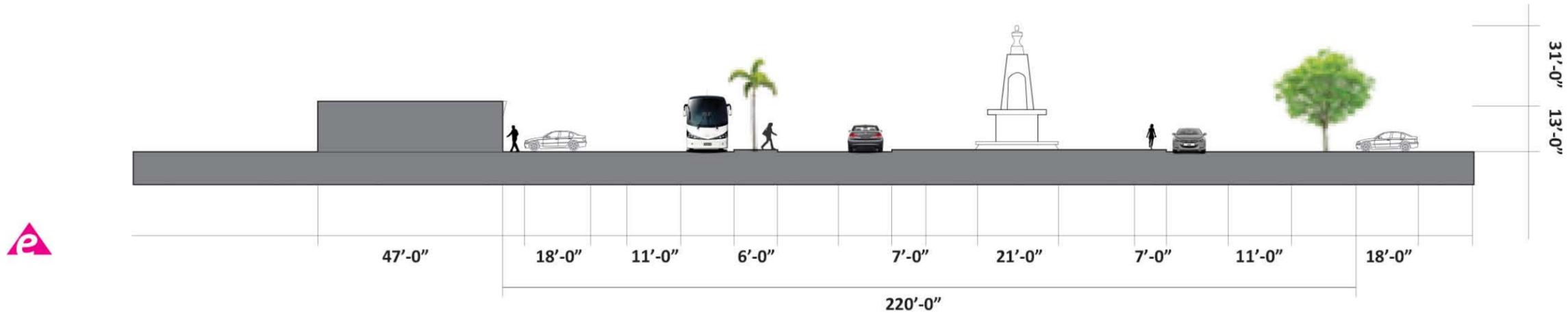


Existing Plan

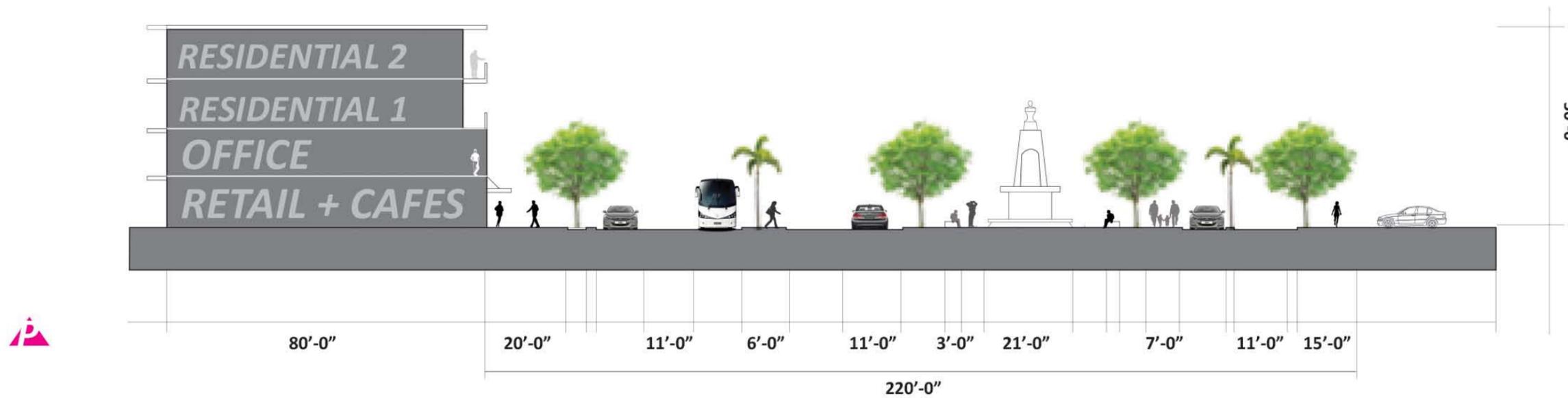
Proposed Plan

Figure 5. NE 132nd Street Fountain Plan

Key Civic Spaces | NE 132nd Street Fountain | Section



Existing Section



Proposed Section

Figure 6. NE 132nd Street Fountain Section

Key Civic Spaces | NE 132nd Street Fountain | **Street View**



Today



Proposed

Figure 7. NE 132nd Street Fountain Street View

Key Civic Spaces

[2] West Dixie Green Trail

Key Civic Spaces | West Dixie Green Trail | Description

Prior to 2000, Dixie Highway was open to traffic and continuous through NE 125th Street. Due to safety concerns at that time, with northbound traffic movements to NE 125th Street, the Florida Department of Transportation closed the roadway to through traffic, creating a dead end just south of NE 125th Street. The impacts of this closure are still felt today by residents and business owners.

The proposed Dixie Greenway Trail beginning at NE 125th Street and West Dixie Highway will draw users to Griffing Park, and connect the commercial activity center along NE 125th Street to the Park. The proposed landscape and pedestrian amenity improvements will provide for a more comfortable experience in traversing this area. Suggested enhancements:

1. Create a linear pathway from 125th Street to Griffing Park (approximately 750 feet long by ten feet wide).
2. Add approximately 65 canopy trees and approximately 11,000 square feet of various groundcovers or flowers along path.
3. Add directional signs at northern and southern ends of Trail and at intersecting streets.
4. Add eight benches and four waste receptacles along path.
5. At the northern terminus at NE 125th Street add flowering and specimen trees, three to five understory trees, five sabal palms and understory plantings.
6. Install iconic sculpture or gateway feature at the entrance to the Greenway Trail at NE 125th Street.

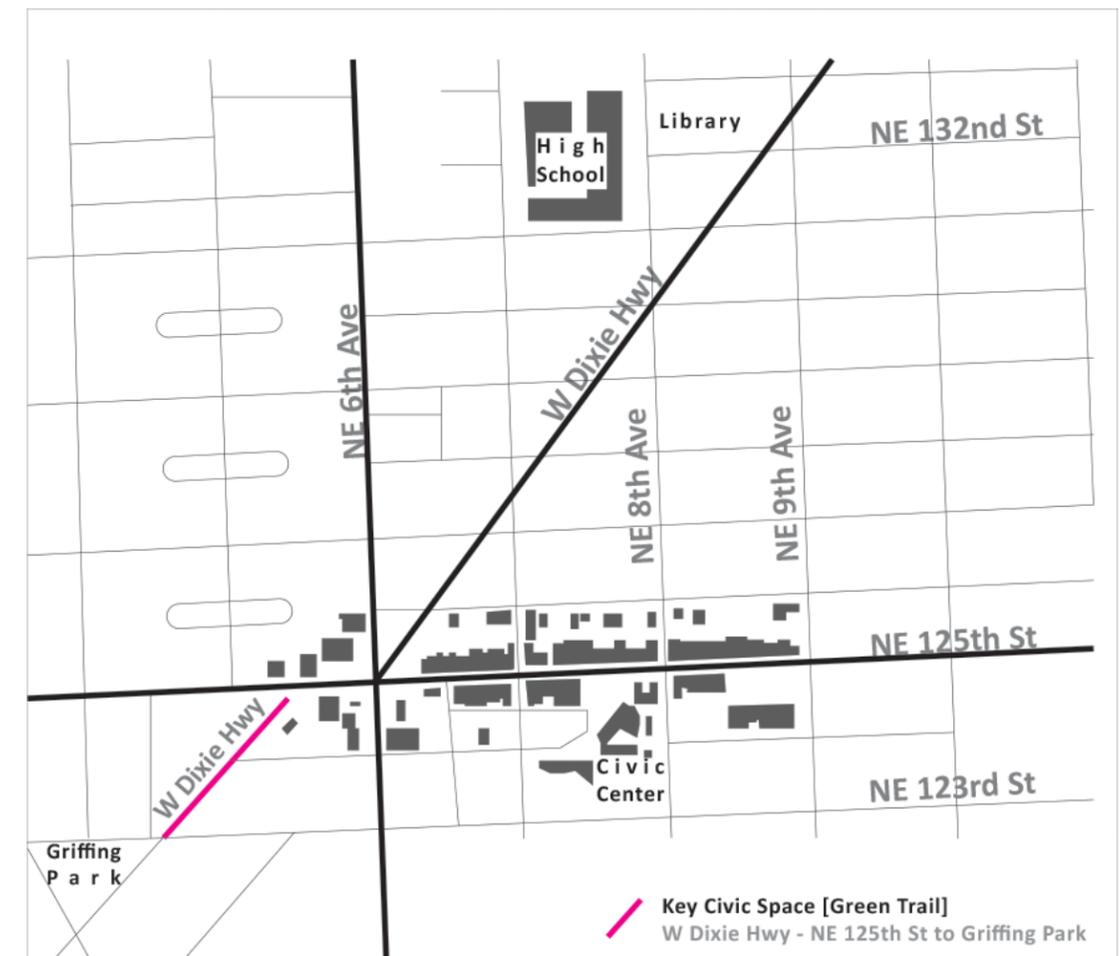


Figure 8. West Dixie Green Trail Location Map

Key Civic Spaces | West Dixie Green Trail | **Plan**

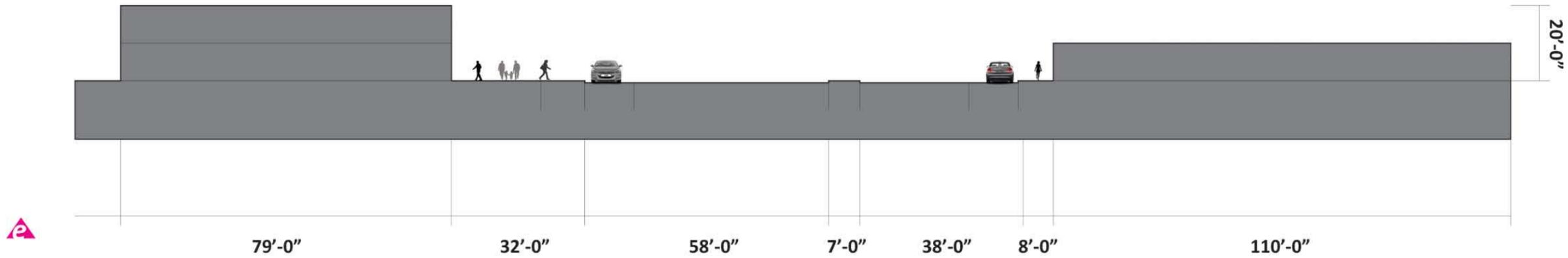


Existing Plan

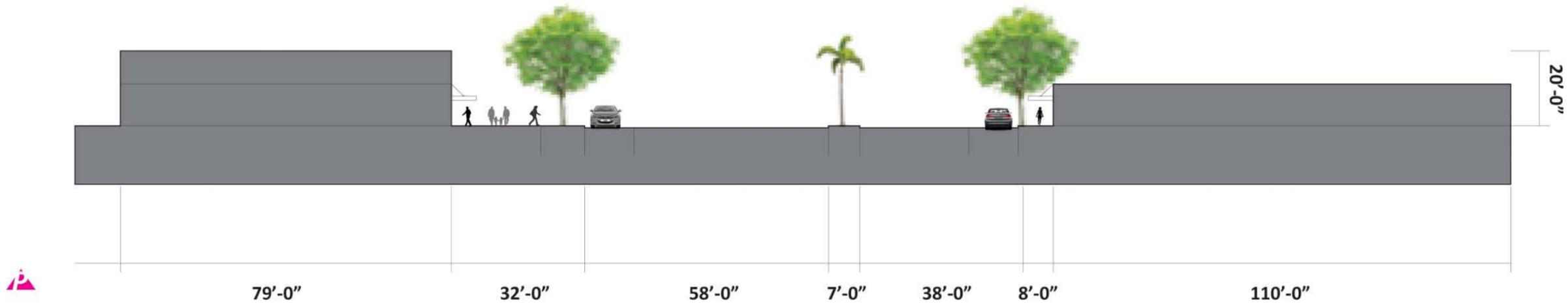
Proposed Plan

Figure 9. West Dixie Green Trail Plan

Key Civic Spaces | West Dixie Green Trail | **Section**



Existing Section



Proposed Section

Figure 10. West Dixie Green Trail Section

Key Civic Spaces | West Dixie Green Trail | **Street View**



Today



Proposed

Figure 11. West Dixie Green Trail Street View

Key Civic Spaces

[3] NE 8th Avenue PPP Mixed-Use Parking Garage

[7A] NE 8th Avenue Promenade

Key Civic Spaces | NE 8th Avenue PPP Mixed-Use Parking + Promenade | Description

NE 8th Avenue from NE 123rd Street north to NE 125th Street is envisioned to become a promenade/gathering space. Removable bollards at the intersections of the street would allow the it to be closed temporarily to become a safe space for events. By combining administrative functions in a new facility, the western side of 8th Avenue could become a multipurpose green space. Suggested enhancements:

1. Create new crosswalks with City-approved design scheme the length of the Promenade.
2. Reconstruct sidewalks as necessary.
3. Reconstruct roadway and install decorative paving along NE 8th Avenue for the length of the Trail (approximately 20,000 square feet).
4. Demolish small City administrative structures to add green space to the western side of Promenade.
5. Install benches and waste receptacles.
6. Install distinctive lighting.
7. Install distinctive NoMi banners.
8. Install distinctive sculptures.
9. Install removable bollards at all intersections when Promenade is used for special events.
10. Add shade trees where needed for the length of the Promenade (approximately 20 trees).

CITY HALL PARKING GARAGE

The current City-owned surface parking lot on the west side of NE 8th Ave, north of NE 124th Street that accommodates approximately 200 vehicles, could be redeveloped as a several hundred space parking garage with ground floor retail fronting the NE 8th Avenue Promenade. This additional parking could be utilized as Parking for City administration during the day, for special events at other times and for shared with anticipated residential and retail developments in the immediate area. Funding could be accomplished through a Public Private Partnership. Suggested enhancements:

1. Redevelop the surface parking lot into a mixed-use retail and parking structure containing at least 400 parking spaces.

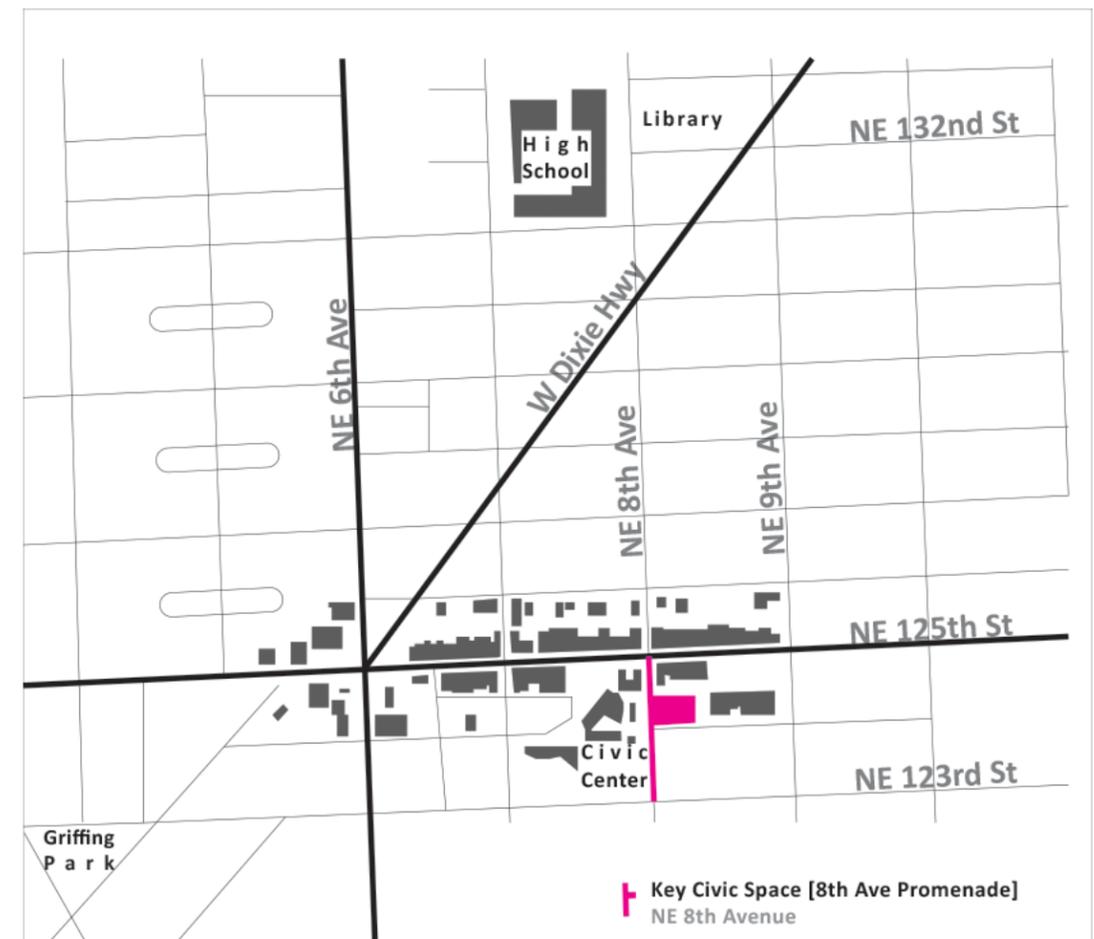


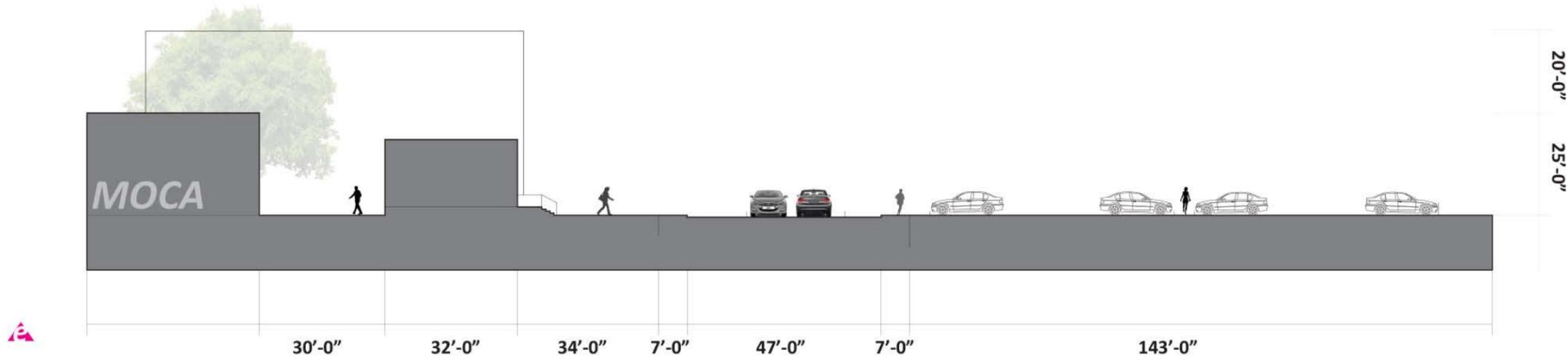
Figure 12. NE 8th Avenue Promenade Location Map

Key Civic Spaces | NE 8th Avenue PPP Mixed-Use Parking + Promenade | **Plan**

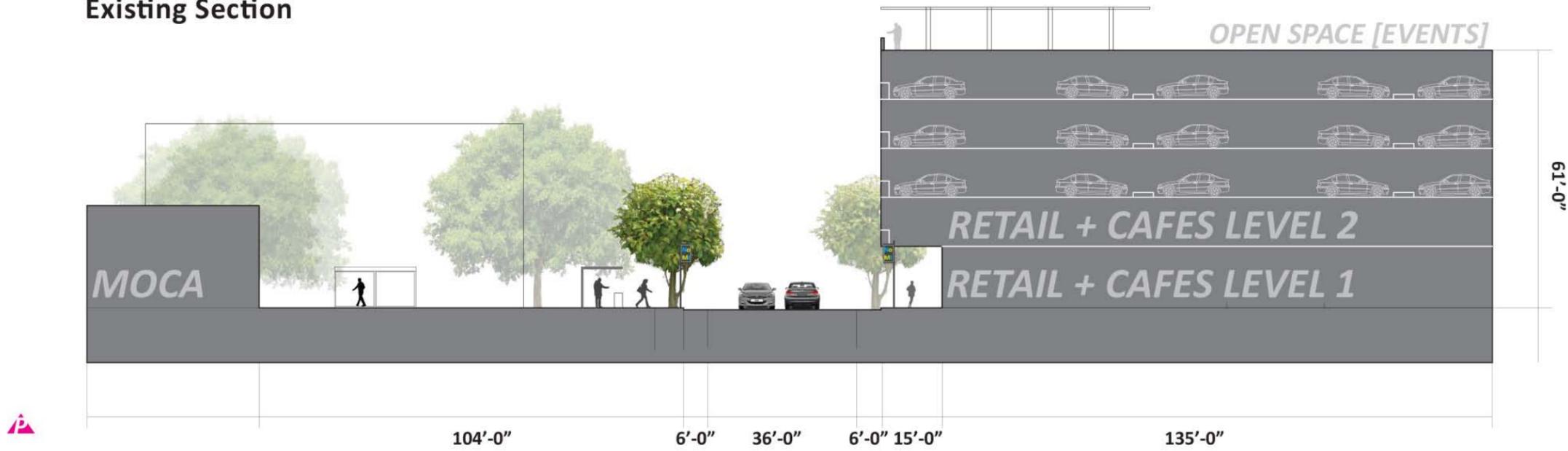


Figure 13. NE 8th Avenue Promenade Plan

Key Civic Spaces | NE 8th Avenue PPP Mixed-Use Parking + Promenade | **Section**



Existing Section



Proposed Section

Figure 14. NE 8th Avenue Promenade Section

Key Civic Spaces | NE 8th Avenue PPP Mixed-Use Parking + Promenade | **Street View**



Today



Proposed

Figure 15. NE 8th Avenue Promenade Street View

Key Civic Spaces

[4] NE 125th Street Liberty Gardens Park

Key Civic Spaces | NE 125th Street Liberty Gardens Park | Description

An outdoor Café is envisioned to be located in the area that serves as little more than a small passageway from NE 125th Street to a City-owned parking lot across an alleyway. It could be redesigned outdoor café space for a small to medium sized eatery opening on to the passageway from an adjacent building. Investment come could from both public and private sources. The City could make certain improvements to the passageway while a private entity would be responsible for any building renovations. By leasing a portion of the passageway area to the adjacent Café, the City would potentially generate revenue from the space. Suggested

Enhancements:

1. Plant approximately four trees with understory plantings.
2. Add paving material (approximately 1500 to 2000 square feet).
3. Add distinctive lighting (four to six tree up lights and three to four light poles).
4. Remove columns and archway.
5. Add two new entry signs.

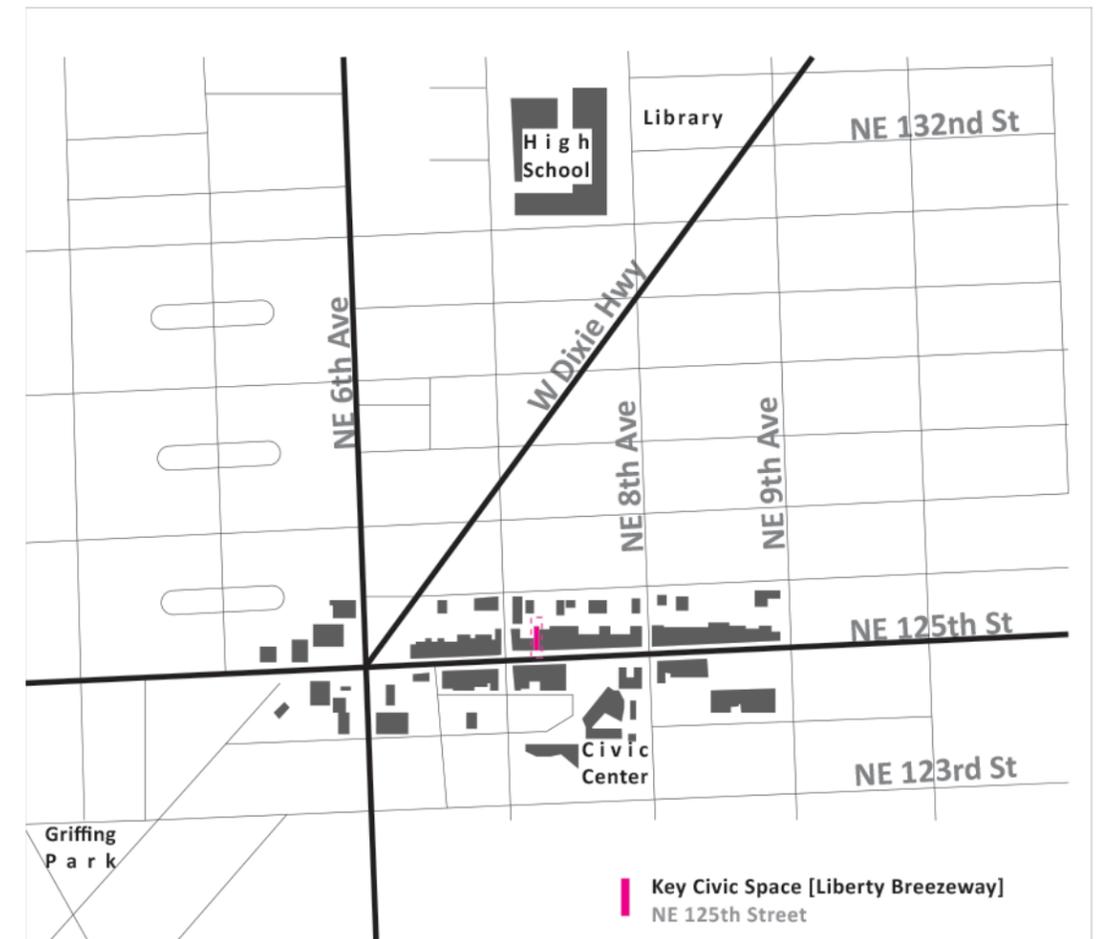


Figure 16. NE 125th Street Liberty Gardens Park Location Map

Key Civic Spaces | NE 125th Street Liberty Gardens Park | **Street View**



Today



Proposed

Figure 17. NE 125th Street Liberty Gardens Park Street View

Key Civic Spaces

[5] Five Points Intersection

Key Civic Spaces | Five Points Intersection | Description

So named because three major roadways intersect at this

location (NE 125th Street, West Dixie Highway and NE 6th Avenue) and when looking from above resembles “five points” touching. Currently, this very difficult intersection is hazardous to both pedestrians and persons travelling by vehicle. Pedestrian crossings are not well located and the triangular median area is not an adequate refuge.

A proposed landmark feature, such as an iconic art installation, in the triangle can serve as a key element of the City’s identity and its sense of place. Removing significant portions of the hardscape and replacing it with a large specimen tree and understory plantings will enhance the usage of the current bus stop providing comfort, security and an identity as elements to reinforce the concept of connectivity within the study area. Suggested enhancements:

1. Create new crosswalks with City-approved design scheme.
2. Create new, more direct crosswalks across NE 6th Avenue and NE 126st Street and install on-demand pedestrian signalization.
3. Decrease amount of hardscape while increasing landscape.
4. Add large specimen tree or three to four flowering trees.
5. Provide three benches and two waste receptacles.
6. Install iconic NoMi sculpture at southern tip of triangle.

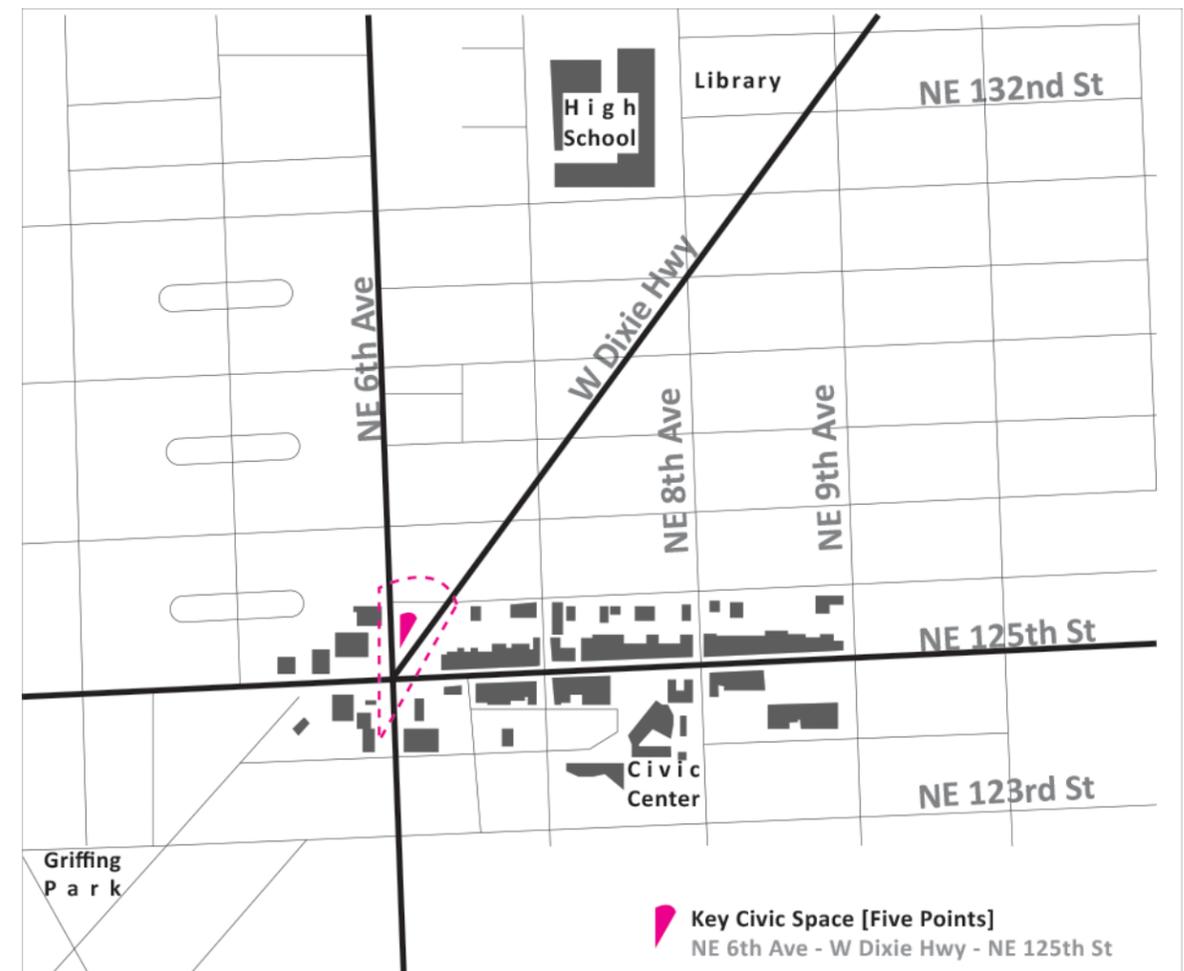


Figure 18. Five Points Intersection Location Map

Key Civic Spaces | Five Points Intersection | Plan



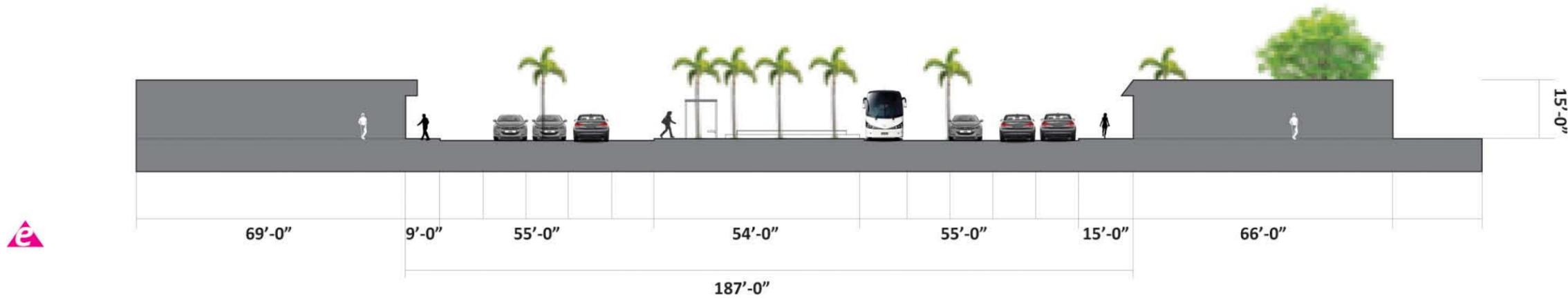
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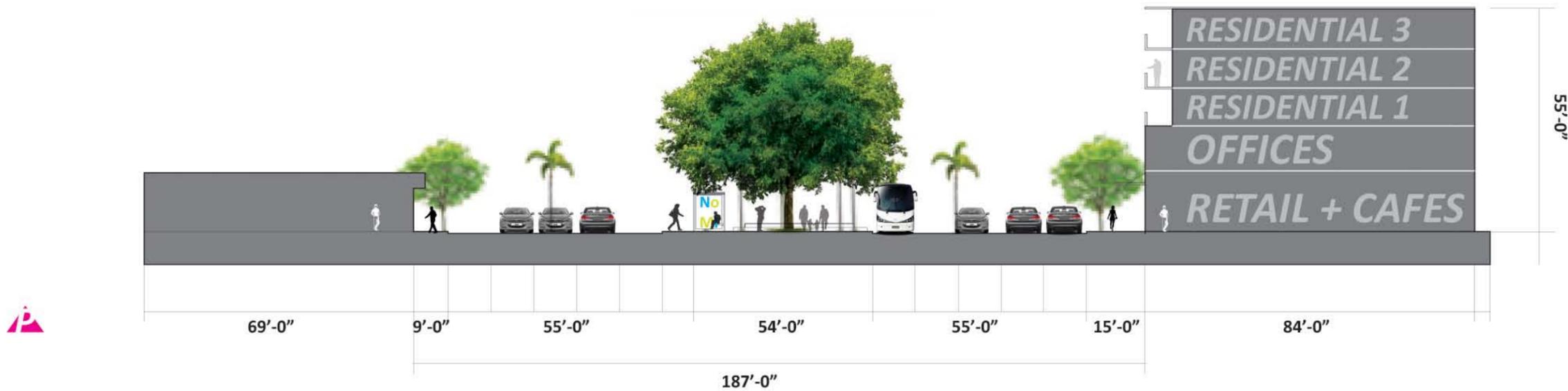
Proposed Plan

Figure 19. Five Points Intersection Plan

Key Civic Spaces | Five Points Intersection | Section



Existing Section



Proposed Section

Figure 20. Five Points Intersection Section

Key Civic Spaces | Five Points Intersection | **Street View**



Today



Proposed

Figure 21. Five Points Intersection Street View

Key Civic Spaces

[6] Griffing Park Amphitheater

Key Civic Spaces | Griffing Park Amphitheater | Description

This triangular passive park is a small oasis in the City’s central west area. It includes the Veteran’s Memorial Clock Tower and an artistic lighting installation in a large banyan tree entitled Electric Tree by the artist Mark Hand forth.

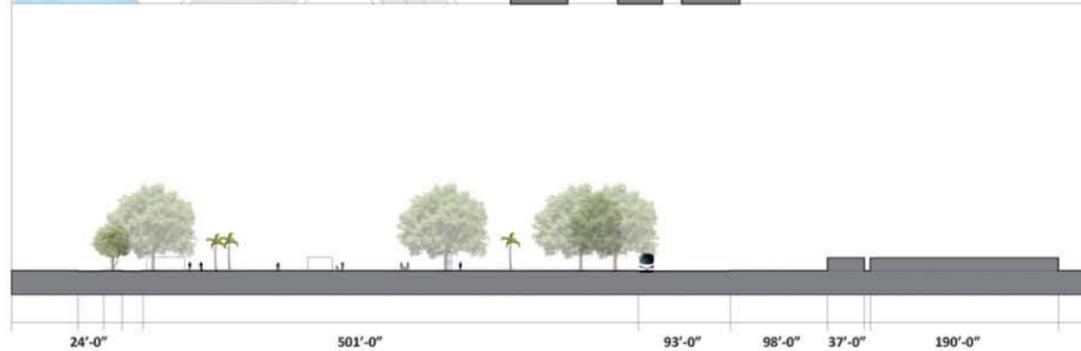
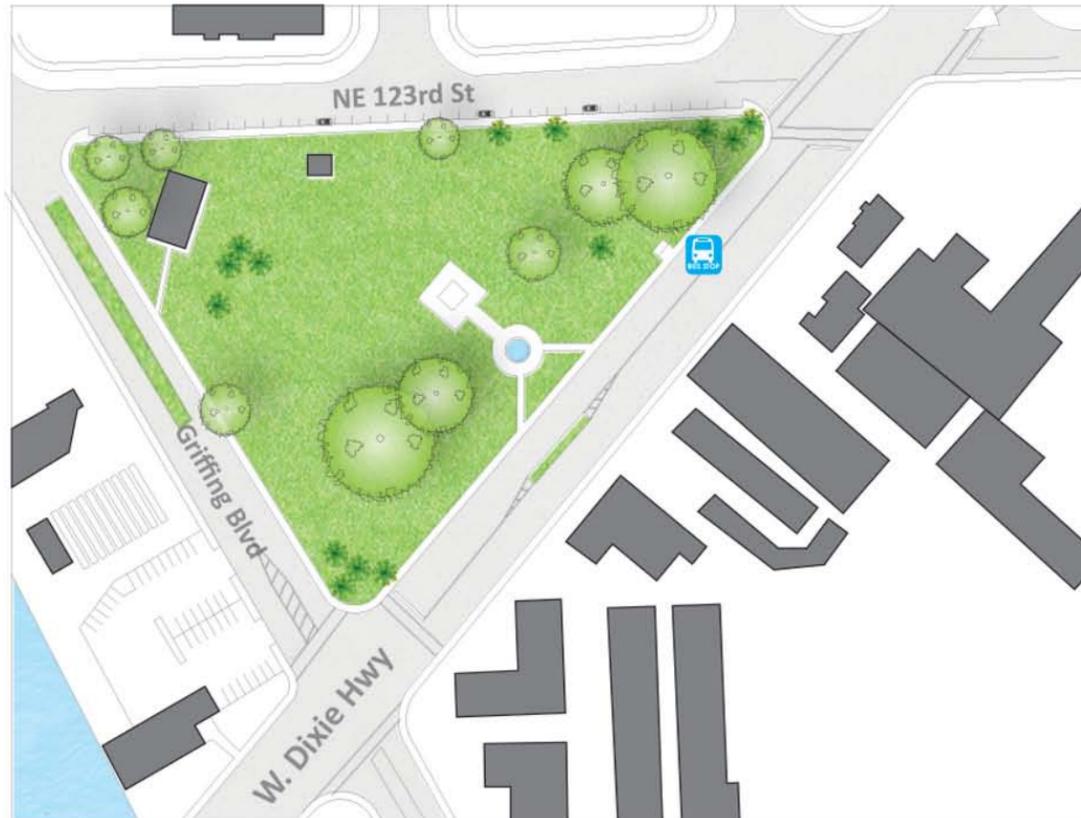
A proposed small amphitheater, holding just several hundred patrons, could be utilized for small events performances. Providing new uses and activities for the community park. The programming of events can be arranged to promote the artistic and cultural uniqueness of the City. Suggested enhancements:

1. Construct a 250-400 seat amphitheater and associated amenities.

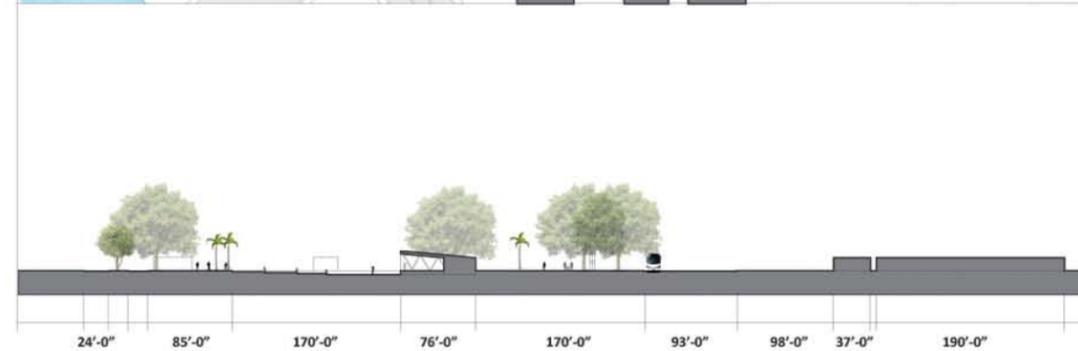


Figure 22. NE 8th Avenue Green Trail Location Map

Key Civic Spaces | Griffing Park Amphitheater | Plan



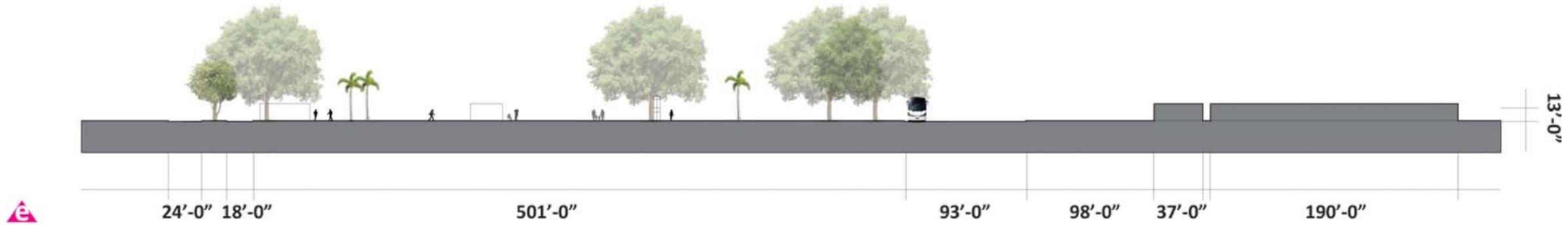
Existing Plan



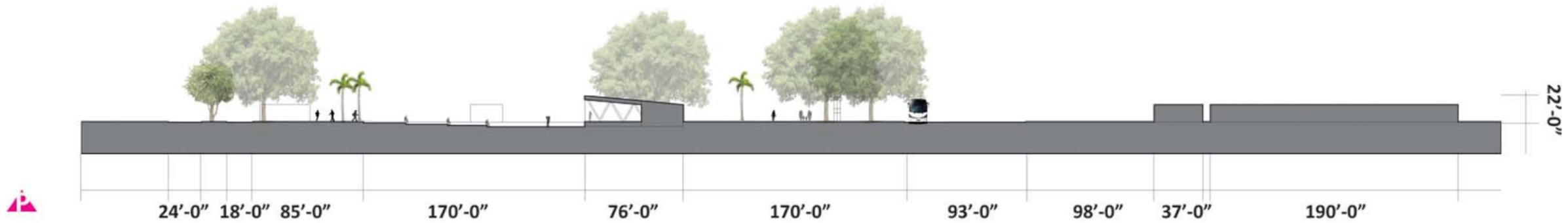
Proposed Plan

Figure 23. Griffing Park Amphitheater Plan

Key Civic Spaces | Griffing Park Amphitheater | **Section**



Existing Plan



Proposed Plan

Figure 24. Griffing Park Amphitheater Section

Key Civic Spaces | Griffing Park Amphitheater | **Street View**



Today



Proposed

Figure 25. Griffing Park Amphitheater Street View

Key Civic Spaces

[7B] NE 8th Avenue Green Trail

Key Civic Spaces | NE 8th Avenue Green Trail | Description

NE 8th Avenue will connect the two largest civic complexes within the City. The southern terminus of the Trail would be at the MOCA/Civic Center (City Hall and Administrative) Complex. While the northern terminus would be at the Arts, Culture, Design District, North Miami Senior High School and the North Miami Public Library.

The redeveloped roadway segment would create a safe and attractive pedestrian and bike path between these two very important civic areas. Suggested enhancements:

1. Create new crosswalks with City-approved design scheme the length of the Trail.
2. Reconstruct sidewalks as necessary.
3. Reconstruct roadway and install decorative paving along NE 8th Avenue for the length of the Trail (approximately 175,000 square feet).
4. Install benches and waste receptacles.
5. Install distinctive lighting.
6. Install distinctive NoMi banners.
7. Add shade trees where needed for the length of the Trail (approximately 40 trees).

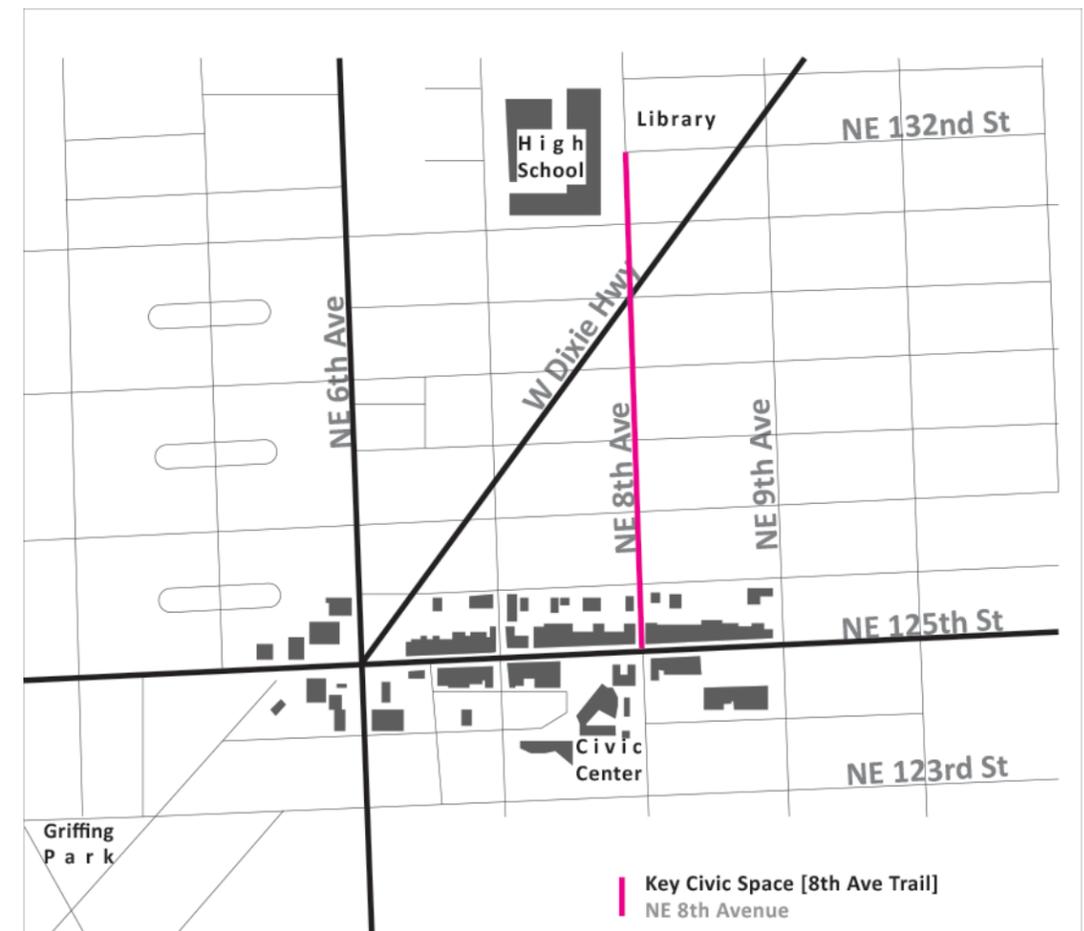


Figure 26. NE 8th Avenue Green Trail Location Map

Key Civic Spaces | NE 8th Avenue Green Trail | Revitalization



Add street lamps with decorative banners

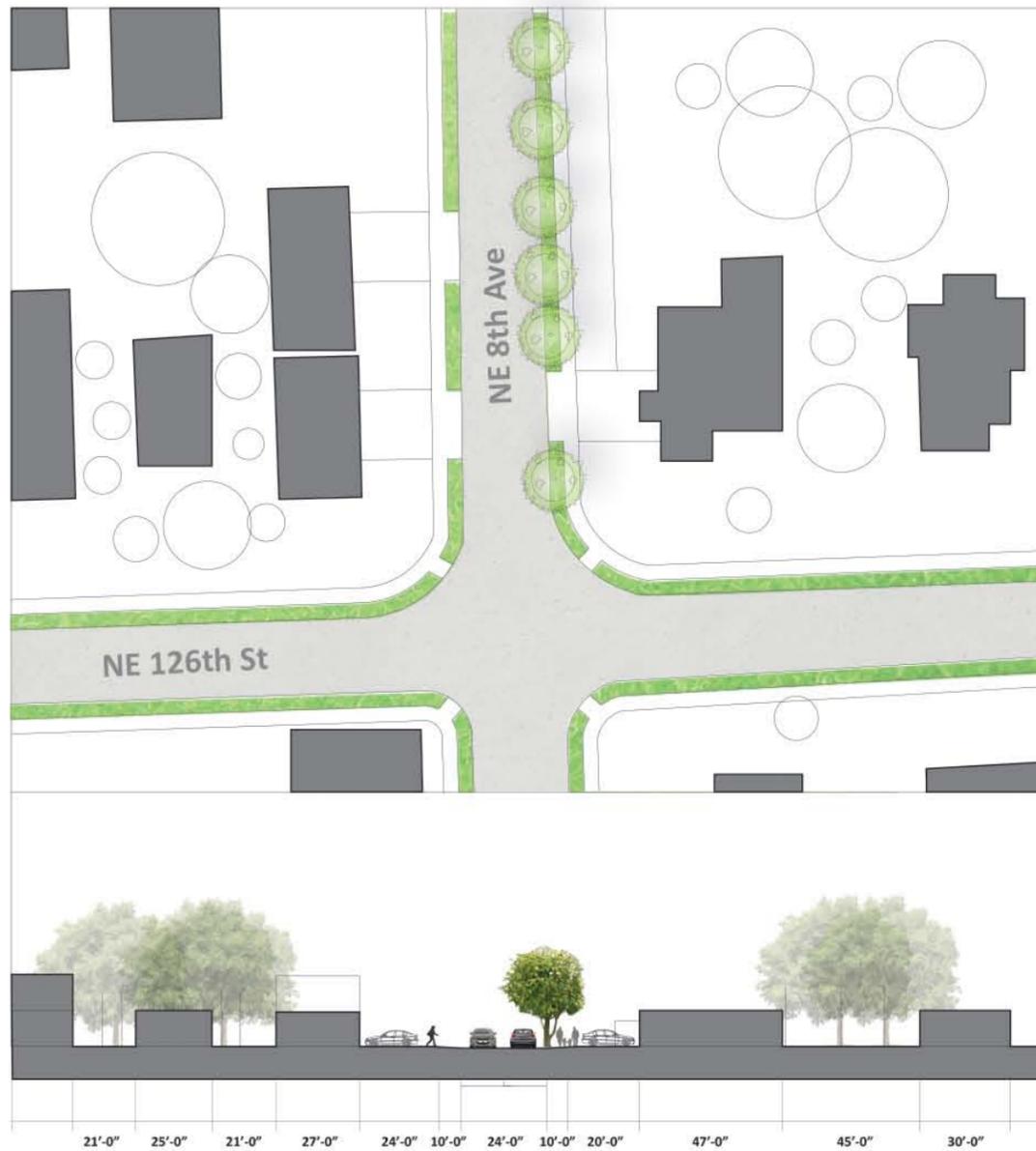
Add decorative crosswalks along length of street and improve safety of crossings

Repave streets in brick pavers and repave sidewalks in pavers consistent with master plan

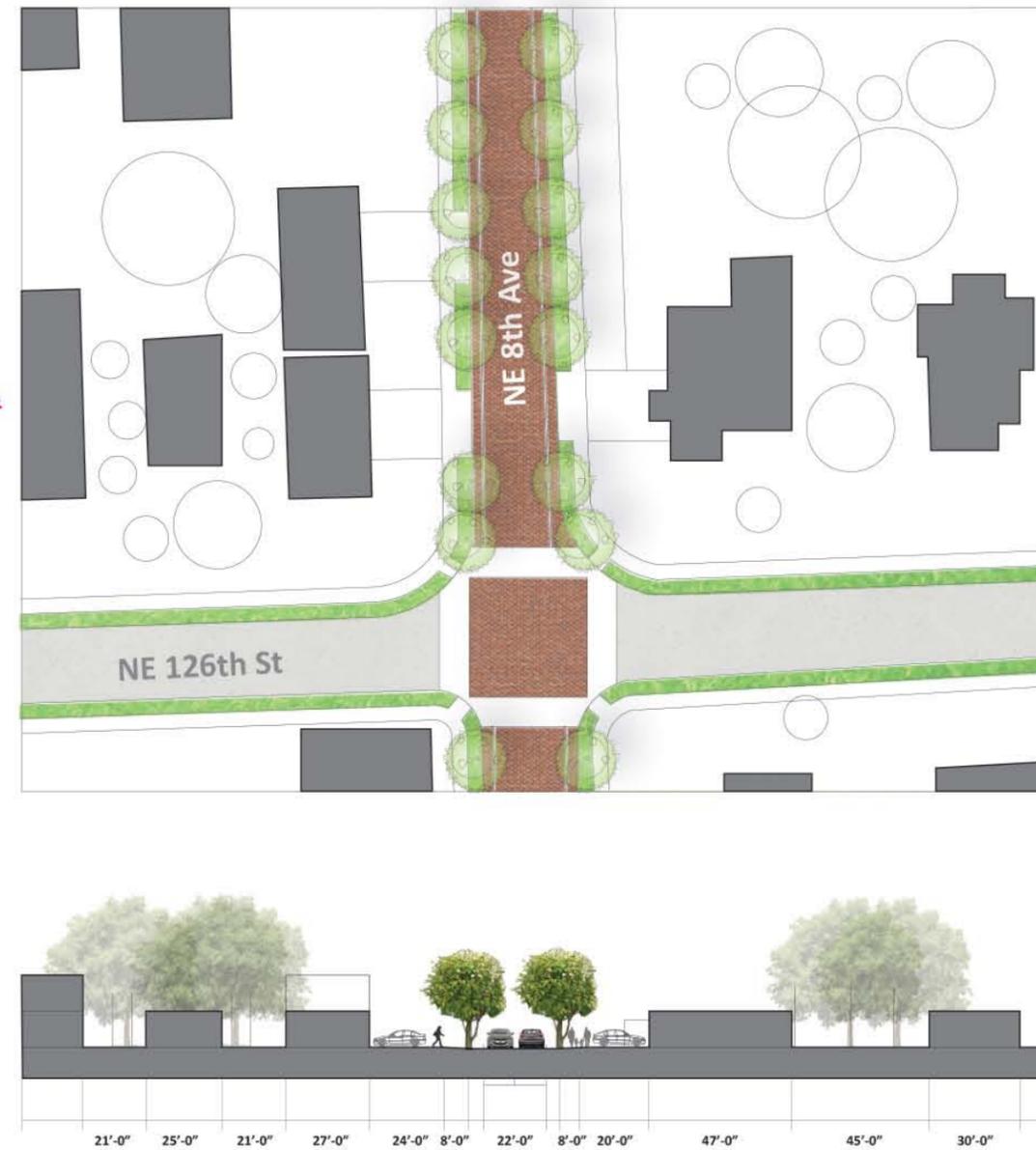
Add shade trees to fill in ROW

Figure 27. NE 8th Avenue Green Trail Bird's Eye

Key Civic Spaces | NE 8th Avenue Green Trail | Plans



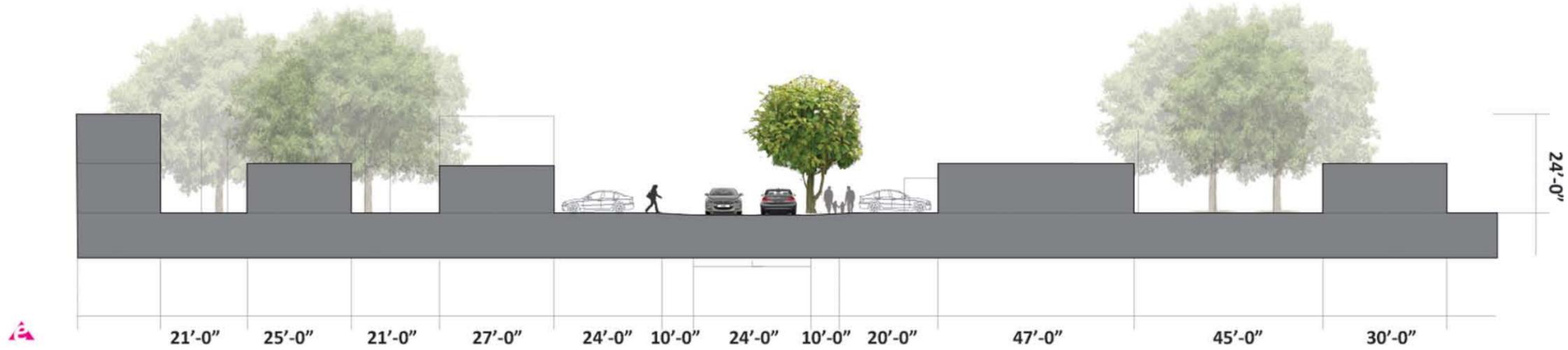
Existing Plan



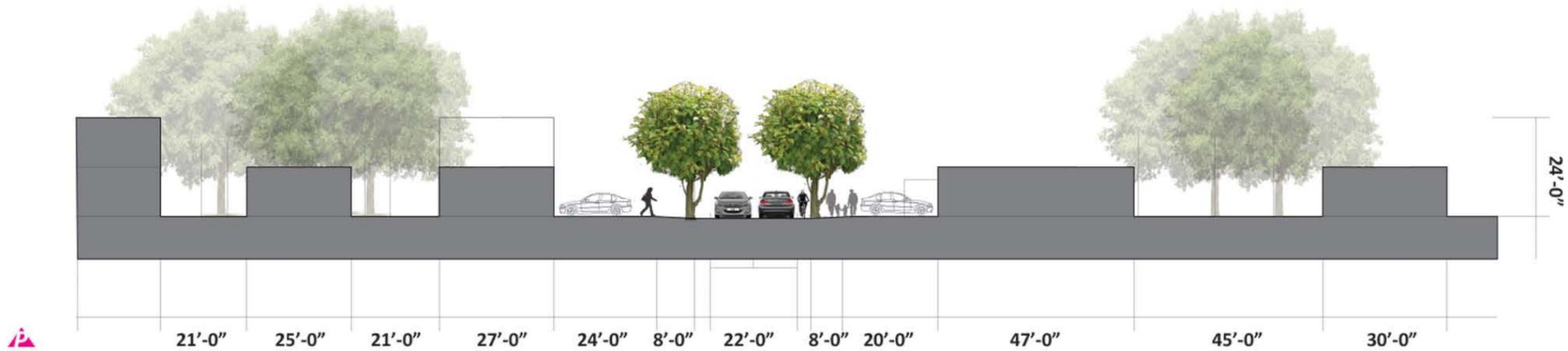
Proposed Plan

Figure 28. NE 8th Avenue Green Trail Plan

Key Civic Spaces | NE 8th Avenue Green Trail | **Section**



Existing Section



Proposed Section

Figure 29. NE 8th Avenue Green Trail Section

Key Civic Spaces | NE 8th Avenue Green Trail | **Street View**



Today



Proposed

Figure 30. NE 8th Avenue Green Trail Street View

Key Civic Spaces

[8] MOCA Plaza/Civic Center Complex

Key Civic Spaces | MOCA Plaza/Civic Center Complex | Description

North Miami’s City Hall, built in 1951, is currently one of the oldest structures in the City’s downtown. At the time of its construction, the City had a population of approximately 10,000 residents and the City Hall held a significantly smaller number of City staff. Also, far fewer municipal services were offered. After over 60 years the City has steadily grown to a population of close to 60,000 residents and has also increased its provision of civic services. Over 150 employees now occupy the current space which was designed for far fewer employees. A recent space analysis revealed that the building is over capacity. This is evidenced by the number of accessory buildings and trailers erected next to City Hall. The limited seating available at regular Council meetings, and long lines exiting the building for bus passes and passport applications.

As part of the Concept Plan process, a series of questions were asked of the public to determine preferred uses for the MOCA Plaza/Civic Center Complex. This Complex currently includes four surface parking lots (three within the “megablock” and one east of NE 8th Avenue) that could be redeveloped. Suggested enhancements:

1. A newly renovated, expanded and modernized City Hall/Administrative Building in order to consolidate government uses in one building. This would allow removal of the Zoning, Parks, Code and CPD Buildings in order to consolidate all the Administrative staff into one building and create additional park/green space along NE 8th Avenue for special events.
2. Police Department – No Change
3. Retail Space
4. Hotel
5. Parking garage with first floor retail east of NE 8th Avenue (across from City Hall).
6. MOCA expansion of 24,000 square feet as contemplated.
7. Develop new space for a Cultural Arts, Film and Education Destination:
 - o Additional Park/Open Space for special outdoor events
 - o A multi-purpose Performing Arts Center of approximately 800-900 seats
 - o Historical Museum space of approximately 2,000 square feet to house and display the Historic Society’s Collection and future donated collections.

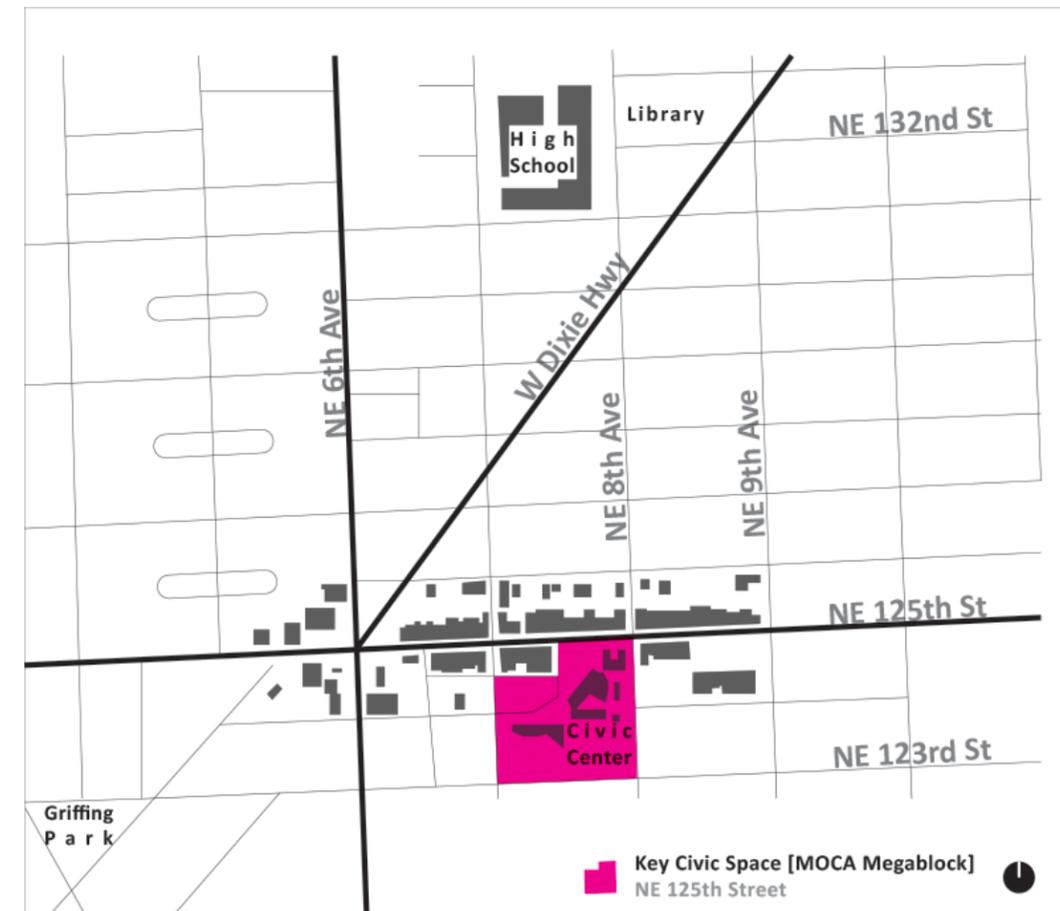
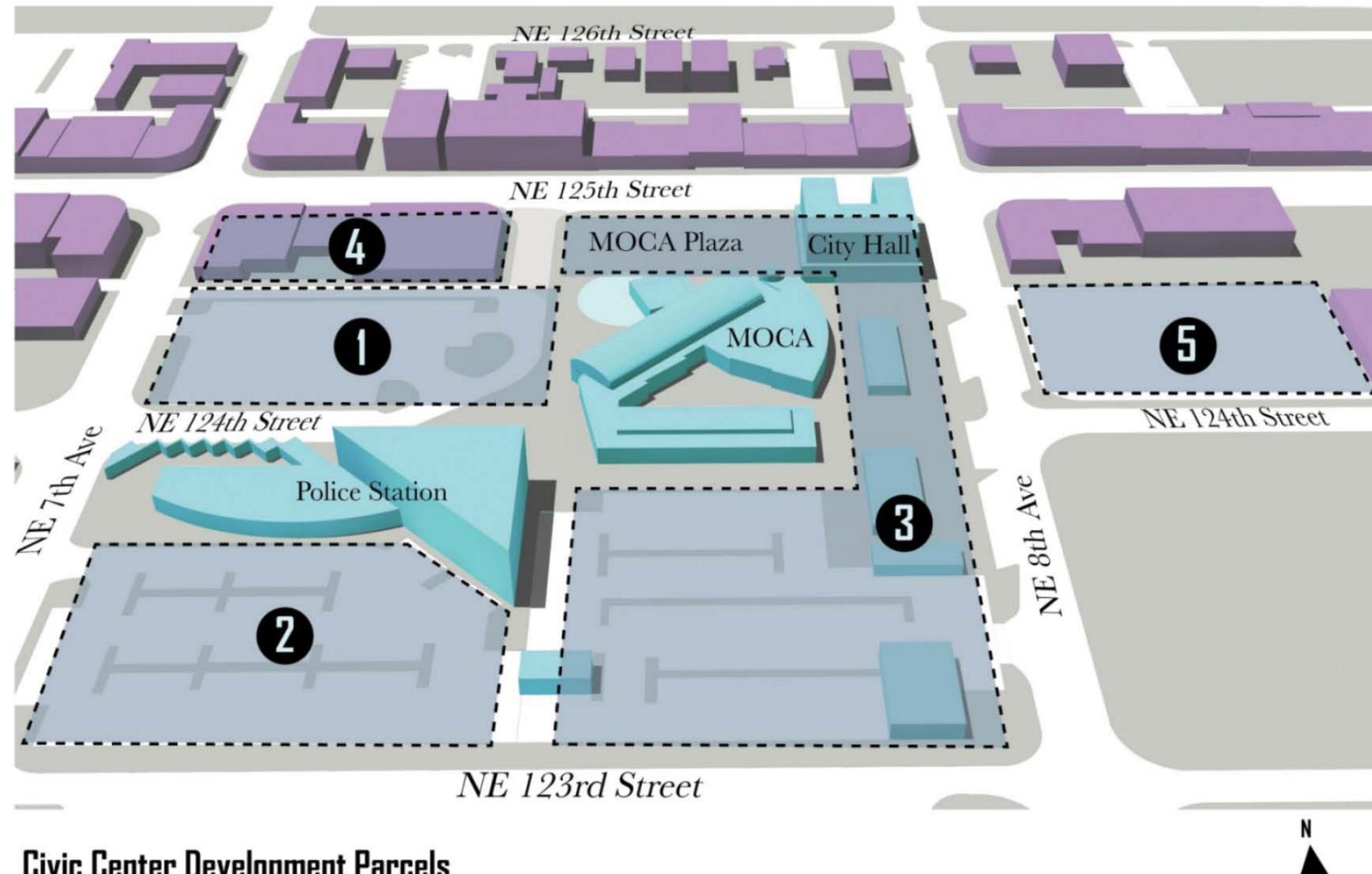


Figure 31. MOCA Plaza/Civic Center Location Map

Key Civic Spaces | MOCA Plaza/Civic Center Complex | Parcel Framework



Civic Center Development Parcels

The highlighted areas indicate municipal lands that could be redeveloped for other purposes

- Commercial/Private
- City of North Miami Civic Buildings
- Civic Center Parcels
Possible development opportunities

Figure 32. MOCA Plaza/Civic Center Parcel Framework

Key Civic Spaces | MOCA Plaza/Civic Center Complex | Plan I



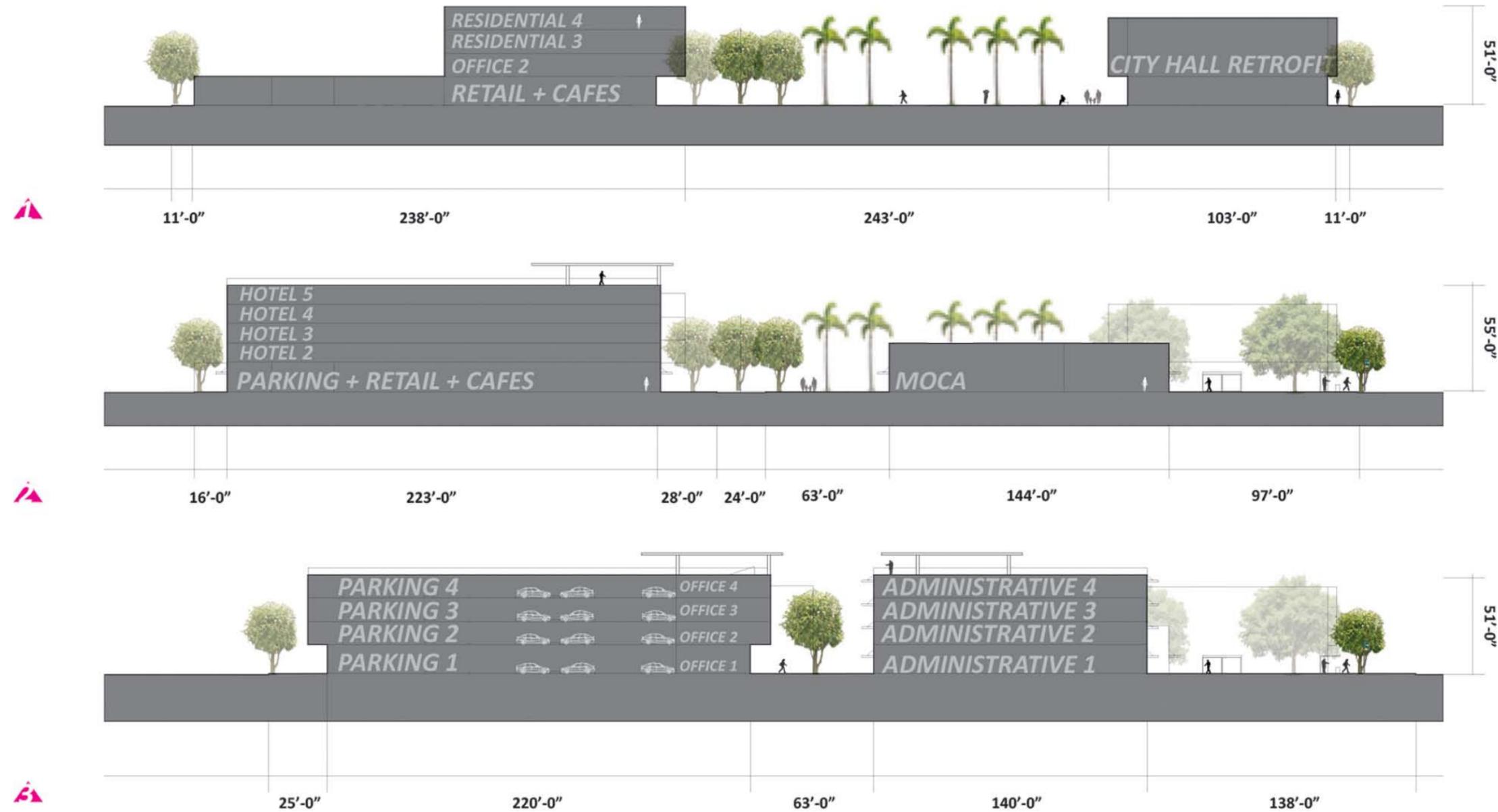
Figure 33. MOCA Plaza/Civic Center Plan

Key Civic Spaces | MOCA Plaza/Civic Center Complex | Proposed Conceptual Plan



Figure 34. MOCA Plaza/Civic Center Proposed Plan

Key Civic Spaces | MOCA Plaza/Civic Center Complex | Section



Proposed Sections

Figure 35. MOCA Plaza/Civic Center Section

Key Civic Spaces | MOCA Plaza/Civic Center Complex | **Street View MOCA Plaza**



Today



Proposed

Figure 36. MOCA Plaza Nighttime Street View

Key Civic Spaces | MOCA Plaza/Civic Center Complex | **Street View City Hall Promenade**



Figure 37. City Hall Promenade Street View - 8th Avenue Looking North

Key Civic Spaces | MOCA Plaza/Civic Center Complex | **Street View Hotel**



Today



Proposed

Figure 38. MOCA Plaza Hotel Street View

Key Civic Spaces

*Cost Estimate

Key Civic Spaces | Proposed Implementation Schedule | **Timeline of Capital Improvement Projects**

Priority*	Location Map Number**	Project Name	Cost	Years	Start	End
		(4) Café Corners	\$20,400	1	Oct-14	Oct-15
1, 2	7	NE 8th Avenue Green Trail	\$1,844,175	2	Oct-14	Oct-15
3	6	Griffing Park Amphitheater	\$750,000	1	Oct-15	Oct-16
4	2	West Dixie Green Trail	\$262,600	2	Oct-15	Oct-16
5	3	NE 8th Ave PPP Mixed Use Parking Garage	\$5,250,000	2	Ongoing	
6	5	5 Points Intersection	\$203,137	1	Oct-16	Oct-17
7	8	MOCA Plaza/Civic Center Complex	TBD	2	Ongoing	
8	4	NE 125th St. Liberty Gardens Park	\$62,550	1	Oct-16	Jun-17
9	1	NE 132nd Street Fountain	\$104,808	1	Oct-16	Jun-17

* Priorities are subject to changes based on funding availability

** Refer to Key Civic Spaces Location Map

(4) Number of locations proposed

6. Public + Private Development

Public + Private Development | Description

The City has re-written its Comprehensive Plan and Land Development Regulations in anticipation of the forthcoming Downtown North Miami renaissance. The stated goal is to allow for higher densities and intensities in the Downtown area (C-3 District) and specifically along the major transportation corridors. The following graphic depictions are intended to be general guides for new development.

Private Development Opportunities:

1. NE 126th Street between NE 8th and 9th Avenues (New Residential and Parking – South Side).
2. NE 125th Street between NE 8th and 9th Avenues (New Commercial and/or Residential and Parking – North Side).
3. NE 125th Street between NE 8th and 9th Avenues (New Commercial, Residential and Parking – South Side).
4. NE 124th Street between NE 8th and 9th Avenues (New Residential and Retail - North Side).
5. Five Points residential.
6. Jewish Community Services Retrofit.
7. Side Street Cafes are envisioned as a strategy to bring more restaurants into downtown and improve street life. The City would relinquish approximately two parking spaces adjacent to strategic development locations in order to provide an area that would accommodate outdoor seating from traffic lanes, wider sidewalks, and new landscape buffering. Side Street cafes could be located in various identified locations throughout the Downtown Core. Investment would come from both public and private sources.

Public + Private Development | Community Redevelopment Agency | Three-Phased Partnership Plan

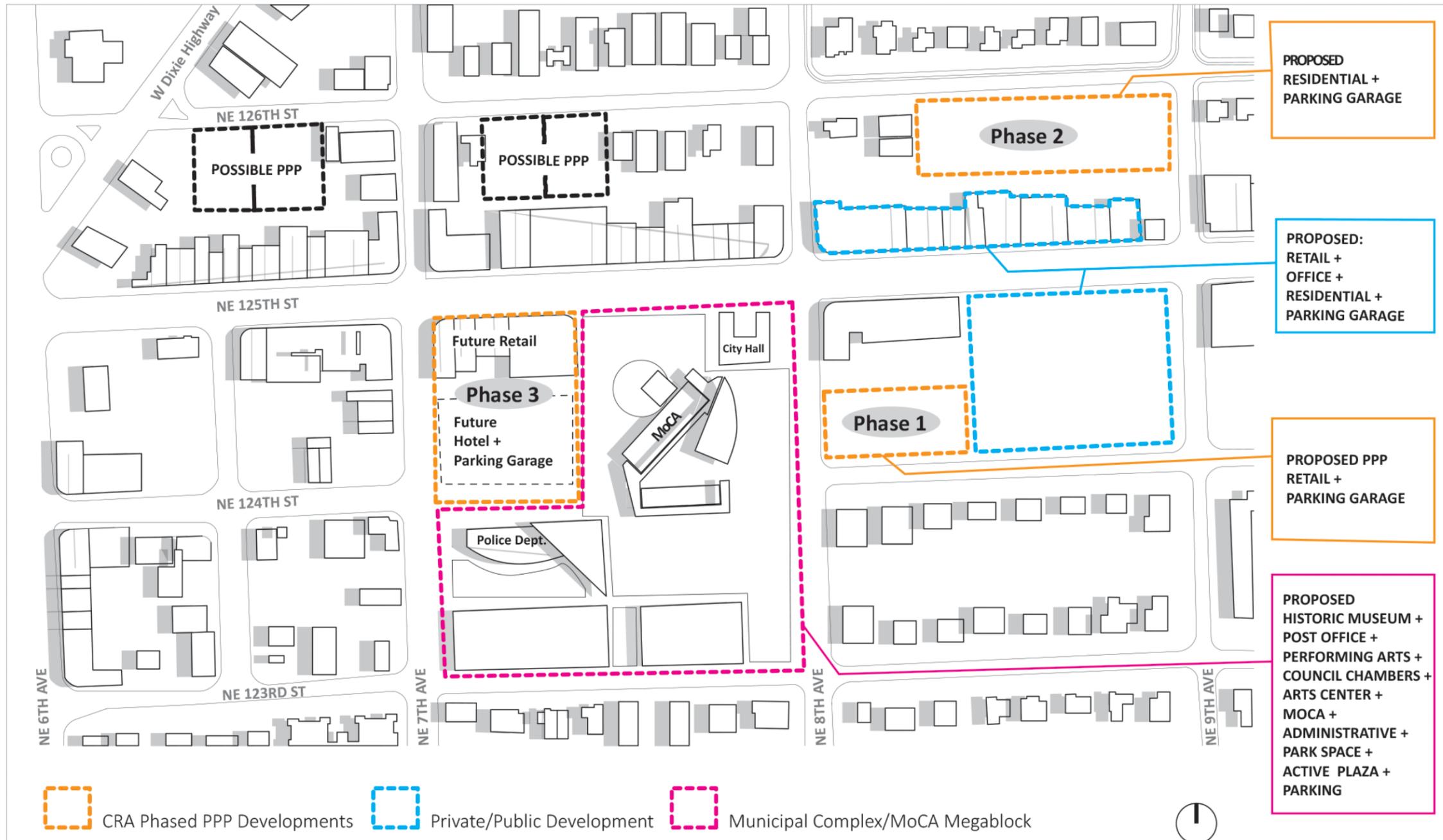


Figure 39. CRA Public-Private Partnership Location Map

Public + Private Development | CRA Three-Phased Partnership Plan | Phase 1A - Public/Private Partnership

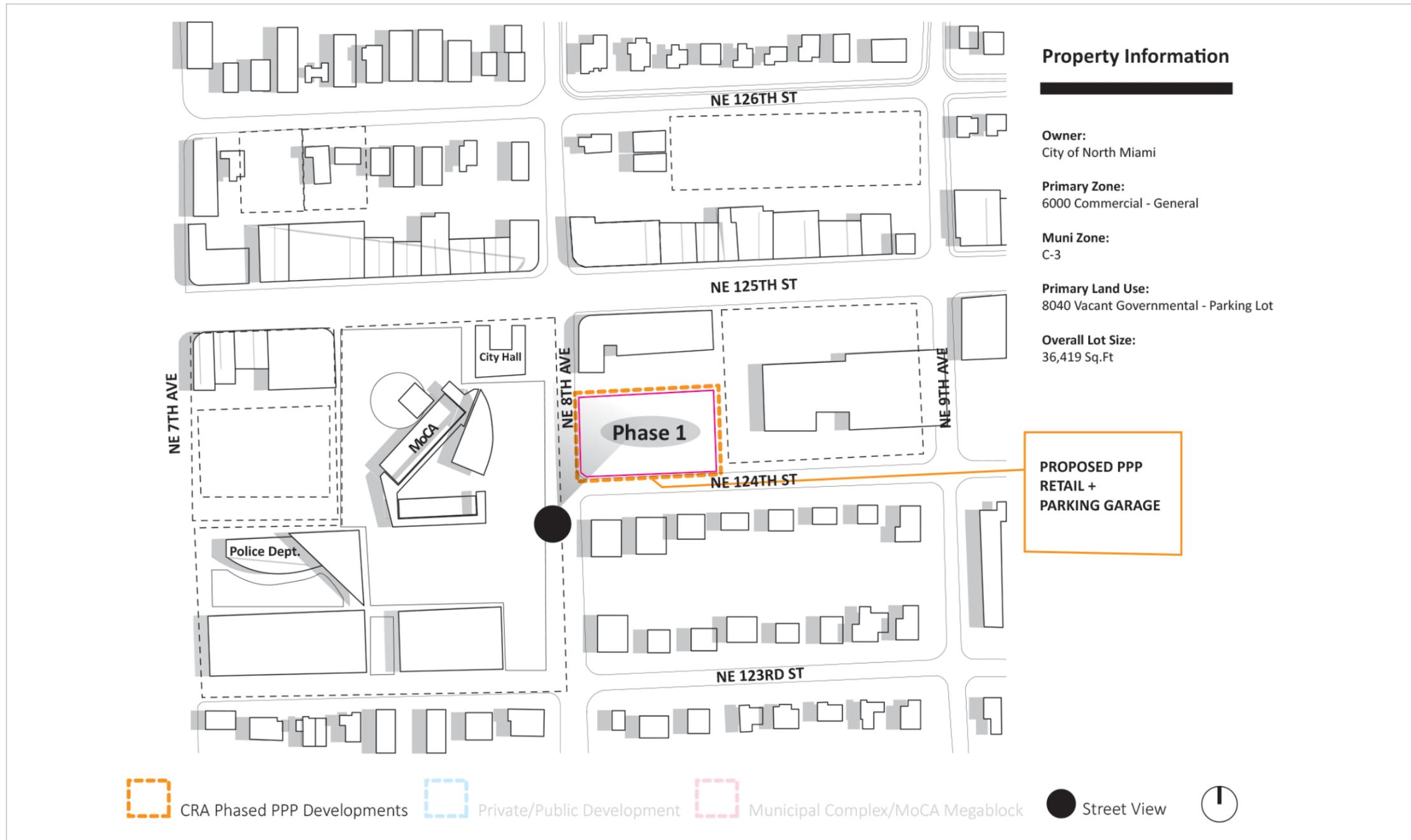


Figure 40. Phase 1A - PPP Plan

Public + Private Development | CRA Three-Phased Partnership Plan | Phase 1B - Land Acquisition on NE 126th Street

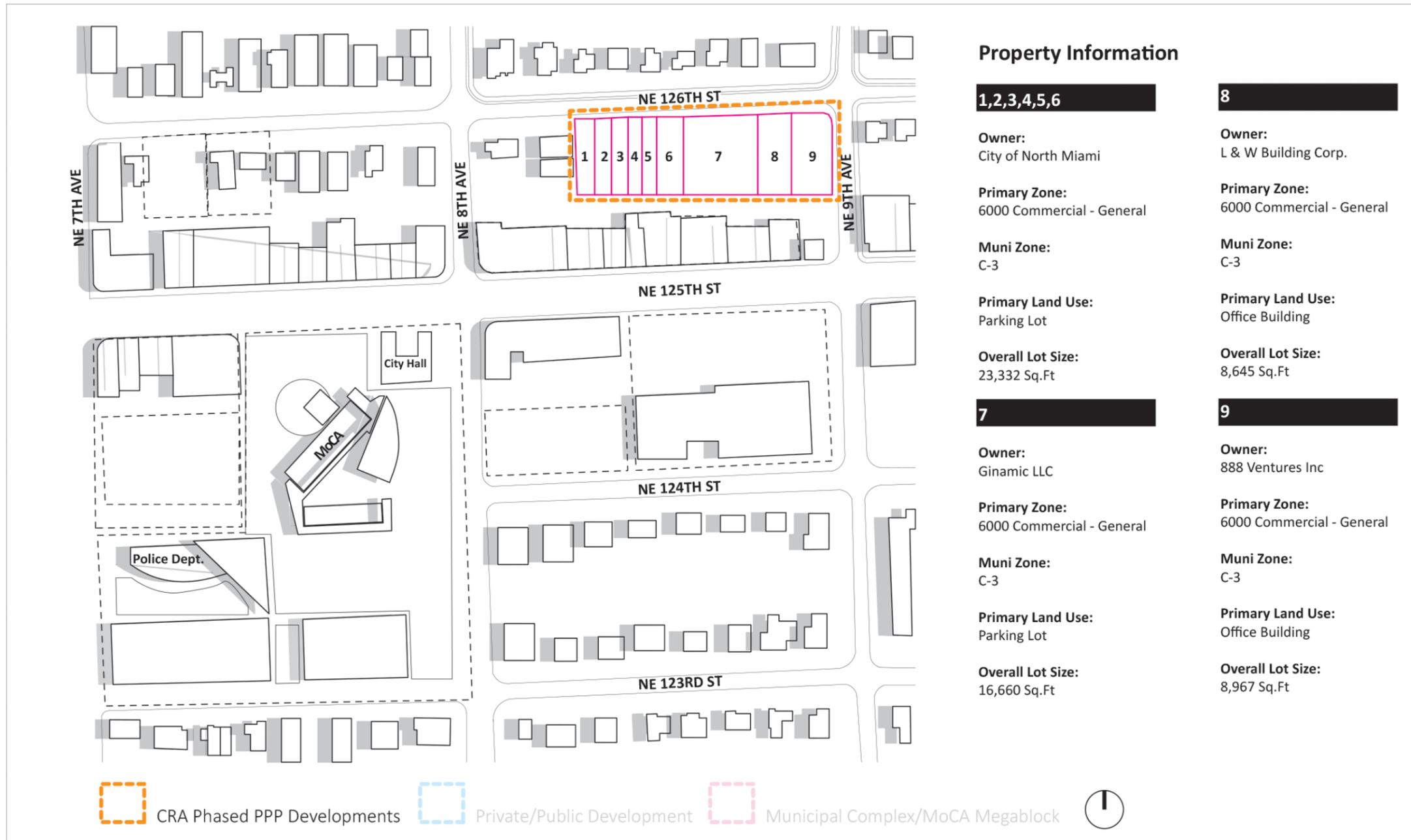


Figure 41. Phase 1B PPP Plan

Public + Private Development | CRA Three-Phased Partnership Plan | Phase 2 - Public/Private Partnership on NE 126th Street

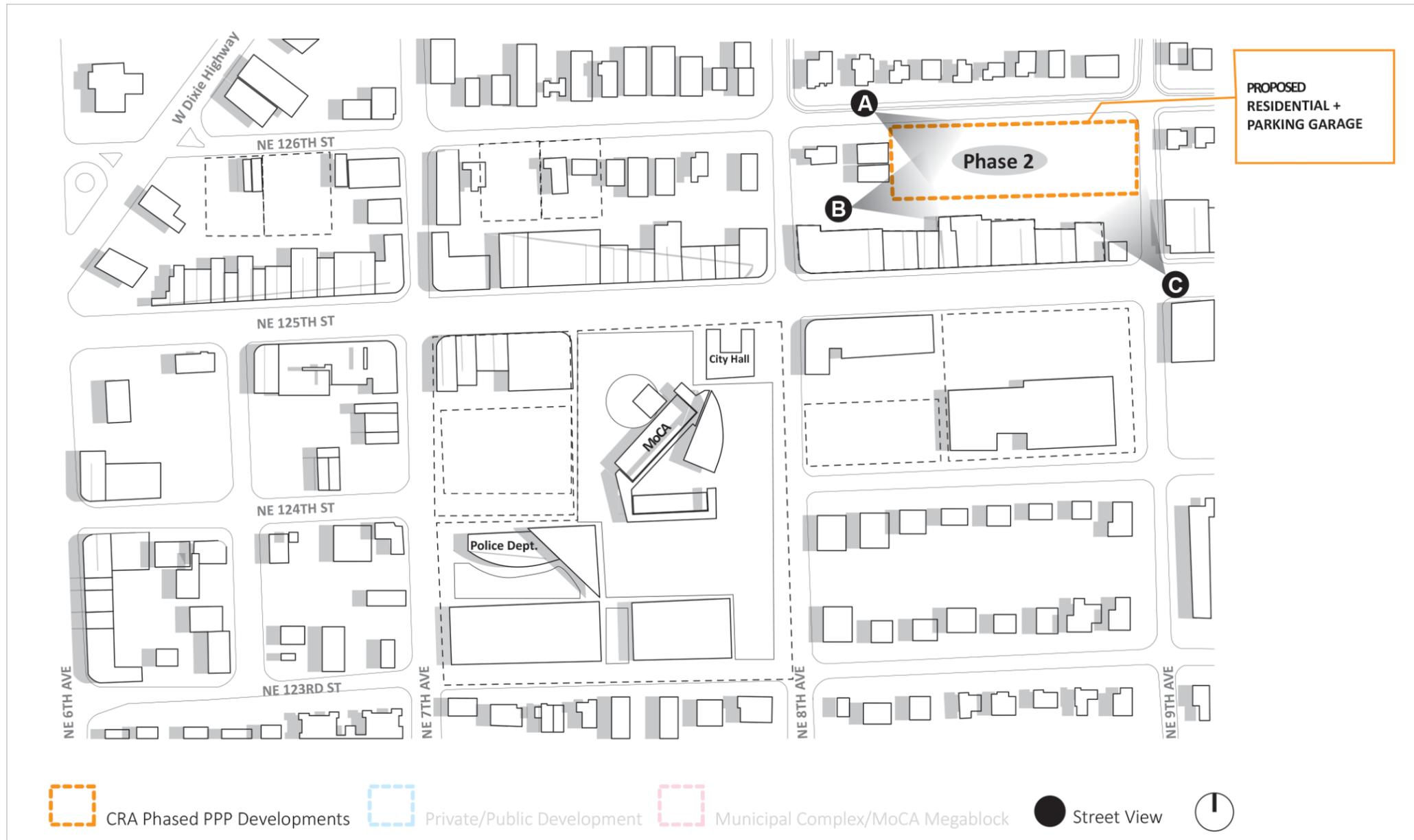


Figure 42. Phase 2 PPP Plan

Public + Private Development | CRA Three-Phased Partnership Plan | Phase 2 - Public/Private Partnership on NE 126th Street | **Street View A**

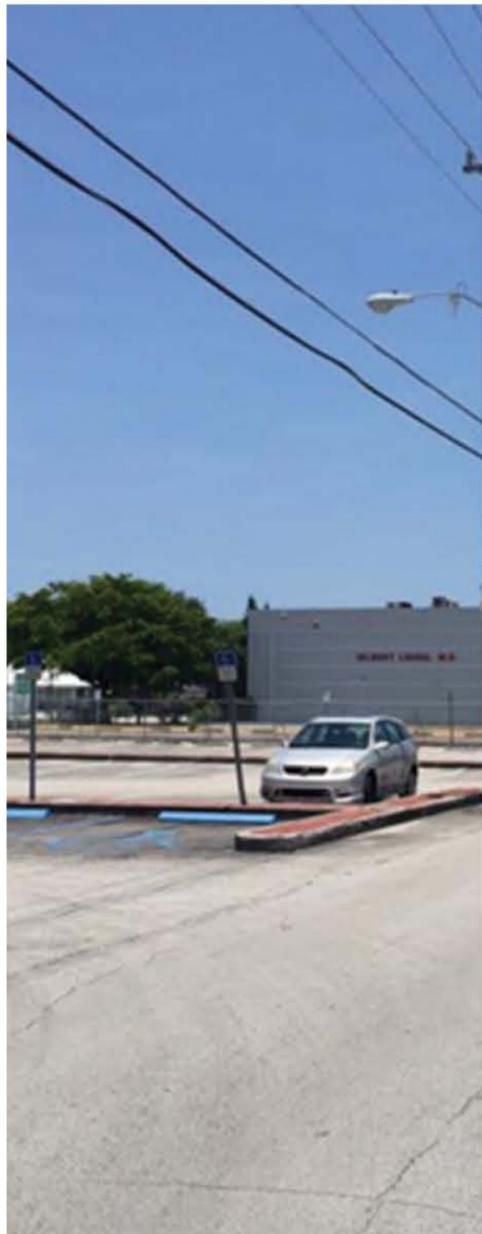


Today



Proposed

Figure 43. Phase 2 Mixed-Use Street View A



Today



Proposed

Figure 44. Phase 2 Mixed-Use Parking Street View B



Today



Proposed

Figure 45. Phase 2 Mixed-Use Street View C

Public + Private Development | CRA Three-Phased Partnership Plan | Phase 3 - Public/Private Partnership

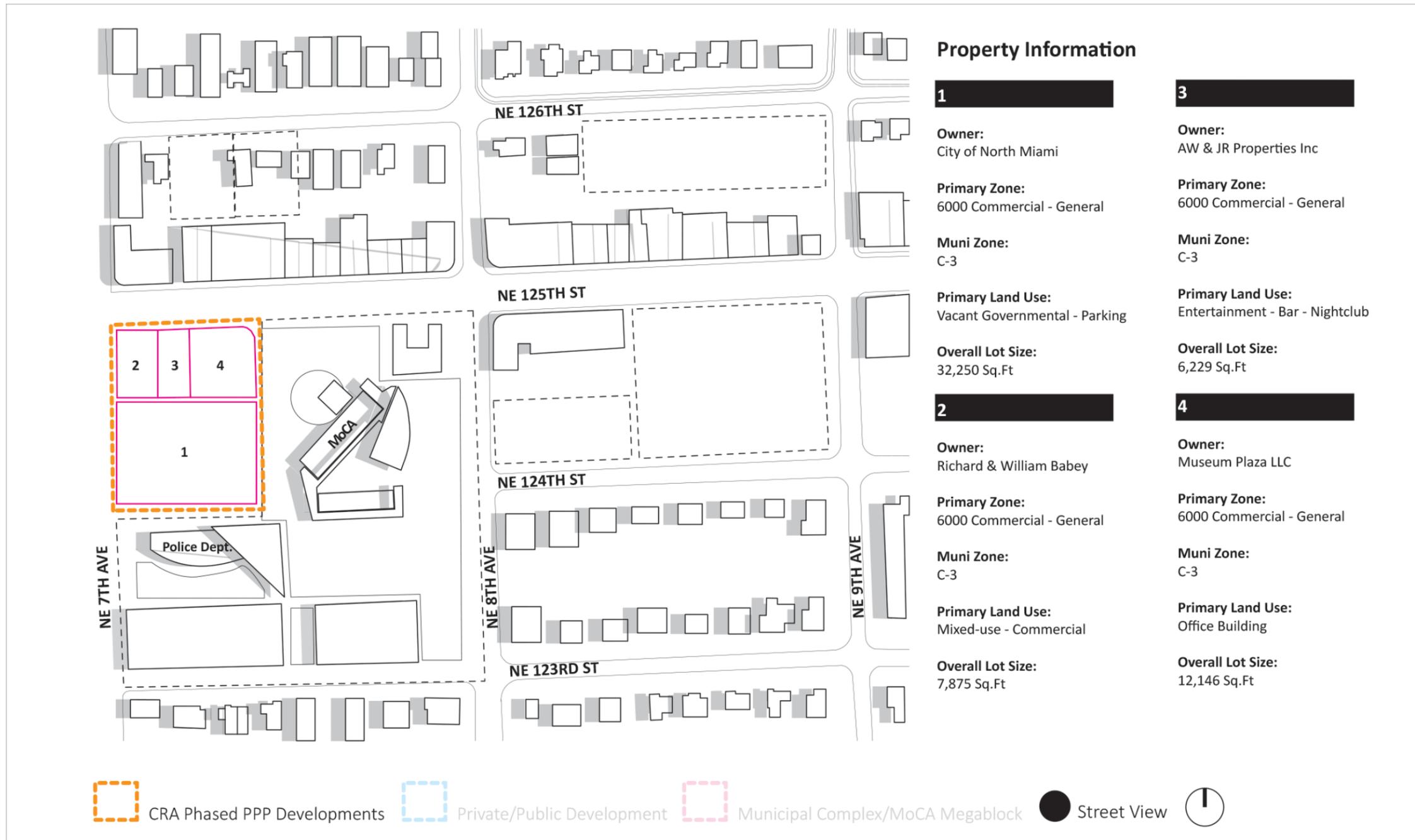


Figure 46. Phase 3 PPP Plan

Public + Private Development | **Proposed Mixed-Use Redevelopment**

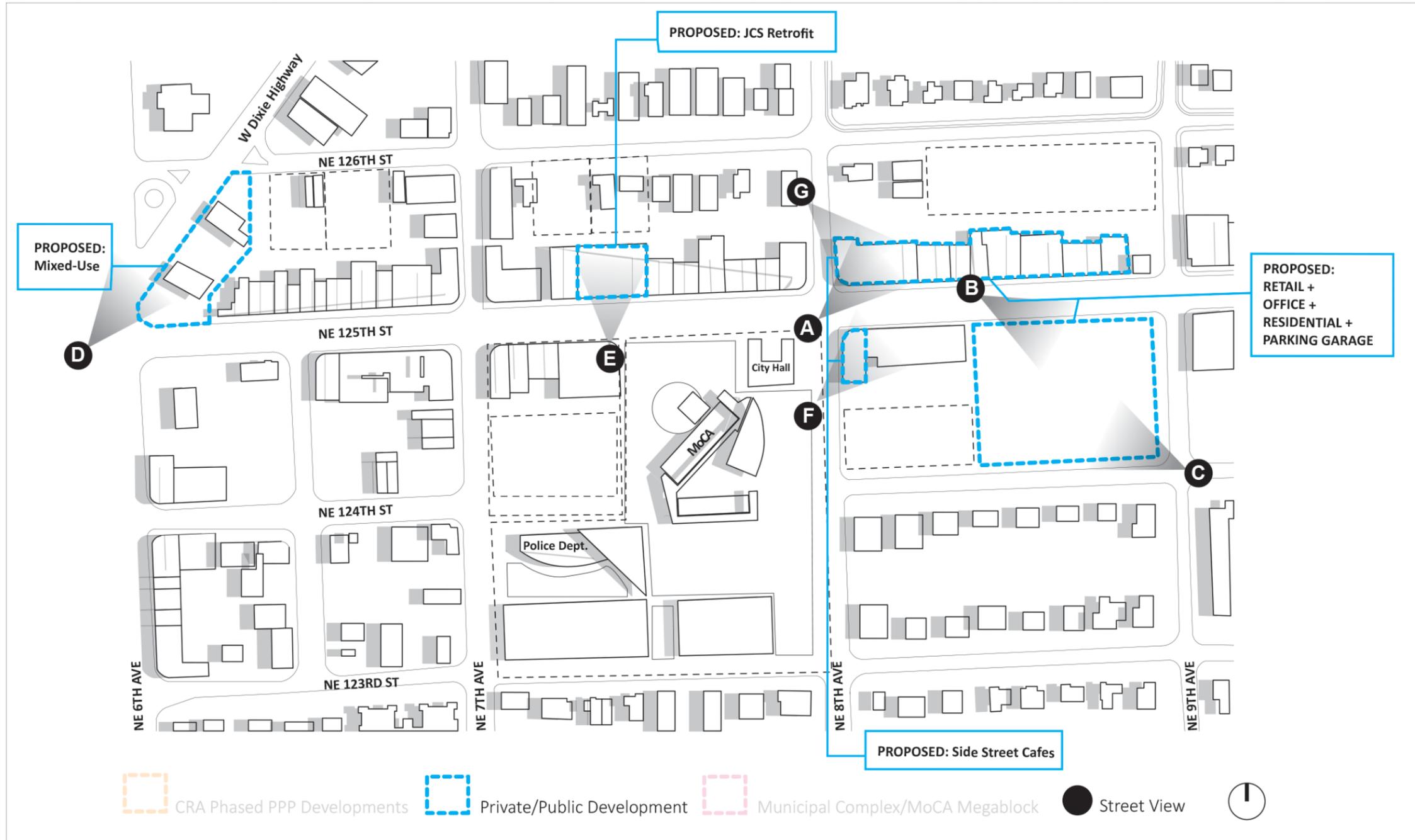


Figure 47. Proposed Mixed-Use Redevelopment Location Map

Public + Private Development | Proposed Mixed-Use Redevelopment | **Street View A**



Today



Proposed

Figure 48. Proposed Mixed-Use Street View A

Public + Private Development | Proposed Mixed-Use Redevelopment | **Street View B**



Today



Proposed

Figure 49. Proposed Mixed-Use Street View B

Public + Private Development | Proposed Mixed-Use Redevelopment | **Street View C**



Today



Proposed

Figure 50. Proposed Mixed-Use Street View C

Public + Private Development | Proposed Mixed-Use Redevelopment | **Street View D**



Today



Proposed

Figure 51. Proposed Mixed-Use Street View D

Public + Private Development | Proposed Mixed-Use Redevelopment | **Street View E**



Today

Proposed

Figure 52. Proposed Jewish Community Services Building Retrofit

Public + Private Development | Proposed Mixed-Use Redevelopment | **Street View F**



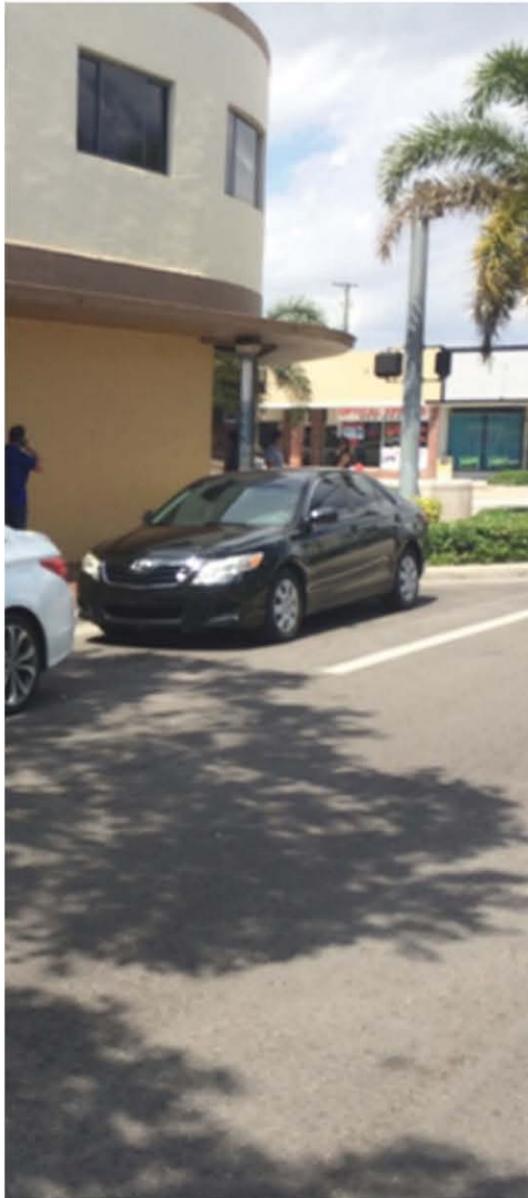
Today



Proposed

Figure 53. Proposed Side Street Cafes Street View F

Public + Private Development | Proposed Mixed-Use Redevelopment | **Street View G**



Today



Proposed

Figure 54. Proposed Side Street Cafes Street View G

7. Chapter Summary

North Miami Downtown Concept Plan 2014 Summary

In 2007-2009, the City took bold steps to allow for higher densities and intensities in re-developing areas by re-writing both the City's Comprehensive Plan and Land Development Regulations. Once this process is complete and this Plan is adopted by City Council it is envisioned to act as a general guide for new public and private development within Downtown North Miami.

The hope and vision for the City is to create a thriving downtown community in which to live, work, study and play. The addition of several thousand new residents also brings the need for a variety of business, cultural, recreational and educational uses with adequate parking . A thriving downtown requires of a mix of housing types for a mixed-income, multi-generational population. These factors bring to Downtown North Miami diversity and an energy critical for a successful community.