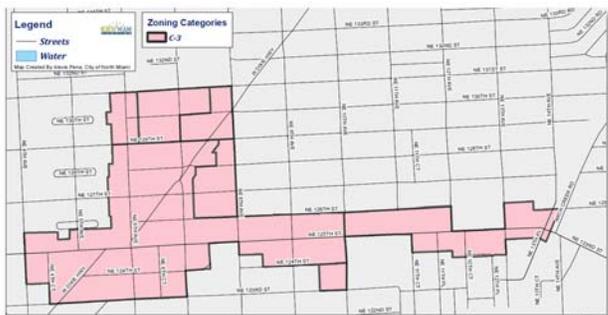




# Downtown Redevelopment Initiative Status Report



By

Tanya Wilson-Sejour, AICP  
Planning Manager  
Community Planning & Development  
February 2015



# Downtown Revitalization Initiative

## Status Report

### Adopted of Action & Concept Plans

On November 25, 2014 the City adopted resolution 2014-R-115 for the Downtown Action/Concept Plan in an effort to chart a course for future downtown development. The adopted Plan includes a series of capital improvement projects as well as recommendations that outline strategies needed to spur redevelopment, promote economic growth and transform the physical image of the City's downtown area.

The Action & Concept Plan is a two prong approach to redevelopment with the Action Plan (Vol. 1) outlining the list of strategies, costs and funding needed to revitalize the downtown, and the Concept Plan (Vol. 2) serving as the visual guide with key spaces identified for capital improvement projects. The overarching goal of the Action & Concept Plan is to foster the revitalization of the City's aging downtown, while refurbishing its image and transforming it as a place to live, play invest and work. The Action & Concept Plan earned the City an Award of Excellence for Best Plan from the American Planning Association.



APA representative with Planning Manager Tanya Wilson – Sejour and Sustainability Administrator Kent Walia.



# Downtown Revitalization Initiative

## Historic Designation of Pioneer Fountain

The City Council adopted Resolution 2015-R-14 on January 27<sup>th</sup> 2015 authorizing the designation of the N.E. 132<sup>nd</sup> street fountain known as the Pioneer Fountain located at the intersection of N.E. 132<sup>nd</sup> Street, N.E. 9<sup>th</sup> avenue and West Dixie Highway as a local historic landmark. The structure was built as a public art monument back in 1923 by Developer Edward Constance and stands as the oldest monument in the City. Through that designation, this monument is now protected from future demolition and allows the City to be eligible to apply for certain restoration grants. Additional economic benefits that can be derived from such designation include: increasing surrounding property values through recognition, visitor attraction, and creates a sense of place along W. Dixie Highway as a major downtown corridor. The resolution and the necessary supporting documents have since been sent to the Miami-Dade County Office of Historic Preservation, which is the agency ultimately responsible to effectuate the designation of the N.E. 132<sup>nd</sup> Street Pioneer Fountain.



## Deals Shopping Center Redevelopment

- Building permits are being pulled for the construction of an 8,060-square foot building to accommodate a new sporting goods store and a restaurant.
- Vertical expansion of the existing retail building is also being contemplated for a proposed mixed-use development with retail on the first floor and possibly student housing on the upper floors. This expansion is contingent upon the construction of the parking garage, due to parking constraints.



## NE 124<sup>th</sup> Street Roadway Improvements

- Bidding is underway to procure professional services for the related roadway improvements for the segment of NE 124<sup>th</sup> Street lying between NE 8<sup>th</sup> Avenue and NE 9<sup>th</sup> Avenue, including, but not limited to, road widening, on-street parking, pedestrian connectivity, new pedestrian-scaled lighting, landscaping, and potential traffic calming devices.

