

City of North Miami Downtown Concept Plan

Volume 2

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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 Improvements in Downtown North Miami.....15
- 5. Key Civic Spaces17
 - Key Civic Spaces Location Map20
 - [1] Iron Manors Park.....21
 - [2] West Dixie Green Trail.....26
 - [3] Promenade at City Hall35
 - [4] Liberty Gardens Park41
 - [5] Five Points Park.....45
 - [6] Griffing Park & Amphitheater.....50
 - [7] NE 8th Avenue Green Trail55
 - [8] MOCA Plaza/Civic Center Complex.....64
 - *Cost Estimate73
- 6. Public + Private Development.....82
- 7. Chapter Summary100

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 Miami20

Figure 4. NE 132nd Street Fountain Location Map.....22

Figure 5. NE 132nd Street Fountain Plan.....23

Figure 6. NE 132nd Street Fountain Section24

Figure 7. NE 132nd Street Fountain Street View25

Figure 8. West Dixie Green Trail Location Map27

Figure 9. West Dixie Green Trail Plan28

Figure 10. West Dixie Green Trail Section32

Figure 11a. West Dixie Green Trail Street View.....33

Figure 11b. West Dixie Green Trail Gateway Option.....34

Figure 12. City Hall Promenade Location Map36

Figure 13. City Hall Promenade Plan.....37

Figure 14. City Hall Promenade Section.....39

Figure 15. City Hall Promenade Street View.....40

Figure 16. Liberty Gardens Park Location Map.....42

Figure 17. Liberty Gardens Park Street View43

Figure 18. Liberty Gardens Park Street View44

Figure 19. Five Points Intersection Location Map.....46

Figure 20. Five Points Intersection Plan.....47

Figure 21. Five Points Intersection Section.....48

Figure 22. Five Points Intersection Street View49

Figure 23. NE 8th Avenue Green Trail Location Map.....51

Figure 24. Griffing Park Amphitheater Plan.....52

Figure 25. Griffing Park Amphitheater Section53

Figure 26. Griffing Park Amphitheater Street View54

Figure 27. NE 8th Avenue Green Trail Location Map.....56

Figure 28. NE 8th Avenue Green Trail Bird's Eye.....58

Figure 29. NE 8th Avenue Green Trail Plan.....59

Figure 30. NE 8th Avenue Green Trail Section.....62

Figure 31. NE 8th Avenue Green Trail Street View63

Figure 32. MOCA Plaza/Civic Center Location Map.....65

Figure 33. MOCA Plaza/Civic Center Parcel Framework.....	66
Figure 34. MOCA Plaza/Civic Center Plan	67
Figure 35. MOCA Plaza/Civic Center Proposed Plan.....	68
Figure 36. MOCA Plaza/Civic Center Section	69
Figure 37. MOCA Plaza Nighttime Street View	70
Figure 38. City Hall Promenade Street View	71
Figure 39. MOCA Plaza Hotel Street View	72
Figure 40. CRA Public-Private Partnership Location Map.....	84
Figure 41. Phase 1A - PPP Plan.....	85
Figure 42. Phase 1B PPP Plan.....	86
Figure 43. Phase 2 PPP Plan	87
Figure 44. Phase 2 Mixed-Use Street View A.....	88
Figure 45. Phase 2 Mixed-Use Parking Street View B.....	89
Figure 46. Phase 2 Mixed-Use Street View C.....	90
Figure 47. Phase 3 PPP Plan	91
Figure 48. Proposed Mixed-Use Redevelopment Location Map	92
Figure 49. Proposed Mixed-Use Street View A.....	93
Figure 50. Proposed Mixed-Use Street View B.....	94
Figure 51. Proposed Mixed-Use Street View C	95
Figure 52. Proposed Mixed-Use Street View D.....	96
Figure 53. Proposed Jewish Community Services Building Retrofit	97
Figure 54. Proposed Side Street Cafes Street View F.....	98
Figure 55. Proposed Side Street Cafes Street View G.....	99

1. Executive Summary

This illustrative Concept Plan for Key Elements of the Downtown “Concept Plan” 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. The Concept Plan describes new land use patterns, public and private redevelopment opportunities, urban design elements, and landscape/streetscape enhancements to foster public and private investment. Additionally, conceptual designs for urban, landscape, and streetscape improvements have been developed. A variety of graphics including renderings, plans, aerial views, and street-level perspectives were prepared to depict concepts. The conceptual designs 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. The City’s goal envisions the downtown area to be a lively, safe and comfortable area for new and existing residents, businesses and visitors alike.

This Concept Plan is part of a collaborative effort between City Officials, advisory committees, private developers, business owners, the general public, and consulting groups. The endeavor includes 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] Iron Manors Park at West Dixie Highway and 132nd Street; [2] 5-Points Park at the intersection of NE 6th Avenue, West Dixie Highway and NE 126th ; [3] The West Dixie Green Trail comprising Dixie Highway from Griffing Park to the cul-de-sac south of NE 125th Street; [4] Griffing Park and Amphitheater; [5] Liberty Gardens Park just east of the intersection of NE 7th Avenue and NE 125th Street; [6] NE 8th Avenue Green Trail from NE 125th Street to NE 131st Street; and [7] the NE 8th Avenue Promenade at City Hall 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. 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 progress 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. The Downtown District (Study Area) is situated on NE 125th Street, one of the city's major corridors which links Interstate I-95 with Biscayne Boulevard, and continues to Bal Harbour, Surfside and the Atlantic beaches. As host to well-known educational institutions, such as Florida International University's Biscayne Bay Campus, Johnson & Wales University Baking and Pastry Culinary School, and Barry University, these institutions serve to promote youthful density and diversity to the downtown community. 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, the FEC Railway station proposed at the intersection of NE 125th Street and NE 13th Place would promote an efficient transportation system for visitors and residents. At the heart of the Downtown District are City Hall and the Museum of Contemporary Art (MOCA). The MOCA and MOCA Plaza serves as an important economic, cultural, and social anchor for the downtown.

City of North Miami Context Map

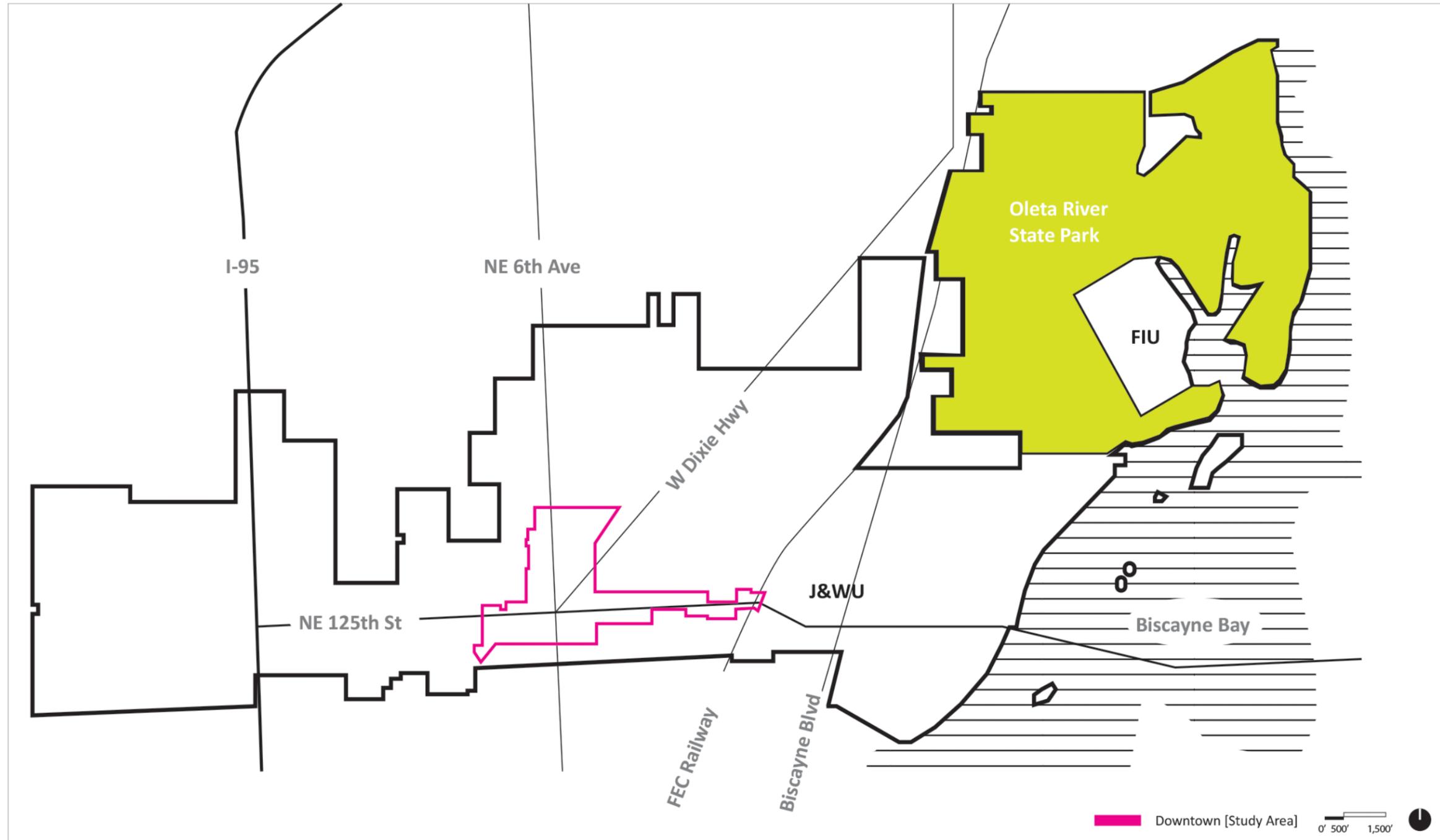


Figure 1. City of North Miami Context Map

Context of Downtown North Miami

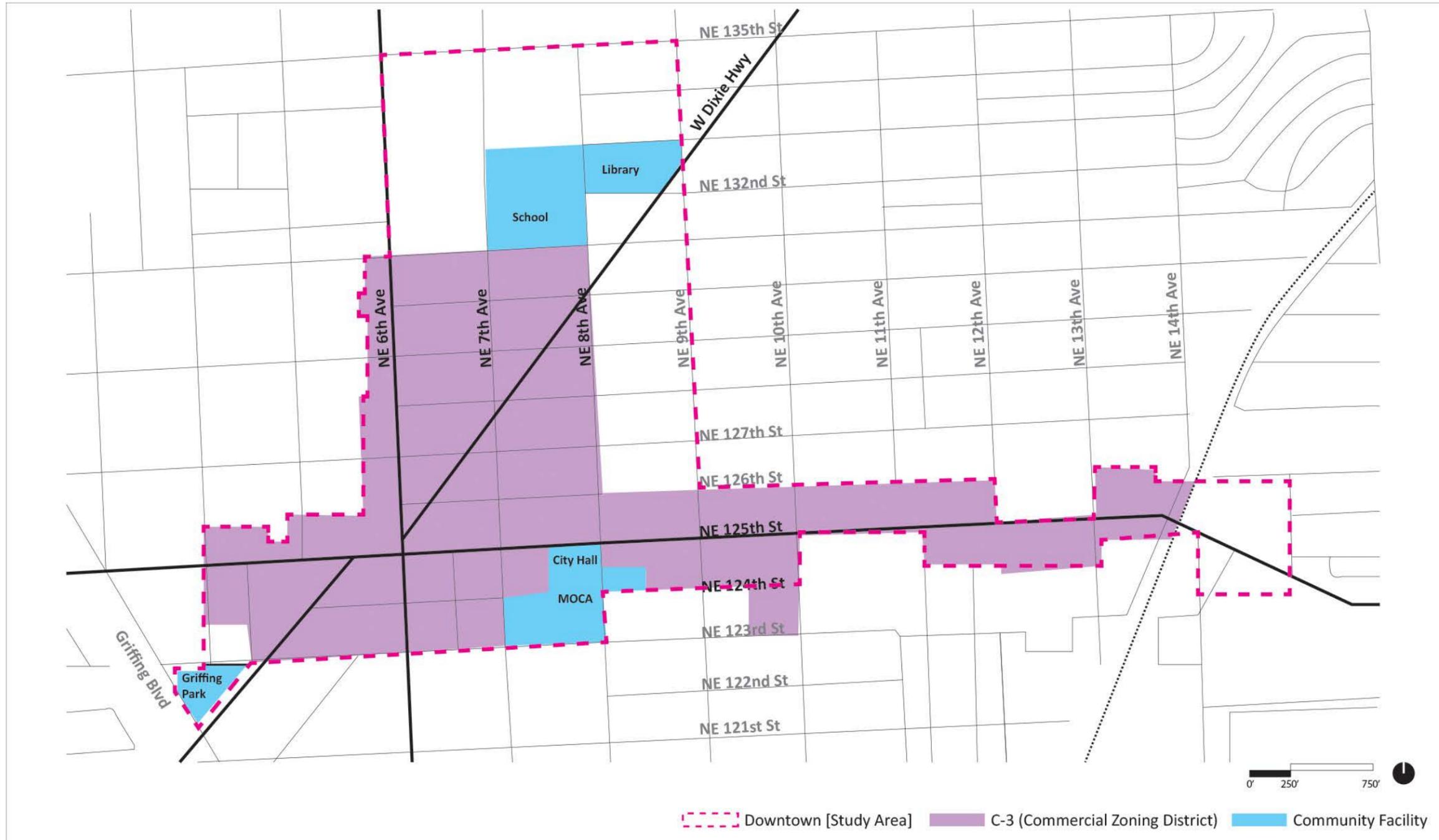
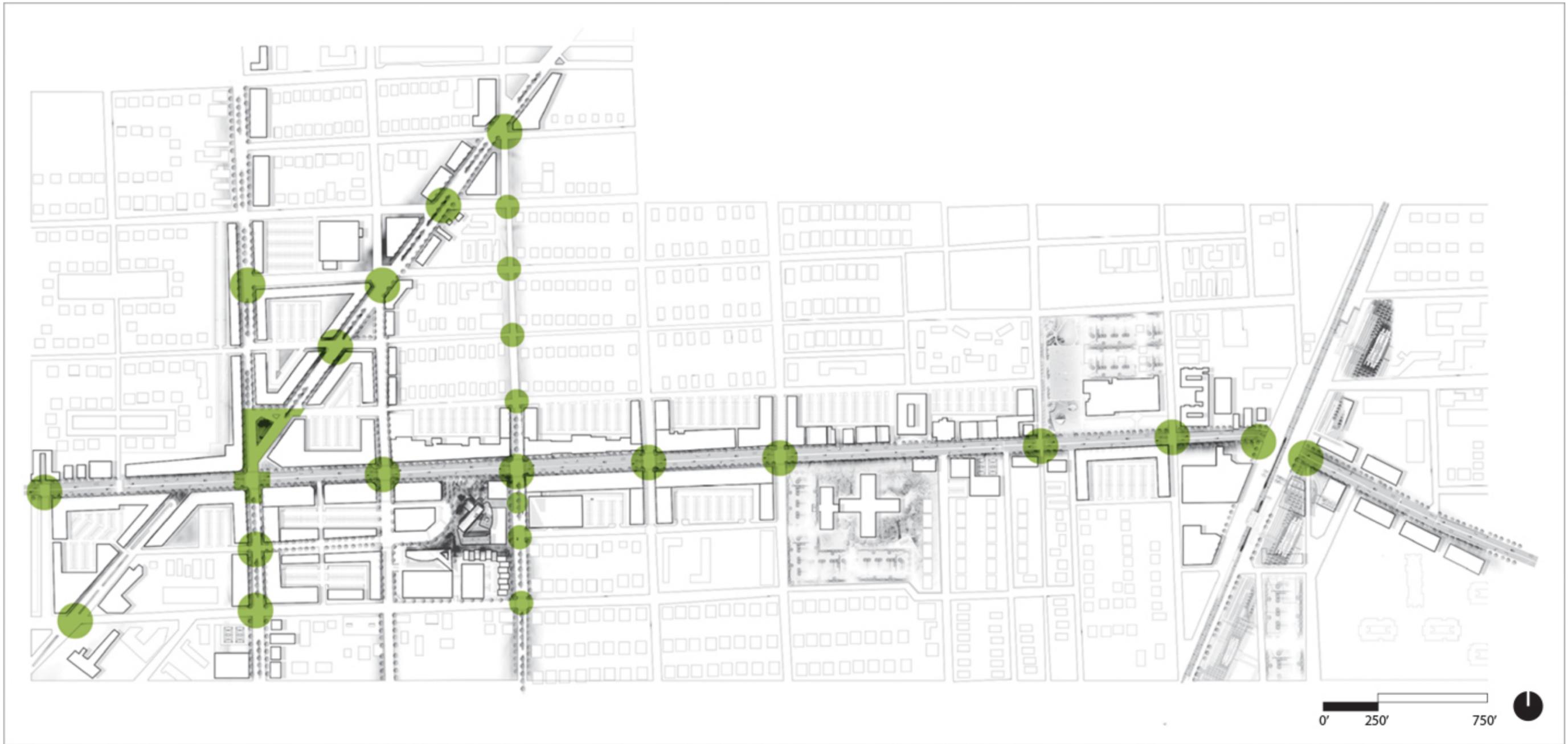


Figure 2. Context of Downtown North Miami

4. Streetscape Design Criteria

Locations of Crosswalk Improvements in Downtown North Miami



● Location of Crosswalk Improvements

Sample Streetscape Improvements in Downtown North Miami

ALL CORRIDORS

SHADE STRUCTURES



BUS SHELTER



BONDED AGGREGATE TREE SURROUND



RECYCLING RECEPTACLE



EXAMPLES OF NATIVE CANOPY TREES



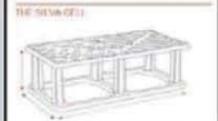
QUERCUS VIRGINIANA
LIVE OAK



SWITE FENIA MARAGONI
MAHOGANY



BURSERIA SIMARUBA
GUMBO LIMBO



THE SILVA CELL

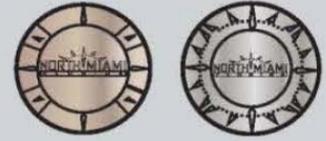
DECORATIVE STREET SIGNS



DECORATIVE MAST ARM



MANHOLE COVER WITH CITY INSIGNIA



DECORATIVE CROSSWALK



ROOT STRUCTURE SYSTEM- DEEP ROOT SILVA CELL



DOWNTOWN AREA / ARTS OVERLAY CORRIDORS

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

BENCH



BIKE RACK



UTILITY BOX WRAP



ROADWAY & PEDESTRIAN LIGHTING



TRASH RECEPTACLE



DECORATIVE HARDSCAPE TREATMENT



CLAY PAVERS
COLORED CONCRETE PATTERN

COMMERCIAL CORRIDOR OUTSIDE DOWNTOWN AREA

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

BENCH



BIKE RACK



TRASH RECEPTACLE



ROADWAY & PEDESTRIAN LIGHTING



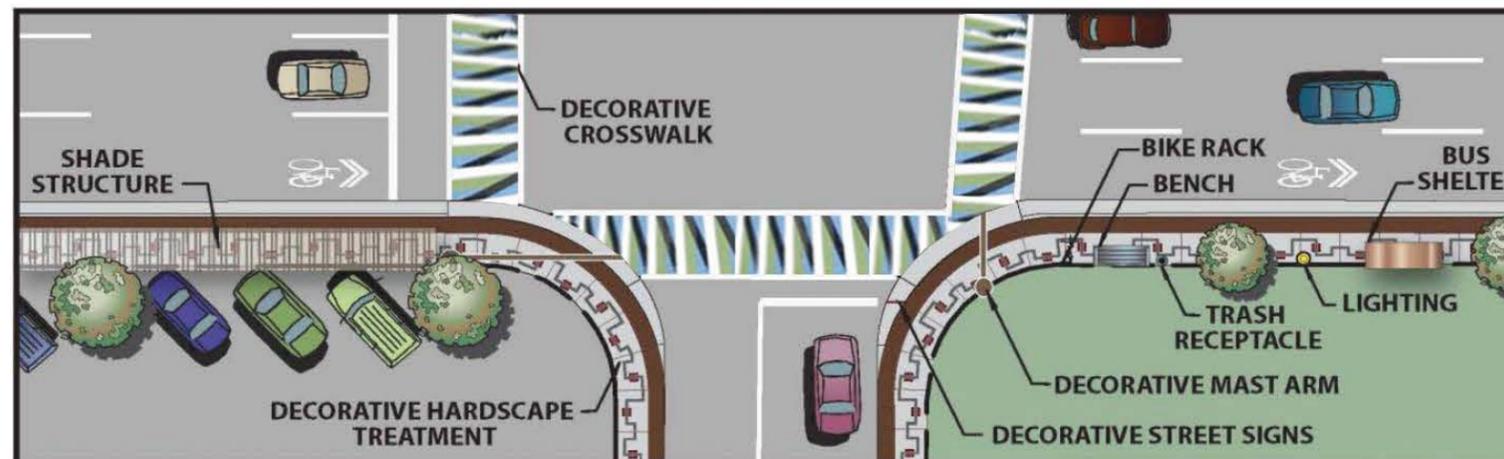
DECORATIVE HARDSCAPE TREATMENT



CLAY PAVERS
COLORED CONCRETE PATTERN



Tree Surround Bench



Source: Keith and Schnars, P.A.

5. Key Civic Spaces

Key Civic Spaces Conceptual Plan

Using input from residents, businesses, 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 replacement of the water fountain in **Iron Manors Park** at NE 132nd Street, 9th Avenue, 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.
- The **Five Points Park** at NE 6th Avenue, W Dixie Highway 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 plantings, shade trees 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** from NE 123rd Street at Griffing Park to NE 125th Street, will connect the commercial (C-3) activity near NE 125th Street with an open/recreational place. The proposed alignment of shade trees along a refurbished streetscape, will provide a comfortable pedestrian friendly corridor.
- The restoration of **Griffing Park** will support the Downtown Area with a nearby natural outdoor space. A proposed amphitheater will provide a venue for programming of special events such as concerts, acting, singing, dancing, and weekly and/or daily educational/recreational 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 **Promenade at City Hall** streetscape revitalization on NE 8th Avenue from NE 123rd Street to NE 125th Street, will serve as an attractive corridor for pedestrian and bicycle use, and provide a pleasant experience for those visiting City Hall. NE 8th Avenue will remain open to through traffic, but will be calmed by using traffic-bearing architectural pavers, parallel parking, bike lanes, and emphasized crosswalks. The revitalized corridor will serve as an attractive location for potential service businesses such as cafés, restaurants, and specialty retail. During special events and potentially at other scheduled times, 8th Avenue can be 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 **NE 8th Avenue Green Trail** between NE 125th Street and NE 131st Street, will be developed as a bicycle/pedestrian friendly corridor. The 8th Avenue Green Trail is envisioned as a continuation of the Promenade at City Hall, providing bicycle and pedestrian connections between 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!

- The refurbishment of **Liberty Gardens Park** near the intersection of NE 7th Avenue and NE 125th Street will serve as a peaceful respite from the surrounding urban space. While currently little more than a pathway between commercial buildings facing 125th Street to a parking lot to the north, the use of architectural pavers and the addition of trees and tree surround benches will make the space an attractive destination, especially if attracts an adjacent café or street vendors.

Key Civic Spaces Location Map



Figure 3. Identified Key Civic Spaces in Downtown North Miami

Key Civic Spaces

[1] Iron Manors Park

Key Civic Spaces | Iron Manors Park | Description

The decades old fountain should be replaced with a more modern design to reflect the Arts, Culture, Design District. The area surrounding Iron Manors Park consists of multi-family residential to the east and south, while the western side of West Dixie Highway is strip 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. Reconstruction of the fountain, surrounding walking paths, curb and gutter.
2. Create shaded seating with hardscape, one large and one small shade tree, three benches, and three trash receptacles.
3. Seven decorative Palm Trees.
4. Install flowering plant material to surround the fountain.
5. Five new pedestrian crossings with architectural roadway pavers and handicap ramps.
6. Decorative area lighting.

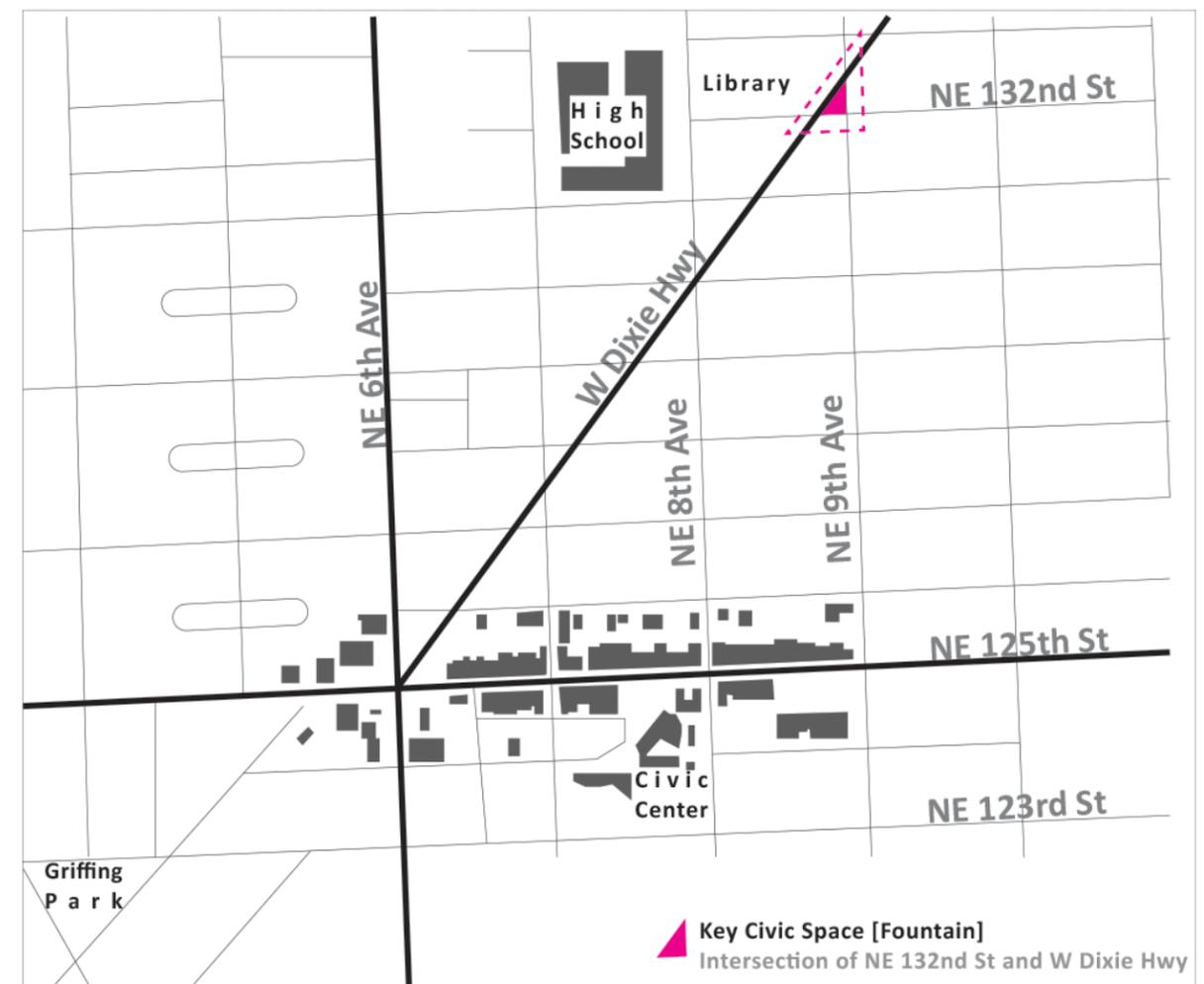


Figure 4. Iron Manors Park Location Map

Key Civic Spaces | Iron Manors Park | Plan



Figure 5. Iron Manors Park Improvements

Key Civic Spaces | Iron Manors Park | **Section**



Existing Section



Proposed Section

Figure 6. Iron Manors Park Section

Key Civic Spaces | Iron Manors Park | **Street View**



Today



Proposed

Figure 7. NE 132nd Street Fountain Street View

[2] West Dixie Green Trail

Key Civic Spaces | West Dixie Green Trail | Description

Prior to 2000, West Dixie Highway was open to traffic and continuous across NE 125th Street. Due to safety and operational concerns, the Florida Department of Transportation closed the roadway to through traffic, creating a cul-de-sac just south of NE 125th Street. While initially viewed as an inconvenience by residents and business owners, the reduction in crashes has provided a measurable societal benefit and created the opportunity for beautification that would attract additional businesses.

The proposed West Dixie Green Trail from NE 123rd Street to the cul-de-sac south of NE 125th Street will provide an attractive pathway 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 Griffing Park to NE 125th Street.
2. Add approximately 51 canopy trees along the pathway.
3. Approximately 6,000 square yards of milling & resurfacing with new pavement markings.
4. New concrete sidewalks, driveways, curb and gutter.
5. Four new pedestrian crossings with architectural roadway pavers and handicap ramps.
6. Reconfigured parking
7. Four new benches and four trash receptacles.
8. Decorative Roadway Lighting.

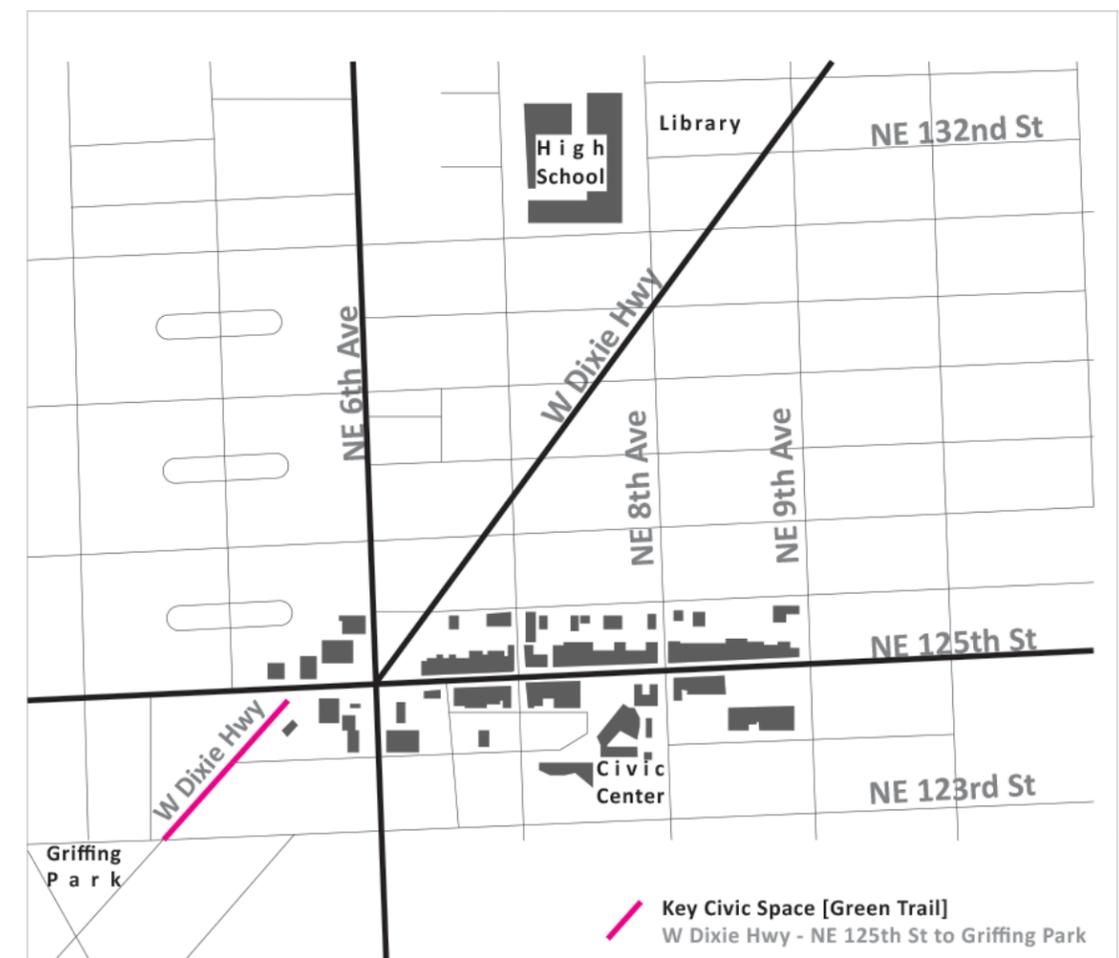


Figure 8. West Dixie Green Trail Location Map

Key Civic Spaces | West Dixie Green Trail | Plans

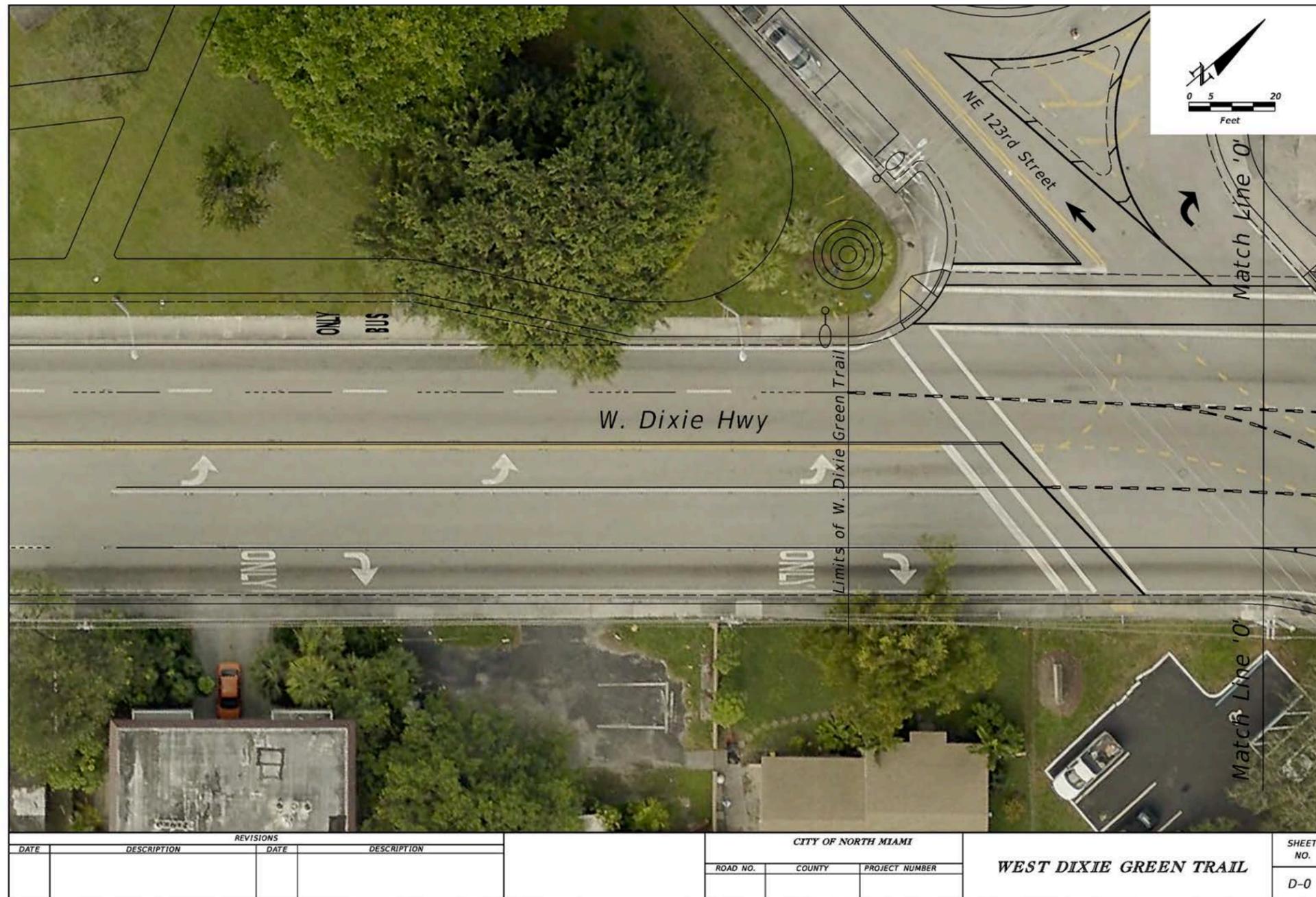


Figure 9. West Dixie Green Trail Plan

Key Civic Spaces | West Dixie Green Trail | Plans

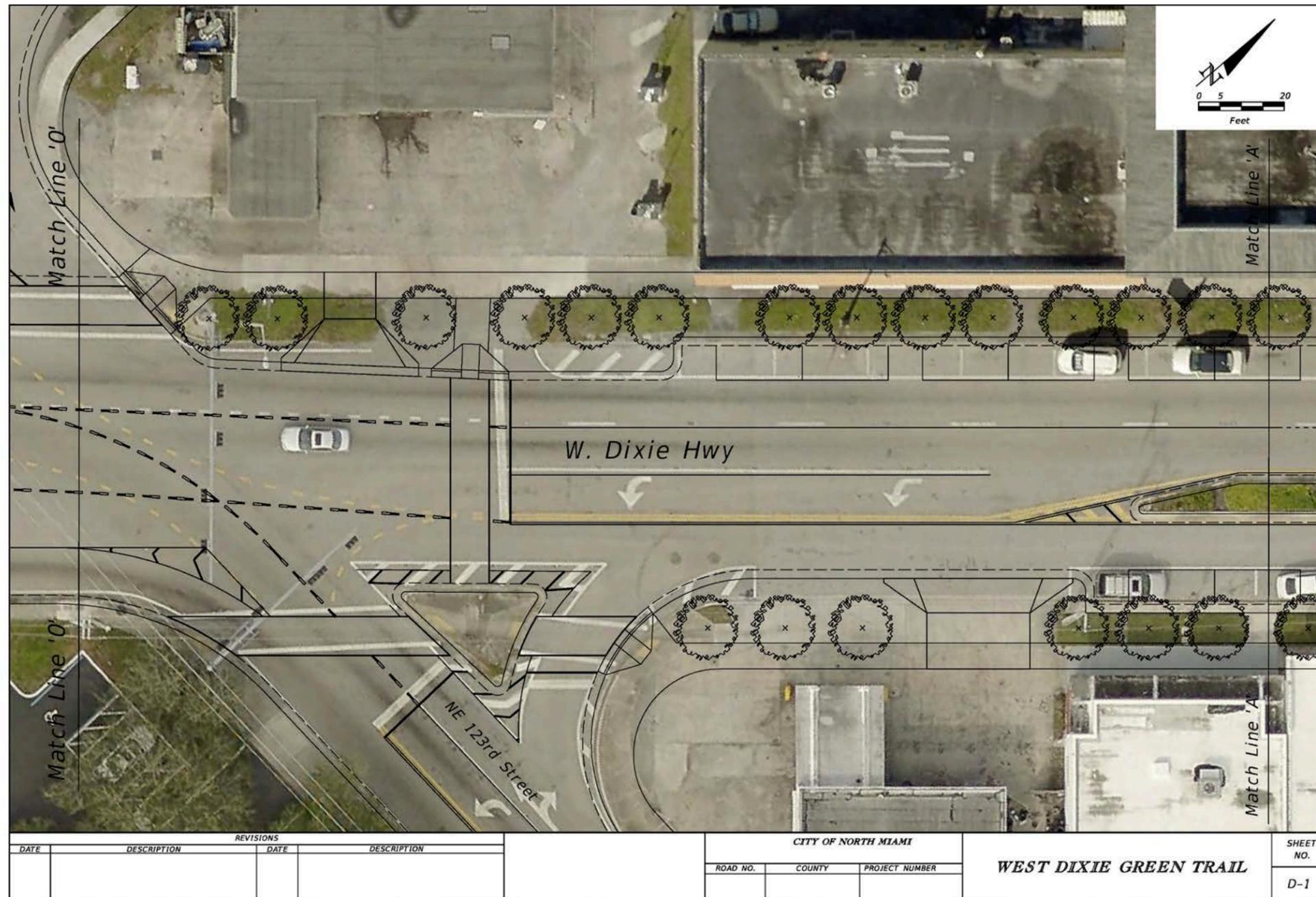


Figure 9. West Dixie Green Trail Plan

Key Civic Spaces | West Dixie Green Trail | Plans



Figure 9. West Dixie Green Trail Plan

Key Civic Spaces | West Dixie Green Trail | Plans

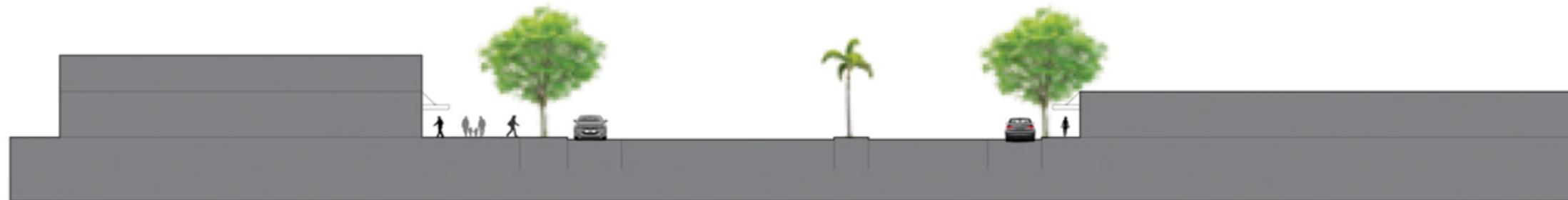


Figure 9. West Dixie Green Trail Plan

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 11a. West Dixie Green Trail Street View



Figure 11b. West Dixie Green Trail Gateway Option

[3] Promenade at City Hall

Key Civic Spaces | Promenade at City Hall | Description

NE 8th Avenue from NE 123rd Street north to NE 125th Street is envisioned to become a Municipal Center and Promenade. Architectural pavers would produce a traffic calming effect, as would the addition of trees, landscaping and bicycle lanes. The Promenade would also provide a logical extension of the 8th Avenue Green Trail (north of NE 125th Street) enabling residents bicycle and pedestrian access to the municipal uses. Suggested enhancements:

1. Roadway reconstruction using traffic bearing architectural pavers and new signing and pavement markings.
2. Seven feet wide Bicycle Lanes and reconfigured parking.
3. Reconstruction of sidewalks as necessary.
4. Reconstruction of Drainage system and adjustment of utility valves.
5. Decorative Roadway lighting.
6. 58 Trees with Tree grates.
7. Install distinctive NoMi banners.

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.

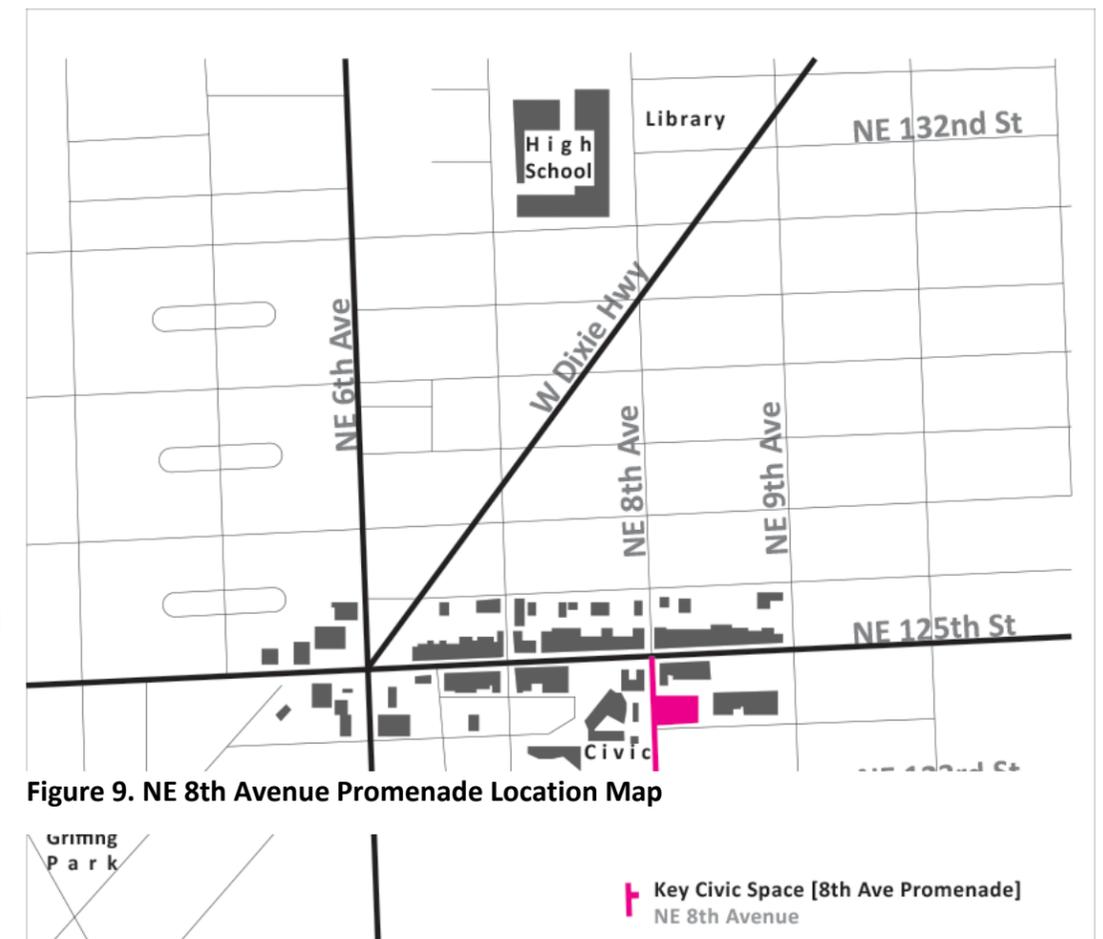


Figure 12. West Dixie Green Trail Street View

Key Civic Spaces | Promenade at City Hall | Plans

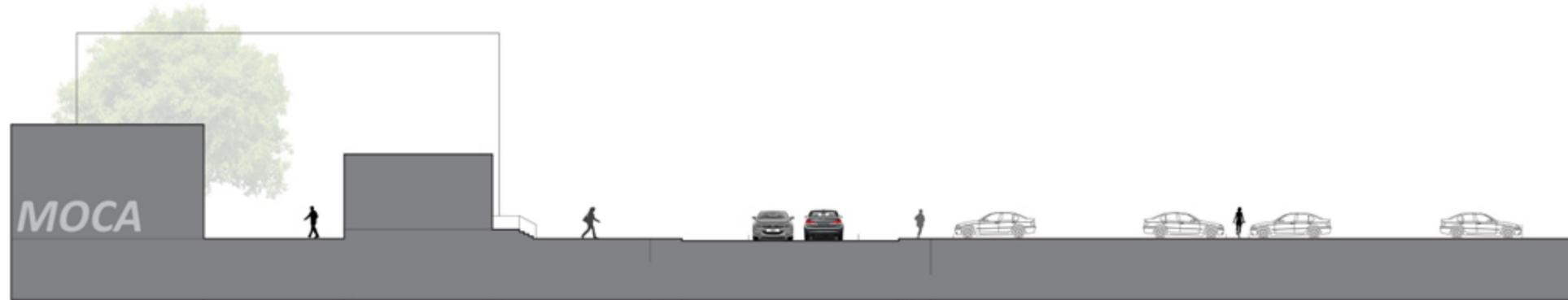


Figure 13. Promenade at City Hall Plan

Key Civic Spaces | Promenade at City Hall | Plans



Figure 13. Promenade at City Hall Plan



Existing Section



Proposed Section

Figure 14. Promenade at City Hall 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] Liberty Gardens Park

Key Civic Spaces | Liberty Gardens Park | Description

What is now a small passageway from NE 125th Street to a City-owned parking lot across an alleyway can be transformed to an inviting public space by installing an architectural paver walkway, the addition of three trees and tree surround benches, new landscaping and decorative lighting. Suggested Enhancements:

1. Approximately 200 square yards of architectural pavers.
2. Three new trees with tree grates and tree surround benches.
3. Refreshed landscaping with curbing.
4. Minor drainage improvements (Yard drains).
5. Decorative area lighting.
6. Remove columns and archway.
7. Two trash Receptacles.
8. Add two new entry signs.

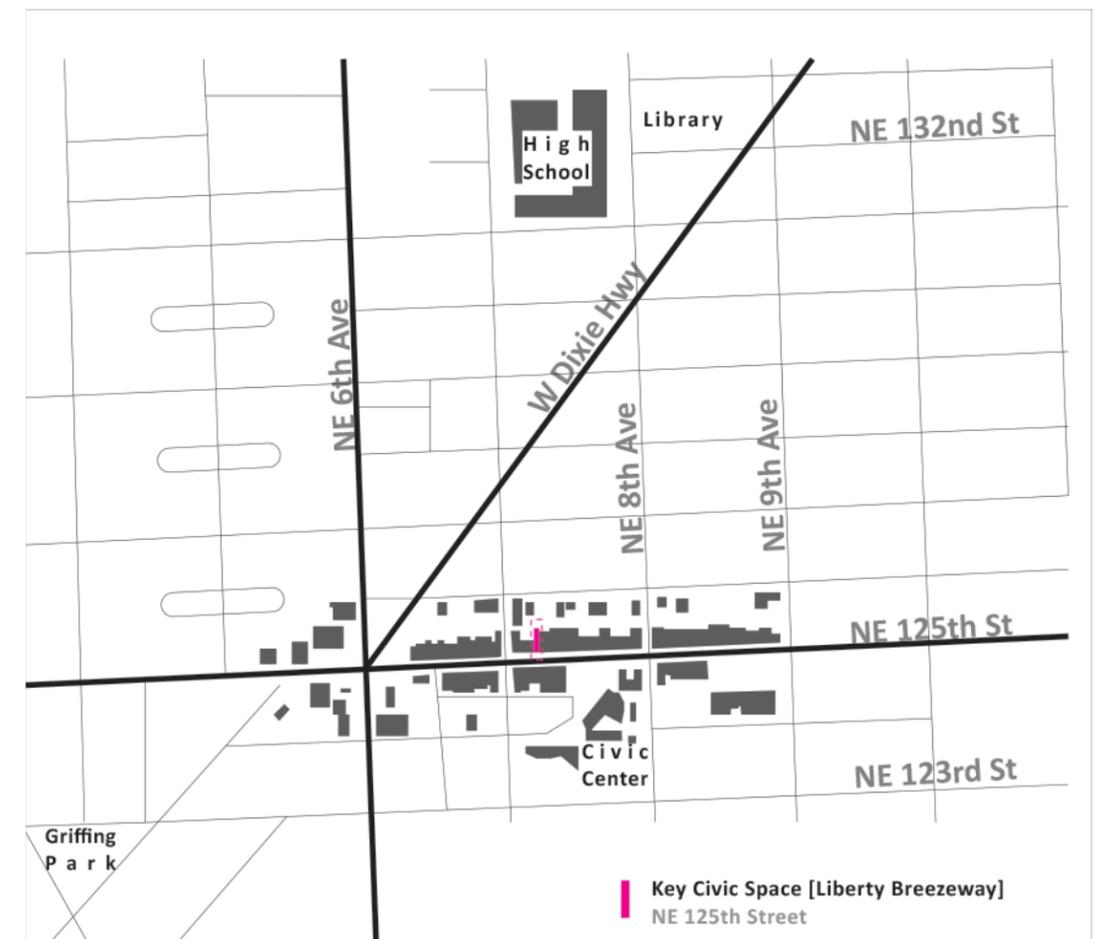


Figure 16. Liberty Gardens Park Location Map

Key Civic Spaces | Liberty Gardens Park | Plan



Figure 17. Liberty Gardens Park Plan

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



Today



Proposed

Figure 108. NE 125th Street Liberty Gardens Park Street View

[5] Five Points Park

Key Civic Spaces | Five Points Park | Description

5 Points Park is located on a large traffic island that separates west Dixie Highway, NE 6th Avenue and NE 126th Street. The park currently encompasses a fountain, bus shelter and sparse landscaping. The intent of the park is to provide refuge for pedestrians crossing the streets or accessing transit, but it’s current design fails that purpose. The Park’s location within a large area of pavement makes it an ideal location for landscaping to buffer the “concrete jungle” effect.

Refurbishment of the fountain, removing significant portions of the hardscape and replacing it with a large specimen tree and understory plantings, adding benches, trash receptacles, and area lighting will enhance the experience of using the current bus stop by providing comfort, security and an identity using elements to reinforce the concept of connectivity within the study area. Suggested enhancements:

1. Refurbish the fountain.
2. Create new crosswalks with City-approved design scheme
3. Decrease amount of hardscape while increasing landscape.
4. Add large specimen tree and five smaller shade trees.
5. Provide four benches and two waste receptacles.
6. Reconstruct the bush shelter.
7. Install iconic NoMi sculpture at southern tip of triangle.

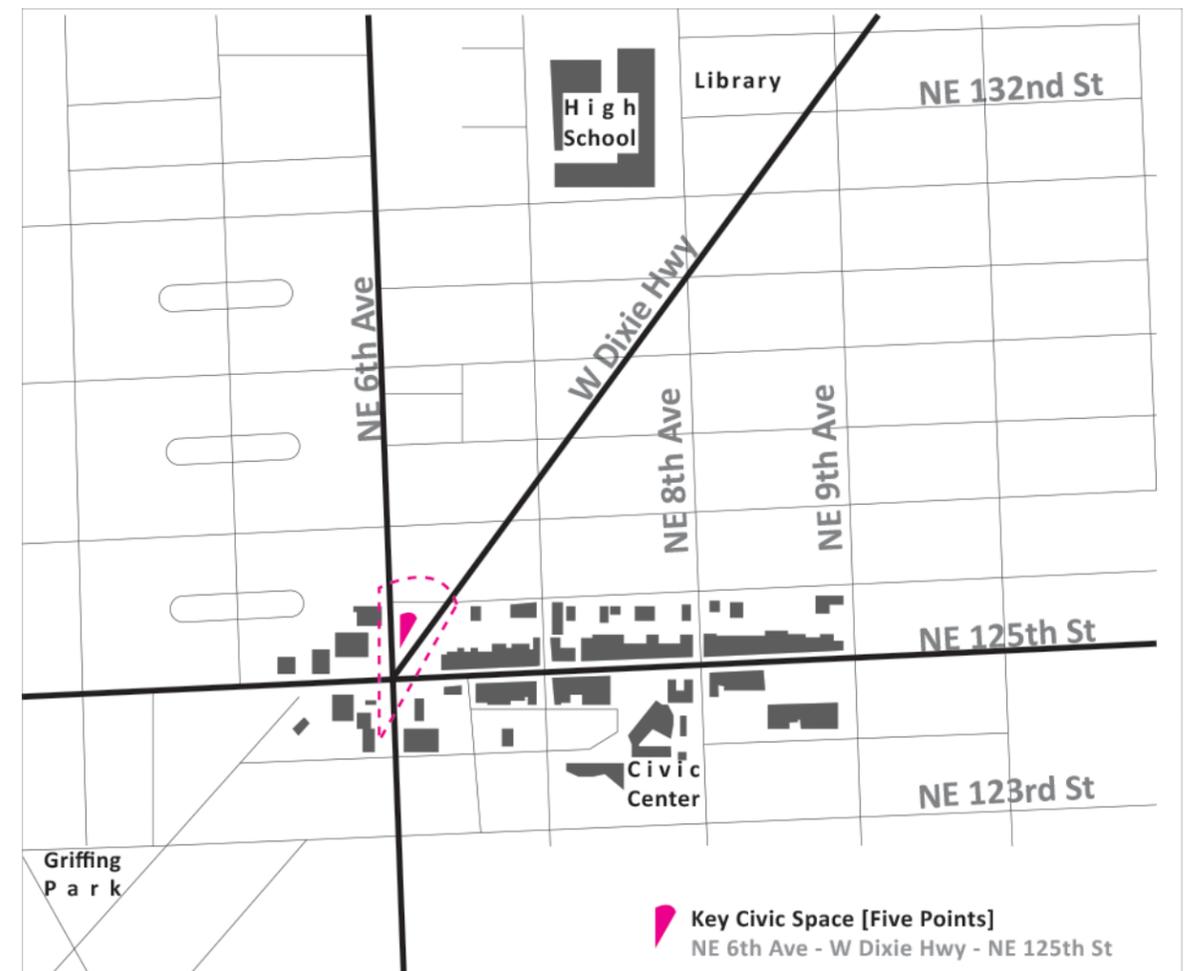


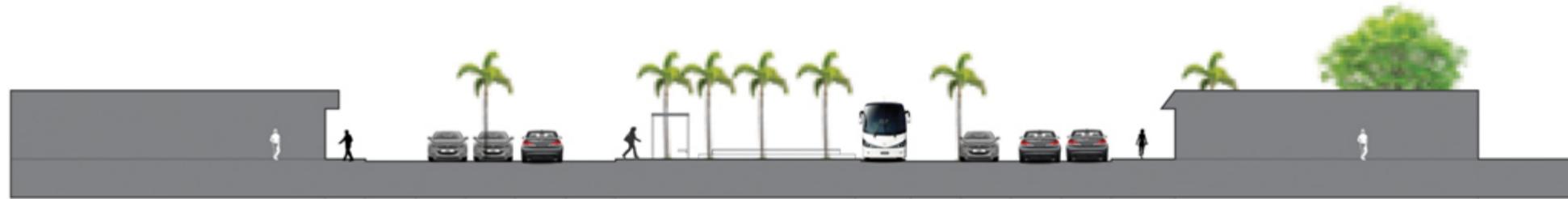
Figure 9. Five Points Intersection Location Map

Key Civic Spaces | Five Points Park | Plan



Figure 20. Five Points Park Plan

Key Civic Spaces | Five Points Intersection | **Section**



Existing Section



Proposed Section

Figure 21. Five Points Intersection Section

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



Today



Proposed

Figure 22. Five Points Intersection Street View

Key Civic Spaces

[6] Griffing Park & Amphitheater

Key Civic Spaces | Griffing Park & Amphitheater | Description

This 2-½ acre triangular park is an oasis in the City’s central west area providing for passive activities. It features a fountain surrounded by flagpoles, 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 amphitheater of approximately 3,000 square feet, could be utilized for special events and performances such as concerts, acting, singing, dancing, and weekly and/or daily educational/recreational activities, providing new uses and attractions 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 3,000 square feet amphitheater and associated amenities.
2. Construct new pathways (aisles) to delineate seating areas.
3. Reconstruct the fountain at the southern tip of the park.
4. Relocate the Veteran’s Memorial Clock Tower to a prominent position centered on NE 4th Avenue.
5. Construct a new bus bay to facilitate safe transit boardings and alighting.
6. Reconfigure surrounding roadways to provide structured parking, channelization and architectural paver crosswalks.



Figure 23. NE 8th Avenue Green Trail Location Map

Key Civic Spaces | Griffing Park & Amphitheater | Plan

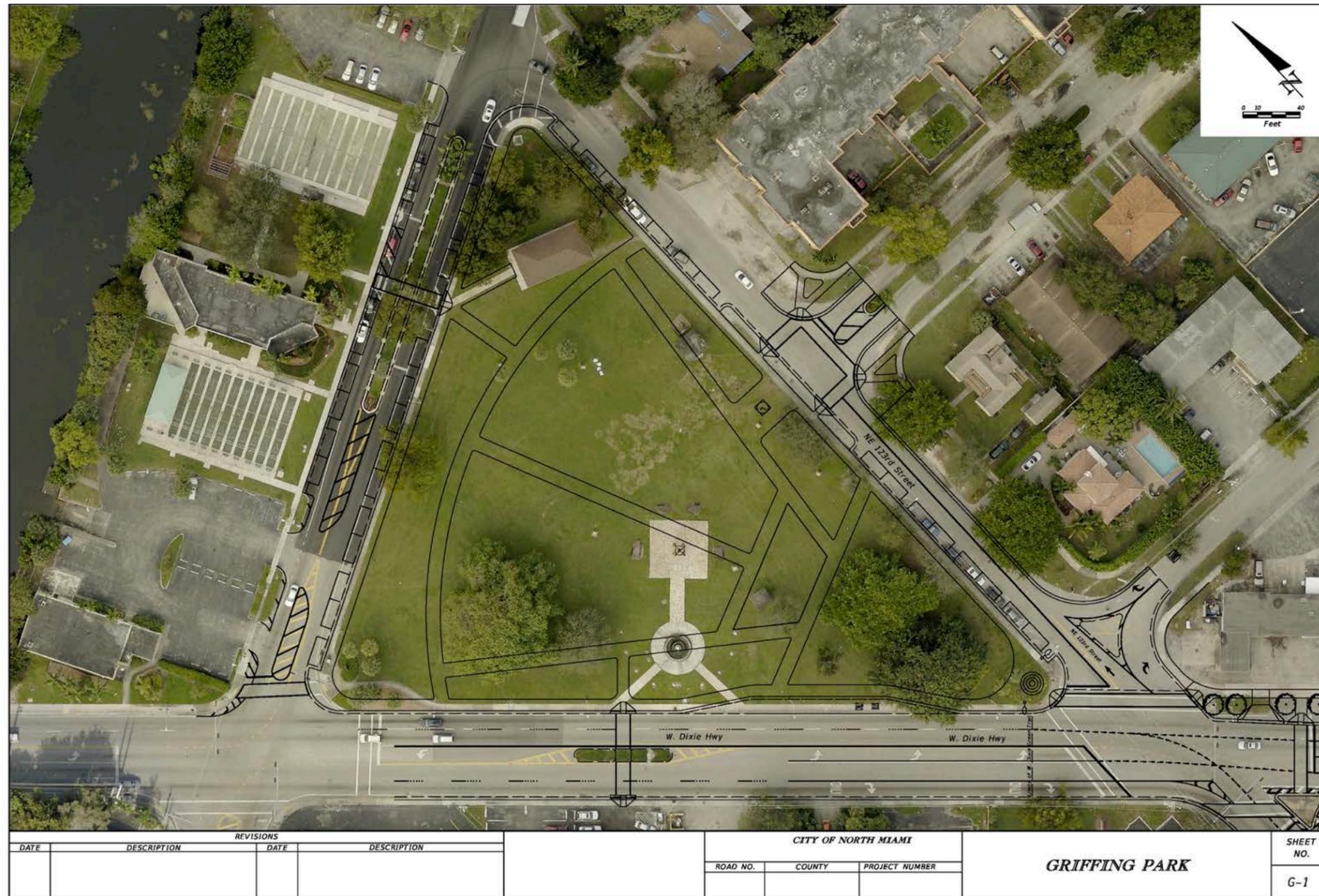


Figure 24. Griffing Park Amphitheater Plan

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



Existing Plan



Proposed Plan

Figure 11. Griffing Park Amphitheater Section

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



Today



Proposed

Figure 26. Griffing Park Amphitheater Street View

Key Civic Spaces

[7] 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 area in between is largely residential.

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

1. Approximately 9,000 square yards of milling & resurfacing with new pavement markings.
2. New concrete sidewalks, driveways, curb and gutter.
3. Reconstruct drainage.
4. 22 new pedestrian crossings with architectural roadway pavers and handicap ramps.
5. Install Decorative Roadway Lighting.
5. Install distinctive NoMi banners.
6. Add 149 small shade trees and tree grates for the length of the Trail

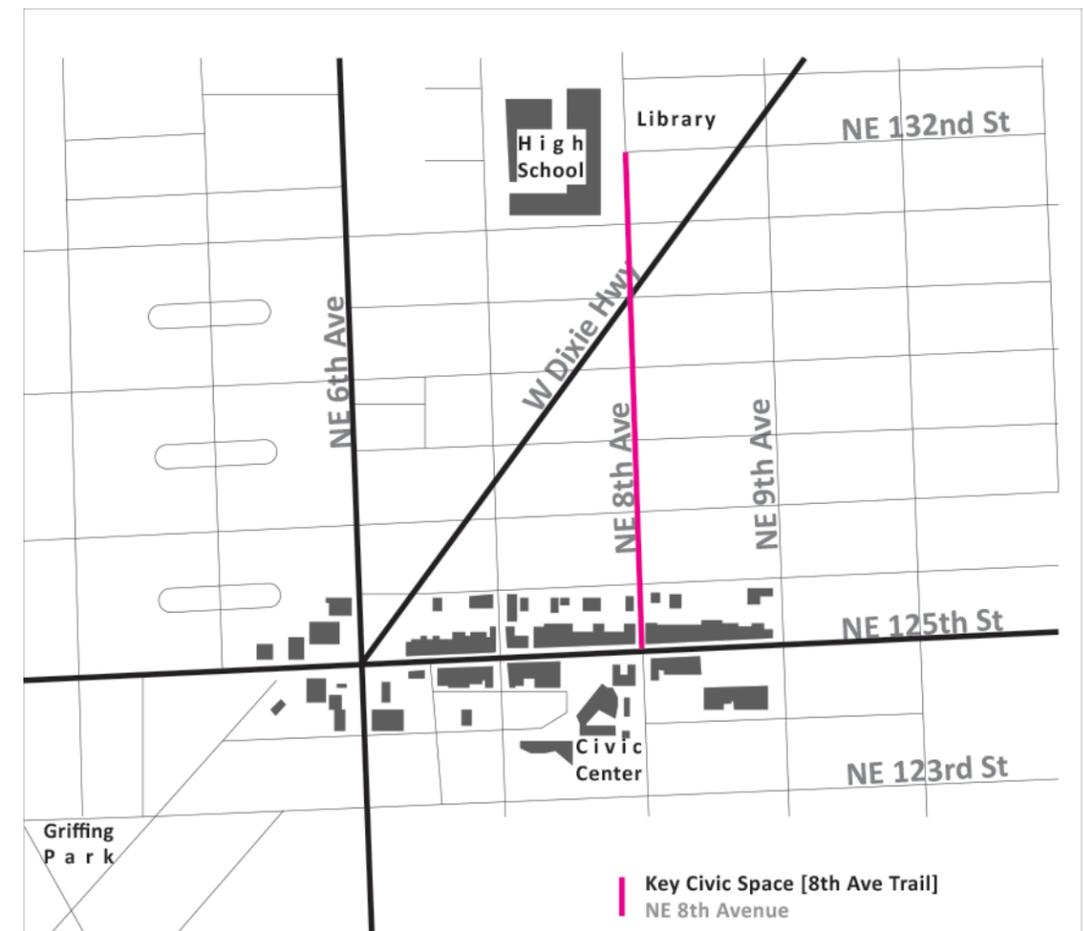


Figure 27. NE 8th Avenue Green Trail Location Map

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 28. NE 8th Avenue Green Trail Bird's Eye

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



Figure 29. NE 8th Avenue Green Trail Plan

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



Figure 12. NE 8th Avenue Green Trail Plan

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



Figure 139. NE 8th Avenue Green Trail Plan

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

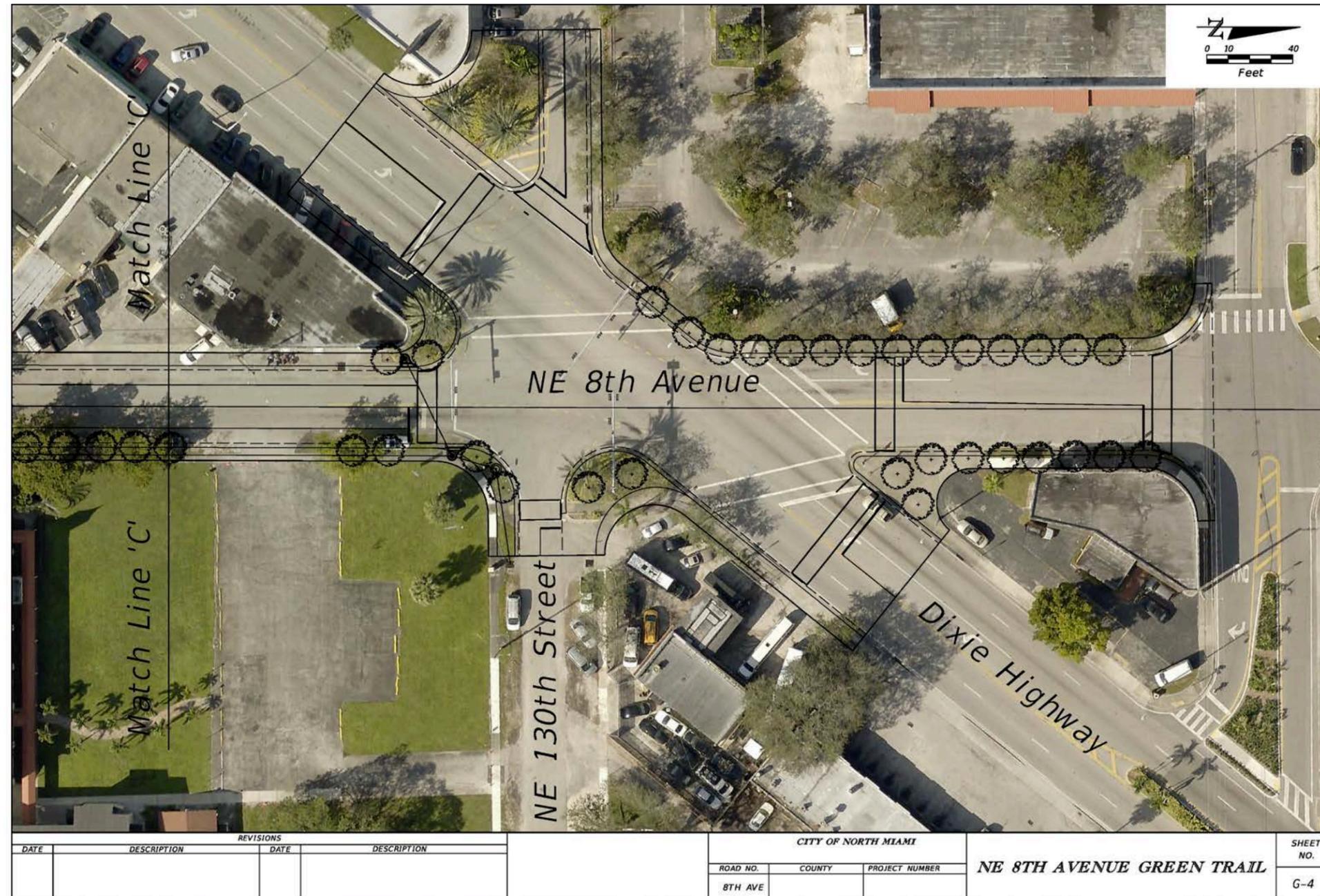


Figure 14. NE 8th Avenue Green Trail Plan

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



Existing Section



Proposed Section

Figure 30. NE 8th Avenue Green Trail Section

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



Today



Proposed

Figure 31. 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 to consolidate government uses in one building. This would allow removal of the Zoning, Parks, Code and CPD Buildings in order 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.

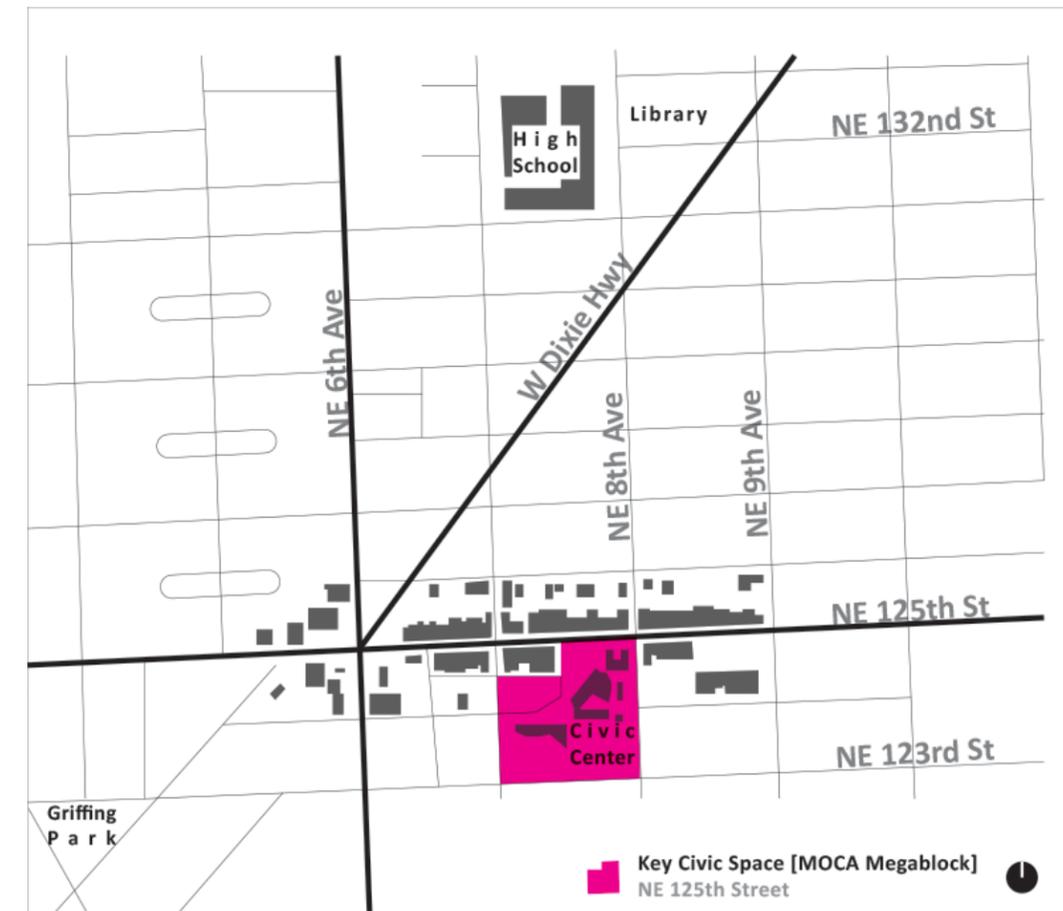
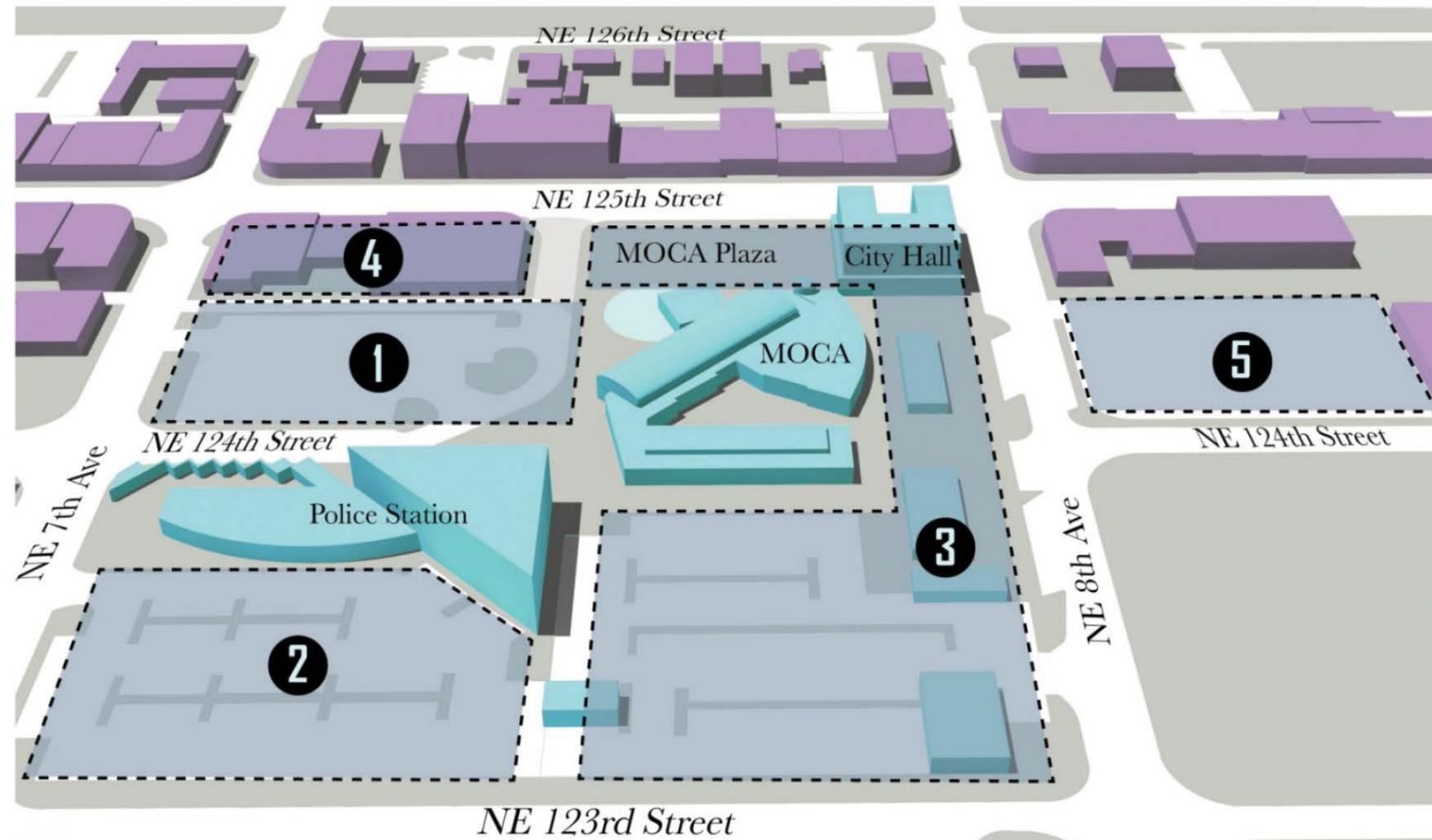


Figure 15. MOCA Plaza/Civic Center Location Map

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 33. MOCA Plaza/Civic Center Parcel Framework

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



Figure 34. MOCA Plaza/Civic Center Plan

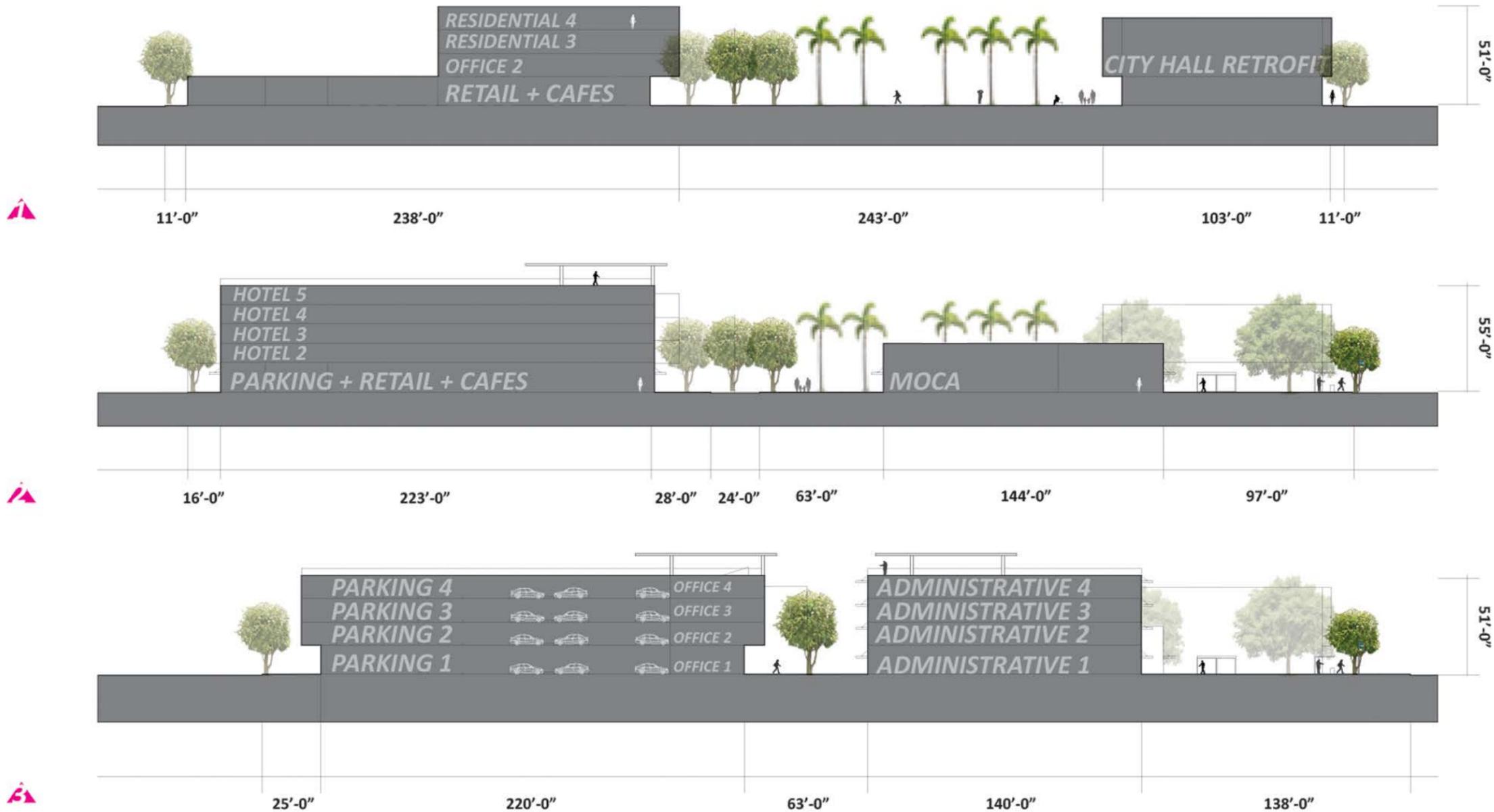
Key Civic Spaces | MOCA Plaza/Civic Center Complex | **Proposed Conceptual Plan**



Proposed Plan

Figure 35. MOCA Plaza/Civic Center Proposed Plan

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



Proposed Sections

Figure 36. MOCA Plaza/Civic Center Section

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



Today



Proposed

Figure 37. MOCA Plaza Nighttime Street View

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



Figure 38. City Hall Promenade Street View – 8th Avenue Looking North

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



Today



Proposed

Figure 39. MOCA Plaza Hotel Street View

Key Civic Spaces

*Cost Estimate

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

Priority	Location Map Number	Project Name	Cost	Years
1, 2	7	NE 8th Ave Green Trail	\$2,586,552	1
3	6	Griffing Park & Amphitheater	\$1,664,610	2
4	2	West Dixie Green Trail	\$1,447,524	1
5	3	Promenade at City Hall	\$2,153,373	2
6	5	5 Points Park	\$369,983	1
7	4	Liberty Gardens Park	\$274,112	1
8	1	Iron Manors Park	\$393,436	1
		TOTAL	\$8,889,590	

Individual Cost Estimates | NE 8th Avenue Green Trail I

City of North Miami - Downtown Master Plan - Cost Estimate - NE 8th Avenue Greenway									
Based on - Florida Department of Transportation Item Average Unit Cost From 2016/07/01 to 2017/06/30								Quantity and Cost Calculations	
Contract Type: CC AREAS: 13/STATEWIDE HYBRID Displaying: VALID ITEMS WITH HITS From: 0102 1 To: 9999999								NE 8th Avenue	
Item	No. of Contracts	Weighted Average	Total Amount	Total Quantity	Unit Meas	Obs?	Description	Qty	Cost
0102 1	237	\$571.20	\$39,445,766.76	79,421.000	DA	N	MAINTENANCE OF TRAFFIC	365.00 DA	\$208,488.00
0102 74 1	222	\$.35	\$2,454,748.29	17,999,774.000	ED	N	CHANNEL DEVICE-TYPS I,II,DI,VP, DRUM, LC	12,000.00 ED	\$4,200.00
0110 1 1	184	\$23,586.21	\$35,649,655.31	2,957.990	AC	N	CLEARING & GRUBBING	0.50 AC	\$11,793.11
0425 1341	4	\$7,466.94	\$67,202.42	9.000	EA	N	INLETS, CURB, TYPE P-4, <10'	10.00 EA	\$74,669.40
0425 3 41	2	\$6,266.67	\$18,800.00	3.000	EA	N	JUNCTION BOX, DRAINAGE, P-7, <10'	1.00 EA	\$6,266.67
0425 6	52	\$411.51	\$474,055.37	1,152.000	EA	N	VALVE BOXES, ADJUST	20.00 EA	\$8,230.20
0430174130	11	\$137.57	\$144,340.82	1,424.000	LF	N	PIPE CULV, OPT MATL, ROUND,30"SD	1,400.00 LF	\$192,598.00
0430175118	74	\$68.27	\$10,277,825.94	150,536.000	LF	N	PIPE CULV, OPT MATL, ROUND, 18"S/CD	180.00 LF	\$12,288.60
0520 1 10	106	\$21.95	\$8,108,633.33	401,175.000	LF	N	CONCRETE CURB & GUTTER, TYPE F	4,497.47 LF	\$98,719.47
0522 1	120	\$38.96	\$14,960,321.70	383,987.000	SY	N	CONCRETE SIDEWALK AND DRIVEWAYS, 4"	3,195.73 SY	\$124,505.50
0522 1	120	\$38.96	\$14,960,321.70	383,987.000	SY	N	CONCRETE SIDEWALK AND DRIVEWAYS, 4" (Curb Ramps)	715.56 SY	\$27,878.22
0523 1	3	\$38.08	\$457,514.10	12,512.000	SY	N	PAVERS, ARCHITECTURAL, ROADWAY	1,744.00 SY	\$66,411.52
		\$200.00					BICYCLE SIGNAGE	8.00 EA	\$1,600.00
		\$180.00					BICYCLE RACK, FURNISH & INSTALL, 2-6 BI	11.00 EA	\$1,980.00
		\$250.00					BICYCLE MARKINGS (DESIGN/ARROW)	15.00 EA	\$3,750.00
		\$800.00					TRASH RECEPTACLE	11.00 EA	\$8,800.00
		\$500.00					TREES	149.00 EA	\$74,500.00
		\$250.00					TREE GRATES	149.00 EA	\$37,250.00
0700 1 11	153	\$437.95	\$1,783,532.18	5,187.000	AS	N	SINGLE POST SIGN, F&I GM, <12 SF	12.00 AS	\$5,255.40
0710 11101	133	\$949.90	\$1,367,781.71	1,439.919	GM	N	PAINTED PAVT MARK,STD,WHITE,SOLID,6"	0.49 GM	\$468.47
0710 11125	113	\$1.49	\$236,393.00	158,500.000	LF	N	PAINTED PAVT MARK,STD,WHITE,SOLID,24"	260.00 LF	\$387.40
		\$9,000.00			EA		DECORATIVE ROADWAY LIGHTING	80.00 LS	\$720,000.00
0710 11201	132	\$965.83	\$1,052,117.19	1,089.338	GM	N	PAINTED PAVT MARK,STD,YELLOW,SOLID,6"	0.54 GM	\$516.94
<p>Note : Averages and totals are based on the awarded unit price only. Weighted average is weighted on Quantity at the contract level.</p>								<p>Sutotal \$1,690,556.89 10% Contingency \$169,055.69 PD&E 8% \$304,300.24 Design 15% \$422,639.22 TOTAL \$2,586,552.04</p>	

Individual Cost Estimates | Griffing Park I

City of North Miami - Downtown Master Plan - Cost Estimate - Griffing Park									
Based on - Florida Department of Transportation Item Average Unit Cost From 2016/07/01 to 2017/06/30								Quantity and Cost Calculations	
ContractType:CC AREAS:13/STATEW DE HYBRD Displaying:VALD ITEMS WITH HTS From : 0102 1 To: 9999999								Griffing Park	
Item	No. of Contracts	Weighted Average	Total Amount	Total Quantity	Unit Meas	Obs?	Description	Qty	Cost
0102 1	237	\$571.20	\$39,445,766.76	79,421.000	DA	N	MAINTENANCE OF TRAFFIC	30.00 DA	\$17,136.00
0110 1 1	184	\$23,586.21	\$35,649,655.31	2,957.990	AC	N	CLEARING & GRUBBING	2.69 AC	\$63,446.90
0160 4	125	\$4.32	\$19,843,078.37	4,592,980.000	SY	N	TYPE B STABILIZATION	43.58 SY	\$188.27
0334 1 13	65	\$94.36	\$47,978,723.22	534,612.500	TN	N	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	5.99 TN	\$565.22
0520 1 10	106	\$21.95	\$8,108,633.33	401,175.000	LF	N	CONCRETE CURB & GUTTER, TYPE F	2,395.00 LF	\$52,570.25
0522 1	120	\$38.96	\$14,960,321.70	383,987.000	SY	N	CONCRETE SIDEWALK AND DRIVEWAYS, 4"	3,389.22 SY	\$132,044.01
0526 1 1	5	\$206.22	\$147,484.86	2,033.000	SY	N	PAVERS, ARCHITECTURAL, ROADWAY	247.33 SY	\$51,004.39
0580 1 1	4	\$28,994.13	\$115,976.52	4.000	LS	N	LANDSCAPE COMPLETE- SMALL PLANTS	1.00 LS	\$28,994.13
0580 1 2	10	\$28,891.14	\$404,475.96	14.000	LS	N	LANDSCAPE COMPLETE- LARGE PLANTS	1.00 LS	\$28,891.14
		\$500.00					TREES	20.00 EA	\$10,000.00
		\$250.00					TREE GRATES	20.00 EA	\$5,000.00
0710 11101	133	\$949.90	\$1,367,781.71	1,439.919	GM	N	PAINTED PAVT MARK,STD,WHITE,SOLID,6"	0.34 GM	\$319.15
							REPLACE FOUNTAIN	1.00 LS	\$35,000.00
							RELOCATE CLOCK	1.00 LS	\$15,000.00
		\$220,000.00					DECORATIVE LIGHTING	1.00 LS	\$250,000.00
0711 14123	37	\$8.90	\$453,274.48	50,928.000	LF	N	THERMOPLASTIC, PREFORM, WHITE, SOLID,12"	170.00 LF	\$1,513.00
0711 14125	91	\$14.16	\$2,096,152.42	148,065.000	LF	N	THERMOPLASTIC, PREFORM, WHITE, SOLID,24"	42.00 LF	\$594.72
0711 14170	82	\$118.93	\$316,356.80	2,660.000	EA	N	THERMOPLASTIC, PREFORMED, WHITE, ARROW	2.00 EA	\$237.86
0711 14560	2	\$468.37	\$10,304.18	22.000	EA	N	THERMOPLASTIC, PREFORMED, WHITE, MESSAGE	2.00 EA	\$936.74
0751 36 12	3	\$8,271.42	\$173,699.74	21.000	EA	N	BICYCLE RACK, FURNISH & INSTALL, 2-6 BI	10.00 EA	\$82,714.20
0751 37	4	\$6,668.14	\$180,039.74	27.000	EA	N	TRASH RECEPTACLE	10.00 EA	\$66,681.40
0751 38 11	2	\$7,757.16	\$178,414.74	23.000	EA	N	BENCH, F&I, ALUMINUM	20.00 EA	\$155,143.20
							AMPHITHEATER	1.00 LS	\$90,000.00
<p>Note : Averages and totals are based on the awarded unit price only. Weighted average is weighted on Quantity at the contract level.</p>								<p>Sutotal \$1,087,980.58 10% Contingency \$108,798.06 PD&E 8% \$195,836.50 Design 15% \$271,995.15 TOTAL \$1,664,610.29</p>	



Individual Cost Estimates | West Dixie Highway Green Trail I

City of North Miami - Downtown Master Plan - Cost Estimate - West Dixie Green Trail

Based on - Florida Department of Transportation
 Item Average Unit Cost
 From 2016/07/01 to 2017/06/30

Contact Type: CC AREAS: 13/STATEWIDE HYBRID
 Displaying: VALID ITEMS WITH HTS
 From : 0102.1 To: 9999999

Quantity and Cost Calculations

West Dixie Green Trail

Item	No. of Contracts	Weighted Average	Total Amount	Total Quantity	Unit Meas	Obs?	Description	Qty	Cost
0102 1	237	\$571.20	\$39,445,766.76	79,421.000	DA	N	MAINTENANCE OF TRAFFIC	365.00 DA	\$208,488.00
0102 74 1	222	\$35	\$2,454,748.29	17,999,774.000	ED	N	CHANNEL DEVICE-TYPS I,II,DI,VP, DRUM, LC	29,200.00 ED	\$10,220.00
0110 1 1	184	\$23,586.21	\$35,649,655.31	2,957.990	AC	N	CLEARING & GRUBBING	0.40 AC	\$9,434.48
0327 70 5	35	\$4.00	\$3,016,591.85	1,487,063.000	SY	N	MILLING EXIST ASPH PAVT, 2" AVG DEPTH	5,798.56 SY	\$23,194.22
0334 1 13	65	\$94.36	\$47,978,723.22	534,612.500	TN	N	SUPERPAVE ASPHALTIC CONC, TRAFFIC C	797.30 TN	\$75,233.36
0425 1209	2	\$2,838.33	\$8,515.00	3.000	EA	N	INLETS, CURB, TYPE 9, MODIFY	10.00 EA	\$28,383.30
0425 1341	4	\$7,466.94	\$67,202.42	9.000	EA	N	INLETS, CURB, TYPE P-4, <10'	4.00 EA	\$29,867.76
0520 1 10	106	\$21.95	\$8,108,633.33	401,175.000	LF	N	CONCRETE CURB & GUTTER, TYPE F	3,140.99 LF	\$68,944.73
0522 1	120	\$38.96	\$14,960,321.70	383,987.000	SY	N	CONCRETE SIDEWALK AND DRIVEWAYS, 4"	1,476.76 SY	\$57,534.42
0522 2	100	\$52.71	\$4,806,715.83	91,187.000	SY	N	CONCRETE SIDEWALK AND DRIVEWAYS, 6"	318.00 SY	\$16,761.90
0526 1 1	5	\$206.22	\$147,484.86	2,033.000	SY	N	PAVERS, ARCHITECTURAL, ROADWAY	227.51 SY	\$46,918.03
0700 1 11	153	\$437.95	\$1,783,532.18	5,187.000	AS	N	SINGLE POST SIGN, F&I GM, <12 SF	10.00 AS	\$4,379.50
0710 11101	133	\$949.90	\$1,367,781.71	1,439.919	GM	N	PAINTED PAVT MARK,STD,WHITE,SOLID,6"	0.38 GM	\$360.96
0710 11102	71	\$1,564.10	\$81,378.40	52.029	GM	N	PAINTED PAVT MARK,STD,WHITE,SOLID,8"	0.04 GM	\$60.43
0710 11124	73	\$1.14	\$76,274.27	66,797.000	LF	N	PAINTED PAVT MARK,STD,WHITE,SOLID, 18"	144.00 LF	\$164.16
0710 11125	113	\$1.49	\$236,393.00	158,500.000	LF	N	PAINTED PAVT MARK,STD,WHITE,SOLID,24"	163.00 LF	\$242.87
0710 11131	91	\$423.11	\$360,521.78	852.071	GM	N	PAINTED PAVT MARK,STD,WHITE,SKIP, 6"	0.18 GM	\$76.16
0710 11141	79	\$670.70	\$52,420.89	78.159	GM	N	PAINTED PAVT MARK,STD,WH, DOT GUIDE, 6"	0.07 GM	\$46.95
0710 11160	79	\$38.51	\$100,733.16	2,616.000	EA	N	PAINTED PAVT MARK,STD,WHITE, MESSAGE	1.00 EA	\$38.51
0710 11170	98	\$28.36	\$346,329.87	12,211.000	EA	N	PAINTED PAVT MARK,STD,WHITE, ARROWS	1.00 EA	\$28.36
0710 11201	132	\$965.83	\$1,052,117.19	1,089.338	GM	N	PAINTED PAVT MARK,STD,YELLOW,SOLID,6"	0.44 GM	\$424.97
							DECORATIVE ROADWAY LIGHTING	1.00 LS	\$120,000.00
		\$1,000.00	Est.				TREES	62.00 EA	\$62,000.00
							ENTRY FEATURE (CLOCK)	1.00 EA	\$50,000.00
							PREMIUM SIGNAGE	1.00 EA	\$9,777.98
0751 36 12	3	\$8,271.42	\$173,699.74	21.000	EA	N	BICYCLE RACK, FURNISH & INSTALL, 2-6 BICYCLES	6.00 EA	\$49,628.52
0751 37	4	\$6,668.14	\$180,039.74	27.000	EA	N	TRASH RECEPTACLE	4.00 EA	\$26,672.56
0751 38 11	2	\$7,757.16	\$178,414.74	23.000	EA	N	BENCH, F&I, ALUMINUM	4.00 EA	\$31,028.64
1080 21500	2	\$647.34	\$21,362.37	33.000	EA	N	UTILITY FIXTURE, VALVE/METER BOX, ADJUST	25.00 EA	\$16,183.50

Note : Averages and totals are based on the awarded unit price only.
 Weighted average is weighted on Quantity at the contract level.

	Sutotal	\$946,094.27
	10% Contingency	\$94,609.43
PD&E	8%	\$170,296.97
Design	15%	\$236,523.57
	TOTAL	\$1,447,524.23

Individual Cost Estimates | Promenade at City Hall I

City of North Miami - Downtown Master Plan - Cost Estimate - Promenade at City Hall									
Based on - Florida Department of Transportation Item Average Unit Cost From 2016/07/01 to 2017/06/30								Quantity and Cost Calculations	
Contract Type: CC AREAS: 13, STATEWIDE HYBRID Displaying: VALID ITEMS WITH HTS From : 01021 To: 9999999								Promenade	
Item	No. of Contracts	Weighted Average	Total Amount	Total Quantity	Unit Meas	Obs?	Description	Qty	Cost
0102 1	237	\$571.20	\$39,445,766.76	79,421.000	DA	N	MAINTENANCE OF TRAFFIC	365.00 DA	\$208,488.00
0102 74 1	222	\$.35	\$2,454,748.29	17,999,774.000	ED	N	CHANNEL DEVICE-TYPS I,II,DI,VP, DRUM, LC	7,500.00 ED	\$2,625.00
0110 1 1	184	\$23,586.21	\$35,649,655.31	2,957.990	AC	N	CLEARING & GRUBBING	0.25 AC	\$5,896.55
0160 4	125	\$4.32	\$19,843,078.37	4,592,980.000	SY	N	TYPE B STABILIZATION	100.00 SY	\$432.00
0285704	15	\$10.87	\$1,034,501.99	95,189.000	SY	N	OPTIONAL BASE,BASE GROUP 04	100.00 SY	\$1,087.00
0425 1341	4	\$7,466.94	\$67,202.42	9.000	EA	N	INLETS, CURB, TYPE P-4, <10'	14.00 EA	\$104,537.16
0425 3 41	2	\$6,266.67	\$18,800.00	3.000	EA	N	JUNCTION BOX, DRAINAGE, P-7, <10'	1.00 EA	\$6,266.67
0425 6	52	\$411.51	\$474,055.37	1,152.000	EA	N	VALVE BOXES, ADJUST	10.00 EA	\$4,115.10
0430174130	11	\$137.57	\$144,340.82	1,424.000	LF	N	PIPE CULV, OPT MATL, ROUND,30"SD	600.00 LF	\$82,542.00
0430175118	74	\$68.27	\$10,277,825.94	150,536.000	LF	N	PIPE CULV, OPT MATL, ROUND, 18"S/CD	350.00 LF	\$23,894.50
0520 1 10	106	\$21.95	\$8,108,633.33	401,175.000	LF	N	CONCRETE CURB & GUTTER, TYPE F	1,435.00 LF	\$31,498.25
0522 1	120	\$38.96	\$14,960,321.70	383,987.000	SY	N	CONCRETE SIDEWALK AND DRIVEWAYS, 4"	1,279.33 SY	\$49,842.83
0523 1	9	\$115.72	\$1,352,291.71	11,686.000	SY	N	PATTERNED PAVEMENT, VEHICULAR AREAS	289.00 SY	\$33,443.08
0526 1 1	5	\$206.22	\$147,484.86	2,033.000	SY	N	PAVERS, ARCHITECTURAL, ROADWAY	3,363.00 SY	\$693,517.86
		\$1,000.00					TREES	58.00 EA	\$58,000.00
		\$250.00					TREE GRATES	58.00	\$14,500.00
0700 1 11	153	\$437.95	\$1,783,532.18	5,187.000	AS	N	SINGLE POST SIGN, F&I GM, <12 SF	12.00 AS	\$5,255.40
0710 11101	133	\$949.90	\$1,367,781.71	1,439.919	GM	N	PAINTED PAVT MARK,STD,WHITE,SOLID,6"	0.62 GM	\$586.88
0710 11123	79	\$.78	\$192,525.75	246,236.000	LF	N	PAINTED PAVT MARK,STD,WHITE,SOLID, 12"	526.00 LF	\$410.28
0710 11125	113	\$1.49	\$236,393.00	158,500.000	LF	N	PAINTED PAVT MARK,STD,WHITE,SOLID,24"	52.00 LF	\$77.48
0710 11201	132	\$965.83	\$1,052,117.19	1,089.338	GM	N	PAINTED PAVT MARK,STD,YELLOW,SOLID,6"	0.22 GM	\$208.53
0710 11201	132	\$965.83	\$1,052,117.19	1,089.338	GM	N	PAINTED PAVT MARK,STD,YELLOW,SOLID,6"	0.22 GM	\$208.53
							DECORATIVE ROADWAY LIGHTING	1.00 LS	\$80,000.00
<p>Note : Averages and totals are based on the awarded unit price only. Weighted average is weighted on Quantity at the contract level.</p>								<p>Sutotal \$1,407,433.10 10% Contingency \$140,743.31 PD&E Design 8% \$253,337.96 15% \$351,858.27 TOTAL \$2,153,372.64</p>	

Individual Cost Estimates | 5 Points Park I

City of North Miami - Downtown Master Plan - Cost Estimate - 5 Points Park									
Based on - Florida Department of Transportation Item Average Unit Cost From 2016/07/01 to 2017/06/30								Quantity and Cost Calculations	
Contract Type: CC AREAS: 13 STATEW DE HYBRD Displaying: VALD ITEMS WITH HTS From : 0102 1 To: 9999999								Five Points Park	
Item	No. of Contracts	Weighted Average	Total Amount	Total Quantity	Unit Meas	Obs?	Description	Qty	Cost
0102 1	237	\$571.20	\$39,445,766.76	79,421.000	DA	N	MAINTENANCE OF TRAFFIC	30.00 DA	\$17,136.00
0110 1 1	184	\$23,586.21	\$35,649,655.31	2,957.990	AC	N	CLEARING & GRUBBING	0.16 AC	\$3,773.79
0425 10	2	\$3,200.00	\$9,600.00	3.000	EA	N	YARD DRAIN	EA	\$0.00
0430173112	1	\$91.68	\$11,643.36	127.000	LF	N	PIPE CULV OPT MATL, ROUND, 12", GD	LF	\$0.00
0520 2 2	9	\$22.02	\$39,957.38	1,815.000	LF	N	CONCRETE CURB, TYPE B	350.00 LF	\$7,707.00
0526 1 2	9	\$70.03	\$805,032.28	11,495.000	SY	N	PAVERS, ARCHITECTURAL, SIDEWALK	129.00 SY	\$9,033.87
0580 1 1	4	\$28,994.13	\$115,976.52	4.000	LS	N	LANDSCAPE COMPLETE- SMALL PLANTS	1.00 LS	\$28,994.13
0580 1 2	10	\$28,891.14	\$404,475.96	14.000	LS	N	LANDSCAPE COMPLETE- LARGE PLANTS	1.00 LS	\$28,891.14
		\$55,000.00					NoMi Sculpture	1.00 EA	\$55,000.00
		\$750.00					TREES	6.00 EA	\$4,500.00
		\$250.00					TREE GRATES	3.00 EA	\$750.00
		\$220,000.00					DECORATIVE ROADWAY LIGHTING	1.00 LS	\$15,000.00
0751 37	4	\$6,668.14	\$180,039.74	27.000	EA	N	TRASH RECEPTACLE	3.00 EA	\$20,004.42
0751 38 11	2	\$7,757.16	\$178,414.74	23.000	EA	N	BENCH, F&I, ALUMINUM	4.00 EA	\$31,028.64
							REFURBISH FOUNTAIN	1.00 LS	\$10,000.00
							BUS SHELTER	1.00 LS	\$10,000.00
<p>Note : Averages and totals are based on the awarded unit price only. Weighted average is weighted on Quantity at the contract level.</p>								<p>Sutotal \$241,818.99 10% Contingency \$24,181.90 PD&E 8% \$43,527.42 Design 15% \$60,454.75 TOTAL \$369,983.06</p>	

Individual Cost Estimates | Liberty Gardens Park I

City of North Miami - Downtown Master Plan - Cost Estimate - Liberty Gardens Park									
Based on - Florida Department of Transportation Item Average Unit Cost From 2016/07/01 to 2017/06/30								Quantity and Cost Calculations	
ContractType:CC AREAS:13 STATEW DE HYBRD Displaying:VALD ITEMS WITH HTS From : 0102 1 To : 9999999								Liberty Gardens	
Item	No. of Contracts	Weighted Average	Total Amount	Total Quantity	Unit Meas	Obs?	Description	Qty	Cost
0102 1	237	\$571.20	\$39,445,766.76	79,421.000	DA	N	MAINTENANCE OF TRAFFIC	30.00 DA	\$17,136.00
0110 1 1	184	\$23,586.21	\$35,649,655.31	2,957.990	AC	N	CLEARING & GRUBBING	0.06 AC	\$1,415.17
0425 10	2	\$3,200.00	\$9,600.00	3.000	EA	N	YARD DRAIN	5.00 EA	\$16,000.00
0430173112	1	\$91.68	\$11,643.36	127.000	LF	N	PIPE CULV OPT MATL, ROUND, 12", GD	150.00 LF	\$13,752.00
0520 2 2	9	\$22.02	\$39,957.38	1,815.000	LF	N	CONCRETE CURB, TYPE B	230.00 LF	\$5,064.60
0526 1 2	9	\$70.03	\$805,032.28	11,495.000	SY	N	PAVERS, ARCHITECTURAL, SIDEWALK	200.59 SY	\$14,047.32
0580 1 1	4	\$28,994.13	\$115,976.52	4.000	LS	N	LANDSCAPE COMPLETE- SMALL PLANTS	1.00 LS	\$28,994.13
0580 1 2	10	\$28,891.14	\$404,475.96	14.000	LS	N	LANDSCAPE COMPLETE- LARGE PLANTS	1.00 LS	\$28,891.14
		\$500.00					TREES	3.00 EA	\$1,500.00
		\$250.00					TREE GRATES	3.00 EA	\$750.00
		\$220,000.00					DECORATIVE ROADWAY LIGHTING	1.00 LS	\$15,000.00
0751 37	4	\$6,668.14	\$180,039.74	27.000	EA	N	TRASH RECEPTACLE	2.00 EA	\$13,336.28
0751 38 11	2	\$7,757.16	\$178,414.74	23.000	EA	N	BENCH, F&I, ALUMINUM	3.00	\$23,271.48
Note : Averages and totals are based on the awarded unit price only. Weighted average is weighted on Quantity at the contract level.								SUTOTAL \$179,158.12 10% Contingency \$17,915.81 PD&E 8% \$32,248.46 Design 15% \$44,789.53 TOTAL \$274,111.92	

Individual Cost Estimates | Iron Manors Park I

City of North Miami - Downtown Master Plan - Cost Estimate - Iron Manors Park									
Based on - Florida Department of Transportation Item Average Unit Cost From 2016/07/01 to 2017/06/30								Quantity and Cost Calculations	
Contract Type: CC AREAS: 13 STATEW DE HYBRD Displaying: VALID ITEMS WITH HTS From : 01021 To: 9999999								NE 8th Avenue	
Item	No. of Contracts	Weighted Average	Total Amount	Total Quantity	Unit Meas	Obs?	Description	Qty	Cost
0102 1	237	\$571.20	\$39,445,766.76	79,421.000	DA	N	MAINTENANCE OF TRAFFIC	100.00 DA	\$57,120.00
0110 1 1	184	\$23,586.21	\$35,649,655.31	2,957.990	AC	N	CLEARING & GRUBBING	0.16 AC	\$3,773.79
0520 1 10	106	\$21.95	\$8,108,633.33	401,175.000	LF	N	CONCRETE CURB & GUTTER, TYPE F	779.00 LF	\$17,099.05
0522 1	120	\$38.96	\$14,960,321.70	383,987.000	SY	N	CONCRETE SIDEWALK AND DRIVEWAYS, 4"	430.33 SY	\$16,765.66
0526 1 1	5	\$206.22	\$147,484.86	2,033.000	SY	N	PAVERS, ARCHITECTURAL, ROADWAY	247.33 SY	\$51,004.39
0580 1 1	4	\$28,994.13	\$115,976.52	4.000	LS	N	LANDSCAPE COMPLETE- SMALL PLANTS	1.00 LS	\$28,994.13
0580 1 2	10	\$28,891.14	\$404,475.96	14.000	LS	N	LANDSCAPE COMPLETE- LARGE PLANTS	1.00 LS	\$28,891.14
		\$500.00					TREES	7.00 EA	\$3,500.00
							REPLACE FOUNTAIN	1.00 LS	\$35,000.00
		\$220,000.00					DECORATIVE LIGHTING	1.00 LS	\$15,000.00
<p>Note : Averages and totals are based on the awarded unit price only. Weighted average is weighted on Quantity at the contract level.</p>								<p>Sutotal \$257,148.16 10% Contingency \$25,714.82 PD&E 8% \$46,286.67 Design 15% \$64,287.04 TOTAL \$393,436.69</p>	

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 to provide an area that would accommodate outdoor seating away from traffic lanes, wider sidewalks, and new landscape buffering. Side Street cafes could be 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

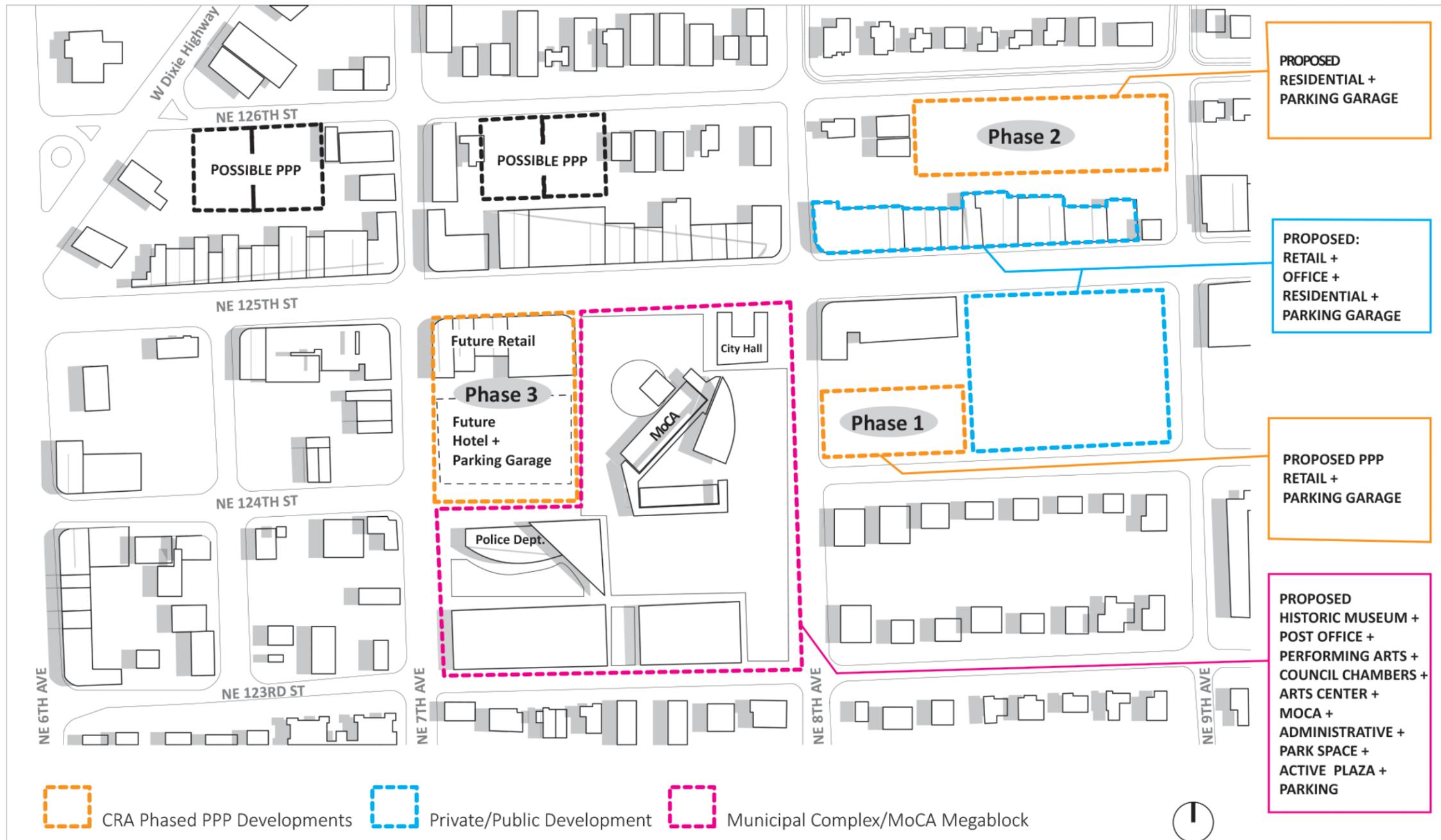


Figure 40. CRA Public-Private Partnership Location Map

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

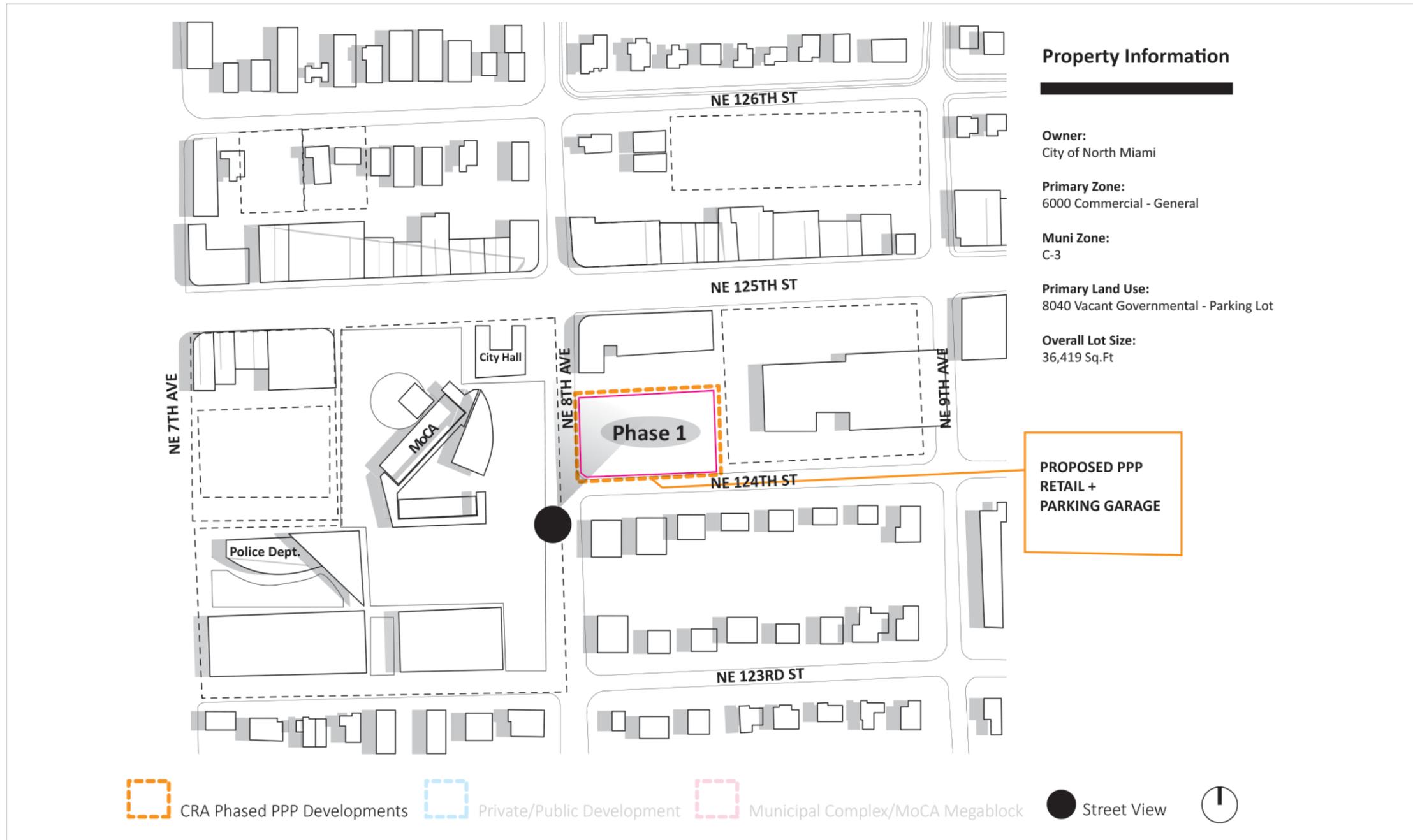


Figure 41. Phase 1A - PPP Plan

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

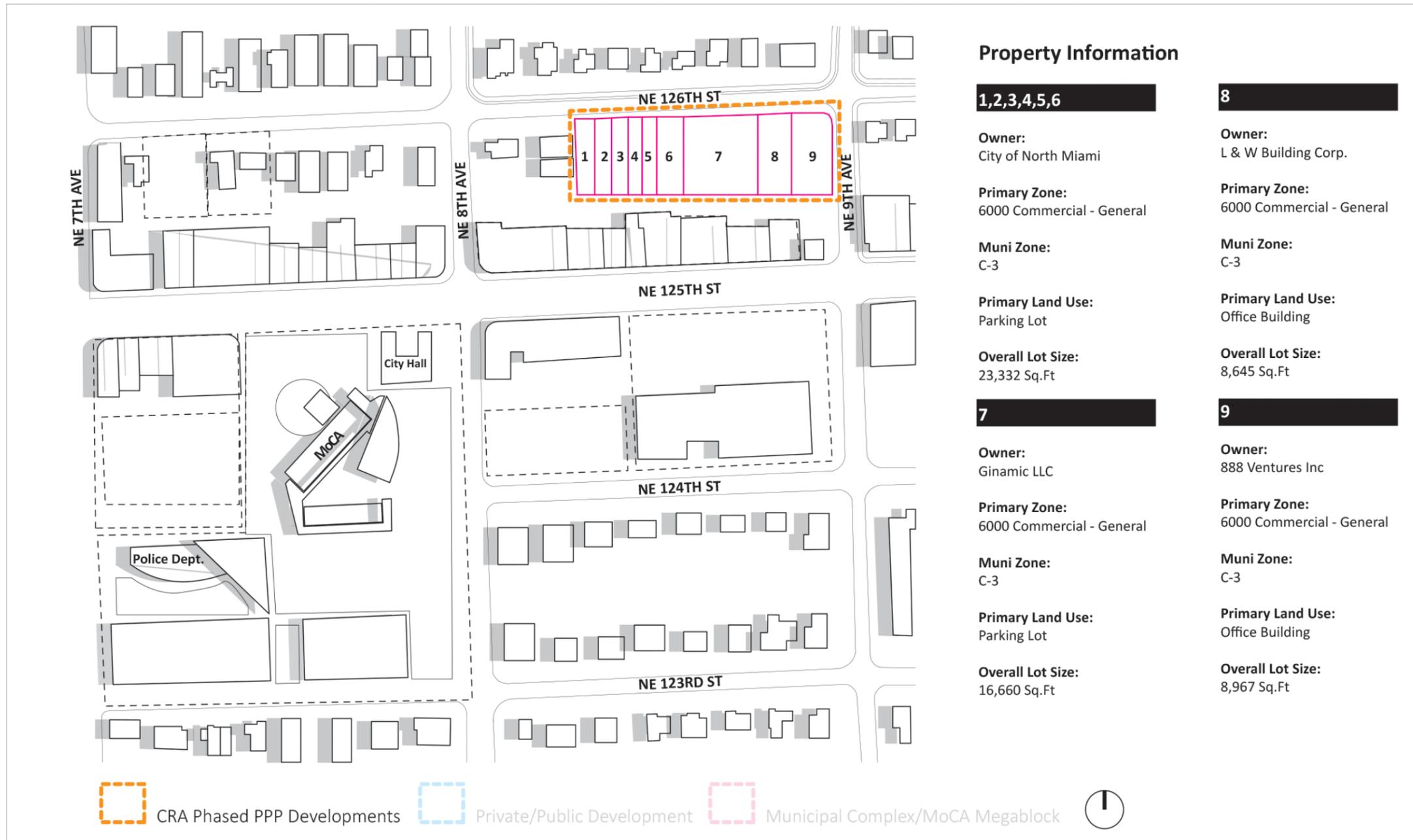


Figure 42. Phase 1B PPP Plan

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

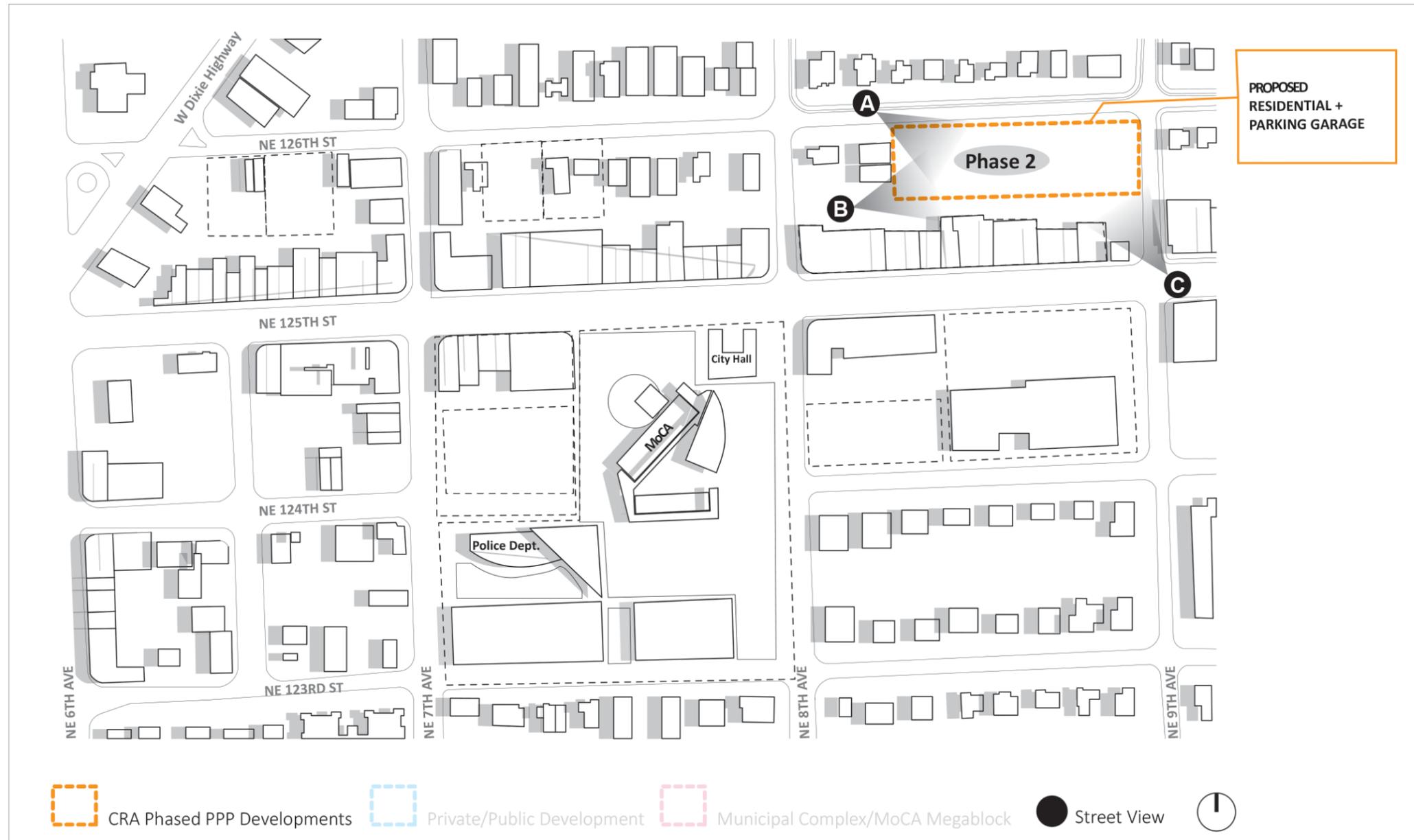


Figure 43. Phase 2 PPP Plan

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



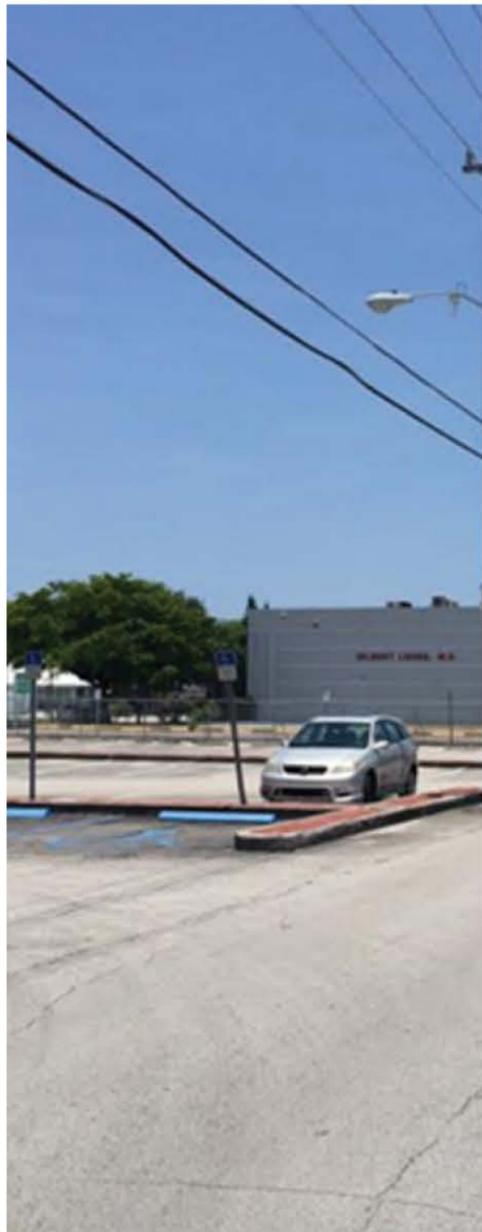
Today



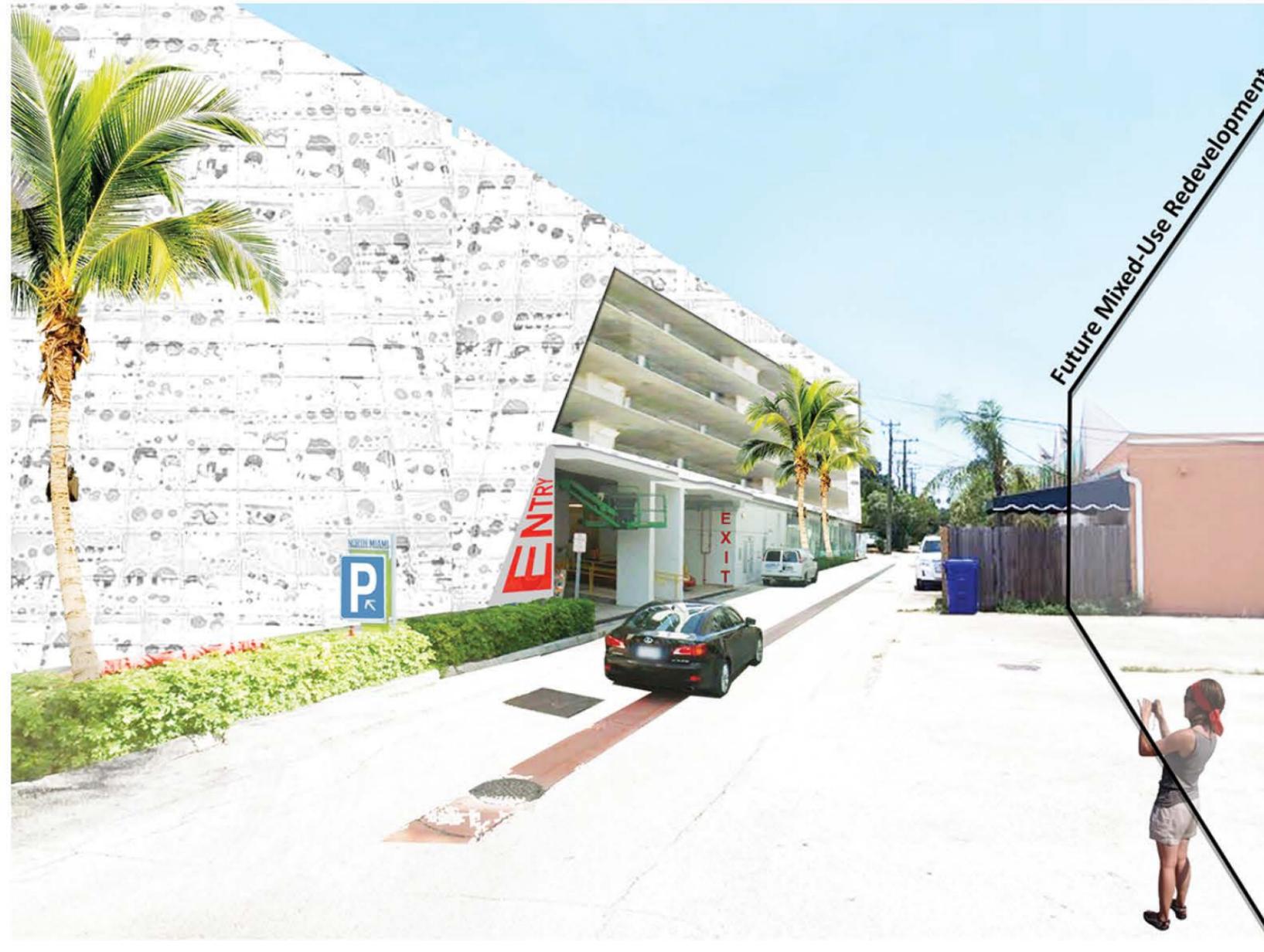
Proposed

Figure 44. Phase 2 Mixed-Use Street View A

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



Today



Proposed

Figure 45. Phase 2 Mixed-Use Parking Street View B



Today



Proposed

Figure 46. Phase 2 Mixed-Use Street View C

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

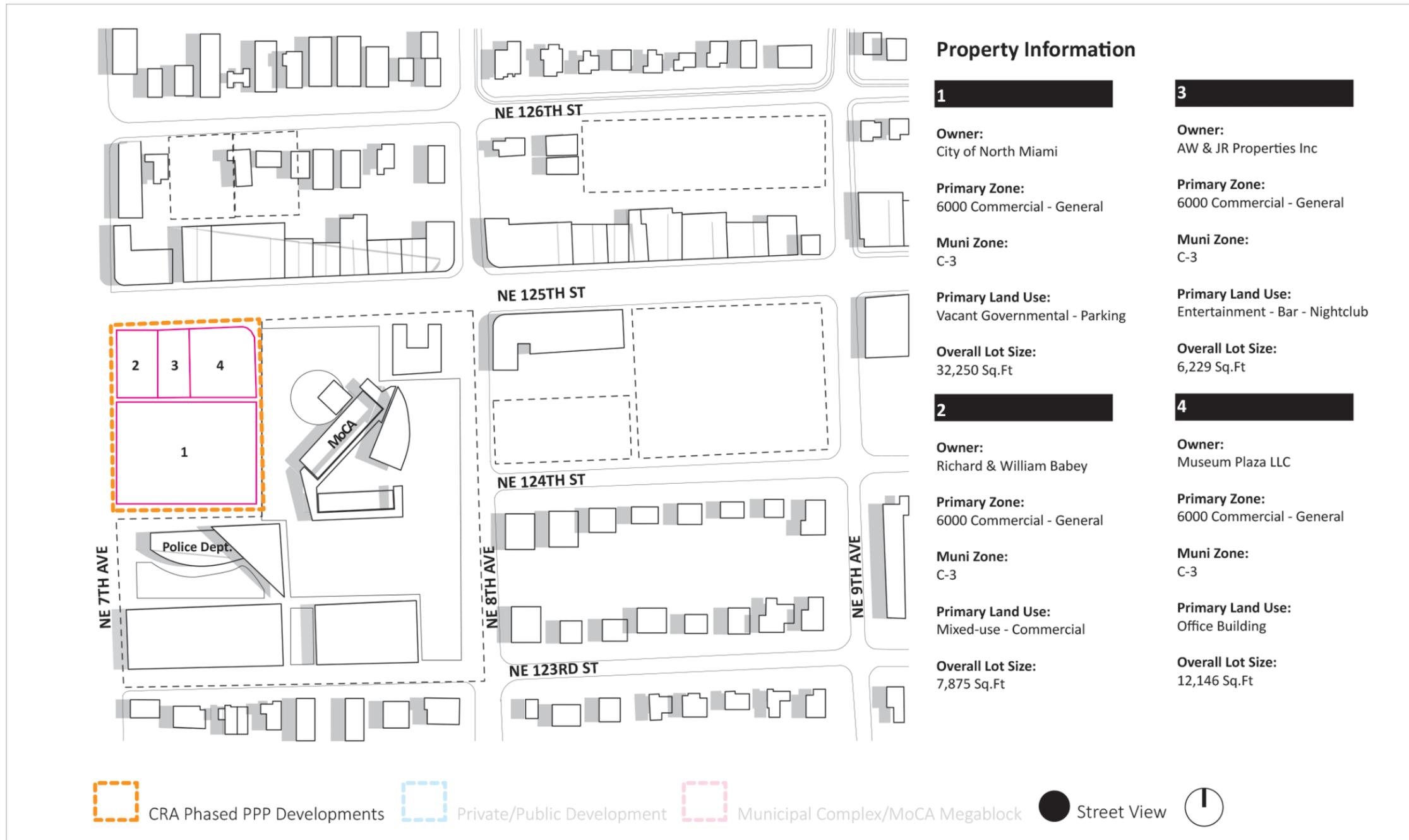


Figure 47. Phase 3 PPP Plan

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

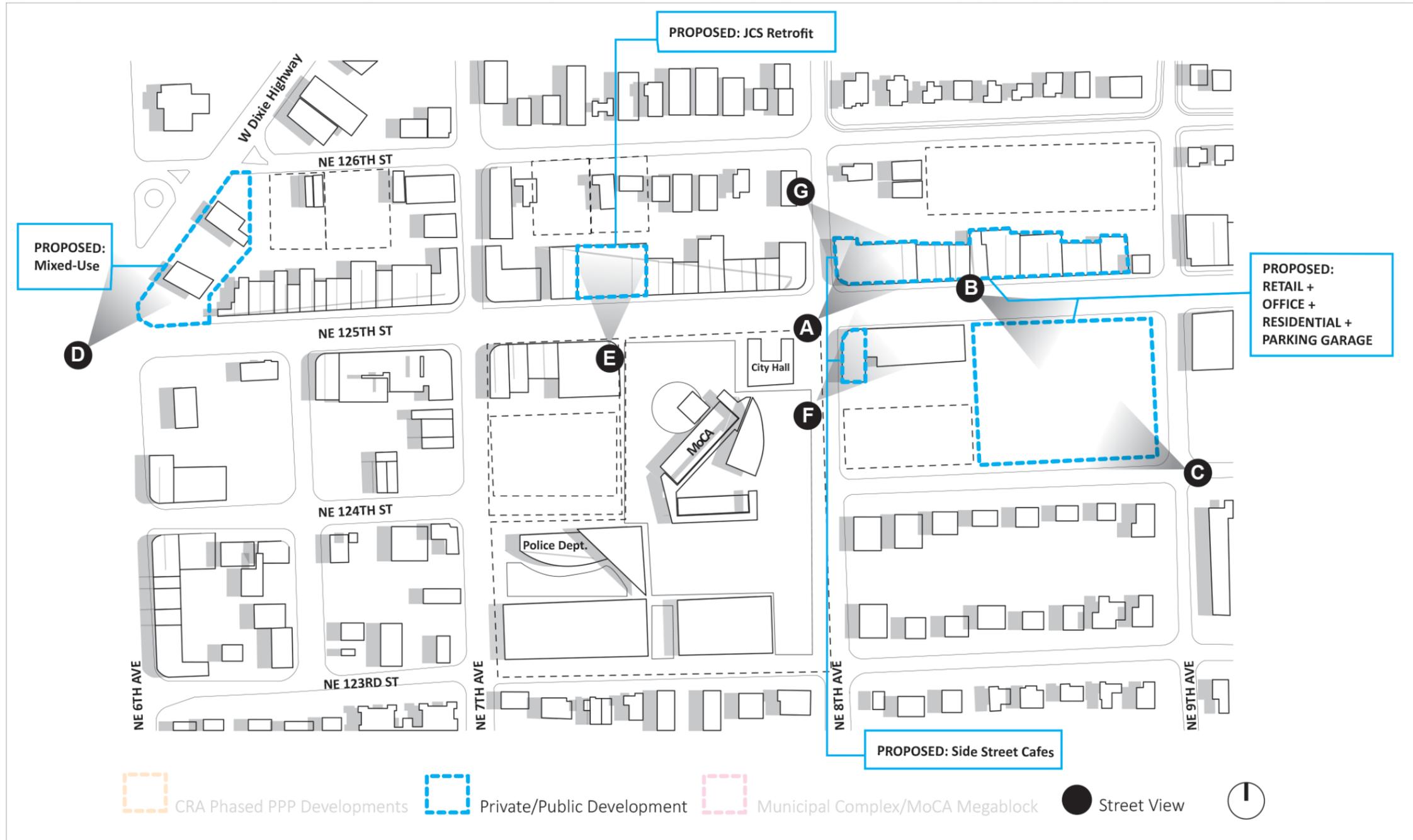


Figure 48. Proposed Mixed-Use Redevelopment Location Map

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



Today



Proposed

Figure 49. Proposed Mixed-Use Street View A

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



Today



Proposed

Figure 50. Proposed Mixed-Use Street View B

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



Today



Proposed

Figure 51. Proposed Mixed-Use Street View C

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



Today



Proposed

Figure 52. Proposed Mixed-Use Street View D

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



Today



Proposed

Figure 53. Proposed Jewish Community Services Building Retrofit

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



Today

Proposed

Figure 54. Proposed Side Street Cafes Street View F

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



Today



Proposed

Figure 55. 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.