

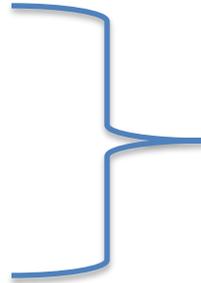
CITY OF NORTH MIAMI Downtown Concept Plan

Downtown Revitalization Forum 2 – May 14, 2014
Creating New Places from Old Spaces



YOUR PROJECT TEAM!

- Constituents/Stakeholders
- City Council and City Staff
- The Corradino Group*
Senior Project Manager – Alex A. David
- LandscapeDE*
Douglas Thompson and Ebru Ozer

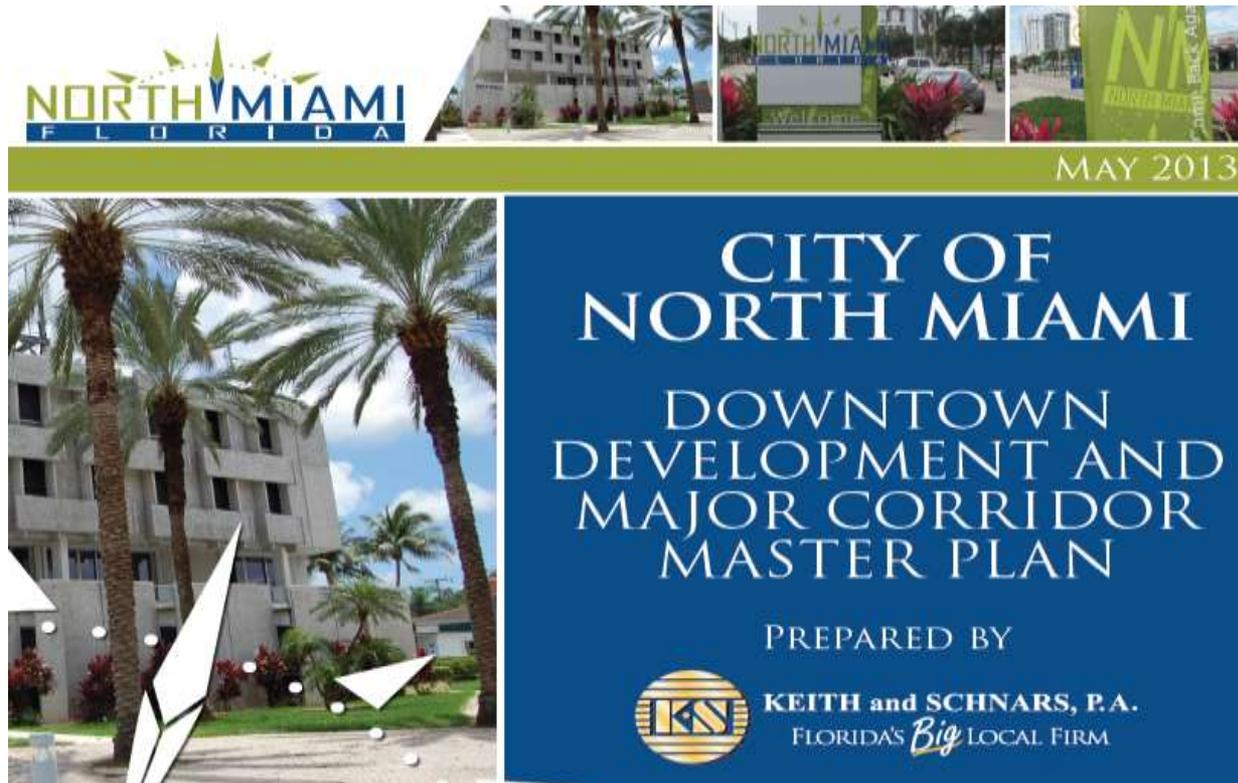


TEAM LEADERS

* **We Listen, Learn and Translate Your Vision onto Paper**

Illustrative Concept Plan for Key Elements of Downtown Development and Major Corridor Master Plan

- City completed the Downtown Development and Major Corridor Master Plan (K & S)



Illustrative Concept Plan for Key Elements of Downtown Development and Major Corridor Master Plan (Cont.)

- City now needs to further develop illustrative concept plans for key elements of the plan in a portion of the Downtown District
- **Downtown Revitalization Forum on April 17, 2014**
- **Downtown Revitalization Forum on May 14, 2014 – We are Here!**
- The Concept Plan will serve as a foundation for potential public and private space improvements for Key Civic Spaces, Downtown 125th Street and Civic Center Complex/MOCA Plaza
- Updated City Codes are in place so we're ready to go!

Illustrative Concept Plan for Key Elements of Downtown Development and Major Corridor Master Plan

The Illustrative Concept Plan consists of three Parts:

- **Part 1.** Develop concepts for redevelopment opportunities, urban design elements, and, landscape/streetscape enhancements for key civic spaces.
- **Part 2.** Develop building height and massing options for core downtown: NE 125th Street from NE 6th to NE 9th Avenues.
- **Part 3.** Development of buildout plan for Civic Center Complex/MOCA Plaza to include possible additional public facilities.

What Makes A Great Downtown Environment?

- It's **DEFINED**
- It's **COMFORTABLE**
- It's **SAFE**
- It's **CONNECTED**
- It's **MEMORABLE**

North Miami and Ft. Myers

Creating New Places from Old Spaces



Delray Beach

Creating New Places from Old Spaces

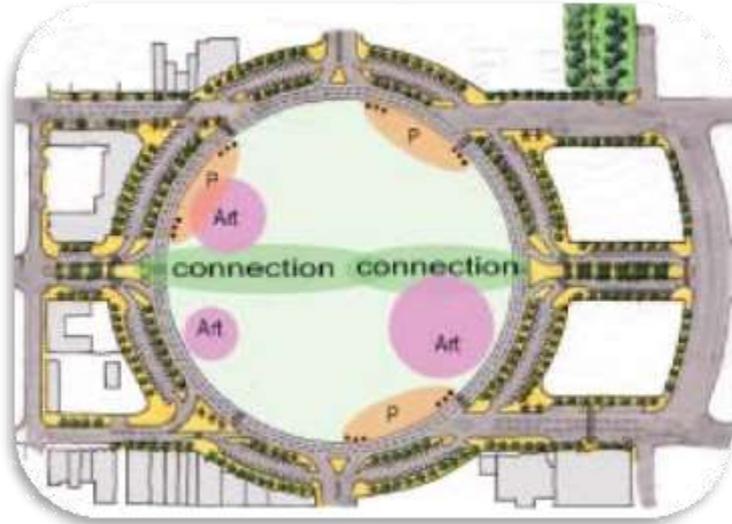


Hollywood

Creating New Places from Old Spaces



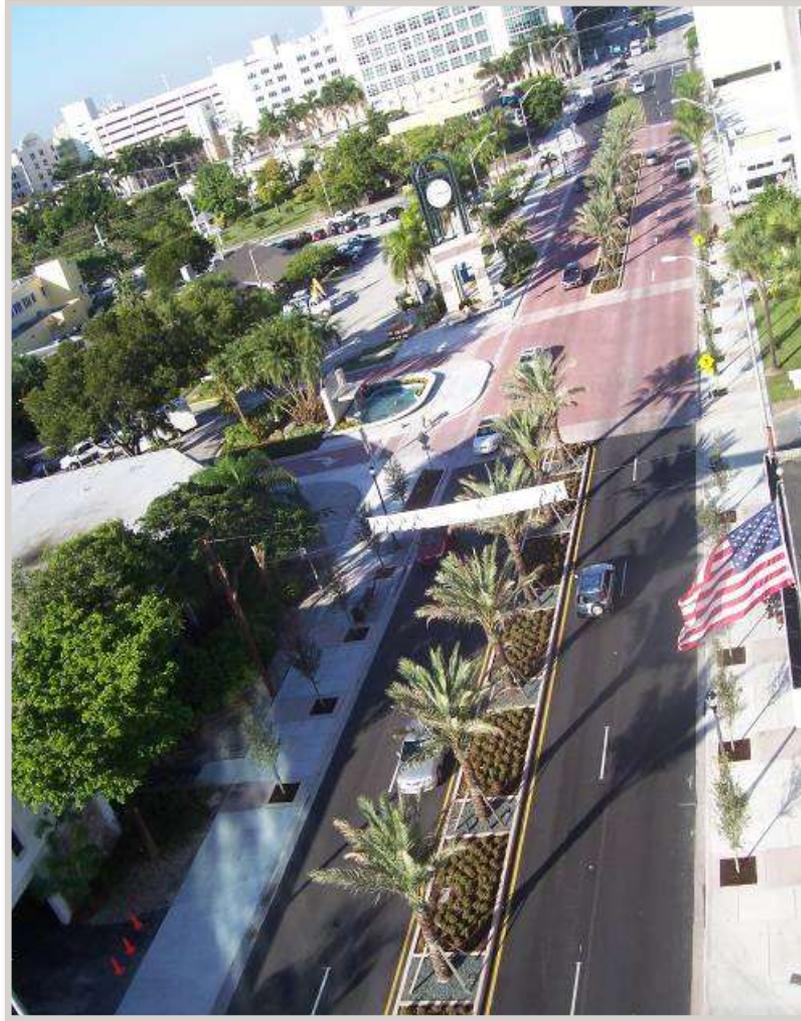
Common Element?



These Downtowns All Evolved from a Vision!



Complete Streets



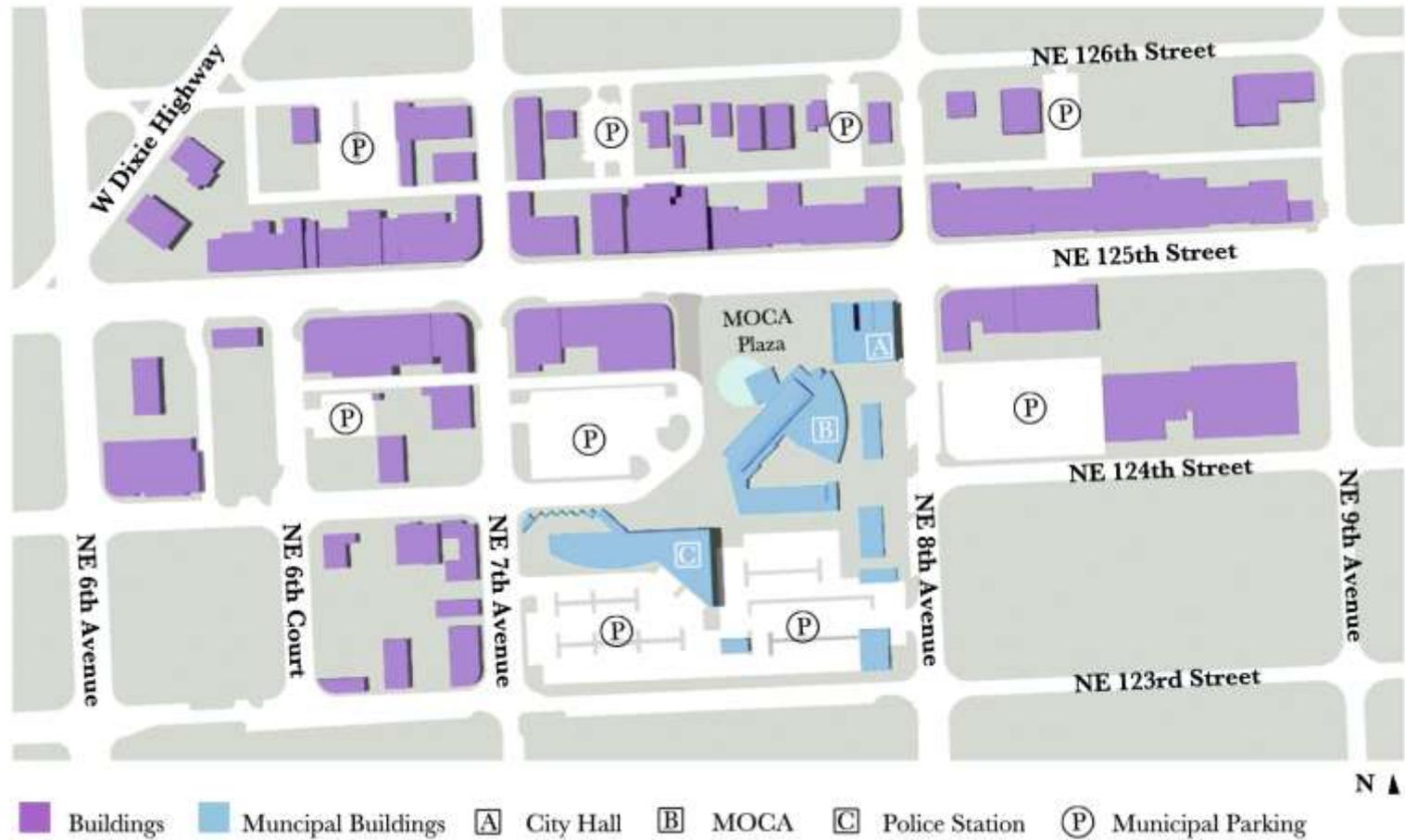
Partial Downtown Looking East



- Single-story Building
- Multi-story Building
- Developer Proposal
- A City Hall
- B MOCA
- C Police Station
- P Municipal Parking



Partial Downtown Aerial View



Civic Center Complex/MOCA Plaza



K & S Master Plan

- Slow traffic
- Opportunity for trees and street plantings, shade

Convert NE 125th from State to Local Control



K & S Master Plan

Recommended Architectural Design Elements

- Mediterranean Architectural Style
- Arcades/Colonnades
- Awnings
- Transparency/Glass/Openings
- Use of Specific Shade Tree Palette
- Uplifting Earth Tone Colors

Landscape/Streetscape Enhancements: Artistic Intersection Crosswalks

- Slow traffic
- Allow for safer pedestrian crossing
- Add placemaking design elements (Branding)

We are the home of:

Arts, Culinary Arts, Film and Education!



Key Civic Spaces

- They are Gathering Points and Plazas
- They are Gateways
- They are Pathways
- They are Active
- They are Passive
- They are Recreational
- They are Cultural and Artistic

Creating New Places From Old Spaces

What can we do to revitalize the Downtown Area?

City of North Miami Adopted 2000 Charrette Five Points Intersection



Five Points



FIVE POINTS INTERSECTION

PLANT LARGER PALMS IN COMBINATION WITH SMALL TREES IN THE CENTER MEDIANS

ADD ON-DEMAND CROSSWALK AT WEST DIXIE HWY AND NE 124TH ST

REMOVE FOUNTAIN AND REPLACE A PORTION OF HARDSCAPE WITH PLANTING AREA. PLANT STRANGLER FIG OR LARGE SPECIMEN TREE AND ROYAL PALMS SURROUNDED BY FLOWERING GROUND COVERS AND ACCENTS

ADD TOWER LANDMARK FEATURE (PUBLIC ARTWORK)

RE-ALIGN NE 6TH STREET CROSSWALK FOR MORE DIRECT CROSSING. ADD PAVERS TO CROSSWALK

ADD BICYCLE LANES ALONG NE 6TH STREET, W DIXIE HWY, AND NE 125TH, WHERE POSSIBLE

ADD DECORATIVE PAVERS TO CROSSWALKS AT FIVE POINTS INTERSECTION AND AT OTHER NEARBY INTERSECTIONS

ADD PLANTERS INTO SIDEWALK AND SHADE TREES ALONG NE 125TH STREET WHERE WIDER SIDEWALK CAN ACCOMMODATE, ALSO INCLUDE STORMWATER CAPTURE AS POSSIBLE

ADD GATEWAY FEATURES PER CORRIDOR MASTERPLAN



FIVE POINTS INTERSECTION



FIVE POINTS INTERSECTION



FIVE POINTS INTERSECTION

8th Avenue Way



8TH AVENUE WAY

ADD DECORATIVE PAVERS FOR
CROSSWALKS AT INTERSECTIONS FROM
NE 132ND ST TO NE 123RD ST

PLANT SHADE TREES
ALONG LENGTH OF NE 8TH AVE FROM
NE 132ND ST TO NE 123RD ST

ADD REMOVABLE BOLLARDS
AT STREET ENDS AT NE 125,
NE 124TH, AND NE 123RD
STREETS TO CLOSE NE 8TH AVE
FOR SPECIAL EVENTS

CONVERT NE 8TH AVE BETWEEN
NE 125TH ST AND NE 124TH
STREET TO DECORATIVE PAVERS



8TH AVENUE WAY



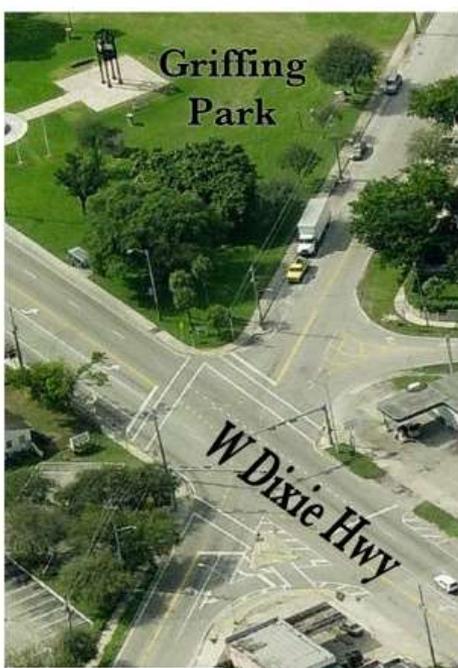


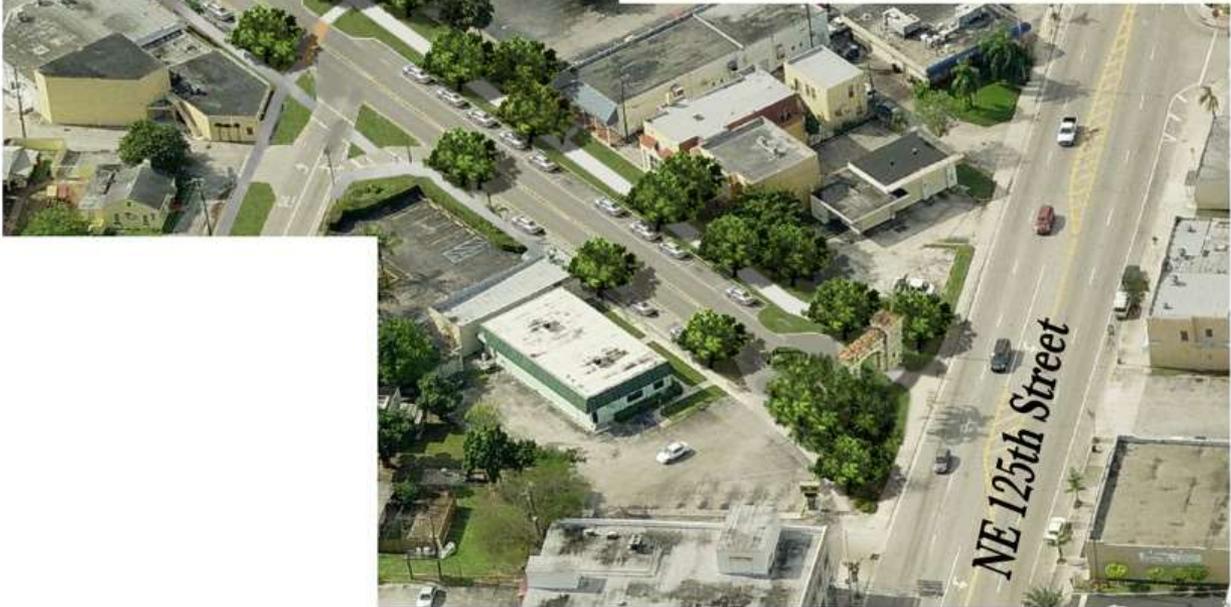
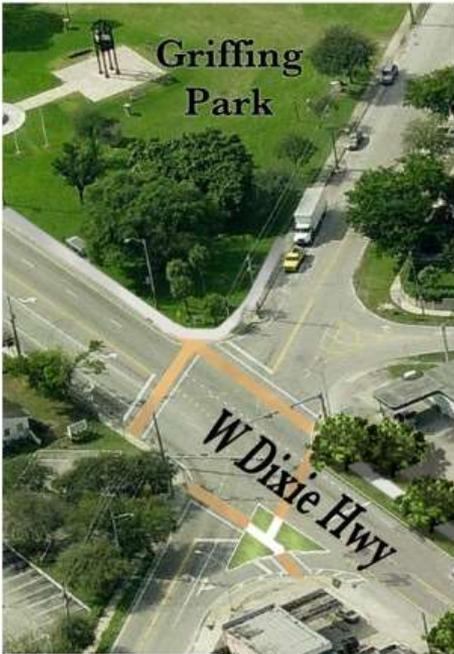






Dixie Highway





132nd Street Fountain



132ND STREET FOUNTAIN

ADD BICYCLE LANES ON BOTH SIDES OF STREET AS POSSIBLE

RE-ALIGN NE 9TH AVE FOR BETTER TURN AND CROSSING

RELOCATE DISTRICT ENTRY SIGNAGE TO NORTH END OF PARK ISLAND

PLANT FLOWERS / DECORATIVE PLANTING AROUND FOUNTAIN

REPAIR FOUNTAIN OR TURN INTO LARGE PLANTER WITH FLOWERS. ADD DECORATIVE LIGHTING

EXPAND MEDIANS AND ADD LARGE PALMS AND/OR SHADE TREES

ADD ON-DEMAND CROSSING

ADD CRUSHED GRANITE PERVIOUS PAVING AROUND FOUNTAIN AND AT SOUTH END OF PARK

PLANT NATIVE SHADE TREES THROUGHOUT (EX: GUMBO LIMBO, LIVE OAK, WILD TAMARIND)

ADD BENCHES BY TREES AT PARK



132ND STREET FOUNTAIN



132ND STREET FOUNTAIN



132ND STREET FOUNTAIN





Building on NE 125th Street

Creating New Places from Old Spaces



Retrofitted Building on NE 125th Street Near MOCA Plaza

Creating New Places from Old Spaces



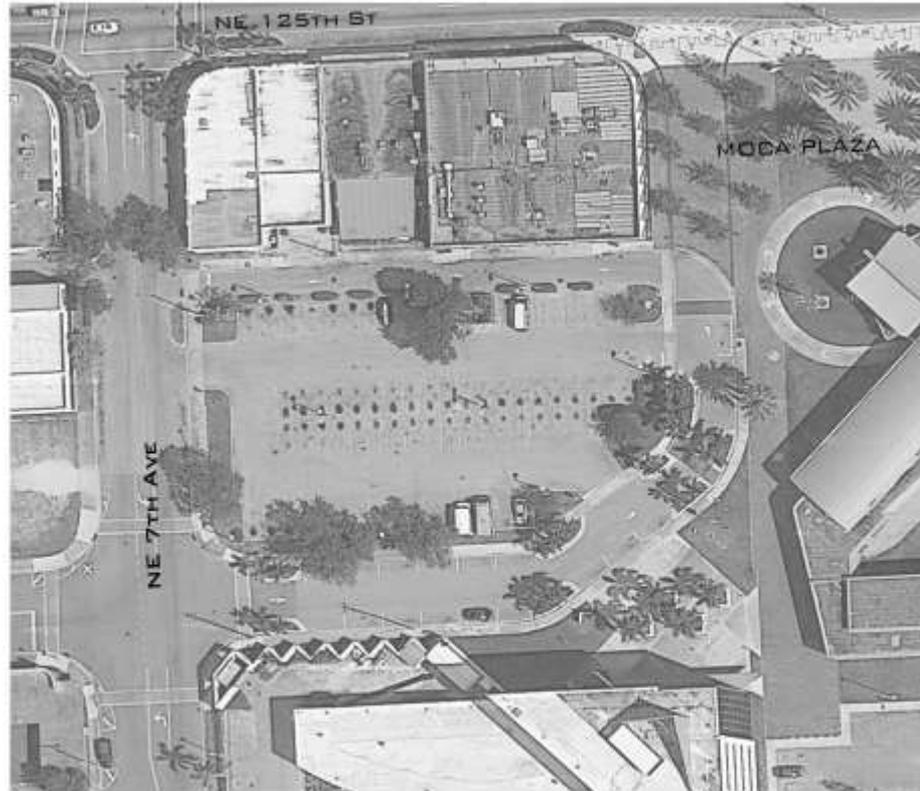
Civic Center Complex/MOCA Plaza

- What do YOU want to see?
- Park/Open Space
- Public Library
- Performing Arts Center
- Amphitheater/Stage
- Water Feature
- Sculpture Garden
- Retail
- Historic Library or Museum
- City Administration
- Parking Garage





MOCA Way and Park



MOCA PARK AND MOCA LANE

MOCA Way and Park

PAVE ALLEY 'MOCA LANE' IN SAME
PAVERS AS PLAZA. ENCOURAGE
OUTDOOR CAFES AT BACKS OF
BUILDINGS FACING PARK. ALLOW
ARTISTIC MURALS ON BLANK WALLS

CONVERT PARKING LOT TO LARGE
OPEN GREEN SPACE / PARK TO
ACCOMMODATE FESTIVALS AND EVENTS



MOCA PARK AND MOCA LANE

MOCA Plaza

Creating New Places from Old Spaces



Mixed Use on MOCA Plaza Creating New Places



Steps

1. Downtown Revitalization Forum

April 17, 2014 @ 6:00 P.M.

Gwen Margolis Center

2. Second Downtown Forum – May 14, 2014

3. Progress Report to DAPAC and City Council – TBD

4. City Council Final Report Acceptance – TBD

5. Project Length – July, 2014

6. Final Product – **Concept Plan Report and Community Vision for Downtown and Civic Spaces!**

"Cities have the capability of providing something for everyone, only because and only when they are created by everyone." Death and Life of Great American Cities.

- Jane Jacobs

QUESTIONS?

Submit Comments/Questions to:
NoMiDowntown@NorthMiamiFl.gov

Thank You!

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