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

* 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 125<sup>th</sup> Street and Civic Center Complex/MOCA Plaza

• Updated City Codes are in place so we’re ready to go!
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
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
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
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
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 (e.g. Gumbo Limbo, Live Oak, Wild Tamarind)

Add benches by trees at park

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 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


3. Progress Report to DAPAC and City Council – TBD


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!
For More Information Contact:
Alex A. David
adavid@corradino.com

Debbie Love
dlove@ksfla.com