

REVITALIZATION OF DOWNTOWN NORTH MIAMI



On behalf of the North Miami Council, administration, and North Miami Community Redevelopment Agency, we are so excited to share the vision and details for a public private partnership to revitalize downtown North Miami.

We are so proud of our downtown, as it is the heart of the City, and we know that with this redevelopment project, it will continue to progress as a vibrant area where people live, shop, work and play.

Anchored by the Museum of Contemporary Art (MOCA) and a new City Hall, this project will provide opportunities for new commercial investment, businesses, hotel development and housing options for residents who wish to live in our urban core. It will also enhance the experience for visitors to MOCA and create a new City Hall with additional parking and better facilities to serve the public. With its proximity to a potential Transit Oriented Development area, this redevelopment project will have the opportunity to make a significant impact in North Miami.

We look forward to receiving ideas from the development community and to working with the selected partner on a plan that will elevate the future of downtown North Miami for residents, businesses and visitors alike. It will also enhance the experience for visitors to the area, by creating additional parking and better facilities to serve the public.

**The Honorable Philippe Bien-Aime,
Chairman of the North Miami Community Redevelopment Agency
Mayor of North Miami**

▶ PUBLIC PRIVATE PARTNERSHIP OPPORTUNITY



Café Crème



MOCA Plaza

Downtown North Miami (NoMi) offers an art-filled cultural scene where residents and visitors can dine, watch live music, find unusual mid-century modern furnishings and shop at locally-owned boutiques. As part of the Downtown Master Plan to continue to advance the area, the City of North Miami and the North Miami Community Redevelopment Agency (NMCRA) are issuing a Request for Proposals (RFP) for a Public Private Partnership to revitalize and redevelop NoMi. The City owns several sites that total 384,451 square feet and provide the opportunity for significant private development that will help create a walkable, mixed use downtown, which is a key priority of the North Miami Community Redevelopment Plan and the Downtown Master Plan. The CRA and the City have the resources, and access to incentives and tools to accomplish a successful partnership with the right private partner that understands the vision and can deliver a high-quality development.

PROJECT SITE



The Downtown North Miami redevelopment project is located on NE 125th Street between Interstate 95 and Biscayne Boulevard. The City owns a total of 384,451 square feet in the downtown parcels identified above, which encompass the area the RFP will look to redevelop and include the following:

CITY HALL BLOCK	
279,144 SF	includes City Hall, the Police Station, MOCA, & MOCA Plaza
MOCA PARKING LOT	PUBLIC PARKING LOT
32,250 SF	23,324 SF
CITY HALL PARKING LOT	PUBLIC PARKING LOT
36,419 SF	13,314 SF

The above-listed City-owned properties can be coupled with additional privately-owned property that can be realistically and feasibly included in the project.

PRIME LOCATION AND DEVELOPMENT POTENTIAL



Aerial perspective of the City of North Miami

The City of North Miami and the North Miami CRA are interested in the potential for a Public Private Partnership to revitalize NoMi by redeveloping the City-owned properties, where zoning regulations and location allow for an impactful, successful sustainable development.

The Downtown NRO zoning provides for mixed-use development with heights of 110 feet and density of 90 units per acre, and the City's properties could technically accommodate approximately 790 residential units. The PCD zoning allows for mixed-use development with heights of 110 feet and density of 100 units per acre.

The properties currently include both surface parking lots as well as existing buildings including the Museum of Contemporary Art (+/-22,500 SF) and the Police Station (+/-21,500 SF). The current City Hall building (+/-29,000 SF) and associated structures (+/-5,000 SF) are also located on site, which are contemplated to be replaced as part of this project. The main property, located at 776 NE 125th Street and which includes MOCA, City Hall, and the Police Station has a total lot area of 279,144 SF, and was appraised in 2018 for \$15 million.

The site is located on NE 125th Street just east of West Dixie Highway and less than 2 miles east of Interstate 95. It is 3/4 of a mile West from the much discussed potential Transit Oriented Development as part of the Tri-Rail Coastal Link Project. It is 1.5 miles from heavily trafficked Biscayne Boulevard, 2 miles South from the SoleMia Project, and 3 miles from Oleta River State Park, which attracts 70,000 visitors annually, generating significant local economic benefit.

PROJECT GOALS



The private developer that is selected to partner with the City of North Miami and the North Miami CRA will be tasked to come up with a development that achieves the following goals for downtown North Miami:

- ▶ **Create a mixed-use, walkable, active downtown**
- ▶ **Generate opportunities for commercial investment and new businesses – such as new hotel inventory and downtown housing**
- ▶ **Enhance the presence of the Museum of Contemporary Arts (MOCA) with a new City Hall and Parking Garage**

PUBLIC BENEFITS



Conceptual perspective of 125th Street looking East at NE 8th Avenue

NEW CITY HALL

The proposed NoMi revitalization would include a new state-of-the-art, energy efficient City Hall located somewhere in the redevelopment area in Downtown North Miami. This can be developed as a standalone structure of a minimum of 80,000 square feet. The new City Hall structure should include office and customer service space, state-of-the-art public meeting space (including a new Council Chamber), retail, park space and public art.

PUBLIC PARKING

In order to create a truly walkable downtown, a partnership for the development of structured parking with ground floor commercial space is necessary. A new parking garage is necessary to meet the needs of the public uses and businesses in downtown North Miami.

ADDITIONAL BENEFITS

- ▶ **Creation of new mixed income housing**
- ▶ **Addition of new retail & restaurants to serve the community**
- ▶ **New open space**
- ▶ **Development of energy-efficient buildings**

DEVELOPMENT OPPORTUNITIES



384,451 SF of Land



Construction may be phased



Mixed Use Development



Active downtown, thanks to a Master Plan adopted with community support



Flexible Deal Structure



Other interested property owners



CRA Incentives are possible through 2039



Area with best real estate values in South Florida



Central Location



One of few urban core redevelopment opportunities

CONTACTS

Rasha Cameau, MBA, FRA-RP

Executive Director

12330 NE 8th Avenue
North Miami, Florida 33161

305.895.9839

rcameau@northmiamifl.gov

northmiamicra.org

