

REVITALIZATION OF DOWNTOWN NORTH MIAMI

Elevate the future of downtown North Miami
for residents, businesses, and visitors.



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY



Planning



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

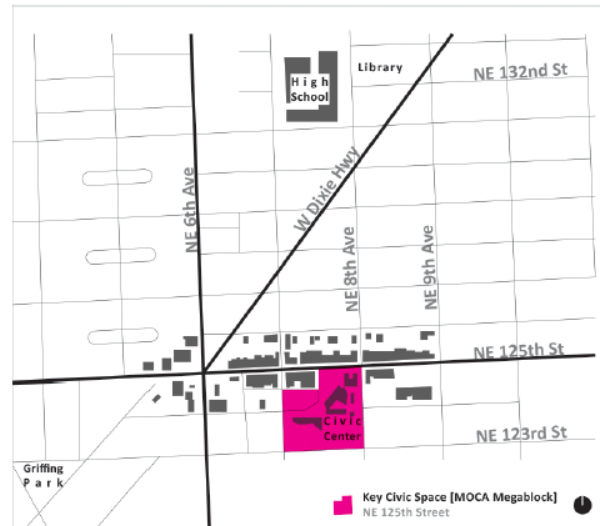


Figure 31. MOCA Plaza/Civic Center Location Map

NoMi – Our Focus, Our Future

City of North Miami Downtown Concept Plan

Volume 2

October 2014



Prepared By:
THE CORRADINO GROUP
CORADINO GROUP

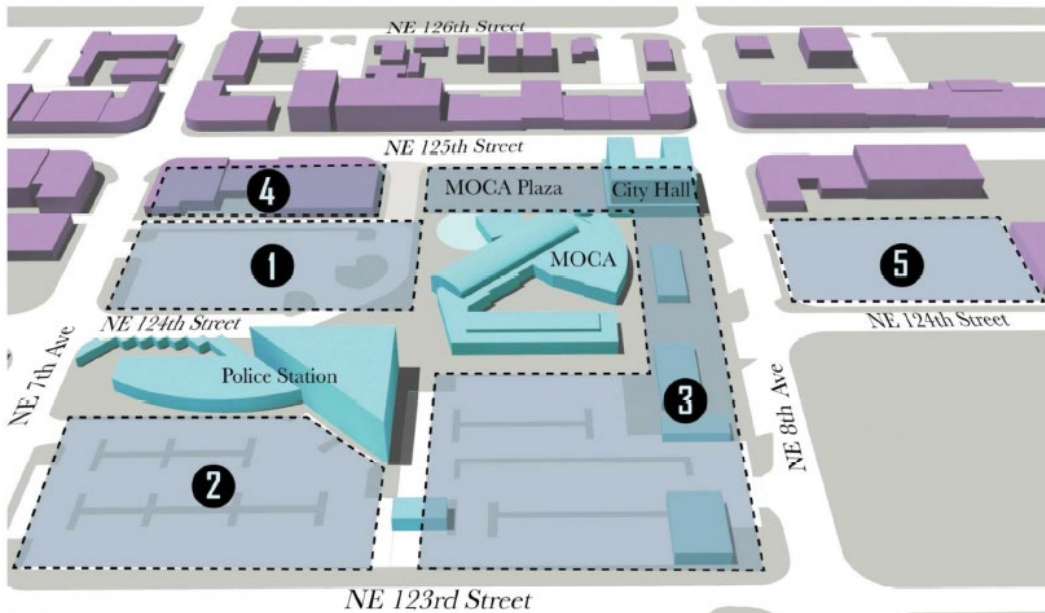
NoMi
Creating New Places
from Old Spaces



Planning



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 32. MOCA Plaza/Civic Center Parcel Framework

Existing Commercial

Future Mixed-Use Redevelopment
Ground level cafes + shops to support MOCA Plaza

Future Hotel + Parking Garage
Hospitality within the civic Center to support density increment

Existing Police Department

Future Parking Garage + Offices
To support police dept. and administration.



Future Courtyard
To support city staff with art and outdoor seating

New City Administration
Future Promenade

- City Hall Retrofit
- Historic Museum
- Post Office
- Council Chambers
- Cultural Center
- Arts
- MOCA
- Park Space
- Active Plaza to support public events
- Shaded trees

Proposed Plan

Figure 34. MOCA Plaza/Civic Center Proposed Plan

Planning



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from Old Spaces

NORTH MIAMI
FLORIDA



BUSINESS FLARE®

Economic Development Solutions

Planning

(1) the Agency shall have implemented two of the following three projects:

(a) Redevelopment of the 7th Avenue corridor by making infrastructure improvements of no less than \$3 million, subject to City of North Miami Zoning developing affordable and workforce housing, and creation of incentives to attract innovative businesses dedicated to science and technology. The City and the Agency shall take all actions necessary and legal to change City of North Miami zoning and Comprehensive Plan to permit the affordable and workforce housing on 7th Avenue as required and set forth herein;

(b) Redevelopment of the City's downtown core pursuant to the projects in the Plan including one public parking garage with sixty (60) public spaces and ground floor retail, and related infrastructure improvements; and/or

(c) Rehabilitation of very low and low income housing units pursuant to the Plan based on a minimum commitment of seventy (70) total units.

5. REDEVELOPMENT PROGRAM INITIATIVES

5.1. Goal #1 Initiatives: Downtown North Miami

Create a thriving Downtown North Miami District through public-private partnerships to encourage a quality retail, restaurant, and business environment serving North Miami residents and visitors.

5.1.1. Public/Private Partnership Development

Work with the private sector to identify and create public/private partnerships for commercial, residential, cultural and mixed-use projects to realize redevelopment goals and increase the tax base.

5.1.2. Commercial Rehabilitation/Beautification Grants

Implement funding programs to support the beautification of commercial buildings to help local businesses attract new customers. These grants may be made available to Business Owners and/or Commercial Property Owners.

5.1.3. Merchant Assistance Program

Fund programs to provide technical assistance/consulting services to existing business owners for training and minor aesthetic improvements to the interior of a business.

5.1.4. Commercial Clean Team/Code Enforcement/Community Policing

Provide funding and/or staffing for proactive "clean and safe" programs and activities, including pressure cleaning of sidewalks, litter control, graffiti removal, area code enforcement and community policing.

5.1.5. Other Downtown North Miami Initiatives

Provide funding and support for programs and activities that further the Economic Development of Downtown North Miami.

Amendment to North Miami CRA Plan (2016)



What is a P3

- Leverage Private Capital for Public Priorities
- Access to New Sources of Capital
- Expedited Project Completion
- Leverage Private Expertise
- Transfer Risk
- Promote economic development with private sector investment opportunities that are catalysts.
- Request for Proposals
- Unsolicited Proposals
- Targeted Sites
- Development Agreements
- Ground Leases
- Real Estate Transactions
- Sale / Leaseback
- Management Agreements
- Right of Way Agreements
- Concession Agreements

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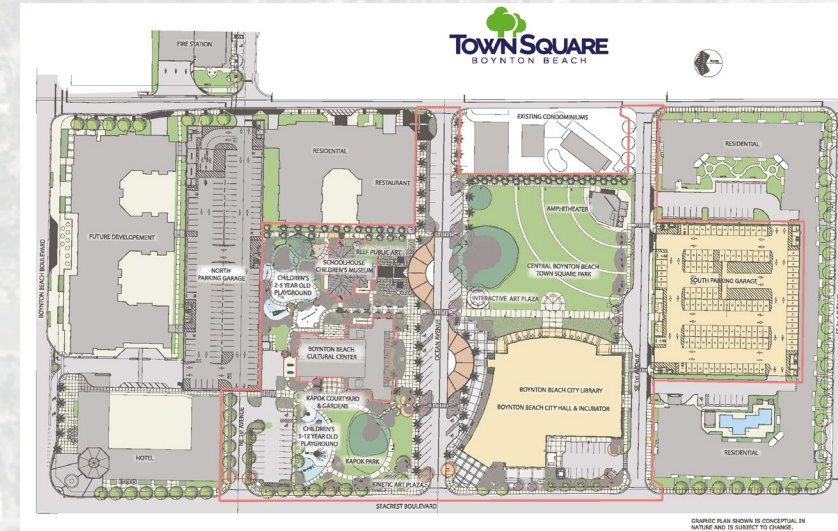
Examples



Dania Beach



Miramar Town Center



Boynton Beach Town Square



NRO zoning
Heights of 110 feet
Density of 90 units/acre.

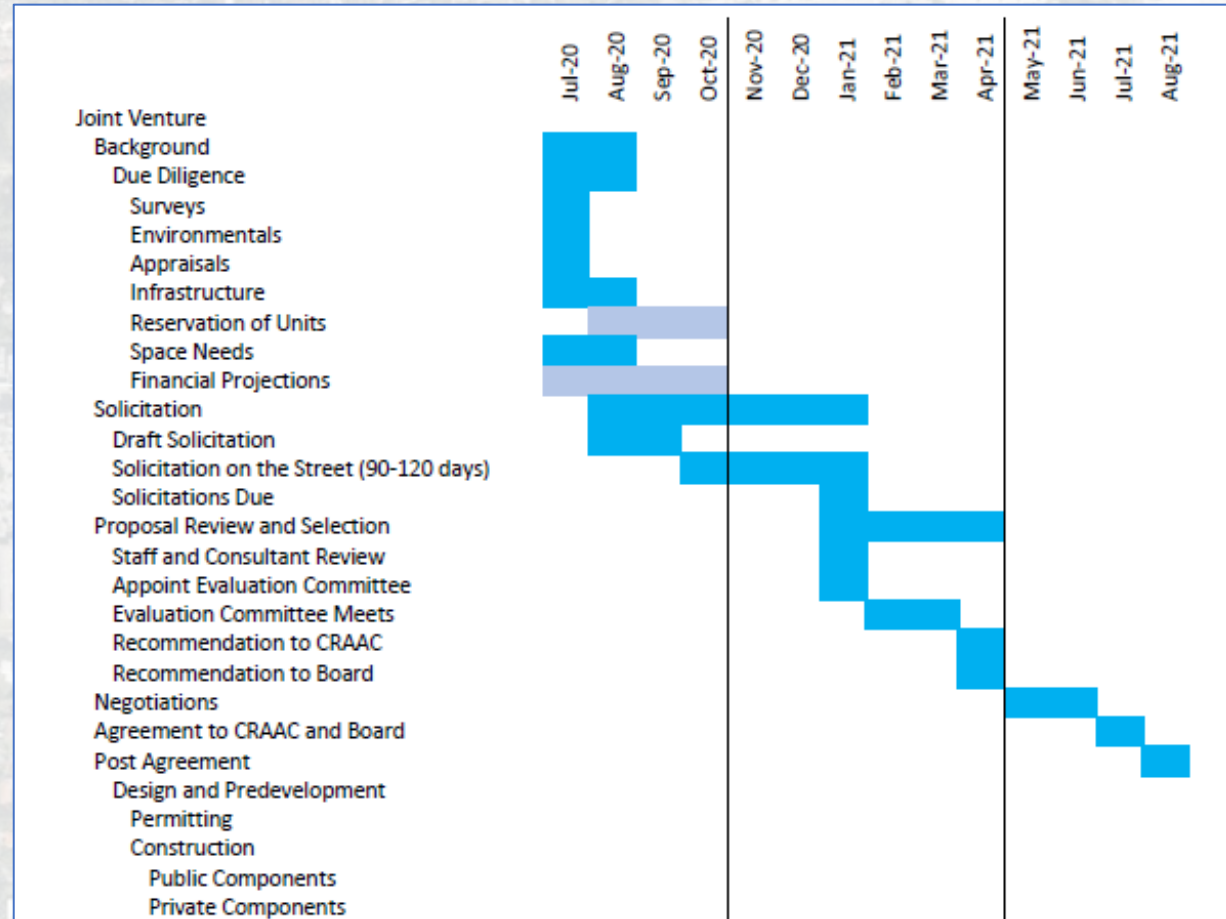
MOCA
(to remain)



RFP Process

- Due Diligence (Jul-Oct)
- Public Engagement (Sep-Oct)
- Solicitation (Nov-Jan)
 - Issue RFP October 27
- Selection (Jan-Apr)
 - Evaluation Committee (March)
 - Board Selection (April)
- Negotiation (May+)
 - Development Agreement Approval

Draft Timeline



Request for Proposals

- A mixed-use, active, pedestrian oriented downtown
- Jumpstart and stimulate investment and tax increment generation
- Provide a canvas for developer creativity
- Enhance Downtown's and the City's image (including MOCA) through quality public and private area design
- Improve regional competitiveness
- Provide broad public benefits
 - Public Facilities – City Hall, Police
 - Public Parking
 - Public Art
- Hotel, Retail, Office, Restaurant, and Residential uses
- Public Participation
 - Land Contribution
 - Infrastructure
 - Tax Increment Finance
- Response Requirements
 - Team Experience
 - Feasibility Assessment
 - Conceptual Design
 - Ownership/Leasing Structure
 - Financial Package/Proposal
 - Management and Maintenance

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Project Information: www.DowntownNoMi.com

NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

Downtown Businesses Open House

Monday, September 21, 2020

Community Open House

Friday, September 25, 2020, 3:30-7:00

Saturday, September 26, 2020, 9:30-3:30

DowntownNoMi@NorthMiamiFL.gov

786-671-2074