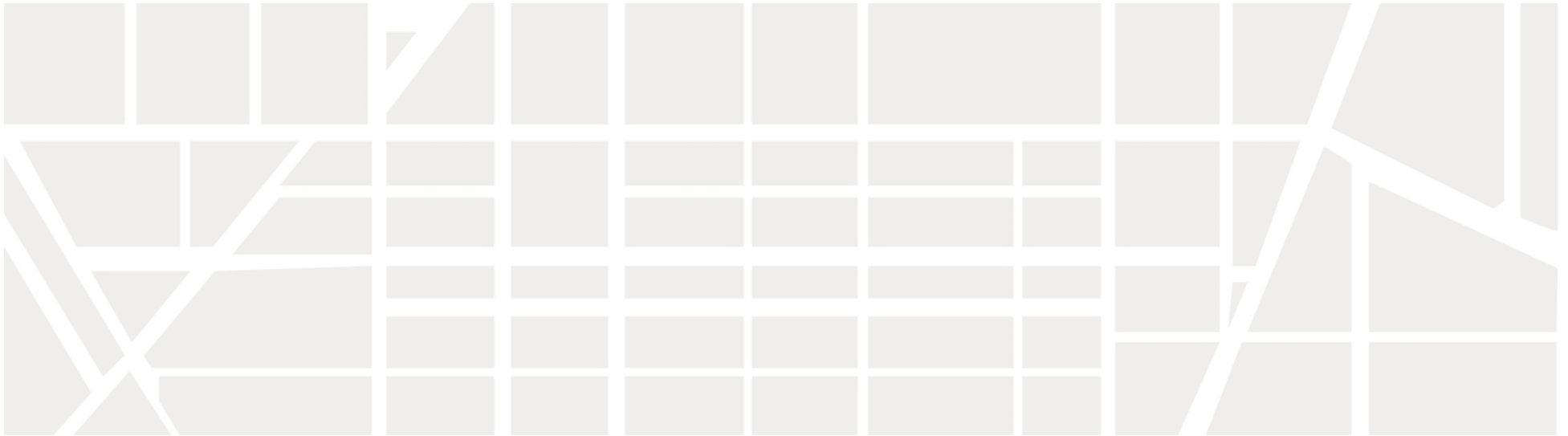


City of North Miami

Parking Inventory and Needs Study

In Coordination with:

The Illustrative Concept Plan Development for Key Elements of Downtown Development, Major Corridor Master Plan and Land Development Regulations



Adopted February 10, 2015

Prepared By:

The Corradino Group



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ACKNOWLEDGEMENTS

Community Redevelopment Agency (CRA) Board

Dr. Smith Joseph, Chair

Phillpe Bien-Aime, Board Member

Scott Galvin, Board Member

Carol Keys, Board Member

Marie Erlande Steril, Board Member

Executive Director

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CRA Attorney

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Project Management

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Terry Henley, Budget Administrator

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**Funded by the North Miami Community Redevelopment Agency*



Project Consultant

The Corradino Group

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Adopting Resolution

RESOLUTION NO. 2015- 1

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE PARKING INVENTORY AND NEEDS STUDY PREPARED BY THE CORRADINO GROUP DATED JANUARY 2015; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Chair and Board Members of the North Miami Community Redevelopment Agency ("CRA") desires to approve the recommendations set forth in that certain Parking Inventory and Needs Study (the "Parking Study") prepared by The Corradino Group dated January 2015, attached hereto as Exhibit "A" and to utilize such recommendations in connection with the amendment of the CRA's Community Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval of Parking Study. The Parking Study is hereby approved and the recommendations set forth in the Parking Study shall be utilized in connection with the amendment of the CRA's Community Redevelopment Plan.

Section 3. Effective Date. This Resolution shall take effect immediately upon approval.

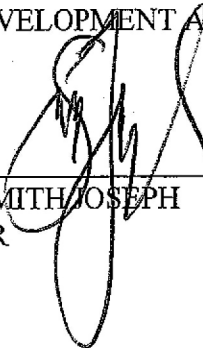
PASSED AND ADOPTED a 5-0 by vote of the Chair and Board Members of the North Miami Community Redevelopment Agency, this 10th day of February, 2015.

ATTEST:



MICHAEL A. ETIENNE, ESQ.
CITY CLERK

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY



DR. SMITH JOSEPH
CHAIR



GRAY ROBINSON, P.A.
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Galvin

Seconded by: Joseph

Vote:

Chair Dr. Smith Joseph	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Board Member Philippe Bien-Aime	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Board Member Scott Galvin	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Board Member Carol Keys, Esq.	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Board Member Marie Erlande Steril	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)

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Introduction

Introduction

This Parking Study has been prepared, based on and as a supplemental report to the Illustrative Concept Plan for Downtown, the Downtown Development and Major Corridor Master Plan, the Comprehensive Plan and allowances for development in the Downtown under the City's existing Land Development Regulations. These plans have been completed over several of years and are used as a guide to future development potential and, therefore the need for additional parking. Further, the City's Comprehensive Plan and, more recently, the Downtown Development and Major Corridor Master Plan prepared by Keith and Schnars, P.A. (May 2013) specifically recommended conducting a parking study and/or master plan to locate and quantify supply and future demand.

On June 7, 2005 (amended October 21, 2008) the City of North Miami Community Redevelopment Agency adopted the CRA Redevelopment Plan Phase 1. Goal 6 of that plan and its objectives are cited below and provided the historical basis for this study.

Goal 6 - Parking: (excerpt from official document)

Provide for efficient and attractive public parking areas that service the shopping, restaurants and service facilities of the redevelopment area and separate commercial and industrial parking from the residential neighborhoods within the CRA. Objectives:

- 1. To utilize, to the maximum extent feasible, the joint use of parking among land use types in residential and business areas.*
- 2. To design parking areas for residential use that are safe, secure, and attractive.*
- 3. To construct parking areas and structures to support downtown businesses and mixed use applications.*

The City, through its planning processes, has made allowances for increased densities and intensities in the Downtown area (Exhibit 1). Projected maximum development capacity will allow for approximately 5,000 additional residential units and 300,000 square feet of additional commercial space in the Downtown Area. Although full build out is not expected due to specific requirements for setbacks, density, parking and landscaping within the Land Development Code many new multi-family residential units and thousands of square feet of new commercial development can still be expected.

Based on the above and the City's **current** parking requirements, these projected uses would generate the need for as much as 8,500 parking spaces to support new development and population growth.

The intended objective of the City through its planning process is to make the Downtown an area in which to **Live, Work and Play!** By providing a significant amount of both public and private parking, the intent is also to create an inviting area that will encourage people who now drive through downtown North Miami to stop, park, frequent businesses/shops/cafes and enjoy the cultural opportunities the City has to offer. By many indicators the lack of large-scale, safe and secure parking is a hindrance to new development. Therefore, **the demand is now!**

This Study identified long term strategies to address the need to provide for more off-street parking facilities – both public and private. As development takes place it is anticipated that the existing surface parking lots and low intensity and density uses throughout the Downtown Area will be redeveloped into either standalone parking structures or preferably as part of a mixed-use development. Therefore, “Creating New Places From Old Spaces”.

- As part of **Task 1:** This Study identified all existing City Owned parking lots with the number of stalls (Existing Conditions/Inventory) per lot. Mapping of the lot distribution in order to determine the efficiency and utilization of City Owned lots provided a visual and categorical analysis. Utilization provides an idea of which ones are used and experienced high turnover. This is an important metric for any business district.
- Task 2:** Focused on the utilization of these City Owned lots, determine feasibility of public or public/private partnerships to intensify these already publicly owned sites and go vertical with parking structures or part of a mixed-used development. Locations to meet future parking demands will be based on the anticipated development within the Downtown and determine associated parking supply needed to support the new development. Again, adequate distribution of parking is inherently important to the success of the Downtown.
- Task 3:** Provided for basic illustrated concepts for: where these facilities might be located; the size and costs of such facilities; and, finally how they might be designed.

The final intent of this Parking Study will be to determine the need for future parking needs based on projected demands from future development in the City’s Downtown. This will show that parking can serve as an economic development tool while being sensitive to the Community needs as a whole. This document is also intended to become part of the City’s amended Community Redevelopment Agency development plan in order help guide growth and achieve the goal of redevelopment within the Downtown Area.

City of North Miami Context map

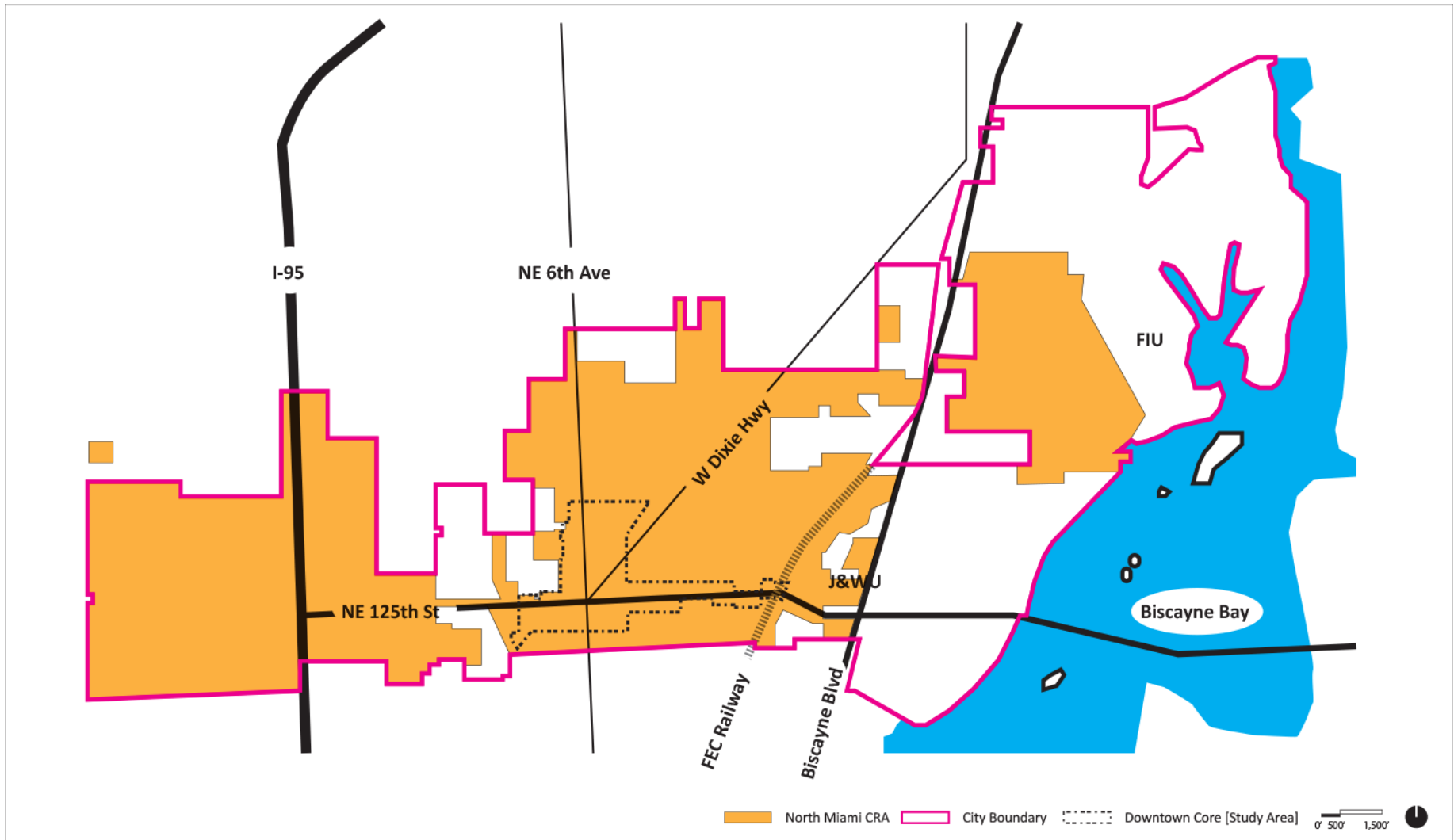


Figure 1. City of North Miami Context Map

Context of North Miami Downtown

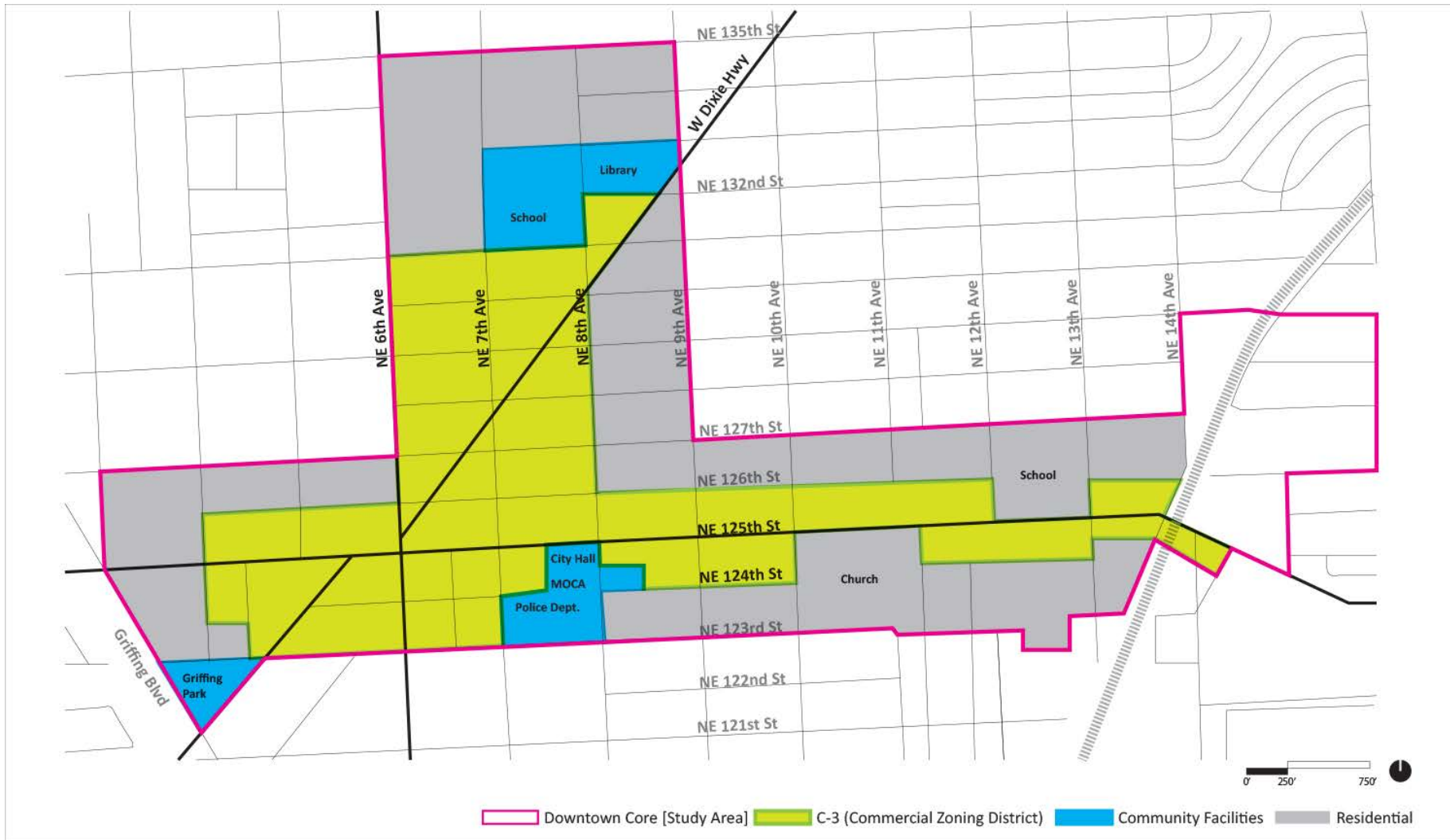


Figure 2. Downtown Context Map

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Task 1: Data Collection and Analysis

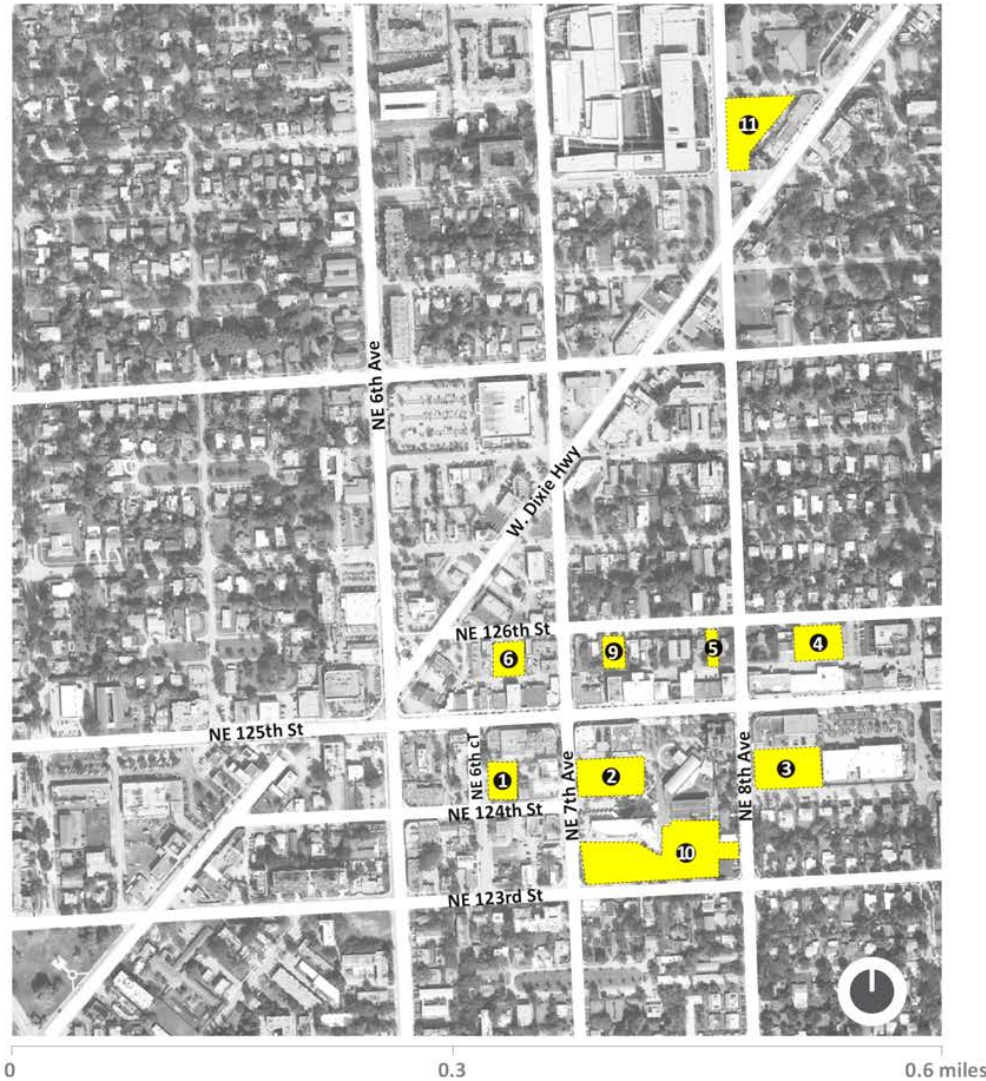
Description

Parking Data

No previous reports and data on the parking facilities exist within the City records that could be located. This Parking Study will therefore serve as the “base document” for all future City parking related endeavors.

Existing parking count data has been collected from the City for every location where it exists in the Downtown area. After reviewing each parking lot in the Downtown area it has been determined that currently there are a total of 639 parking spaces in the 9 parking lots. Data was collected with both primary and secondary hand data from reliable sources such as previous City effort documents, local county property appraisal information, and observation. Every existing City Owned parking lot within North Miami's Downtown area was analyzed independently to be specific with each characteristic, capacity, and usage. Subsequently, all data/information was tabulated in order to have a coherent overview of the City Owned parking situation in the downtown area. The map on the following page illustrates the location of all analyzed City Owned parking lots within the downtown.

Map of Existing Downtown City Owned Parking Lots



- | # | Location | # of spaces |
|-----|--|-------------|
| 1. | NE 6th Ct between 124th +125th Streets | 38 |
| 2. | NE 7th Avenue between 124th + 125th streets | 63 |
| 3. | NE 8th Avenue and 124th Street [City Hall Parking Lot] | 76 |
| 4. | NE 126th Street between NE 8th and 9th Avenue | 75 |
| 5. | NE 126th Street west of NE 8th Avenue | 14 |
| 6. | NE 126th Street between W.Dixie Hwy and 7th Ave | 46 |
| 7. | Not shown [located outside downtown core] | |
| 8. | Not shown [located outside downtown core] | |
| 9. | NE 126th Street east of NE 7th Avenue | 24 |
| 10. | NE 123rd Street between 7th and 8th Avenues [Police Dept./ Administrative Parking Lot] | 209 |
| 11. | NE 8th Avenue east of North Miami Senior High School | 94 |

TOTAL	639
--------------	------------

Figure 3. City Owned Parking lots

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Parking Data

1 NE 6th Ct between 124th +125th Streets

Owner: City of North Miami
Primary Zone: 6000- Commercial - C-3
Primary Use: Vacant Governmental : Municipal Parking Lot (current use)

Total Lot Size: 15,575 sqft
Total Parking: 38 spaces



Parcel Framework

2 NE 7th Avenue between 124th + 125th streets

Owner: City of North Miami
Primary Zone: 6000- Commercial - C-3
Primary Use: Vacant Governmental : Municipal Parking Lot (current use)

Total Lot Size: 32,250 sqft
Total Parking: 63 spaces



Parcel Framework

3 NE 8th Avenue and 124th Street [City Hall Parking Lot]

Owner: City of North Miami
Primary Zone: 6000- Commercial - C-3
Primary Use: Vacant Governmental : Municipal
Parking Lot (current use)

Total Lot Size: 36,419 sqft
Total Parking: 76 spaces



Parcel Framework

4 NE 126th Street between NE 8th and 9th Avenue

Owner: City of North Miami
Primary Zone: 6000- Commercial - C-3
Primary Use: Vacant Governmental : Municipal
Parking Lot (current use)

Total Lot Size: 23,324 sqft
Total Parking: 75 spaces



Parcel Framework

5 NE 126th Street west of NE 8th Avenue

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Vacant Governmental : Municipal
 Parking Lot (current use)

Total Lot Size: 6,657 sqft
 Total Parking: 14 spaces

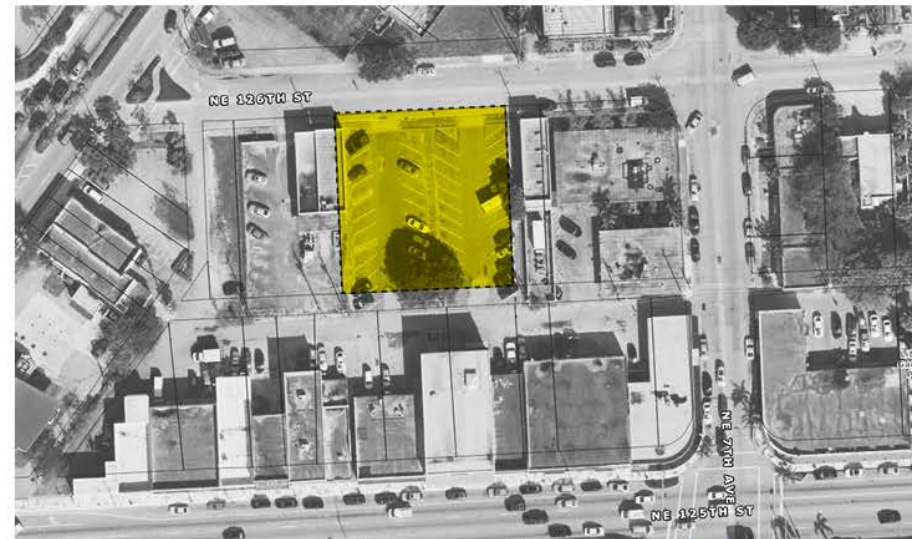


Parcel Framework

6 NE 126th Street between W.Dixie Hwy and 7th Ave

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Vacant Governmental : Municipal
 Parking Lot (current use)

Total Lot Size: 16,625 sqft
 Total Parking: 46 spaces



Parcel Framework

**note: Lots 7 + 8 located outside downtown core*

9 NE 126th Street east of NE 7th Avenue

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Lot/Mobile Home Park
 Parking Lot (current use)

Total Lot Size: 13,314 sqft
 Total Parking: 24 spaces



Parcel Framework

10 NE 123rd Street between 7th and 8th Avenues [Police Dept./ Administrative Parking Lot]

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: 8940 Municipal
 Parking Lot (current use)

Total Lot Size: 242,725 sqft
 Total Parking: 209 spaces



Parcel Framework

NE 8th Avenue east of North Miami Senior High School

Owner: City of North Miami
Primary Zone: 6000- Commercial - C-3
Primary Use: Vacant Governmental : Municipal
Parking Lot (current use)

Total Lot Size: 32,864 sqft
Total Parking: 94 spaces



Parcel Framework

Data Analysis

In analyzing the data collected by field observations, aerial methods and the Miami Dade County Property Appraisers Office it may generally be stated that most of the City-owned parking lots are underutilized except for those surrounding City Hall and Lot 11, which is located east of North Miami Senior High School.

The table below reflects the total number of existing City Owned Parking Lots and total number of spaces.

Downtown City Owned Parking Lots Total Calculations of Existing Conditions	
# of Parking Lots:	9
# of Parking Garages:	0
Total Size:	419,753 sqft
Total Parking:	639 spaces
Primary Zone:	6000- Commercial - C-3
Primary Use:	8040 - Vacant governmental : Municipal

Figure 4. Calculations of Existing Parking Lots

Observation of Existing Conditions

Visual weekday observations were made and examples of the utilization have been included herein. City Owned Parking Lots 3,4,5,9 and 11 are shown in this subsection.

Parking Lot #	Utilization	Time of Observation	Day of Observation	Month of Observation	Year
3	Fully-Utilized	10:50 am	Wednesday	September	2014
4	Under-Utilized	10:40 am	Wednesday	September	2014
5	Under-Utilized	10:35 am	Wednesday	September	2014
9	Under-Utilized	10:25 am	Wednesday	September	2014
11	Fully-Utilized	10:15 am	Wednesday	September	2014

3. NE 8th Avenue and 124th Street [City Hall Parking Lot]

of spaces: **76**

36,419 sq. ft.



****Photo taken
on a week day
September 2014**

4. NE 126th Street between NE 8th and 9th Avenue

of spaces: 75

23,324 sq. ft.



****Photo taken
on a week day
September 2014**

5. NE 126th Street west of NE 8th Avenue

of spaces: 14

6,657 sq. ft.



****Photo taken
on a week day
September 2014**

9. NE 126th Street east of NE 7th Avenue

of spaces: **24**

13,314 sq. ft.



****Photo taken on a week day September 2014**

11. NE 8th Avenue east of North Miami Senior High School

of spaces: 94

32,864 sq. ft.



****Photo taken
on a week day
September 2014**

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Task 2: Needs Assessment

Description

The analyses provided above pointed to various levels of need, for various public and private developments anticipated in the Downtown. From this assessment a list of potential parking related projects will be developed. The parking network was examined to determine the adequacy of the system, public perception of the need and location was considered. The four project categories developed included:

Capacity: Related to allocating pertinent parking for anticipated population increment.

Expansion: Potential expansion of current parking infrastructure to fulfill anticipated land use.

Parking Enhancement: This work will provide social and financial assets for the North Miami Community.

Policy: This will ensure that all proposed measures are regulated and reinforced.

Capacity

Proposed projects were developed to address capacity issues. These projects generally focused on improving the existing parking capacity. These is mapped in the development of potential projects section.

Expansion

This focused on areas of potential expansion of existing parking facilities, to incorporated public/private partnerships on private properties.

Parking Enhancement

This work took into consideration areas to be considered for additional opportunities for structured parking located in proximity to or within the Downtown. This will include both publically and privately owned properties. In addition, parking enhancement to occur in proximity to transportation hubs, local markets, municipal buildings, and commercial hubs.

Policy

This focused on policy initiatives which may help mitigate lack of parking availability. These included public/private partnerships, private development of parking structures in conjunction with residential and/or commercial development. There should be a determination of whether or not the current parking ratios are satisfactory or appropriate for the C-3 district. Recommendations are as follows:

Residential: Mixed-Use district parking requirements should be reduced to minimum of 1 parking space per Dwelling Unit.

Office: Mixed-Use district parking requirements should be reduced to minimum of 1 parking space for every 300 square feet of gross floor.

Civic: Downtown district parking requirements should be reduced to minimum of 1 parking space for each 300 square feet of gross floor area.

Commercial: C-3 district parking requirements should be reduced to minimum of 1 parking space for every 300 square feet of gross floor area.

Note: At the discretion of the Planning Director, Municipal Policy Regulation under sec. 5-1402 - Schedule of required parking and sec. 5-1403 shall apply in lieu of the above standards.

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Task 3: Development of Potential Projects

Description of the Project

The City has made allowances for increased densities and intensities in the Downtown Core area. Projected maximum development capacity will allow for approximately 5,000 additional residential units and 300,000 square feet of additional commercial space. Based on the above, and the City's parking requirements, these uses would generate the need for approximately 8,500 spaces. But, as stated previously, Land Development Regulation (LDR) constraints and requirements will reduce that number.

In siting new parking structures it is critical to have parking that is properly located and that allows people to walk to multiple businesses or venues without having to get back into their cars.

Potential parking projects that arise from the needs assessment resulting from the analysis will be placed in a "Project Bank", which will essentially be the City's Parking Master Plan for potential Capital Improvements or from public/private partnerships. Each project will be conceptually developed. This will entail the development of a project sheet that provides:

- Location of all proposed projects
- Detail explanation of individual projects
- Tabulation of all projects cost and spaces
 - Design component and examples
 - Construction and development breakdown

All projects will be cataloged in the project bank report. It is recommended that the Community Redevelopment Agency maintains the bank.

The City's Comprehensive Plan Future Land Use Element includes an Objective and Policies directly related to the creation of a Parking Master Plan and provision of parking opportunities to service future development. These have been included herein. On the following page a map of the CRA three phased partnership plan which was illustrated in the Downtown Concept Plan, illustrates the City's cohesiveness between platforms. In addition, it served as a guide for some of the proposed projects in this study.

Map of Community Redevelopment Agency Three-Phased Partnership Plan

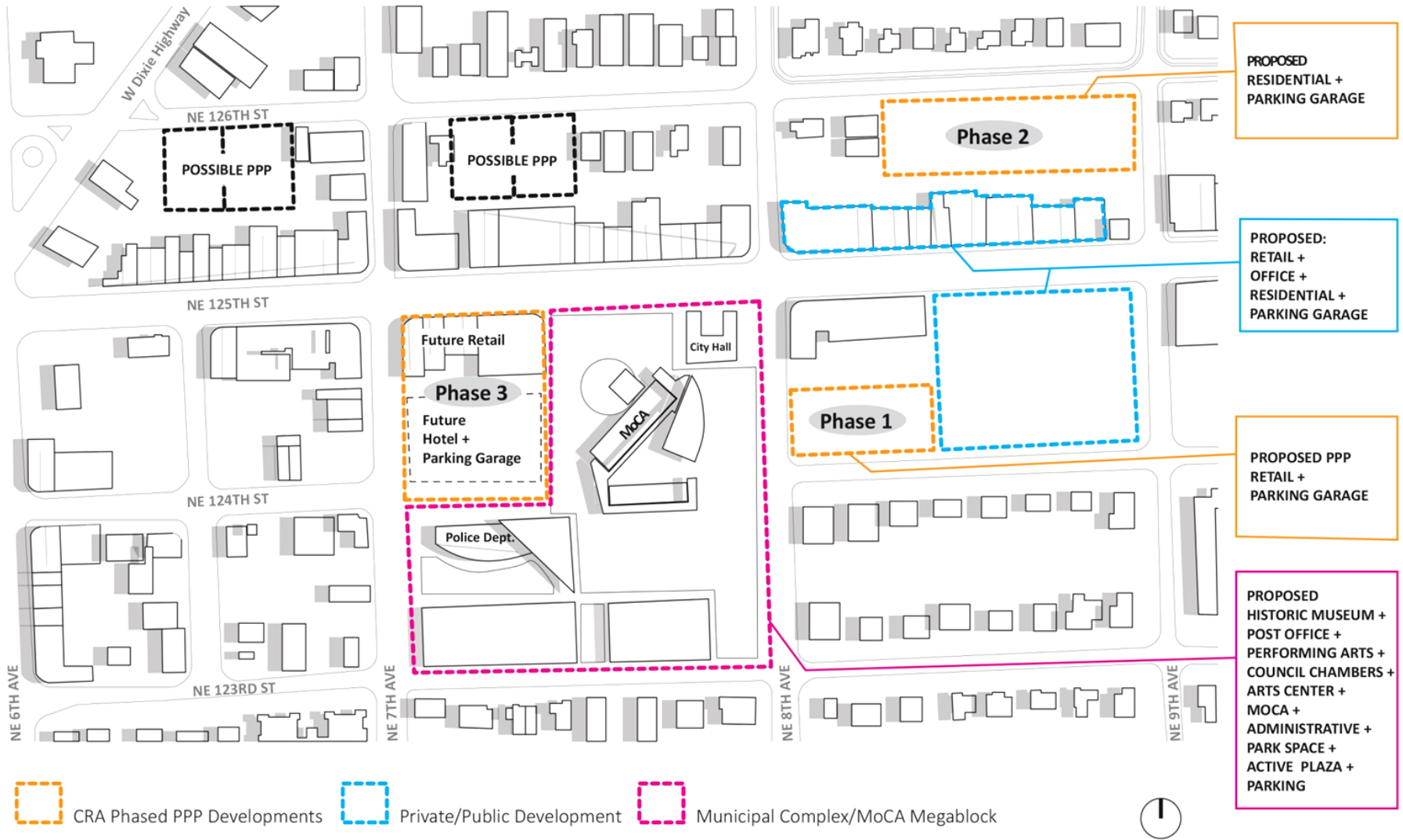
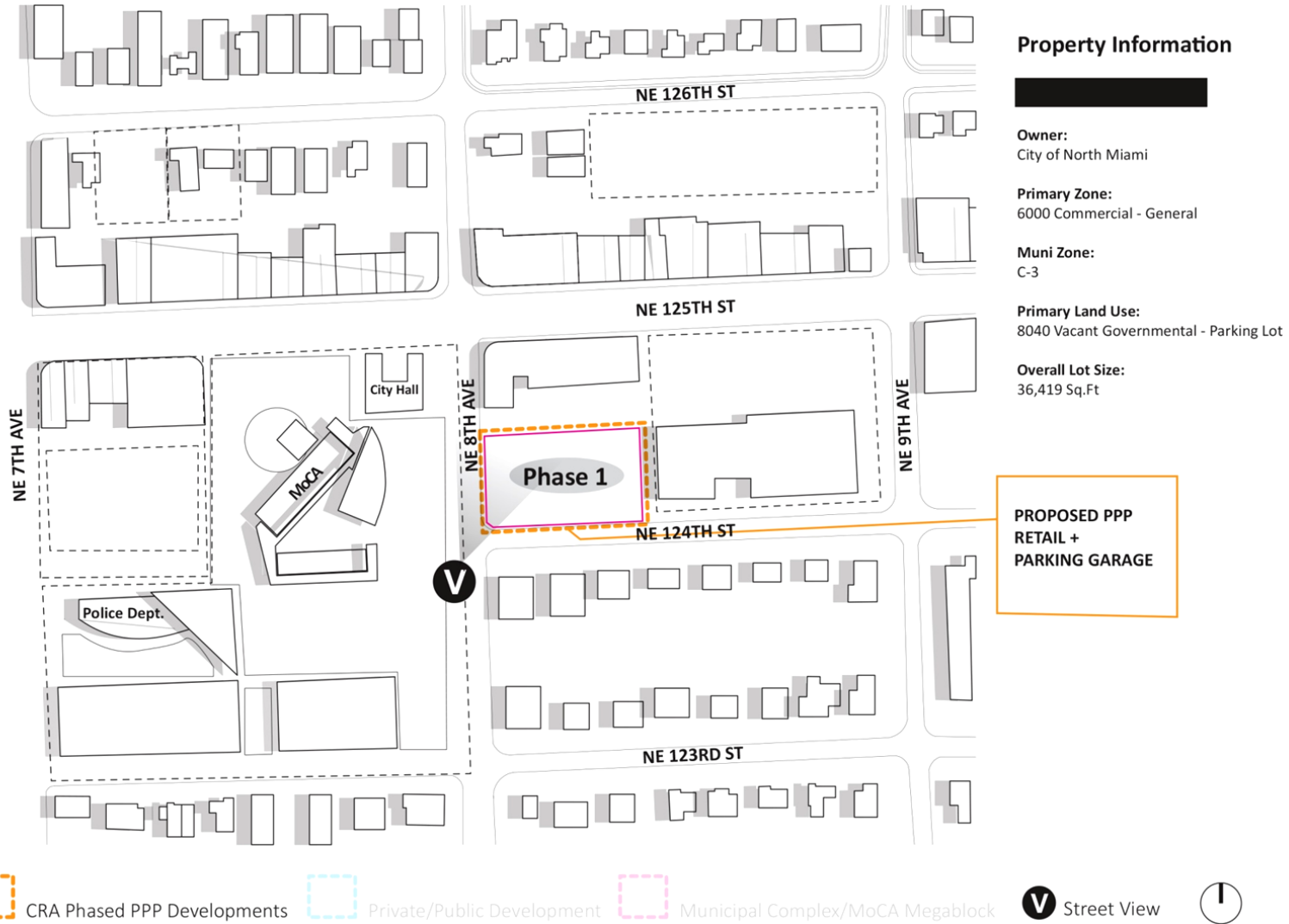


Figure. CRA Three Phase Partnership Plan

Map of Phase One



Property Information

Owner:
City of North Miami

Primary Zone:
6000 Commercial - General

Muni Zone:
C-3

Primary Land Use:
8040 Vacant Governmental - Parking Lot

Overall Lot Size:
36,419 Sq.Ft



CRA Phased PPP Developments



Private/Public Development



Municipal Complex/MoCA Megablock

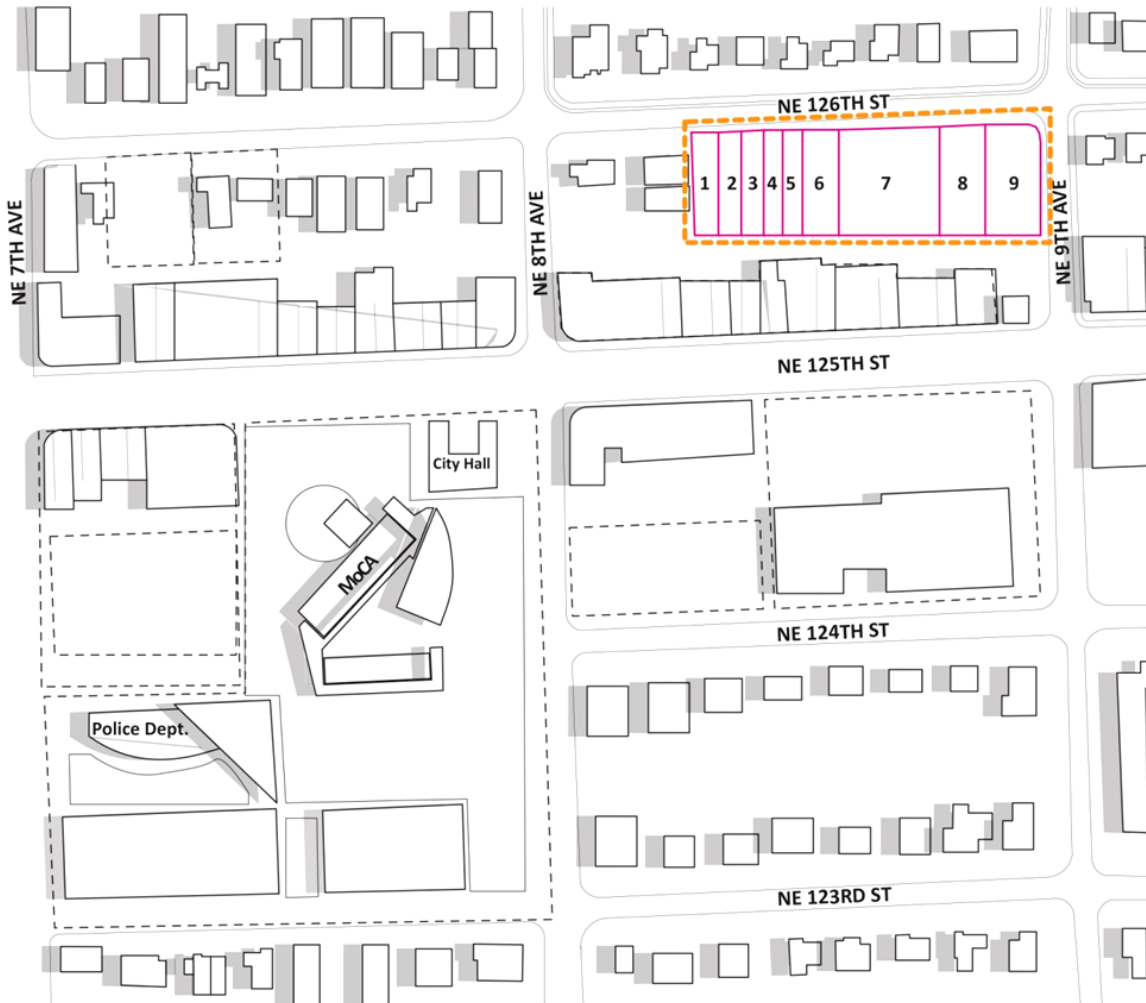


Street View



Figure 5. Phase One

Map of Phase Two



Property Information

1,2,3,4,5,6

Owner:
City of North Miami

Primary Zone:
6000 Commercial - General

Muni Zone:
C-3

Primary Land Use:
Parking Lot

Overall Lot Size:
23,332 Sq.Ft

7

Owner:
Ginamic LLC

Primary Zone:
6000 Commercial - General

Muni Zone:
C-3

Primary Land Use:
Parking Lot

Overall Lot Size:
16,660 Sq.Ft

8

Owner:
L & W Building Corp.

Primary Zone:
6000 Commercial - General

Muni Zone:
C-3

Primary Land Use:
Office Building

Overall Lot Size:
8,645 Sq.Ft

9

Owner:
888 Ventures Inc

Primary Zone:
6000 Commercial - General

Muni Zone:
C-3

Primary Land Use:
Office Building

Overall Lot Size:
8,967 Sq.Ft



Figure 6. Phase Two

Map of Phase Three

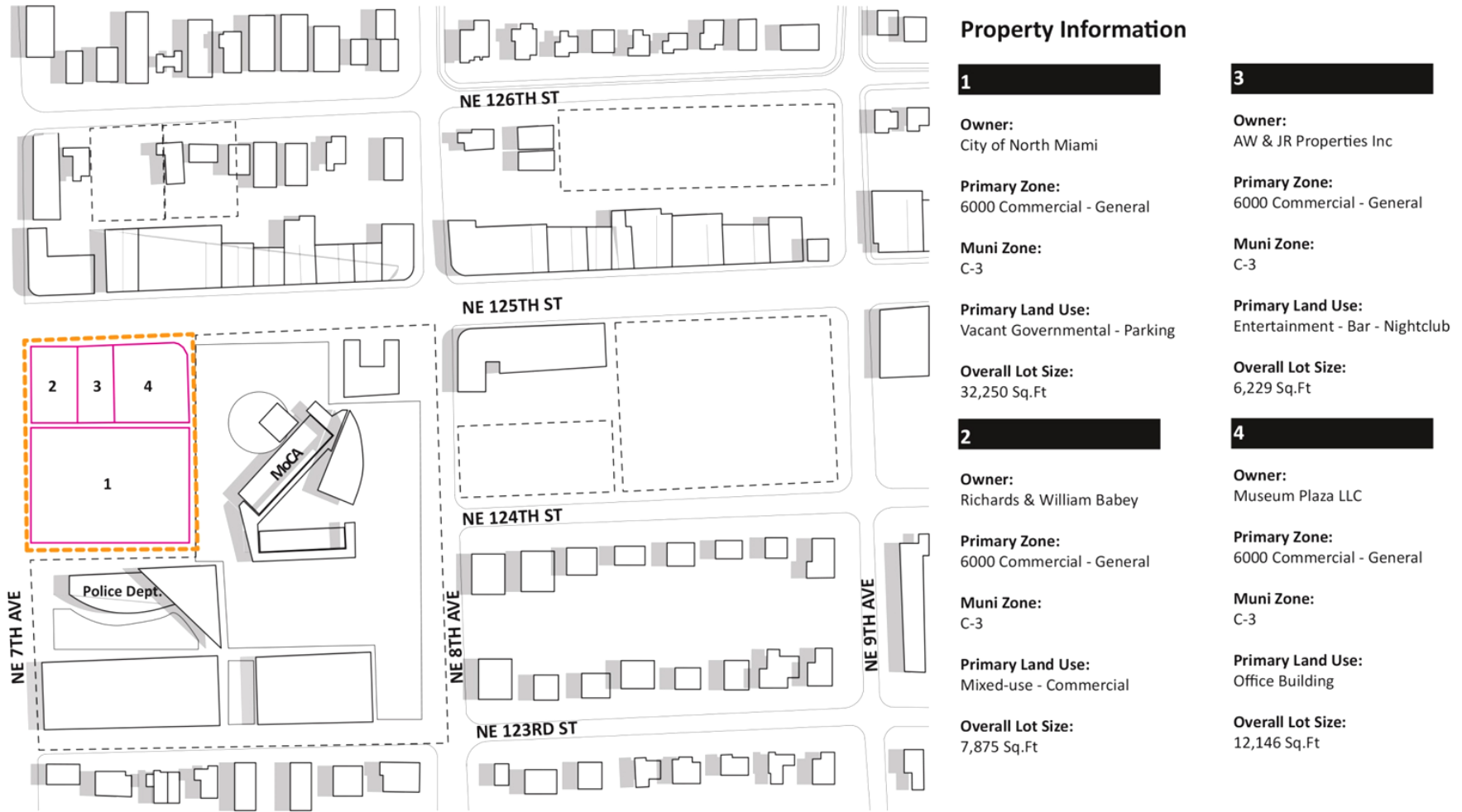


Figure 7. Phase Three

Map of Proposed Parking

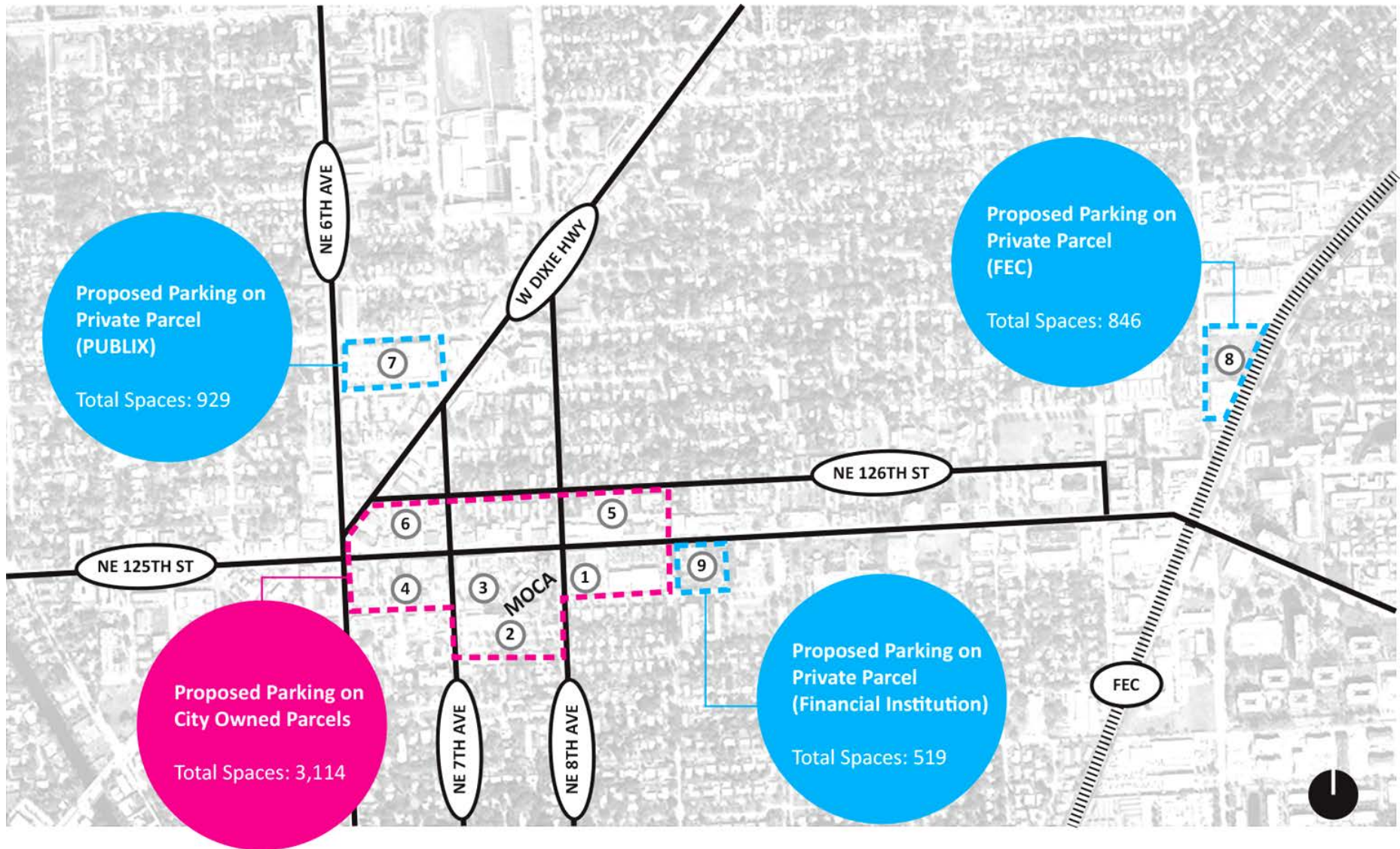


Figure 8. Proposed Parking Locations

Data of Current and Proposed Parking Conditions

The proposed expansion of the parking element is presented in the following section. The sequence in which the data is presented is based on priorities that the needs assessment presented and at the City's request. **Projects 1-6** are possible locations for new parking garages' on City Owned parcels, due to the fact, that they are located downtown within close proximity to the City's administrative, commercial, and cultural center. Currently, these City Owned Parking Lots are mostly underutilized even during peak periods. In addition, they will have inadequate capacity for anticipated demand. The intention for these projects is to develop Public-Private Partnerships that would bring economic development and community enhancement. **Project 7a**, refers to a private development on the current location of the Publix Supermarket. The intention is to maintain the market functions and optimized the land usage by providing a larger capacity of parking spaces and add a retail/cafe component that would support the parking capacity and complement the market activities. **Project 8a**, refers to a private development by the FEC railway and future transit hub. The intention of this project is to provide a high capacity parking garage connected to proposed transit hub in the City's Downtown Concept Plan. **Project 9a**, refers to a private development on the current location Chase Bank and offices. The intention of this project is to enlarge the parking capacity to support bank, office, retail and other downtown amenities.

1 NE 8th Avenue and 124th Street [City Hall Parking Lot]

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Vacant Governmental : Municipal
 Parking Lot (current use)

Total Lot Size: 36,419 sqft
 Total Parking: 76 spaces

1a Proposed Mixed-Use Parking (in coordination w/ concept plan)

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Garage + Retail

Total Lot Size: 182,095 sqft (including 5-7 levels)
 Total Parking: 140 spaces (per level)

Proposed Parking

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Garage + Retail

Total Lot Size: 36,419 sqft (per level)
 Retail Size: 6,400 sqft
 Rooftop Events: 30,000 sqft (open space)

Overall Parking Size: **175,695 sqft (5 levels)**
 Total Parking: approx. **550 spaces**
 approx. **9 ADA spaces**

***Cost:** approx. **14.5 million**

Current



Proposed



Proposed Site

2 NE 123rd Street between 7th and 8th Avenues [Police Dept./ Administrative Parking Lot]

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: 8940 Municipal
 Parking Lot (current use)
 Total Lot Size: 242,725 sqft (city center block)
 Total Parking: 93,600 sqft
 Total Parking: 209 spaces

2a Proposed Parking (in coordination w/ concept plan)

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Garage

 Total Lot Size: 45,440 sqft (per level)
 Total Parking: 140 spaces (per level)

Proposed Parking

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Garage

 Total Lot Size: 242,725 sqft (city center block)
 Parking Size: 45,440 sqft
 Green Space: +4,200 sqft (for city employees)

 Overall Parking Size: **227,200 sqft (5 levels)**
 Total Parking: approx. **700 spaces**
 approx. **12 ADA spaces**
 *Cost: approx. **18.2 million**

Current



Proposed

Parcel Framework



Proposed Site

3 NE 7th Avenue between 124th + 125th streets

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Vacant Governmental : Municipal
 Parking Lot (current use)

Total Lot Size: 32,250 sqft
 Total Parking: 63 spaces

3a Proposed Parking + Hotel (in coordination w/ concept plan)

Owner: Public-Private Partnership
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Garage + Hotel

Total Lot Size: 161,250 sqft (including 5 levels)
 Total Units: 120 (hotel)
 Total Parking: 168 spaces

Proposed Parking

Owner: Public-Private Partnership
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Garage + Hotel

Total Hotel Size: 107,558 sqft (3rd,4th + 5th levels)
 +10,806 sqft on ground level

Ground Level Parking: 21,444 sqft
 Second Level Parking: 32,250 sqft
 Overall Parking Size: **53,692 sqft**
 Total Parking: approx. **162 spaces**
 approx. **6 ADA spaces**
 *Cost: approx. **4.5 million**

Current



Proposed

Parcel Framework



Proposed Site

4 NE 6th Ct between 124th +125th Streets

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Vacant Governmental : Municipal Parking Lot (current use)

Total Lot Size: 15,575 sqft
 Total Parking: 38 spaces

4a Proposed Site Expansion

Owner: Pri Properties LLC
 Primary Zone: 6000- Commercial - C-3
 Primary Use: 2865 Parking Lot

Total Lot Size: 20,304 sqft
 Total Parking: 30 spaces
 2 ADA spaces

Proposed Parking

Owner: Public-Private Partnership
 Primary Zone: 6000- Commercial - C-3
 Primary Use: 2865 Parking Garage

Total Lot Size: 35,879 sqft at ground + 2nd level
 +5,412 sqft on upper levels

Overall Size w/
 Levels: **x 4 Levels**
154,340 sqft

Retail Space: **10,000 sqft**

Total Parking: approx. **468 spaces**
 approx. **12 ADA spaces**

***Cost:** approx. **12.5 million**

Current



Proposed

Parcel Framework



Proposed Site

5 NE 126th Street between NE 8th and 9th Avenue

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Vacant Governmental : Municipal Parking Lot (current use)

Total Lot Size: 23,324 sqft (all parcels)
 Total Parking: 75 spaces

5a Proposed Site Expansion (in coordination w/ concept plan)

Owner: Private Owner
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Garage + Office Building

Total Lot Size: 34,594 sqft (including 3 parcels)
 Total Parking: 56 spaces

Proposed Parking

Owner: Public-Private Partnership
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Garage + Mixed-Use

Total Lot Size: 57,918 sqft (all parcels)
 Residential Size: 9,400 sqft (per level)
 Office Space: 5,000 sqft (per level)
 Parking Size: 43,318 sqft (per level)

Overall Parking Size: **216,590 sqft (5 levels)**
 Total Parking: approx. **660 spaces**
 approx. **14 ADA spaces**

***Cost:** approx. **17.5 million**

Current



Proposed

Parcel Framework



Proposed Site

6 NE 126th Street between W.Dixie Hwy and 7th Ave

Owner: City of North Miami
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Vacant Governmental : Municipal
 Parking Lot (current use)

Total Lot Size: 16,625 sqft
 Total Parking: 46 spaces

6a Proposed Site Expansion

Owner: Private Owner
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Garage + Office Building

Total Lot Size: 29,260 sqft (including 4 parcels)
 Total Parking: 19 spaces

Proposed Parking

Owner: Public-Private Partnership
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Parking Garage + Mixed-Use

Total Lot Size: 45,885 sqft (all parcels per level)
 Office Space: 10,000 sqft (per level)
 Parking Size: 35,885 sqft (per level)

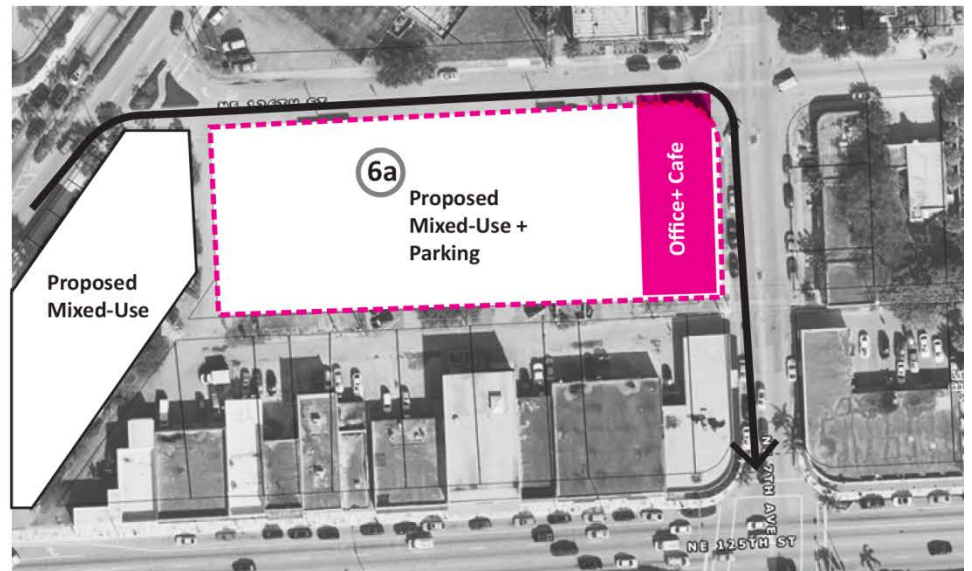
Overall Parking Size: **179,425 sqft (5 levels)**
 Total Parking: approx. **550 spaces**
 approx. **11 ADA spaces**
 *Cost: approx. **14.5 million**

Current



Proposed

Parcel Framework



Proposed Site

7 NE 128th Street between W.Dixie Hwy and 6th Ave

Owner: Publix Supermarket Inc
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Supermarket Retail Outlet +
 Parking Lot (current use)

Total Lot Size: 165,196 sqft
 Adjusted Area: 47,031 sqft
 Total Parking: 194 spaces
 6 ADA spaces

7a Proposed Site Integration

Owner: Publix Supermarket Inc
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Supermarket Retail Outlet +
 Parking Garage
 Total Lot Size: 165,196 sqft

Proposed Parking

Owner: Public-Private Partnership
 Primary Zone: 6000- Commercial - C-3
 Primary Use: Publix Supermarket + Parking Garage

Total Lot Size: 165,196 sqft (all parcels per level)
 Publix Space: 47,031 sqft (per level)
 Other Space: 20,000 sqft (per level)
 Parking Size: 98,165 sqft (per level)

Overall Parking Size: **294,495 sqft (3 levels)**
 Total Parking: approx. **911 spaces**
 approx. **18 ADA spaces**
 *Cost: approx. **24.1 million**

Current



Proposed

Parcel Framework



Proposed Site

8 NE 128th Street between NE 14th Ave and FEC Railway

Owner: FLA Power and Light Co
 Primary Zone: 7100 - Industrial - Light
 Primary Use: Vacant Land + Utility

Total Lot Size: 117,522 sqft (including 2 parcels)

8a Proposed Site Integration

Owner: FLA Power and Light Co
 Primary Zone: Commercial Overlay District
 Primary Use: Parking + Retail + Utility

Total Lot Size: 117,522 sqft (including 2 parcels)

Proposed Parking

Owner: Public-Private Partnership
 Primary Zone: Commercial Overlay
 Primary Use: Parking Garage + Retail + Utility

Total Lot Size: 117,522 sqft (all parcels per level)
 Retail Space: 10,400 sqft (per level)
 Utility Space: 40,000 sqft (per level)
 Parking Size: 67,122 sqft (per level)

Overall Parking Size: **268,488 sqft (4 levels)**
 Total Parking: approx. **830 spaces**
 approx. **16 ADA spaces**

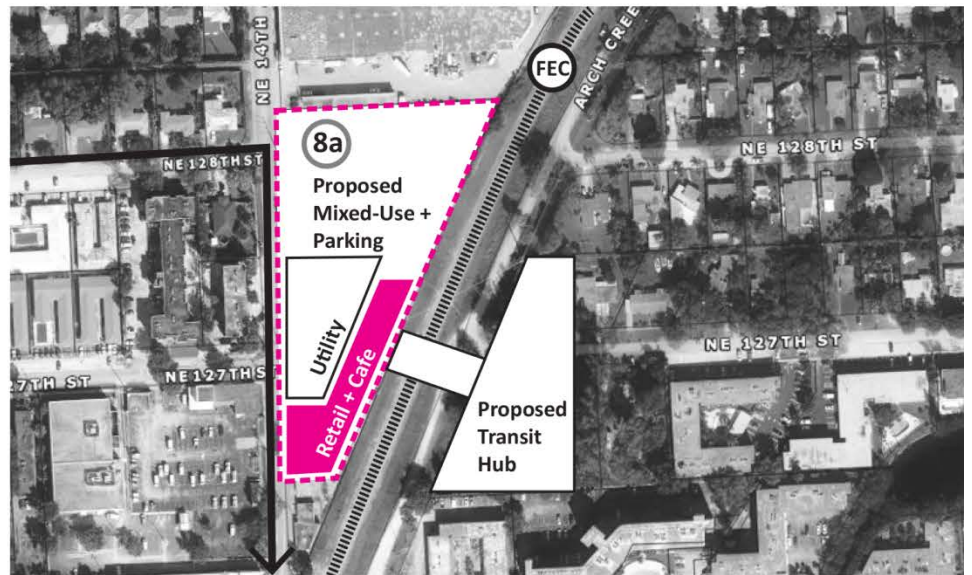
***Cost:** approx. **22.0 million**

Current



Proposed

Parcel Framework



Proposed Site

9 NE 125th Street between NE 9th Ave and NE 10th Ave

Owner: NM Auction General Partnership
 Washington Mutual Inc (Lessee)
 Primary Zone: 6000 - Commercial - C-3
 Primary Use: 2313 - Financial Institution Office Building

Total Lot Size: 84,090 sqft (1 parcel)
 Adjusted Area: 32,327 sqft (building footprint)
 Total Parking: 136 spaces

9a Proposed Site Integration

Owner: NM Auction General Partnership
 Washington Mutual Inc (Lessee)
 Primary Zone: Commercial - C-3
 Primary Use: Parking Garage + Office + Retail
 Total Lot Size: 84,090 (1 parcel)

Proposed Parking

Owner: Public-Private Partnership
 Primary Zone: Commercial - C-3
 Primary Use: Parking Garage + Office + Retail

Total Lot Size: 84,090 sqft
 Office Space: 33,000 sqft (per level)
 Retail Space: 10,000 sqft (per level)
 Parking Size: 41,090 sqft (per level)

Overall Parking Size: **164,360 sqft (4 levels)**
 Total Parking: approx. **500 spaces**
 approx. **12 ADA spaces**
 *Cost: approx. **13.3 million**

Current



Proposed

 Parcel Framework



 Proposed Site

Projected Spaces and Cost Chart

The table below shows the total calculations for the proposed parking development in Downtown North Miami.

Project #	Number of Spaces	Total Cost per Project (million)	Total SQFT per project
1	559	14.5	175,695
2	712	18.2	227,200
3	128	4.5	53,692
4	480	12.5	154,340
5	674	17.5	216,590
6	561	14.5	179,425
7	929	24.1	294,495
8	846	22.0	268,488
9	519	13.3	164,360
Total All Projects	5,408	141.1	1,734,285

Figure 9. Spaces and Cost Chart for Proposed Parking

Note: Project sequence is based on priority.

Design

It's not longer only a parking site, but it is an integration of both parking and mixed-use activities. Modern architectural features will attract public to use parking garages and move around from it. The parking complexes will house not only parking space, but also retail shops, cafes, office space, residential, supermarket, bicycle storage, bicycle rental, bus stops, transit hubs, gathering places, and it is the place from where people move out/in within the downtown and its adjacencies. The idea of a multi use parking facility is to offer residents and visitors an incentive to use public parking, hence contribute to the local economy. By understanding residents and visitors needs, demands, and destinations parking infrastructural designs would have an overall positive turnaround.

The concept of hidden design will be utilized for the parking garages. The parking structure will be embedded within the building envelope: therefore, the unpleasant experience of seeing big concrete untreated structures with cars parked is eliminated. The actual parked car would not be seen, rather implementation of facade treatments, such as, green walls, billboards, retail use, office use, innovative building envelopes, sustainable green building strategies such as energy and water harvesting and intelligent building designs will be implemented. In order to offer connectivity and a truly downtown network of attractive destinations, it is imperative to established active land usages on the exterior of parking edifices.

The goal: Flexibility in design - adapt to changes overtime - re-think parking garage land usage - diversity in functions - alternative to the community - growth in local economy - sustainable community!

Example of an Integrated Parking Garage, Publix, and Retail Use in Sunny Isles Beach, Florida

The incorporation of anchored retailers within parking structures incentivizes its use and promotes livelihood



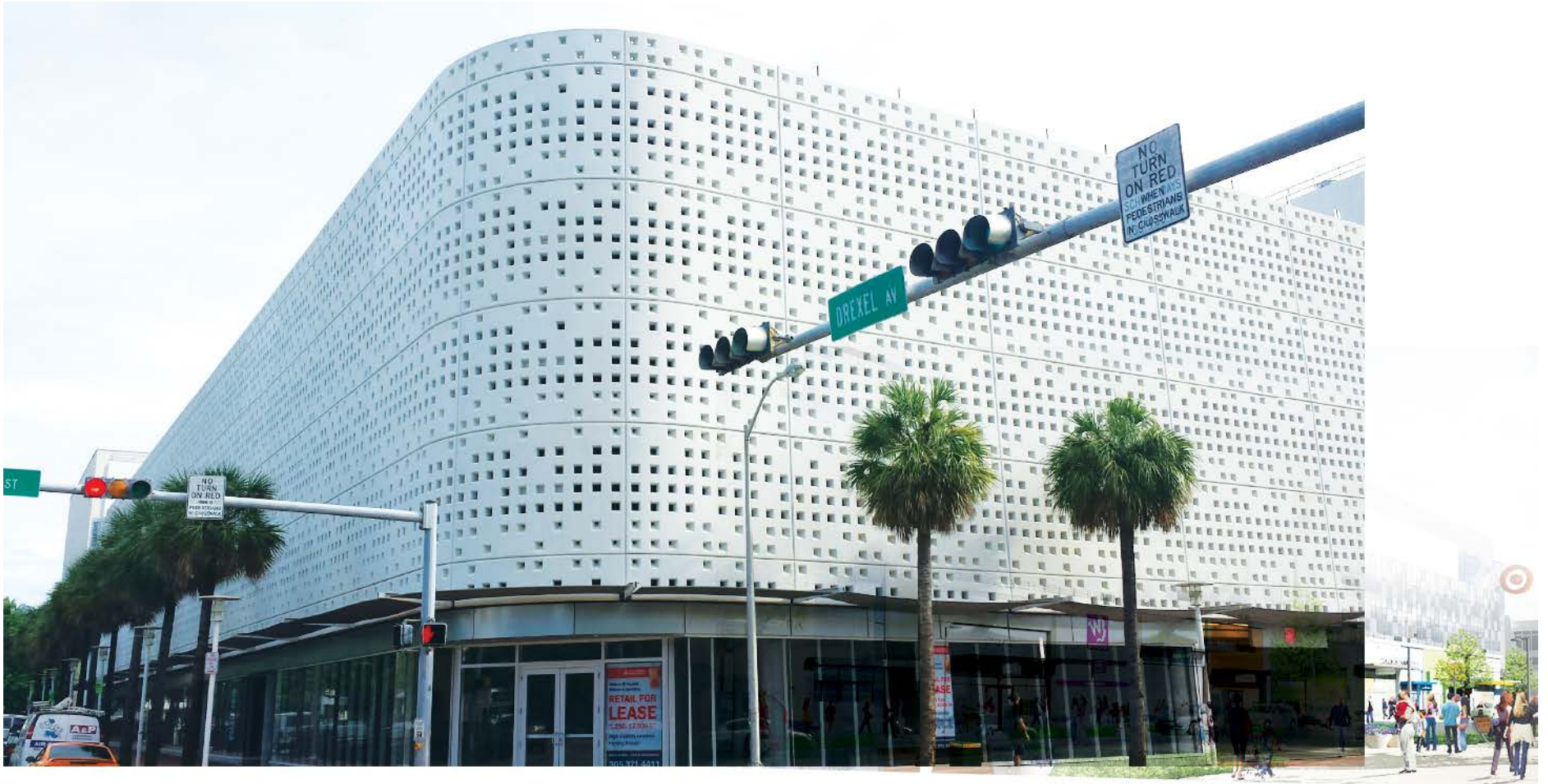
18330 Collins Avenue, Sunny Isles, Florida

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Example of an Integrated Parking Garage and Retail Uses in Miami Beach, Florida

The incorporation of mixed use activity in parking structures enhances diversity of users and activities



Construction

Breakdown of the process to develop public-private parking garages in Downtown North Miami:

1. Developers will:

Invest in the land and/or

Fund future development

3. Architects will:

Determine scope of project and estimate budget

Create schematic design and draft plans

Determine compliance with local codes

Finalize building plans

Create construction drawings

Administer final details

5. Construction will include:

Framing

Concrete block backup

Facing on complete structure

All plumbing, masonry, carpentry, and electrical services as needed

Architectural fees of approximately 6% of total building budget

2. City will:

Issue RFP/RFQ to solicit proposals from interested developers

Enforce public oriented usages

Execute development agreement

4. Contractors will:

Provide services and materials for job

Hire subcontractors

Pull permits

Construction management

Recommendations

(LETS PLAN FOR NOW AND THE FUTURE)

Recommendations

The recommendations are designed and intended to make for efficient use of parking locations within the downtown and to improve the parking experience for downtown customers and visitors. Without existing requirements for businesses in the downtown to provide parking, there is an opportunity for increased density as available funds can be put into business enhancement as opposed to parking provision and maintenance. However, this does come with a corresponding reliance on the public sector to provide the necessary parking to support the businesses and encourage business activity and future development. The use of the parking through sharing arrangements whereby the public parking is used by patrons of multiple businesses who can park once and walk to various destinations is the most efficient. As a result the encouragement of Public-Private Partnerships is highly advised. Following there are several recommendation aspects:

- Decreased parking requirements for the C-3 Zoning District; by reducing miles driven it will consequently cut auto emissions and help the environment. In addition, by cutting car dependency it incentivizes the usage of mass transit systems and generates pedestrian oriented communities. Less parking allows individuals to find alternative ways to commute in Downtown North Miami.
- Consider a parking mitigation fund to fund new City parking capacity related projects.**
- Set-up program whereby private businesses or landowners with surplus parking capacity can provide commuter parking.**
- Develop a socioeconomic analysis that would ensure the success of future parking development.**
- Look at alternative modes of transportation to ensure traffic fluidity within the downtown area.**
- Considered allocating centralized parking mixed-use entities opposed to the current scattered situation.**
- Develop an action plan that would provided a real time assessment to the development of parking garages.**
- Provide convenient parking spaces for businesses and if properly used generate high turnover.
- Recognizing that the City has a signage improvement program ongoing, a consistent format and careful consideration of the placement of signs must be considered.
- Moreover, the adoption of design guidelines to new construction should be in place.**

**** denotes items that should be considered for placement in City's Comprehensive Plan**

Sources:

Parking Lots and Garages, Traffic Engineering and Highway Safety Bulletin 12-02

Build a Parking Garage Cost, Fixr.com

Parking Structure Estimate, Fehr & Peers; Jan. 29, 2009

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City of North Miami Transportation Master Plan

City of North Miami Comprehensive Plan, 2007

City of North Miami Land Development Code, 2009

City of North Miami Downtown Development and Major Corridor Master Plan, 2013

City of North Miami Illustrative Concept Plan for Downtown, 2014



