

The North Beach CRA Redevelopment Plan

A public introduction and process overview

December 15th, 2020



Introduction and overview

5:30 PM: Welcome from the City

5:35 PM: Introduction to the Consultant Team

5:40 PM: Introduction to the Project and Process Overview

5:45 PM: CRA Basics

6:00 PM: The NBCRA Plan Details

6:05 PM: Key Pad Polling - attendees

6:05 PM: A review of Plan NOBE in relation to Redevelopment Plan

6:20 PM: Key Pad Polling – plan elements

6:25 PM: Description of the Virtual Charrette, Dates & Attendee Roles

6:30 PM: Brief Q&A

7:00 PM: Conclusion

The consultant team



Financial and economic
development advisory



Physical planning and public
engagement



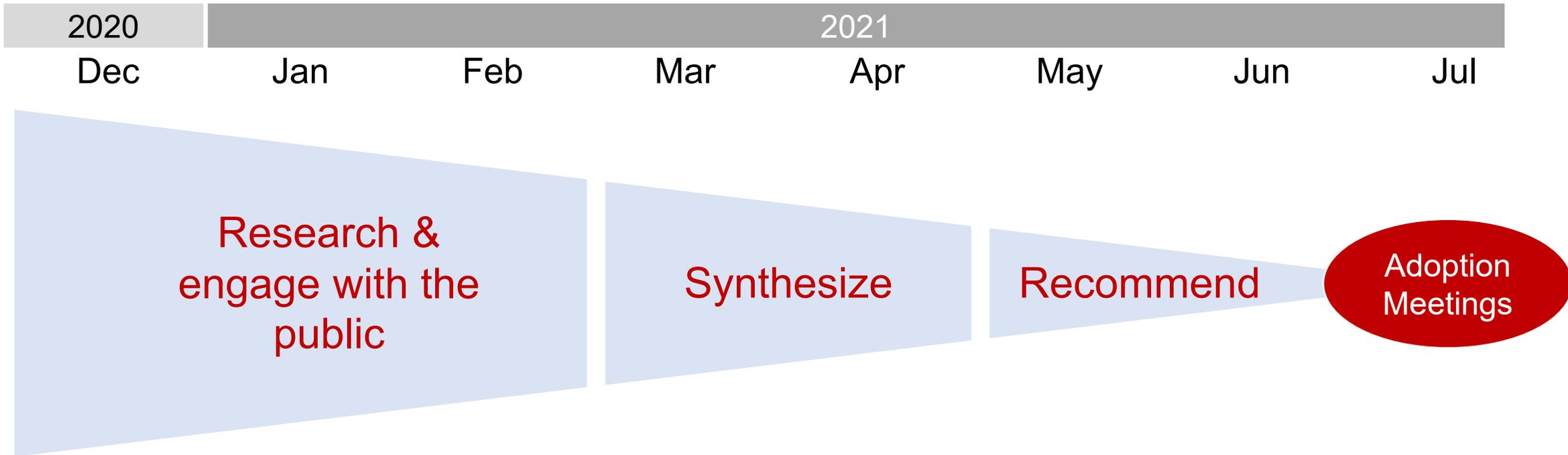
REINVENTING YOUR CITY

CRA and CRA Plan advisory

What is our goal?

To craft a **widely-supported** redevelopment plan for the CRA **that inspires** residents, investors and public officials with **what is possible for Miami Beach's North Beach**

What are we doing and what is our timeline?



Activities

- Public kickoff
- Public Charrette
- Focus groups
- Meetings with elected officials
- Meetings with city staff

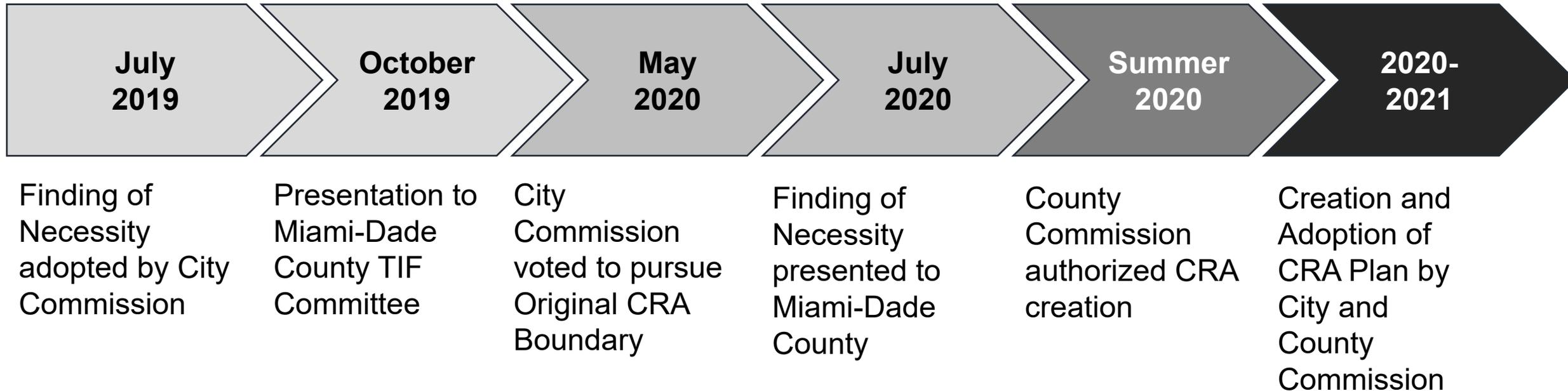
- Preparing public outreach summaries
- Financial modeling
- Designing renderings

- Plan drafting and internal review
- Final preparations and presentations for adoption meetings

How did we get here?

Oct 2016	Commission adopts Dover Kohl's North Beach Master Plan
Jan 2018	Finance committee recommends a CRA to enhance North Beach
Jan 2018	Neighborhoods committee recommends TIF funding for Master Plan projects
Jan 2018	Commission authorizes CRA discussions with County
Feb 2018	Commission authorizes Quality of Life (QOL) matrix derived from Master Plan
June 2018	Neighborhoods committee requests CRA for implementation of QOL matrix
July 2018	Commission authorizes CRA negotiations with County
April 2019	Finding of Necessity report establishes basis for CRA
July 2019	Commission adopts Finding of Necessity and transmits to County

Where are we in the overall adoption process?



The CRA: What is it?

A Community Redevelopment Agency (CRA) is a public entity created by city or county to implement a program of proposed urban redevelopment activities in a certain geographic area. Typical conditions in a redevelopment area may include:

1. the presence of documented incidence of blight*
2. substandard or inadequate structures
3. shortage of workforce or affordable housing
4. inadequate public infrastructure, roadways, and parking.

**Blight is a legally defined term*

The CRA: What is it? (cont'd)

- Since all the monies used in financing CRA activities are locally generated and remain locally spent, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. CRA's do not create a new tax.
- CRA's are generally funded using Tax Increment Financing (TIF). Such TIF's use future gains in taxes to finance current improvements that result in creating these gains.
- This increased site value and investment creates more taxable property, which increases tax revenues. The increased tax revenues are the "tax increment". Tax Increment Financing dedicates that increased revenue to finance debt issued to pay for the projects in the CRA.

CRA Background & Purpose

- CRAs are administered by a Community Redevelopment Agency with a 5-7 member CRA Board directing the agency.
- Boards can be local government officials (commissioners), or other individuals appointed by the local government.
- There can be multiple CRA districts, but there is generally only one CRA Board, however, each district has separate trust funds and plans.
- Main purpose of CRA is to benefit the entire community by building wealth, eliminating blight, and addressing the quality & inclusiveness of growth.
- Over 220 CRAs in Florida.

What can a CRA do?

- Make & execute contracts.
- Disseminate information.
- Undertake and carry out redevelopment and related activities
- Solicit requests for proposals.
- Invest CRA funds, borrow money.
- Have surveys and plans made to carry out the purposes of the act.
- Develop methods to provide housing, relocation assistance
- Appropriate funds & expenditures to carry out the purposes of the Act.
- Community policing.

Steps in Setting up a CRA

- Typically, charter counties “delegate” authority to city CRAs.
- Finding of Necessity (FON) and “blight” as defined by statute.
- A CRA Board is established.
- The Redevelopment Plan is adopted.
- A Trust Fund is created.
- No state approval required, but annual reporting requirements are specified.

What can a CRA NOT do?

There are legal limits on what a CRA can spend money on. Examples below show what a CRA is not allowed to spend its money on:

1. Construction / expansion administrative buildings for public bodies/police/fire facilities.
2. Publicly owned capital improvements if scheduled in city or county capital improvement plan until removed from schedule or plan and 3 years have elapsed.
3. General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.
4. Activities/projects not covered in plan.
5. Board Members/Commissioners payment for service as CRA Board member
6. Project or program outside of the redevelopment area.
7. In limited cases, there may be legal uses of funds outside the CRA Area and not in plan, but they are not the primary use of funds.

What are some real world examples of a CRA in action?

From Plain...



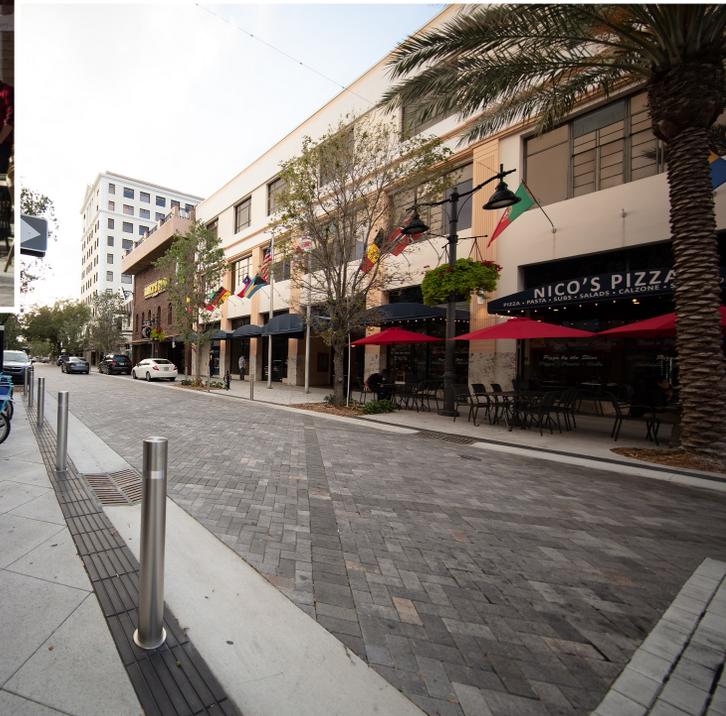
To fabulous



What are some real world examples of a CRA in action?



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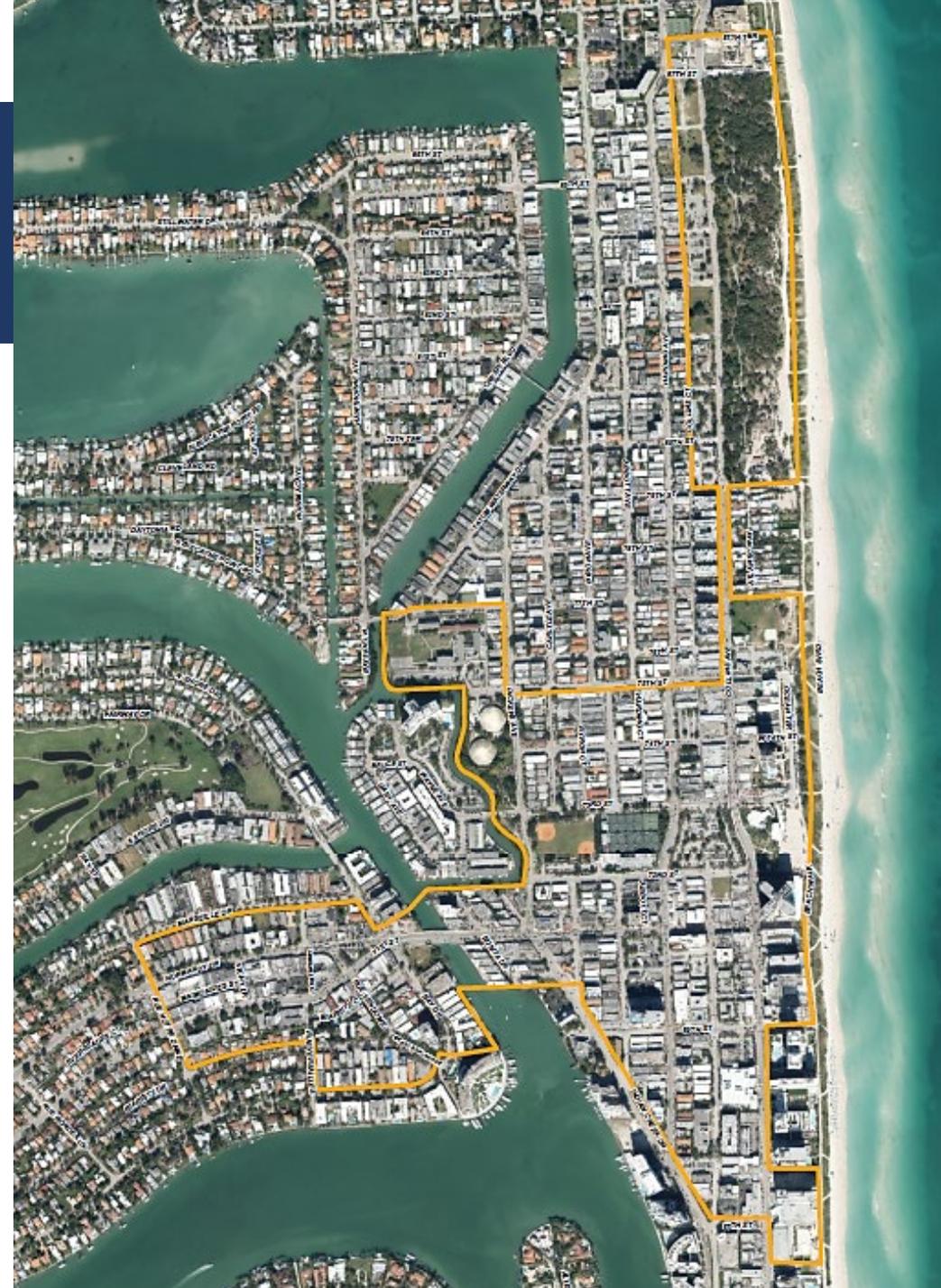


Plan details

- The Redevelopment Plan will include sections that cover:
 - Statutory roles and operating guidelines;
 - Current conditions within the CRA District (people, housing, physical spaces, etc);
 - Demand for various real estate uses (to help to guide investments);
 - Overarching goals from the public and stakeholders;
 - Recommendations for *possible* CRA funding.
- **IMPORTANT:** If a potential funding idea is not in the CRA plan, then it can't be funded. But NOT all ideas in the plan MUST be funded.

The CRA District

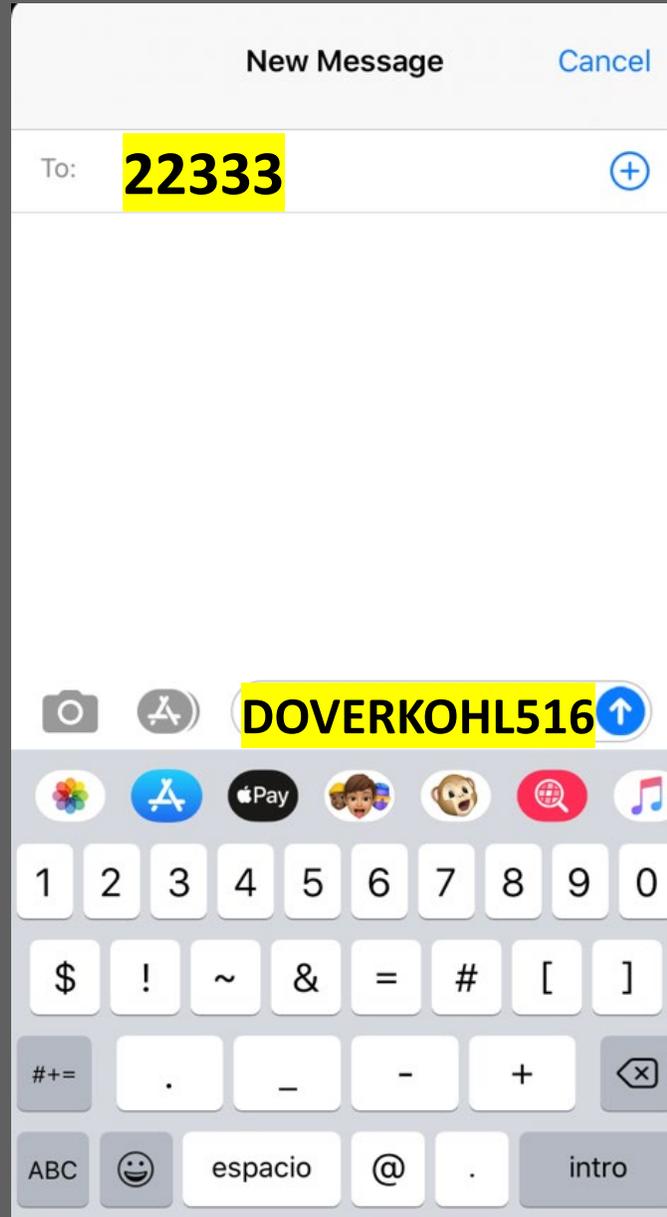
The district's boundaries are broadly:
From the West Lots, down through
Town Center into Atlantic Heights,
then west through Town Center to a
portion of Normandy Isles.



POLL 1

Quick Polling

Send answers
through text
messaging!



First



Send a text to 22333



Send this message:
DOVERKOHL516

Plan NoBe & the CRA: how are they related?

- Plan NoBe is a Master Plan, it is not a Redevelopment Plan.
- Plan NoBe helps guide policy along with various other plans like the City's Comprehensive Plan, Park and Recreation Plans, Master Thoroughfare Plans, Resilience Plan and so forth.
- The yet to be devised CRA Redevelopment Plan will solicit new ideas as well as incorporate existing elements from Plan NoBe as needed. In fact, the plans will be complementary.
- The CRA Redevelopment Plan directly supports possible and legally permissible investment decisions within the CRA District.

Plan NoBe & the CRA: how are they related?

NORTH BEACH DISTRICT MASTER PLAN



Five Big Ideas

Five big ideas to revitalize the North Beach community emerged as part of the public process. These five consensus ideas provide an outline of the plan that follows.

**MAKE A
TOWN CENTER**

**PROVIDE
MORE MOBILITY
OPTIONS**

**PROTECT & ENHANCE
NEIGHBORHOODS**

**BETTER UTILIZE
PUBLIC LANDS**

**BUILD TO
LAST**

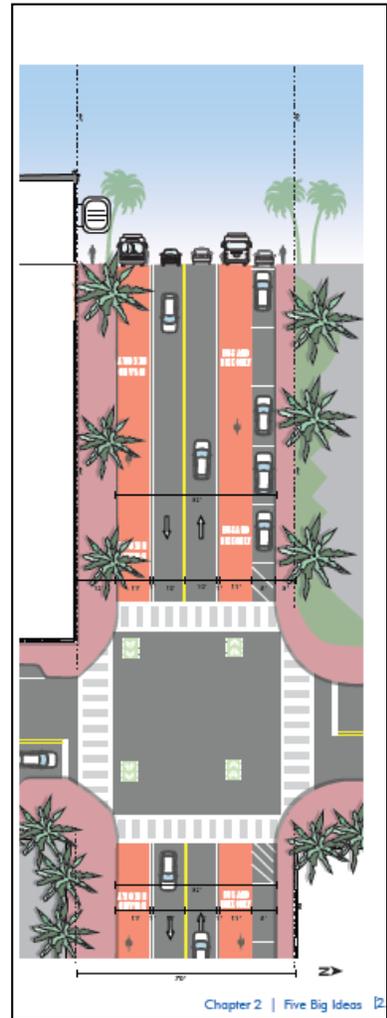


GOALS

Of the many potential goals to pursue, which are **MOST IMPORTANT TO YOU?**

<p>include a variety of housing types and tenancies</p> <p>40</p>	<p>add new retail and entertainment for residents</p> <p>61</p>	<p>provide better connectivity</p> <p>31</p>	<p>utilize green building & site design systems (for water, energy, etc.)</p> <p>20</p>	<p>add new residents that help support North Beach businesses</p> <p>23</p>
<p>adapt public infrastructure and buildings to sea level rise</p> <p>53</p>	<p>increase access to the beach, parks, and open space</p> <p>32</p>	<p>add new workplaces and services for residents</p> <p>27</p>	<p>create walkable and bikable places</p> <p>59</p>	<p>maintain the neighborhood scale in residential area but increase density in the town</p> <p>57</p>
<p>other (add your ideas here!)</p>				

GOALS: Build a Town Center



GOALS: Build a Town Center



Key

- a** Redevelop 71st Street into a walkable main street
- b** Front the street with new mixed use buildings
- c** Consider building one or more public parking garages
- d** Terminate 71st Street with a plaza and extend beach
- e** Redevelop the Byron Carlyle Theatre property
- f** Reimagine 72nd Street parking lot (see Better Utilize Public Lands for more information)

GOALS: Parking garages & parks

Future Mobility and Parking Facilities

Intercept and District Wide Parking

District wide parking, intercept parking and improved local circulators can be used to address parking concerns in the North Beach areas.

Parking may seem scarcer than it is, if a space is not found directly in front of one's destination, even though parking may be available a short distance away. A district wide parking solution should be utilized within the busier areas of North Beach; the emphasis should be on letting people know about underutilized nearby spaces, using signage and modern smart phone applications.

Intercept parking allows people to park as they enter North beach from the west, north and south. By providing garages along with easy transit options to get around North Beach, visitors can park once and utilize other modes of travel to get around the area. Additionally, it is used to improve the ability of the users to shift

transportation modes while reducing the demand for parking elsewhere in area.

Visitors and residents alike would be able to park their vehicle and comfortably complete their journey throughout the district via trolley, bus, bicycle or on foot, and avoid the hassles associated with finding additional parking elsewhere and for multiple destinations.

There are several parcels in the study area that could be used for this purpose. Further study by the City will identify the most suitable location for such a facility.



In addition to an intercept parking hub, the intra-coastal shoreline also presents an opportunity for the creation of a new waterfront esplanade. This walkway could link across multiple properties and be broader in places, narrower in others. Some spots could feature quiet garden paths and others lively terraces for waterfront outdoor dining. This esplanade, visible as one enters the city from the west across the causeway, could be one of the signature public spaces of North Miami Beach.

72nd Street Parking Lot

In its current formation, the 72nd Street parking lot contains 320 parking spaces, one of the largest surface lots in Miami Beach. Two entrances are on 72nd and 73rd Streets, with green buffers along Collins Avenue and Abbott Avenue. Despite the accommodation of a large number of cars while retaining a modicum of green space, the 72nd Street parking lot is rarely full and only reaches capacity during peak hours on the weekend. During business or evening hours, the lot tends to have ample parking.

Civic Use

Residents of densely populated cities typically do not have a substantial private yard. As such, they depend upon public parks and trails for their connection to nature and for their recreational needs. A great park system can provide relief from an intense urban environment, thus making a city more livable.

Converting a large portion of the parking lot into green space allows for an unbroken stretch of public land along Collins Avenue. By replacing the parking spaces with a valet lot, the connection is enhanced between the town center and neighborhoods to the north.

A prominent civic building could be located along 73rd Street, terminating the vista down Harding Avenue. The building is illustrated in the image on the right with MiMo architecture, supporting the unique historic character of the surrounding neighborhoods. The specific use of this structure could be a public library branch (replacing and enhancing the one currently located at 75th Street and Collins Avenue) or community center.

Currently, pedestrian activity along Collins Avenue is interrupted by a lack of active uses or buildings between 72nd Street and 73rd Street. Given the proximity to the beach and the town center main street on 71st Street, the corner of 72nd Street and Collins Avenue can be turned into a hardscape plaza. With improved landscaping for shade, spaces for commercial kiosks, and outdoor seating, the corner would become a popular gathering place.

In addition, a skate park, all wheels park or pump track could be incorporated, a desire expressed by the community numerous times as the most desirable location was sought. Locating a skate park at this location builds on the public uses established by the youth center, tennis center, and North Shore Bandshell.



Existing Conditions



Civic Uses

Short-Term Improvements

The first phase of the redesign would convert a large portion of the parking lot into public space, while still retaining surface parking. With conversion to valet parking, most of the existing parking spaces could be condensed into a much smaller footprint. A small portion of the new green space along 72nd Street would be made available as overflow parking to make up any deficit in a one-for-one replacement of spaces from the existing parking lot.



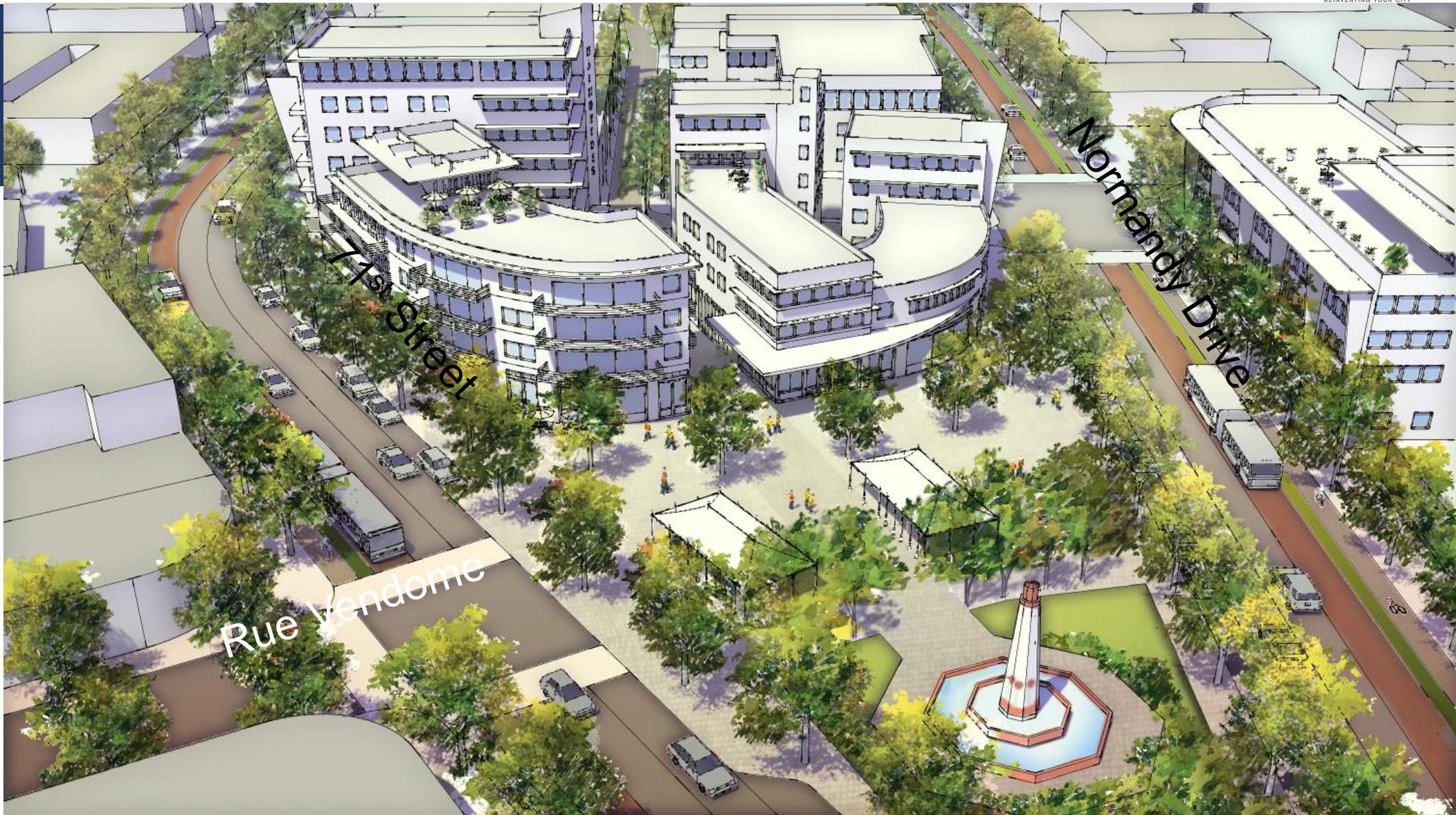
Short-term Improvements

What if?



Normandy fountain – pre-2018

What if?



Normandy fountain – evolving towards this

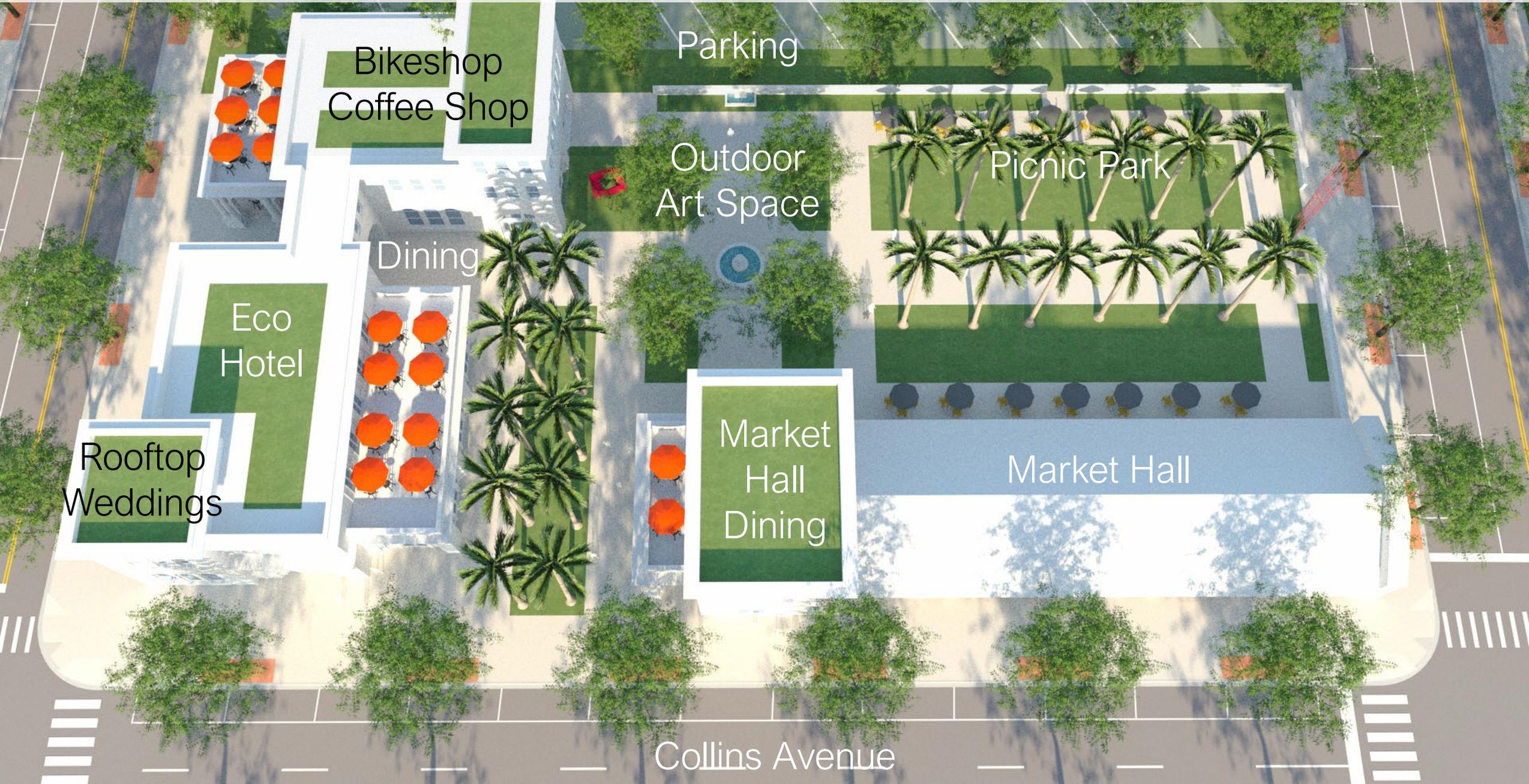


MILNORIDES

GOALS: Collins Ave: Lifted & multi-modal



WEST LOTS: ACTIVE USES FOR A PASSIVE PARK



Bikeshop
Coffee Shop

Parking

Outdoor
Art Space

Picnic Park

Dining

Eco
Hotel

Rooftop
Weddings

Market
Hall
Dining

Market Hall

Collins Avenue

WEST LOTS: ACTIVE USES FOR A PASSIVE PARK



Parking

Innovation
Campus

Playground

Botanical Garden

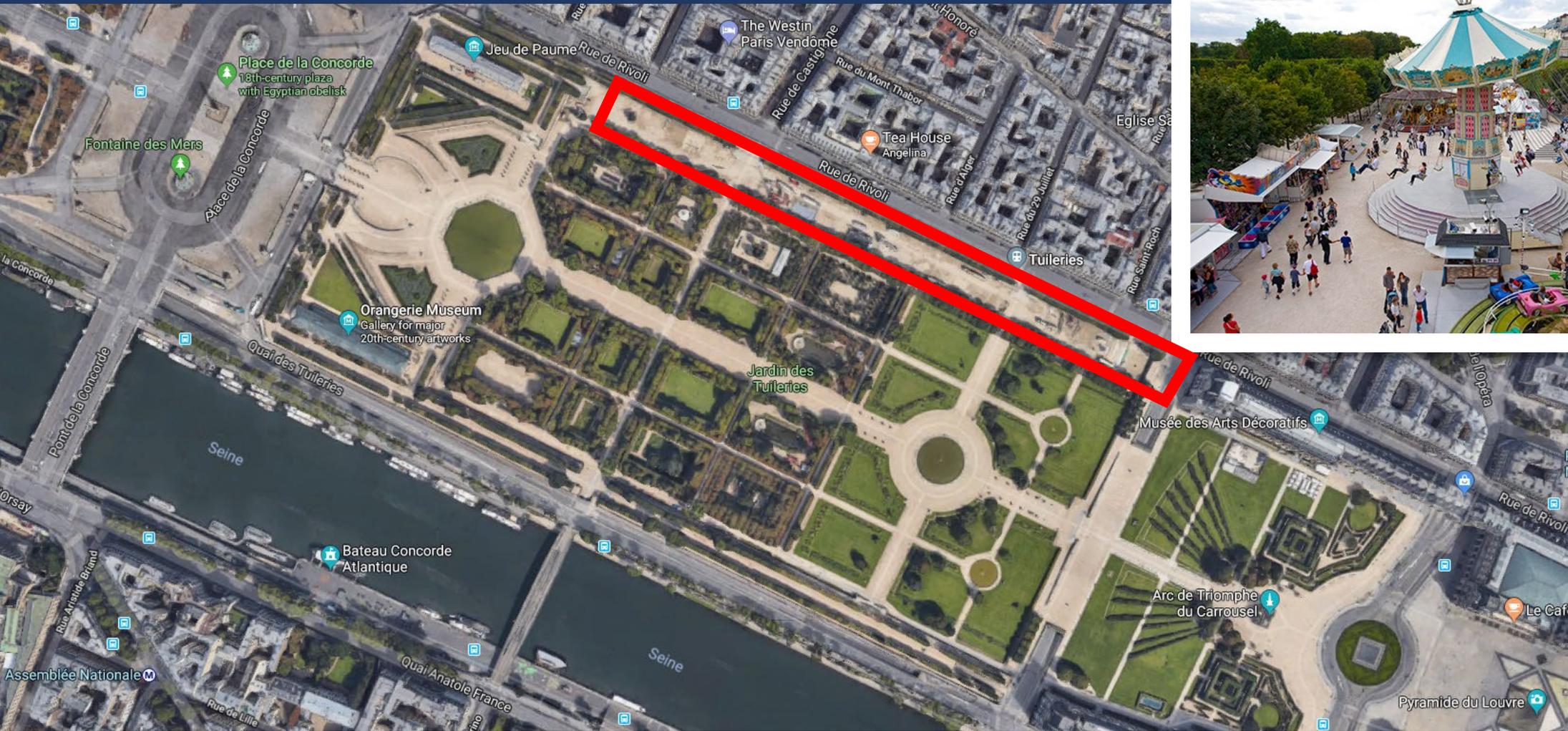
Tropical Gardens

Concessions
& rentals:
water,
souvenirs,
kayaks & boards

Splashpad

Collins Avenue

WEST LOTS: ACTIVE USES FOR A PASSIVE PARK



Example: The lots north of the Tulleries in Paris are kept available for temporary uses.

GOALS: Resilience



Sea Level Rise

Stormwater

Storm Surge



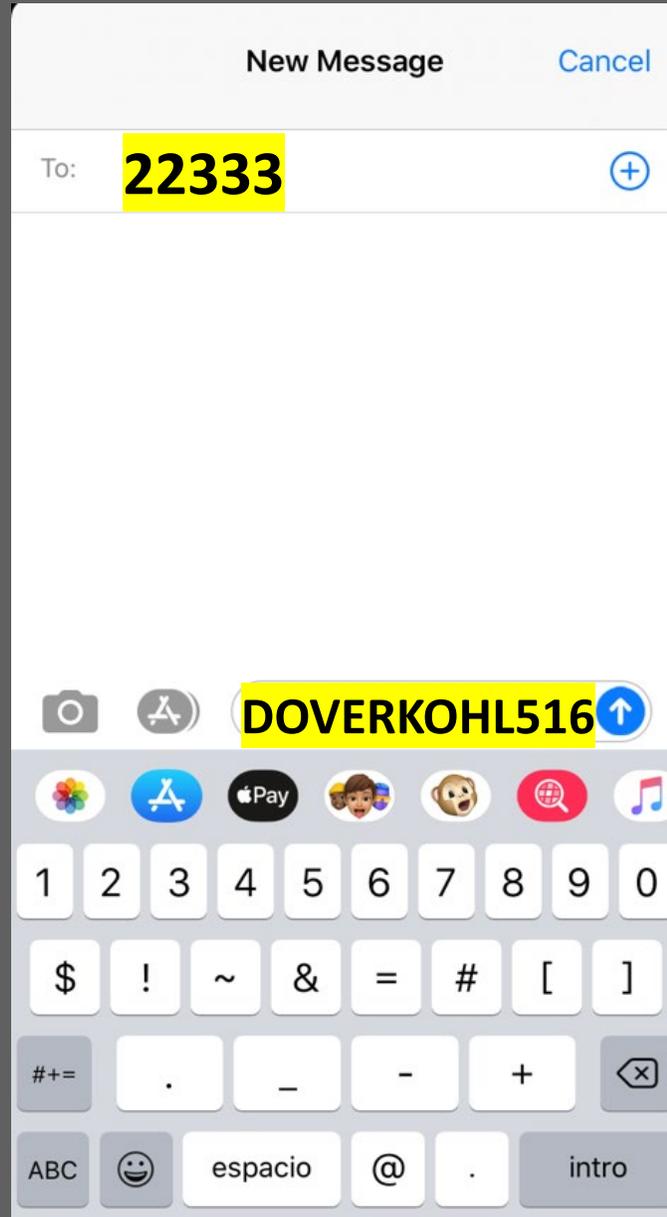
Chapter 2 | Five Big Ideas [2.79]



POLL 2

Quick Polling

Send answers through text messaging!



First



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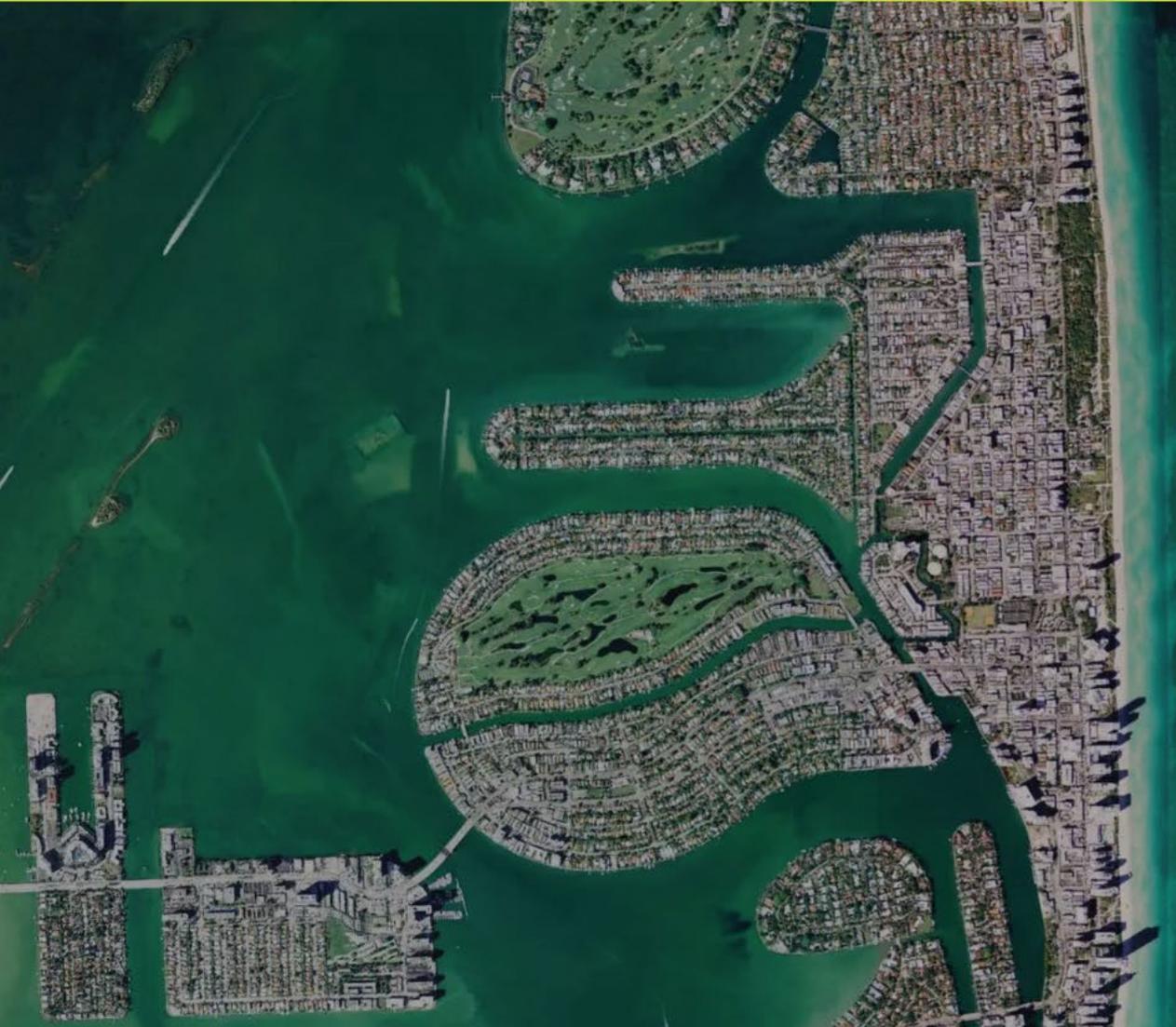
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DOVERKOHL516

The virtual charrette: what is it?

- A series of live, interactive presentations by the consultant team with the public and stakeholder groups over a week.
- Through direct engagement with you, we move rapidly to community supported concepts for the CRA District.
- All teams are available to answer questions.
- The public not only invited, but encouraged, to attend as many sessions as possible
- Culminates in a series of Big Ideas that will help to shape the CRA Redevelopment Plan's focus areas and recommendations.

Public Design Charrette

North Beach CRA Redevelopment Plan



SAVE THE DATE!!
Jan. 11-15, 2021

Join the City of Miami Beach for an update on the North Beach Community Redevelopment Agency (NBCRA) Redevelopment Plan.

Kick-Off & Hands-On Design Session

Monday, January 11 | 6:30pm

Join us for an informative presentation on city planning and community design. During this presentation you will have the chance to answer our live polling questions and ask your own – all without leaving the comfort of your home!

Open Design Studio

Tuesday, January 12 | 11am & 5pm

Thursday, January 14 | 11am & 5pm

Join these virtual meetings to talk with the design team and provide feedback and ask questions as the plan ideas evolves.

Work-in-Progress Presentation

Friday, January 15 | 6:30pm

See all of the work completed during the Charrette week at the “wrap-up” presentation.

COME HELP PLAN YOUR COMMUNITY !!

What is a Public Design Charrette?

Public Design Charrettes bring all stakeholders to the table over a short, focused period of time to work intensively with the design team. The goal is to reach consensus over the future evolution of a place. The Charrette is rapid, intensive, and includes a series of creative work sessions between the public and the design team to produce a draft plan for the future.

Why should you participate?

Participating in the Charrette will give you a chance to share your vision for the North Beach CRA Redevelopment Plan. Your participation will make the difference between a good plan and a great plan!

How should you participate?

In response to COVID-19, the charrette will be held in an online virtual format, allowing community members the opportunity to participate and provide input from home.

Please visit our website below to register for events and for more information on meetings as the dates draw near!

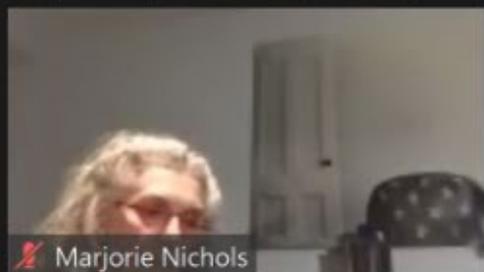
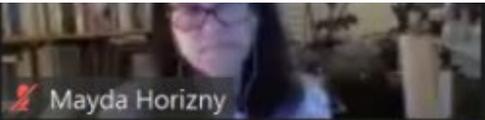
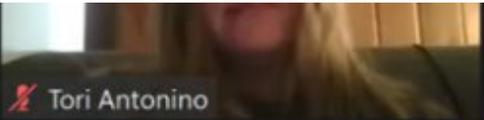
www.miamibeachfl.gov

DRAFT VIRTUAL CHARRETTE SCHEDULE

North Beach CRA Plan - Charrette Schedule 01-11-2021						
	Monday, Jan. 11 DAY ONE	Tuesday, Jan. 12 DAY TWO	Wednesday, Jan. 13 DAY THREE	Thursday, Jan. 14 DAY FOUR	Friday, Jan. 15 DAY FIVE	
10:00 AM	Team Briefing		Focus Group Meeting 1		Focus Group Meeting 5	
11:00 AM		OPEN STUDIO	Plan Development	OPEN STUDIO	Plan Development	Presentation Prep
12:00 PM	Lunch (no calls/meetings)		Focus Group Meeting 2		Focus Group Meeting 6	
1:00 PM	Presentation Prep		Plan Development	Plan Development	Plan Development	All slides due 1 PM
2:00 PM			Focus Group Meeting 3		Focus Group Meeting 7	Client Pin-up 2 PM
3:00 PM	Meeting Tech Run Through		Plan Development		Plan Development	Presentation Prep
4:00 PM	Final Presentation Prep		Focus Group Meeting 4		Focus Group Meeting 8	
5:00 PM		OPEN STUDIO	Plan Development		OPEN STUDIO	
6:00 PM						
7:00 PM	Charrette Kick-Off & Hands-on Design 6:30 PM					Work-in-Progress Presentation 6:30 PM ALL

Internal Meetings Team & Client Staff	Focus Group Meetings	OPEN STUDIO	Community Event
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KICK-OFF MEETING



INTERACTIVE PUBLIC FEEDBACK

Assembly Square Neighborhood ...

This map shows an overview of the Assembly Square Neighborhood for the Hands on Design Session of the Charrette

All changes saved in Drive

Add layer Share Preview

Assembly Square Neighborhood

Individual styles

Assembly Square

Open to more green space?

General notes

Neighborhood Base

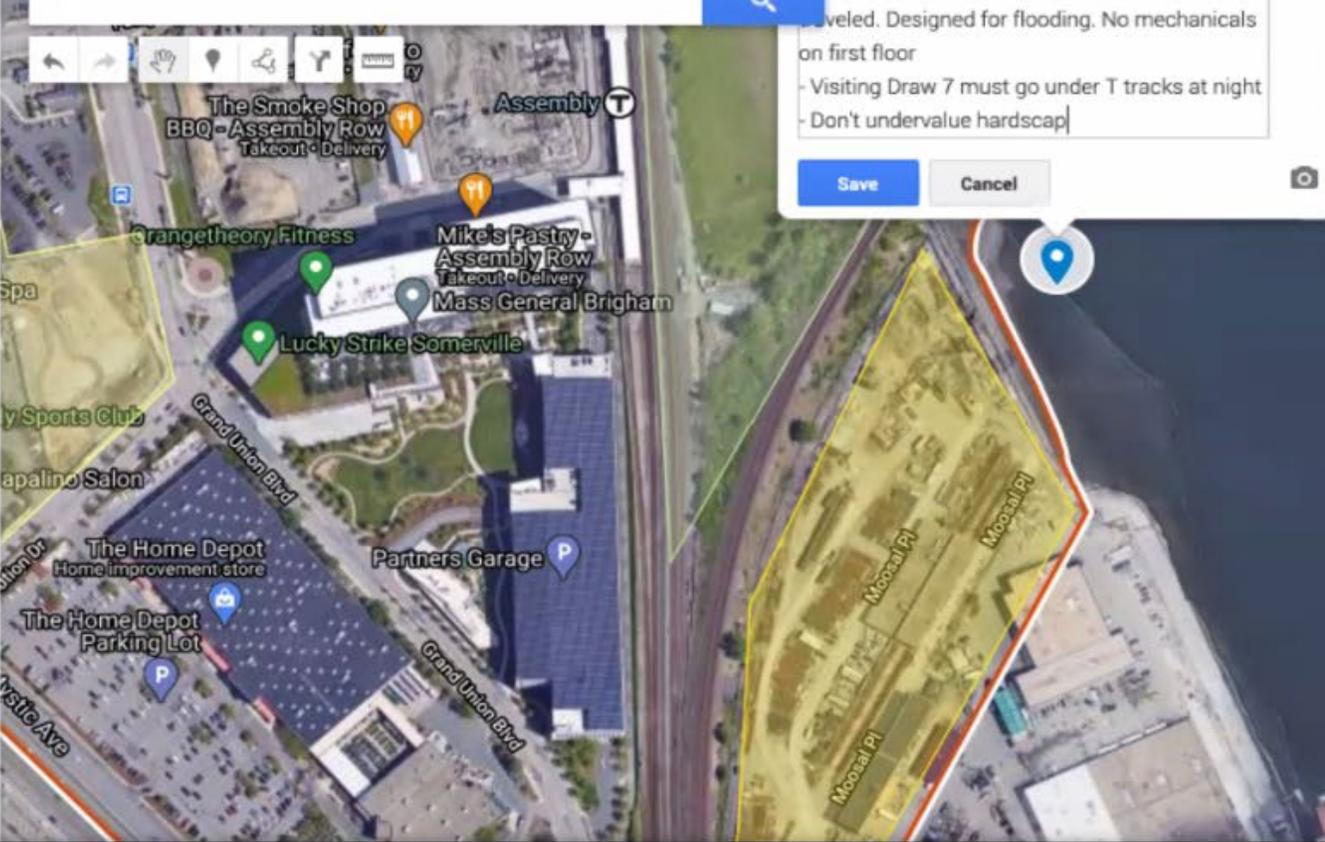
Individual styles

Draw 7 Park

XMBLY PUD

Your Input

Import



Chat

<https://somervoice.somervillema.gov/assemblynp>
But we want to hear from you directly, so stick around for the Break Rooms. Its fun, engaging conversation!

From Me to Everyone:
More pocket parks, more places for families
Better programmed parks
Possibility of allowing taller buildings to dedicate more ground floor space for parks
Want to see green roofs
Partners area is nicer to walk dogs

To: Everyone

Type message here...



MIAMI BEACH

OPEN DESIGN STUDIO: TUES/THURS 11AM & 5PM



Q&A

audience questions?



Closing remarks

