

MEMORANDUM

Agenda Item No. 11(A)(1)


TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: March 4, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution directing the Mayor to provide an estimate of the County's recommended proportionate share of funding for the Flagler Street Revitalization Project and further directing the Mayor to identify funding sources for such improvements in General Obligation Bond Funds or other sources

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Bruno A. Barreiro.



R. A. Cuevas, Jr.
County Attorney

RAC/cp



MEMORANDUM
(Revised)

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and Members, Board of County Commissioners

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Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(1)
3-4-14

RESOLUTION NO. _____

RESOLUTION DIRECTING THE MAYOR OR THE MAYOR'S
DESIGNEE TO PROVIDE AN ESTIMATE OF THE COUNTY'S
RECOMMENDED PROPORTIONATE SHARE OF FUNDING
FOR THE FLAGLER STREET REVITALIZATION PROJECT
AND FURTHER DIRECTING THE MAYOR OR THE
MAYOR'S DESIGNEE TO IDENTIFY FUNDING SOURCES
FOR SUCH IMPROVEMENTS IN GENERAL OBLIGATION
BOND FUNDS OR OTHER SOURCES

WHEREAS, in June of 2011 the Flagler Street Task Force was created by the Miami
Downtown Development Authority of the City of Miami to plan for and oversee Flagler
Street's revitalization; and

WHEREAS, the Flagler Street Task Force's Vision and Action Plan calls for a full
reconstruction of the Flagler Street right of way in order to activate the street and to encourage
redevelopment (the "Project"); and

WHEREAS, the City of Miami responded to the Task Force's direction with a
streetscape design planning effort led by the design firm of Curtis + Rogers; and

WHEREAS, after a series of collaborative Task Force sessions and a week-long public
open house, consensus was reached on the Flagler Streetscape Design Plan; and

WHEREAS, the Miami Downtown Development Authority of the City of Miami views
the reconstruction of Flagler Street as both a transportation project and critical economic
development project that will create jobs and act as a catalyst for further redevelopment and
revitalization of Downtown Miami, the City of Miami and Miami-Dade County; and

WHEREAS, on December 13, 2013 the Miami Downtown Development Authority of the City of Miami passed Resolution No. 33/2013 urging all stakeholders and affected parties to provide their proportionate share of funding for the Project, including Miami-Dade County, the City of Miami and Flagler Street property owners (Exhibit A),

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the Board of County Commissioners that:

Section 1. This Board ratifies and adopts the matters set forth in the foregoing recitals.

Section 2. This Board directs the Mayor or the Mayor's designee to provide a cost estimate to the Board of the recommended proportionate share of funding for the Project, and further, to identify available general obligation bond funds or other sources of funding for such Project costs.

Section 3. This Board directs the Mayor or the Mayor's designee to submit a written report to this Board on or before sixty (60) days from the effective date of this resolution detailing the recommended proportionate share of funding for the Project and the proposed funding.

The Prime Sponsor of the foregoing resolution is Commissioner Bruno A. Barreiro. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Jean Monestime
Sen. Javier D. Souto
Juan C. Zapata

Esteban L. Bovo, Jr.
Audrey M. Edmonson
Barbara J. Jordan
Dennis C. Moss
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of March, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Debra Herman

RESOLUTION NO. 33/2013

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("DDA") OF THE CITY OF MIAMI, FLORIDA APPROVING THE FLAGLER STREETScape DESIGN PLAN PREPARED BY THE CURTIS + ROGERS DESIGN FIRM; AND FURTHER URGING THE CITY OF MIAMI, MIAMI-DADE COUNTY, UTILITY COMPANIES, FLAGLER STREET PROPERTY OWNERS, AND ALL OTHER AFFECTED PARTIES TO PROVIDE THEIR PROPORTIONATE SHARE OF FUNDING TOWARDS THE PROJECT'S CONSTRUCTION.

WHEREAS, Action Item 4.1 of the DDA's 2025 Downtown Miami Master Plan calls for the "Redevelopment of Flagler Street into Miami's Pedestrian Oriented Main Street" (see Exhibit 1); and

WHEREAS, in June of 2011 the Flagler Street Task Force -- composed of DDA Board members and Flagler Street property owners, business owners and other key stakeholders -- was created by the DDA to plan for and oversee Flagler Street's revitalization; and

WHEREAS, the Flagler Street Task Force's Vision and Action Plan calls for a full reconstruction of the Flagler Street right of way in order to activate the street and encourage redevelopment (see Exhibit 2); and

WHEREAS, the City of Miami responded to the Task Force's direction with a streetscape design planning effort led by the design firm of Curtis + Rogers; and

WHEREAS, after a series of collaborative Task Force sessions and a week-long public open house, consensus was reached on the Flagler Streetscape Design Plan, provided herein as Exhibit 3; and

WHEREAS, the City of Miami has identified only partial funding for the project's construction; and

WHEREAS, the DDA views the reconstruction of Flagler Street as both a transportation project and critical economic development project that will create jobs and act as a catalyst for further redevelopment and revitalization of Downtown Miami, the City of Miami and Miami-Dade County.

WHEREAS, the project aims to replicate the success of other significant historical corridors, such as Ocean Drive, Lincoln Road and Miracle Mile, in acting as a catalyst for economic development.

WHEREAS, the DDA urges all major stakeholders -- including the City of Miami, Miami-Dade County, utility companies, Flagler Street property owners, and all other affected parties -- to provide their proportionate share of funding towards the project's construction so that the Plan can be executed in a shorter timeframe.

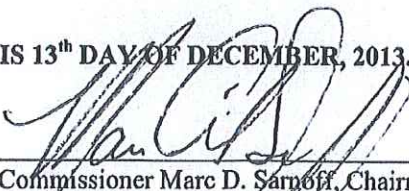
NOW, THEREFORE, be it resolved by the Board of Directors of the Miami Downtown Development Authority of the City of Miami, Florida.

Section 1. The recitals are true and correct and are adopted by reference and incorporated as if fully set forth in this Section.

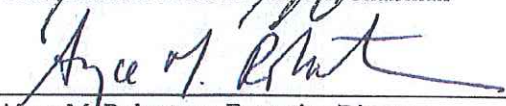
Section 2. The DDA approves the Flagler Streetscape Design Plan prepared by the Curtis + Rogers design firm.

Section 3. The DDA urges the City of Miami, Miami-Dade County, utility companies, Flagler Street property owners, and all other affected parties to provide their proportionate share of funding towards the project's construction.

PASSED AND ADOPTED THIS 13th DAY OF DECEMBER, 2013.

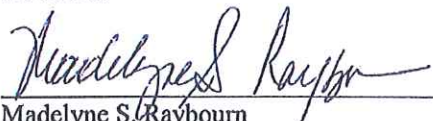


Commissioner Marc D. Sarnoff, Chairman



Alyce M. Robertson, Executive Director

ATTEST:

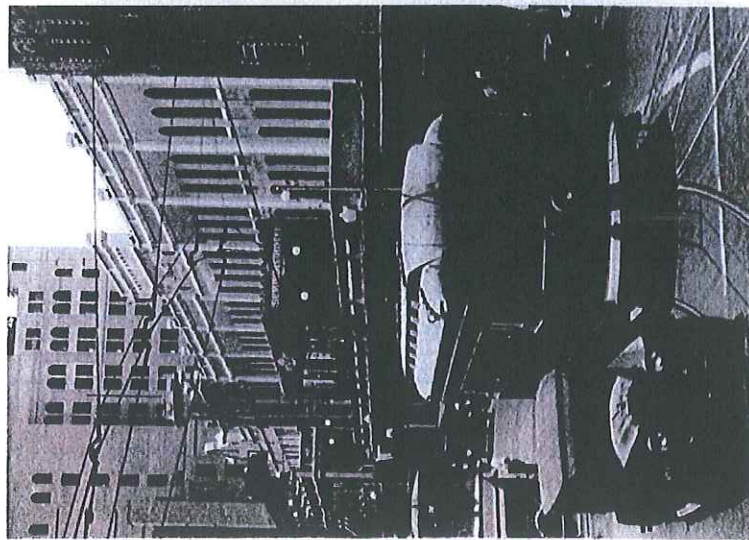


Madelyne S. Raybourn
Secretary to the Board of Directors

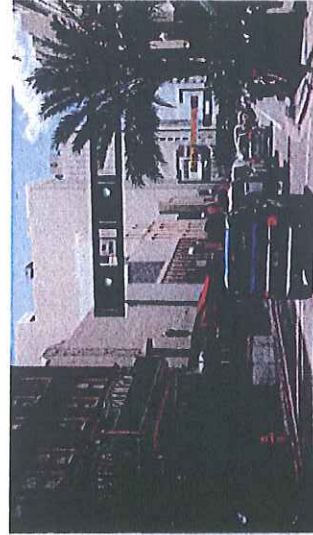
4. Create great streets and community spaces

EXHIBIT 1

4.1 Redevelop **Flagler Street** into Miami's Pedestrian Oriented Main Street



Miami DDA



Miami DDA



EDAW

- Protect and leverage the historic assets and human scale of Flagler Street, such as the Olympia Theater at the Gusman Center for the Performing Arts
- Restructure the roadway, sidewalks and open spaces to become a truly pedestrian oriented environment.
- Plant shade trees to reduce heat island effect and create a pleasant pedestrian walking environment
- Consider replacing parallel parking with wider sidewalks and more pedestrian oriented amenities.
- Promote quality retail and restaurants.
- Promote premium transit along and around Flagler St.
- Establish Flagler St as a primary connection between the two waterfronts (Miami River to Biscayne Bay).
- Support efforts to redesign the Miami-Dade Cultural Center to make it more accessible and pedestrian friendly.
- Provide enhanced community services, such as police and sanitation.



Flagler Street Vision & Action Plan

Flagler Street shall reclaim its proud and distinctive heritage as the City of Miami's iconic main street... a vibrant, walkable and historic shopping district featuring:

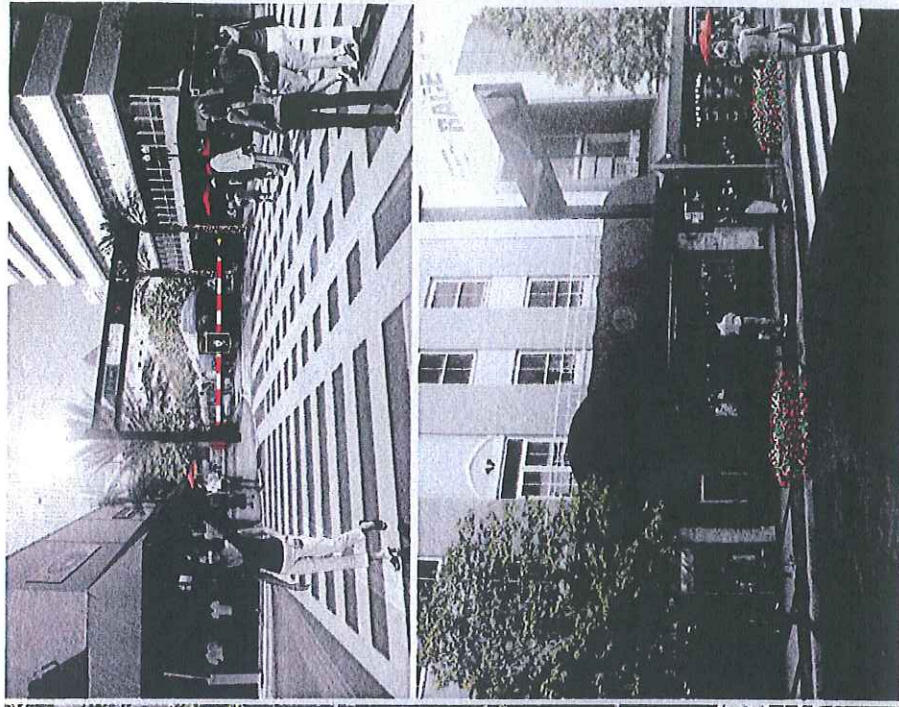
1. **Beautifully rehabilitated historic buildings with active uses at both the ground floor and upper levels**
 - *action: establish local historic district for Flagler Street, to include benefit package for property owners (i.e., TDRs and other local, state and federal incentive programs)*
2. **Lighting that highlights the rich architectural detail of signature buildings**
 - *action: hire lighting experts to develop a lighting program; provide matching funds towards execution*
3. **Wide sidewalks that are clean, safe, uncluttered, and shaded under dense tree canopy, arcades, awnings and canopies**
 - *action: a complete reconstruction of Flagler Street, including the widening of sidewalks through the removal of parallel parking (except for delivery and valet bays)*
4. **Limited parking bays for commercial loading/delivery and centralized valet parking service**
 - *action: a complete reconstruction of Flagler Street, including removal of parallel parking except for delivery and valet bays*
5. **Bustling sidewalk cafes**
 - *action: a complete reconstruction of Flagler Street to allow for additional outdoor seating zones; streamline zoning and assist with permitting*
6. **Cohesive design elements, such as landscaping, street furniture, signs, and public art**
 - *action: finalize streetscape guidelines; develop property design guidelines; fund improvements*
7. **Welcoming urban parks, plazas and open spaces**
 - *action: explore opportunities for additional parks and open space*
8. **Activated cultural and entertainment amenities, such as the Olympia Theater, HistoryMiami Museum, Main Library, galleries, art installations, and performances**
 - *action: support activation of cultural amenities*
9. **Regularly occurring street festivals and events**
 - *action: promote events; install removable bollards to ease street closures*
10. **Classic trolley service to other Downtown destinations**
 - *action: start Biscayne/Brickell Trolley loop service, including stops along Flagler Street*
11. **Easy connections to surrounding areas, including the waterfront, jewelry district, and Miami Dade College campus**
 - *action: implement Signage & Wayfinding program*
12. **High quality shops and dining establishments**
 - *action: pursue a retail market analysis that will foster growth of quality retail*

street views

Flagler

Streetscape

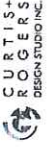
Scramble Crossing

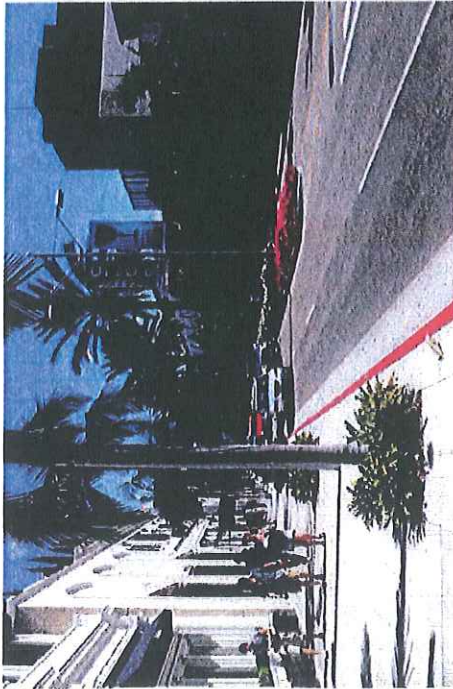


Mid-block Crossing



Typical Streetscape





Rodeo Drive, Los Angeles



Las Ramblas, Barcelona



Champs Elysees, Paris



Michigan Avenue, Chicago

**“Great Street”
Sidewalk Characteristics:**

- Wide for walking & dining
- Organized to make clear delineation of uses
- Neutral colors and patterns that can change with the times

Flagler Street Task Force

“Flagler Street shall reclaim its proud and distinctive heritage as the City of Miami’s iconic main street.... A vibrant, walkable and historic shopping district.”

- Vision of Flagler Street Task Force

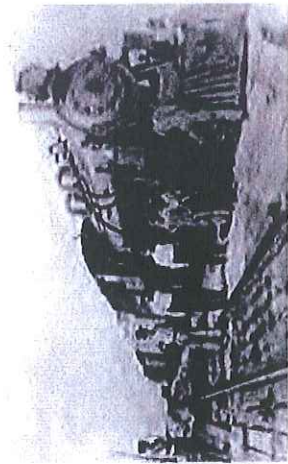
Objectives of Task Force:

- Limited parking bays for commercial loading/delivery and centralized valet parking service.
- Wide Sidewalks that are clean, safe, uncluttered and shaded under dense tree canopy, arcades, awnings, and canopies.
- Bustling sidewalk Cafes (Room Provided)
- Regularly occurring street festivals and events (provide removable bollards/or other removable gate)



design concept

Flagler Streetscape



Photos

- Henry M. Flagler
- 1890's train in Miami
- Flagler Street 1890's
- Flagler Train Yard west of Courthouse in the 1920's
- The Royal Palm Hotel.

Historical Context



Steel railroad rail embedded flush with concrete

Colored concrete with exposed aggregate

Colored concrete with exposed aggregate, cut into 12" x 12" pavers

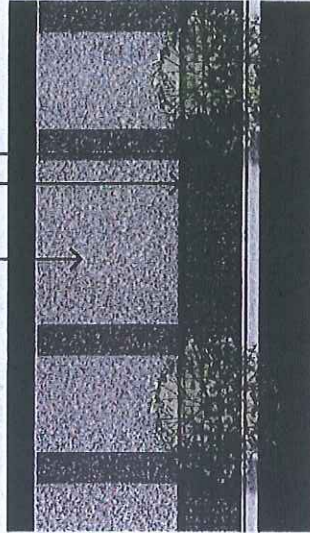


Photo of colored concrete with exposed aggregate

Photo of railroad rail



Inspiration

Flagler Street was named for Henry M. Flagler who brought his railroad to Miami in 1896, attracting many more residents and visitors to his landmark hotel the Royal Palm, which was situated at the mouth of the Miami River.

Before the railroad, most people came to Miami by boat.

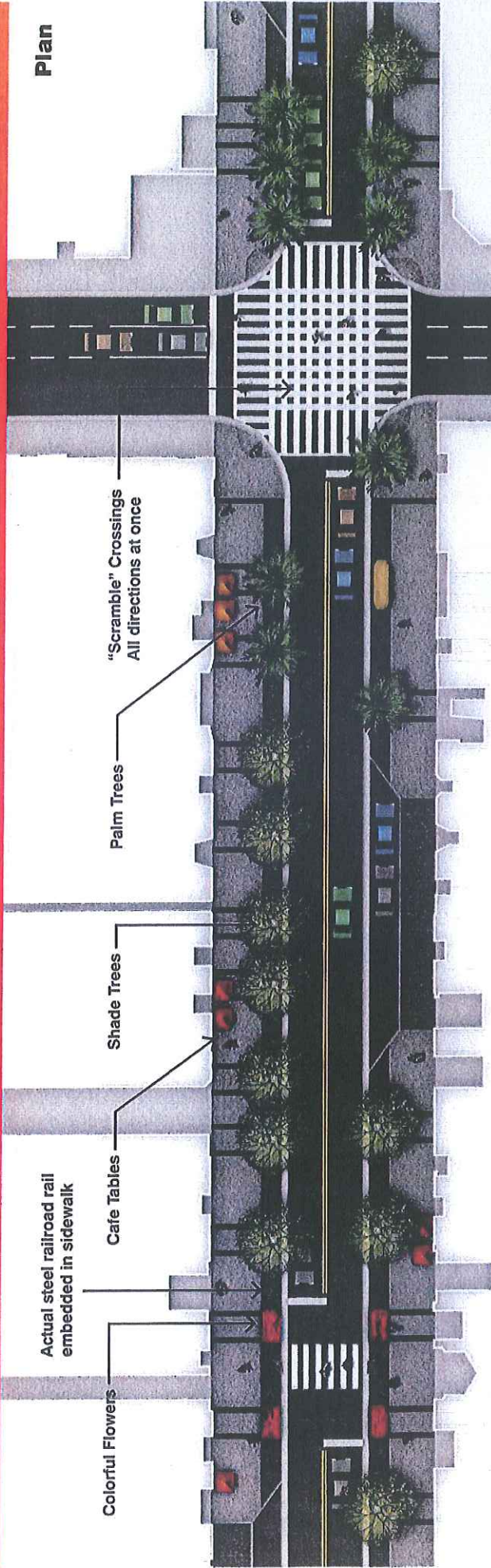
Design Concept

The sidewalk pattern echoes the repetitive bands of the railroad ties, but have been placed in pairs which have variable spacing - a metaphor of the diversity of Miami. There is an actual steel railroad rail embedded flush with the sidewalk making a tangible connection with the street's history.



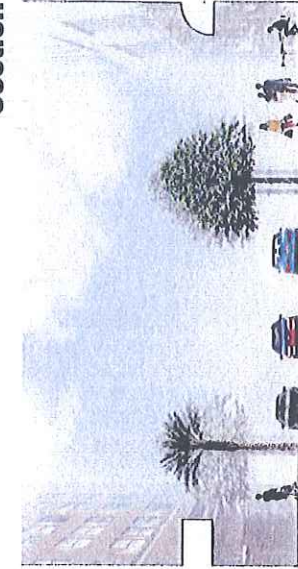
plan | section

Flagler Streetscape



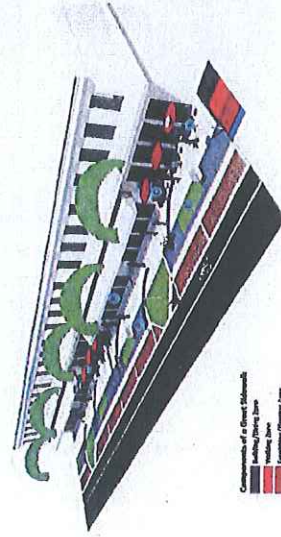
Plan

Section



Turning Flagler Street into a "Great Street"

- Replaces on-street parking with Valet Parking/Loading Zones to accommodate wider sidewalks for more pedestrian traffic and more sidewalk cafes.
- Provides quality, large shade trees, planted with most current practices and technology to assure large tree growth without sacrificing walkable space, which will provide shade and lower the temperature of the corridor for pedestrians.
- A complete re-design of the street drainage, to fix current issues, including the inverted sidewalks.
- Provide a sidewalk that is made from readily available materials arranged in a pattern that will allow for less noticeable repairs when required.
- Opportunities to educate the visitor's of the streets rich history.
- Unique and iconic "Crossing Gates" to close sections of the street for regular Street Fairs and Events.

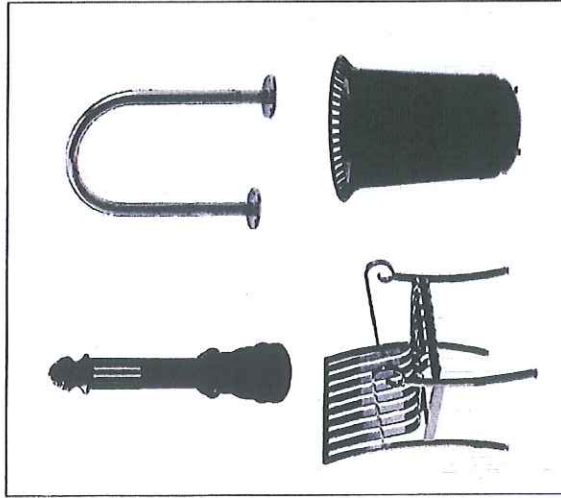


Components of Great Sidewalk

- Walking/Driving Lane
- Building Zone
- Amenity Zone
- Two-Way

Miami 21 Plan





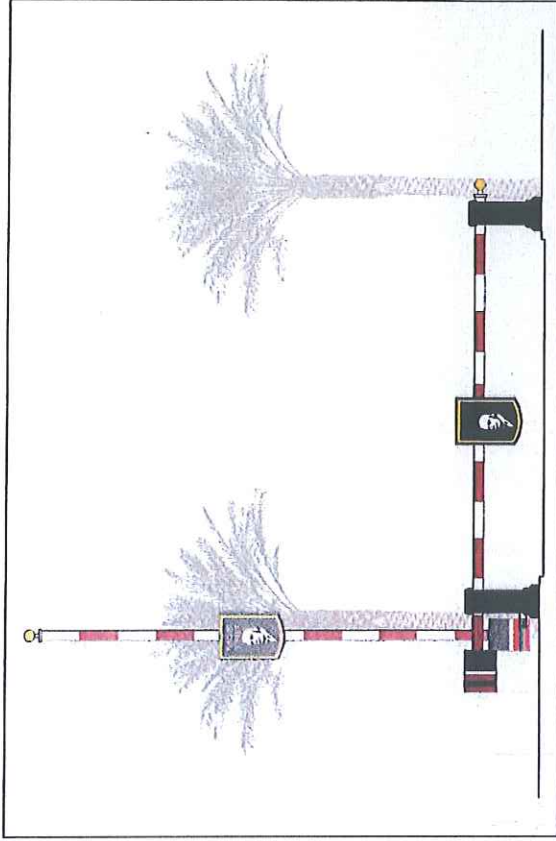
Furnishings: bollard, bike rack, seating, trash

Site Furnishing

- seating placed in groupings of 3 by Valet parking spaces
- trash and bike racks placed in convenient locations with at least 1/block on each side
- bollards placed at mid-block crossings

Crossing Gate

- Gate in down position can close sections of the street for festivals and events
- Gate in up position serves as a gateway or beacon adding to the character of the streetscape
- Gates place at the avenue intersections
- Signage rotates in up or down positions and is designed to relate to the history of the street



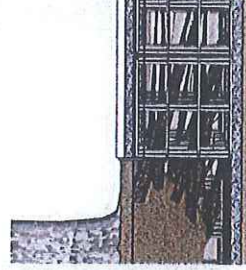
Crossing Gate



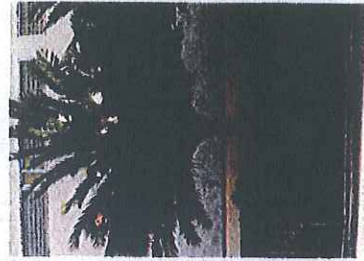
Lighting



Pavers up to 1' from trunks of trees



Underground Grate System to encourage root growth and bigger trees



- Date palms have a tropical look

- Relocate existing palms to new locations



Live oak trees are native, wind resistant, and have a long life span.

