

MetroCenter Industry Day

A Transformative Redevelopment of the
Miami-Dade County Government Center
Campus

August 10, 2022



Agenda

Welcome Comments & Vision	10:00 AM	The Honorable Daniella Levine Cava, Miami-Dade County Mayor The Honorable Eileen Higgins, Miami-Dade County Commissioner, District 5
Development Opportunity & Introduction to the Team	10:15 AM	Alex Muñoz <i>Director, Internal Services Department (ISD)</i>
Key Development Goals	10:20 AM	Dawn Soper <i>Director, P3 & Property Development, ISD</i>
Urban Planning & Design	10:30 AM	Lourdes M. Gomez, AICP <i>Director, Department of Regulatory and Economic Resources (RER)</i> Jess Linn <i>Planning Development Manager, RER</i>
Procurement Process	10:40 AM	Rita Silva, CPPO <i>Chief P3 & Innovative Procurement, ISD</i>
Design Guidelines	10:50 AM	Jorge I. Perez, AIA, NCARB, ENV SP <i>Senior Registered Architect, ISD</i>
Industry Input, Q&A	11:00 AM	County Team
Closing Comments	11:45 AM	Alex Muñoz <i>Director, ISD</i>

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Welcome

The Honorable Daniella Levine Cava, Miami-Dade County Mayor

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Welcome

The Honorable Eileen Higgins, Miami-Dade County Commissioner, District 5

The Vision

To design a new, vibrant neighborhood where...

- Residents and their families can live, work, play and learn
- Affordable housing is in the center of it all
- Kids can walk to school
- Transit is great and a car isn't necessary because it's walkable and safe for cyclists
- Green parks and open spaces encourage activity and facilitates health
- A model for resiliency and energy efficiency
- Businesses want to locate
- Retail, restaurants & cultural facilities enliven the area
- Government facilities are integrated into the neighborhood

Project Components

- Affordable and Workforce Housing
- DTPW Downtown Intermodal Terminal
- HistoryMiami Museum
- Downtown Main Library
- Central Park
- County Commission Chambers and Associated Offices
- Juvenile Assessment Center (JAC)
- Miami-Dade County Parks, Recreation and Open Spaces (PROS) Headquarters Offices
- Neighborhood Recreational and Wellness Center (PROS)
- Child Care Center
- Educational Space (K-12 schools)
- County Owned Parking
- Fleet Parking, Fueling and Maintenance Facility

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Unprecedented Development Opportunity



Unprecedented Development Opportunity

- Master Developer to partner with the County
- Up to 23 million square feet of development
- 6,000 to 8,500 residential units
- 17-Acre development site within the larger 28-acre Government Center
- Unlimited height & development intensity (subject to Federal aviation restrictions)

Visionary & Collaborative County Team

- Office of the Mayor
- Office of District 5 Commissioner Eileen Higgins
- Internal Services Department
- Community Action & Human Services Department
- County Attorney's Office
- Cultural Affairs
- Finance Department
- Juvenile Services Department
- Miami-Dade Public Library System
- Office of Management & Budget
- Parks, Recreation and Open Spaces
- Public Housing and Community Development
- Regulatory & Economic Resources
- Transportation and Public Works
- Water & Sewer Department

Industry-Leading Team of Advisors

- Jacobs Engineering Group (technical advisor)
- AECOM Technical Services, Inc. (DTPW Technical Advisor)
- IMG Rebel Advisory, Inc. (Real Estate and Financial Advisor)

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Key Development Goals



Key Development Goals

Highest and Best Economic & Social Use

- Measurable Financial Return & Feasibility
- Measurable Social Benefit including Education & Affordable Housing
- Measurable Transit System Benefit including Ridership

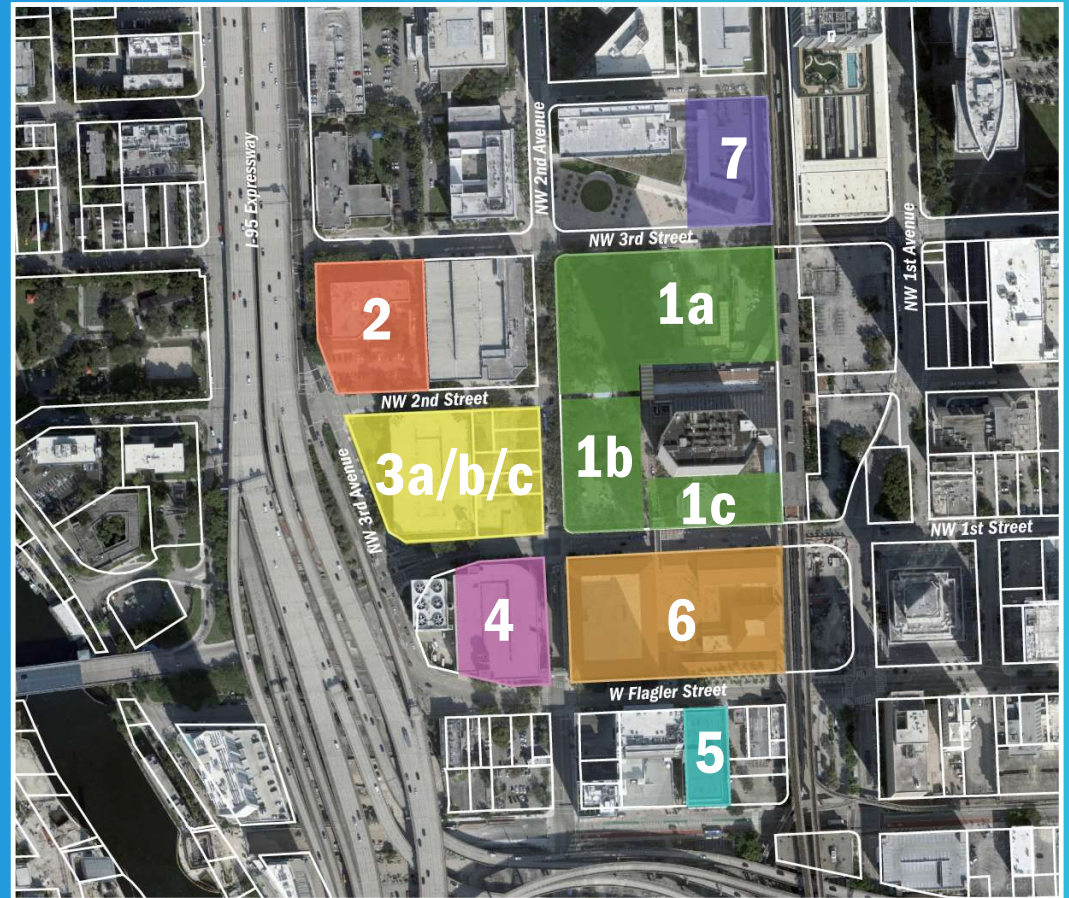
Key Development Goals

- Fully leverages assets
- Appropriately positioned to attract uses that contribute to long-term, sustainable financial and economic viability
- Enhanced marketability through placemaking & amenitization
- Builds on Transit & Civic Infrastructure
- Creative & Flexible

All of these contribute to the overall goal of creating a live-work-play neighborhood within Downtown Miami

Development Sites

Site	Property	Existing Sq. Ft.	Acres
1a	Govt. Center Excess Land (North)	TBD	3.10
1b	Govt. Center Excess Land (Southwest)	-	1.90
1c	Govt. Center Commission Chambers	-	0.80
2	Hickman Building	75,000	1.70
3a	Motor Pool Surface Lot	-	0.80
3b	Hickman Garage	284,230	1.90
3c	Motor Pool Gas Station	2,402	0.30
4	Cultural Center Office & Parking Garage	203,957	1.70
5	140 W. Flagler Office Building	256,082	0.50
6	Cultural Center	321,493	3.30
7	Children's Courthouse Surface Lot	-	1.00



Development Sites

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IMAGE VIA GOOGLE EARTH

Development Sites

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IMAGE VIA GOOGLE EARTH

Development Program

The minimum development program will include:

- 2,000 units of affordable and workforce housing
- 2.5 acres of connected open spaces
- New transit terminal with direct link to Metrorail
- New public facilities for the Main Library, HistoryMiami museum, and other uses

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Urban Planning & Design



Urban Planning & Design

The role of Regulatory and Economic Resources (RER)

- Long- and Short-Term land use planning
- Zoning
- Building permitting
- Environmental management
- Land subdivision
- Having planning and regulatory functions together in a unified agency is beneficial as planning is premised on the implementation of policy as much as the policy itself

Urban Planning & Design

The role of Regulatory and Economic Resources (RER)

- The County has land use, zoning and regulatory authority of these properties as part of the County's Rapid Transit Zone (RTZ)
- The County assumed this regulatory jurisdiction 2018
- The planning exercise included a collaboration with other County departments in planning for public and private facilities to leverage these county owned assets

Urban Planning & Design

Examples and best practices

- Hudson Yards, New York City
- Salesforce Transit Terminal, San Francisco
- Umeda Kita, Osaka

Hudson Yards New York City



Hudson Yards New York City

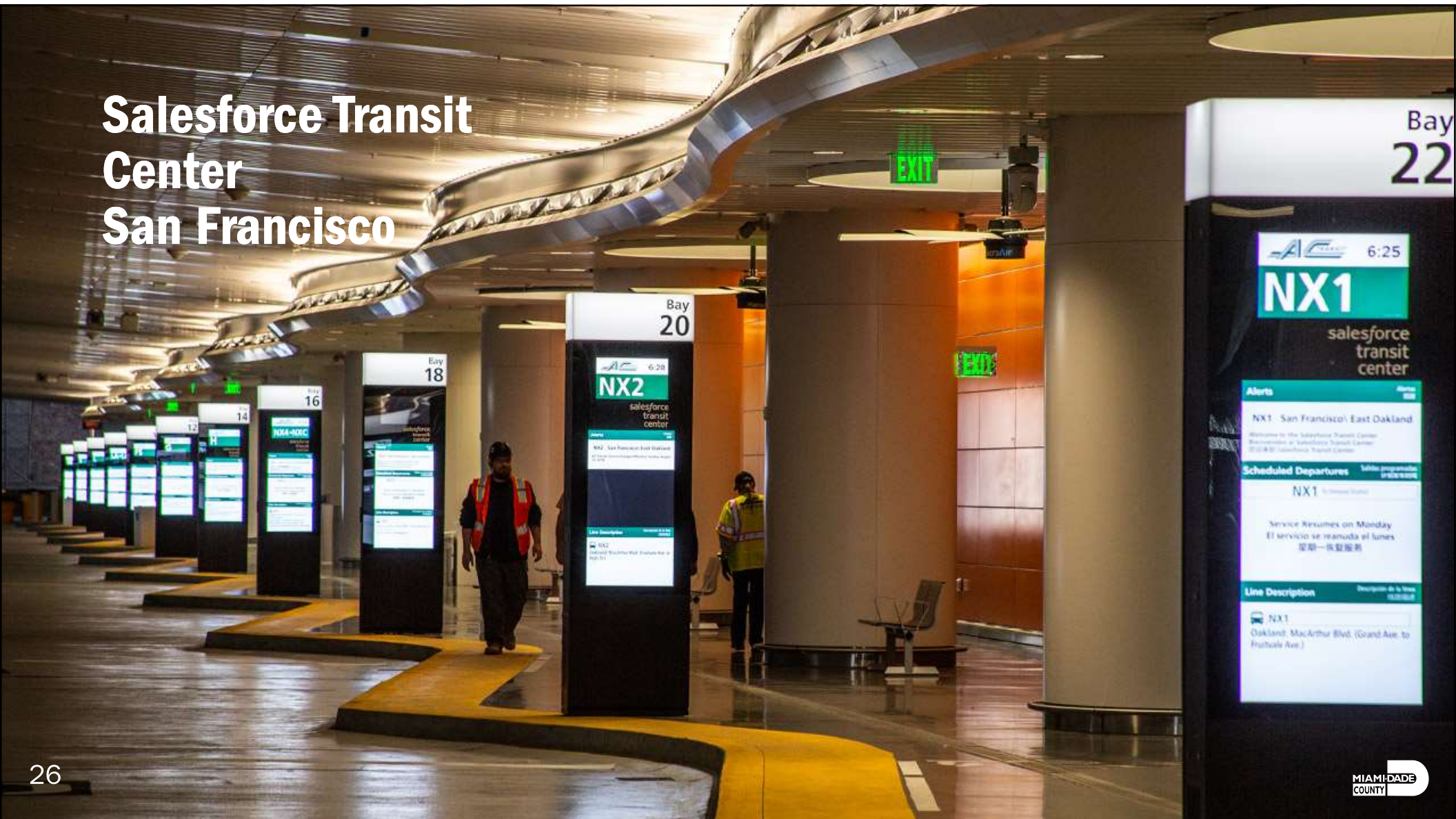


Salesforce Transit Center San Francisco



Salesforce Transit Center San Francisco

Salesforce Transit Center San Francisco



Umeda Kita Osaka



Umeda Kita Osaka



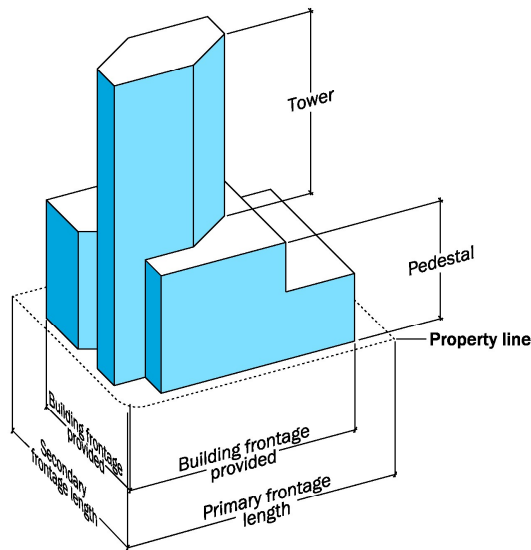
Umeda Kita Osaka



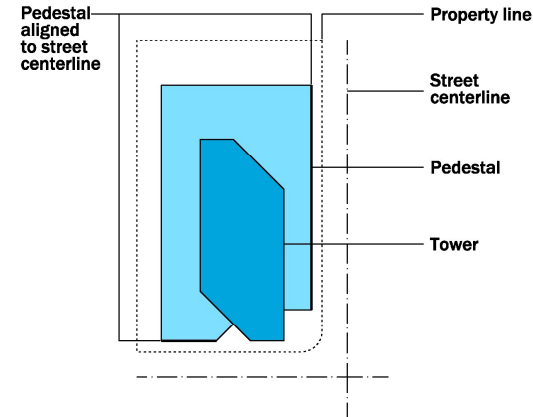
Government Center Development Standards

Building Massing As all the development sites are in Downtown Miami, buildings shall be sited in a manner that creates or enhances an urban context. For the purposes of these standards, buildings are comprised of a pedestal and tower portion. The pedestal is the ground floor and floors immediately above; the tower portion are those building floors above the pedestal of a lesser floor area than the pedestal. Primary and secondary frontages are specific to each building site shall be determined through the development process.

- For the purposes of these standards, buildings are comprised of a pedestal and tower portion
- The pedestal is the ground floor and floors immediately above
- The tower portion are those building floors above the pedestal of a lesser floor area than the pedestal
- For buildings where floor areas do not substantially vary, the entire building is considered as a 'pedestal'



Building Alignment The street-facing walls of the pedestal are to be aligned with the street centerline along primary and secondary frontages (and additional frontages where there is adjoining existing development) for the minimum frontage required. The walls of the tower portions of buildings are not limited as to their alignment or setback in relation to the street. Primary and secondary frontages are specific to each building site shall be determined through the development process.

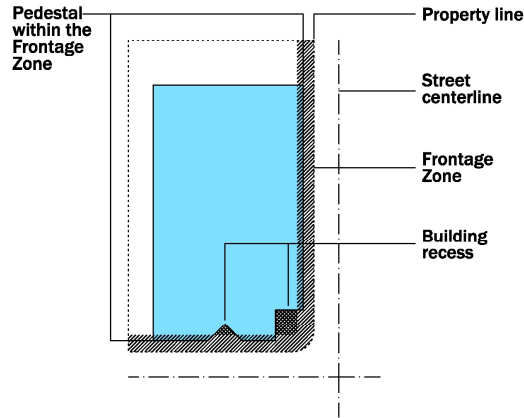


- The street-facing walls of the pedestal are to be aligned with the street centerline along primary and secondary frontages
- The walls of the tower portions of buildings are not limited as to their alignment or setback in relation to the street

Government Center Development Standards

Building Frontage The building pedestal shall be located within 20 feet of the primary and secondary frontages for at least 70 percent of the primary and secondary frontage length in aggregate. Where necessary to provide an entry plaza or similar feature the building pedestal may be recessed a greater amount for up to 30 percent of the required frontage length.

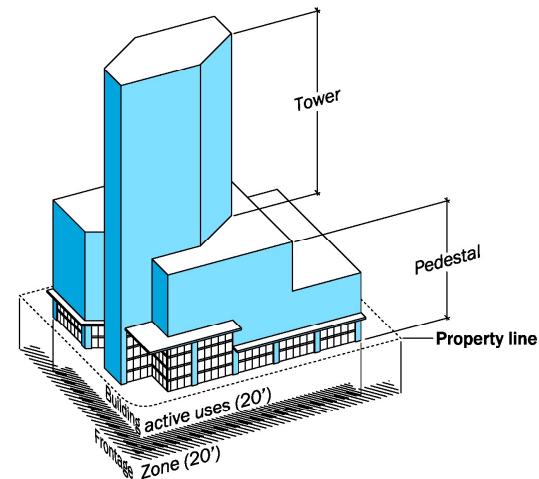
- Along each street for 20 feet in width is the 'Frontage Zone'
- For the primary and secondary frontages, the building pedestal is to be located within this area for at least 70 percent of the frontage length
- For entry plazas or similar features the building pedestal may be recessed a greater amount for up to 30 percent of the required frontage length



Frontage calculation example

Total street frontage length	585 ft.
Minimum building frontage in the Frontage Zone (70%)	410 ft.
Building frontage provided	490 ft. (83%)
Maximum building recess for entry plazas (30%)	123 ft.
Building recess provided	81 ft. (20%)

Building Ground Floors Active uses along the ground floor primary street frontage is required for a depth of at least 20 feet; active uses along the secondary frontage shall be required in areas where necessary to maintain pedestrian activity. Active uses include areas for building lobbies, retail and restaurant uses, and office uses that receive significant customer activity; office uses with occupancy mainly limited to employees shall be located at upper floors. Glass used at the ground floor shall not be tinted or otherwise treated to reduce visibility. Primary building entries shall be accentuated through double-height interior volumes, projecting entrance canopies, placement at street intersections, and other similar architectural expression. Building fixtures such as backflow preventers, check valves, electrical vaults, and the like shall be located away from building entrances and within the building envelope or away from the street frontage; such fixtures shall not be located or encroach into the required 15 foot sidewalk area.

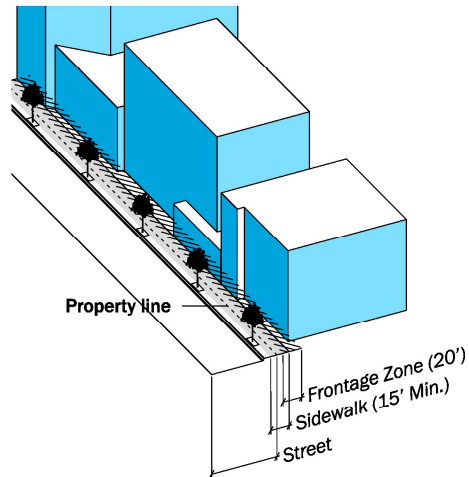


- Ground floors are required to have active uses along the primary street frontage of a depth of at least 20 feet
- Active uses include areas for building lobbies, retail and restaurant uses, and office uses that receive significant customer activity
- Primary building entries should be accentuated through double-height interior volumes, projecting entrance canopies, placement at street intersections, and other similar architectural expression

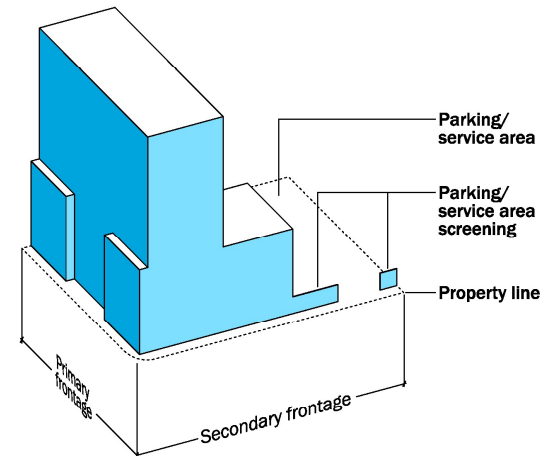
Government Center Development Standards

Sidewalks The building pedestal shall provide for a continuous sidewalk width of 15 feet along all street frontages. Although the RTZ does not require any building setback, in certain areas maintaining this sidewalk width will require a setback. The sidewalk area shall be the primary means of pedestrian circulation along the street frontage; landscaping, street trees, street furniture, above-ground utility installations, and the like shall be located outside of this area. Any changes in grade or elevation between the building ground floor and sidewalk requiring steps and/or ramps shall be provided for outside of this sidewalk area. Upper floors of the pedestal or tower may cantilever into any setback provided.

- A continuous sidewalk width of 15 feet is required along all street frontages
- Landscaping, street trees, street furniture, above-ground utility installations are required be located outside of the sidewalk area
- Changes in grade or elevation between the building ground floor and sidewalk requiring steps or ramps are to be provided for outside of the sidewalk area



Loading Areas Building loading/service areas and parking access shall not be located along the primary frontage except in the case of building sites with only one frontage; in that case, such areas shall not be located within the building active uses area along the primary frontage except for driveways perpendicular to the street frontage. Open loading and service areas shall be screened from the street by walls of a height sufficient to mitigate the visual impact of such areas; the design of said walls shall also consider the anticipated height of typical service vehicles and be of a material and design consistent with the principal building(s).



- Building loading and service areas shall be located away from the primary frontage
- Loading and parking access is permitted along the primary frontage only on lots with one frontage
- Open loading and service areas are to be screened with walls so that these areas are concealed from the street

Government Center Development Standards

Ground Floor Design Ground floor building materials used along street frontages shall be suitable for high-traffic areas; materials such as polished stone, metal, glazed tile or similar shall be used. Flat expanses of stucco or other undifferentiated material with occasional “punched” windows and doors shall be prohibited. Ground-floor street-facing walls shall be mainly of glass to provide a high level of visibility into and out of the building. Window and door placement shall be located to maximize visibility from passing pedestrians and vehicles; windows and doors recessed between wall planes or columns that limit visibility from certain angles are to be avoided.

- Building materials used along street frontages are to be suitable for high-traffic areas including materials such as polished stone, metal, glazed tile or similar
- Ground-floor street-facing walls should be mainly glass with window and door placement located to maximize visibility
- In this example, the street frontage is mainly glass and the columns supporting the roof structure are thin and do not obstruct visibility
- In this example, the street frontage is mainly glass and is shaped to enclose a landscaped pedestrian plaza
- This plaza area is an extension of the sidewalk without changes in grade that obstruct pedestrian circulation
- Landscaping is contained within defined planting areas and are consistent with an urban character



Ground Floor Design continued



- In this example, the building entry is located at the street intersection and accentuated by steps and a small fountain
- The steps (and ramp behind the fountain in this image) do not obstruct pedestrian circulation along the adjoining sidewalk
- Materials used at street level are of a high quality, including polished stone and stainless steel



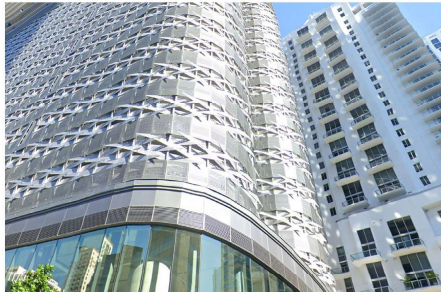
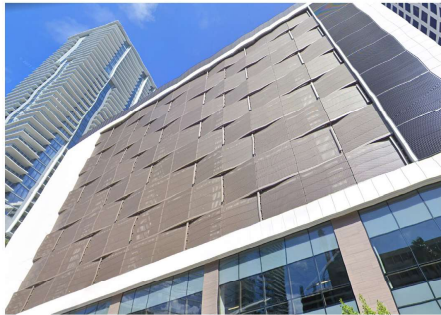
Inappropriate Example

- In this example, the building is not designed to relate to the street corner
- Walls are mainly flat stucco and easily become discolored from passing traffic
- “Punched” windows are obscured by mirror tint and building interior areas do not relate to the street frontage

Government Center Development Standards

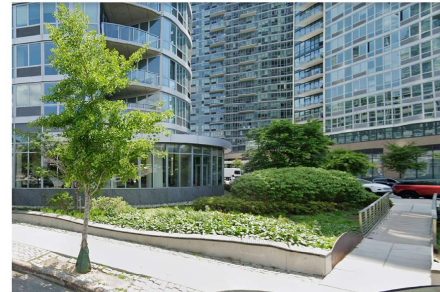
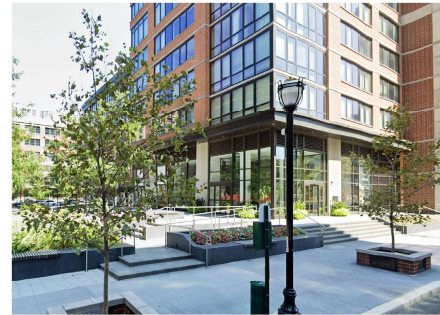
Parking Open surface parking areas and ground floors of parking garages shall not be located within the building active uses area along the primary frontage; parking areas along secondary frontages and upper floors shall be screened so that parked vehicles are not visible from the street; appropriate architectural louver systems and/or other similar elements shall be used. Parking lots shall be

- Parking lots and ground floors of parking garages are not to be located within the building active uses area along the primary frontage
- Parking garage structures along streets are to be screened with louvers or other similar devices



Landscape Building landscaping shall be of an urban character and relate to the established or logical patterns of pedestrian circulation; this shall be accomplished through planting location and species selection of suitable shape, foliage type, and size at maturity. Planting areas along the street frontage shall be defined through the use of appropriate hardscape elements, open lawn areas or similar shall not be permitted. Street trees shall be located within tree grates, bonded aggregate paving, or other similar methods of installation; street trees located within raised planters are also permitted. Planter areas shall be occupied by suitable species of one or more of shrubbery, ground cover, or ornamental grasses.

- Landscaping is to be of an urban character and defined by hardscape elements
- Landscape planting location shall relate to pedestrian circulation patterns
- Undefined open lawn areas are not permitted



Development Concept

View Northwest

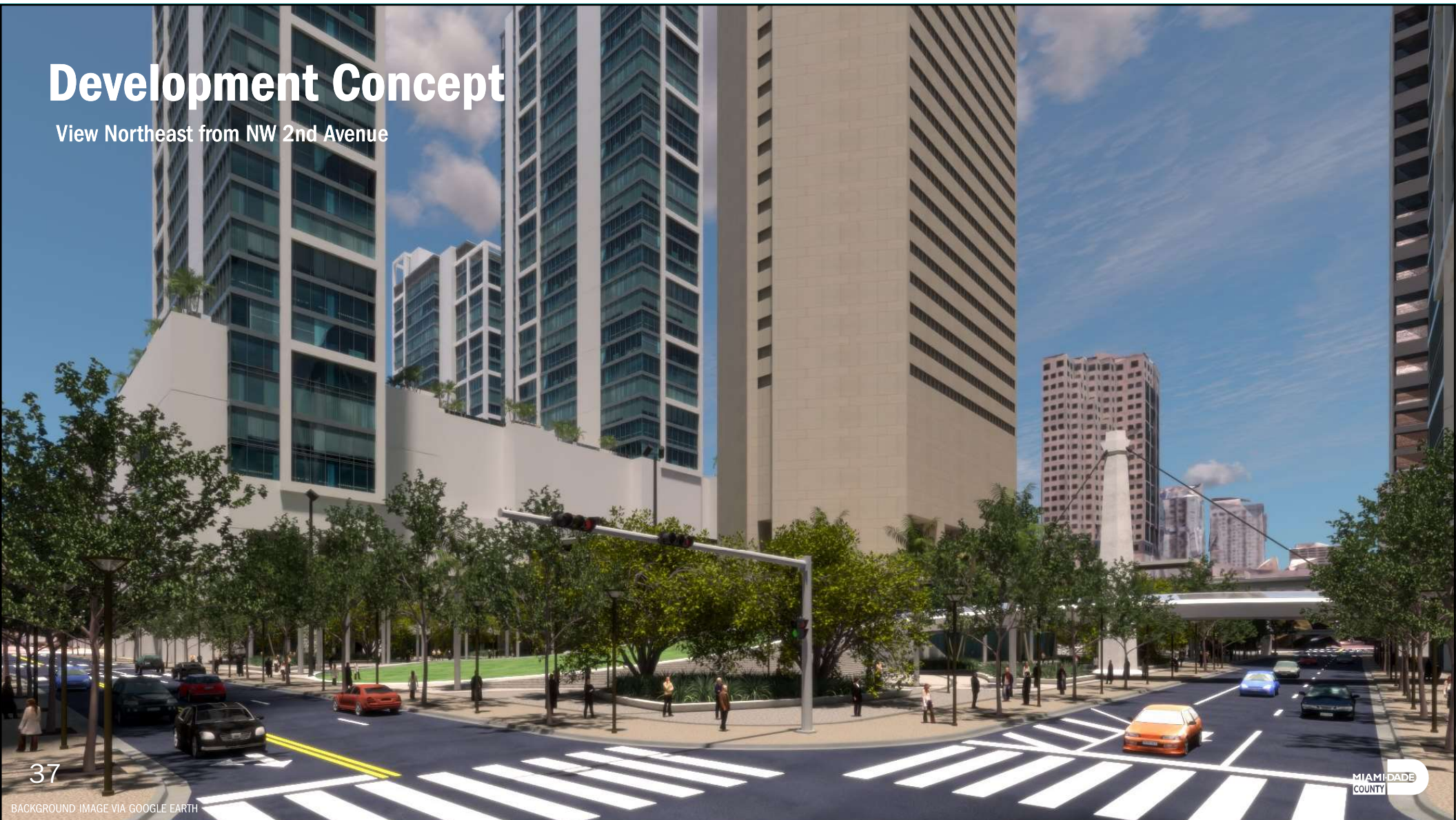


Development Concept

View North-east

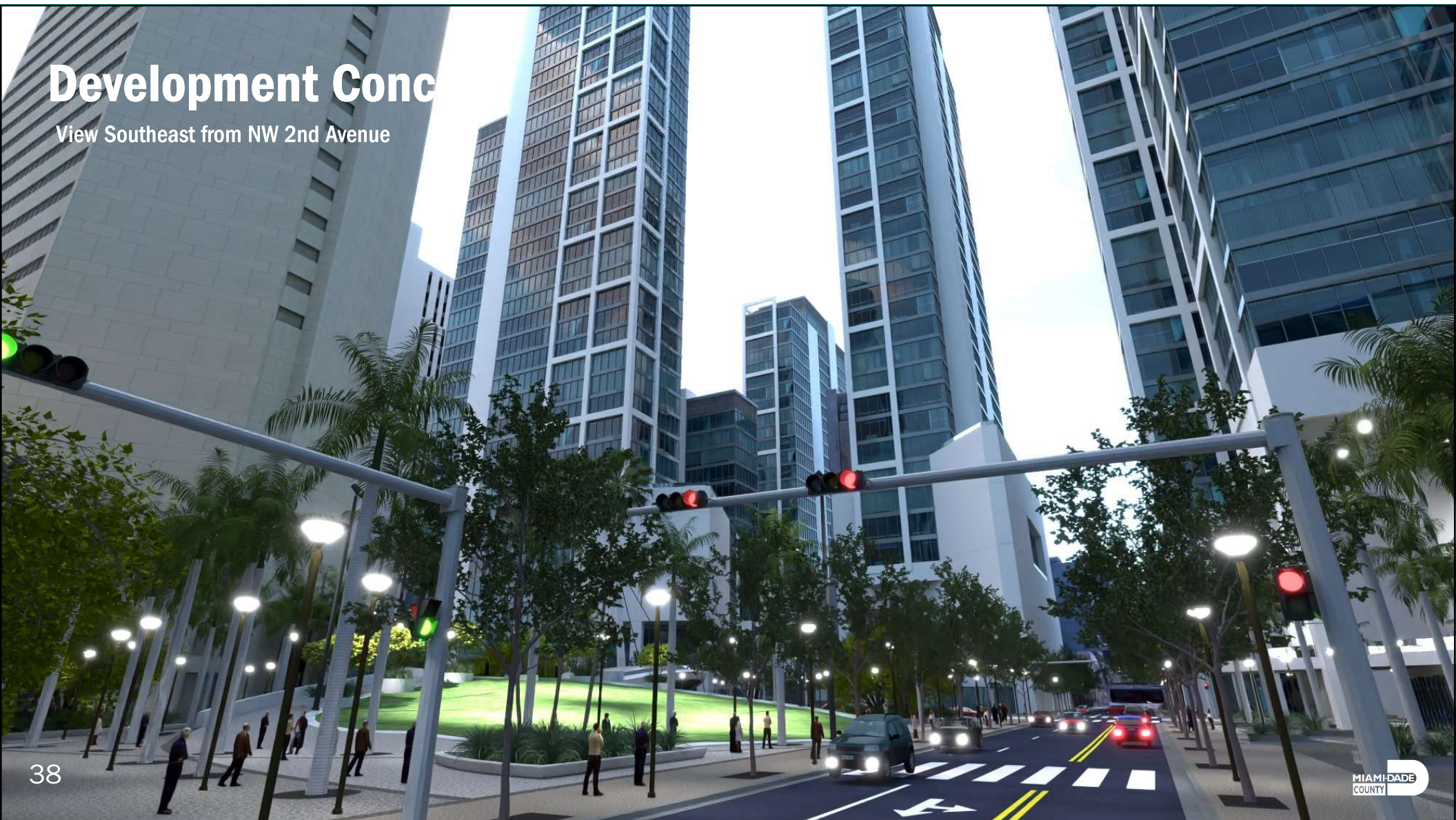
Development Concept

View Northeast from NW 2nd Avenue



Development Conc

View Southeast from NW 2nd Avenue



Development Concept

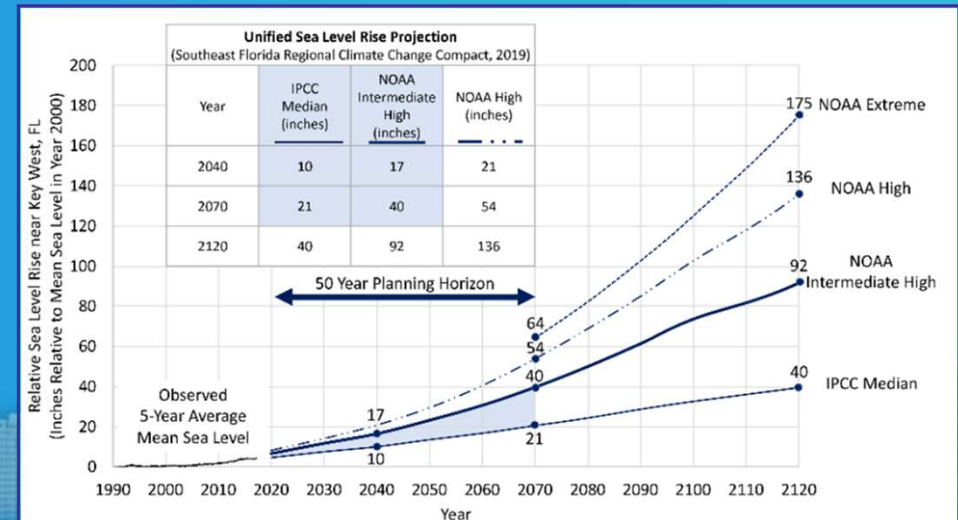
View East



Resilience and Sustainability

Miami-Dade County Resilience and Sustainability Requirements

- Sea Level Rise Consideration
- Sustainable (Green) Building Ordinance - *All County-funded, leased, or operated infrastructure projects must pursue LEED Silver and/or Envision Silver*
- Cool Roof
- Solar Hot Water and Solar Photovoltaic



Resilience and Sustainability

Miami-Dade County Resilience and Sustainability Requirements

- Benchmarking Energy and Water Use and Use of Energy Star-Certified Products
- Electric Vehicles Charging Stations
- Life-Cycle Cost Analysis - *Can apply to LEED and Envision projects for certification*



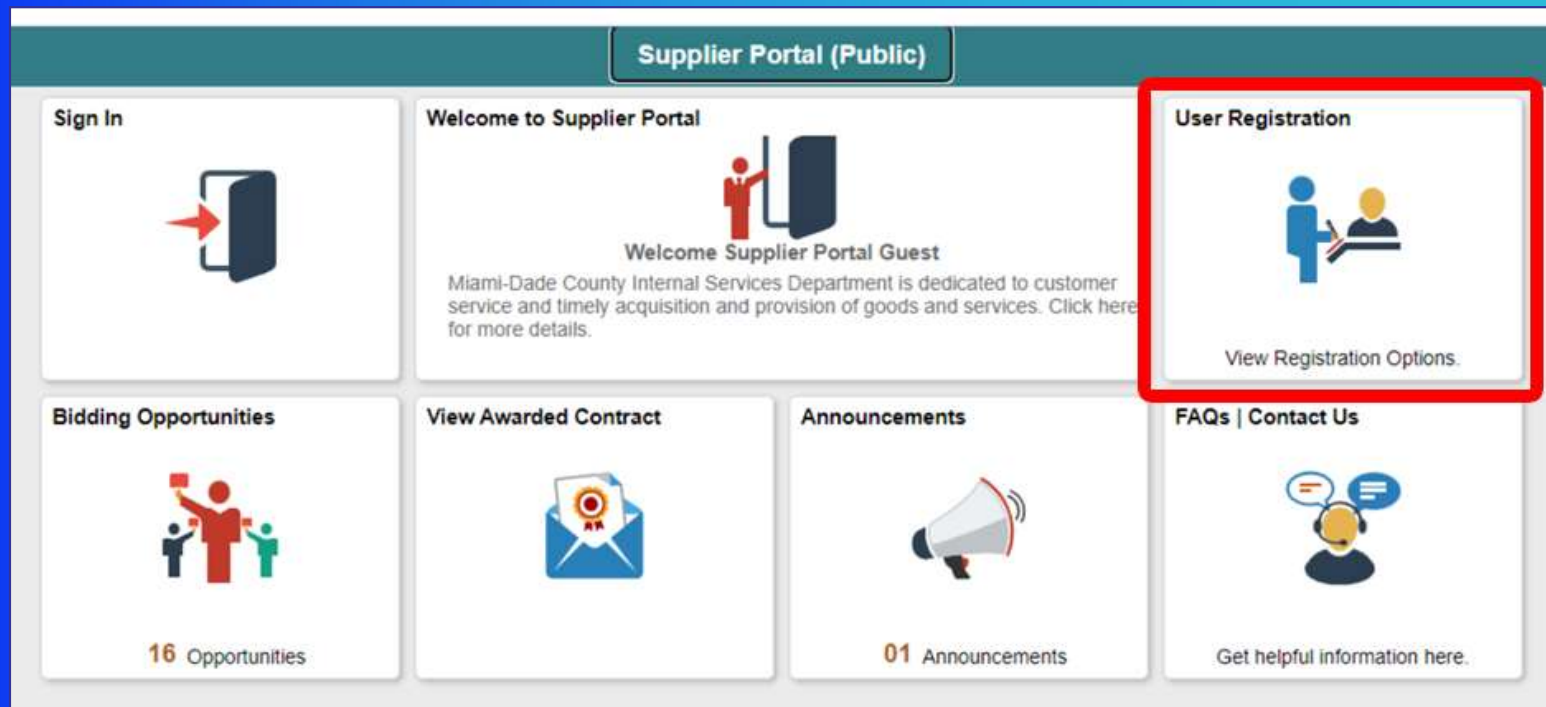
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Procurement



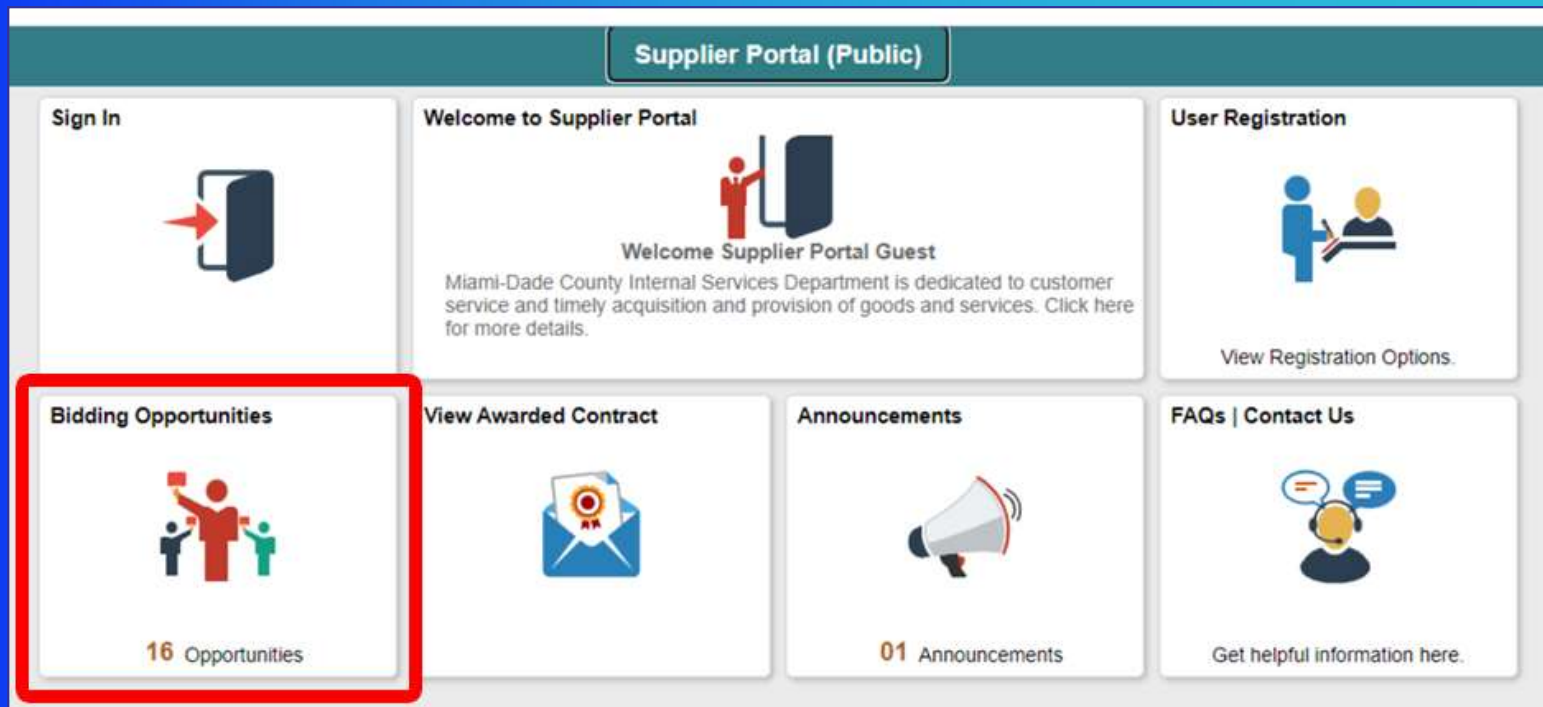
Procurement Preparation

Online at <https://supplier.miamidade.gov>



Procurement Solicitation

Online at <https://supplier.miamidade.gov>



Procurement Solicitation

Request for Proposals (RFP) *Highlights*

Seeking Proposers

- Experience in similar projects
- Bring resources in master planning, development, financing, and marketing of large-scale real estate development projects in order to capture their fair share demand

Proposer Participation

- Pre-Proposal Conference at date/time/place in RFP
- Requests for additional information period, County responses via addenda

Procurement Solicitation

Request for Proposals (RFP) *Highlights*

Award One Master Developer to enter into a Development Agreement

Method of Award Responsive, responsible short-listed proposer offering the best value to the County

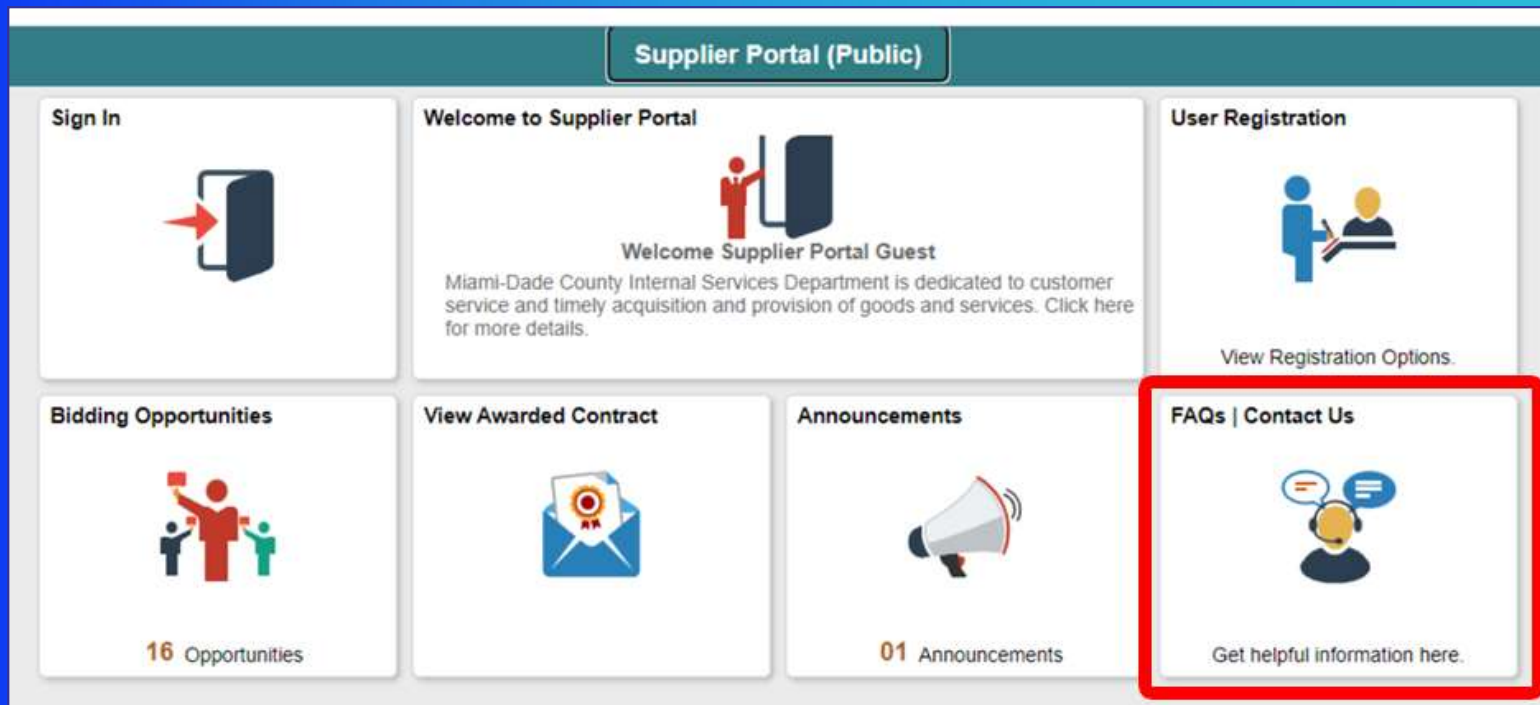
Procurement Solicitation

Request for Proposals (RFP) *Two-Step Process*

Step	Solicitation	Activity	Result
1	RFP Phase 1	Qualifications (Proposers with their teams, approach)	Short List Proposers (up to 5)
In between	Draft RFP Phase 2	Individual Negotiation Meetings (Short Listed Proposers)	Release Final RFP
2	RFP Phase 2	Proposal (Technical, Design, Financial)	Award (1)

Procurement Proposal

Submitting a Proposal *Training Materials and Contacts*



Procurement Proposal

Submitting a Proposal *Training Materials and Contacts*

FAQs and Contact Us

Eligible Supplier

- What documents are required to become a Supplier with Miami-Dade County?

Bidder Instructions

- Strategic Sourcing Training Material

Password Requirements

- What are the password requirements?

Forgot Password

- Forgot Password Instructions

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Design Guidelines



Design Guidelines

Design Guidelines Document

- Encourage creativity by the development community while meeting County goals and standards
- Will describe the Development Site, building design objectives, and the goals for the quality of design

Design Guidelines

Four primary sections:

- The project and its sites
- Strategies for the urban environment
- Program components
- Goals for resilience and sustainability



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Questions & Answers



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Closing Comments

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