

PLAN NOBE

PROPOSED NORTH BEACH MASTER PLAN



For more information, visit PlanNoBe.org.



The Town Center district illustrative plan



Existing conditions along 71st Street

The Project

Dover, Kohl & Partners led a multi-disciplinary team to create a Master Plan for the North Beach District of Miami Beach and recommend an economic and revitalization strategy. The project team included The Street Plans Collaborative, JSK Architectural Group, Goodkin Consulting, Chen, Moore and Associates, and ARCADIS Engineering along with The Mayor's North Beach Master Plan Steering Committee.

Plan NoBe provides the basis for public policy in the North Beach area of the City of Miami Beach regarding physical development. Plan NoBe establishes priorities for public-sector action while simultaneously providing direction for complementary private-sector decisions. The Plan and its guidelines serve as a tool to evaluate new development proposals, direct capital improvements, and to guide public policy in a manner that ensures North Beach continues to be the community that its residents want it to be. The Plan contains illustrative plans, diagrams, maps, and pictures to make concepts clear and accessible to City officials, residents, developers, community groups, and other stakeholders.

The Process

Direct community input shaped the ideas and recommendations found in Plan NoBe. The public process began in November 2015 with a kickoff session to introduce the community to the project and the consultant team. The design process centered around a Charrette—an intensive, open planning process that combines hands-on community brainstorming with "designing in public." In February 2016, the team set up a week-long Open Design Studio at the Byron Carlyle Theater. Over the course of a week, the team met with more than 1,000 interested residents and stakeholders over the course of a week including property owners, neighbors, merchants, developers, environmental specialists, historic preservationists and community leaders.

Plan Principles

Five big ideas to revitalize the North Beach community emerged as part of the public process. These five consensus ideas provided an outline for Plan NoBe: make a town center, provide more mobility options, protect & enhance neighborhoods, better utilize public lands, and build to last.



A vision for a multimodal 71st Street at Byron Avenue

5 Big Ideas to Revitalize North Beach

Make a Town Center: North Beach needs a compact, pedestrian-friendly town center that is vibrant, dynamic, and includes a mix of uses. The town center needs to be an attractive residential living environment with compatible office uses and neighborhood-oriented commercial services. The center must be tall enough to be the most vibrant place in North Beach while avoiding the overwhelming scale found in other places within the Miami area. All buildings must continue the tradition of fronting the street with windows, storefronts, and awnings to ensure a pedestrian experience that is welcoming and interesting.

Provide More Mobility Options: An interconnected network of walkable streets is vital to the health of neighborhoods and cities. The City of Miami Beach recently adopted a new Transportation Master Plan that combines a Bike & Pedestrian Plan with a Transit Improvement Plan. The plan demonstrates the City's commitment to prioritizing walking and biking over other forms of mobility. Building great streets means creating places where people want to be—places that are safe, comfortable, interesting, and beautiful. Existing streets can be retrofitted with wider sidewalks, world-class bike infrastructure, shade trees for sidewalks, better lighting, and buried or relocated overhead utilities. The best streets offer residents and visitors a variety of ways to get around town.

Protect & Enhance Neighborhoods: North Beach has many of the elements that make a community successful, including walkability, a mix of uses, generous amounts of open space, and an appealing architectural style. The quality of life in North Beach can best be improved upon by capitalizing on these core assets. North Beach should take pride in its large stock of Miami Modern (MiMo) structures and use their restoration as a tool for economic development. Historic structures in North Beach must be preserved. Preservation is the soundest long-term economic development strategy. As much as possible, new construction should occur in vacant or underutilized spaces and complement the existing building stock architecturally.

Better Utilize Public Lands: The City of Miami Beach owns or controls numerous properties throughout North Beach including streets, public rights-of way, parks, a golf course, parking lots, the North Shore Community Center, Ocean Rescue, Shane Watersports Center, and the North Beach Bandshell. The City should enhance and utilize its properties and streets in order to support the surrounding community and attract new investment. From streets to open space, there should be no loss of public lands in the future.

Build to Last: The City of Miami Beach has weathered many climate challenges in its first 100 years. It made a successful recovery after the 1926 hurricane and many since. While the potentially negative impacts of sea level rise and climate change on the South Florida economy as a whole are real, and alarming, the City has begun taking measures to adapt. Yet more adaptation in the form of updated regulations and infrastructure investment is needed. Miami Beach has made a commitment to improving its ability to deal with sea level rise and climate change by introducing larger stormwater pipes, installing backflow preventers, adding pump stations, and by raising streets, buildings, and sea walls to new elevation standards. An increased commitment to these approaches, with special emphasis on North Beach, is now required.



a A long term vision for a complete Town Center



b A dedicated transit lane along Collins Avenue with new development on the West Lots



c Normandy fountain reconfigured around a pedestrian-oriented district with a combination of preservation and enhancement



d The 72nd Street parking lot transformed into a complete public space creating a green heart for the Town Center



Local adaptation to climate change involves responding to sea level rise, stormwater, and storm surge events