CITY OF NORTH MIAMI
NE 6TH AVENUE CHARRETTE

TREASURE COAST REGIONAL PLANNING COUNCIL
with and for
THE CITIZENS OF NORTH MIAMI.

The Study Area
The Study Area

The Citizen’s Master Plan

The Citizen’s Requests

- Narrower Street
- Landscaped Islands
- Mixed- Use Buildings
- Wider Sidewalks
- Sidewalk Cafes
- Pavers on Crossings
- Lighting
- Uniform Street Furniture
- Parking Behind Buildings
- Entry Features
- Traffic Calming
- New Buildings

- Shade
- Arcades
- Attractive Bus Stops
- Landscape Publix
- Solve Congestion at NE 125 & NE 6
- Crossings for Kids
- Small Everyday Shops
- Laundry Facilities
- Purchase Land
- Townhouses
- Parks
- Uniform Colors
- Ice Cream Shops
The Front Door

The Entrance To The City
Reconfiguring the Intersection: A Solution
Dealing With The Intersection & Protecting The Neighborhood

The Phases Of Reconstruction

Existing Condition
Phase 1

Ultimate Build-Out
The Intersection of Main & Main

What If?

A Distinctive Entrance To Downtown
The Makings of a Great Street

“Only” 58’

How Do You Do It?
EXISTING CONDITION

Four 11' travel lanes 44'
One 11' turning lane 11'
Curb & gutter 4'
Two 6' sidewalks 12'

PROPOSED: SHORT TERM

Four 10' travel lanes 40'
One 13' landscaped median 13'
Curb & gutter 4'
Two 7' sidewalks 14'

COMMERCIAL DISTRICT

Two 11' travel lanes 22'
Two 8' parallel parking lanes 16'
Curb & gutter 4'
Two 13' sidewalks w/ arcades 26'
1½' arcade setback 3'

ULTIMATE BUILD-OUT

Two 11' travel lanes 22'
One 13' landscaped median 13'
Two 8' parallel parking lanes 16'
Curb & gutter 4'
Two 6' planting strips 16'
Two 6' sidewalks 12'
How Do You Go From This …

…To This?
NE 6th Avenue & NE 124th Street

Could Look Like This
The Northern Entrance To The City

Should Be A Dignified Place
Dealing With Parking
Building Types

Existing

Addition of a 50’ lot in the Rear
The Fate Of Buildings

Existing

Addition of a 50’ lot in the Rear
• Façade Improvements
• Reconstruction
• New Construction
Reconstruction/ Historic Preservation
Fix The Genetic Code

Fix the Genetic Code
Good DNA

Genetic Code
HUMANS
Appealing External Features
Well-Proportioned
High Potential For Attracting Mates
Resilient & Adaptable

Zoning Code
TOWNS & CITIES
Attractive Built Environment
Human Scale - Comfortable Streets
High Potential For Attracting Investment
Built to Be Diverse/Built to Last
Modernist Codes
Confusing, Debatable & Quantitative

Lists
Tables
Charts
Definitions
Sub-sections
Sub-paragraphs
Overlays
Exceptions
Amendments
Cross References
Footnotes
Permitted Uses
Conditional Uses
Prohibited Uses
Special Uses
Special Exceptions
Secret Formulae

Graphic Code

Residential
Residential
Office
Commercial
Set Back:
40’
Parking
Required: 32
Available: 27
Set Back:
Zero
Parking
Required: 32
Available: 45
It can be done better!
Special Projects

Publix
What if?

North Miami High
Vacant Property

Seize the Opportunity
An Incredible Opportunity

The Northern Entrance To The City
Reality Check

Where Does the funding come from?

- CDC funds
- Interama Bond
- Grants
- FDOT
- ....

An Historic Opportunity: 5 Tasks

- Educate the public
- Correct zoning mistakes
- Focus design on the corridor itself
- Develop meaningful urban places
- Correct mistakes in the street details

Start Small If You Have to..., But Start Now
Who Cares About NE 6th Avenue? Everyone Should!!!

Everyone Should!!!