DR. MARTIN LUTHER KING, JR. BOULEVARD STREETSCAPE BEAUTIFICATION MASTER PLAN AND FACADE STANDARDS

FINAL DRAFT SUBMITTAL
City of Miami

MAYOR - MANNY DIAZ
COMMISSIONER ANGEL GONZALEZ - DISTRICT 1
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Planning Department
Economic Development Department
Community Development Department
444 SW 2nd Avenue
Miami, FL 33130
P.O. Box 330708

Miami-Dade County

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Office of Community and Economic Development
140 W. Flagler
Miami, FL 33128

MLK Economic Development Corporation

AD HOC COMMITTEE
STREETSCAPE SUBCOMMITTEE
FAÇADES SUBCOMMITTEE
6114 NW 7th Avenue
Miami, FL

Urban Resource Group

A Division of Kimley-Horn and Associates, Inc.
Urban Design and Landscape Architecture
1691 Michigan Avenue, Suite 400
Miami Beach, FL 33139
(305)673-2025

JUNE, 2005
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The vision for Dr. Martin Luther King Boulevard...

- A place that provides a mix of learning, living, working, shopping and entertainment in a Tropical Afrocentric atmosphere.
- A place that is active, lively, and provides a distinctive urban lifestyle that reinforces Miami’s multi-cultural and multi-generational characteristics.
- A place which combines a variety of building heights, shapes, with land uses geared to pedestrians; encourages window shopping, outdoor cafes, restaurants, and human interaction along wide sidewalks, plazas, open spaces, balconies and arcades.
- A place that provides a connection to Model City/Liberty City from Downtown Miami (via I-95 and US 441), and from the Upper Eastside/Biscayne Boulevard to the City of Hialeah (via Dr. MLK King Boulevard), provides adequate parking, discourages the use of the automobile at ground floor, and provides a place that has attractive colors, materials, lighting, and landscaping; that is safe to the public welfare.
- A place that provides a variety of affordable housing for all income and age groups, especially the middle class, provides residents, visitors and tourists with a variety of 24 hour services, including among others: restaurants, entertainment, cultural, and specialty retail.
- A neighborhood corridor that reinforces the messages and teachings of Dr. Martin Luther King, Jr., and the cultures of all people of the African Diaspora, including its music, cuisine, art, and traditions.
The **Dr. Martin Luther King, Jr. Boulevard Streetscape Beautification Master Plan and Facade Standards** serves to advance the overall vision established by the local community to redevelop the area both physically and economically. This document focuses on three primary components which constitute an important part of the overall community revitalization efforts. These components include:

- **Creation of a beautification master plan** for the MLK corridor itself which will serve as a blueprint for future roadway improvements along the length of the corridor. The focus of these standards is to fast track the design and implementation of the streetscape improvements along the corridor while maintaining a meaningful and consistent theme throughout.

The Beautification Master Plan includes: The illustrative Master Plan, Existing and Proposed Cross-Sections, Concept Sketches of the Corridor, Typical Crosswalk and Intersection Layouts, Public/ Private Relationship Layouts, linear park design alternatives, streetscape element palette, technical layout, and opinion of probable construction cost.

- **Establishment of specific design standards for façade improvements** which will aid local property owners in enhancing the physical characteristics of their properties. These standards are not intended to restrict design, but rather to establish an envelope in which the character of the neighborhood will be emphasized through quality architectural design.

- **Historical Designation Reports** for potential historic sites that played and continue to contribute to the history and character of the neighborhood. These reports will be submitted to the State for the consideration of establishing several historic properties along the corridor as official state designated historic sites.

This section of the document will include the various reports for the potential historical designation sites which are: The Segregation Wall, The Carver Theater, The Labor Union Hall, Yeager Clinic, Post Office Building, Pallbearer's Building and the Continental Cleaner's Building.

These efforts combined will serve to better the community and advance the effort of revitalization. The Beautification Master Plan for the public improvements will work in tandem with the proposed façade standards to establish a cohesive and unified theme and character for the corridor which symbolically expresses the strides and accomplishments of Dr. King as an individual as well as the Civil Rights movement in Miami.
STREETSCAPE BEAUTIFICATION MASTER PLAN
Streetscape Beautification Master Plan

Elements of Design

The streetscape beautification section of this plan will serve as a guide for future improvements to the public right-of-way. Through the public process, the theme and vision for the corridor was established. The theme and vision focus on MLK as a man and leader, symbolically highlighting his life's accomplishment, but also what his persona represents: coming together and freedom. The vision is further characterized by African-based motifs, patterns and colors which relate to the cultural make-up of the neighborhood. It is the intent of this beautification master plan to establish a standard for design that implements the theme and vision throughout the corridor.

The beautification master plan will regulate various design elements throughout the streetscape, including:

- Hardscape Materials (i.e. sidewalk, pavers, etc)
- Planting
- Lighting
- Linear Park Redesign
- Crosswalks
This cross section represents the typical condition along NW 12th Avenue to NW 7th Avenue. The medians are planted but with minimal vegetation while the sidewalks are, for the most part, narrow and void of landscaping except for areas along the police station and Tacolcy Center.
The proposed cross-section above will enhance the overall appearance of the streetscape by adding decorative pedestrian light poles, new concrete sidewalks, and enhancing the median and sidewalk landscaping where possible.
The typical cross-section for this portion of the corridor is characterized by commercial buildings against the back of sidewalk with no landscaping and no center median.
The proposed cross-section plans to enhance the appearance of the boulevard by adding decorative pedestrian light poles, color concrete banding on the sidewalk, and enhanced intersection treatments at pedestrian crossings.
* Refer to technical layout for specific material information and locations of streetscape elements.
5 Refers to location of historically significant buildings (typ.)
* Refer to technical layout for specific material information and locations of streetscape elements.

6 Refers to location of historically significant buildings (typ.)
KEY MAP

- Refer to technical layout for specific material information and locations of streetscape elements.

- Refers to location of historically significant buildings (typ.)
* Refer to technical layout for specific material information and locations of streetscape elements.

6 Refers to location of historically significant buildings (typ.)
* Refer to technical layout for specific material information and locations of streetscape elements.

3 Refers to location of historically significant buildings (typ.)
* Refer to technical layout for specific material information and locations of streetscape elements.

5 Refers to location of historically significant buildings (typ.)
* Refer to technical layout for specific material information and locations of streetscape elements.

5 Refers to location of historically significant buildings (typ.)
* Refer to technical layout for specific material information and locations of streetscape elements.

** To be coordinated with Miami Dade County Roadway Improvements Project.

5 Refers to location of historically significant buildings (typ.)
Dr. Martin Luther King, Jr. was a man who worked relentlessly to bring cultures together during the Civil Rights Movement. His efforts are seen as a driving force in gaining equal rights for African Americans. Because of Dr. King, the efforts toward equality continue and many other cultures have been impacted.

The design of the intersections along Dr. Martin Luther King Jr. Boulevard reflects his efforts and the coming together of different cultures and ideas. At the primary intersections, at NW 6th Avenue and MLK Boulevard and at NW 7th Avenue and MLK Boulevard, different colored pavers serve to represent different cultures. As the colors move across the crosswalk, they bleed into each other, blurring the line of differences.

Along the entire corridor, where lighting exists, an alternating colored paver band occurs both to unify the design of the corridor, and symbolically show the progression of the civil rights movement. At each band will be a physical element with descriptions of Dr. King’s accomplishments, his speeches, his actions, etc.
Secondary Intersection (Typical)

At secondary intersections, the same colored pavers are used to symbolize different cultures and ideas, but the colors do not bleed together. This creates a hierarchy of streets along the corridor. The crosswalks in these secondary intersections use decorative striping.

The same paver bands continue throughout the corridor at the light fixtures.

Note:
- Refer to technical layout for locations and material specifications.
- Refer to Opinion of Probable Cost on Page 68 for Cost Estimate.
Neighborhood Intersection (Typical)

Following the hierarchy, this intersection treatment represents the third tier in the sequence of the streetscape. The aim is to direct focus toward the other, more prominent intersections by simplifying the design of these smaller intersections.

Note:
- Refer to technical layout for locations and material specifications.
- Refer to Opinion of Probable Cost on page 68 for cost estimate.
In order to create a more pedestrian oriented street, the public/private relationship applies to the areas between the right of way and the building facade as is seen in the sketch below. The facade shall be mostly transparent - (see page 74 for storefront transparency standards). This transition area can be used for three things: 1) as an extension of the sidewalk, 2) as a seating area, and 3) as a landscape area. Refer to page 70 - Transition Zone for additional information.

1. Extension of the Sidewalk

The sidewalk in the image above is extended to provide a larger connection both to the building and to the street. In addition, it encourages more pedestrian activity in the area.

2. Seating Area

Above are two good examples of using the transition area as a space for outdoor seating. It draws more business while still allowing for unobstructed sidewalks.

3. Landscape Area

This neighborhood street in West Palm Beach is a good example of using a landscape area to delineate between the street and the sidewalk, and the sidewalk and the building face.
Multi-colored paver design carries the theme of the many contributions that Dr. Martin Luther King made to cultures and races of the world. This theme is carried through into other components of the streetscape, such as decorative street crossings, which use the same colors. The 2’ specialty paver band will carry the multi-colored/multi-cultural theme throughout the corridor. It will occur at each light fixture.

*Refer to Opinion of Probable Cost on page 53 for cost estimate.
*Refer to Technical Layout for linear park locations along MLK Boulevard.
*Linear park sizes vary greatly between 15’ and 50’.
*The potential memorials along the corridor may be located within the linear parks and other open space areas, such as medians.
This is a lower cost alternative which allows the sidewalk material and color to enter the park. The multi-colored elements are limited to the existing walls and columns, which will be repainted. The multi-colored elements show the joining together of different cultures, which Dr. King helped to create.

*Refer to Opinion of Probable Cost on page 53 for cost estimate.

*Refer to Technical Layout for Linear Park Locations

*Linear park sizes vary greatly between 15’ and 50’.
This is an alternative solution that looks at removing the existing concrete walls and flooring and replacing these items with new pre-fabricated benches and new concrete flooring. The MLK interpretive elements would be incorporated into the various elements of the design.
Preferred Option

This option can be used where there is limited right-of-way. This detail also moves pedestrian crossing activity away from the intersection. Refer to FDOT standards for ramp and crosswalk standards.

Preferred Limited Right-of-Way Option

This pedestrian ramp detail moves the pedestrian crossing away from the intersection and reduces the width of the actual crossing. Refer to FDOT standards for ramp and crosswalk standards.

Secondary Option

This ramp option may be utilized where the other options are not feasible for a particular corner. Refer to FDOT standards for ramp and crosswalk standards.
Scenario 1 - Before Improvements

Outdated Signage

Views to parking

Grey Sidewalk

Exposed chain-link fence

Non-decorative light poles

No landscaping in median.
After Improvements

- Integral colored sidewalk
-停车区域与种植物相结合
-更新的标志
-装饰性行人灯柱
-在中分带的新景观
Scenario 2 - Before Improvements

- No Decorative Lighting
- Blank facades
- Lack of landscaping in median
After Improvements

- Facade improvements to existing buildings
- Enhanced landscaping in median
- Decorative light pole
- Color paver bands.

| Transition Zone | Sidewalk | Curb & Gutter | Travel Lanes |
NOTE
REFER TO THE STREETSCAPE ELEMENTS LIST FOLLOWING THE TECHNICAL LAYOUT FOR SPECIFIC STREETSCAPE MATERIALS AND SPECIFICATIONS.
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REFER TO THE STREETScape ELEMENTS LIST FOLLOWING THE TECHNICAL LAYOUT FOR SPECIFIC STREETScape MATERIALS AND SPECIFICATIONS.

LEGEND:
- Right of Way
- Existing Sidewalk
- Sidewalk Zone
- Landscape Area
- Decorative Corner Treatment
- Bike Stop
- Existing sidewalk intersection
- Linear Park Location
- Existing and Proposed Driveways
- Proposed Pedestrian Light Pole
- Proposed Sidewalk Feature
- Existing Driveway
- Existing Palms
- Proposed Driveway Trees
- Proposed Sidewalk Trees

GENERAL NOTES:
- The right-of-way improvements for the Martin Luther King Jr. Boulevard are limited to 25th Street SW 10th Avenue SW to the intersection with Beaverton Blvd.
- The scope of the work includes elements from the back of curb to the right-of-way. These elements include: pavement striping, sidewalk, street furniture, median landscape, crosswalk beacon, pedestrian signal (design, site furniture selection).
- This project does not include the following: any paving, lane, or sidewalk work, the exception of crosswalks, irrigation, landscape lighting, curb modifications, drainage, and utilities.
- Base information for this document is based on available data, which includes Mint-Count City Plan, utility poles, and field observation.
- The exact locations of driveways are subject to change based on the updated survey.

SCALE AS SHOWN

41
NOTE:
REFER TO THE STREETSCAPE ELEMENTS LIST FOLLOWING THE TECHNICAL LAYOUT FOR SPECIFIC STREETSCAPE MATERIALS AND SPECIFICATIONS.

SCALE AS SHOWN

NOTE:
The limits of the right-of-way improvements for Dr. Martin Luther King Jr. Boulevard are limited to the right-of-way from the north edge of the street to the intersection with Interstate 95.

The scope of this work includes the expansion of the median strip. These elements include:
- Proposed gateway features
- Proposed pedestrian light poles
- Proposed sidewalks
- Proposed curb modifications
- Proposed signal improvements
- Proposed stormwater management systems
- Proposed landscaping

This project does not include the following: any trash, lane, or any work with the exception of greenways. Information provided herein is based on available data, which includes Miami-Dade County roadway plans, and field observations. The exact locations of improvements are subject to change based on the updated survey.
MLK BLVD.

INTEGRAL COLORED CONCRETE
COLOR: AUTUMN BEIGE #0288

VERA WOOD TREES
SPACED AT 15 FT. O.C. MIN.
(TYPICAL)

SARAL PALMS
SPACED AT 15 FT. O.C.
(TYPICAL)

NOTE:
REFER TO THE STREETSCAPE ELEMENTS LIST FOLLOWING THE TECHNICAL LAYOUT FOR SPECIFIC STREETSCAPE MATERIALS AND SPECIFICATIONS.
NOTE:
REFER TO THE STREETSCAPE ELEMENTS LIST FOLLOWING THE TECHNICAL LAYOUT FOR SPECIFIC STREETSCAPE MATERIALS AND SPECIFICATIONS.

LEGEND:
- RIGHTS OF WAY
- EXISTING SIDE OF STREET
- SIDEWALK ZONE
- LANDSCAPE AREA
- DECORATIVE CORNER TREATMENT
- EXISTING BUS STOP
- EXISTING SIGNALIZED INTERSECTION
- LINEAR PARK LOCATION
- EXISTING AND PROPOSED SXWAYS
- PROPOSED PEDESTRIAN LIGHT POLES
- PROPOSED GATEWAY FEATURE
- PROPOSED CHARRY TREES
- PROPOSED FLowering TREES
- PROPOSED PALMS
- EXISTING PALMS

NOTES:
- LEFT LANE OF THE RIGHT-OF-WAY IMPROVEMENTS FOR DR. MARTIN LUTHER KING JR. BOULEVARD ARE LIMITED TO THE RIGHT-OF-WAY FROM THE INTERSECTION WITH INTERSTATE 95.
- THE GOALS OF THIS WORK INCLUDE IMPROVEMENTS TO THE RIGHT-OF-WAY. THESE ITEMS INCLUDE PEDESTRIAN LIGHT POLES, SIDEWALK SURFACE TREATMENTS, MEDIAN LANDSCAPE, CROSSWALK DESIGN, PEDESTRIAN RAMPS DESIGN, SITE PLANNING, Etc.
- THIS PROJECT DOES NOT INCLUDE THE FOLLOWING: ANY IDEAL SITE ASSOCIATED WORK WITH THE EXCLUSION OF EXISTING CABLES, ELECTRICITY LINES, EXISTING LANDSCAPE SP-LIGHTS, EXISTING DRAINAGE, OR UTILITY.
- BASE INFORMATION FOR THE DOCUMENT IS BASED ON AVAILABLE DATA, WHICH INCLUDES MIAMI-DADE COUNTY ROADWAY PLANS, AERIAL, AND FIELD OBSERVATION.
- THE EXACT LOCATIONS OF ORMENENTS ARE SUBJECT TO CHANGE BASED ON THE UPDATED SURVEY.

SCALE AS SHOWN: 0 30 60
NOTE:
REFER TO THE STREETSCAPE ELEMENTS LIST FOLLOWING THE TECHNICAL LAYOUT FOR SPECIFIC STREETSCAPE MATERIALS AND SPECIFICATIONS.
STREETSCAPE ELEMENTS
### Streetscape Elements

Note: The palette of plants presented in this document constitutes xeric and/or native plants that require minimal maintenance.

<table>
<thead>
<tr>
<th>Accent Plant</th>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Overall Height</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bromeliad</td>
<td>Bromeliad</td>
<td>3-5'</td>
</tr>
<tr>
<td></td>
<td>Crinum x amabile</td>
<td>Crinum Lily</td>
<td>4-6'</td>
</tr>
<tr>
<td></td>
<td>Alpinia zerumbet</td>
<td>Shell Ginger</td>
<td>3-5'</td>
</tr>
<tr>
<td>Shrub</td>
<td>SCIENTIFIC NAME</td>
<td>COMMON NAME</td>
<td>OVERALL HEIGHT</td>
</tr>
<tr>
<td>-------</td>
<td>----------------</td>
<td>-------------------</td>
<td>----------------</td>
</tr>
<tr>
<td></td>
<td>Rhaphiolepis</td>
<td>Indian Hawthorn</td>
<td>2’-2 1/2’</td>
</tr>
<tr>
<td></td>
<td>indica</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Jasminum</td>
<td>Jasmine</td>
<td>2’-3’</td>
</tr>
<tr>
<td></td>
<td>multiflorum</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Chrysobalanus</td>
<td>Cocoplum</td>
<td>2’-4’</td>
</tr>
<tr>
<td></td>
<td>icaco</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: The palette of plants presented in this document constitutes xeric and/or native plants that require minimal maintenance.
<table>
<thead>
<tr>
<th>Shrub</th>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Overall Height</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Schefflera arboricola 'Trinette'</td>
<td>Dwarf Variegated Schefflera</td>
<td>4'-8'</td>
</tr>
<tr>
<td></td>
<td>Rapanea guinensis</td>
<td>Florida Myrsine</td>
<td>4'-8'</td>
</tr>
</tbody>
</table>

Note: The palette of plants presented in this document constitutes xeric and/or native plants that require minimal maintenance.
### Flowering Tree

<table>
<thead>
<tr>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>OVERALL HEIGHT</th>
<th>HEIGHT AT TIME OF PLANTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lagerstroemia indica</td>
<td>Crape Myrtle</td>
<td>15-20’</td>
<td>8’</td>
</tr>
<tr>
<td>Bulnesia</td>
<td>Verawood</td>
<td>to 15’</td>
<td>8’</td>
</tr>
</tbody>
</table>

Note: The palette of plants presented in this document constitutes xeric and/or native plants that require minimal maintenance.
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<table>
<thead>
<tr>
<th>Large Canopy Tree</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>OVERALL HEIGHT</th>
<th>HEIGHT AT TIME OF PLANTING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Quercus virginiana</td>
<td>Live Oak</td>
<td>40-60'</td>
<td>12-16'</td>
</tr>
<tr>
<td>Large Palm</td>
<td>SCIENTIFIC NAME</td>
<td>COMMON NAME</td>
<td>OVERALL HEIGHT</td>
<td>HEIGHT AT TIME OF PLANTING</td>
</tr>
<tr>
<td>------------</td>
<td>-----------------</td>
<td>-----------------</td>
<td>----------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td></td>
<td>Washingtonia robusta</td>
<td>Washington Palm</td>
<td>20-30’</td>
<td>14-18’</td>
</tr>
<tr>
<td></td>
<td>Sabal palmetto</td>
<td>Cabbage Palm</td>
<td>20-40’</td>
<td>14-18’</td>
</tr>
</tbody>
</table>

Note: The palette of plants presented in this document constitutes xeric and/or native plants that require minimal maintenance.
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<table>
<thead>
<tr>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>OVERALL HEIGHT</th>
<th>HEIGHT AT TIME OF PLANTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veitchia montgomeryana</td>
<td>Arecaeeae Palm</td>
<td>20-30'</td>
<td>10-14'</td>
</tr>
<tr>
<td>Furniture type/ Name</td>
<td>Manufacturer</td>
<td>Color/ Specs.</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>---------------------</td>
<td>------------------------</td>
<td></td>
</tr>
<tr>
<td>City Bench with Dr. Martin Luther King, Jr. Emblem</td>
<td>City Standard</td>
<td>Black</td>
<td></td>
</tr>
<tr>
<td>City Newsrack</td>
<td>City Standard</td>
<td>Black</td>
<td></td>
</tr>
<tr>
<td>Decorative Light Pole (Pedestrian) - 14’ Mounting Height</td>
<td>Ameron (FPL Decorative Package)</td>
<td>Fixture - Black Pole - Dark Grey</td>
<td></td>
</tr>
</tbody>
</table>

Note: Martin Luther King, Jr. image shall be one of the four(4) images licensed to the MLK EDC for use by the King estate.
<table>
<thead>
<tr>
<th>Furniture type/ Name</th>
<th>Manufacturer</th>
<th>Color/ Specs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pi Bike Rack</td>
<td>Landscapeforms</td>
<td>Black</td>
</tr>
<tr>
<td>Scarborough Trash Receptacle</td>
<td>Landscapeforms</td>
<td>Black</td>
</tr>
<tr>
<td>Hardscape Type</td>
<td>Manufacturer</td>
<td>Color/Specs.</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>-------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Thermoplastic Striping Crosswalk</td>
<td>Varies</td>
<td>White - 4” thick</td>
</tr>
<tr>
<td>Integral Color Concrete Sidewalk</td>
<td>Scofield or approved equal</td>
<td>Scofield color #0288 ‘Autumn Beige’</td>
</tr>
<tr>
<td>Brick Pavers</td>
<td>Varies</td>
<td>Varies</td>
</tr>
</tbody>
</table>
### Opinion of Probable Construction Cost

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ROADWAY/HARDSCAPE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Driveways (Urban Flare)</td>
<td>34</td>
<td>SY</td>
<td>$60</td>
<td>$2,040</td>
</tr>
<tr>
<td>2’ Detectable Warning Domes (ADA ramps)</td>
<td>350</td>
<td>LF</td>
<td>$25</td>
<td>$8,750</td>
</tr>
<tr>
<td>Color concrete sidewalk (4” slab) Includes Demolition</td>
<td>9480</td>
<td>SY</td>
<td>$70</td>
<td>$663,600</td>
</tr>
<tr>
<td>Decorative Paver (Corner Treatment)</td>
<td>470</td>
<td>SY</td>
<td>$70</td>
<td>$32,900</td>
</tr>
<tr>
<td>Decorative Paver (2’ sidewalk bands)</td>
<td>112</td>
<td>SY</td>
<td>$70</td>
<td>$7,840</td>
</tr>
<tr>
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<td>330</td>
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Since the Engineer has no control over time, labor and material cost furnished by others, or over methods of determining prices, or market conditions, all opinions rendered herein as to cost, represent its best judgement; the Engineer does not guarantee that actual cost will not vary from opinion of cost.

**Note: Estimate does not include design and administrative fees**
FACADE STANDARDS
Private Sector Facade Standards

Background/Intent
This document is a continuation of the efforts that have already begun in the community to enhance the economic potential of the businesses within the MLK corridor. It is the intent of this document to establish clear and concise facade improvement guidelines from which designers can begin to improve the physical appearance of their business in hopes to increase output and better economic success throughout the corridor.

In addition, these standards establish a consistent theme and look for the facades, which enhance the character and identity of MLK Boulevard and create a more pleasant environment that encourages window shopping and attracts visitors and tourists. The African motifs and base colors selected in a public process for these guidelines will help establish the desired identity for the neighborhood as it experiences future redevelopment and growth.

While this document does not regulate uses, the intent is to maintain a consistency with the existing SD-1 ordinance in promoting active city streets. The physical standards set forth in this document should go hand in hand with active ground floor uses to generate the desired level of street activity.

Included in this section are the following:

- Facade improvement concept sketches
- Storefront Standards
- Awning Standards
- Roof Standards
- Color Standards
- Signage Standards
- Frontage Standards
- Materials Standards
- Articulation Standards
- Openings Standards
- Parking Standards

- Standardize signage and lighting
- Change colors to follow approved palette
- Standardize awnings and canopies
- Establish an African theme in the architectural standards
- Establish transparency minimum
- Establish opening standards and facade material palettes
- Establish lighting and storefront visibility minimum
- Preserve and protect historically significant buildings
- Open facades to engage business activities with street side activities
Before and After Illustration

This image illustrates the potential for facade improvement should a property owner implement the guidelines presented in this document. The top image shows an existing commercial building along the MLK corridor. The lower image illustrates how the various facade elements such as awnings, windows, signage, lighting, etc. can dramatically enhance the appearance of a structure if a cohesive design language is utilized. The area between the facade and back of sidewalk is a critical area that can become a great asset to both the public and private sectors. Such areas can be used as seating areas for businesses, extension of the sidewalk and/or planting.
Potential facade improvements. The plan view illustrates how the area in front of the facade, which is private property, can become a useful, well defined space that links the private property to the public corridor. In this particular case, the area may be used for outdoor seating, displays and gathering.
In order for the facade to reach its fullest potential, all elements should relate to each other as shown above. This provides for unity and cohesiveness in the design, and strengthens the intended character of the overall neighborhood.
Potential Facade Improvement Scenarios

Scenario 1 - Pallbearer's Hall

Existing Conditions
Potential Facade Improvement Scenarios

Scenario 1 - Pallbearer’s Hall

- Replace Windows
- Add Decorative Landscaping
- Repaint
- Repair concrete eyebrows

Potential Improvements (see list on left)
Potential Facade Improvement Scenarios

Scenario 2 - The St. John’s Building

Existing Conditions
Potential Facade Improvement Scenarios

Scenario 2 - The St. John’s Building

- Open up facade
- Add windows, doors, awnings and signage
- Remove stone from ground floor
- Repaint

Potential Improvements (see list on left)
Scenario 3 - Yaeger Medical Building

Existing Conditions
Potential Facade Improvement Scenarios

- Create front courtyard
- Open up front facade
- Repaint and touch up facade
- Standardize lighting fixtures

Potential Improvements (see list on left)
Potential Gateway Elements
MLK Boulevard and I-95

Existing conditions

Potential Gateway Element with African Motifs

KEY MAP

NW 12TH AVENUE  
NW 11TH AVENUE  
NW 10TH AVENUE  
NW 8TH AVENUE  
NW 7TH AVENUE  
NW 6TH COURT  
NW 6TH AVENUE
Potential Gateway Elements

MLK Boulevard and I-95

Potential Gateway Element with African Motifs. This concept shown above illustrates a potential gateway scenario that will help create an identity for the corridor. Such identities will be a joint cooperation effort between the City and local property owners.
Facade Standards

General Standards

Background/Intent

The following standards serve to create a consistent appearance and treatment of the corridor. The facade standards allow for individuality while creating cohesive themes throughout the area. Based on an extensive public involvement process, an African based theme was developed for the various components in these standards. This theme transcends the facade portion of this plan and ties to the colors and patterns of the streetscape beautification to create a unified image for the corridor.

The facade design standards provide basic instructions for improvement of the various components that together constitute the facade of a building. By adhering to the standards, each individual building will be transformed into an integral part of the corridor, and in turn, the community.

It is the intent of this document to provide the standards by which designers and business owners can properly engage pedestrians and create opportunities for window shopping which will lead to a more vibrant corridor.

General Standards

- Encourage street frontage for new properties with minimum setbacks to engage streetscape and promote window shopping and interaction between public and private areas.
- All of the following standards are applicable along all street frontages.
- Promote unity and cohesive design with the Martin Luther King, Jr. streetscape beautification project.
- Enhance the African-based image of the community through use of color, articulation, and patterns.

Above is an example of a potential facade that adheres to the standards set forth herein.
Facade Standards
Frontage

Background/Intent
The purpose of establishing frontage requirements for MLK Boulevard is to create a vibrant and active street by encouraging interaction between the street and abutting uses. Frontage is defined as active uses that front the street. This may include cafe seating, restaurants, retail stores, etc.

Standard
A minimum of 80% active building frontage shall be established for buildings abutting MLK Boulevard.

This can be accomplished using the following criteria:
- All abutting properties shall have the main entrance along MLK Boulevard.
- Where garages or other non-active uses are required and cannot be moved to the side, they must be screened properly according to these guidelines.
- Vehicular access shall be limited where the building fronts the street. Vehicular traffic shall be redirected to the rear of the building.
- No parking shall be permitted between the building and the private property fronting a street.
- Parking structures shall be lined with active uses along street frontages.
- Blank walls shall constitute a maximum of 20% of the facade fronting MLK Boulevard.
- For multi-story buildings, the first three(3) stories shall engage the street with their uses.

Frontage Requirements
Facade Standards

Transition Zone

Background/Intent

Because buildings along the corridor have various setbacks from the street, the space between the right-of-way and the facade becomes an important area which can greatly contribute to the quality of the building. The intent of this document is to establish minimum standards to regulate the elements that make up this zone (refer to page 25 - Public/Private Relationships).

Standard

The transition zone shall be defined as the horizontal space located between the right-of-way and the building facade. This space shall be utilized as either a landscape buffer, a seating area, or an extension of the public sidewalk.

This can be accomplished using the following criteria:

• For landscape areas: Minimum landscape area width shall be five (5) feet. Landscaping shall be maintained by the property owner and kept in a healthy and vibrant condition. Potted plants and planters are allowed but shall not encroach into public sidewalk.
• For seating areas: A decorative hardscape treatment shall be placed along the transition zone. Refer to Hardscape Palette on page 52.
• No fixed seating or tables shall be permitted.
• Seating may encroach into public sidewalk with the provision that a minimum 5’ clear zone is provided for pedestrian movement.
• Seating shall be set back a minimum of 3’ from face of curb.
• For sidewalk extension areas: Such areas shall match sidewalk material, color, and texture.
Facade Standards
Doors and Windows

Background/Intent

Openings are critical to the facade’s architecture and its ability to engage the street. These standards focus on articulating window and door openings to enhance the architectural interest of the building.

Standard

Facade openings shall be articulated to separate the plane of the building facade and create visual interest.

This can be accomplished using the following criteria:

• Entrances shall be articulated with different building materials and changes of massing.

• Entrances shall be recessed a minimum of 6” from the building facade.

• Corner entrances shall be oriented to engage corner.

• Refer to transparency guideline for clear facade requirements.

• On masonry buildings, the lintels shall always be flush with the wall, while the sills shall project from the face of the building a minimum of one-half inch from the wall.

• The window heads and lintels shall be detailed differently than the facade, so that they have a similar stucco finish.

• The window sills of stucco finish buildings may be made of precast concrete or have a similar stucco finish.

• For multiple-story building, additional stories shall be consistent in treatment with the design on the ground floor in materials, colors, and overall design.
Facade Standards

Roofs

Background/Intent

Roofs are a critical component of a building’s appearance. Roofs in many ways can be one of the most dominating features of a building. While roof types vary greatly, the main roof variation in this area is the flat roof.

It is the intent of this document to enhance the appearance of the facades along MLK boulevard by establishing clear and concise standards for roof design.

Standard

Roofs shall adhere to the standards set forth herein.

This can be accomplished using the following criteria:

• Roofs shall be flat and shall be required to have a parapet above the roof facing any frontage. The parapet wall shall be a minimum of 12 inches tall (measured above the roof).

• Any equipment placed on a flat roof is required to be screened by parapet walls or other devices, in order to render them invisible from the street level.

• Roof penetrations of a mechanical nature (vents, pipes, ducts, etc) shall not be visible from the street level.

• Roof must be consistent with the style of architecture. Hybrid styles shall not be allowed (i.e. Modern building with barrel tile roof).

• Where architecturally appropriate, African motifs shall be incorporated into the cornice and/or parapet design of the building.

• Roofs shall be recessed and/or screened and not visible from the street level.

The parapet on the roof above is successful in hiding the rooftop mechanical equipment from the street level. African motifs are encouraged to be incorporated with the cornice to enhance the desired theme of the corridor.

Flat roofs with parapet walls such as the one shown in the image above provide opportunity for architectural articulation and uniqueness in the design.
Facade Standards

Facade Articulation

Background/Intent
Through the public process, it was determined that African motifs should be incorporated through the facade articulation in order to establish a meaningful theme throughout the corridor. These motifs/patterns should serve to highlight aspects of the facade but should not overwhelm the Miami vernacular base of the building. There are numerous African-based patterns and motifs beyond those shown as examples in this book that a designer may use as inspiration for a particular design. There are also various opportunities along a facade where these patterns and motifs may be appropriately articulated. It is the intent of these standards to establish a minimum criteria to ensure that each facade incorporates some of these elements to carry the desired theme consistently along MLK Boulevard.

It is important to note that existing historically significant buildings which have an established architectural style (i.e. Art Deco) do not have to meet the requirements of this standard.

Standard

All properties shall use at least one(1) acceptable African-based motif and/or pattern as part of the facade articulation.

This can be accomplished using the following criteria:

- African motifs/pattern can be tiled or incorporated into the materials of the facade, unless it is a flat-roofed building.

- African motifs/patterns must be consistent throughout the building. Multiple patterns/motifs may be utilized if so desired with a consistent repetition.

- African motifs/patterns shall be used to highlight aspects of the facade and highlight the Miami vernacular of the building.

- For flat roofed buildings, a parapet wall with a decorative frieze incorporating African motifs shall be required.
Facade Standards

Storefront

Background/Intent

MLK Boulevard has the potential to be an active business district with restaurants, boutiques, and other commercial amenities. The storefront appearance is one of the most important elements to the success of the boulevard. These standards strive to create active, attractive storefronts by enhancing the levels of transparency, regulating signage locations, openings, materials, awnings, and color. These elements, combined with African motifs, as part of the architectural articulation, will establish a meaningful theme that will continue throughout the corridor.

Standard

For MLK Boulevard, storefronts must be transparent with windows and doors occupying a minimum of 70% of the ground floor linear frontage in the first 15’ of the facade, measured vertically.

This can be accomplished using the following criteria:

- Storefront materials shall allow unobstructed views to the inside of the establishment to promote “window shopping”. Glass is encouraged as a storefront material.
- Doors shall be clear glass or of a decorative material.
- All glass used in storefronts shall be clear (not frosted, textured, or otherwise affected) and provide an unobstructed view of a minimum of six(6) feet into the establishment.
- Along side and rear facades, wall treatments shall be enhanced utilizing landscaping and/or architectural treatment.
- Black glass, Spandrel Glass, paper material or any other opaque material is prohibited.
- Art glass may be approved under special permit.
- Signage shall not obstruct the glass area.

The storefront above has excellent transparency with a low window base and large amounts of clear glass. All signage and clutter is kept free from the display windows.

Typical storefront elements
• Windows shall be set at a minimum of **18 inches from the ground and within 12 inches of the first floor ceiling.

• Operable transom windows are encouraged above doors and storefront windows.

• Existing historically significant structures are not required to meet the 70% transparency requirement if it would impact the historic nature of the building.

• Roll-down security gates shall be incorporated into the design of the facade. Where possible, such gates shall be placed underneath the awning. Such gates, if solid shall have an ESP(Electrostatic Paint)finish to match building.

• High impact glass is encouraged over the use of security gates.

• Permanent bars and gates shall be prohibited.

** Minimum of 18 inches may be increased if required to comply with flood criteria.

An attractive and successful storefront incorporates a variety of elements, such as consistent colors, high transparency ratio, attractive signage, lighting, materials, and colors.
Facade Standards
Materials

Background/Intent

Materials are an important element of the facade because they relate the building to its vernacular and time period. This is especially important along MLK Boulevard because there are several historically significant buildings which must be preserved as part of the living history of the neighborhood. In addition, materials also serve to enhance the desired African theme of the corridor’s architecture. The intent of this document is to establish a palette of materials that gives the property owner a comfortable degree of choice while ensuring that a minimum standard of quality and character is established consistently throughout the corridor.

Standard

At least two(2) different materials shall be used in each building elevation. When used for windows, glass shall not be counted as one of the materials.

This can be accomplished using the following criteria:

- Acceptable materials should be indicative of Miami’s vernacular and context. Such materials include, but are not limited to: stucco, coquina stone, precast concrete, tile, metal, glass, etc.
- Different materials shall be used to emphasize openings and entrances such as windows and doorways.
- Creative and innovative uses of materials and high quality building materials are encouraged.
- Materials should be easily maintainable and cleaned. Materials that collect debris (i.e. Coquina Stone) should be limited.

This county building located on NW 62nd Street and 27th Avenue utilizes vernacular material to represent African motifs, thus enhancing the desired theme of the corridor.

Above are materials that are permitted and encouraged along Martin Luther King Boulevard.

**Suggested for use at higher levels.
Facade Standards
Identification Markers

Background/Intent

The purpose of identification markers is to emphasize the theme and character of the African American heritage and the connection of Dr. Martin Luther King, Jr. to the neighborhood. Appropriate information to be placed on these plaques may include: person, place, activity, event that highlights a significant part of the corridor. For marker designations, coordinate with the City of Miami.

Standard

**Business owners shall have the option of adding identification markers to the building facade as set forth herein.**

This can be accomplished using the following criteria:

- Identification markers shall be placed on the building facade facing MLK Boulevard at pedestrian eye level.
- Identification markers shall measure 12” width by 18” in height.
- Identification markers shall have a standard base color (as listed in this document). Lettering shall be 1/2” in height - Times New Roman font, black in color.
- Markers shall have a 1/2” border.
- There shall be a limit of one(1) identification marker per building.
- Identification markers shall be permanently affixed to a masonry part of the facade.
Facade Standards

Color

Background/Intent

The color that one paints his home or his business should be a personal decision. However, sometimes certain colors that are not generally seen on the exterior of buildings can create a negative perception of that house or business and its surrounding neighborhood. Having an approved color palette allows a certain freedom to the homeowner or business owner to choose his own color, but also to be consistent with his neighbors, whether they are neighboring homes or businesses.

Standard

All buildings shall use one (1) of the following base colors (or approved equal). Said color shall constitute no less than 30% of the building facade along MLK Boulevard. In addition to the base color, each building shall be allowed up to three (3) complementary colors for a total possible color variation of four (4) colors.

This can be accomplished using the following criteria:

- Minimum of two (2) colors (including base color) shall be required per building.
- Base colors shall be Benjamin Moore #’s 1112, 1139, 273, and 151 or approved equal.
- Maximum of one (1) base color per facade.
- Awnings shall be one color throughout entire building.
- The color palette included herein represents the four (4) base colors selected for the facade improvements. Colors may vary from each base color by 3 hues (either darker or lighter).
- Colors shall not vary for different businesses within the same building.
- Paint colors shall reflect the historical age and/or style of the building, show the best features of the design, and represent the current owner’s taste.

Approved color palette base colors. See following pages for complete palette.
Note: Colors may vary and fade slightly due to different printer models and reproduction. For actual color samples, contact the City of Miami Planning Department.
The illustration above indicates the appropriate use of color on a facade. This is only one example of one type of color combination. Other base colors and complementary colors may be used as well to enhance the color palette of the corridor.
Facade Standards

Color

-3  -2  -1  Color 1112  +1  +2  +3
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<th>-2</th>
<th>-1</th>
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<th>+2</th>
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Facade Standards

Color
Facade Standards

Color

-3  -2  -1  Color 1139  +1  +2  +3
### Facade Standards

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<th>+2</th>
<th>+3</th>
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</table>

- Color 151 is highlighted in the middle column.
Facade Standards

Signage

Background/Intent
Signage creates an image of a business before a customer or client enters. The amount, type, scale and style of the signage is significant because more signage does not necessarily bring more sales to a business. For commercial businesses, the signage needs to be minimal, to allow customers and clients to feel comfortable and not overwhelmed. It is the intent of this document to standardize the appearance and type of signage while still allowing for individuality and character unique to each business.

Standard
Signage type shall be consistent throughout the same building. Signage shall be regulated per the standards set forth herein.

This can be accomplished using the following criteria:

- Signs of commercial establishments shall be made of materials such as wood, metal, or synthetic materials that will be more durable and meet local building codes.

- Signage may be lit in one of two ways:
  - Externally, with fixtures affixed to the building or the sign and shall wash the sign in color-corrected light, or
  - Back-lit, with the light fixtures hidden completely behind individual characters and/or icons.

- Marquis and projecting signs shall extend no more than four (4) feet from the building wall, whether horizontally or vertically oriented. Such signs shall be located within the arcade or underneath awnings. All signs shall have a minimum 7 foot clearance from the ground.

- Business signs shall be consistent for the entire building and shall not vary between storefronts. They shall be a maximum of 12” in height.

- Storefront signage shall be located in the upper and/or lower portion of the storefront glass area up to 20% combined of total glass area. Signage shall be white vinyl lettering of maximum 3” height and shall not interfere with the pedestrian’s visual connection to the street.

- For lighted signs and signage-related lighting, all ballasts, connection boxes, etc. shall be hidden from pedestrian view.

This building incorporates a consistent signage design. All lettering is uniform in font, color, size, and location and is appropriately proportioned with the rest of the storefront.

Typical spot lighting for signage.
• Letters shall be made of wood, synthetic wood, plastic, or metal.
• Business signs shall be a maximum length of 70% of each individual business facade length. Such signs shall be no closer than 2 feet from the edge of the facade.
• Neon signs are permitted on the upper 1/4 of the storefront glass areas for name of the business only.
• For building-mounted signs, lettering shall be individual with no backdrop. Logos are permitted to have a backdrop.
• Building signage lettering shall be maximum 24” height. Individual letters are encouraged.
• No awning signs are permitted.

This building incorporates a consistent signage design, which is elegant, simple, and non-obtrusive.
Facade Standards
Awnings

Background/Intent
Awnings are a critical part of a facade. They provide both shade and shelter from the elements as well as affect greatly the appearance of a storefront. They also help to reinforce the pedestrian environment. Having a consistent appearance to an area is extremely important in attracting customers and “window shoppers”.

Standard
Awnings shall be uniform with each other and adhere to the standards set forth herein.

This can be accomplished using the following criteria:
- Awnings shall be only made from traditional, durable materials, such as vinyl and shall be fire resistant. Metal is not permitted.
- Webom or any other approved manufacturers shall be used.
- Awnings can be used for commercial storefronts, but they must be only used for functionality – i.e. providing shade, weather protection, etc.
- Awnings shall be allowed to encroach up to three (3) feet from of the face of curb.
- Awnings may have side panels, but no panels to enclose the underside of the awning.
- The awnings must be triangular, curved, or straight in section (refer to sketches, next page).
- All awnings on a single building shall be the same material and color. Minor variations in size are acceptable to accommodate building openings.
- Awning colors shall complement the building color palette. Refer to manufacturer’s color selections.

It is possible to combine multiple colors on awnings as long as the colors are from the pre-approved palette and are complementary to each other.

This awning complements the facade well by not taking the focus away from the building, but rather blending in with the colors and the scale. The lettering on the awning is likewise well-sized and appropriately placed on the vertical flap.
• The vertical flap of the awning or canopy shall be within 10' vertically from the sidewalk.
• Awnings shall not be internally illuminated.
• Awnings shall be extended horizontally from the building and shall be supported by rust resistant metal rods, metal wire, cables, or metal brackets.
• For existing buildings with concrete eyebrows, such eyebrows may be covered by an awning. Refer to sketch to the right.
• Maximum distance between overhang of awning and opening shall be 4" (see sketch below).

All awnings shall match in shape, size, color, and material for storefronts within the same building. This creates a uniform look for the facade and enhances the presence of the building within the corridor.

Awning type Sections and Elevations

Note: This detail is not intended for historic buildings.
Facade Standards
Arcades

Background/Intent
Arcades not only provide essential shade for pedestrians, but they are also powerful elements that can greatly influence the appearance of a building’s facade and its relationship to the street.

It is the intent of these standards to influence designers to properly use these elements to enhance the connectivity of the building language throughout the corridor as well as provide continuous opportunity for shade.

Standard
Arcades may encroach into the setback area up to the right-of-way to provide a continuous canopy for pedestrian use.

- Arcade clear width (excluding columns) shall be a minimum of 8’. Proportions shall be taller than wide.
- Minimum span between columns shall be 8’.
- Arcade must span the entire length of the building frontage.

Typical Arcade
Facade Standards

Storefront Security

Background/Intent

While storefront security is extremely important to business owners, a view of unsightly and unattractive security devices can have an adverse affect on the profitability of the store by making it seem uninviting to customers as well as potential perpetrators.

These standards are intended to provide a balance between proper store security and a higher degree of storefront visibility by implementing visually unobtrusive security devices.

Standard

Storefront security shall be made up of one of the following devices:

- 1. Impact resistant glass (preferred option)
- 2. Visually permeable security wall
- 3. Solid roll-down security gates
- 4. Security bars - must be on the inside of windows and painted black.
- All security gates shall roll down from top of building.
- Accordion security bars are permitted on the inside of the building only.
Facade Standards

Lighting

Background/Intent

Lighting enhances the overall quality of the facade by highlighting certain aspects, such as architectural features and signage. Proper facade lighting can contribute to the success of the business by creating a perception of safety and interest at night. The intent of this document is to provide for the proper placement and use of facade lighting to maximize the potential of each property.

Standard

Building facades and areas in front of the building shall be sufficiently lit to clearly illuminate the signage and facade as well as to provide a minimum of one (1) footcandle along exterior private areas.

This can be accomplished using the following criteria:

- All lighting shall be metal halide or other white light sources (refer to UES standards for proper footcandle requirements for various spaces).
- All lighting elements, including site lighting, shall be of the same palette and shall relate in design to the building.
- Storefront lighting shall illuminate all signs, entrances, displays, and interiors at appropriate levels.
- Channel lettering signs may be backlit with incandescent spotlights or fluorescent or neon tubing.
- Incandescent spotlights may be placed at intervals above channel lettering signs.
- Architectural features such as decorative cornices, columns, openings, balconies, and other elements shall be accentuated for multi-story buildings.
- All lighting for the first 15' of the facade must be wall-mounted. No lighting shall be mounted on awnings. For continuous eyebrow, mount on top only.
Facade Standards
Parking

Background/Intent
Parking is a necessity for the success of most properties. The intent of these standards is to provide a visually aesthetic screen which separates parking areas from the corridor to enhance the overall character of the boulevard.

Standard
Parking shall be placed out of view and allow for minimum visual impact to the area.

This can be accomplished using the following criteria:
• All new parking shall be located on the side or rear of the property.
• Off-street parking shall be screened on both the side and rear with a non-transparent material, such as stucco finish wall, decorative or iron picket fence, with landscape hedge or wall covering the bottom 30 inches to a minimum height of 6’. No chain-link fences shall be allowed.
• A minimum landscape buffer shall be placed between visual screen and back of sidewalk. Landscape material shall be a continuous hedge with a minimum height of 3’ at planting.
• Where parking areas abut side or rear streets, landscape shall be planted to eliminate any visibility into the parking area by pedestrians or drivers. Planting shall be 3’ at the time of planting.
• Entrances to commercial properties along major thoroughfares shall be through side streets. If this is determined to not be feasible by staff, an administrative waiver may be granted.
• Continuous curb cuts shall not be permitted.

The sketch above illustrates a six foot high decorative iron picket fence and continuous landscape hedge shielding an unsightly parking area (see image below) from the public’s view.

The image above shows how screening is needed to shield a parking area from public view.
Facade Standards
Garbage Disposal

Background/Intent
As with any urban corridor, garbage disposal becomes an issue of concern as it applies to the aesthetics of the streetscape. Proper screening of dumpsters and trash cans should be implemented to keep the service-related elements of a building out of the public’s site.

Standard
Dumpsters, trash cans and other garbage or back-of-house related uses shall be screened from the public right of way by a solid/opaque screen or gate at least 6’ in height.

This can be accomplished using the following criteria:

- Screens may be of the following materials, providing that they are 100% opaque:
  - metal, iron, aluminum, wood (must be painted)
- Garbage disposal areas shall not be located along the front facades of any property.
- Maximum width for a dumpster and gate fronting a right of way shall be six(6) feet. Such gates must be of a decorative style matching that of the building and remain closed at all times aside from the removal of dumpsters and/or trash cans.
Facade Standards
Mechanical and Electrical Equipment

Background/Intent
Another essential part of a functional urban building is the various mechanical components. These elements need to be included within the overall aesthetic improvements of the facade since many of these components currently exist in plain sight of the right of way. It is important to incorporate other facade elements such as awnings to shield these elements from the public view.

Standard
All mechanical equipment including air conditioning units, meters, and switch panels shall be completely screened from the public right of way by a solid/opaque screen or gate at least 6’ in height. If mounted on the facade, they shall be screened by an awning or decorative enclosure.

This can be accomplished using the following criteria:

- Screens may be of the following materials providing they are 100% opaque.
  - metal, decorative wrought iron, aluminum, wood (must be painted)
- Mechanical equipment shall not be displayed along the right of way frontage.
- Wall mounted air conditioning units shall be screened by an awning.
- Maximum width for a mechanical equipment gate fronting a right of way shall be six (6) feet. Such gate must be of a decorative style matching that of the building and remain closed at all times.
APPENDIX
NUMBER 1 PALLBEARERS ASSOCIATION OF AMERICA BUILDING
801 NW 62nd Street

Designation Report

City of Miami
NUMBER 1 PALLBEARERS ASSOCIATION
OF AMERICA BUILDING
801 NW 62nd Street

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I. GENERAL INFORMATION

Historic Name:
None

Current Name:

Number 1 Politeamers Association of America Building

Location:
801 NW 62nd Street

Present Owner:

Number 1 Politeamers Association of America
4/16 NW 10th Avenue
Miami, Florida 33147-4177

Present Use:
Vacant

Zoning District:
6300 Highly Restricted Retail/Office Building

Tax Roll Number:
01-3114-095-0530

Boundary Description:
Lot 23 less the south 15 feet and all Lot 24, Block 2, Seventh Avenue Park Subdivision as recorded in Plat Book 17A-17 of the Public Records of Miami-Dade County, Florida.

Classification:
Historic Site

II. SIGNIFICANCE

Specific Dates: 1947

Architect: Unknown

Builder/Contractor: Unknown

Statement of Significance:

Northwest Miami has historically been an area that has seen a demographic shift from once all white communities to predominantly African-American neighborhoods. While this area had been sporadically settled as a farming community in the early 20th Century, the greatest round of home building occurred in the 1950s, designed as modestly priced housing for the white middle-class. This area known as Liberty City (an area city planners now call "Model City") was a community that witnessed this demographic shift.

The influx of the African-American population to Liberty City began in earnest during the 1940s, following the construction of the Liberty Square Housing Project, which opened in the late 1950s, Liberty City provided relief to the extremely crowded conditions of Overtown, where most of Miami's African-Americans had settled at the beginning of the 20th century.

The International Association of Politeamers was created during an era of segregation, and it is a dues-paying society. Their mission is to provide financial support for members and assistance to other black families who could not afford medical care or a funeral (Robinson, Miami Herald). Although the organization's membership is dwindling, the association is still in existence.

In an interview with a Miami Herald journalist, Wilkinson Johnson, a retired University of Miami professor and Overtown native, explained that the Politeamers and similar groups were a precursor to today's insurance companies.

They filled the needs of African-Americans, who because of racial practices were refused burial insurance. Membership was through an application process, and was open to anyone who did not have a life-threatening illness when they applied (Robinson, Miami Herald).

The Miami Chapter of the International Association of Politeamers met in a Masonic lodge house in Overtown until they were displaced by the construction of Interstate 95 in the early 1960s. They moved to the building at 801 NW 62nd Avenue...
Street. In Liberty City, where they still meet today, there are fewer numbers of members in the Association, and many of them are elderly. Still, when a member dies, the group sends a $100 donation to the survivors.

II. DESCRIPTION

The building faces south onto NW 62nd Street and is located at the northeast corner of NW 62nd Street and NW 8th Avenue. The site area indicates that the building was designed for both commercial and residential uses. The commercial aspect of the building was limited to the first floor, while the second story provided living quarters that could be accessed by an exterior staircase on the north side of the building. The one-story section is particularly interesting as its semi-circular shape acts as the entrance to a diagonal with the street.

The building, constructed in 1942, is a late example of the Art Deco style of architecture. The Art Deco style, an offshoot of the Art Nouveau style, uses its geometry for effect. In this example, the lines of the one-story, flat-roofed building block are curved. The doorway becomes the principal focal point of the building, as it is set into the center of this curved elevation. It is partially recessed, and is flanked by vertical scars lines simulating the appearance of pilasters. An eyebrow roof projects above the door and side bays further emphasizing the building's sense of movement. The façade consists of a rectangular plate glass window (now boarded) on the westernmost side, and a blind window on the easternmost side (now blocked).

The second story section of the building occupies approximately two-thirds of the building's width. This section is rectangular and terminates in a flat roof. Eyebrow ledges extend out above the windows of this section. Although the windows have been replaced with aluminum awning windows, and other glass is blocked entirely, the building continues to maintain its integrity, and its unusual design and mixed-use type for this area of the city.

Relationship to Criteria for Designation

The Number One Palboeans Association of America Building has significance in the historical and architectural heritage of the City of Miami, possesses integrity in design, setting, materials, workmanship, feeling and association, and is eligible for designation under the following criteria:

3. Reflects the historical, cultural, political, economic, or social trends of the community.

The Number One Palboeans Association of America Building at 121 NW 62nd Street represents a unique resource in this predominantly African-American neighborhood. The Palboeans Association created a program that supported the African-American community during a time when exclusively racial policies excluded them from obtaining burial insurance. In a larger sense, the Palboeans Association, which often met within churches, was a source of genuine compassion and a rallying force for the citizens of the community.
IV. PLANNING CONTEXT

Present Trends and Conditions:

The building at 1600 NW 62nd Street is a particularly well-designed building that occupies a prominent corner in Liberty City. With the revitalization effort that has been proposed along Martin Luther King Boulevard, this building is a particularly distinctive historic building that can become a defining landmark in the neighborhood.

Preservation Incentives:

The current zoning allows for a commercial use of the property. If the building were rehabilitated and improvements made that would increase its assessed value, the owner would be eligible for an ad valorem tax incentive through Miami-Dade County. Further, if designated by the Miami Historic and Environmental Review Board, the building will be protected for the future and continue to occupy an important corner in the neighborhood.

V. BIBLIOGRAPHY


ILLUSTRATIONS: Number 1 Pallbearers Association of America
801 NW 62nd Street

South elevation on NW 8th Avenue
View Looking West
Jonas Research, December 2004

West Elevation
View looking northwest
Jonas Research, December 2004
LABORERS UNION LOCAL 478
799 NW 62nd Street

Designation Report

REPORT OF THE CITY OF MIAMI
PRESERVATION OFFICER
TO THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
ON THE POTENTIAL DESIGNATION OF THE
LABORERS UNION LOCAL 478
AS A HISTORIC SITE

Prepared by
Ellen Iacovazzi, Consultant
Prepared by
Sarah E. Peters, Preservation Officer
Passed and
Adopted on
Resolution No.

City of Miami
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I. GENERAL INFORMATION

Historic Name:
Laborers Union Local 478

Current Name:
Laborers Union Local 478

Location:
799 NW 62nd Street

Present Owner:
Laborers Union Local 478

Existing Corporation Inc.
799 NW 62nd Street

Miami, Florida 33127

Present Use:
Union Labor Hall

Zoning District:
600 Mixed-Use Industrial Retail Office Building

Tax Folio Number:
01-3114-056-009

Boundary Description:

Buildings:
Lots 15 and 16, Block 1, Seventh Avenue Park Subdivision, as recorded in Plat Book
17/7 of the Public Records of Miami-Dade County, Florida

Parking Lot:
Lots 17 and 18, less the south 10 feet for the right-of-way, Block 1, Seventh Avenue
Park Subdivision, as recorded in Plat Book 17/17 of the Public Records of Miami-
Dade County.
LABORERS UNION LOCAL 478
799 NW 62nd Street

II. SIGNIFICANCE

Specific Date: 1933

Architect: Unknown

Builder/Contractor: Unknown

Statement of Significance

Northwest Miami has historically been an area that has seen a demographic shift from one of white communities to predominantly African-American neighborhoods. While this area had been sporadically settled as a farming community in the early 20th Century, the great wave of home building occurred in the 1930s, designed as moderately-priced housing for the white middle-class. The area known as Liberty City (an area city planners now call "Model City") was a community that witnessed this demographic shift.

The influx of the African-American population to Liberty City occurred during the 1940s, following the construction of the Liberty Square Housing Project, which opened in the late 1930s. Liberty City provided a level that the extremely crowded conditions of Overtown, where the majority of Miami's African-Americans had settled at the beginning of the 20th century. The 1930 census counted 15,114 residents living in Overtown's 340 acres. Housing conditions for many were dismal, and accounts from the period claimed "...there are from three to fifteen shocks on a city lot of 50' x 100'..." (George and Paterson, 1988:54). These conditions, along with the white population's resistance to the expansion of the Black population to areas west or north of Overtown, led to the emergence of Liberty City as an important new residential area. (Dunn 1995:184)

The present Laborers Local Union 478 building is located in Liberty City, and the building was constructed in 1942. When it was first opened, the building housed the offices of "Federal Finance, Inc." "All State Loan" and "Insured Rentals, Inc." as an automobile rental agency. The city directory lists the officers of the Federal Finance company as: Harry G. Stone; President; and Gilbert Has, Vice President.

The directories list the Federal Finance company as an occupant of the building until 1962, when their name is omitted. By that time the building was occupied by Insured Rentals, Inc. and the Inter-State Acceptance Corporation. The Laborers Local No. 478 is first listed in the 1958 edition of Park's City Directory. They have continued to occupy the building since that time.

The Laborers International Union was founded in 1903 as the "International Hod Carriers and Building Laborers Union." The Union was founded to combat dangerous working conditions and poor wages that plagued the industry at the turn of the century. By 1907
the Union had 11,000 members many of whom were immigrants arriving from European countries.  

By 1922, with a membership of 96,000, the union backed efforts by African-Americans to win equal treatment in all United States unions, and denied petitions from local unions in Kansas City and Cincinnati to create segregated local chapters.  

During its long history, the Laborers International Union has maintained a policy of non-discrimination for all ethnicities. The organization's mission is implemented through the formation of nine regions, fifty-five district councils, and more than five hundred local unions.  

Relationship to Criteria for Designation  

The Laborers Local Union 478 Building has significance in the historical and architectural heritage of the City of Miami possesses integrity of design, setting, materials, workmanship, feeling and association and is eligible for designation under the following criteria:  

3. Expresses the historic, cultural, political, economic, or social trends of the community.  

The Laborers Local Union 478 represents the shift in the demographics of the Liberty City neighborhood, from a once almost exclusively white enclave to a community where the majority of residents are African-American. Since locating at 799 NW 6th Avenue in 1967, the Laborers' Union has acted on behalf of the community and its residents who are employed in the construction industry.  

5. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.  

The Laborers Local Union 478 building hugs the northeast corner of NW 6th Street and NW 9th Avenue. The building curves around the corner, avoiding a right angle, and then extends both north along NW 9th Street and east along NW 8th Avenue. Although there have been some minor alterations which include the closing of window sashes and the foiling of some portions with brick veneer, the building can most closely be stylistically classified as Art Moderne or Streamline Moderne.  

III. Description  

The Laborers Local Union 478 building is representative of a style known as Art Moderne. The style was introduced in the 1920s but remained popular well into the 1960s. Art Moderne is a modern style, in that it rejects any reference to the past. Above all it emphasizes the horizontality of the building's form through the use of curved surfaces—curved walls, curved corners, and curved bays. There is virtually no ornamentation on the building's surface, and the roofs are usually flat and parapeted.  

The Laborers Local Union 478 building is particularly noteworthy for its curved corner entrance bay. Its proximity to the street (parking lot line) and the extension of the wings of the building to the north and east.  

The rear (or east) side of the building creates a sharp edge, and consists of one long wall interrupted by a doorway in the approximate center. The union owns the two lots to the east which contains a surface parking lot. The parking lot has been included in the designation.  

Alterations:  

The original entrance of the building facing south has been introverted, and a newer entrance made on the east side of the building. Original plate glass windows have been sealed.  

Despite these alterations, the building is deemed to have retained a significant amount of detail from its original design, and therefore maintains its physical integrity.  

IV. Planning Context  

Present Trends and Conditions:  

The building at 799 NW 6th Street has been in continuous use since its construction in 1963, and occupied by the Laborers Union Local 478 since 1967. The neighborhood has witnessed dramatic changes in the last fifty years but the Laborers Union Local Building has maintained its original use for almost forty years.  

Preservation Incentives:  

The building, though only a single story, creates a dramatic presence along the street. The local historic designation of the building will protect it for the future.
V. BIBLIOGRAPHY


ILLUSTRATIONS

[Image of buildings and references]

Laureate Local Union Hall, April 2004. Janus Research.