

# Midtown Miami:

*From Bleak to Chic*



October 14, 2010



Kimley-Horn and Associates, Inc.

# History

- Former FEC Buena Vista Rail Yard from late 1800s to the 1990s
- Activities included railroad fueling and maintenance, steel fabricating, gasoline station, fuel oil plant, and shipping container storage and repair facility
- Soil and groundwater contaminated with petroleum substances and metals





# History



Photos circa 1928 and 1951



# History

- Fifty-six acre Site located north of downtown in Miami's Design District
- City and local community were unhappy with the crime, dust, and truck traffic the site attracted
- Biscayne Development Partners, LLC, a joint venture between Midtown Equities and Samuel & Company, purchased the site from the Florida East Coast Railroad in 2003
- Developers Diversified Realty purchased a portion of the site for commercial redevelopment in 2003

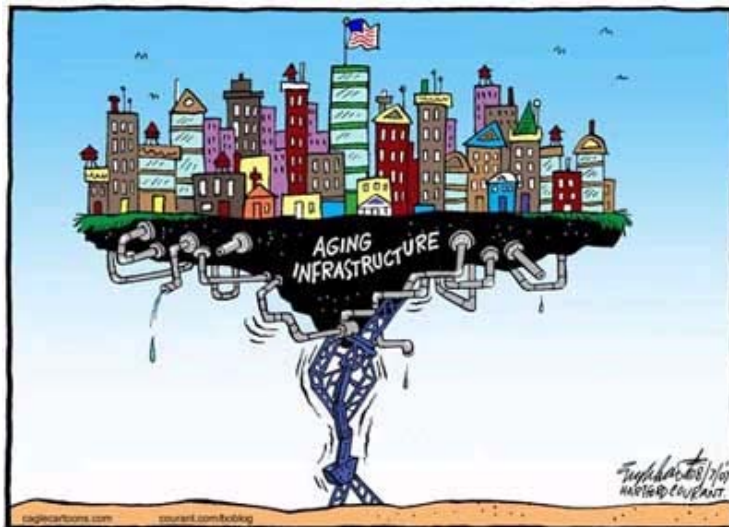


DEVELOPERS  
DIVERSIFIED  
REALTY



# Development Challenges

- Soil and groundwater contamination
- Inadequate infrastructure
- Schedule



# Development Solutions

- Political support from the of City of Miami, regional DCA, and local community
- Integration of site design and construction with remediation goals – Engineering Controls and Stormwater
- Formulation of Community Development District (CDD) and \$104 million bond for infrastructure
- Integration of site with the community through mix use design and pedestrian connectivity
- Use of Transportation Concurrency Exception Area (TCEA)





# Results



# Results

- Regulatory closure received in 2006
- A total of 1,700 permanent jobs
- A total of \$1.2 billion in private development
- A total of 700,000 square feet of retail space and, 3,000 residential units, 15,000 sq ft office space, urban plaza, linear parks
- Increase in taxes from \$5,000 per year to \$450,000,000 over a 30-year period
- Phoenix Award recipient 2009

