



MIRAMAR

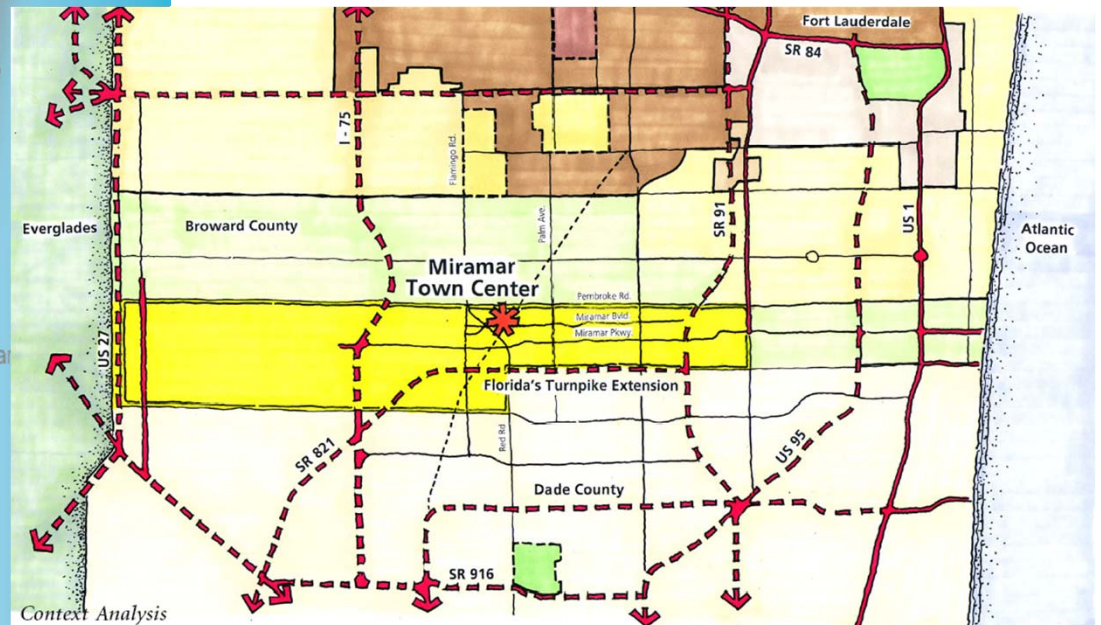
TOWN CENTER

MIRAMAR TOWN CENTER



The Miramar Town Center is located in the heart of the City of Miramar; north of Miramar Parkway, east of Red Road, west of Hiatus Road and south of Miramar Boulevard. This prominent location provides easy access to major transportation corridors, including Interstate-75 to the west and the Florida Turnpike Extension to the south.

2300 Civic Center Place – Miramar, Florida 33025.



MIRAMAR TOWN CENTER



Winston F. Barnes
Vice-Mayor



Alexandra P. Davis
Commissioner



Lori C. Moseley
Mayor



Wayne M. Messam
Commissioner



Troy R. Samuels
Commissioner



A Vision for the Future

To provide a true town center for Miramar's citizenry and become a self-contained community. The 54-acre mixed use project will house a new City Hall, public library, cultural arts center and educational center in the civic complex area. The project is also programmed to contain retail, office and residential components. All of these uses are located in a picturesque park-like setting with waterfront views.

The Miramar Town Center is envisioned as an idyllic traditional downtown with pedestrian oriented streets, beautiful Mediterranean style architecture, "main street" storefronts and waterfront views as found in the best historic towns of Florida. The Town Center allows for a gracious lifestyle where work, play, services and entertainment are within walking distance. It is also the gathering place for the citizens of Miramar to celebrate the milestones and rich culture of our community.

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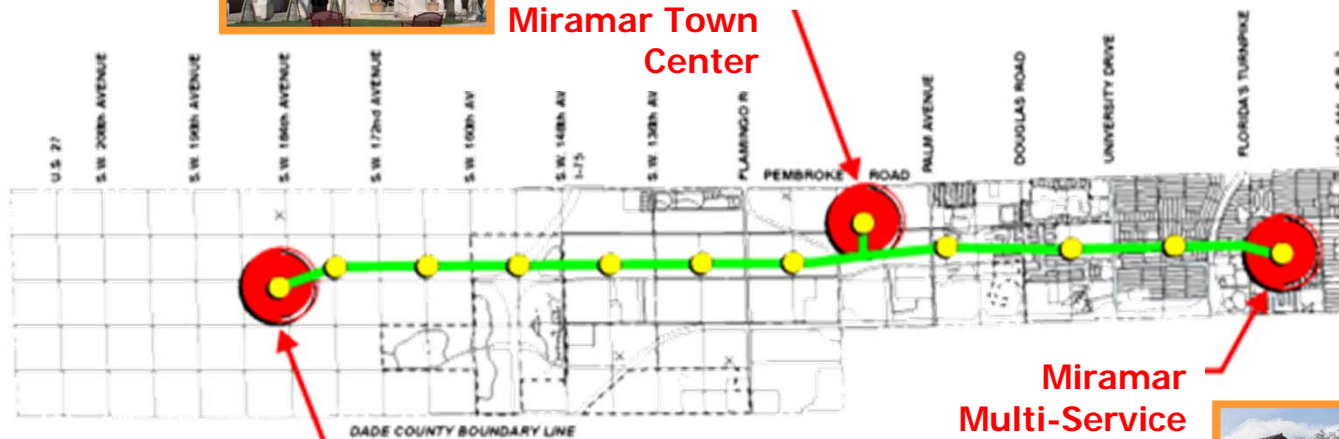


COMMUNITY CENTERS & TOWN CENTER

A Vision for the Future



Miramar Town Center



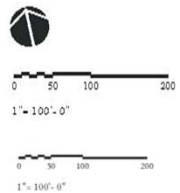
Sunset Lakes Community Center

Miramar Multi-Service Complex



Due to the phenomenal population and development growth the City experienced and the linear geographical shape of Miramar, the City Commission determined that three strategically located Community Centers would be built to serve the needs of the City and its citizens.

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Land Use Plan and Program

Civic

City Hall	89,000 SF
Cultural Arts	45,000 SF
Library	30,000 SF
Education	42,000 SF
Transit	5,000 SF

Private

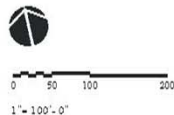
Retail	150,155 SF
Office	51,705 SF
Wellness Center	26,000 SF
Residential	504 DU's
Condo/Apts.	355 DU's
Townhouses	133 DU's
Live-work	16 DU's

Legend

Civic	
Retail	
Retail/Office	
Retail/Residential	
Office/Residential	
Residential (condo/apts.)	
Residential (TH)	
Community Center	
Retail/Wellness	
Transit/Residential	



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Parking

Tabulation by Block

Block 1	Required: 878 sp. Provided: 199 sp.
Block 2	Required: 286 sp. Provided: 181 sp.
Block 3*	Required: 300 sp. Provided: 998 sp.
Block 4A	Required: 216 sp. Provided: 188 sp.
Block 4B*	Required: 547 sp. Provided: 614 sp.
Block 5	Required: 145 sp. Provided: 179 sp.
Block 6	Required: 134 sp. Provided: 168 sp.
TOTAL	Required: 2,506 sp. Provided: 2,527 sp.

* *Block with Parking Garage*

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Building & Parking Garage Heights



Legend

- One Story Buildings (min. 24' ht.) ■
- Two Story Buildings ■
- Three Story Buildings ■
- Four/ Five Story Buildings ■
- Four Level Parking Garage 4
hr.

** Parking garage heights are estimates and will adjust during final design.*

Architectural Features



Legend

- Architectural Features ■
- Arcade Under Building ■
- Arcade Attached to Building ■
- Arcade Attached to Building/ or Retractable Awnings ■
- Coordinated Facades ■

Descriptions of Urban Design Features

- #** Architectural Features
 1. Coordinated Facade
 2. Small Tower Element
 3. Small Tower Element
 4. Tower Element
 5. Entry Marker
 6. Tower Element
 7. Tower Element
 8. Architectural Skin on Parking Garage
 9. Tower Element
 10. Gateway Feature/Pedestrian Bridge

Site Features

1. Gateway Landscape Features/Entry Plazas
2. Special Paved Parking Plaza
3. Gateway Landscape Feature
4. 20' Wide Sidewalks
5. Water Feature
6. Major Landscape Feature/Sculpture
7. Small Plaza
8. Village Green
9. Community Center Pool
10. Pedestrian Plaza at Retail Entry



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Regional Precedent Imagery – Mediterranean Renaissance Architecture

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Civic Uses



The civic buildings of a town identify the symbolic and ceremonial heart of a city. City Hall, the Cultural Center-Arts Park, the Community Library-Education Complex and the Mass Transit Hub have been grouped together to create a civic center that reflects the symbolic importance of the civic buildings of the City of Miramar. The Civic Plaza anchors all of these uses. It also serves as both a formal entry and a gathering space for various city functions. The design of the plaza is flexible enough to accommodate diverse programs.

City Hall at Miramar Town Center (2004)

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Civic Uses

Miramar Branch Library – Education Center (2008)



- 30,000 s.f. Miramar Branch Library on the first floor
 - Collection size: 100,000 items
 - Multipurpose rooms, tutoring and quiet study rooms, conference rooms
 - 100 computer stations
 - Wireless hotspots
- 21,100 s.f. for Broward College on second floor
- 21,100 s.f. for Nova-Southeastern University on third floor
- Robert Calvo – Mirror (Art in Public Places)

Cultural Center – ArtsPark (2009)



- 45,000 square foot building with an 800 seat performance theatre and 45' x 76' stage
- 3,000 s.f. banquet hall with a full-service kitchen
- 1,500 s.f. recital/rehearsal space
- Art gallery and exhibition space
- Multi-purpose rooms, classrooms, meeting rooms
- Administrative offices
- Botanical and Sculpture Garden
- Alison Sky – Vanishing View (Art in Public Places)

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Miramar Cultural Center - ArtsPark



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Private Uses



City Hall Promenade will serve as the main shopping district filled with retail stores, boutiques, cafes, and restaurants. Covered walkways along City Hall Promenade will connect City Hall Plaza to Market Square and create a comfortable shopping and entertainment environment.

City Hall Promenade – Block 3

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Private Uses

Market Square is envisioned as an eclectic, people oriented space that is used for dining, markets and entertainment. Market Square opposes the Civic Plaza as the eastern terminus of City Hall Promenade. As a single ensemble, the Civic Plaza and Market Square (the two primary public spaces) connected by City Hall Promenade will accommodate Miramar's largest cultural and entertainment events. Market Square will be home to all types of activities; formal and informal; arranged and spontaneous.



Market Square – Block 4A

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Private Uses

To capture its beauty and splendor, the Miramar Town Center's offers a system of greenway trails known as the 'Emerald Necklace' that traverses the entire site. The 'Emerald Necklace' links the plazas, the Cultural Center/Arts Park Botanical and Sculpture Garden, lake vistas, clubhouse and other site amenities. Park Green at the Residences of Miramar Town Center is also a stop along the 'Emerald Necklace'.



Park Green at the Residences of Miramar Town Center – Block 5

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Private Uses

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Clubhouse on Canal Street – Block 5

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Private Uses



Block 4B

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Block 4B Completed

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The MTC Experience



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Comparable Ad Valorem Tax Analysis Miramar Town Center Property

Use	Taxable Value	City Ad Valorem Taxes
Industrial/Warehouse		
650,000 square feet	\$45,500,000	
City Revenues at \$5.2975/\$1,000 taxable value		\$241,036
Town Center Development Program		
133 townhouses	\$41,895,000	
137 condominiums	\$26,715,000	
250 rental apartments	\$50,000,000	
176,000 square feet of retail space	\$35,200,000	
51,345 square feet of office space	\$ 7,750,000	
140-unit hotel	\$12,250,000	
Total	\$173,810,000	
City Revenues at \$5.2975/\$1,000 taxable value		\$920,758

Source: Rockefeller Group Development Corporation and Kimco Development, Inc; Broward County Property Appraiser; Miami Economic Associates, Inc.



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