



NW 7th Avenue CRA

Strategic Vision Ranking for Action Plan

October 15th, 2024

**MHCP
COLAB**

CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION

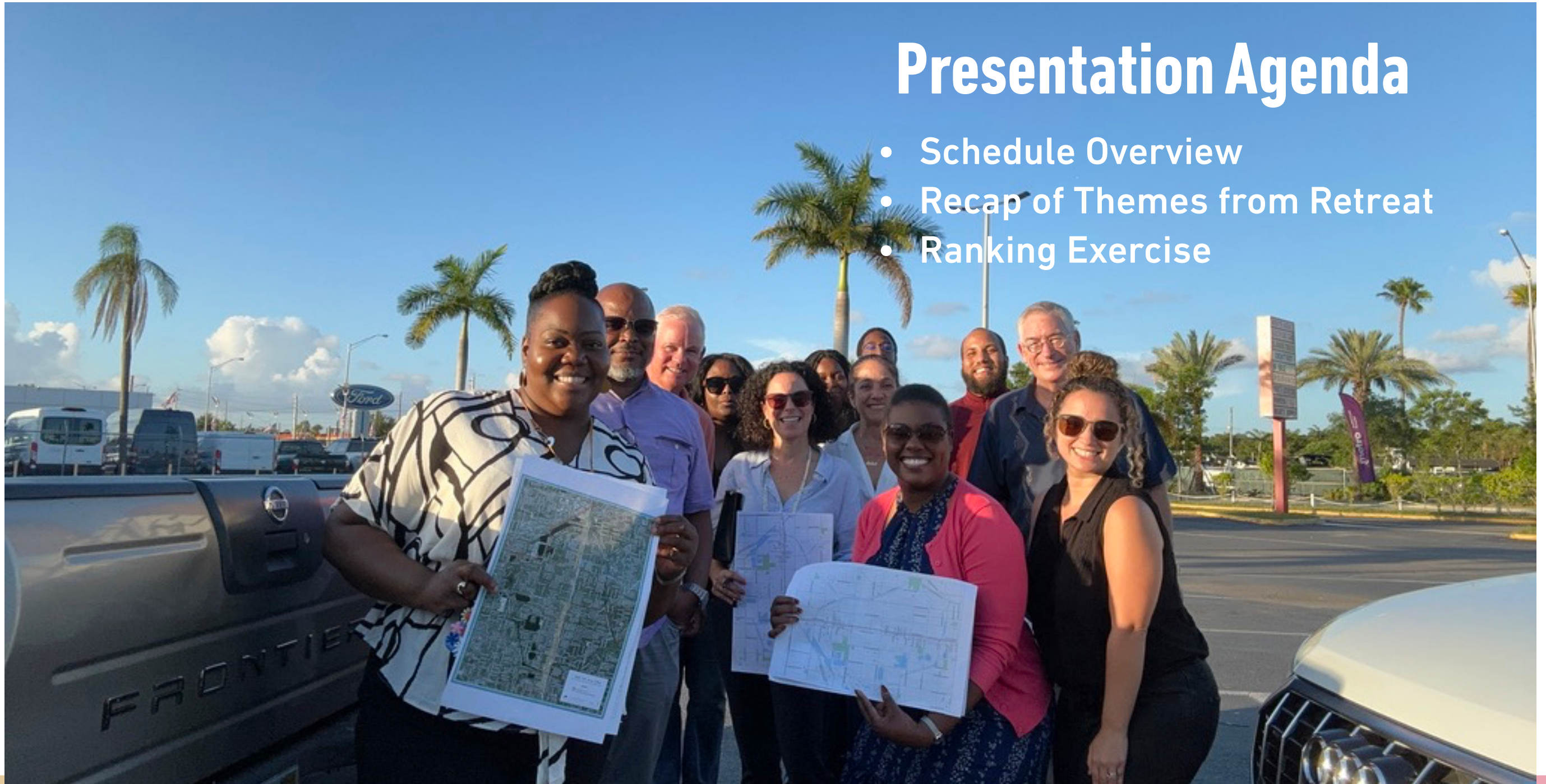
Lambert
ADVISORY

Local Government Consulting Group

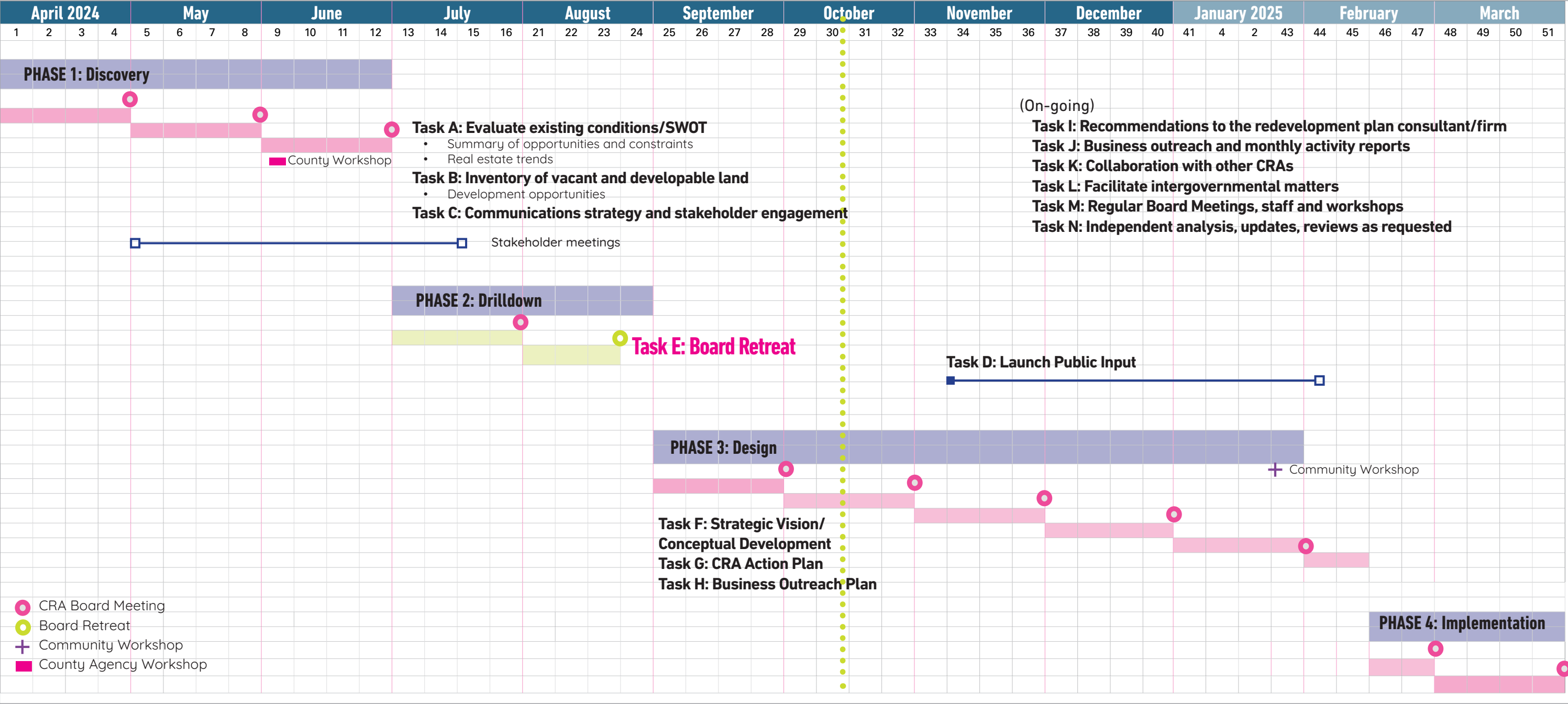


Presentation Agenda

- Schedule Overview
- Recap of Themes from Retreat
- Ranking Exercise



Schedule





Retreat Recap

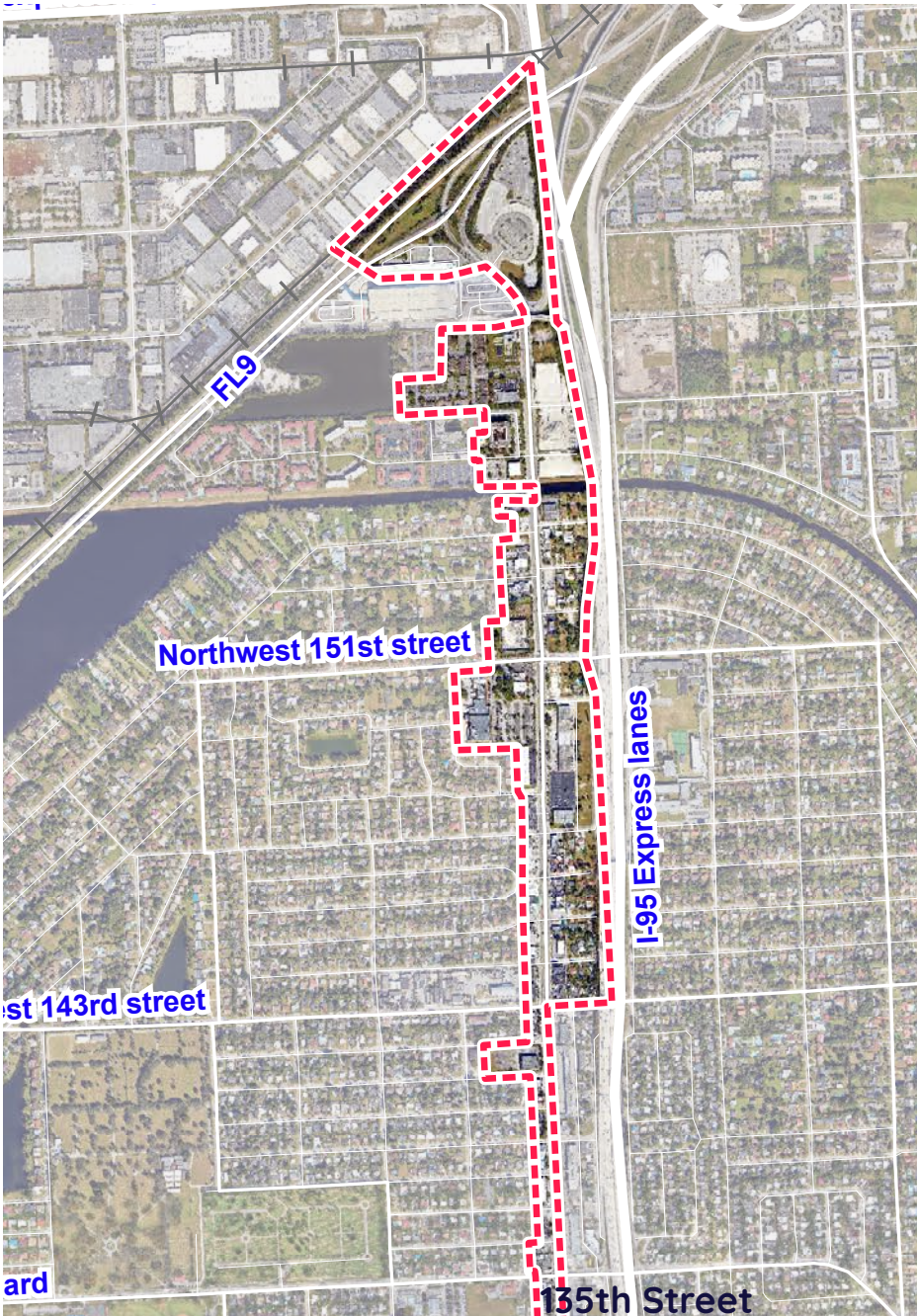
Current Mission

The Mission of the Uptown Avenue 7 CRA is to:

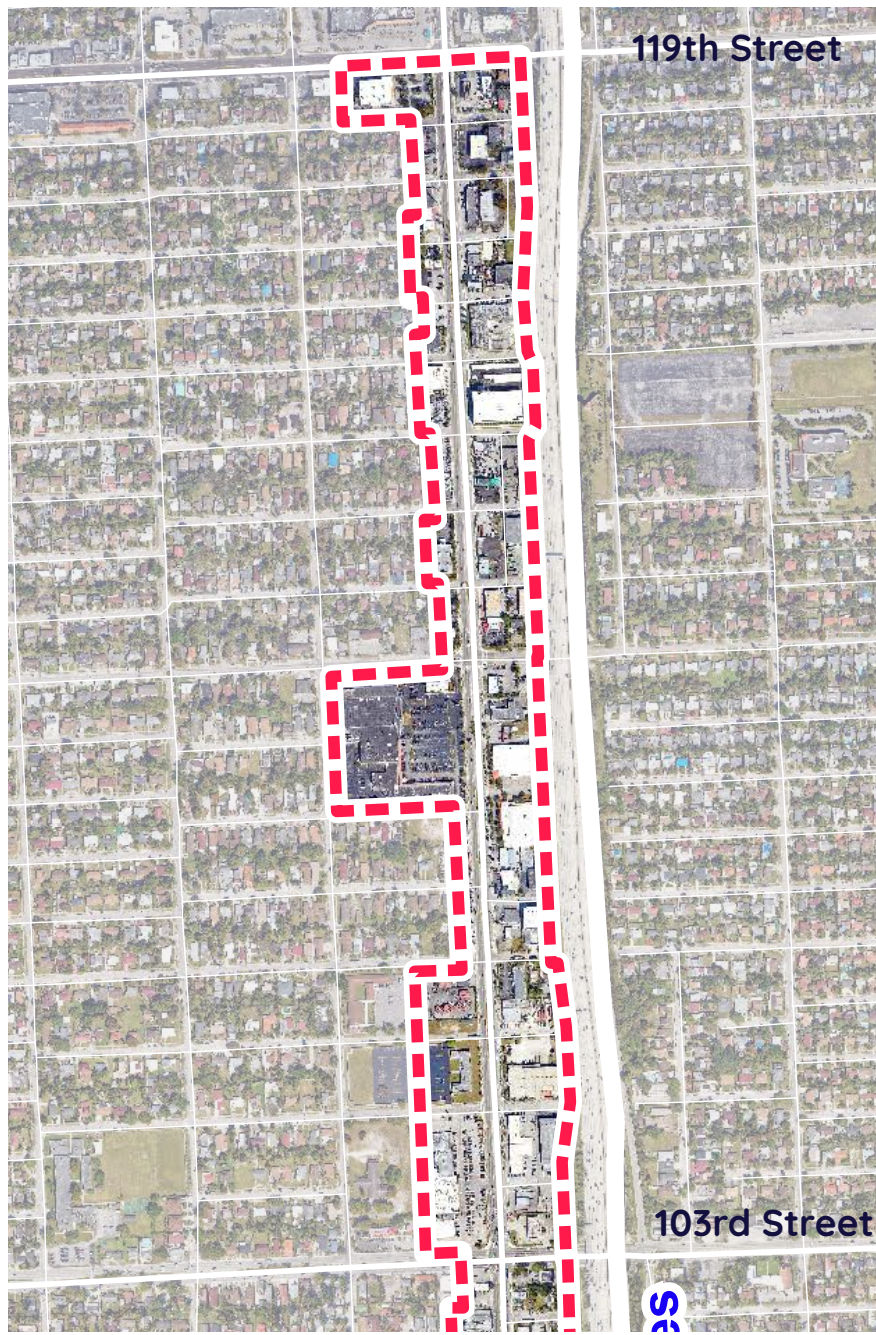
- Reposition Northwest 7th Avenue as a major regional employment center.
- Support the growth and expansion of existing businesses in the CRA.
- Support development of new business in the CRA.
- Provide training and increased employment opportunities for residents of northwest Miami-Dade.
- Redevelop the 7th Avenue corridor, supporting a mix of business, residential and commercial opportunities within the CRA.

CRA Subdistricts

North Area from Golden Glades to NW 135th Street



Central Area from NW 119th Street to NW 103rd Street



South Area from NW 103rd Street to NW 79th Street

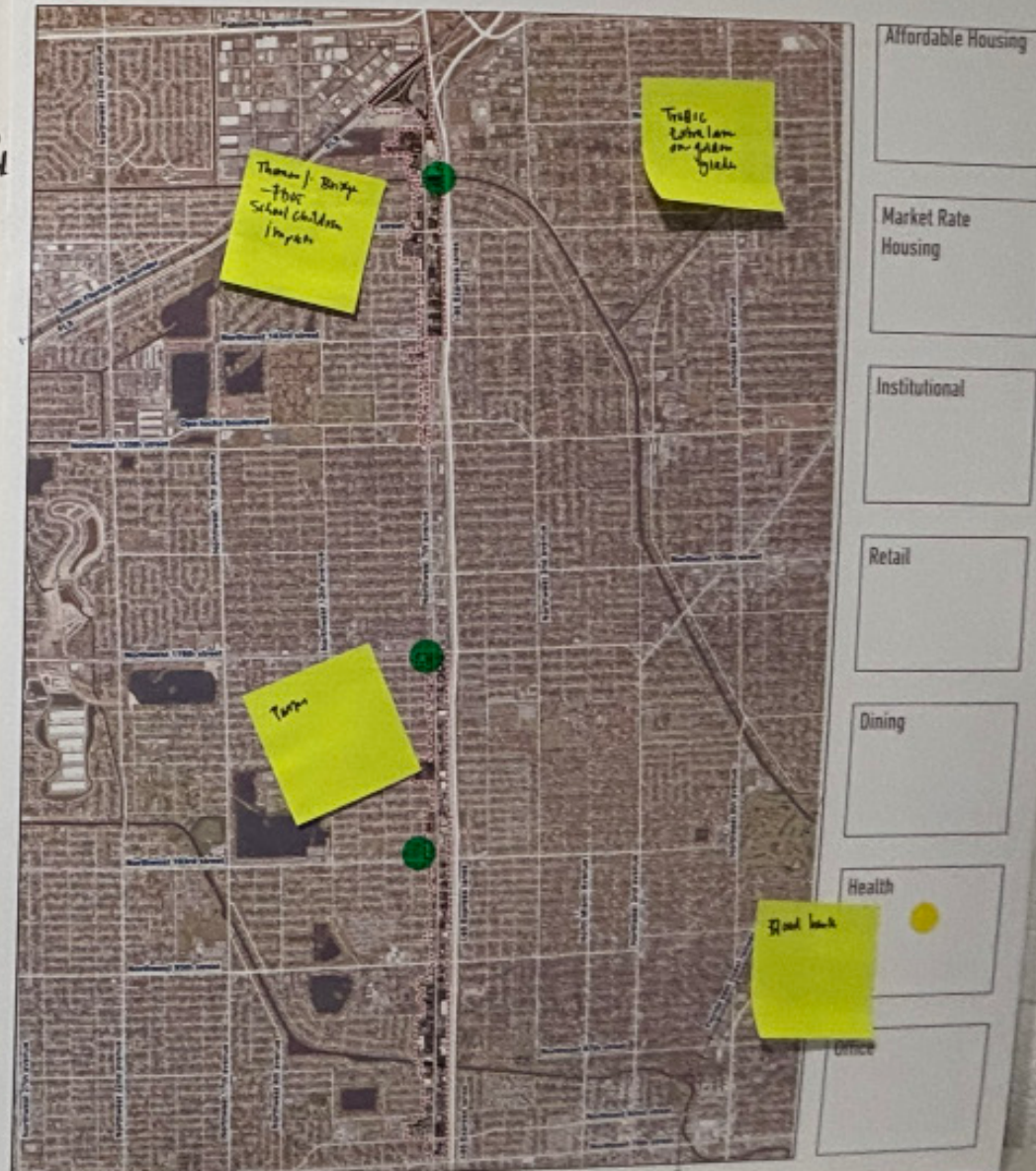


- 1 Aesthetics - Streetscape 7th Ave
Facade
- 2 Budget and Financing
Available funding - TIF
- 3 Master plan property development
- 4 Land acquisition
- Lease for use - temporary
- 5 Sewer - (Long, mid term) - Env. Concerns
MBWS partnership
- 6 Unsafe structures - lowest taxable values -
Property acquisition
Long term lease
Temporary uses - Activations → Community Benefit
Normal examples - food and culture
Outdoor events
- 7 Mixed-use - good integration of uses
Small Gavin example
- 8 Zoning - Change automotive uses - grandfather uses
- 9 Library - p3 on existing site w/ children
- 10 FDOT - mobility hub conversation
- 11 Mixed-income - affordable w/ mixed uses for the community
Ownership v Rental
- 12 Workforce Development - short term - institutions
Create partnership
- 13 Food and Culture/Arts
Parks & Plazas
7th & NE 2nd Ave - idea
Caribbean
- 14 Healthcare
- 15 Street ends - unsafe
Structures/Industrial
automotive
Code Enforcement

Table of Short-term
space - goals
Ranking

WHERE ARE OPPORTUNITIES?

2 ACTIVITY: Mark locations on the map or describe in the boxes.



Affordable Housing

Market Rate Housing

Institutional

Retail

Dining

Health

Office

Ranking Exercise

1 Aesthetics

PRIORITY TWO- Short Term

Slum and Blight

Developing a plan to remove concentrations of unsafe structures.

Vacant Land and Temporary Uses

Evaluate the condition of vacant land and strategies to mitigate and activate with temporary uses.

PRIORITY TWO- Mid Term

Improve NW 7th Avenue's Overall Image

Provide visual improvements with streetscape, activations, parks, lighting and signs.

Land Acquisition

Determine an approach to land acquisition.



Example of temporary activation on vacant lot in Chicago as part of the event "The Available City".

2 Development Opportunities

PRIORITY ONE- Short Term

Signature Projects and Infill

Assess overall ownership and lot size. Work with property owners of larger parcels and clusters of infill parcels that could be assembled for larger, more impactful development.

PRIORITY TWO - Mid Term

Mixed-income Residential

Building new units to accommodate a mix of incomes and encourage upward mobility.

Transportation and Transit

Leverage the Golden Glades Mobility Hub, proximity to 95, major bus routes and traffic routes with transit supportive
Improve transportation infrastructure.

Parks and Plazas

Recommend next steps for adding



Sugar Hill Children's Museum of Art and Storytelling and Affordable Housing Complex, Harlem, NY



Five Points Plaza, Historic North End, Charlotte, NC managed by local nonprofit

3 Partnerships and New Uses

PRIORITY ONE - Short Term

Small Business Development

Support existing businesses with grants and create an environment to attract new small businesses.

PRIORITY TWO - Mid Term

Medical and Health

Explore opportunities to expand medical and health by developing partnerships with local hospitals, providers that work with medicare and urgent care centers.

Workforce Development and Entrepreneurship

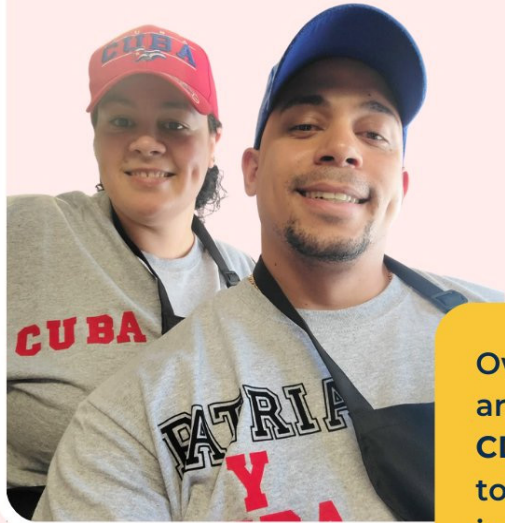
Develop partnerships with local institutions that can invest in the community and provide training and support including the Carrie Meek Center for Entrepreneurship at Miami Dade College, Converge Miami at the University of Miami, and Barry University.

Food and Culture

Leverage the community's culture and promote uses that reflect the community.

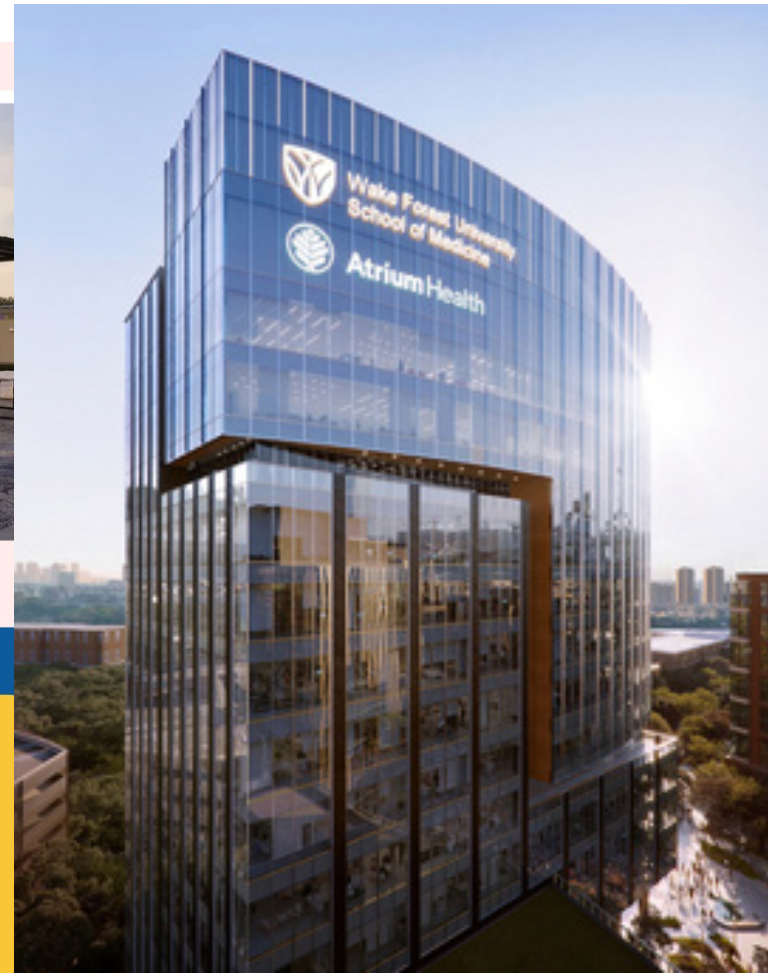
CDFI Friendly
Lending Spotlight





Owners of **Lolas Cuban Food** are using a CDFI loan from **CDC Small Business Finance** to open an eat-in restaurant in Fort Worth!

Full-Strength Fort Worth and CDFI Friendly Fort Worth affordable lending for historically underfunded small business.



Atrium Health's, The Pearl, focuses on equitable health outcomes, Charlotte, NC

4 Infrastructure

PRIORITY TWO- Short Term

Water and Sewer

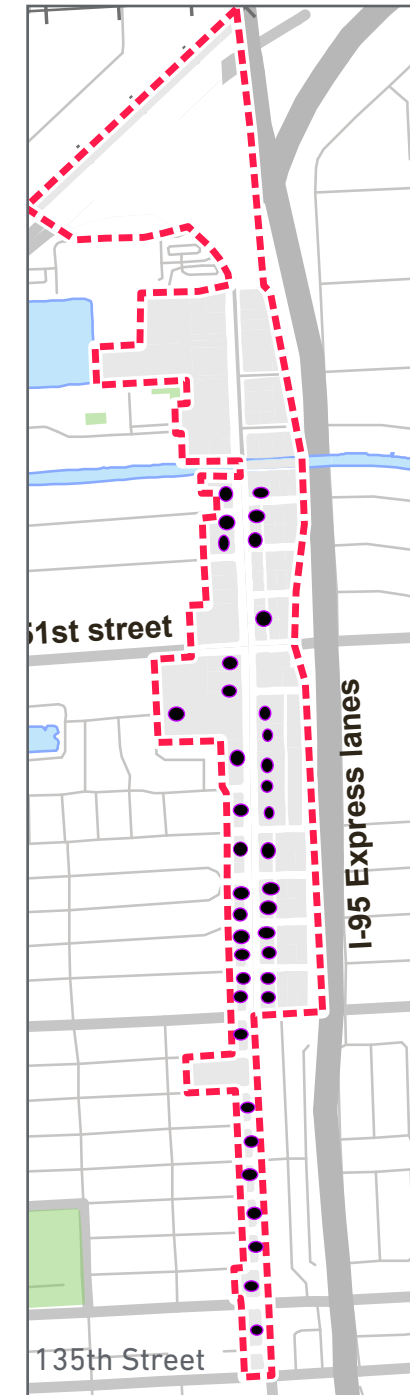
Converting sewer to septic. Converting septic to sewer. 115 properties need connections.

Roadway and Safety

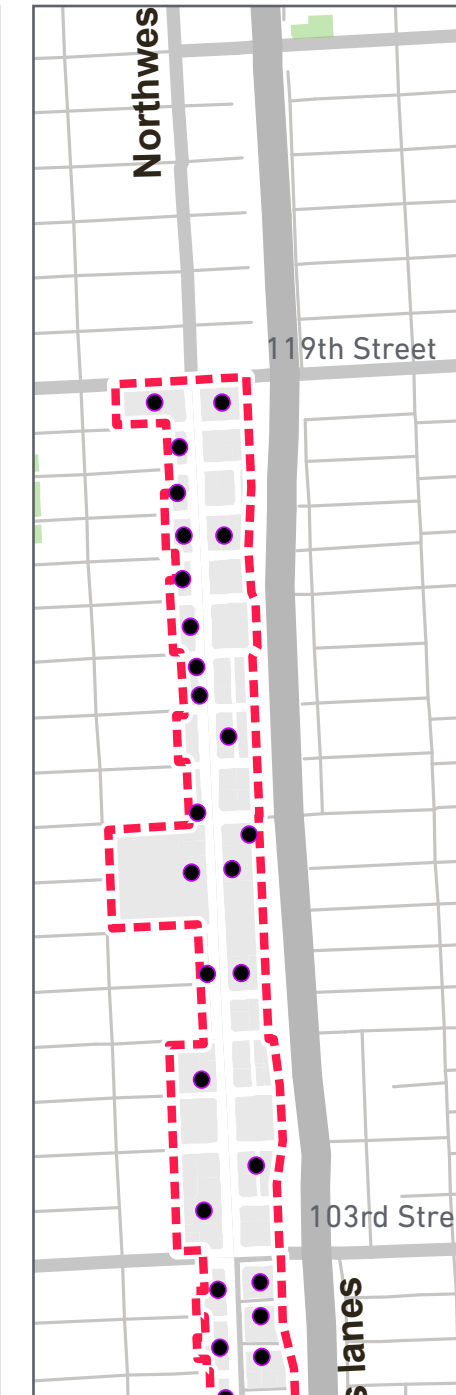
Addressing streetscape and on-street parking. Addressing traffic and safety.



North Area:
Golden Glades to NW 135th St



Central Area:
NW 119th St to NW 103rd St



South Area:
NW 103rd St to NW 79th St



Parcels that lack sewer connections.

5 Planning and Zoning

PRIORITY ONE- Short Term

Regulatory Changes

Evaluating how the current North Central Urban Area District zoning is negatively impacting the corridor - allowing auto related uses and cap most height at 4 and 6 stories.

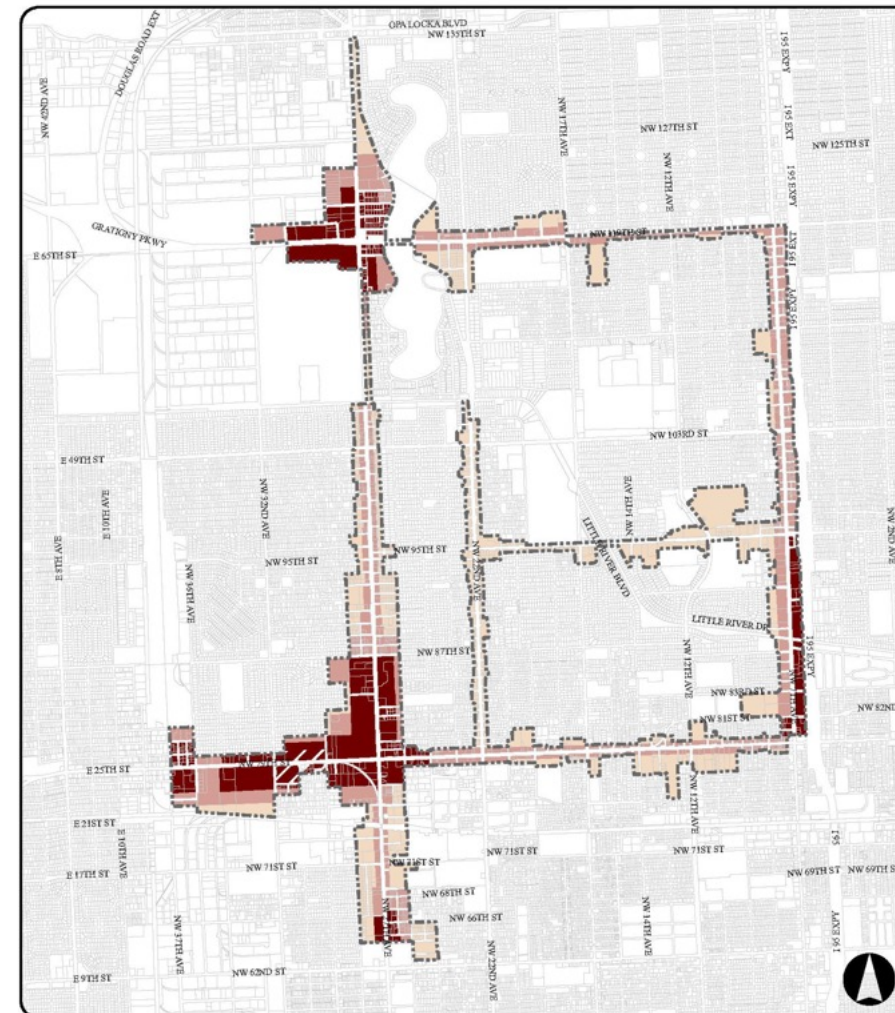
North Central Urban Center District (NCUCD)

60 du/acre, up to 12 stories

36 du/acre, up to 6 stories

25 du/acre, up to 4 stories

Additional Uses Permitted in MCS and MC categories:
Automobile and truck services, gas stations, auto mechanics,
car wash, mini storage facility



Building Height (Stories)*



* Note: Where a proposed development abuts an area designated for single-family residential on the Future Land Use Map, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet, shall be no greater than three stories. See Section 33-284.99.52(D) of this code.



Residential Density



Priority One: To Initiate in Year 1

Rankings Summary

Actions were ranked by board members as HIGH (1), MEDIUM (2), LOW (3) priority

	Short Term Actions 1-3 Years
	1. Continue to support small businesses through grants
	2. Amend the zoning code to support height, density and uses that promote redevelopment
	3. Outreach to current property owners of parcels with redevelopment potential

Priority Two: To Initiate in Year 2

Rankings Summary

	Short Term Actions 1-3 Years
	1. Remediate vacant land through code enforcement and activate with temporary uses
	2. Mitigate unsafe structures that have code violations in a variety of ways
	3. Facilitate utility improvements to support redevelopment including sewer and septic
	Mid Term Actions 3-8 Years
	1. Acquire land for redevelopment including vacant land and unsafe structures
	2. Design and construct roadway enhancements
	3. Develop partnerships with local institutions to expand workforce development opportunities
	4. Develop more affordable housing based on housing models for affordable and mixed income
	5. Attract new uses including food, dining and culture in both temporary and permanent capacities
	6. Develop new parks and plazas based on internal assessment of programming needs
	7. Redevelop the mobility hub to facilitate TOD uses
	9. Develop mixed uses on key development parcels
	8. Develop partnerships with healthcare institutions to bring healthcare facilities into the district

Discussion

Should we move higher ranking Priority 2 midterms actions into Priority 1?

Do you agree with focusing on developer outreach, zoning and business outreach as targeted priorities for year one?

Should we move land acquisition and real estate analysis to year one?

Should we focus on a strategy to connect key parcels to water and sewer as an infrastructure incentive for redevelopment?