



NW 7th Avenue CRA

Strategic Vision Update from Board Retreat

September 10th, 2024

**MHCP
COLAB**

CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION

Lambert
ADVISORY

Local Government Consulting Group

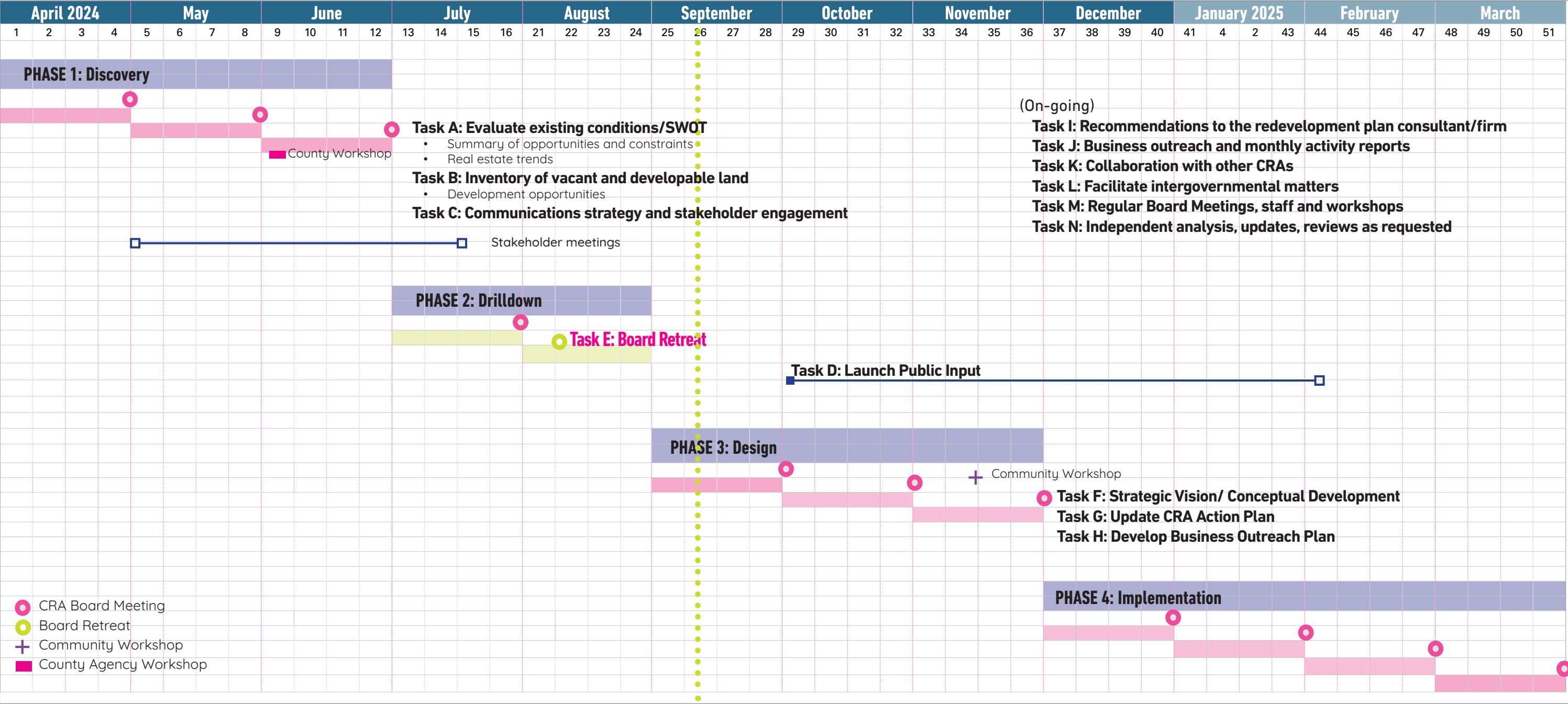


Presentation Agenda

- Schedule Overview
- Mission Statement
- Strategic Vision from Board Retreat



Schedule



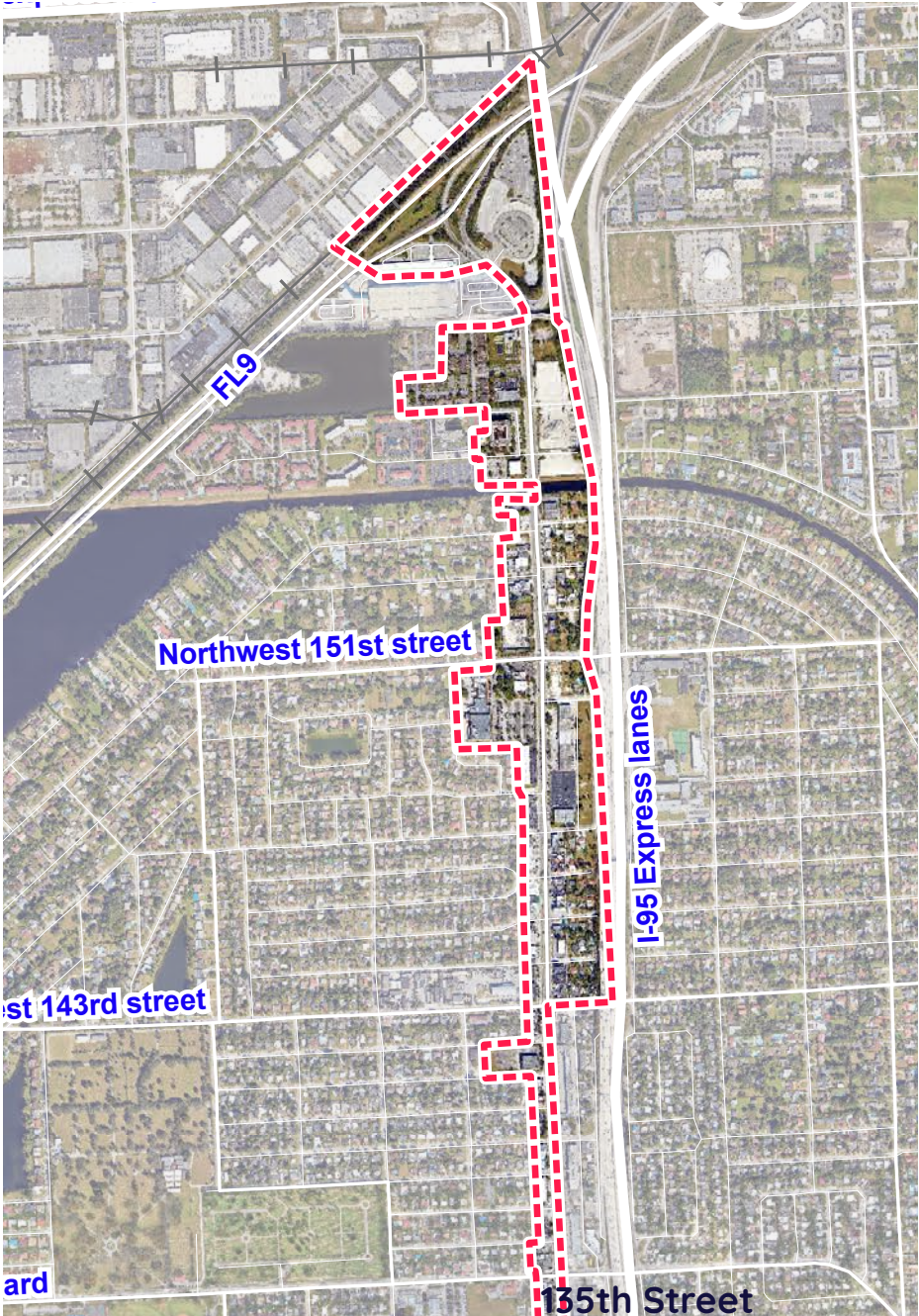
Reviewing the Current Mission

The Mission of the Uptown Avenue 7 CRA is to:

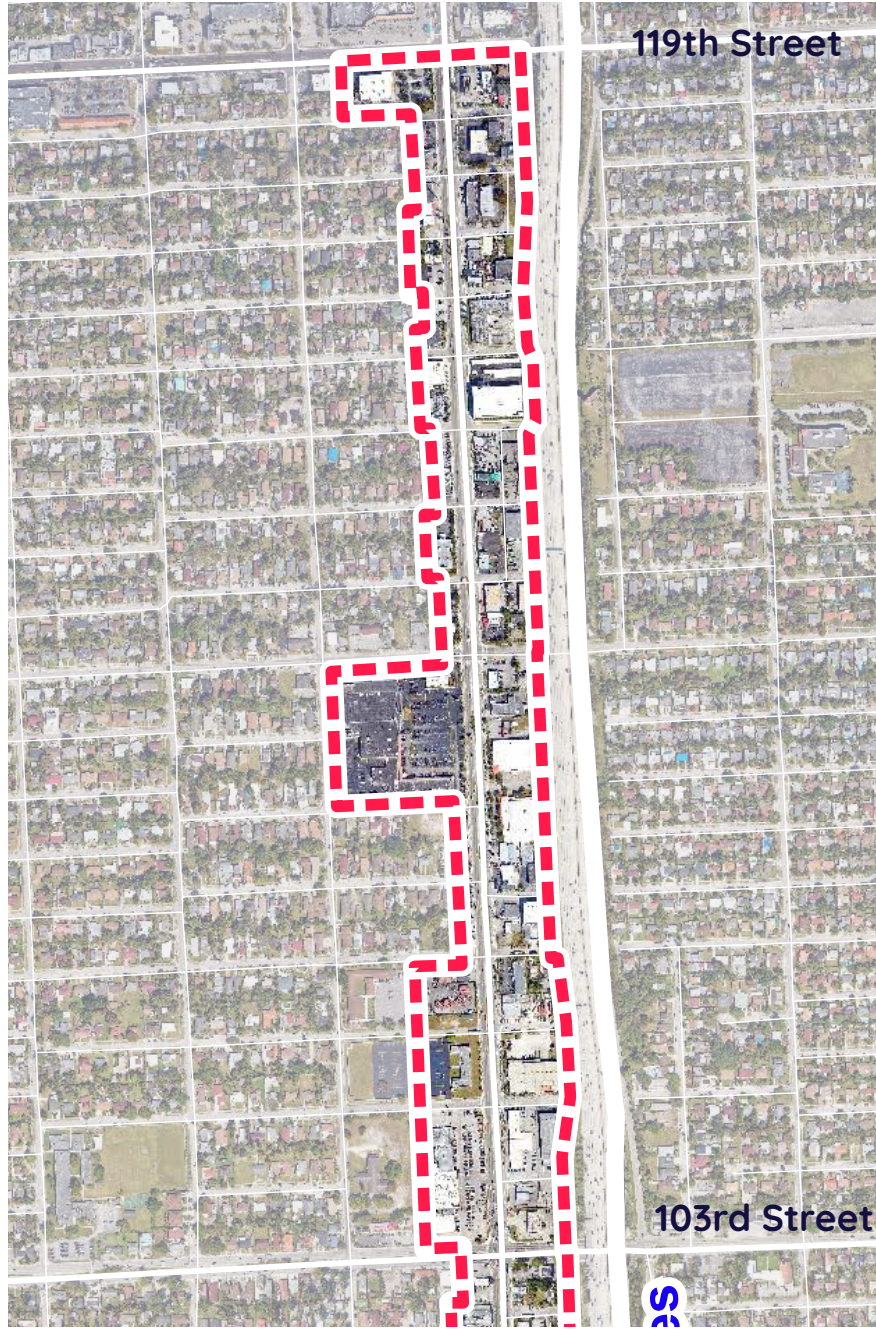
- Reposition Northwest 7th Avenue as a major regional employment center.
- Support the growth and expansion of existing businesses in the CRA.
- Support development of new business in the CRA.
- Provide training and increased employment opportunities for residents of northwest Miami-Dade.
- Redevelop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

CRA Districts by Subarea- Strategic Vision

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

Roadway Improvements in the Right of Way

Infrastructure

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

Improve NW 7th Avenue's Overall Image

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

Short Term Actions

- Coordinate with FDOT on potential improvements to NW 7th Avenue.
- Develop preliminary roadway concept in plan and section.
- Identify additional funds available from the CRA for enhancements.
- Identify other funding sources.

Intended Outcome

Approval process with FDOT and Miami Transportation Planning Organization (TPO) to place project in the 5-year work program

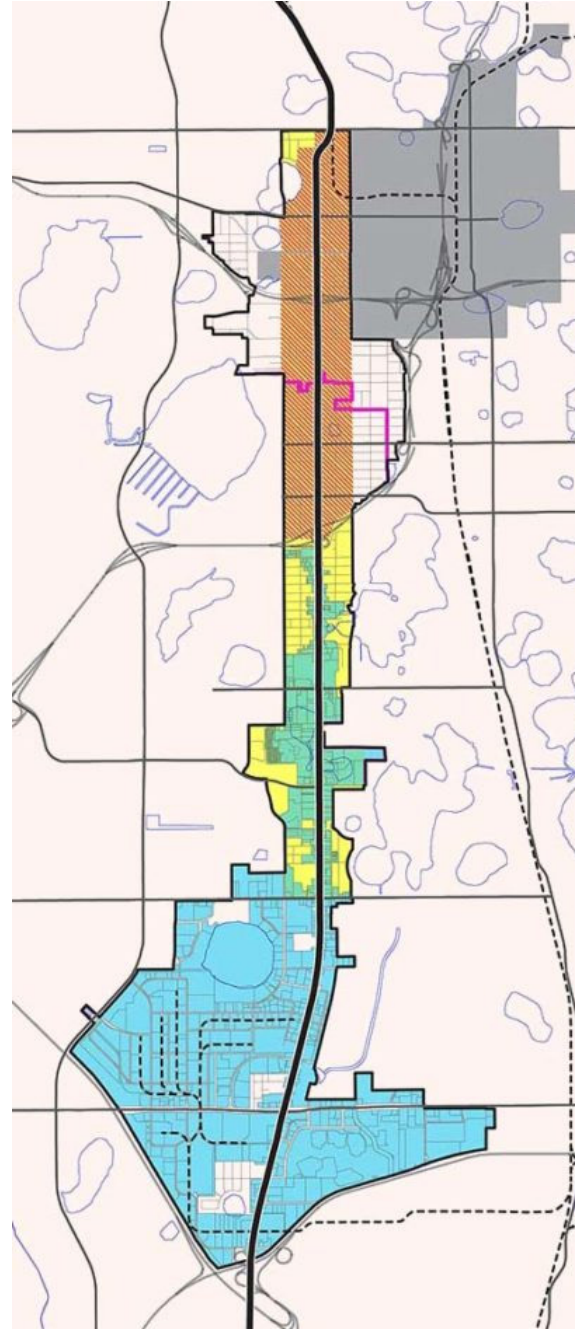
Mid/Long Term Actions

- Develop preliminary design concept
- Design and construct roadway improvements.

Case Study

Orange Blossom Trail CRA, U.S. Route 441, State Road 7, Orange County and the City of Orlando.

- 400 miles from Miami to Georgia.
- 7-miles through Orlando.
- A major transit corridor with many similar challenges to the NW 7th Avenue Corridor.



Planned, implemented, and managed roadway improvements; entryway features and signage; installation of a sewer system, drainage, sidewalks, street paving, and streetlights; small business grants and accelerator programs.

1 Aesthetics

Slum and Blight

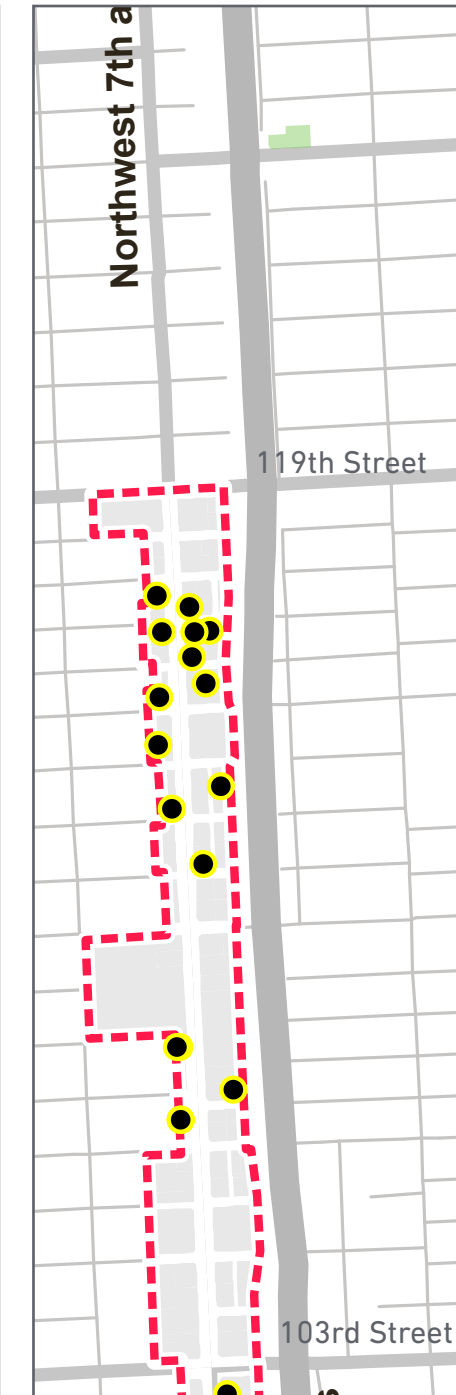
Developing a plan to eliminate concentrations of unsafe structures.

Short Term Actions	Mid/Long Term Actions
- Verify type and age of violations, fines and location for unsafe structures. - Evaluate options for remediating unsafe structures. - Evaluate other code violations and strategies for mitigation through code enforcement department. Intended Outcome - Determine strategy for addressing unsafe structures and code violations. - Mitigate minor code violations.	Mitigate or purchase unsafe structures.

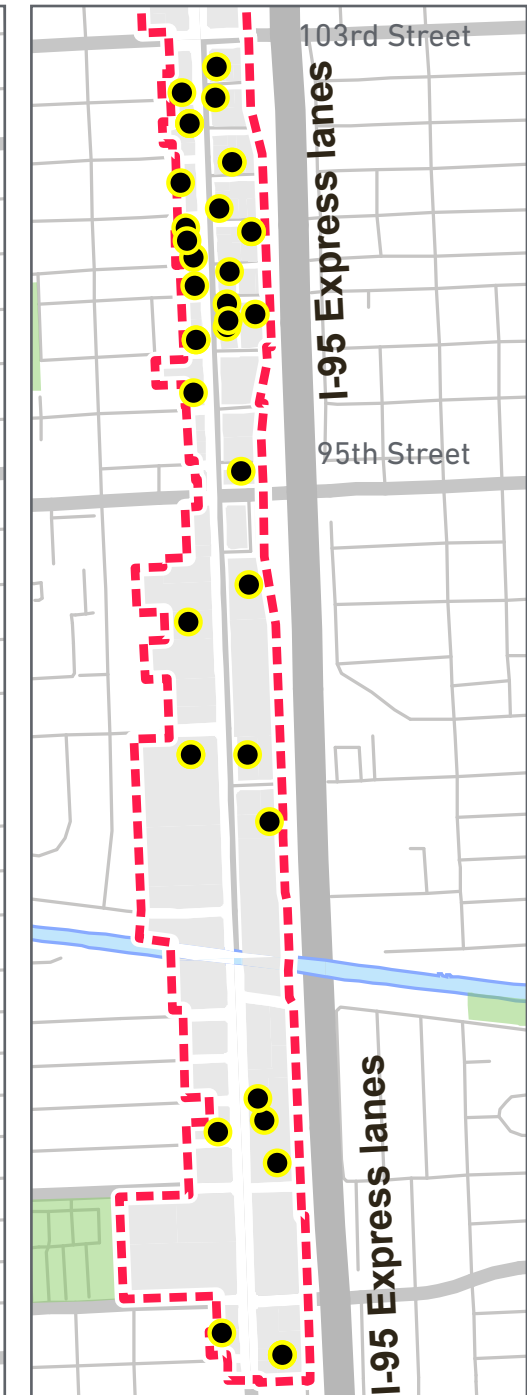
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1 Aesthetics

Vacant Land and Temporary Uses

Short Term Actions	Mid/Long Term Actions
Evaluate the condition of vacant land and strategies to mitigate and activate with temporary uses. Intended Outcome Develop an overall approach to vacant land and activations.	Mitigate vacant land through land acquisition, engaging with property owners, code enforcement, temporary uses and redevelopment.



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

2 Budget and Financing

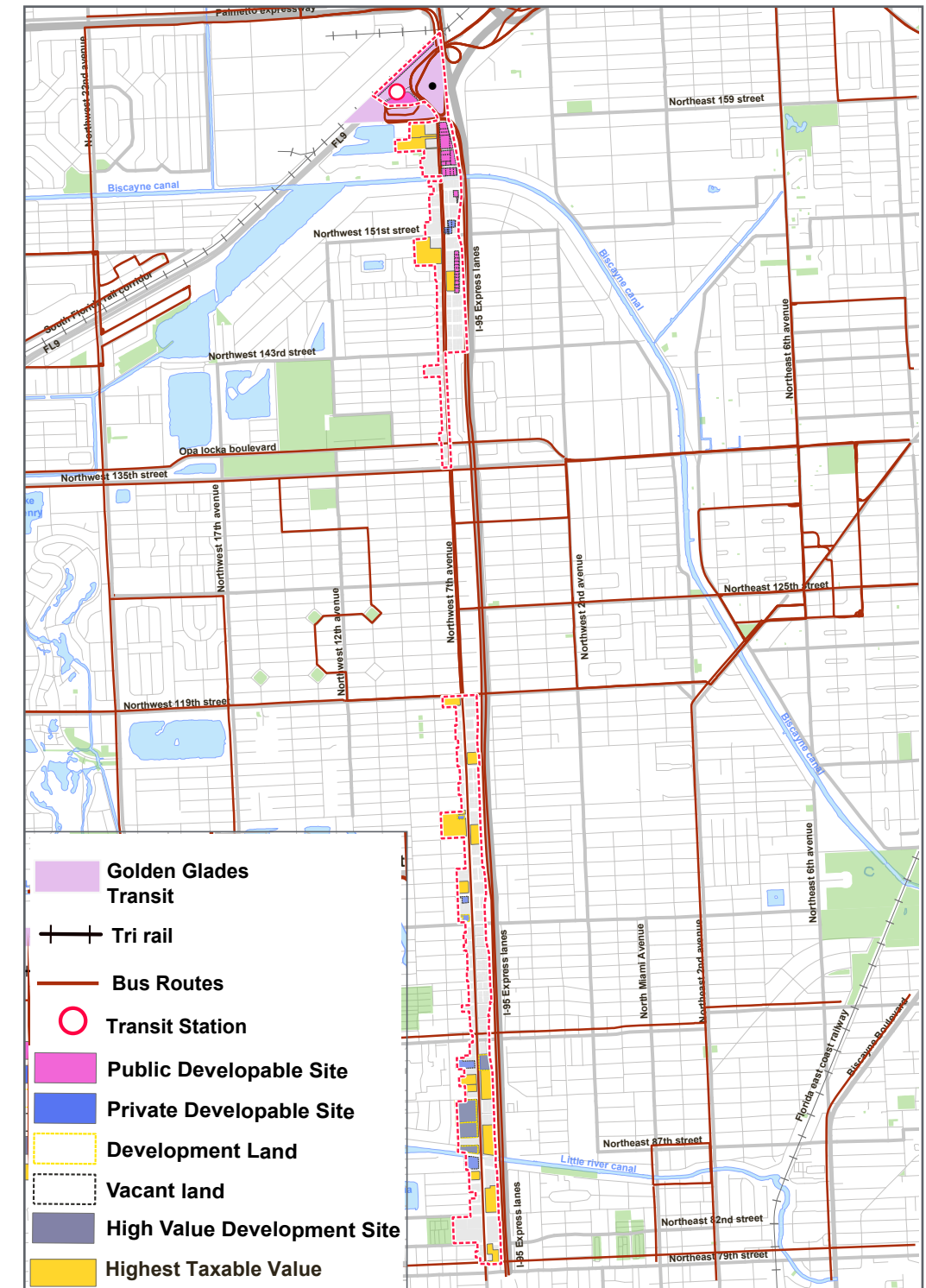
Budgeting

Initiative	Short Term Actions	Mid/Long Term Actions
Budgeting	- Determine budget goals and available funding from TIF. - Evaluate additional funding sources. Intended Outcome Complete the budget.	None
Financing Tools	Determine financing opportunities for CRA activities including land acquisition, lease deals, payments and community benefits. Intended Outcome Develop a summary of financing tools.	None

3 Development Opportunities

Community Benefits Master Planning

Initiative	Short Term Actions	Mid/Long Term Actions
Master Planning	- Identify potential key redevelopment parcels and opportunities. - Build conceptual plan for build out scenarios. - Develop phasing and potential land acquisition strategies. Intended Outcome Master Plan concept.	Implement the master plan concept.
Community Benefits	- Develop a wish list of community benefits to provide to potential development partners. - Determine how to achieve the list. Intended Outcome Create menu of potential community benefits.	



3 Development Opportunities

Land Acquisition

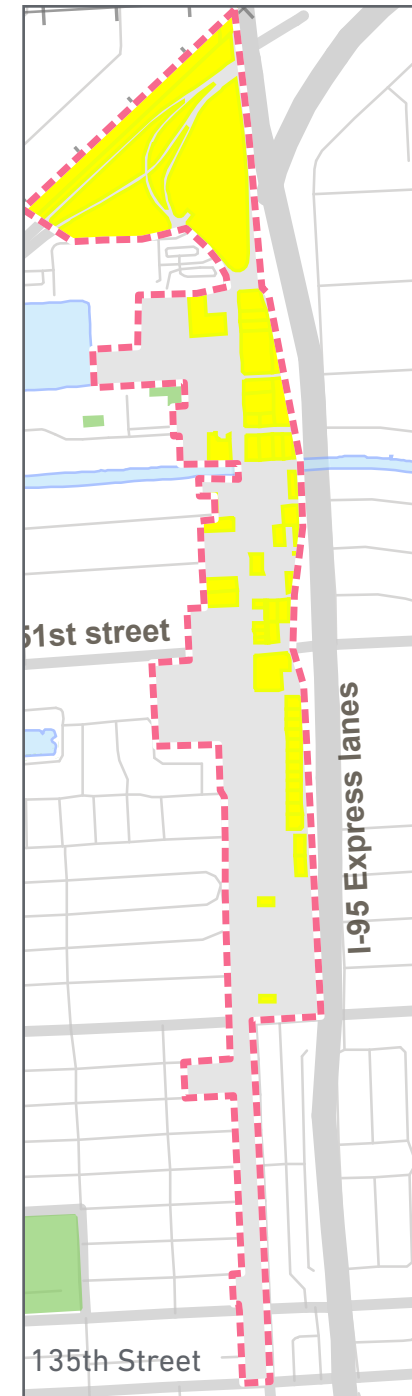
Signature Projects and Infill

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.

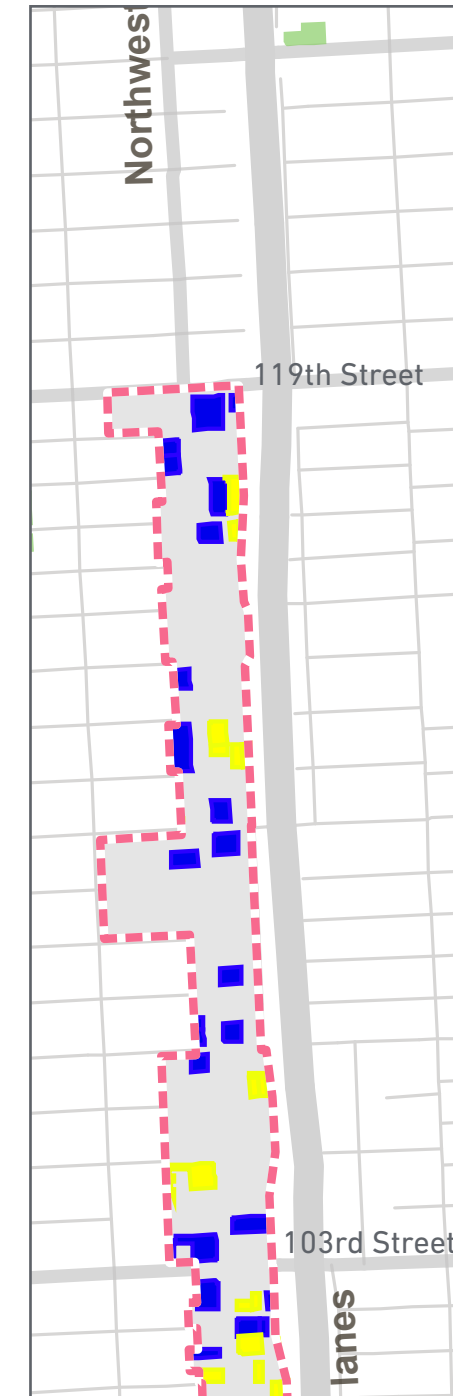
37% (88 acres) of CRA is vacant or a development site.

Short Term Actions	Mid/Long Term Actions
- Evaluate potential properties to acquire. - Evaluate tools to acquire and dispose of land. Intended Outcome Determine an approach to land acquisition.	Implement plans for land acquisition and land lease.

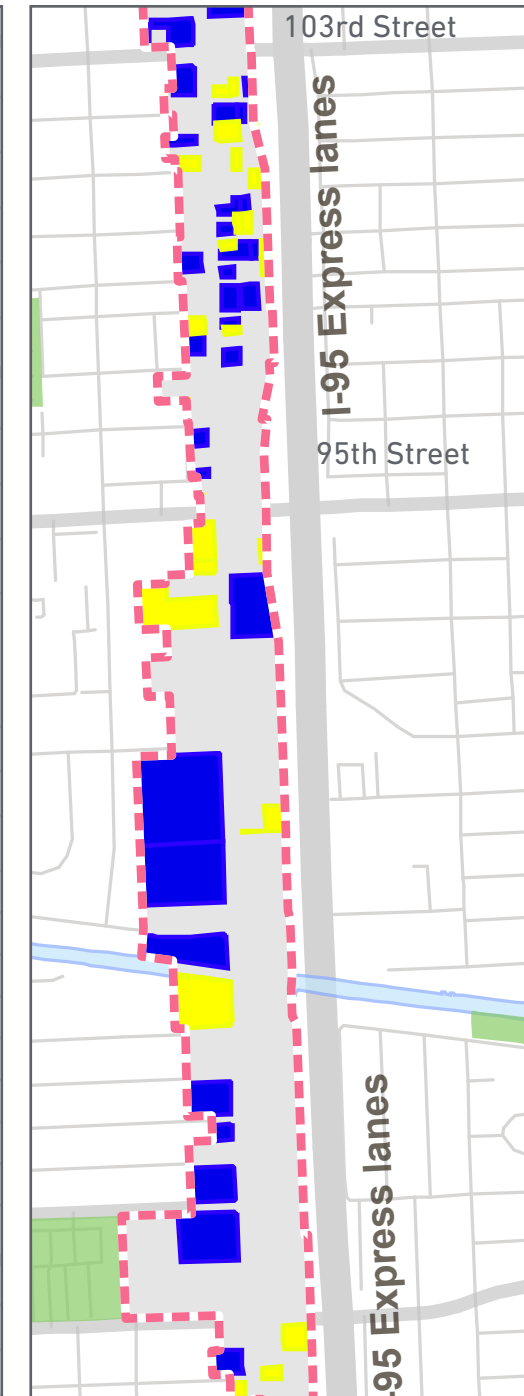
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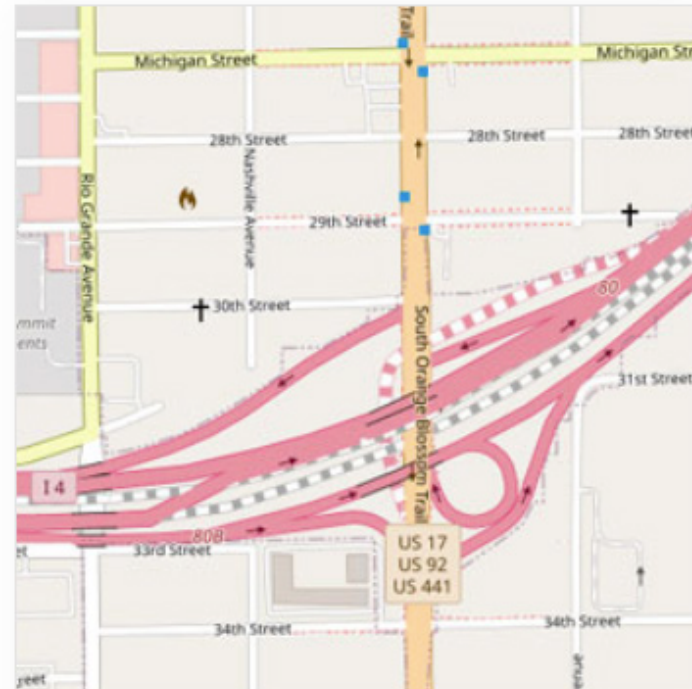


Case Study



Orange Blossom Trail CRA

- Changed zoning to limit adult entertainment, expand code enforcement, community safety, and renovations.
- Master Planning to provide the framework for decision-making.
- Online tools and resources for community awareness and to provide feedback: Community Hub and Property Information Portal.



Property Information Portal

Investigate properties within the OBTNext planning area for real estate development opportunities.

[Enter](#)

Property data and corridor maps with accurate and linked property information.



Community Input Map

Click the 'Add Comments' button below to add your ideas for community development and improvement to the Community Input Map.

[View Comments](#)

[Add Comments](#)

Online portal for community feedback based on GIS mapping for exact locations and for tagging comments.

3 Development Opportunities

Mixed-Use and Public Private Partnerships

Transportation and Transit

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

Initiative	Short Term Actions	Mid/Long Term Actions
Mobility Hub	- Coordinate meetings with FDOT regarding state owned sites and potential redevelopment plans. - Determine CRA's role to facilitate. Intended Outcome Recommend an approach to the mobility hub.	Redevelop the mobility hub with additional uses.
Library P3	- Evaluate existing space around the site. - Develop a proposed program. Intended Outcome Recommend an approach to the library parcel.	Redevelop the library site.



3 Development Opportunities

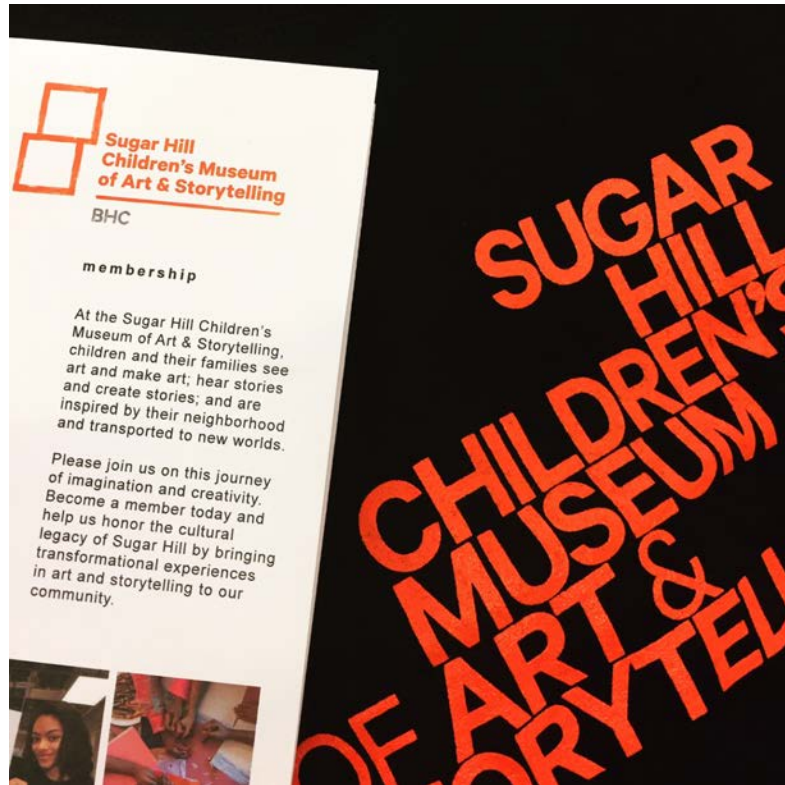
Housing and Parks

Mixed-income Residential

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

Initiative	Short Term Actions	Mid/Long Term Actions
Housing	- Identify housing models for affordable and mixed income residential. - Compare needs assessment from market study findings. Intended Outcome Recommend an approach for affordable housing in the corridor.	Facilitate new housing developments to meet a variety of needs.
Parks and Plazas	- Identify parks needs in terms of space and programming. - Identify other opportunities for parks, plazas and connectivity including the library. - Identify opportunities to access the water. Intended Outcome Recommend next steps for adding parks to the study area.	Facilitate more parks.

Best Practices



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

4 Partnerships and New Uses

Healthcare, Institutions and Workforce Development

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.

Small Business Development

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

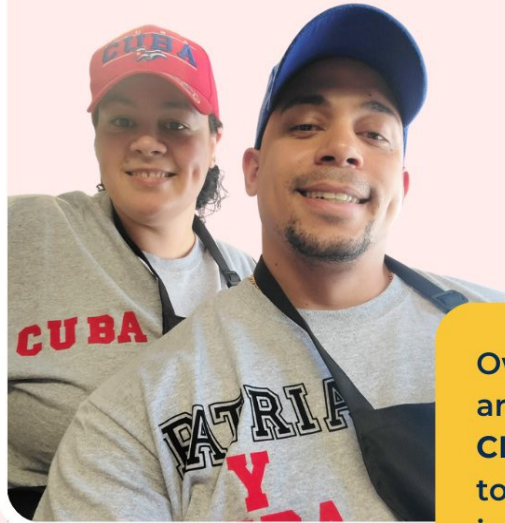
Repositioning Retail

Attracting new retail and improving existing retail spaces with new development and upgrades.

Short Term Actions	Mid/Long Term Actions
• Evaluate potential healthcare partners. • Evaluate potential workforce partners. • Facilitate partnerships. • Evaluate opportunities to reposition retails Intended Outcome Recommend opportunities for viable partnerships with local institutions to provide healthcare services and workforce training.	• Facilitate healthcare partner with a physical presence in the community. • Facilitate workforce development partnerships with local institutions.

Best Practices

CDFI Friendly
*Lending
Spotlight*



Owners of Lolás 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 Partnerships and New Uses

Food and Culture

Cultural Assets

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

Short Term Actions	Mid/Long Term Actions
• Identify opportunities to integrate local cuisine through dining and grocery. • Identify opportunities to partner with food vendors for land activations. • Identify opportunities for art and cultural partnerships in redevelopment activities. Intended Outcome Recommend opportunities for food and culture in both temporary and permanent capacities.	• Attract new permanent and temporary development in dining and culture.

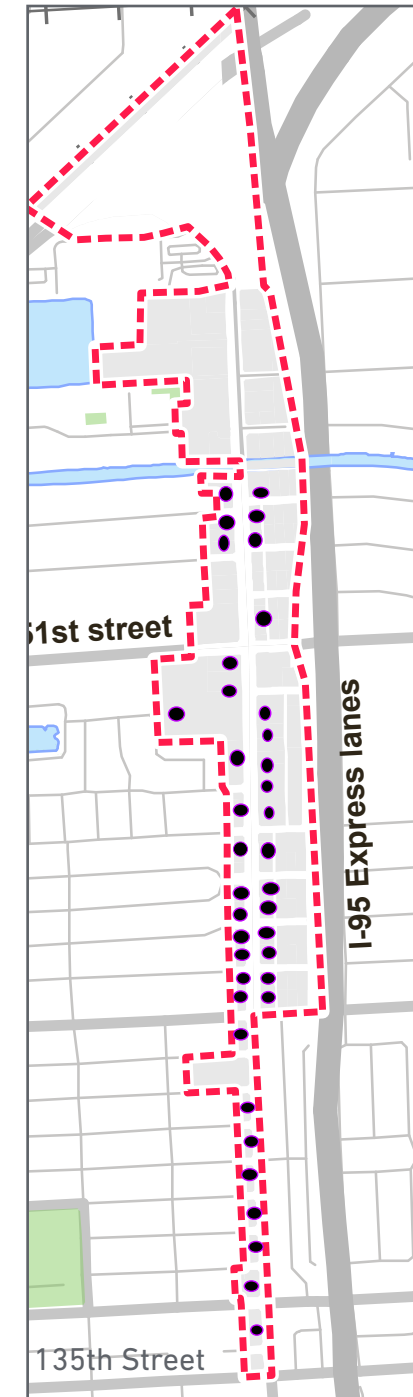
5 Infrastructure

Water and Sewer

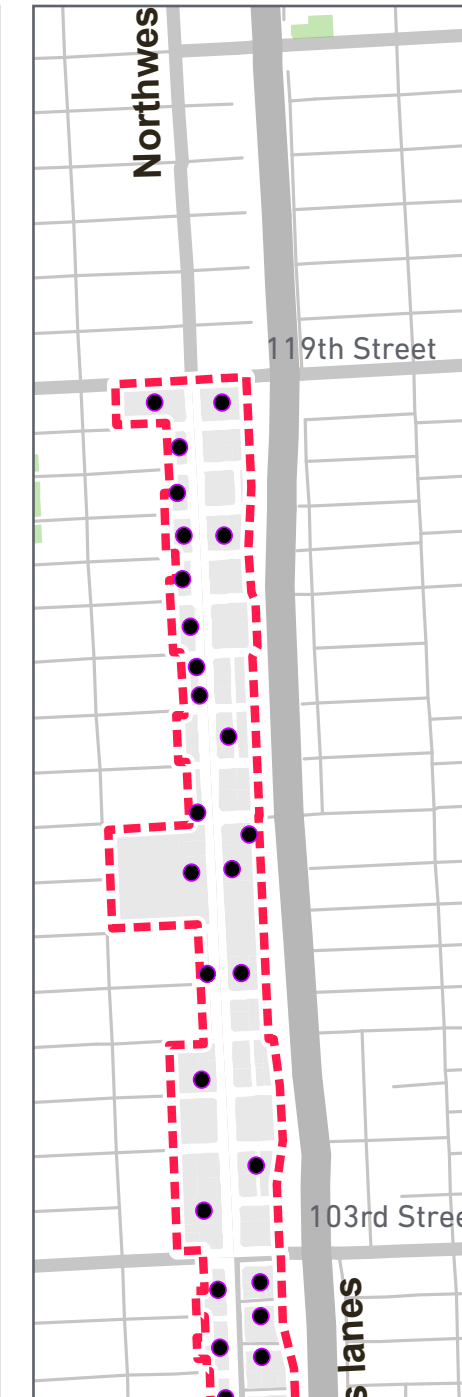
Converting septic to sewer. 115 properties need connections.

Short Term Actions	Mid/Long Term Actions
- Evaluate partnership with WASD. - Environmental assessment. - Evaluate need and opportunity for funding or grants. - Develop action plan and funding mechanism. Intended Outcome Recommend next steps for water and sewer connections.	- Water and sewer hookup. - Septic tank abatement.

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6 Planning and Zoning

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)

Core:

125 units/acre, 4-15 stories

Center:

Within ½ mile of SMART corridor: 90 du/acre 3-12 stories

Edge:

60 du/acre, up to 6 stories

Additional Uses Permitted in MCS and MC categories:

Automobile and truck services, gas stations, auto mechanics, car wash, mini storage facility

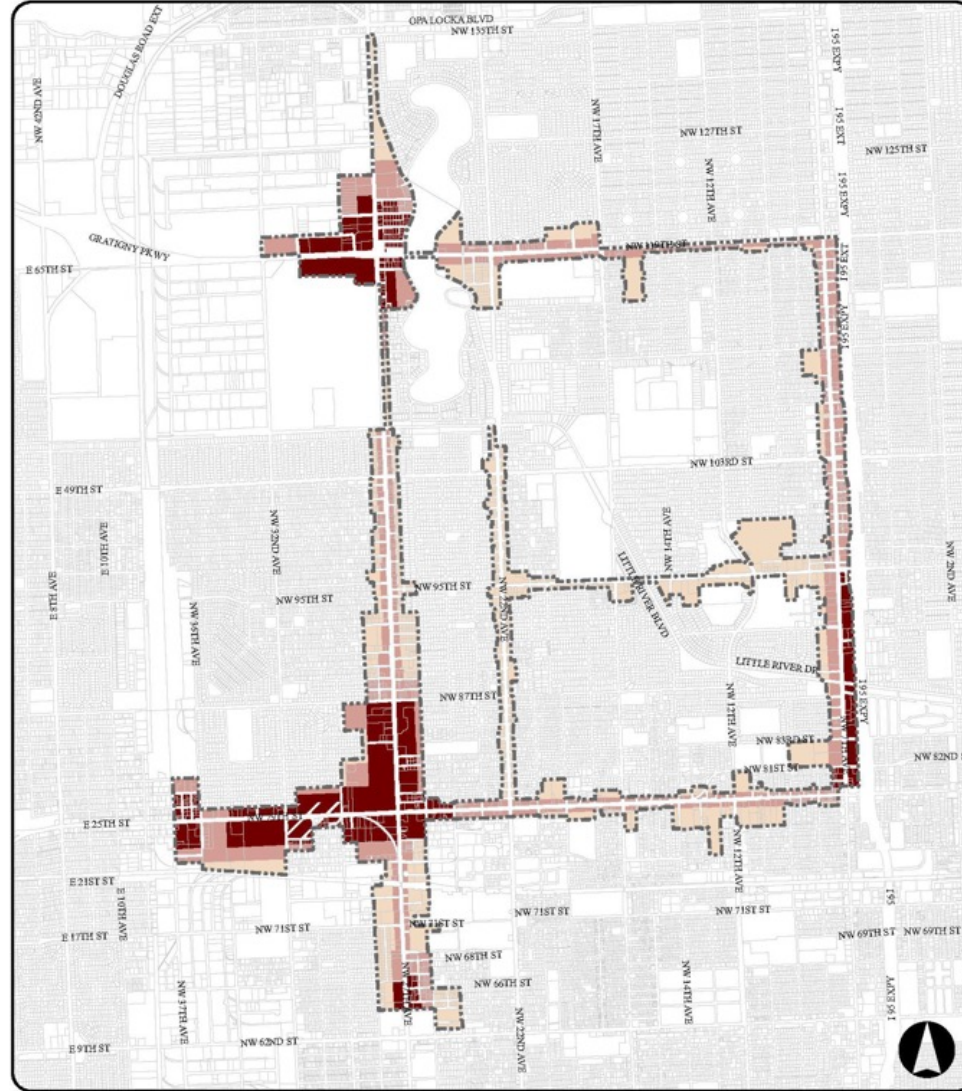
Initiative	Short Term Actions	Mid/Long Term Actions
Zoning Changes	- Evaluate the NCUCD and commercial zoning district language. - Evaluate current allowable uses. - Evaluate allowable height and density. Intended Outcome Recommend zoning code amendments.	Update the NCUCD zoning.
CRA Plan	Evaluate the need to update the CRA Plan based on the recommended strategies and tools needed. Intended Outcome Update and revise CRA Plan.	

North Central Urban Area District

Zoning Overlay



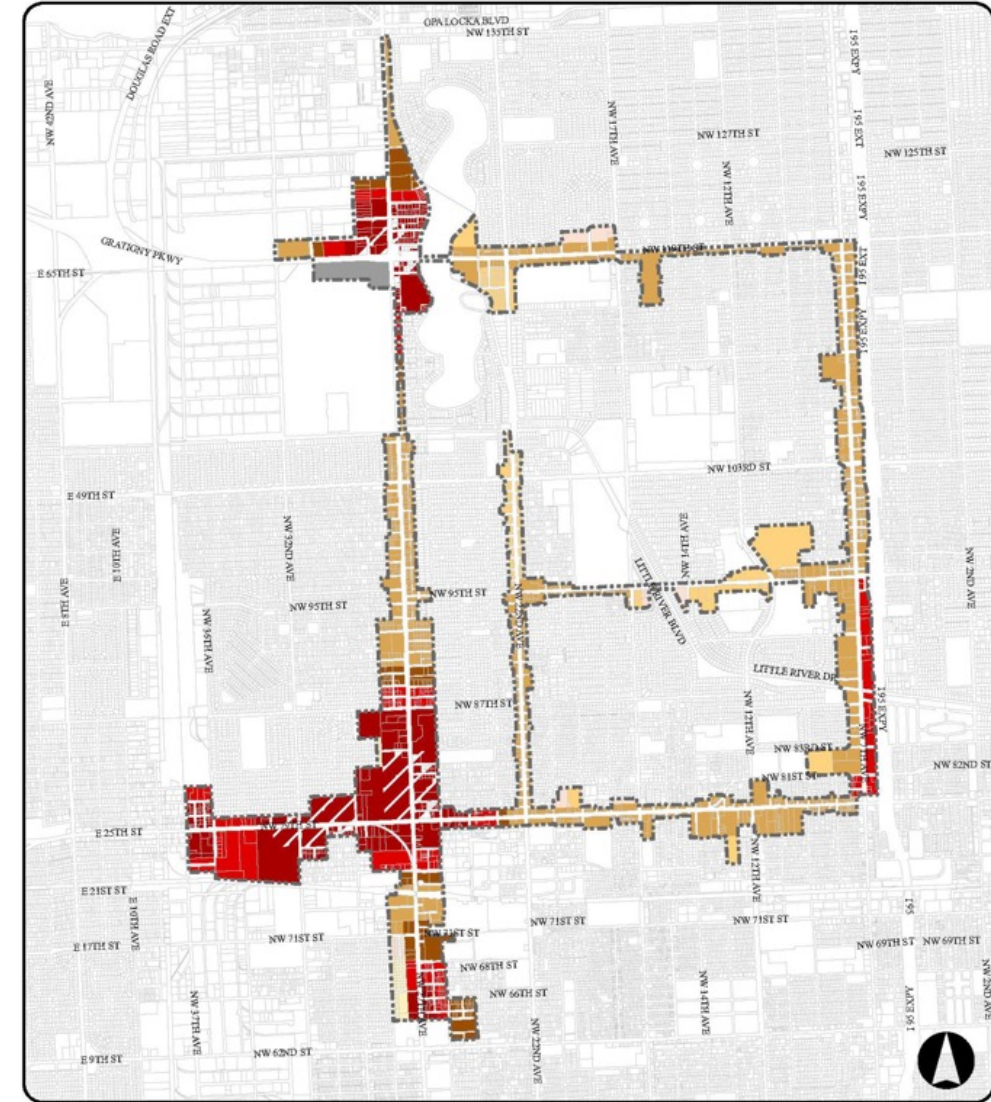
Subdistrict



Building Height (Stories)*

 Min 4 to Max 15
 Min 3 to Max 12
 Max 6
 Max 4

* 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

	Max 125 units/acre		Max 25 units/acre
	Max 90 units/acre		Max 18 units/acre
	Max 60 units/acre		Max 6 units/acre
	Max 41 units/acre		Residential As Per Sec. 33.284.99.16(A)(5)
	Max 36 units/acre		

Next Steps

