

# Project Panel 2: Brickell-Phillis Wheatley Elementary (Institutional Land)

**Moderator:** Jorge Cibran, Development Division Director, PHCD

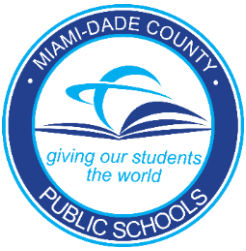
**Panel Members:**

- Jorge Cibran, Development Division Director, Miami-Dade Public Housing and Community Development (PHCD)
- Victor Alonso, ECO-Sustainability Officer, Miami-Dade County Public Schools (MDCPS)
- Darlene Fernandez, Assistant Director, Department of Transportation and Public Works (DTPW)
- Jose Cueto, Assistant Director, Planning and Regulatory Compliance, Miami-Dade County Water and Sewer Department (WASD)
- Lisa Martinez, Principal, L.M. Genuine Solutions

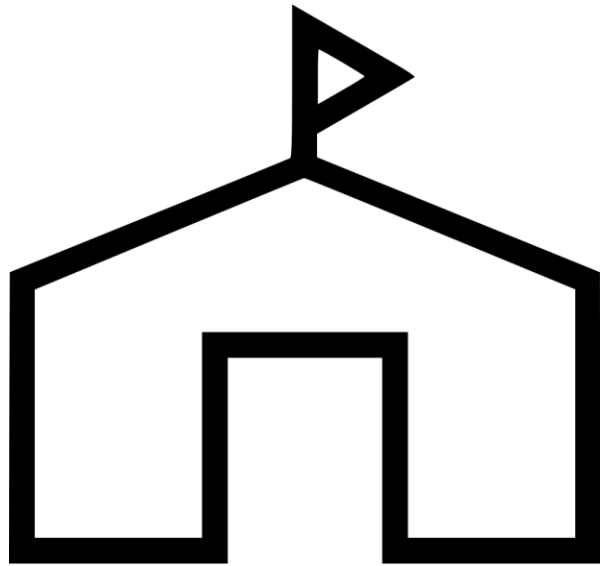
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Project Panel 2  
Brickell-Phillis  
Wheatley  
Elementary  
(Institutional  
Land)

October 7, 2019  
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# Brickell-Phillis Wheatley Elementary (Institutional Land)



**SCHOOL**



**HOUSING**

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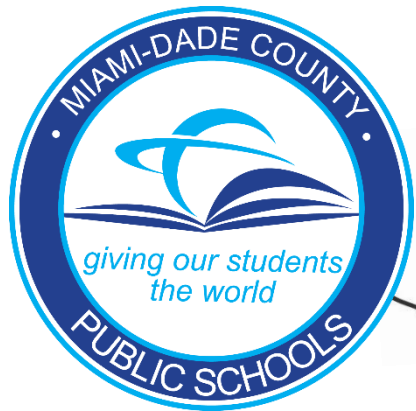
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- Project 1 – Brickell Solutions and Medvin Apartments  
(County-Owned Site)
- Project 2 – Phillis Wheatley Elementary and Housing Project  
(School Board Owned Site)



# Brickell-Phillis Wheatley Elementary (Institutional Land)



Public Housing and  
Community Development



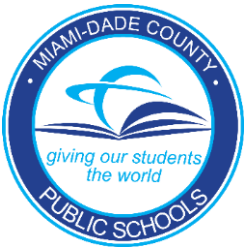
- Collaboration
- Template for Success

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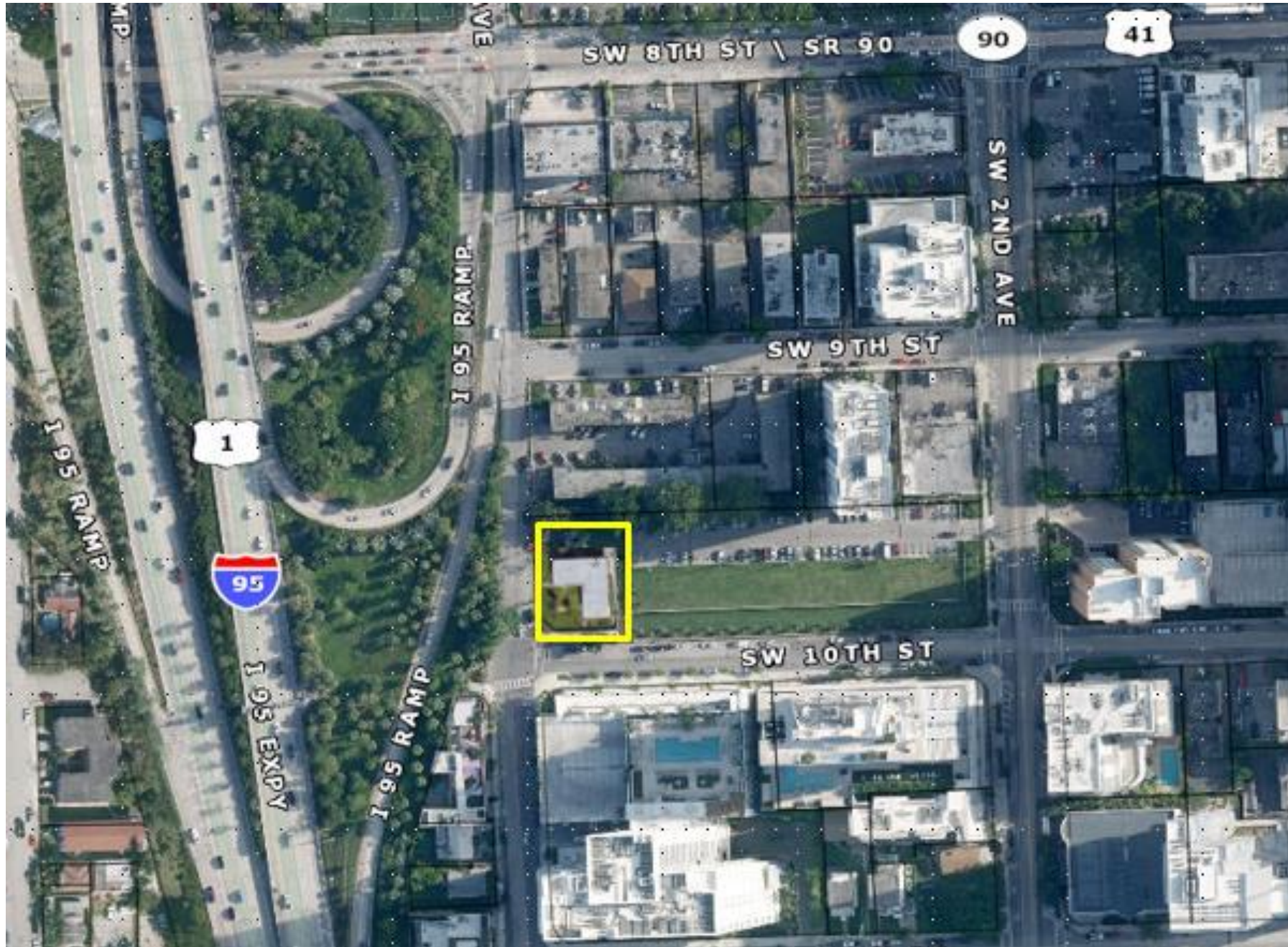
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# Brickell Solutions & Medvin Apartments

## Location Plan



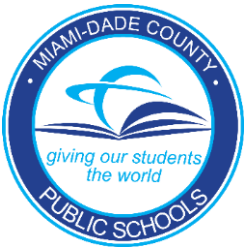
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- The Medvin Apartments site is located on the corner of SW 3<sup>rd</sup> Ave. and SW 10<sup>th</sup> St.





# Brickell Solutions & Medvin Apartments



## Site Information

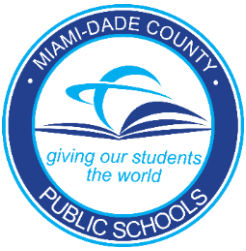


- The site contains 0.344 acres in an urban area.
- The County owns the land pursuant to a Declaration of Trust (DOT) with HUD. HUD approval is required for demolition and disposition of the site.

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# Brickell Solutions & Medvin Apartments

## Site Information



**JOE MORETTI  
NEW BUILDING**



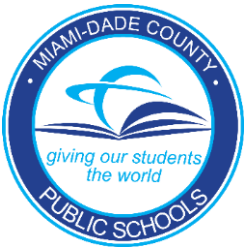
- Medvin was vacated in April 2014 and all residents voluntarily moved to the new Joe Moretti public housing development located adjacent to the Medvin site.

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# Brickell Solutions & Medvin Apartments

## Site Information



- Medvin was built in 1965 and contained 18 units in a two-story walk-up.
- Over time, the development became dilapidated and structurally unsafe.
- The School Board approached PHCD in August 2017, with interest in developing the Medvin site with a new school to serve the Brickell area.
- As discussions went forward, PHCD and MDCPS discussed an innovative approach which would incorporate both a school and housing in one facility.
- More importantly, the agencies discussed a collaboration which would go beyond just one project.
- This collaborative approach was included in PHCD's applications to HUD for demolition and redevelopment of the Medvin site, which also referenced future redevelopment of the Phillis Wheatley Elementary School site.

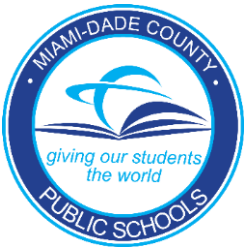


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# Brickell Solutions & Medvin Apartments

## Project Information



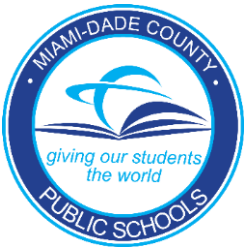
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- A meeting with public housing residents of Joe Moretti and Harry Cain was held on March 9, 2018 to inform residents and obtain input on the Brickell Solutions/Medvin Apartments redevelopment and the Phillis Wheatley Elementary/housing redevelopment.
- The Medvin demolition application was approved by HUD on March 14, 2018 and demolition was completed by PHCD on July 10, 2018.





# Brickell Solutions & Medvin Apartments



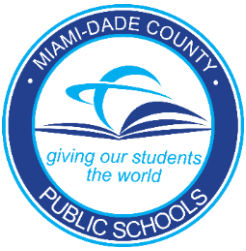
## M-DCPS Priorities and Needs

- Need to expand capacity of schools in Greater Downtown Miami Area area due to parent demand and future growth
- Considered options including expansion of Southside Elementary to a K-8 onsite or find a separate site for 6-8 grade facility in Brickell area
- Lack of land availability and high cost of land
- Exploration of partnership options
- Challenges posed with “urban” setting for schools (traffic, parking, playfield, vertical configuration)
- Housing affordability for M-DCPS workforce
- Capital needs beyond Southside
- Possible collaboration with PHCD and linkage with Phillis Wheatley Elementary School

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# Brickell Solutions & Medvin Apartments

## PHCD Priorities and Needs



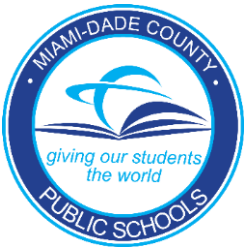
- Explore development opportunities beyond County-owned land (the collaboration)
- Compatible Missions
- Proof of Concept (school and housing in one facility)
- Tools to make the collaboration happen (Agreements)
- One floor of affordable and/or workforce housing (approx.10 units) within the same facility
- Separate elevator and entrance (security)
- School Board approval
- Board of County Commissioners approval (Resolution R-1239-18, December 4, 2018)
- HUD approval required
  - Long Term Ground Lease
  - Preference for school district employees, up to 80% of Area Medium Income (AMI)
  - PHCD would pay for construction and manage the housing portion of the project
  - Market value, or *commensurate public benefits to the community, the public housing agency, or the federal government (24 CFR 970.19)*
  - **Project #2, and “the collaboration” (also help from HUD Miami Office and Director Liu to obtain HUD approval)**
  - HUD approved the disposition of Medvin on March 14, 2018
- Expand the Collaboration
  - Building permits/approvals
  - Construction inspection/approvals
  - Getting to CO (Certificate of Occupancy)
  - **For the benefit of Miami-Dade County and City of Miami residents, School District employees, neighborhood children and parents**

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# Brickell Solutions & Medvin Apartments



## Tools for Implementation (Agreements)

### Project Work Letter

**PROJECT WORK LETTER:** Established each party's obligations with respect to the design, development and construction of the project, the financial contribution of each Party and the cooperation required of each party to facilitate the construction and completion of the project.

### Ground Lease

**GROUND LEASE:** The School Board will have a 99-year leasehold for \$1 per year and will construct a multi-story, mixed-use development, which will include approximately 10 affordable and/or workforce rental housing units with preference for School Board teachers and other employees, and an educational facility consisting of approximately 700 permanent student stations and ancillary support spaces. The housing units will be located on a separate floor and contain separate entrances and elevator to segregate access from the school.

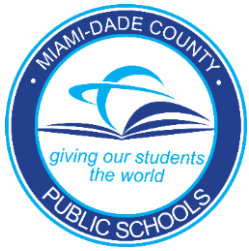
### Sub-Lease Agreement

**SUBLEASE AGREEMENT:** In order for the County to operate and maintain the affordable and/or workforce housing units, the County agreed to enter into the Sublease with the School Board. The County will serve as the landlord of the tenants living in the workforce housing units and the tenants will pay their rents to the County. The School Board will be responsible for the operation and maintenance of the school improvements.

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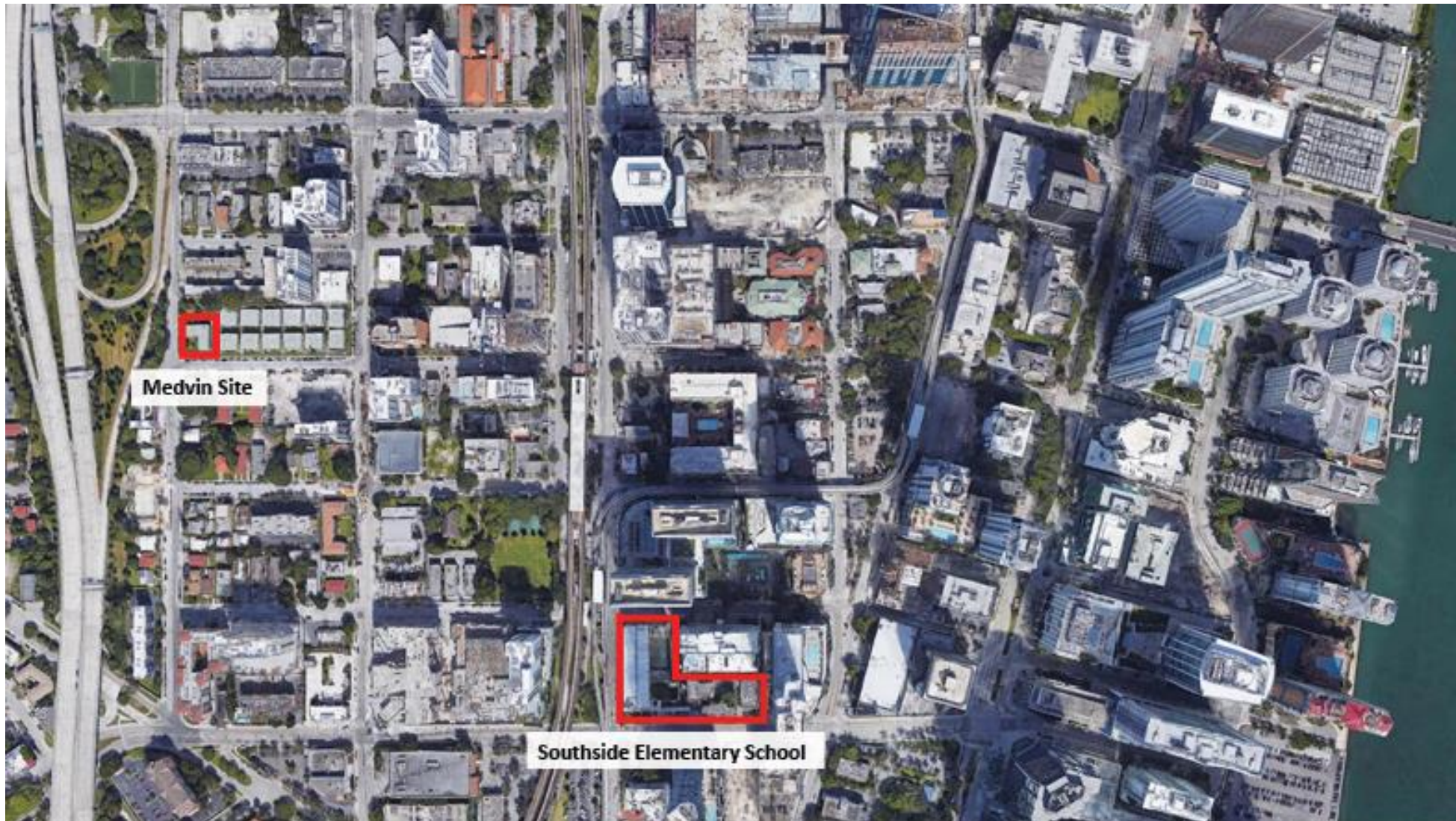
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# Brickell Solutions & Medvin Apartments

## M-DCPS Priorities – Brickell Area



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# Brickell Solutions & Medvin Apartments

## Southside Elementary School – Museum Magnet



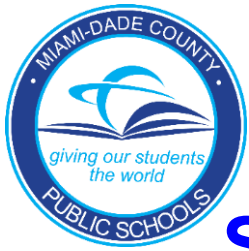
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- 2008 Addition expanded capacity by 710 student stations and removed portable classrooms
- Original school is on the National Registry of Historic Places





# Brickell Solutions & Medvin Apartments



## Southside Elementary School – Museum Magnet

- Historic Restoration of 1914 Bldg. #1
- Renovation of 1920's Bldg. #2
- Community demands for further capacity at secondary level (grades 6-8)



SOUTHSIDE ELEMENTARY  
MUSEUMS MAGNET SCHOOL



Circa 1914



Circa 1950's



ARCHITECTS' RENDERING



2010



2010



2017



2017



2017



SOUTHSIDE ES

HISTORIC RESTORATION OF 1914 BUILDING

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# Brickell Solutions & Medvin Apartments

## Brickell – New Secondary Capacity (Grades 6-8)



- 10 parking spaces for housing units
- 610 student station capacity school

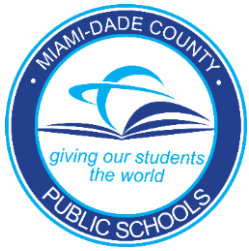
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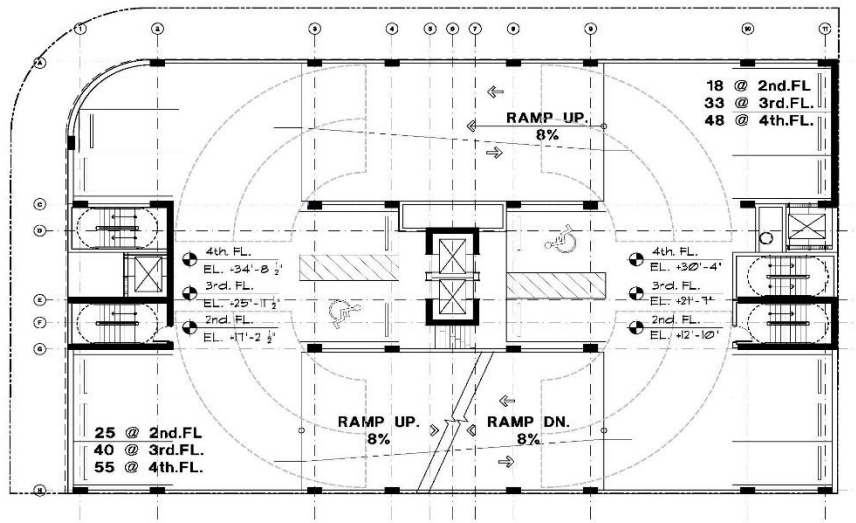


- “Urban” site
- Separate access for residents and students
- 2 blocks from transit station

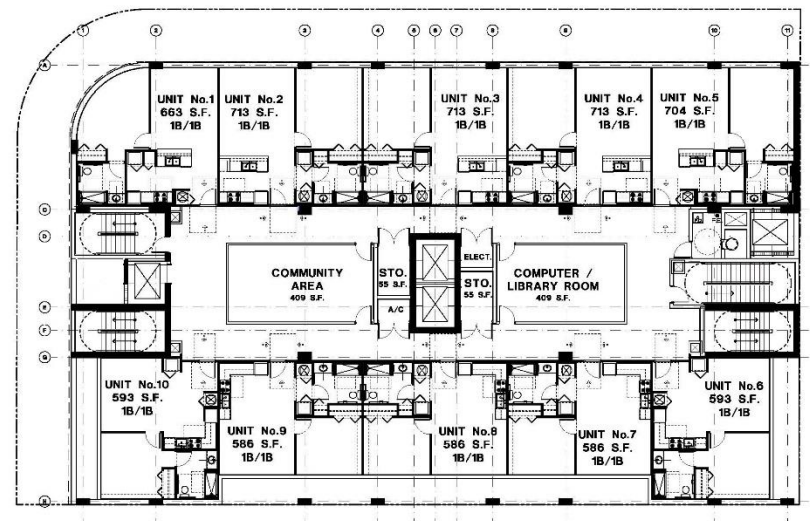


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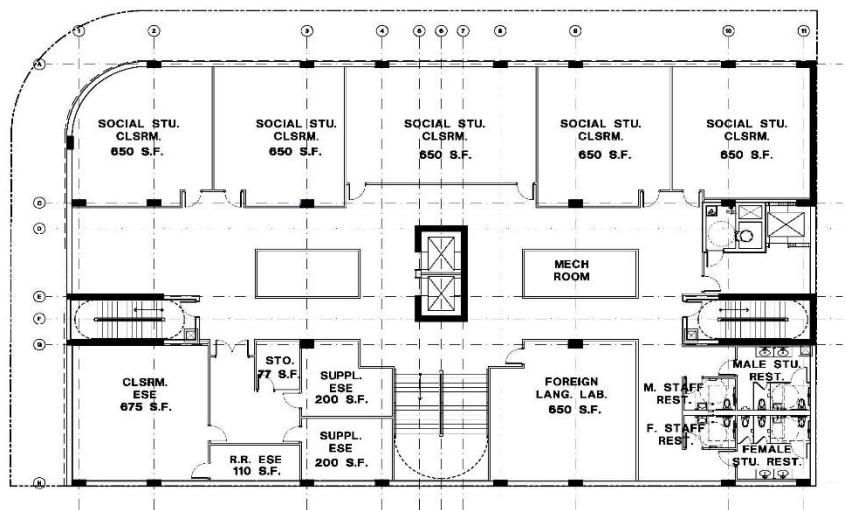
## Brickell – New Secondary Capacity (Grades 6-8)



SOLUTION B  
2nd.-4th. FLOOR PLAN  
SCALE: 1/8"=1'-0"



SOLUTION C  
2nd. FLOOR PLAN  
SCALE: 1/8"=1'-0"



SOLUTION B  
SCHOOL 2nd. FLOOR  
(LEVEL 8)  
SCALE: 1/8"=1'-0"

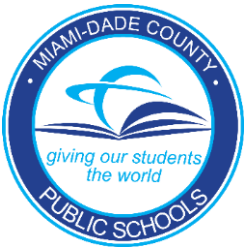
- 1 level of 10 housing units
- 7 levels of school

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# Brickell Solutions & Medvin Apartments

## Traffic Issues



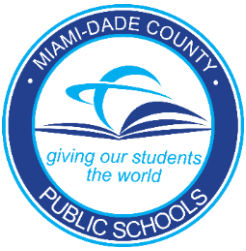
- 🚗 Site plan
  - 🚗 Arrival and dismissal operation
  - 🚗 Vehicular drop-off/pick up area
  - 🚗 Bus drop-off/pick up area
  - 🚗 Staff and general parking
  - 🚗 Parking loading zone (this is for schools with small kids)
  - 🚗 Sidewalk, pedestrian connectivity
  - 🚗 Pedestrian and vehicular Sight visibility triangle
  - 🚗 Gate operation
  - 🚗 Loading Zone
- 🚗 Traffic study
  - 🚗 Enrollment
  - 🚗 Number and times of shifts for arrival and dismissal
  - 🚗 Accumulation analysis
  - 🚗 Off-site improvements (such as signals, pedestrian crosswalks, sidewalk, school zones, ETC)
  - 🚗 Bus commitments
  - 🚗 Impact to existing roads
  - 🚗 Need of crossing guards, traffic personnel and/or traffic control officers)
- 🚗 Traffic operation plan
  - 🚗 This is a form that summarizes all school commitments for the operation of the school year round.



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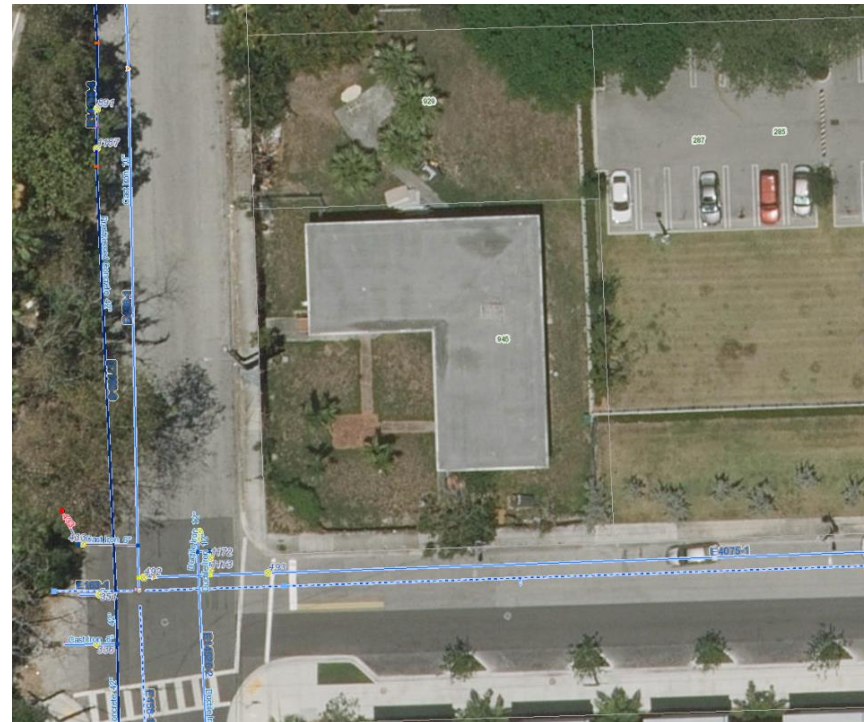


# Brickell Solutions & Medvin Apartments

## Water and Sewer Service



- Implementing Order 10-8
  - WASD Rules and Regulations
  - Authorized by the BCC
  - Establishes Requirements for Service:
    - Water Main Extensions
    - Sewer Main Extensions
    - Pump Stations
    - Easements, unities of title, covenants, etc.
  - Defines Financial Mechanisms
    - Connection Charges
    - Construction Connection Charges
    - Oversizing Credits
    - ASP's, etc.
- Water Service
  - Property is abutted by a 12-inch water main
  - No water main extension required
  - Domestic service and fire lines to be installed by owner for provisions of service.

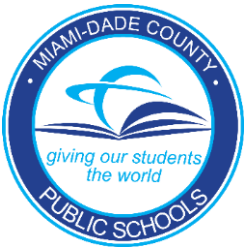


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# Brickell Solutions & Medvin Apartments

## Water and Sewer Service



- 💧 Sanitary Sewer Service
  - 💧 Property is abutted by an 8-inch gravity main on both SW 10 Street and SW 3rd Avenue.
  - 💧 Discharge to WASD Pump Station 3
  - 💧 Adequate capacity to accept flows exists within sanitary sewer system
  - 💧 No requirement for sewer main extension is anticipated.
  - 💧 Sewer lateral to be installed by owner for provision of service.
- 💧 Water and Sewer Connection Charges
  - 💧 Under Implementing Order 10-8, affordable housing projects are eligible for deferral of connection charges through completion of project.



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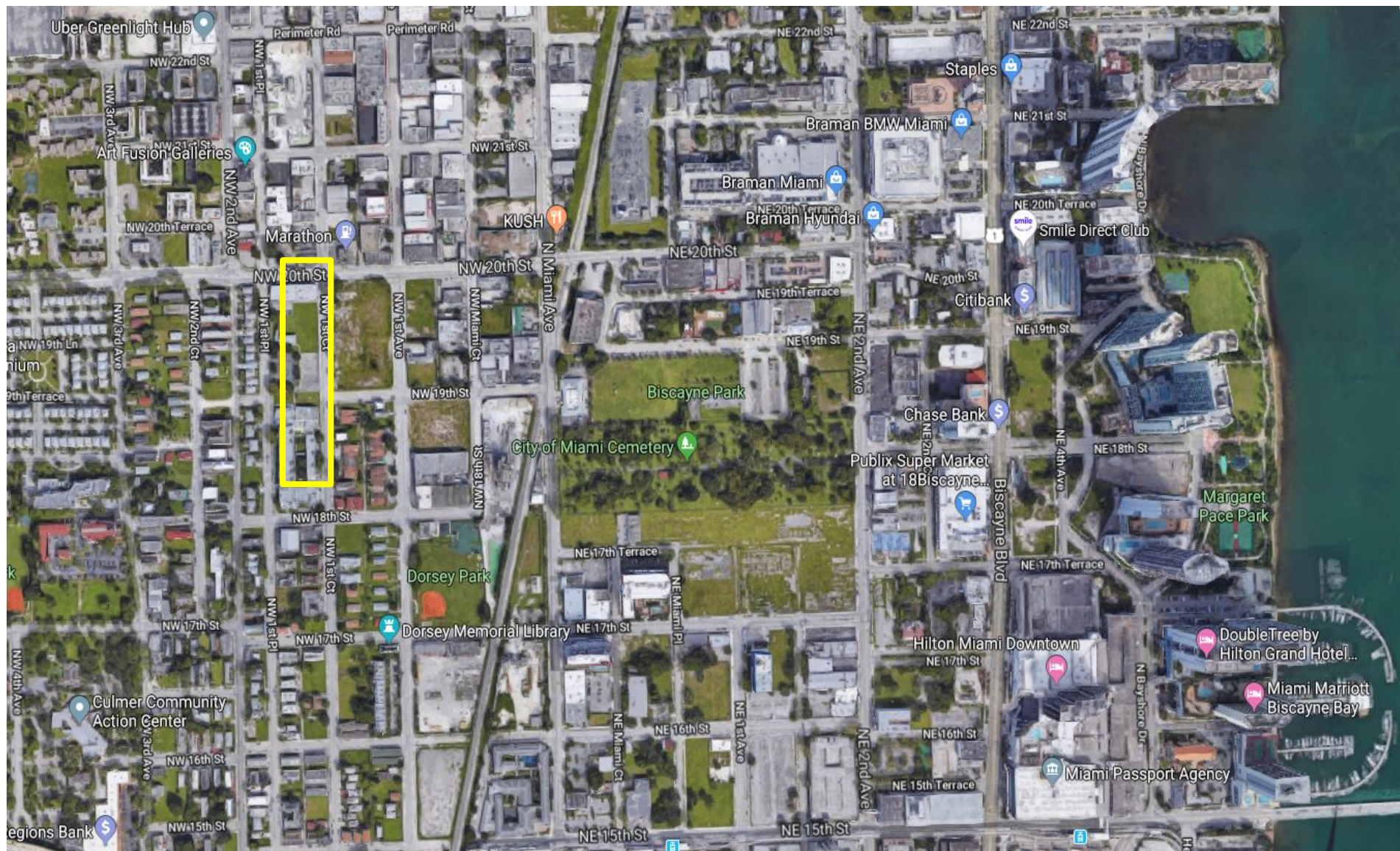
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# Phillis Wheatley Elementary School & Housing Project

## Location Plan



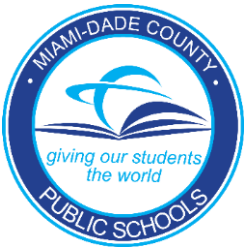
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- Phillis Wheatley Elementary school is located at 1801 NW 1<sup>st</sup> Place
- The site is owned by the School Board





# Phillis Wheatley Elementary School & Housing Project



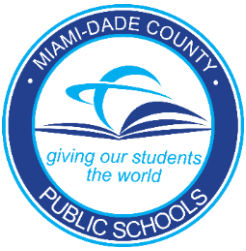
## M-DCPS Priorities and Needs

- Need to replace and “right-size” 1952 facility
- Need for a modern facility to be a “beacon” for Overtown area
  - School accommodated students from Frederick Douglass Elementary School from 2016-2018 while school was replaced 8 blocks to the south
- Impacts on school enrollments in the area
- Engagement/input from current and future Phillis Wheatley Elementary School families
- Housing affordability for workforce
- School Board approval of mixed-use collaboration with PHCD

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# Phillis Wheatley Elementary School & Housing Project



## Location Plan



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# Phillis Wheatley Elementary School & Housing Project



## Existing School Facility



Original facility built in 1952  
from West



Classroom Bldg. #1 from  
West



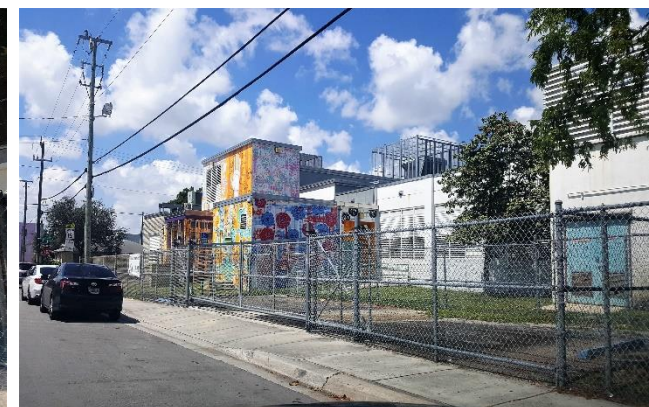
Playfield – North Side



1990's Addition from the  
East



Classroom Bldg. #2 from the  
East

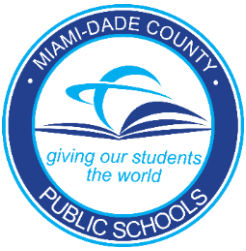


Cafeteria and service entry  
from the South

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# Phillis Wheatley Elementary School & Housing Project



## PHCD Priorities and Needs

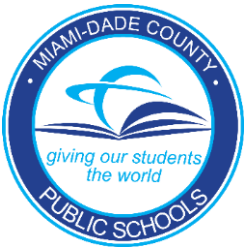
- Project #2 of the Collaboration
- School District – owned site which would include an elementary school and housing.
- Meeting with public housing residents of Rainbow Village, Town Park, Gwen Cherry 23, Wynwood Homes, Wynwood Elderly, Buena Vista Homes, In Cities-Wynwood, Phillis Wheatley and Claude Pepper was held on March 16, 2018 to inform residents and obtain input on the Brickell Solutions/Medvin Apartments redevelopment and the Phillis Wheatley Elementary/housing redevelopment.
- Rezoning considerations and number of housing units (approx. 200-300).
- Financing of the facility (housing and school)
- Design Concept complementary with financing and zoning considerations.
- Procurement process for the facility (developer partner, LIHTC and other funding)
- Tools for implementation (Agreements).
- Approval by the School Board
- Approval by the Board of County Commissioners
- Required Governmental Approvals

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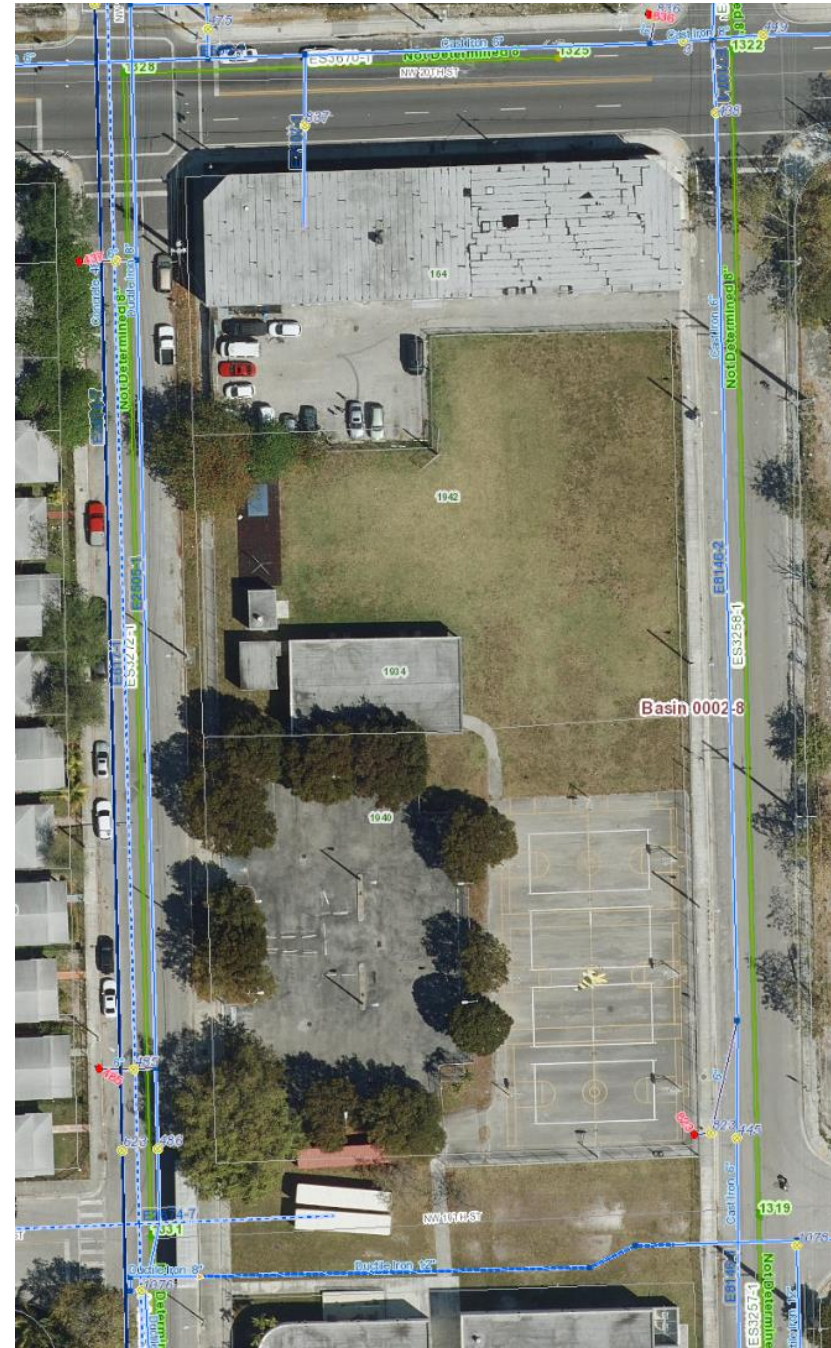


# Phillis Wheatley Elementary School & Housing Project



## Water and Sewer Service

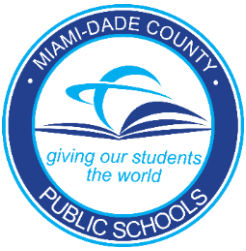
- 💧 Water Service
  - 💧 Property is abutted by a 12-inch water main along theoretical NW 19 Street.
  - 💧 No water main extension required if service obtained from 12- inch main.
  - 💧 Domestic service and fire lines to be installed by owner for provisions of service.
- 💧 Sanitary Sewer Service
  - 💧 Property is abutted by 8-inch gravity mains on North, East, and Southern boundaries. Discharge to WASH Pump Station 2
  - 💧 Adequate capacity to accept flows exists within sanitary sewer system
  - 💧 No requirement for sewer main extension is anticipated.
  - 💧 Sewer lateral to be installed by owner for provision of service.



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## Project Panel 2: Brickell-Phillis Wheatley Elementary (Institutional Land)

### M-DCPS/PHCD Partnership Highlights



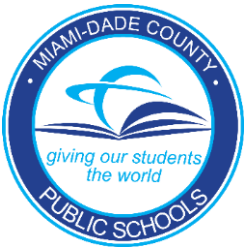
- Co-Developing Projects vs. Land Swaps
- Mission-Driven Decision Making
- Workforce Driven Considerations
- Intersecting Housing Priorities

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## **Project Panel 2: Brickell-Phillis Wheatley Elementary (Institutional Land)**

- Panel Discussion

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HOUSING  
SUMMIT**

**Project Panel 2  
Brickell-Phillis  
Wheatley  
Elementary  
(Institutional  
Land)**

**October 7, 2019  
11:00 am – 12:15 pm**