



Model City/Brownsville Charrette

CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

Model City-Brownsville Design Charrette, Miami-Dade County, Florida: The Model City/Brownsville area is specifically designated as a Neighborhood Revitalization Strategy Area by the U.S. Department of Housing and Urban Development (HUD) and has been determined to be an area that is in need of revitalization. The revitalization effort is being coordinated through the Miami-Dade County, Office of Community and Economic Development (OCED). **The Model City/Brownsville Design Charrette was initiated and led by the Model City/OCED Community Advisory Committee in an effort to begin the visioning process for the revitalization of the area.**

The Design Charrette was held at the Joseph Caleb Community Center library building and was well attended by residents, property and business owners, representing a diverse cross-section of the community. During the week, the design team set up its studio at the Joseph Caleb Center cafeteria building in Model City/Brownsville, where the doors remained open to the public all day. A presentation of work in progress was held on Friday, May 23rd. Residents, property and business owners as well as County staff and elected officials were present. Work continued in the weeks that followed the initial public workshop. The citizens, with the assistance of a professional team, studied the many challenges faced by the community and proposed specific solutions. A series of presentations by County Staff were held and during that time further citizen and professional input was taken into account. The Board of County Commissioners (BCC) passed a resolution (# R-598-04) on May 11th 2004, thereby accepting the Model City/Brownsville Charrette Report and its recommendations.

The study itself has been funded with HUD CDBG funds and was intended to develop a coordinated Area Plan for Model City/Brownsville's revitalization. **OCED will then be able to concentrate improvement efforts in those areas by providing the community development programs that will benefit the residents.**

The Model City/Brownsville Charrette Area Plan is the citizens' vision for the enhancement of this OCED - Neighborhood Revitalization Strategy Area. The community's key redevelopment areas and main corridors are identified and addressed with coordinated improvements. It represents the ultimate growth of their community and its neighborhoods, into an area that will be able to complete itself as an authentic urban community located within the unincorporated area of North Miami-Dade County.

The Area Planning Process establishes development policies and implementation strategies for areas throughout the County in order to ensure proper urban growth patterns and to provide for well-planned communities containing a variety of uses, housing types and public services. These areas include existing and planned transportation corridors, blighted areas and/or urban intensification areas (urban centers).

The Charrette Area Plans are part of the Area Planning Process and not only help to manage growth but they become a useful tool for the various departments and members of the County Commission to help prioritize projects in these areas and develop appropriate implementation strategies with approved plans and available resources allocated through the budgetary process.

Once a Charrette Area Plan is accepted by the local community, it is presented to the Community Council, Planning Advisory Board and finally to the Board of County Commissioners for acceptance of the report and to direct County staff to prepare the necessary code amendments to implement the recommendations that require legislative action as well as finalize the Area Planning Process.

THE DESIGN CHARRETTE:

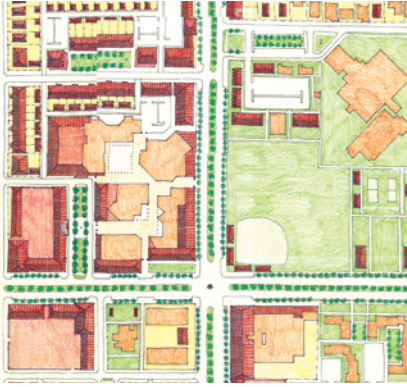


Above: Area residents participating during the charrette.

THE CHARRETTE AREA PLAN: A COMMUNITY'S VISION



A DIGNIFIED CIVIC CENTER:



Above left: Redevelopment plan of the Caleb Center area with liner buildings holding the street edge and medians and shaded sidewalks creating a more walkable environment. **Above middle:** Illustration depicting an expanded Caleb Center with a more open entrance plaza, and a renovated facade. **Above right:** An aerial view of the Caleb Center area with an improved entrance at the intersection of NW 54 Street and NW 22 Avenue. With new civic and retail uses along the two main corridors, this area could become a regional civic center for the whole community.

The Vision: Executive Summary

For many locals, there is the perception that development has chosen other communities over Model City/Brownsville due to its lack of infrastructure. But while development may have occurred mostly around this community, the kind of development those areas have inherited may not necessarily have been successful in the creation of meaningful urban places, good job bases or meaningful residential developments. There is a growing confidence among community leaders that an integrated policy of urban revitalization, embodied in sound principles of urban design and implemented through effective management, can contribute to Model City/Brownsville’s renewal. It will attract families and businesses back to the community and bring additional prosperity to those already established in the community.

The Model City/Brownsville Charrette Area Plan provides the framework for all future development in the Model City/Brownsville area. It provides the interconnected neighborhood structure the area needs to develop into a complete town with a network of streets and neighborhood centers that provide the community with places where people can live, work, shop and relax, within a reasonable walking distance.

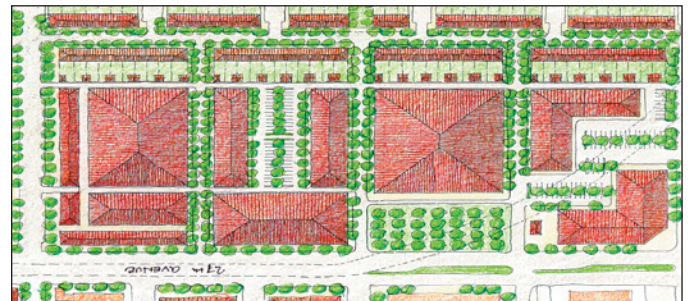
The Charrette Area Plan identifies the following design proposals based on the citizens requests, which are the hopes and ideas of the Model City/Brownsville Community that were presented during the design charrette.

A TRANSIT ORIENTED DEVELOPMENT:



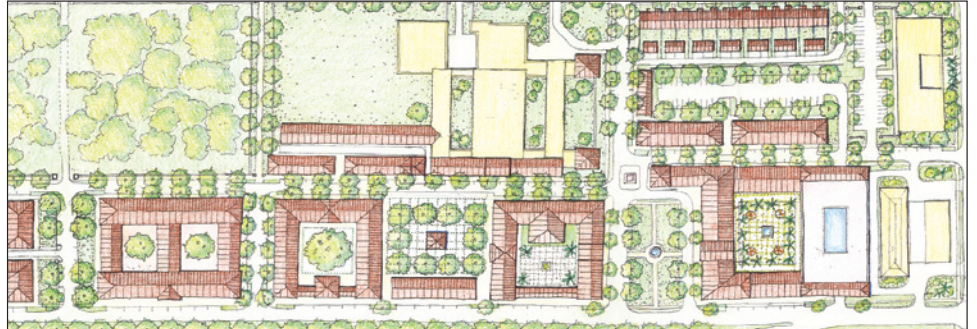
Above: Proposed development of the Brownsville Metrorail Station area to include retail, grocery stores, offices and residences of various types.

EMPLOYMENT OPPORTUNITIES:



Above: Plan of proposed Industrial Village.

AN ENTERTAINMENT-CULTURAL BUSINESS DISTRICT:



Left: View to the north over the State Road 112th at its intersection with NW 27th Avenue. **Right:** Proposed plan for the establishment of an Entertainment-Cultural Business District. The Charrette Area Plan proposes to provide more businesses and other uses around this rehabilitated Hampton House area.

HOUSING:

Right: An existing structure which is part of a Public Housing Project is shown improved with new porches and additional landscaping.



Citizens' Requests:

- To improve the public infrastructure: landscaping, parks, schools, sidewalks, street lights, water and sewer service.
- To improve and redevelop the Joseph Caleb Community Center.
- To establish a transit oriented development around the Brownsville metrorail station and provide amenities to the community.
- To establish an Entertainment-Cultural Business District.
- To restore the historic Hampton House, and enhance its related uses.
- To improve the Industrial District and provide a buffer to the residential area.
- To promote employment zones, computer and job training and manufacturing units.

- To convert public housing projects into single-family, owner-occupied homes.
- To provide infill housing on available vacant parcels with a mix of affordable housing types.
- To enhance the main commercial arteries and provide mixed-use redevelopment opportunities.
- To improve pedestrian access to bus stops and provide adequate landscaping.
- To redevelop NW 54th Street as a traditional main street, with mixed-use development including retail on the ground floor and office and residential uses above.

CORRIDOR IMPROVEMENTS:

Below: Improvements in the public right-of-way with wider sidewalks, parallel parking and landscaping on the NW 22nd Avenue corridor. **Right:** A proposed view of NW 54th Street with a landscaped median. Citizens requested that this street be developed as a traditional Main Street, with a mix of uses like retail and businesses on the ground floors, with offices and/or residences above.



REDEVELOPMENT OPPORTUNITIES:



Above left: Street elevation of proposed mixed-use buildings along NW 54th Street. The Citizens' Charrette Area Plan proposes to develop this corridor as a main street for the region by completing the unfinished commercial and residential fabric along the street. **Above middle:** Plans and elevations for a typical neighborhood level mixed-use building. **Above right:** Plan view of NW 46th Street with infill opportunities along the corridor.

Model City/Brownsville Charrette

CHARRETTE AREA PLAN REPORT EXECUTIVE SUMMARY

Project Goals and Objectives:

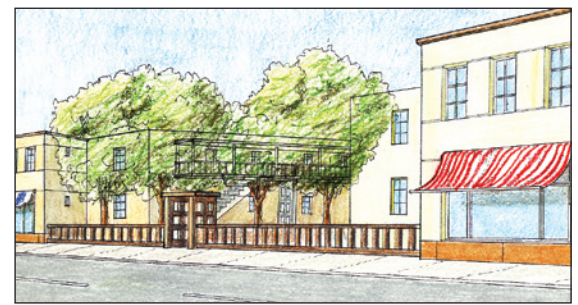
The goal of the Model City-Brownsville Citizens' Charrette Area Plan is to create a framework that will encourage new development to occur with high quality urban design and a variety of uses while retaining the character of the area. Every building built and every decision made affecting the neighborhood, should preserve its historically residential and business integrity while achieving the vision expressed by the citizens. Some of the objectives developed during the charrette are:


- To provide redevelopment opportunities for the Joseph Caleb Community Center and convert it into a dignified civic center for the community.
- Redevelopment of the Brownsville Metrorail Station by establishing transit oriented development guidelines that encourage ridership.
- To provide redevelopment incentives of the Hampton House area that promotes new cultural and entertainment uses in the form of an Entertainment-Cultural Business District.
- To generate development incentives in the underutilized industrial areas that create new job, business, and residential opportunities in the form of a well planned Industrial Village.
- To address the housing needs of the community by redeveloping the existing public housing projects and providing a variety of affordable housing types.
- To provide design standards that improve the existing corridors such as NW 62nd Street, NW 54th Street, NW 46th Street, NW 22nd Avenue, and NW 27th Avenue, and convert them into pedestrian-friendly streets.

REDEVELOPMENT OPPORTUNITIES:



Left: View of NW 62nd Street or MLK Boulevard; The Charrette Area Plan proposes to develop new businesses along the corridor with a cultural theme to act as a viable economic generator.
Right: Proposed commercial redevelopment of Alberta Heights on NW 27th Avenue.





MIAMI-DADE COUNTY

Carlos Alvarez, Mayor

BOARD OF COUNTY COMMISSIONERS

Joe A. Martinez, *Chairman*
Dennis C. Moss, *Vice-Chairman*

Barbara J. Jordan <i>District 1</i>	Carlos A. Gimenez <i>District 7</i>
Dorriin D. Rolle <i>District 2</i>	Katy Sorenson <i>District 8</i>
Audrey M. Edmonson <i>District 3</i>	Dennis C. Moss <i>District 9</i>
Sally A. Heyman <i>District 4</i>	Sen. Javier D. Souto <i>District 10</i>
Bruno A. Barreiro <i>District 5</i>	Joe A. Martinez <i>District 11</i>
Rebeca Sosa <i>District 6</i>	José "Pepe" Diaz <i>District 12</i>

Natacha Seijas
District 13

Harvey Ruvin, *Clerk of Courts*
George M. Burgess, *County Manager*
Murray Greenberg, *County Attorney*
Diane O'Quinn Williams, *Director*
Department of Planning and Zoning

Special Thanks: Dr. Barbara Carey-Shuler, Former Commissioner District 3



"The community has decided to create meaningful places where they can live, work and relax just as in some of the best towns in America. Meaningful places where the residents can feel part of a community and share schools, parks and churches. With buildings that would preserve the scale and character of their surroundings and streets that would act as great entrances to the different neighborhoods in the area. The residents are conscious that this vision reflects and affects their community's success."

MODEL CITY-BROWNSVILLE DESIGN CHARRETTE

was conducted in cooperation with:

- South Florida Regional Planning Council
- Miami-Dade County OCED, Community Development Division

For more information about the Model City-Brownsville Design Charrette contact the Miami-Dade County Department of Planning and Zoning, Community Planning Section at 305-375-2842

