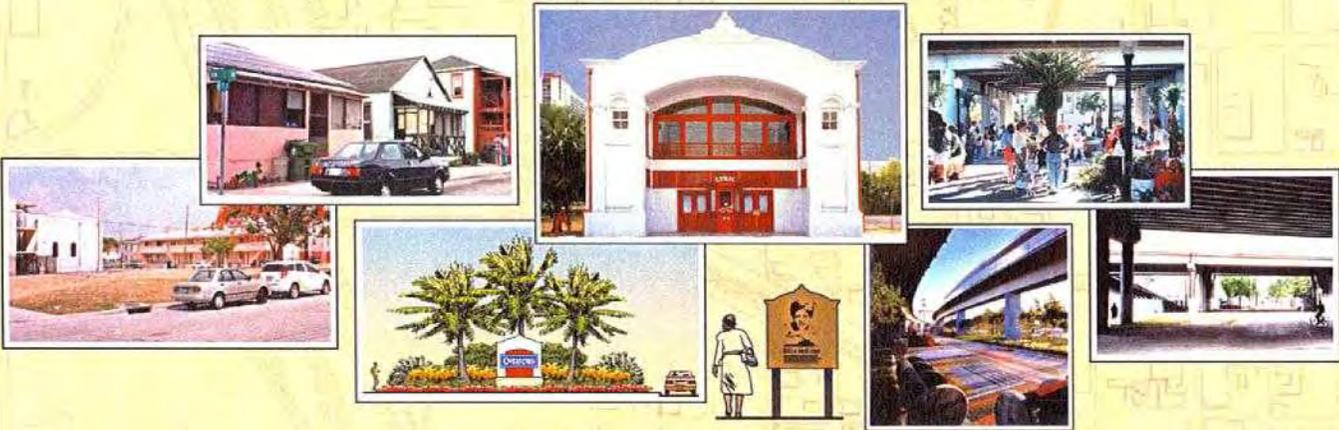


THE OVERTOWN GREENPRINT PLAN

*An initiative to improve the physical, social
and economic quality of life for
Overtown residents*

prepared for

THE TRUST FOR PUBLIC LAND



October, 2002

THE TRUST FOR PUBLIC LAND
OVERTOWN GREENPRINT PLAN

TABLE OF CONTENTS

ACKNOWLEDGEMENTS..... 1

PART I – EXECUTIVE SUMMARY..... 2

PART II - INTRODUCTION..... 6

 1. GREENPRINT DEFINED:..... 6

 2. STUDY AREA:..... 6

PART III - EXISTING CONDITIONS..... 9

 1. COMMUNITY PARKS:..... 9

 2. COMMUNITY GATHERING PLACES:..... 10

 3. COMMUNITY PATHWAYS:..... 10

 4. NEIGHBORHOOD PARKS:..... 10

 5. SIDEWALK NETWORK:..... 11

 6. GREENWAYS:..... 12

 7. COMMUNITY GARDENS:..... 12

 8. HISTORIC/CULTURAL RESOURCES:..... 12

PART IV – NEEDS AND PRIORITIES..... 14

 1. PUBLIC WORKSHOP:..... 14

 2. FOCUS GROUPS:..... 15

 3. INTERVIEWS:..... 16

 4. COMMUNITY PRESENTATIONS AND SURVEY:..... 17

 5. STEERING COMMITTEE:..... 17

 6. NEEDS AND PRIORITIES SUMMARY:..... 18

PART V – GREENPRINT SYSTEM VISION..... 19

 1. PROCESS:..... 19

 2. ISSUES AND IDEAS (OPPORTUNITIES AND CONSTRAINTS):..... 19

 3. THEMES:..... 20

 4. PRINCIPLES:..... 21

 5. SYSTEM:..... 21

 6. THE GREENPRINT PLAN:..... 24

PART VI – IMPLEMENTATION PROGRAM..... 25

 1. STRATEGIES:..... 25

 2. ESTIMATE OF PROBABLE COSTS:..... 27

APPENDICIES

- Appendix A: 4.23.02 Community Workshop Meeting Minutes
- Appendix B: 4.24.02 Focus Group Meeting Minutes
- Appendix C: Interview Minutes
- Appendix D: Overtown Greenprint Plan Public Comment Form
- Appendix E: Public Comment Form Response Tabulation
- Appendix F: Greenprint Steering Committee Meeting Minutes

EXHIBITS

Exhibit 1 - Study Area

Exhibit 2 – Community Parks

Exhibit 3 – New Neighborhood Parks

Exhibit 4 – Neighborhood Gateways

Exhibit 5 – Community Pathways

Exhibit 6 – Community Gathering Spaces

Exhibit 7 – Historic Trail

Exhibit 8 – Greenprint Plan

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Part I – Executive Summary

THE TRUST FOR PUBLIC LAND

An Initiative to improve the physical, social and economic quality of life for residents of Miami's Overtown Community

The Trust for Public Land (TPL), with financial assistance from the John S. and James L. Knight Foundation and Bank of America, developed this Greenprint Plan to improve the quality of life in the Overtown community of Miami. The Overtown Greenprint Plan is part of a comprehensive effort to rekindle the vibrancy and livability of this historic African-American neighborhood. The Plan aims to develop an interconnected system of urban open spaces including parks, green spaces, plazas, gardens, sidewalks and bikeways, that are needed to meet residents' daily recreation, social and living needs and are critical to neighborhood vitality. This system of public improvements is intended to stabilize and reinvigorate the neighborhood and demonstrate a community commitment that will attract essential private reinvestment. The time is ripe for this redevelopment as growth surges in all areas of the city surrounding Overtown.

The Greenprint Plan is part of a broader community revitalization initiative for Overtown that includes housing and commercial development, as well as education, job opportunities, youth and family services, and cultural and recreational opportunities for Overtown residents of all ages. In creating the Greenprint, planners and neighborhood residents alike recognized the importance of integrating parks planning within the full scope of community revitalization. Through the Greenprint Plan Overtown can position itself to capture its share of development activity occurring at its borders and thus share in the revitalization of the Greater Miami community.



Overtown is one of Miami's most historic neighborhoods. The area lies near the center of the city and is bounded by NE 1st Avenue on the east and NW 7th Avenue on the west. The neighborhood was formed in the 1890s when residents of Overtown, hired to construct the railroad, began to settle in the area. The FEC rail corridor created the first major boundary of Overtown. The neighborhood formed on the west side of the tracks, segregated from the white society that inhabited the burgeoning city on the east.

The name Overtown derives literally from its social separation because people had to cross "over" the tracks to enter into the area. In the 1920s, as Miami emerged as a major tourist destination, Overtown similarly became a vibrant area with its own schools, churches and a bustling businesses district. The area also became a center for jazz, rivaling Harlem, with numerous theatres clubs and hotels featuring the most famous entertainers of the day. The neighborhood was home to a professional community of doctors, lawyers, architects and educators.

In the early 1960s the SR 836/I-395 and I-95 expressways were constructed through the area, bisecting Overtown and severely disrupting the grid of walkable streets that characterized the neighborhood and gave life to its business/entertainment district. The introduction of these roadways heralded a major change in the neighborhood as large numbers of residents and businesses were displaced. By 1969 the neighborhood exhibited pervasive conditions of slum and blight as a consequence of disinvestment and abandonment. By the early 70s the area had the lowest per capita income and the highest poverty rates of any area of Miami. These trends continue to plague the area today.

The Overtown Greenprint Plan is based on the fact that parks and open space contribute significantly to a community's health, stability, economic vitality and quality of life. A quality park system can help attract tourism, enhance real estate values, attract business and discourage crime. The Greenprint Plan is designed to help reclaim the vibrancy of the neighborhood by developing the green infrastructure to support social and economic growth. The Plan relies on the active participation of Overtown residents, assigning the community the responsibility for helping to maintain its parks and assuming a role as parks stewards. The Plan also proposes an ongoing partnership among the City of Miami, the Overtown Community Redevelopment Authority, the Trust for Public Land and Miami-Dade County, working closely with community residents and taking advantage of local, state and federal programs to fund, construct and maintain parks and green spaces.

The Key elements of the Greenprint Plan include:

Renovation of Existing Community Parks - to make them more inviting, attractive and useful for Overtown residents

Development of Greenways - linear parks that connect the neighborhood with other important landmarks, activity centers and resources in Overtown and surrounding communities

Development of Gateways and Community Gardens - to beautify the community, to reinforce its unique identity, and to encourage community involvement

Development of New Community Gathering Spaces - Overtown Market for green produce, crafts shows and other marketplace activities; and Overtown Green for special events and festivals

Redevelopment of Major Community Pathways - with shade trees, streetlights, wide multi-purpose paths and/or bike lanes, to provide safe, functional bicycle/pedestrian corridors throughout the community

Development of New Neighborhood Parks - to ensure that every resident has convenient access to open space and recreation facilities

Enhancement of Existing Sidewalks - to provide a safe, shaded, interconnected system

Highlight and Support the Overtown Segment of the Black Heritage Trail - to educate and inform residents and visitors about Overtown's rich historic and cultural heritage through the use of interpretive signs, exhibits, public art, music, markers and existing buildings

The elements listed above are illustrated in the Overtown Greenprint Plan on the following page.

IMPLEMENTATION PROGRAM

The Overtown Greenprint Plan is the culmination of a public process conducted over a four-month period from April to July 2002. The process involved public workshops, focus group meetings, interviews, community presentations and a public survey. A Steering Committee, comprised of people representing a broad cross-section of organizations, businesses and public agencies representing Overtown, provided oversight and input throughout the process.

Following are the actions recommended to implement the elements of the Greenprint Plan

NOTE: *for each of the actions identified in the following implementation strategy it will be necessary to apply for funding from various sources and develop detailed construction and design plans prior to project construction. It is also important to note that these strategies propose programs to engage neighborhood residents to participate in and take ownership of the identified initiatives.*

Renovate Existing Community Parks

1. Inventory and prioritize renovation needs at existing parks, confirm findings with residents.
2. Develop phased improvement plan to be added to City Capital Improvement Program.
3. Develop program to train area residents for citizens oversight and parks maintenance.

Develop Greenways

1. Investigate opportunities to acquire/use targeted corridors, confirm site selection with area residents.
2. Negotiate for acquisition; prepare conceptual site plans, cost estimates and implementation schedule.

Develop Gateways/Community Gardens

1. Investigate opportunities to acquire/use targeted sites, confirm selection with area residents.
2. Negotiate for acquisition; prepare conceptual site plans, cost estimates and implementation schedule.
3. Work with residents to maintain gardens.

Develop Community Gathering Spaces

1. Target and acquire key sites.
2. Prepare conceptual site plans and cost estimates, meet with area residents to review plans.
3. Work with residents to assist in maintaining sites.

Enhance Community Pathways

1. Inventory all pathways to identify and prioritize improvement needs.
2. Develop phased 5-year improvement program to be added to City/County/MPO Capital Improvement Program.
3. Train residents to assist in maintaining sites.

Acquire and Develop New Neighborhood Parks

1. Investigate opportunities to acquire/use targeted sites.
2. Negotiate for acquisition; prepare conceptual site plans, cost estimates and implementation schedule.
3. Meet with residents to review concepts
4. Fund/construct improvements, train residents to assist in maintaining sites.

Enhance Existing Sidewalk Network

1. Inventory each block in Overtown to identify and prioritize enhancement needs.

2. Develop a phased 5-year implementation plan to be added to City/County/MPO Capital Improvement Program.

Highlight and Support Overtown Segment of the Black Heritage Trail

1. Locate historic/cultural sites, develop central theme.
2. Develop Trail Master Plan showing sites and locations of proposed markers, exhibits, public art, etc.
3. Investigate opportunities to acquire/use targeted sites, apply for funding.
4. Train residents to maintain the trail.

Part II - Introduction

The John S. and James L. Knight Foundation, interested in stimulating redevelopment within the Overtown area created a collaborative among partner organizations to help rekindle vitality within this historic Miami neighborhood. The partners in this effort were the Trust for Public Land; the Collins Center for Public Policy; the St. John Community Development Corporation; the BAME Development Corporation of South Florida; the Local Initiatives Support Corporation and the Black Archives History and Research Foundation of South Florida. The Trust for Public Land elected to use Knight Foundation and Bank of America funds to develop a "Greenprint" Plan for Overtown. The objective of the plan is to develop specific strategies to enhance urban open space, recreation, and transportation enhancement opportunities while helping to stimulate community redevelopment.

There are several simultaneous and potentially complimentary activities that are also being advanced within the Overtown area. The Trust for Public Land is developing an Overtown Greenway plan for a linear park system that is intended to connect facilities, landmarks and resources within Overtown, the first portion of which is the existing Pedestrian Mall constructed on 9th Street between NW 1st Avenue and NW 2nd Avenue. In addition the Knight Foundation has awarded a grant to the Collins Center for Public Policy, which is examining Overtown redevelopment strategies and has initiated efforts to establish a Design Center in Overtown, the purpose of which is to provide technical assistance and coordinate redevelopment strategies within the neighborhood. The St. John CDC and BAME Development Corporations are undertaking a wide range of housing redevelopment and new construction activities in Overtown. Also, the City of Miami Community Redevelopment Agency is updating its original Community Redevelopment Plan prepared for the Overtown neighborhood in 1982.

The objective of all parties is that these simultaneous efforts fit together to bring meaningful and positive redevelopment to the Overtown neighborhood. This document is a roadmap to incorporate greenspace as a key element of neighborhood revitalization.

1. *Greenprint Defined:*

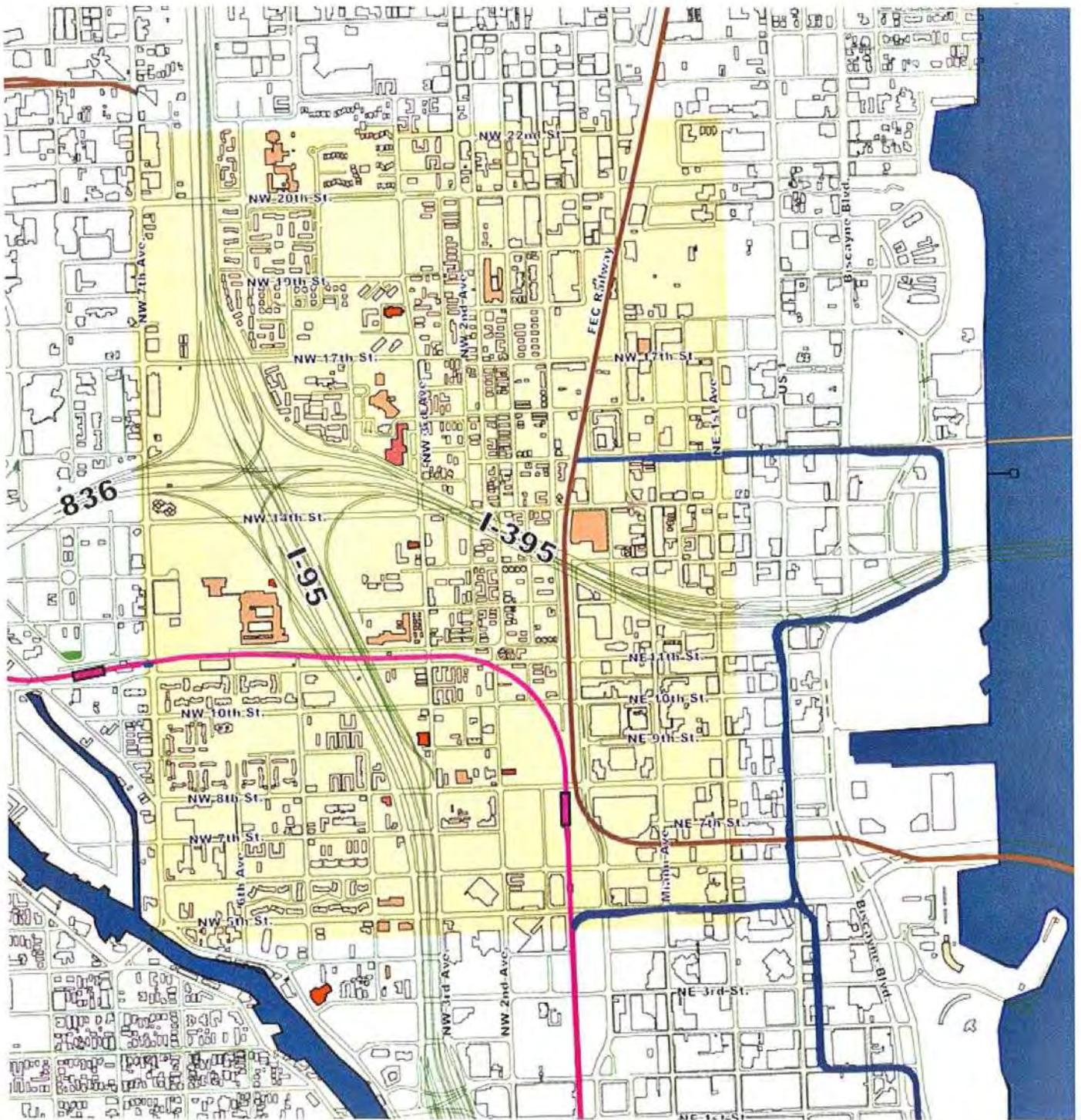
A Greenprint Plan is a strategic plan to design and build an interconnected system of urban open spaces - including parks, greens, gardens, plazas, bikeways and sidewalks. The purpose of the plan is to invigorate the redevelopment of the neighborhood, as well as to provide the green infrastructure needed to meet residents' daily recreation, social and living needs. In Overtown, the Greenprint Plan consists of the following eight elements:

- Community Parks
- Community Gathering Places
- Community Pathways
- Neighborhood Parks
- Sidewalk Network
- Greenways
- Gateways/Community Gardens
- Historic/Cultural Trail

2. *Study Area:*

The Greenprint Plan for the Overtown neighborhood encompasses approximately a 1.5 square mile area bounded by NE 1st Avenue (on the east), NW 22nd Terrace (on the north), NW 7th Avenue (on the west) and NW 6th Street (on the south). A map of the study area is provided as **Exhibit 1**.

Exhibit 1 Study Area



Overtown is one of Miami's most historic neighborhoods. The area lies near the center of the city and is bounded by NE 1st Avenue on the east and NW 7th Avenue on the west. The neighborhood was formed in the 1890s when residents of Overtown, hired to construct the Railroad, began to settle in the area. The FEC Railway corridor created the first major boundary of Overtown. The neighborhood formed on the west side of the tracks, segregated from the white society that inhabited the burgeoning city on the east.

The name Overtown derives literally from its social separation because people had to cross "over" the tracks to enter into the area. In the 1920s, as Miami emerged as a major tourist destination, Overtown similarly became a vibrant area with its own schools, churches and a bustling businesses district. The area also became a center for jazz, rivaling Harlem, with numerous theatres, most notably the Lyric and Ritz, clubs and hotels such as the Mary Elizabeth Hotel, featuring the most famous entertainers of the day. The after-hours nightlife of Overtown's entertainment district brought excitement and vibrancy to the neighborhood streets. The neighborhood was home to numerous civic and benevolent associations such as the Jaycees, Hour and King clubs, entrepreneurs among whom was D. A. Dorsey, Miami's first black millionaire, and a professional community of doctors, lawyers, architects and educators.

In the early 1960s the SR 836/I-395 and I-95 expressways were constructed through the area bisecting Overtown isolating the area and severely disrupting the grid of walkable streets that characterized the neighborhood and gave life to its business/entertainment district. I-395 was extended east and west through the center of the neighborhood intersecting with I-95 just north of NW 14th Street. I-95 splits the area in a north/south direction. These two elevated roadway segments became the most prominent physical features of Overtown, scarring its landscape. The introduction of these roadways heralded a major change in the neighborhood as large numbers of residents and businesses were displaced. Finally, in the 1980s the Metrorail transit route was extended through the area to create yet another physical barrier within Overtown.

By 1969 the neighborhood exhibited pervasive conditions of slum and blight as a consequence of disinvestment and abandonment. The population of the area dropped precipitously from its peak of 33,000 in the 1960s to slightly more than 8,700 in 1999. By 1980 the unemployment rate had risen to 9% and the neighborhood had the lowest per capita income and the highest poverty rates of any area of Miami. These trends continue to plague the area. Several planning initiatives undertaken over the past three decades have yielded only modest improvements with little reinvestment despite the neighborhood's continuing commitment to revitalization. Urban renewal efforts of the 60s and 70s actually spurred further disinvestments leaving large tracts of vacant, weed-strewn lots throughout the neighborhood.



The Overtown neighborhood is divided by several major transportation corridors

Part III - Existing Conditions

Following is a summary description of the urban parks and open space facilities that presently exist within the Overtown neighborhood.

1. Community Parks:

A community park typically includes active facilities (such as baseball and/or football fields, tennis, handball or racquetball courts) as well as passive facilities (such as picnic areas, trails and open space). These facilities are intended to serve recreation needs of many neighborhood areas. There are five facilities within the Overtown study area that can be classified as community parks including:

- Rainbow Village Park
- Williams Park
- Dorsey Park
- Gibson Park
- Reeves Park

Lummas Park, an additional community park serving the project area, is located just outside the southwest corner of the study area. In addition, Range Park, located under the I-95 overpass, between NW 10th and NW 11th streets, serves as a location for passive recreation, primarily dominoes games, which has historically been an important social activity in the neighborhood.

Although the neighborhood is well served by its community parks in terms of the number of such facilities that are available throughout Overtown, the parks clearly suffer from minimal or deferred maintenance and are in need of considerable improvements.



Community Parks

Serve the whole community, not just the immediate neighborhood

Are centrally located in the community.

Have active sports facilities (baseball, soccer etc.)

Are easily accessible and safe places for children to play.

2. Community Gathering Places:

Overtown presently has a variety of important community landmarks and facilities such as the Lyric Theatre, Peoples Barbeque and Sawyer's Walk. In addition, a wide variety of churches have served as longstanding community anchors. However, there is a noted absence of informal social gathering places, plazas and civic spaces where community interaction can readily occur.



Neighborhood Plazas

Bounded by commercial more than residential buildings.

Variety of seating types encourage interaction.

Considerable attention is focused on the layout, circulation pattern, planting plan, furnishings, and lighting.

The height-to-width ratio of buildings to outdoor space create a human scaled setting.

3. Community Pathways:

A community pathway is a prominent pedestrian route linking significant facilities within the neighborhood, such as churches, parks, retail centers, schools and civic spaces. Community pathways also link the community to destinations outside the neighborhood. Examples of such sites in the Overtown area would be the Miami River and the proposed riverwalk, the Jackson Memorial medical complex, the Winn Dixie Market Place and Bicentennial Park. Community pathways have adequate width (a minimum width of 8 feet is preferred) to permit simultaneous, safe foot and bicycle traffic.

As noted in the general project area description above, a major transportation corridor interrupts virtually every community pathway throughout Overtown. Pathways that do exist within the neighborhood lack a sufficient number of shade trees, street furniture and amenities that would make the streets inviting for pedestrians. In addition, these pathways tend to be too narrow to permit multiple activities such as walking and biking.

4. Neighborhood Parks:

According to guidelines established by the National Recreation and Park Association¹, a neighborhood park is typically between 5 and 10 acres in size and features playgrounds and

¹ "Park, Recreation Open Space and Greenway Guidelines", National Recreation and Park Association – 1996

passive recreation facilities. However, a neighborhood park in urban areas is likely to be considerably smaller. Optimally a neighborhood park should be located within four blocks or a quarter mile (15 minute walk) of every resident. The sole facility in Overtown that approaches the definition of a neighborhood park would be Town Park.



Community Greens



Community Greens

Neighborhood Parks

Serve residents within walking distance.

Play areas, benches and paths encourage neighborly interaction.

Easily accessible and safe places for children to play.

The height-to-width ratio of buildings to outdoor space create a human scaled setting.

Are easily observed by surrounding residences for child supervision.

5. Sidewalk Network:

Every sidewalk throughout a neighborhood should be inviting, shaded, safe and interconnected with other walkways that link the community together. As noted above, however, the sidewalks throughout Overtown lack sufficient shade trees and width (a minimum width of 5 feet is preferred, expanding to 8 to 10 feet for multi-purpose sidewalks) to readily invite pedestrian and/or bicycle activity. In addition, in Overtown major transportation corridors constructed through the neighborhood have resulted in a discontinuous sidewalk network. Many of these walkways also appear unsafe and uninviting because the sidewalks extend below elevated roadways and transit routes.



Pedestrian / Bike Trails

Provide safe walking and biking routes.

Create connectivity among important sites in the community.

Can be practical or recreational.

Are easily accessible.

6. Greenways:

Greenways are linear parks that are intended to connect important facilities, landmarks and resources within a community and surrounding areas. The City of Miami has been working with the planning/design firm of Wallace Roberts & Todd (WRT) to develop an Overtown Greenway Plan. A small segment of the Greenway has been constructed on NW 9th Street between NW 1st Avenue and NW 2nd Avenue. The ultimate objective of the Overtown Greenway is to link the community to the Miami River and Biscayne Bay. Within the Overtown neighborhood, the Greenway is planned to provide access to schools, shopping, cultural amenities, neighborhood parks, community services, transit, residential enclaves and historical landmarks. In addition, the Greenway is designed for integration with Miami's transit system.

7. Community Gardens:

- Dr. Marvin Dunn of Florida International University has introduced community gardens to Overtown through the "Roots in the City" Horticultural Training Program. The objective of the program is to transform the neighborhood into a "community of gardens, shade trees and planted thoroughfares". Presently, Overtown has one community garden on NW 14th Street and NW 3rd Avenue. Several additional community gardens are planned.



Community Greens



Neighborhood Gardens

Encourage community interaction.

Can be aesthetic or practical.

Provide an educational opportunity for children.

Help keep surrounding homes cool on hot days and help to counteract the urban heat island effect.

8. Historic/Cultural Resources:

Overtown is one of Miami's historical Black communities and as such its story dates back to the early 1890s when people began to arrive in the area to help build Henry Flagler's railroad. Throughout the 1900s Overtown developed its own schools, churches and businesses. Many of the community's significant historical resources, listed below, are still intact and could benefit from a comprehensive "Greenprint for Overtown."

Points of Interest

- Lyric Theater
- Greater Bethel AME Church
- Mt. Zion Baptist Church (original palmetto shack)
- Dorsey House/Folklife Village Project
- Cola-Nip Building
- Chapman House

Significant Sites

- Second Avenue Clubs: Rockland Palace, Harlem Square Club, Cotton Club, Calypso
- Ritz Theater
- Modern Theater
- "Little Broadway", "The Strip", "the Great Black Way" (Second Ave between Sixth and Tenth)
- Mary Elizabeth Hotel
- Rockland Palace/Della Robia
- Sir John Hotel

Old Neighborhoods

- Good Bread Alley
- Railroad Front
- Hatchet Bay Town
- Chinatown
- Martin's Lane
- Gambler's Lane

In 1993 the Miami-Dade Transit Authority, in collaboration with the Black Archives, began conducting tours through Coconut Grove, Overtown, Liberty City, and Brownsville.

Part IV – Needs and Priorities

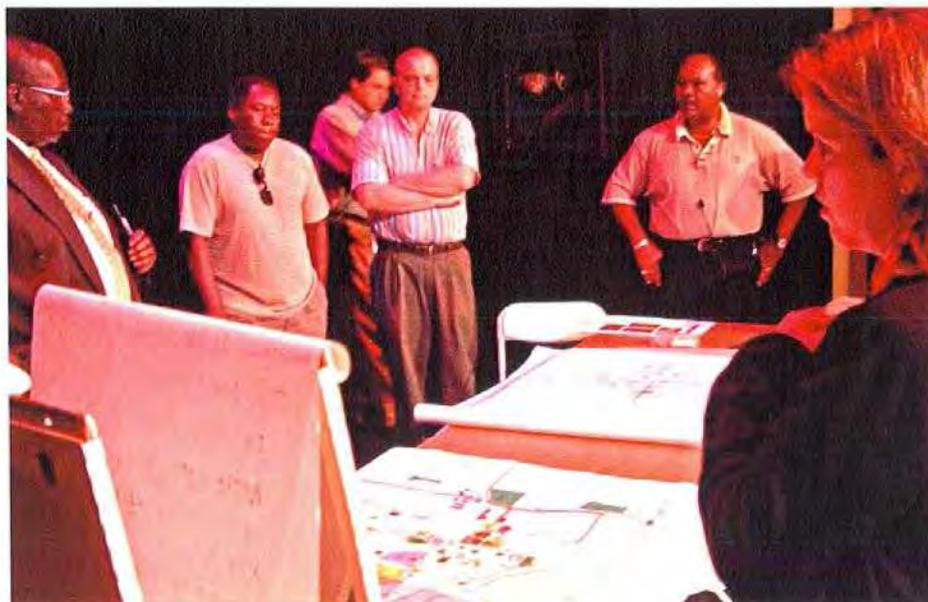
The Overtown Greenprint Plan is the culmination of a public process conducted over a four-month period from April to July 2002. The process involved public workshops, focus group meetings, interviews, community presentations and a public survey. A Steering Committee, comprised of people representing a broad cross-section of organizations, businesses and public agencies representing Overtown, provided oversight and input throughout the process. These public outreach efforts are described in detail below:

Interviews and workshops were conducted to determine the community's perception of needs and priorities as they relate to elements of the Greenprint in Overtown. The minutes from these meetings are included in Appendix 1 of this report. A summary of the results of these meetings is provided below.

1. Public Workshop:

On April 23, 2002, a Public workshop was conducted at the Lyric Theatre with residents and interested parties. The objective of the workshop was to describe the concept of a Greenprint Plan and to obtain input from participants about the needs for recreation and open space throughout the community. The workshop began with an overview presentation of various changes that have occurred in the development patterns of Overtown over the past several decades. Participants were also presented with a description of the array of elements that could be included in an urban Greenprint plan. At the conclusion of the workshop introduction, participants were divided into two breakout groups and were asked to respond to the following three (3) questions:

1. Participants were asked to verify "*sacred places*" in the neighborhood – parks, schools, churches, civic buildings, community centers etc.
2. Participants were asked to identify (and map) new gathering places, community garden sites, social centers, locations for special events and sites for sports activities. (Participants were also asked to identify why these locations were selected and what site selection criteria they were applying.)
3. Participants were asked to identify bicycle and pedestrian connections that should exist throughout the neighborhood.



April 23, 2002 Workshop

In summary, responses obtained during the workshop included (see **Appendix A: Community Workshop Minutes**):

- An historic center should be established in Overtown and all the historic structures throughout the neighborhood should be concentrated around this site – implement the Folk Life Village concept.
- All streets need to be safe for pedestrian and public gathering activity.
- City policies seem to discourage homeownership to the detriment of the neighborhood.
- Range Park should be improved to permit dominoes games and social activity.
- Because of crime at the intersection of NW 7th Street and NW 5th Avenue it is unsafe to walk to Reeves Park.
- There are many vacant lots throughout the community that could be used for parks.
- Overtown could use more public art.
- Community schools, particularly Booker T. Washington High School, are isolated and inaccessible by pedestrians.
- To be used, the 9th Street Pedestrian Mall needs to be connected and extended to key community destinations.
- The FEC corridor is a major barrier.
- Shade trees, fruit trees and gardens that historically characterized the neighborhood need to be reintroduced.
- Overtown needs a "face", an image, spirit and public art that residents can relate to and galvanize around.
- Before introducing new community parks, the community should enhance and maintain existing facilities.
- Create public gathering spaces adjacent to and in concert with the Lyric Theatre.
- The neighborhood is in need of places for people to sit and socialize.
- Jobs and affordable housing are needed.
- Streets need to be beautified and made inviting, need to use "greenscaping" to bring parks into the streets
- Fences and gates throughout the community create boundaries and contribute to the sense of inaccessibility

2. Focus Groups:

Several focus group meetings were conducted over a two-day period on April 23 and 24 2002. Meetings were conducted with community stakeholders, church leaders, prospective and current developers and local government officials. The comments presented during these meetings are summarized below (see **Appendix B: 4.24.02 Focus Group Meeting Minutes**):

- It will be important to address the perception of crime.
- How do you eliminate truck traffic from the seaport, on NE 2nd Avenue, from disrupting the neighborhood.
- Need to segment Overtown to respond to different themes.
- There is no theme place in Miami to represent Afro-Cuban, Dominican populations moving into the area.
- Do not solely look to the past, look to current cultures inhabiting the area.
- Need to increase zoning heights to make development more attractive economically.

- Historic elements reinforced by economics will ultimately drive redevelopment.
- Design standards need to be directed to promote cultural connections.
- Overtown is ripe for redevelopment.
- Do a pilot project to demonstrate ability to execute.
- Address fundamentals: land use, street grid, slow down and improve circulation.
- Provide incentives for mixed use and preserve a place for current residents.
- Arena Blvd. could be the community's new "front door".
- Fenced-in parks should be available for use after hours.
- Try and connect open spaces to new residential and commercial development.
- Fences keep people out, that is why Overtown is fenced in, the message should not be the fence.
- People evacuated Overtown after Hurricane Andrew in 1992, moving to points north and west.
- Improve street cleanliness and provide shade.
- Connect neighborhood to transit facilities, get transit route stops in Overtown.

3. Interviews:

Interviews were conducted with an array of individuals who represent the interests of Overtown including:

Gonzalo DeRamon, Vice President, Bank of America;

David Days, Executive Director, St. John Community Development Corporation;

Bill Mauzy, Executive Director, Bame Development Corporation of South Florida;

Maria Nardi, Chief of Urban Design, City of Miami Planning Department;

Terri Griffin, Assistant Director of the Miami City Parks and Recreation Department

Dr. Dorothy Fields, Founder, Archivist Historian, Black Archives History and Research Foundation of South Florida

The comments from these interviews are summarized below (see **Appendix C: Interview Minutes**):

- The neighborhood residents have to be involved from the inception of park development.
- Train residents of Overtown to maintain gardens.
- The Overtown Neighborhood Assembly is developing "butterfly gardens" at historic sites throughout the community. The Assembly seeks to fund community projects that are economic-based.
- All improvement efforts in Overtown should be coordinated.
- Develop community gardens similar to "Victory Gardens".
- The City may be willing to incorporate the Greenprint Plan into the Miami Comprehensive Plan.
- The City does not have capacity to assume responsibility for new parks at the current time.
- The City partners with an array of organizations to outsource programming. In Overtown the City works with the Overtown Optimist Club, Dade County Schools, Touching Miami with Love Ministries, Alonzo Mourning Foundation, Inner City Children's Dance Company. The City gives these partners a permit to operate, they work with City staff. The City is

seeking to develop an adopt-a-park program but does not have dedicated staff at this point.

- Possible funding sources for park and recreation facilities in Overtown include the Safe Neighborhood Parks Bond Program, City of Miami Capital Improvement Program, Law Enforcement Trust Fund, and Community Development Block Grants.
- Overtown has a greater concentration of parks than any comparable neighborhood in the City.
- The St. John CDC has several affordable scattered-site housing projects in various stages of planning.
- Gibson Park could be a major facility in the community; it is well managed and has an associated library.
- Landscaping would definitely be a community asset.
- Improvements at Dorsey Park would positively influence projects in planning by the St. John CDC.
- BAME constructed the New Hope housing project on 6th Street.
- Overtown can't be isolated any more, it is well situated for redevelopment.
- Overtown needs housing and jobs.
- Consider making the CDCs responsible for parks construction and management.

4. *Community Presentations and Survey:*

In an effort to obtain the support of the Overtown community leadership the Greenprint Plan was presented to the Overtown Advisory Board and the Overtown Neighborhood Assembly. Each group approved the Plan unanimously.

Overtown Advisory BoardJune 20, 2002

Overtown Neighborhood AssemblyJune 26, 2002

In addition, a questionnaire was developed and distributed in an effort to solicit general community input regarding the types of open space and recreation facilities that are needed within Overtown. The survey form has been incorporated in this Report as **Appendix D: Overtown Greenprint Plan Public Comment Form**. Over 58 people responded to the survey, the results of which are incorporated in this Report as **Appendix E: Public Comment Form Response Tabulation**. In general, respondents attached high priority to the need for neighborhood parks, community gathering spaces, playgrounds and improved sidewalks within the Overtown neighborhood.

5. *Steering Committee:*

In the interest of eliciting broad-based community input and in order to build consensus, a cross-section of key community decision-makers were invited to serve on a Greenprint Steering Committee. The committee met on the following three dates, which were critical junctures in the development of the plan:

Conceptual Greenprint PlanMay 29, 2001

Conceptual Greenprint Implementation PlanJune 19, 2001

Final Plan Endorsement..... August 7, 2001

The Steering Committee's comments during the presentation of the conceptual Greenprint Plan are summarized below (see **Appendix F: Steering Committee Meeting Minutes**):

- Need to convert every roadway in Overtown to two-way streets.

- Children walking to school need access from the southwest to the southeast.
- Equipment in the existing parks should be upgraded.
- Parks need to be programmed.
- Multi-purpose pathways are needed.
- Lighting is needed in the parks and along the streets.
- Wider community input from the residents is absolutely crucial to the acceptance of the plan.
- Citizen participation and oversight should be considered as the Greenprint plan evolves.

6. *Needs and Priorities Summary:*

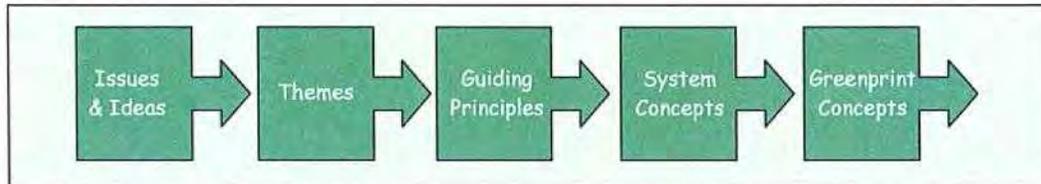
The following summary of Greenprint needs and priorities is based upon the comments obtained from representatives, residents and interested and involved community parties obtained during the various interviews and workshops.

- There is a need for improved sidewalks that are well shaded and connect to major destinations, particularly schools, parks and activity centers, within and outside the Overtown neighborhood. Sidewalks must be well lighted and safe for pedestrian activity. Sidewalks should be wide enough for pedestrian as well as bicycle use.
- There is a need to improve existing parks and recreation facilities throughout the neighborhood.
- There is a need to preserve and celebrate the historic and cultural facilities in Overtown and to emphasize these resources as major destination points within the neighborhood both for residents and potential visitors.
- There is a need to re-create the green spaces and community gardens that historically characterized Overtown. Community gardens can offer an opportunity for self-sufficiency, community identity and pride.
- There is a need to coordinate and orchestrate the various improvement efforts that are being planned for Overtown to ensure that efforts are maximized and implementation is guaranteed.
- There is a need to acknowledge the new and varied cultures that inhabit the neighborhood.
- There is a need to create social gathering opportunities throughout the community.
- There is a need to create partnerships among the City organizations that serve the neighborhood and people who reside in Overtown. Such partnerships are important both to share the costs of creating and maintaining functional and effective urban greenspace systems and to ensure participation and ownership of such facilities for their long-term viability.

Part V – Greenprint System Vision

1. Process:

The process that was followed in developing the Greenprint Plan was fairly straightforward with each succeeding step building upon the conclusions and findings developed during the preceding assessment. Related ideas were grouped together to form the basis of representative core themes. In turn, these themes formed the foundation for guiding principles of the Greenprint Plan. The principles were applied to identify the range of elements that could possibly be included in the Greenprint Plan. The elements were organized to form the basis for the generalized system concepts that were refined to create the explicit Greenprint system concept for Overtown. A graphic representation of this process is provided below:



2. Issues and Ideas (Opportunities and Constraints):

The input from community meetings, Greenprint Steering Committee meetings, workshops and interviews described in Section IV led to the identification of issues and the development of ideas that included:

- The need for safe streets
- The need for gathering spaces
- The need for jobs and decent, affordable housing
- The desire to celebrate the neighborhood's cultural and historical landmarks
- The necessity to recognize new cultures that are beginning to inhabit the area
- The realization of the declining population of Overtown (from 80,000 to 8,000 residents)
- Overtown's image
- The lack of mobility and presence of a host of major physical boundaries
- The presence of numerous vacant lots and abandoned buildings
- The development pressures that are beginning to surround Overtown
- The proximity to the Miami River as a major resource
- The ample number of parks
- The potential for gentrification

The foregoing list of issues and ideas expressed during the various Overtown Greenprint meetings suggest that there is a wide array of opportunities in the neighborhood that can serve as stimulus to create an effective Greenprint Plan to serve area residents. However, these opportunities are tempered with a considerable set of constraints.

Opportunities include:

- A well defined, traditional street grid
- The rapidly expanding economy of neighboring downtown Miami that will influence future development trends within Overtown
- The strong cultural heritage of Overtown and the presence of a host of historic resources

- A considerable inventory of community parks

Notable constraints to the development of the Greenprint Plan include:

- The physical barriers created by the FEC Railroad, I-95, I-395 and the Metrorail
- The relatively limited locally-serving commercial areas in Overtown
- The poor condition of housing, vacant lots
- The apparent lack of community organization
- The inadequate level of maintenance of the park facilities that serve the neighborhood
- The high degree of poverty, and disinvestments in the neighborhood

3. Themes:

As noted above, the issues and ideas generated through the interviews, focus group discussions and public meeting conducted throughout the development phase of the Greenprint Plan, were organized into related groups in order to determine whether any recurring themes emerged. The following core themes were identified through this process:

- Child needs
- People spaces
- Music
- History
- Culture
- Activities



4. Principles:

The Principles that guided the development of the Greenprint System Vision was developed from the foregoing themes and evolved directly from a combination of the input from the community interviews and workshops and observations from the various site visits and community analysis conducted over the early stages of the planning process. The Guiding Principles are listed below:

1. **Renovate Community Parks:** Improve the quality of existing recreation facilities.
2. **Develop Community Gathering Places:** Create a central gathering space for outdoor events and marketplace activities.
3. **Enhance Community Boulevards:** Facilitate important pedestrian/bicycle routes in the community by providing a tree-shaded multipurpose pathway for foot and bicycle traffic.
4. **Acquire and Develop Neighborhood Parks:** Provide a neighborhood park within three blocks of every resident.
5. **Enhance the Existing Sidewalk Network:** Provide a minimum 5-foot sidewalk on all streets for pedestrian safety.
6. **Develop Greenways:** Provide a system of linear parks and greenways that connect important facilities, landmarks and resources in Overtown and surrounding communities.
7. **Develop Gateways/Community Gardens:** Create gateways, community gardens as focal points that define and reinforce Overtown identity.
8. **Highlight and Support Overtown Segments of the Black Heritage Trail:** Educate and inform residents and visitors about Overtown's culture and heritage through a heritage trail, public art, markers, etc.

5. System:

A concept of an Overtown Greenprint begins to develop building upon the Greenprint principles. The focus for this conceptual system includes:

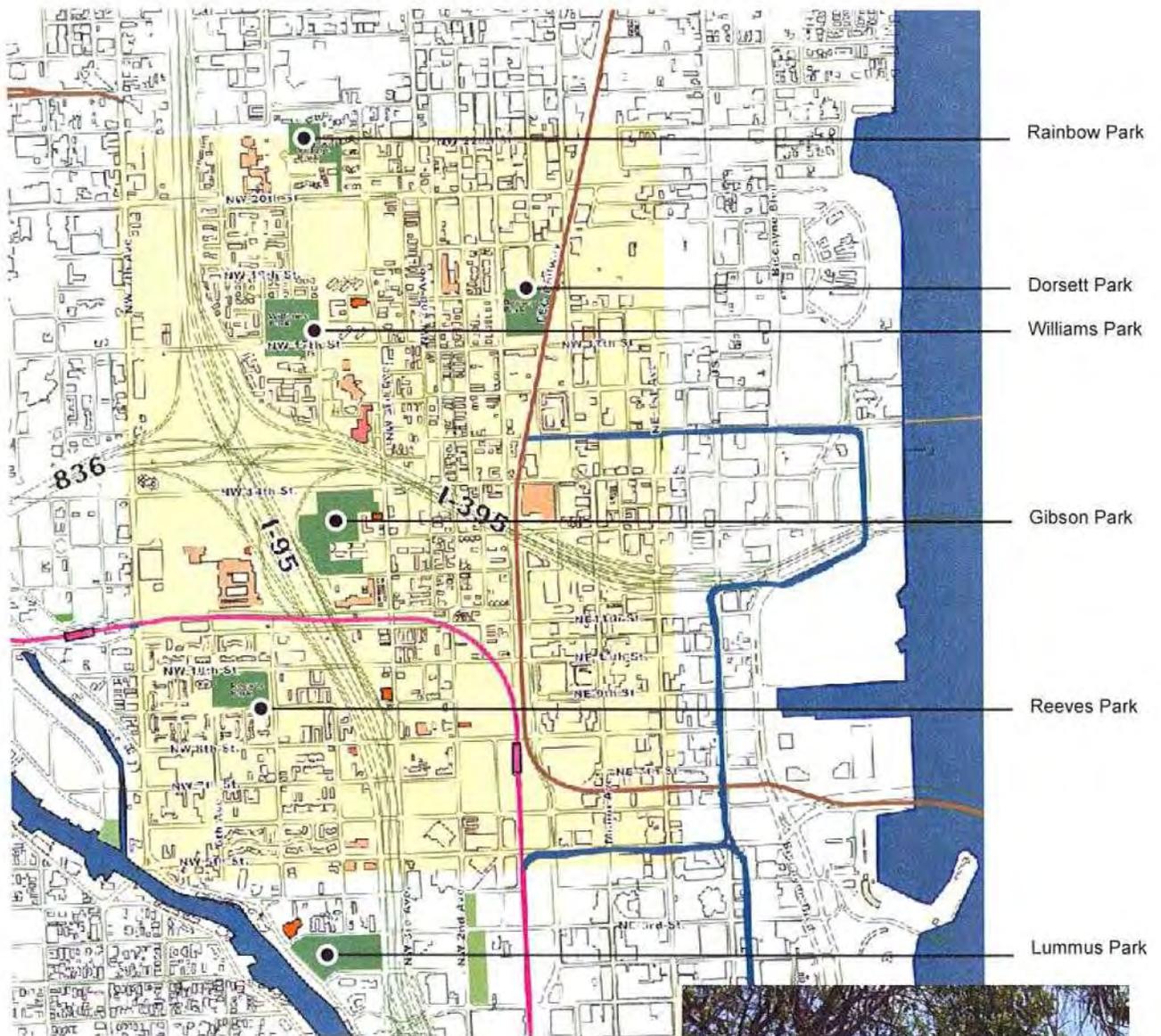
Renovate Existing Community Parks – Overtown has a fairly extensive array of five community parks, which are larger, active recreation facilities. However, these parks suffer from poor maintenance. Community input suggests that additional parks are not needed but that the existing facilities should be improved and maintained. A qualitative assessment should be conducted for each of the existing parks throughout Overtown to determine the renovation needs at each park as well as the life expectancy of existing equipment and facilities. An aggressive maintenance program should be developed and neighborhood residents should be invited to assist the city in carrying out this program over time. (**See Exhibit 2 - Community Parks**)

Develop New Neighborhood Parks – These parks would be located in present residential areas within a safe and comfortable walking distance of adjacent residences to allow easy access for neighborhood children. Probable locations would be in the vicinity of Miami Avenue between NW 11th and NW 14th Streets and in the vicinity of NW 5th Avenue between NW 5th and NW 7th Streets. (**See Exhibit 3 - Neighborhood Parks**)

Develop Gateways and Community Gardens – A community garden has been established at NW 14th Street and NW 3rd Avenue. This well-maintained landscaped green space is an excellent example of measures that can be taken to provide natural community amenities. If

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OVERTOWN GREENPRINT PLAN
EXHIBIT 2

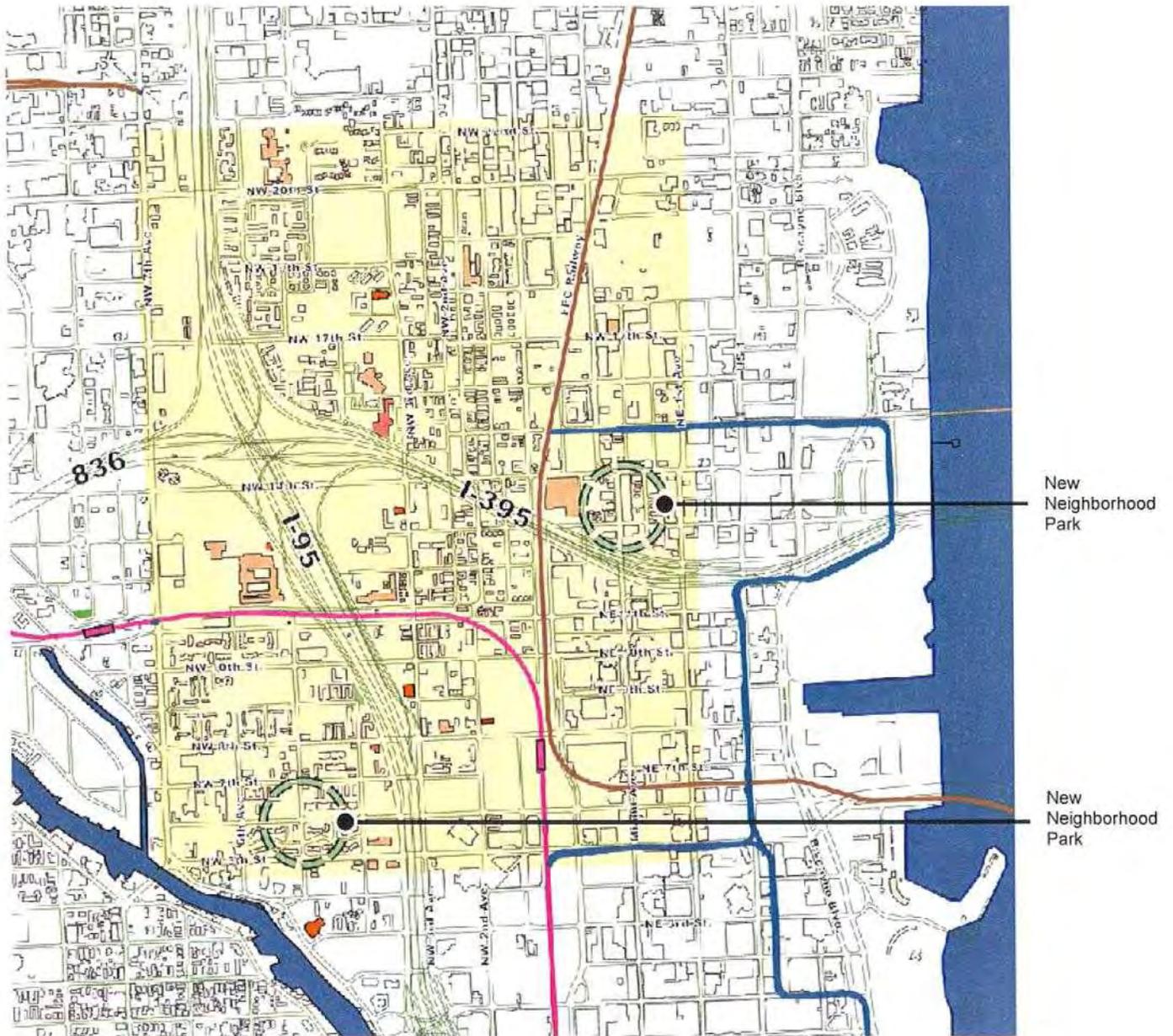
Community Parks



Gibson Park

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OVERTOWN GREENPRINT PLAN
EXHIBIT 3

New Neighborhood Parks



placed at key entry points in the neighborhood, gardens could serve as gateways that mark the neighborhood, introduce visitors to the area and offer needed aesthetic improvements along the roadways through Overtown (*See Exhibit 4 – Neighborhood Gateways*). There are several key intersections where community gardens coupled with signature signage could serve these functions including:

- NW 20th Street/I-95 Overpass
- NW 20th Street/3rd Avenue
- NW 20th Street/FEC Railway
- NW 17th Street/I-95 Overpass
- NW 17th Street/FEC Railway
- NW 14th Street/7th Avenue
- NW 14th Street/1st Avenue
- NW 11th Street/7th Avenue
- NW 5th Street/7th Avenue
- NW 4th Street/5th Avenue
- NW 7th Street/3rd Avenue
- NW 9th Street/1st Avenue

Develop Greenways – As noted above, a greenway is a linear park system that connects important facilities, landmarks and resources in Overtown and surrounding communities. A segment of a greenway, the 9th Street Pedestrian Mall (between NW 2nd Avenue and Miami Avenue) has already been developed in Overtown. A second segment of the mall, extending to NW 3rd Avenue, has been designed and is expected to be under construction within the near future. Conceptual alignments of this system would extend the Greenway along NW 9th Street as far eastward as Bicentennial Park and Biscayne Bay and, jogging up to 11th Street, extending as far west as the Winn Dixie shopping center at NW 2nd Avenue. A conceptual north/south alignment envisions an intersecting Greenway segment running along 3rd Avenue from NW 5th Street, where it could connect to the Miami River, to NW 22nd Street.

Enhance Community Pathways – These pathways would offer an inviting environment for bikers and pedestrians and would include shade trees and wide, multi-purpose sidewalks along primary east/west and north/south streets that extend through Overtown (*See Exhibit 5 - Community Pathways*) including:

- NW 20th Street
- NW 17th Street
- NW 14th Street
- NW 11th Street
- NW 7th Street
- NW 9th Street
- NW 5th Avenue
- NW 3rd Avenue

Enhance Existing Sidewalk Network – Public streets and sidewalks comprise the vast majority of any community's public space. These spaces should form a safe, comfortable (shaded), inviting, interconnected web for pedestrians as well as bicyclists, residents as well

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OVERTOWN GREENPRINT PLAN
EXHIBIT 4

Neighborhood Gateways



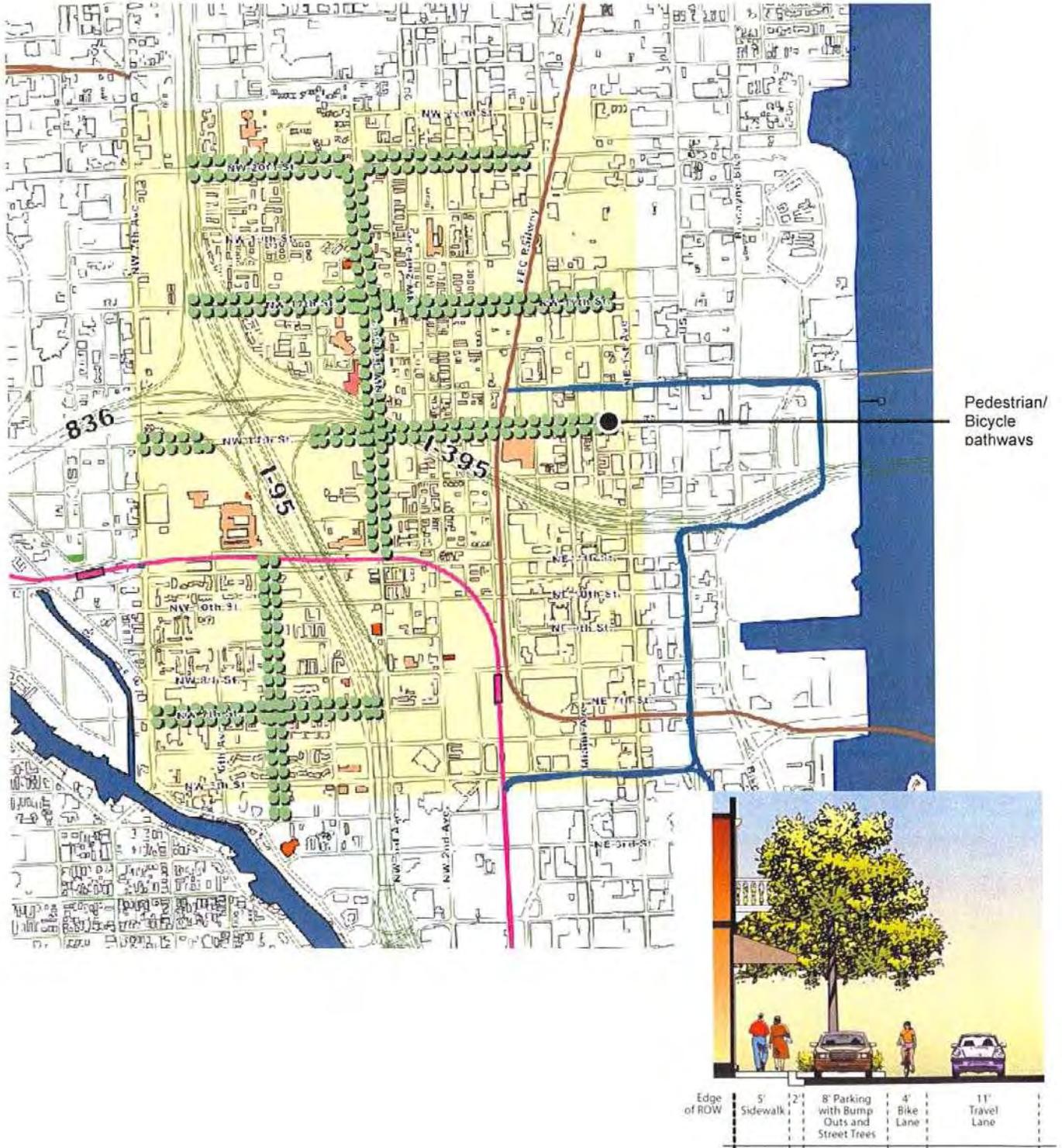
- Community Gateways/Gardens
- Neighborhood Gateways



Community Garden - NW 14th / 3rd

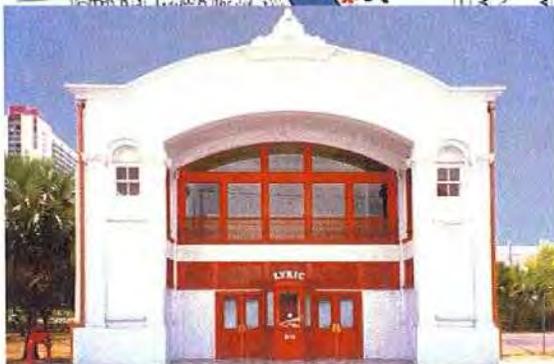
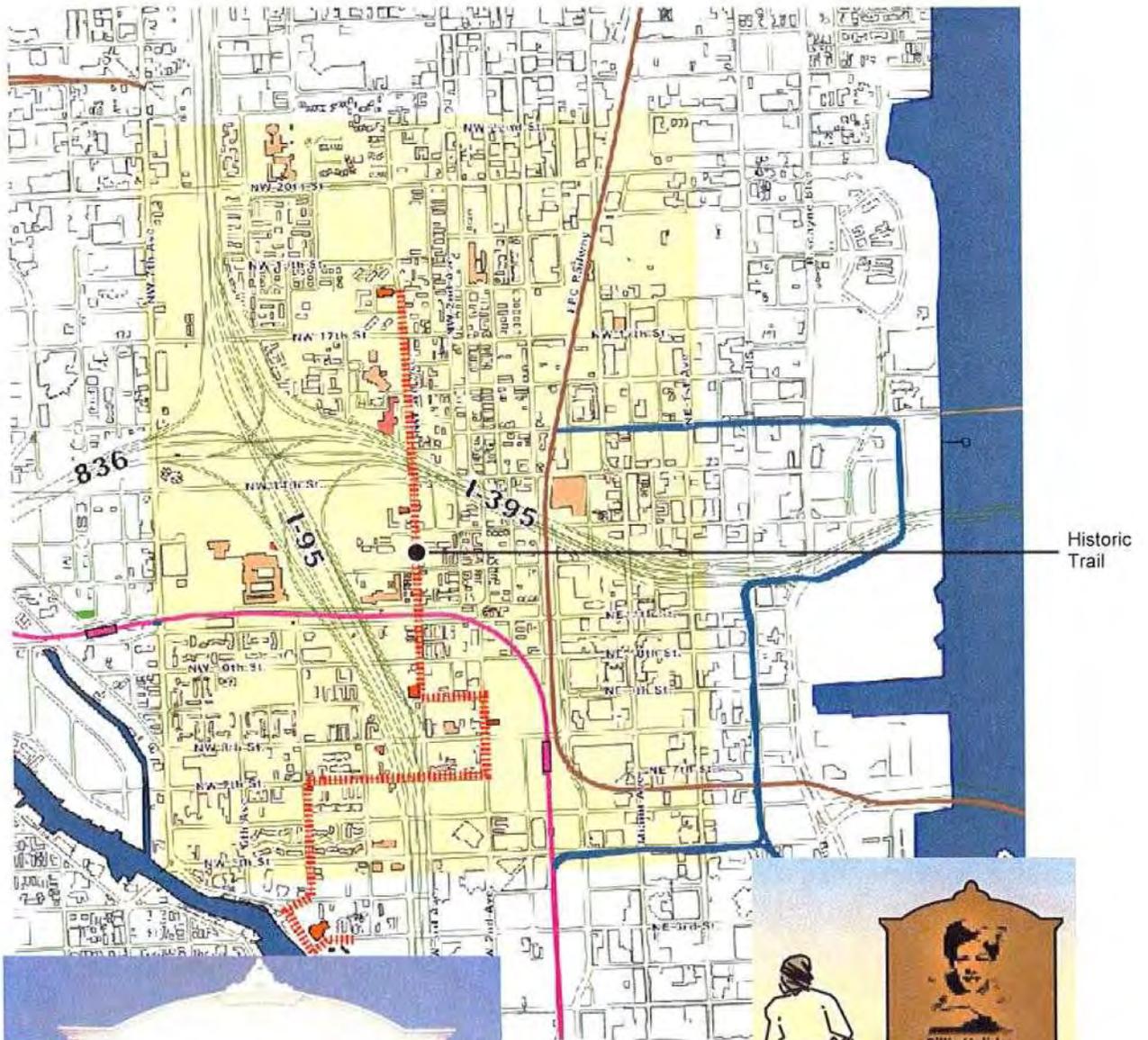
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OVERTOWN GREENPRINT PLAN
EXHIBIT 5

Community Pathways

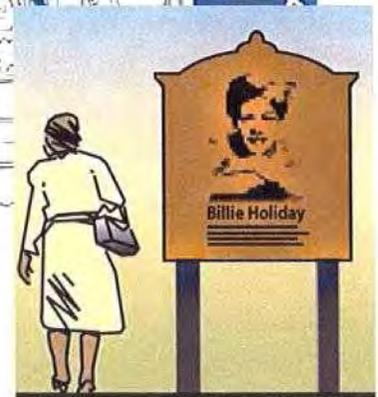


THE TRUST FOR PUBLIC LAND
OVERTOWN GREENPRINT PLAN
EXHIBIT 7

Historic Trail



The Lyric Theatre is a community icon as well as Overtown's historic entertainment forum



Historic trail markers such as this concept should capture and relate to the unique cultural identity of Overtown

Part VI – Implementation Program

1. Strategies:

The following table outlines immediate and long-term actions recommended to implement the elements of the Greenprint Plan. The table also identifies those agencies that would have the primary responsibility to undertake these actions.

ACTION	POTENTIAL RESPONSIBILITY/ FUNDING SOURCES
General Coordination	
1. Organize a Technical Advisory Committee (TAC) of coordinators, funders and implementers. Potential participants include TPL, the Collins Center, the CRA, the City of Miami (planning, parks, public works), Miami-Dade County (planning, parks, public works), FDOT and Overtown community representatives.	
2. Meet once/month to establish and coordinate funding priorities; potential funding sources; grant applications; design services contracts; public meetings, workshops and special events; lobbying; bidding/award of contracts.	
3. Prepare a unified Overtown Master Plan showing a single vision, list of projects and implementation program for the community	
Renovate Existing Community Parks	
1. Conduct a qualitative assessment/inventory of each existing park to determine priority renovation needs.	Staff/Consultant
2. Meet with area residents to discuss, verify findings.	Staff/Consultant
3. Develop a phased five year renovation schedule for improvements, add to City CIP.	Staff/Consultant
4. Apply for grant funding.	City, TPL, CRA/Consultant
5. Fund/construct improvements.	CIP, TIF, CDBG, FRDAP, UPARR, Homeland Defense
6. Train residents for citizens' oversight and parks maintenance.	City, TPL, CRA
Acquire and Develop New Community Gathering Spaces	
1. Investigate opportunities to acquire/use targeted sites.	Staff
2. Negotiate for acquisition/use.	Staff
3. Prepare conceptual site plans.	Consultant
4. Meet with area residents to review, discuss, revise.	Staff/Consultant
5. Develop cost estimate, phased implementation schedule.	Consultant
6. Apply for funding.	City, TPL, CRA
7. Design improvements.	Consultant/Contractor
8. Fund/construct improvements.	CIP, TIF, CDBG, FRDAP, UPARR, Homeland Defense, FDOT (overpass)
Enhance Community Pathways	
1. Conduct a qualitative assessment/inventory of each pathway to determine priority enhancement needs.	Staff/Consultant
2. Meet with area residents to discuss, verify findings.	Staff/Consultant
3. Develop a phased five year renovation schedule for improvements; add to City/County/MPO Capital Improvement Program.	Staff/Consultant
4. Apply for grant funding.	City, County, TPL, CRA, Consultant
5. Fund/construct improvements.	CIP, TIF, CDBG, TEA-21, FRDAP, UPARR, MPO, Homeland Defense
Acquire and Develop New Neighborhood Parks	
1. Investigate opportunities to acquire/use targeted sites.	Staff
2. Negotiate for acquisition/use.	Staff
3. Prepare conceptual site plans.	Consultant
4. Meet with area residents to review, discuss, and revise.	Staff/Consultant

ACTION	POTENTIAL RESPONSIBILITY/ FUNDING SOURCES
5. Develop cost estimate, phased implementation schedule.	Consultant
6. Apply for funding.	City, TPL, CRA
7. Design improvements.	Consultant/Contractor
8. Fund/construct improvements; work with residents to assist in maintaining sites.	CIP, TIF, CDBG, FRDAP, UPARR, Homeland Defense
Enhance Existing Sidewalk Network	
1. Conduct a qualitative assessment/inventory of each block to determine priority enhancement needs.	Staff/Consultant
2. Meet with area residents to discuss, verify findings.	Staff/Consultant
3. Develop a phased five (5) year renovation schedule for improvements; add to City/County/MPO Capital Improvement Program.	Staff/Consultant
4. Apply for grant funding.	City, County, TPL, CRA, Consultant
5. Fund/construct improvements; work with residents to assist in maintaining sites.	CIP, TIF, CDBG, TEA-21, FRDAP, UPARR, MPO, Homeland Defense
Acquire and Develop Greenways	
1. Investigate opportunities to acquire/use targeted corridors.	Staff
2. Negotiate for acquisition/use.	Staff
3. Prepare conceptual site plans.	Consultant
4. Meet with area residents to review, discuss, and revise.	Staff/Consultant
5. Develop cost estimate, phased implementation schedule.	Consultant
6. Apply for funding.	City, TPL, CRA
7. Design improvements.	Consultant/Contractor
8. Fund/construct improvements; work with residents to assist in maintaining sites.	CIP, TIF, CDBG, TEA-21, FRDAP, UPARR, MPO, Homeland Defense
Develop Gateways/Community Gardens	
1. Investigate opportunities to acquire/use targeted sites.	Staff
2. Negotiate for acquisition/use.	Staff
3. Prepare conceptual site plans.	Consultant
4. Meet with area residents to review, discuss, revise.	Staff/Consultant
5. Develop cost estimate, phased implementation schedule.	Consultant
6. Apply for funding.	City, TPL, CRA
7. Design improvements.	Consultant/Contractor
8. Fund/construct improvements; work with residents to assist in maintaining sites.	CIP, TIF, CDBG, FRDAP, UPARR, Homeland Defense, TEA-21
Highlight and Support Overtown Segments of the Black Heritage Trail	
1. Develop a central theme, eg "Heart of Miami", "Home of Jazz, Blues and Gospel" etc.	Staff/Consultant
2. Develop a Trail Master Plan, showing sites and locations of proposed markers, exhibits, public art, music, etc.	Staff/Consultant
3. Meet with area stakeholders to review, discuss, and revise.	Staff/Consultant
4. Investigate opportunities to acquire/use targeted sites.	Staff
5. Negotiate for acquisition/use.	Staff
6. Develop cost estimate, phased implementation schedule.	Consultant
7. Apply for funding.	City, TPL, CRA
8. Design improvements.	Consultant/Contractor
9. Fund/construct improvements; work with residents to assist in maintaining sites.	CIP, TIF, CDBG, FRDAP, UPARR, Homeland Defense, DCA, TEA-21

2. Estimate of Probable Costs:

The estimate of probable costs associated with immediate and long-term actions recommended to implement the elements of the Greenprint Plan is included as ***Exhibit 3: Greenprint Estimate of Probable Costs.***

Overtown Greenprint Plan
Exhibit 3 - Estimate of Probable Costs

PROJECT NAME: TPL Overtown Greenprint
PROJECT NO.: 16280
DATE: June 19, 2002
PROJECT PHASE: Draft Cost Estimate

ESTIMATE OF PROBABLE COST

Item No	Item	Quantity	Unit	Price	Subtotal	Description
1. Renovation of Community Parks						
1	Rainbow Village Park	1		\$1,000,000		Improvements to address the current recreation needs of Overtown's citizens - each park.
2	Williams Park	1		\$2,000,000		
3	Dorsey Park	1		\$3,000,000		
4	Gibson Park	1		\$1,000,000		
5	Reeves Park	1		\$1,000,000		
		5			5,000,000	allowance
2. Community Gathering Places						
1	Overtown Marketplace	1 2 AC	2.2 MI/AC	\$2,640,000		Acquire (land costs based on \$50/sq ft)
				\$2,000,000		Development
2	Overtown Festival Plaza	11 AC	2.2 MI/AC	\$24,000,000		Acquire (land costs based on \$50/sq ft)
				\$10,000,000		Development
		2			38,640,000	
3. Community Pathways						
1	NW 20th St	3300	LF	\$625,000		
2	NW 17th St	4000	LF	\$757,576		
3	NW 14th St	3500	LF	\$662,879		
4	5th Ave	2400	LF	\$454,545		
5	3rd Ave	6000	LF	\$1,136,364		
6	NW 7th St	2800	LF	\$530,303		
7	NE 9th St	2400	LF	\$454,545		
8	NW 11th St	2400	LF	\$454,545		
		5	MI		5,075,758	
4. New Neighborhood Parks						
1	Northeast Neighborhood Park	1AC		\$2,700,000		(land costs based on \$50/sq ft)
2	Southwest Neighborhood Park	1AC		\$2,700,000		
					5,400,000	
5. Enhance Sidewalk Network						
		16	miles	\$5,844,800		Replace approx. half of sidewalks
					844,800	
6. Development of Greenways						
1	11th Street			TBD		
2	FEC Railway			TBD		
7. Development of Gateways						
1	Community Gateways - Large	6	ea	TBD		
2	Community Gateways - Small	6	ea	TBD		
3	Neighborhood Gateways	4	ea	TBD		
Subtotal					54,115,758	
Bonds and Insurance (2%)					1,082,315	
Mobilization (5%)					2,705,788	
General Conditions (3%)					1,623,473	
Maintenance of Traffic (7%)					3,788,103	
Contingency (20%)					10,823,152	
Total					74,138,588	

Glattig Jackson Kercher Anglin Lopez Rinehart, Inc. has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, our opinions of probable construction costs provided for herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.

THE TRUST FOR PUBLIC LAND
OVERTOWN GREENPRINT PLAN

APPENDIX A

4.23.02 Community Workshop Meeting Minutes

OVERTOWN NEIGHBORHOOD WORKSHOP

April 23, 2002

Lyric Theatre
819 NW 2nd Avenue
Miami, Florida

AGENDA

- 6:00 – 6:20 Welcome, Introduction (Bernice Butler – Collins Center)
- Overtown Overview (Ray Gindroz - Urban Design Associates)
 - Overtown Greenprint/Greenway Program (Lavinia Freeman - Trust for Public Land)
 - Description of Group Exercise Objectives
- 6:20 – 7:30 Break-out Groups
- Strengths, Weaknesses, Opportunities – Urban Design Associates
 - Greenprint Mapping - Glatting Jackson
 - Overview of Greenprint Elements
 - Mapping Exercise
- 7:30 – 8:00 Break-out Group Reports
Next Steps
-

- Clinic on 11th Street
- Dorsey House on 9th
- Improve Streets – cleanliness, shade, transition to downtown, well designed, same quality as downtown
- Jobs through beautification, make community look better
- Put face on Overtown, create public art, image - future image – how do the community and tourists view Overtown culture and commerce
- Strength and Survival
- Landscaping/greenscaping as a vehicle to frame public spaces – bring park into street, onto sidewalk
- “Urban Acupuncture” – where is the spot in Overtown where a statement can and should be made
- Embankment and 14th street – light it up create a statement
- Trees – Urban – Native trees, no black olives wants palms, Poinciana, flowering trees, fruit trees that were here historically – check out trees at Culmer Center
- Parking lots built by city eliminated many fruit trees

NEXT STEPS

- Need Almond Macaroon (businesses needed)
- Connecting transit to 13th street & 3rd Avenue – get trains to stop in neighborhood

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COMMUNITY
PLANNING

Meeting Minutes

Meeting Date: Tuesday, April 23, 2002

Project: TPL Overtown
GJ # 16280

Location: Lyric Theatre
819 NW 2nd Avenue

Purpose: Neighborhood Workshop
Upstairs Breakout Group Notes

Compiled By: David Kutner, Glatting Jackson

Date: May 1, 2002

EXISTING PARKS

- Gibson
- Reeves
- Dorsey
- Williams
- Range #1
- Rainbow Village
- 11th Street/2nd Avenue Mini Park

GREENPRINT EXERCISE

1. Verify "sacred places" – parks schools, churches, civil buildings, community centers, etc
2. Discuss/Map new places: Gathering, play, gardening, socializing, special events, sports, etc and say (write) why (criteria)
3. Discuss/Map ideal bike/pedestrian connections

NOTES FROM THE UPSTAIRS GROUP

- 5th and 7th crime problem
- YWCA should expand to vacant land or space behind the current building to be used for greenspace
- Range Park should be improved (current place to play dominos)
- Domino club established 1930 on Good Bread Alley. The Alley was within the route for I-95 and when the interstate was constructed this community recreation area was eliminated

Overtown Greenprint
4-23 Neighborhood Workshop Meeting Minutes

- City seems to discourage homeowners – it disregards residents needs and desires, as evidenced through its location decisions for homeless shelters
- There are 30 brownfield sites in Overtown
- Gibson Park was previously occupied by laundries and dry cleaners and some residents believe the site is contaminated with cleaning chemicals
- Should create a historic center in Overtown and relocate and concentrate all historic structures that still exist throughout the community in one area
- Question: when were requirements for notification for development on UMTA (Urban Mass Transit Administration) lands changed, evidently the neighborhood residents are no longer advised when development is proposed on UMTA sites in Overtown
- People’s BBQ is an important community gathering place
- All streets need to be made safe for pedestrian and public gathering activity

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COMMUNITY
PLANNING

Meeting Minutes

Meeting Date: Tuesday, April 23, 2002

Project: TPL Overtown
GJ # 16280

Location: Lyric Theatre
819 NW 2nd Avenue

Purpose: Neighborhood Workshop
On-Stage Breakout Group

Compiled By: David Kutner, Glatting Jackson

Date: May 1, 2002

EXISTING PARKS

- Gibson
- Reeves
- Dorsey
- Williams
- Range #1
- Rainbow Village
- 11th Street/2nd Avenue Mini Park

GREENPRINT EXERCISE

1. Verify "sacred places" – parks schools, churches, civil buildings, community centers, etc
2. Discuss/Map new places: Gathering, play, gardening, socializing, special events, sports, etc. and say (write) why (criteria)
3. Discuss/Map ideal bike/pedestrian connections

NOTES FROM THE ON STAGE GROUP

- Vacant lots by 9th Street mall should be residential and/or Commercial
- Lots by Dorsey House should be permanent green space with structure for outdoor lectures – education area
- Focus where the people are gathering, space - concerts, etc. by Lyric
- Community gardens – jobs & beautification
- Already have 7 parks. Need to enhance - each has 2 basketball courts – need unique features - tropical shade for older people
- More public art projects

- Need signage and lighting “Overtown Historical Village”
- Old building at off-ramp - put green space – across from people’s gateway - add commercial and residential
- Vacant lots - 8th Street west of I-95 – Great green space
- Community support for safety, people other than police
- Plaza across from Overtown shopping center Jitney and bus stop - hang out, shelter, seating, drug store
- Culmer Center
- Vacant lots on 20th - paved and ugly - put commercial residential manufacturing?
- Royal Bakery Training Institute
- Lots/small Parks every 2 blocks
- Farming?
- Enough playgrounds – enhance the ones that already exist
- Walking distance! Playgrounds every 2 blocks or so
- 20th Street by Phillis Wheatley School
- Places to just sit - Neighborhood greens where there are residents to take care of it and watch them
- 14 Street and North Miami Avenue - Old Miami skills center?? Great building
- Technical assistance
- Old firehouse on 14th
- Linkages:
 - 14th Commercial gardens to Performing Arts Center
 - 2nd Avenue vacant lots at end
 - 9th – good
 - 20th to Margaret Pace
 - to Miami Circle?
- Most Important:
 - Housing Put parks where the people are
 - Variety – Not all parks the same
 - Folk Life Village – Move historical buildings there – create tourism
 - Beautify Streets – fountains fit in with downtown beach architecture
 - Jobs – Beautification in community
 - Image – Public Art Spirit of Overtown
 - “Culture and Commerce”
 - Strength and Survival
 - Use greenscaping, bring park onto streets
 - Mural on concrete
 - Embankment 14th Street and 3rd Avenue
 - Native trees!

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THE TRUST FOR PUBLIC LAND
OVERTOWN GREENPRINT PLAN

APPENDIX B

4.24.02 Focus Group Meeting Minutes



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COMMUNITY
PLANNING

Meeting Minutes

Meeting Date: Tuesday, April 24, 2002

Project: TPL Overtown
GJ # 16280

Location: Park Place by the Bay
915 NW 1st Avenue

Purpose: Focus Group Meetings

Compiled By: David Kutner, Glatting Jackson

Date: May 1, 2002

UDA INTRODUCTION – Ray Gindroz

- “One Boat Rowing in the Same Direction”
- Overtown was self-contained by tracks to east & west and then roads through neighborhood beat it up
- Consider Positive → Ideas → Principles → Criteria
- Not redeveloping Overtown, you’re creating a new community.
- “Nostalgia isn’t what it used to be” Yogi Berra

DISCUSSION OF GREENPRINT

- Community Parks
 - Neighborhood Plaza
 - Greens
 - Parks
 - Gardens
 - Streets

DEVELOPERS FOCUS GROUP

- Ted Weitzel, New Urban Works – firm does small infill projects
- NAP is occupied by content media companies – 27 companies – currently one retail space
- Provide for green space in front of the NAP and police station
- How do you deal with trucks traffic on NE 2nd Ave. (traffic in and out of port)

- Camillus House – greenspaces will provide homeless with more places to congregate
- Perception of crime
- FDOT is doing traffic stuffy to re-route traffic along 6th with new ramp in center of I-95 to divert truck traffic down to 836
- Bicentennial Park: Propose \$1.2 – 2.5 billion to develop, anticipate completion in October 2004, located near performing arts center
- Need to segment Overtown; different themes
- Nothing worth keeping in Overtown – there is no theme place is Miami Afro-cuban Dominican
- Need introduction themes (e.g. Columbus Plaza) centers around culture that will keep people here
- “Cultural Urbanism” (Washington Post article) how do you celebrate culture of place- carve out public space based upon specific dimensions-raised plazas in Cuban culture, cultural architecture (i.e. Wynwood Neighborhood)
- African Diaspora
- Civic Art-uses architecture from South Africa (kinte paving, lamp posts, etc) Afro-hispanic-(Don’t just look to the past, also look to current cultural references)
- Theme – i.e. Ybor Cty but upgraded and reflecting current culture
- Zoning around performing arts center limits height to 4 stories (not enough). Zoning in Overtown will have to change to permit higher density to achieve economies of scale attractive to developers
- Hotel wants to spend \$9 to \$10,000 per room for construction costs how does that relate to density/land values
- Current zoning inhibits Overtown’s ability to brand and theme
- Not going to go back to old Overtown – historic elements should be reinforced but economics will drive redevelopment
- It will be a different Overtown multi-racial, multi-ethnic
- Design standards may need to be directed to promote cultural connections
- The time is right to put a plan in place to guide growth
- Get a block or so – do a pilot project, develop semi art culture center, e.g. Lyric Village along 14th between 3rd and 2nd
- Where do people currently reside in Overtown – build on that – how to connect assets
- Communal housing – tend to have very low turn-over rates – stable
- Address fundamentals (zoning, infrastructure, etc) before you address theme. Need to attract people to live in Overtown or you won’t create economic development.
Priority should be:
 1. Land use
 2. 2nd Street grid
 3. slow down & improve traffic circulation

Overtown Greenprint
4-24 Focus Groups Meeting Minutes

- Regional Activity Center allows mixed use zoning- tied to comprehensive plan concurrency
- Create an Illustration Board for Semi-Private Spaces, add to menu of urban parks in Greenprint

CITY/COUNTY/POLITICIANS FOCUS GROUP

- What are the shared elements that can be reflected in a project that demonstrates possibilities – need to determine what the goals are.
- Provide mixed incentive opportunities and allow a place for current residents
- Jackson Center is located only 1 mile outside Overtown
- Arena Blvd. presently goes nowhere now but could be a new front door to this community – This event traffic could be an economic stimulus
- Re-route truck traffic from port – has too much of an impact, needs to be separated
- More neighborhood Parks opening to community parks
- Try and get open spaces to connect new residential to new commercial
- Try and expand existing facilities to meet current needs as well meeting anticipated future growth
- Fences keep people out – why was Overtown fenced in
- Fenced in parks can be used after hours
- Parisian parks are fenced but the message is not the fence, their parks operate from 8am to 11pm
- Partnerships – other government agencies that are responsible for utilities
- Metrorail is a link throughout the community

THE TRUST FOR PUBLIC LAND
OVERTOWN GREENPRINT PLAN

APPENDIX C

5.06.02 Interview Minutes



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COMMUNITY
PLANNING

Meeting Minutes

Meeting Date: Monday, May 6 2002

Project: TPL Overtown
GJ # 16280

Purpose: Stakeholder Interview

Compiled By: David Kutner, Glattig Jackson

Date: May 7, 2002

There are Four Overtown CDCs

- St. John
- St. Agnes
- Black Archives
- BAME

The project team conducted interviews with key community stakeholders to obtain critical input regarding the status of various community projects currently underway in Overtown and to evaluate how a Greenprint plan could be effective in addressing issues in the neighborhood. Following is a summary of the comments received during the interview sessions held on May 6th, 2002.

The St. John Community Development Corporation is engaged in several projects in the Overtown Neighborhood including:

- Lyric Village: the CDC plans to construct 96 units of affordable housing on the lot just south of the Lyric Theatre (8th Street and 2nd Avenue, now used for parking). CDC believes that the lot could comfortably accommodate a more aggressive development program given the current market and land values. 8th street is a high-volume/high profile corridor. CDC wanted to do a mixed-use/mixed income project. Two lots in the area were worth \$480,000 in 1996 are now reportedly worth \$7,000,000. CDC wants to do a project with a return that is more consistent with the perceived land value. CRA argues that the CDC is obligated to construct a project consistent with the original RFP for the site. Dispute is in court.
- CDC property on 14th Street and 3rd Avenue, just east of CDC office. CDC wants to build mixed use/elderly housing with neighborhood retail/commercial. Some loft apartments. LISC will develop a pre-development analysis. University of Miami students created the design concept. CDC is using Ron Frazier to assist with the project
- 1600 NW 1st Avenue, between 16th and 17th Streets. Fourteen units of for-sale housing, the RFP for development has been released with bids due to the CDC by 5.9.02. CDC wants to be under construction by the end of 2002. CDC has a

homeownership training program. The St. John CDC is also doing home ownership training for BAME.

- The CDC is working with Greater Miami Neighborhoods on three properties for a phase II development of 61 low to moderate income rental units:
 - 255 NE 20th Terrace (on 3rd Avenue)
 - 1919, 1929 and 1931 2nd Court
 - 1731, 1742 NW 1st Court
- The CDC does not believe that mixed income projects are viable in the area at the present time
- The CDC was going to construct 110 dwellings in Phase 2 but the sites were too separated to qualify for funding.
- Phase III – maximum of 34 units:
 - 185 NW 11th Terrace (abandoned three 2-story buildings with 6 apartments)
 - 1125 and 1135 NW 2nd Avenue
 - 11th Terrace between 2nd Avenue and 1st Avenue: vacant parcel – acquired north and south ends, attempting to purchase center parcel
 - 1445 1st Place (rehabilitation, can't rebuild because of setback requirements)
- Gibson Park could be a major player, has good management, a library.
- Dorsey Park is near CDC project, should be improved
- CDC is searching for landscape assistance and funding to do beautification. TECO (adjacent natural gas company) is willing to improve aesthetics along their property as other projects come on line, a willing partner.

The BAME Development Corporation of South Florida, Inc. is engaged in several projects in the Overtown Neighborhood including:

- The Miami River Park Apartment Complex, 447 NW 4th Street. 211 units, rental, 3 historic houses that were restored, mixed development
- The New Hope: single family detached dwellings to be constructed in four phases. Bordered by 6th Street, 5th Avenue, 8th Street, 5th Avenue. Will have 40 units (1350 to 1550 s.f.; 30 3-bedroom units, 10 4-bedroom units). First phase has been completed, infrastructure and site prep.
- Next to Bethel Church on 2nd. Rehab 12 rental units – Bethel Arms Apartments
- Overtown is well served by utilities is accessible and therefore is a good place to invest in redevelopment
- Can't isolate Overtown any longer
- BAME was promoting a 450,000 s.f. tech hotel by the Miami River on 5th Avenue
- Develop design standards that are based upon the history of the community
- Givens: roadways and utilities dictate how other projects fit into the redevelopment puzzle
- Definition of what Overtown ought to be - answer: needs housing, job production (economic development, manufacturing, etc.)
- Should “boulevard” 3rd Avenue and create a tree canopy, slow traffic

Overtown Greenprint
5-6 Interviews

- Build a metro station at 11th Street and 7th Avenue, light it up, generate commercial activity on the west side of Overtown
- Should consider making the CDCs responsible for construction management of projects that TPL does in Overtown

Possible Additional interview targets:

- City Parks Department
- Overtown Schools
- Local Politicians
- Planning Department
- Empowerment Trust
- Overtown Collective (CDCs)
- Overtown Collaborative

THE TRUST FOR PUBLIC LAND
OVERTOWN GREENPRINT PLAN

APPENDIX D

Overtown Greenprint Plan Public Comment Form

TRUST FOR PUBLIC LAND
THE OVERTOWN GREENPRINT PLAN

PUBLIC COMMENT FORM

A Greenprint is a strategic plan to design and build an interconnected system of urban open spaces - including parks, greens, gardens, plazas, bikeways and sidewalks - to invigorate the redevelopment of the neighborhood, as well as to provide the green infrastructure needed to meet residents' daily recreation, social and living needs. To help us develop this Plan we would like to know what facilities you believe are needed in Overtown.

1. Out of the facilities listed below, which ones do you believe are needed in Overtown **Now**, will be needed in the **Future** or are **Not Needed** at all? [*Please as appropriate.*]

FACILITY	PRIORITY NEED	FUTURE NEED	NOT NEEDED
1. Small Neighborhood (walk-to) Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Larger Community Parks (ball fields, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Community Gardens (flower/vegetable garden for neighborhood use, i.e. 14 th Street, 3 rd Avenue Gardens)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Neighborhood Plazas (a hard-surface public open space)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Neighborhood Greens and Greenways (passive open space)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Community Gathering Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Bike Lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Multipurpose Paths (walking, rollerblading)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Other – <i>Please indicate:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Which streets in Overtown are the most important to improve for walking and biking?

- 11th Street/ 11th Terrace
- 14th Street
- 17th Street
- 20th Street
- 5th Street
- 3rd Ave.
- Others? (*Please identify*)

Over Please ⇨

**OVERTOWN GREENPRINT PLAN
PUBLIC COMMENT FORM**

3. Which of these places within Overtown should be linked together by a Greenway to make walking and biking to them more comfortable, safer and more enjoyable:

- Neighborhoods north and south of 395
- Historic sites
- Overtown Everglades (wetland areas under 395 interchange)
- Schools
- Community gardens
- Businesses
- Parks
- Others? *(Please identify)*

4. Which of these places in Miami should be linked to Overtown by a Greenway to make walking and biking to them more comfortable, safer and more enjoyable:

- The Miami River Greenway
- Bicentennial Park
- Downtown
- Park West
- Omni
- The Performing Arts Center
- Bus and train lines
- New employment opportunities
- Others? *(Please identify)*

5. What things should open spaces in Overtown provide?

- Places to stroll and meet neighbors
- Places to showcase history and art
- Places for civic events
- Improved appearance of vacant areas
- Increased, beautified natural or green areas
- Others? *(Please identify)*

THE TRUST FOR PUBLIC LAND
OVERTOWN GREENPRINT PLAN

APPENDIX E

Public Comment Form Response Tabulation

TRUST FOR PUBLIC LAND
THE OVERTOWN GREENPRINT PLAN

PUBLIC COMMENT FORM TABULATION

Question 4

	Multiples Checked
The Miami River Greenway	19
Bicentennial Park	25
Downtown	36
Park West	16
Omni	26
The Performing Arts Center	27
Bus and train lines	35
New employment Opportunities	30
N/A	8

Other Indicated: None

Question 5

	Multiples Checked
Places to stroll and meet neighbors	30
Places to showcase history and art	40
Places for civic events	36
Improved appearance of vacant areas	46
Increased, beautiful natural or green areas	36
N/A	8

Other Indicated: Outlaw B.B rifles to protect birds & pigeons, No loose or untagged animals, cafeteria, 2-skating Ring 2-Movie Theater, Theme Park (like Wet N' Wild), 2-Overtown Community College, Family Health Center, Improved appearance of housing, Build Facilities to improve living conditions(like New Businesses, apartments & homes, Historic Sites, Musical Arenas.)

THE TRUST FOR PUBLIC LAND
OVERTOWN GREENPRINT PLAN

APPENDIX F

Greenprint Steering Committee Meeting Minutes

**GREENPRINT STEERING COMMITTEE
WORKSHOP**

June 19, 2002

YWCA
351 NW 5th Street
Miami, Florida

AGENDA

- 6:00 – 6:10 Welcome, Introductions
- 6:10 – 6:20 Preliminary Greenprint Plan Review
(Glatting Jackson)
- 6:20 – 6:45 Priority Improvements
(Glatting Jackson)
- 6:45 – 7:00 Greenway Corridor Alignment Review
(Wallace Roberts & Todd)
- 7:00- 7:15 Greenway Implementation
- 7:15 – 7:30 General Discussion
-



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COMMUNITY
PLANNING

Meeting Minutes

Meeting Date: Wednesday, June 19, 2002

Project: TPL Overtown
GJ # 16280

Location: YWCA
351 NW 5th Street

Purpose: Greenprint Steering Committee

Compiled By: David Kutner, Glatting Jackson

Date: June 22, 2002

Community Park in Overtown is one that serves everyone throughout the neighborhood. Community gathering space – African straw park at the foot of bridge on 14th Street (started by Dr. Dunn).

Who will program the market space and manage and promote it?

CRA & FDOT are working to build parking under roadway to serve park west and on Miami Avenue.

-Should there be someone else who will take responsibility for maintenance?

-Community gathering spaces – what land is available and what is affordable?

Overtown Collective (St. John's, BAME, Black Archives)

- Overtown Assembly
- Jefferson Reeves Hospital

-Overtown Design Center – Phil Bacon, Director of Design Center

- Get City to maintain paves?
- Do central park lyric folk life = how do you do it?

List – Local initiative support corp.

- Issues –
- Safe stores
 - Access to schools
 - Access to residents

Brian Finney – Empowerment trust & Office of Economic Development (Home, CDBG, etc.)

**GREENPRINT STEERING COMMITTEE
WORKSHOP**

August 8, 2002

YWCA
351 NW 5th Street
Miami, Florida

AGENDA

Welcome, Introductions

Review the Greenprint Plan

Review the Greenprint Survey

Comments/Discussion

Next Steps

Endorsement of the Plan
