Mission Statement
The Overtown Charrette

The mission of the Overtown Design Charrette is to engage the entire Overtown community in creating a unified vision for the residential and commercial renaissance of Overtown. The vision aims to restore Overtown as a destination and to higher levels of self-sufficiency and economic and social viability.

This vision aims to:
Empower current residents and business owners in Overtown to participate in and benefit from the renewal process;
Elevate Overtown to new levels of economic and social viability and quality of life; and
Make Overtown a national model for "grassroots" urban revitalization.

With community involvement the Overtown Charrette will identify the infrastructure and resources necessary to achieve this vision by promoting employment opportunities and economic growth as well as a clean, safe, attractive environment for residents, businesses, and tourist. To this end, the Charrette will seek out knowledge, wisdom, and opinions of Overtown residents, past and present; Overtown organizations; Overtown churches; Overtown business owners; and other individuals and/or organizations that have an interest in the community. The Charrette will build on past learning experiences and incorporate existing planning studies into a holistic strategy for implementation. This vision will be the guiding force for all future Overtown redevelopment.

Overtown Charrette Committee - May 12, 1999
Quick Not So Fun Facts About the City of Miami/Overtown

• 4th Poorest Urban City in the U.S.
• Poverty Rate: 48%
• Unemployment Rate: 13%
• 63% of Adult Residents without High School Education
Historic Condition  Existing Condition
Still Life in Overtown

Still Hope in Overtown
The Citizens’ Ideas for Renaissance

- New Streets
- Neighborhood Center
- Neighborhood Park
- New Housing
- New School
- Old Fire Station
- Community Park
- Culmer Center
- Main Street
- Community Garden
- Improved Connections
- School Expansion
- New Housing
- Parks Under Highway
- BAME Housing
- Habitat for Humanity
- New Transit Station
- School Expansion
- Pocket Park
- Hotel
- Multi Modal Transit Station
- Dorsey Library
- Gibson Park
- School Expansion
- Entertainment District
- Caribbean Bakery
- St. John CDC’s Development
- Lyric Theatre Expansion
- Main Street
- Historic Folk Life Village
- Mixed Use Development
- Miami Arena
- Mt. Zion Church & Plaza
- Business District
- Poinciana Village
The Citizen’s Vision

- Business/Entertainment Development
- Housing
- Education
- Zoning
- Implementation/Partnerships

Business & Entertainment Development

- Façade Improvement
- Reconstruction
- New Development
Façade Improvement: The Barkley Building

Façade Improvement

The Barkley Building
Restoration

The Cola Nip
Cola Nip Building: Proposed Uses for the Ground Floor

Cola Nip Building: Proposed Uses for the Second Floor
New Development

• 27 Single Family Units w/ Outbuildings
• 25,000 S.F. Office/Retail
• 10,000 S.F. Hall
• 120 Parking Spaces
• The Lyric Café

St. John’s CDC
New Development:

- 6 Single Family Units w/ Outbuildings
- 25,000 S.F. Office/Retail
- 10,000 S.F. Hall
- 300 + Parking Garage
- The Lyric Café
- 25,000 S.F. Bakery

SCHEME A

New Development:

- 6 Single Family Units w/ Outbuildings
- 25,000 S.F. Office/Retail
- 10,000 S.F. Hall
- 400 + Parking Garage
- The Lyric Café
- 25,000 S.F. Bakery

SCHEME B
Lyric Expansion & The Lyric Café

Housing?
- Renovation of Historic Housing
- Infill
- Mixed-Use Buildings
- Redevelopment of “Project Housing”
Shops downstairs, apartments upstairs

Rules for mutual fund ads tightened

WASHINGTO N—New mutual fund advertising rules and the leading mutual fund industry were approved by government regulators today, raising concerns among industry watchers. The rules, which went into effect yesterday, are intended to prevent misleading advertising and allow for clearer communication between fund companies and investors.

Harris Group plans SouthPark project

Sketch of the proposed $48 million complex locating Pavillion Road across from the Monroemith developers.

By DAN CHAPMAN

The Harris Group, developers of Pavillion Road, have announced plans for a new project in the SouthPark area. The project will include retail and residential spaces, offering a unique blend of amenities to the community. The developers are working closely with local authorities to ensure the project meets all necessary regulations and requirements.

Interviews with residents and business owners indicate a strong interest in the project, with many expressing excitement about the potential for increased activity and vibrancy in the area. The project is expected to create new jobs and boost the local economy.

The project is scheduled to begin construction in the fall, with a target completion date of 2024.
The Folk Life Village

NW 2nd Avenue
Redevelopment of “Project Housing”

Existing Condition

Proposed Development
Frederick Douglas Elementary

Proposed Expansion
Phase I

Phase II

Phase Two
1) Remove portable classrooms and build new front facade
2) Paint gymnasium red
3) Additional parking
Ultimate Buildout

Parks
- Reeves Park
- Highway Park
- Lyric Park
- Gibson Park
- Neighborhood Parks
What if?
 Entrances to Overtown
Looking East down NW 22nd Avenue

 Entrances to Overtown
NW 3rd Avenue & NW 8th Street
Street lights & Bus Stops

Zoning
Implications of the Present Code

A minimum of 20,000 SF is required to build in the R-4 Zone (Multifamily, High-Density Residential).
IMPLEMENTATION
Miami-Dade Empowerment Zone

- 5000 jobs committed to be created
- $1 billion in residential and commercial loans from 18 financial institutions in the area
- 7.9 billion in construction projects
- 93 million in grant funds (Miami Dade)
- 130 million in tax exempt bonding authority
- 3 million in federal grants available
- $2400 tax credit per new employee hired in the Zone (18-24 yrs. Old)
- Quality Zone Academy Bonds (School Funding)

Fannie Mae Designation as a Neighborhood Partnership Initiative. Out of one of thirteen communities selected nationwide, $ Millions available for low interest mortgages. Miami-Dade completed with nearly 300 other acres to become 1 of 20 who have been recently designated in the US as an Empowerment Zone.

Citizens Choose their Future

During the Charrette many local participants expressed the need for immediate action. They want to raise their community’s ambition to a higher level. This Citizen’s Vision is a tool for an historic turnaround, if City officials and Citizens work together as a united group. Great ideas of what could be done have been drawn up. Coherent ideas for replacing the current chaos have emerged from working together on this project. These are attainable visions, not just pretty pictures. The physical place that could grow during the next generation would be a national model of inspiration, practicality and wonder.
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- Codify the Citizen’s Vision in City’s Comprehensive Plan and CRA Plans
- Put Charrette Projects on an Official Time Line
- Re-form the Overtown Charrette Advisory Committee as an Implementation Committee.

Do this so every action the City, CRA and others take move the Community one step closer to completing the Citizen’s Vision.
The Team

- TREASURE COAST REGIONAL PLANNING COUNCIL
- SOUTH FLORIDA REGIONAL PLANNING COUNCIL
- SARDEGNA & LITTLE PARTNERS, Inc.
- A + S ARCHITECTS, PLANNERS P.A.
- CORREA, VALLE, VALLE
- DELEON FLEITES, GARCIA PONS
- OVERTOWN ADVISORY BOARD
- OVERTOWN CHARRETTE COMMITTEE