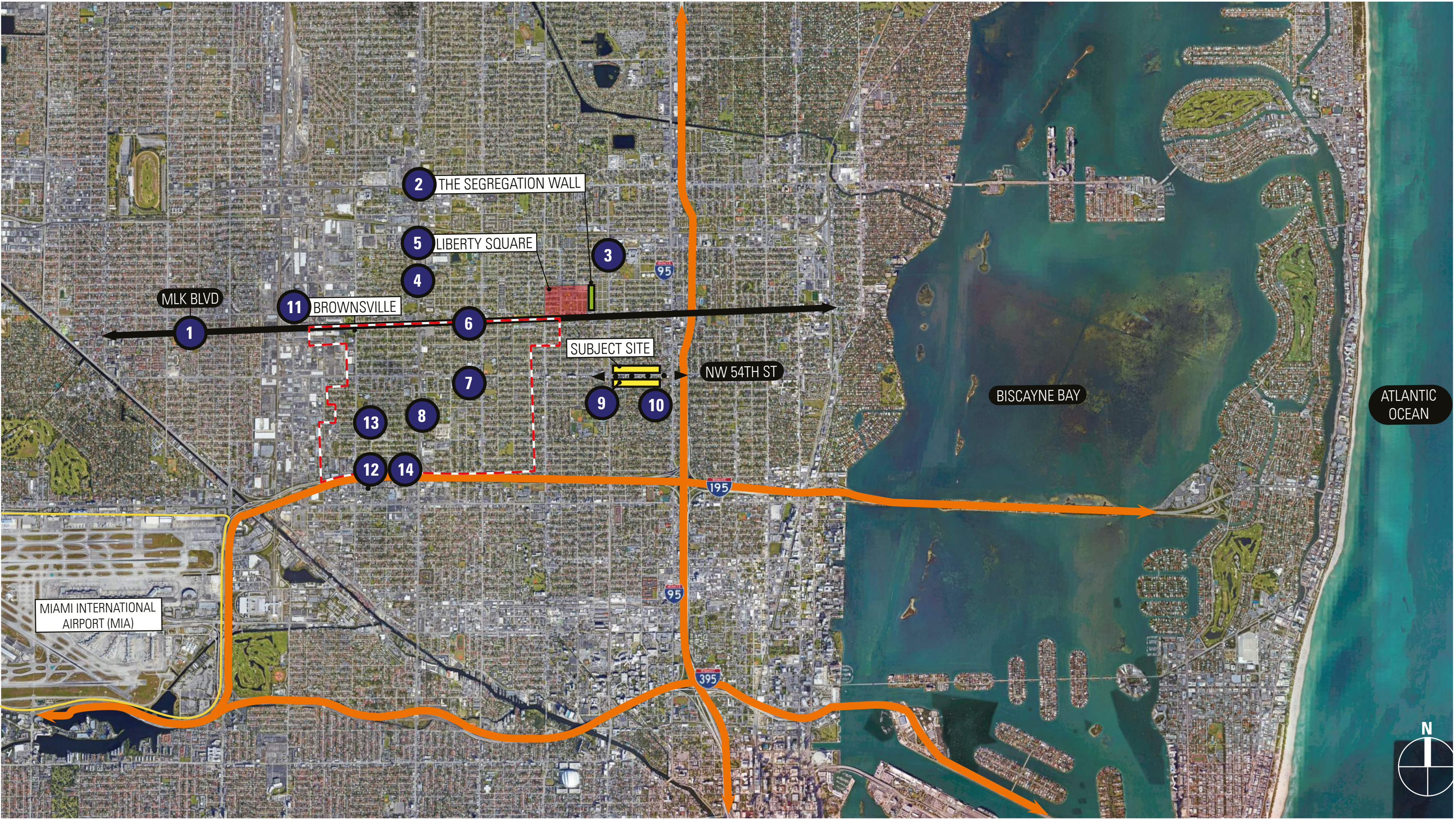


LIBERTY CITY NW 54TH STREET REVIVAL

COMMUNITY CONCEPT BOOK

SITE CONTEXT MAP



1 Martin Luther King Boulevard

Named in honor of Dr. Martin Luther King Jr., this largely commercial street runs east and west through several communities including Little Haiti, Liberty City, Brownsville and Hialeah. In the Brownsville section, a statue of Dr. King is in the park.

2 The Segregation Wall

Liberty City's Segregation Wall was established in the 1930s as a result of the construction of the Liberty Square housing development. The wall was built as a barrier to separate the new black neighborhood on the west side of Northwest 12th Avenue from the already established white neighborhood on the east side. This concrete barrier remained for many years as a symbol of the Jim Crow era, which haunted American history over the years. The seven-foot wall was eventually demolished, and today the remnants of the structure run along a median that separates Northwest 12th Avenue from Northwest 12th Parkway.

3 Miami Northwestern Highschool

During segregation and after the phasing out of Dorsey Senior High in 1956, Black citizens petitioned the school board to build a new comprehensive senior high school in Liberty City. Northwestern was the first Black high school to win a state football championship. It was integrated with other county schools and now includes a medical and arts magnet program.

4 Gwen Cherry Park

This park honors the late State Rep. Gwen Cherry, the first Black woman elected to the Florida Legislature. She was the daughter of Miami's first Black physician, Dr. William A. Sawyer.

5 Liberty Square

The first public housing project erected in the State of Florida, Liberty Square opened on February 6, 1937. It was designed as a complete community for Black residents to relieve the congestion and inadequate housing in Historic Overtown. Besides 900 housing units, the complex also included a nursery school, a cooperative store, a Federal Credit Union and a central community building. Many Black middle-income professionals resided here prior to purchasing their own homes.

6

African Heritage Cultural Arts Center

Colorfully designed with the vision of being a center for Liberty City’s artists and youth to display their work and enhance their talents, the African Heritage Cultural Arts Center opened in 1974. The center has an auditorium, art and dance classrooms and an exhibit area that can be utilized by the community and after-school arts programs.

7

Joseph Caleb Community Center

A product of President Lyndon B. Johnson’s “Great Society,” the center was designed to alleviate poverty by providing decentralized neighborhood services. It is now a hub of activity with political forums and performing arts. It houses a library, child care programs, county and state services and the Black Archives, which collects, archives and interprets information about the Black experience in Miami.

8

Georgette’s Tea Room

Georgette’s Tea Room is a historic structure located in Brownsville and built by Georgette Campbell. The 13-room English Tudor-style home was an elegant and lavish guest house that offered a secluded retreat to dine and sleep for famous black celebrities and entertainers such as Billie Holiday, Nat “King” Cole and the Ink Spots. It also served as a meeting place for black socialites for many years.

9

Miami Times Building

Founded in 1923 by Henry E.S. Reeves, Miami Times is the oldest Black-owned and operated newspaper in the City of Miami. Originally located in Overtown, the newspaper moved to Liberty City and then to its present site designed by Alfred Browning Parker.

10

Masjid Al-Ansar — Muslim Mosque

This Mosque has been in Liberty City for more than 30 years and also includes the Sister Clara’s school. Its presence demonstrates the diversity in religion in one of Miami’s predominantly Black residential communities.

11

Brownsville

This pioneer neighborhood was platted by a Black man, Rev. W.L. Brown, in 1920 and became known as Brown Subdivision and later Brownsville.

12

Evergreen Memorial Park Cemetery

Designated as a historic site in 1991, this was one of two cemeteries where Blacks could be buried with dignity. Before that, Blacks were buried at the back of white cemeteries. Though records of the first people buried here were lost to fire, the cemetery remains a treasure paying homage to the past.

13

Lincoln Memorial Park Cemetery

One of the oldest cemeteries in Miami-Dade County, it consists of 538 mostly above-ground vaults. This manner of burial is used in areas with a high water table like Key West and New Orleans. Black pioneers buried here include: Dr. William A. Sawyer, the first Black physician in Miami-Dade County and founder of Christian Hospital; Arthur and Polly Mays, who opened a school for rural Black children in South Dade; and Florence Gaskins, who formed the first local Red Cross chapter for Blacks.

14

Hampton House

The 54-room Hampton House hotel was once promoted as the “Social Center of the South.” Opened in 1954, the hotel also operated a popular nightclub. CORE (The Congress of Racial Equality) held their weekly meetings here and Dr. Martin Luther King Jr. was a frequent guest. It is said that he gave an early version of his “I have a Dream” speech here. Notables such as Muhammad Ali maintained a permanent room in the hotel. In 2001, the Hampton House Community Trust was formed to gain historic designation for the site, save the abandoned hotel from demolition and plan its restoration and use.



1 Martin Luther King Boulevard



2 The Wall



3 Miami Northwestern Highschool



4 Gwen Cherry Park



5 Liberty Square



6 African Heritage Cultural Arts Center



7 Joseph Caleb Community Center



8 Georgette’s Tea Room



8 Georgette’s Tea Room



9 Miami Times Building



10 Masjid Al-Ansar - Muslim Mosque



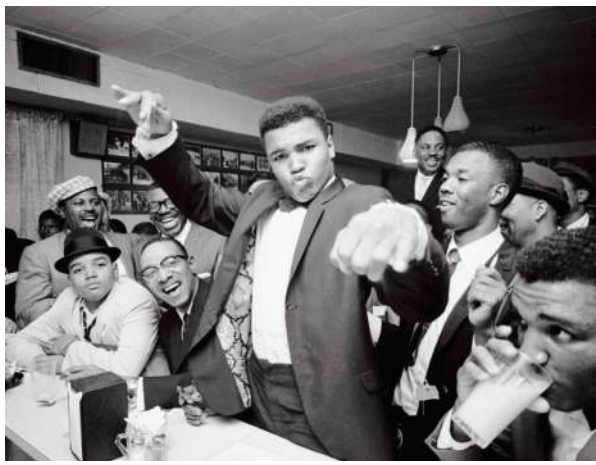
12 Evergreen Memorial Park Cemetery



13 Lincoln Memorial Park Cemetery



14 Hampton House



14 Hampton House



14 Hampton House

TRANSFORMING COMMUNITIES

CHAMPIONING PROGRESS AND EMPOWERING LIVES

“

THE COMMUNITY RESOURCES INITIATIVE PLAYS A KEY ROLE IN TACKLING CONTEMPORARY CHALLENGES. FROM COMBATTING CLIMATE CHANGE TO INFRASTRUCTURE UPGRADES AND HARNESSING GREEN RENEWABLE ENERGY, THESE INVESTMENTS SERVE AS GUARDIANS OF OUR ENVIRONMENT WHILE PAVING THE WAY FOR A RESILIENT AND THRIVING COMMUNITY. EMPOWERING PROGRESS THROUGH CONNECTIVITY, BRIDGING THE GAP IN THE DIGITAL DIVIDE.

THE PROJECT WILL HAVE ESSENTIAL AMENITIES, ELEVATING RESIDENTS’ QUALITY OF LIFE AND STRENGTHENING COMMUNITY BONDS. THIS ACTS AS A MAGNET FOR INVESTORS, DRIVING ADDITIONAL GROWTH AND DEVELOPMENT IN UNDERSERVED AREAS.

”



CULTURAL

- LIBERTY CITY MUSEUM HONORING THE HISTORY AND HERITAGE
- ARTS AND PERFORMANCE SPACES
- HISTORIC MONUMENTS AND SCULPTURAL PARK
- COMMUNITY REPRESENTING ART WORK



LEARNING

- CHARTER SCHOOL
- YOUTH CENTER
- EARLY CHILHOOD PROGRAM



HOUSE OF WORSHIP

- HISTORIC WORSHIP STRUCTURE
- NEW CHURCH BUILDING
- PRAYER SPACES



CONNECTIVITY

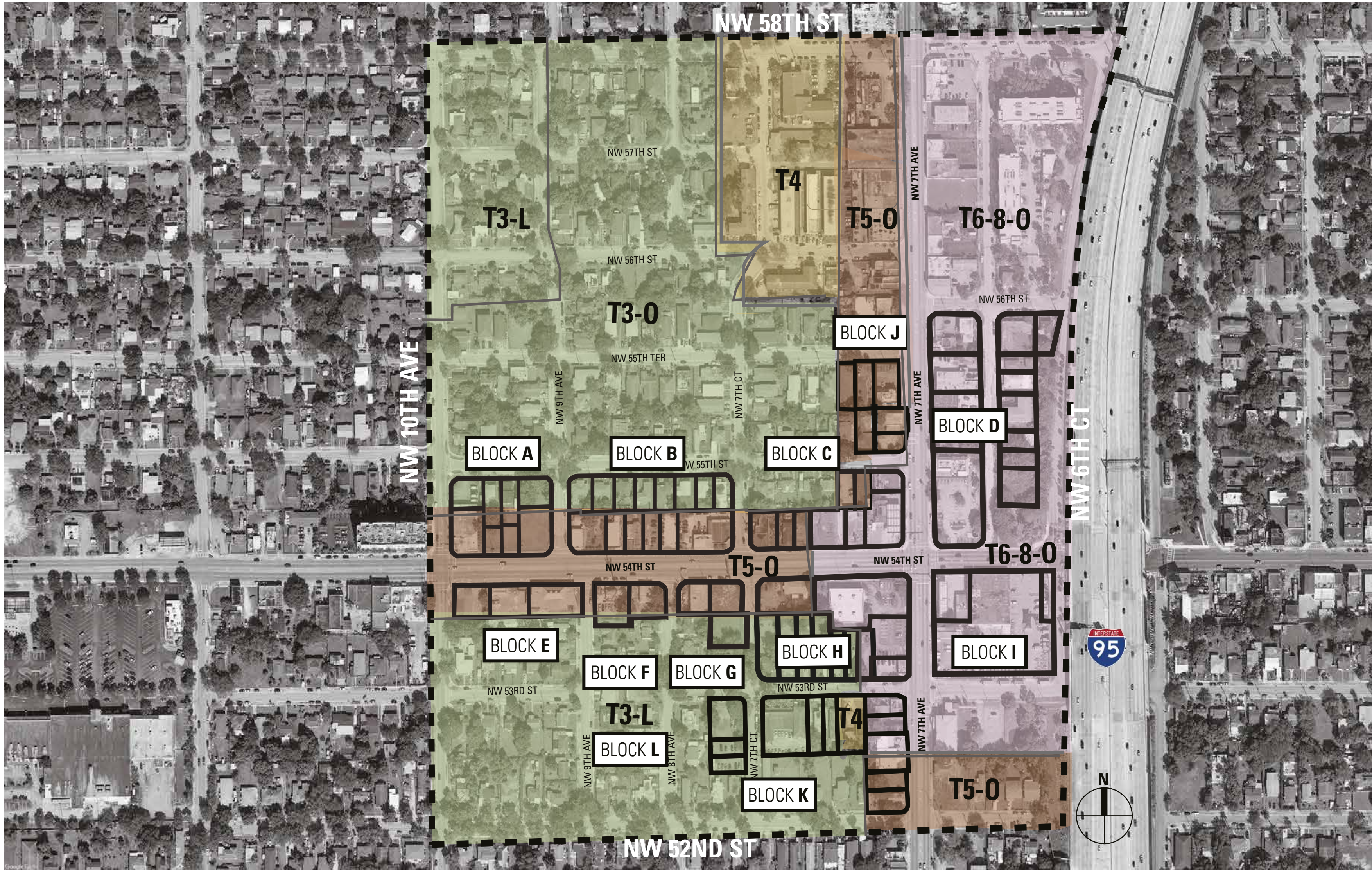
- ACCESS TO HI SPEED INTERNET & BROADBAND SERVICES
- IMPROVING DIGITAL SKILLS & LITERACY
- CURATED CELL TOWER, EQUIPMENT PLACEMENT & INFRASTRUCTURE
- WIFI AVAILABLE THROUGHOUT



HEALTH AND SAFETY

- HEALTH CENTER
- WOMAN’S WELLNESS CENTER
- PUBLIC AND GREEN SPACES
- POLICE SUBSTATION

PROPOSED NRD BOUNDARY



BUILDING AN INCLUSIVE FUTURE

HOUSING FOR EVERY INCOME, EVERY FAMILY

“

THE MISSION IS TO BUILD INCLUSIVE HOUSING COMMUNITIES WHERE EVERYONE, REGARDLESS OF INCOME, FINDS A SECURE AND WELCOMING HOME.

ELEVATING COMMUNITY LIVING AND WORK TOWARDS A MORE VIBRANT AND EQUITABLE SOCIETY TO ADDRESS HOUSING SHORTAGES AND PROMOTE SOCIOECONOMIC DIVERSITY.

”



DIVERSE GROWTH

- NO LESS THAN 40% AFFORDABLE HOUSING
- MARKET RATE HOUSING
- WORKFORCE HOUSING
- VETERAN HOUSING
- TEACHER HOUSING



ACCESSIBLE

- SENIOR LIVING
- MOBILITY IMPAIRED
- HEARING AND VISION IMPAIRED



MICRO-UNITS

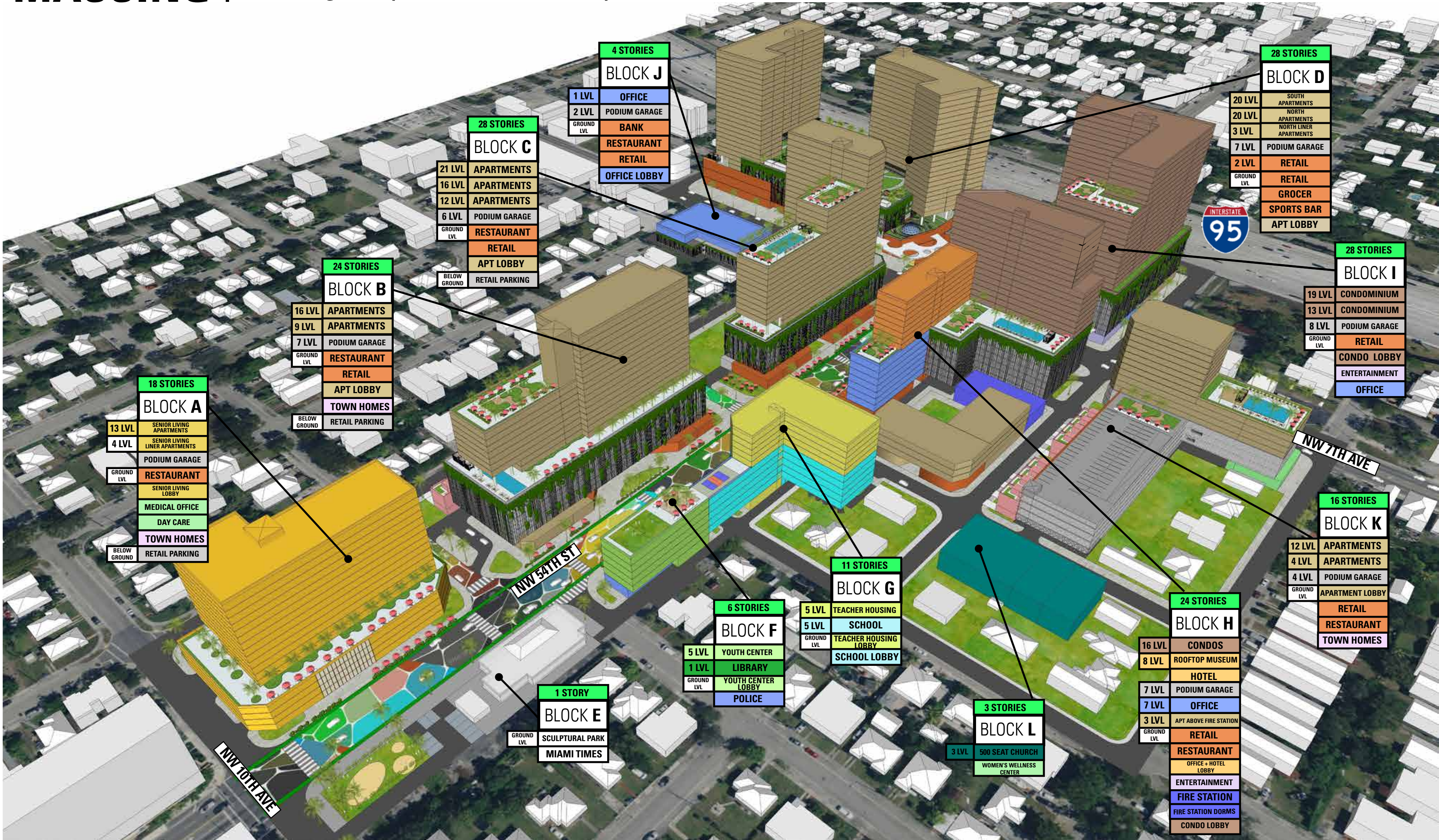
- FORMER FOSTER CHILDREN
- HOMELESS



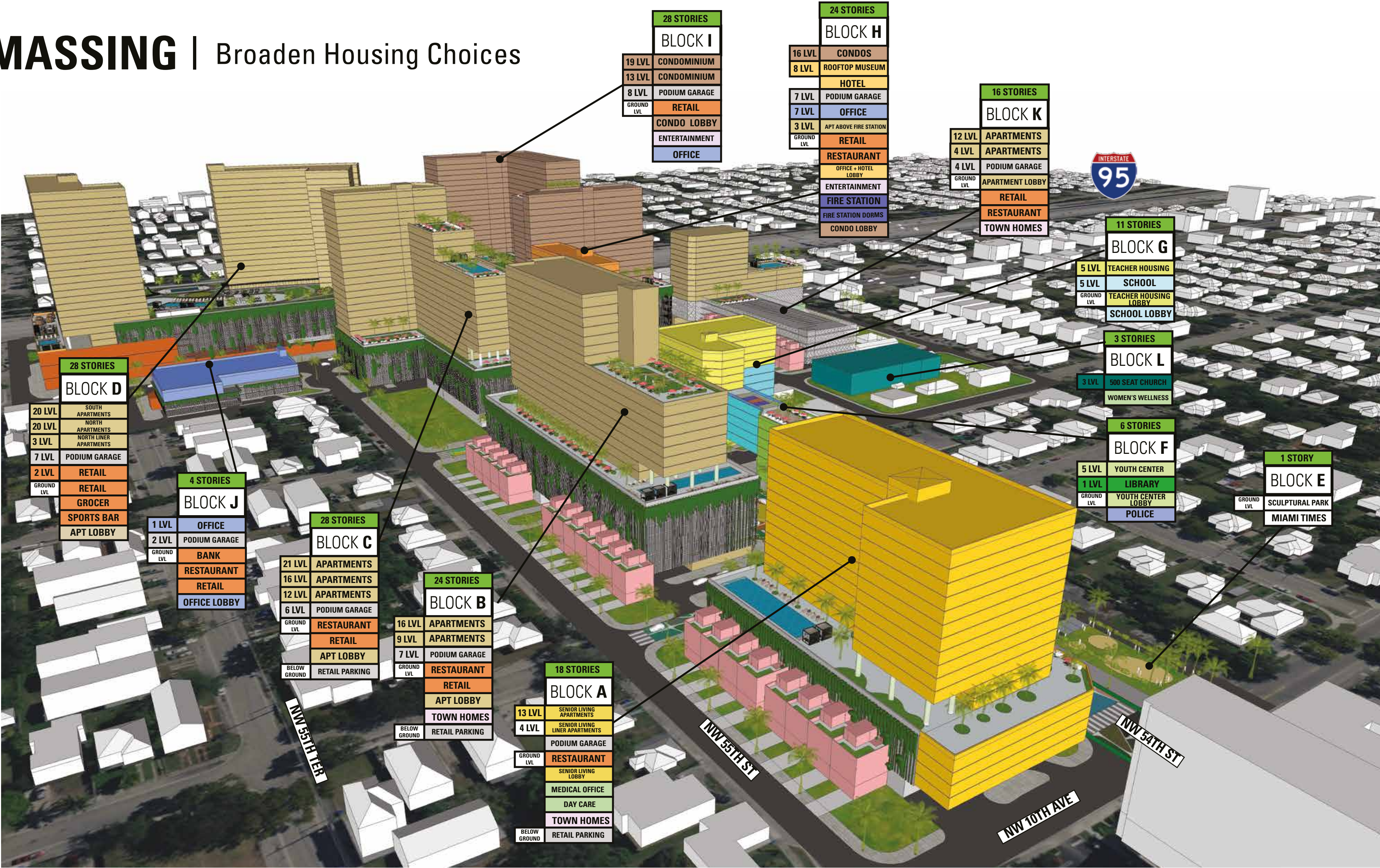
OPPORTUNITIES

- HOMEOWNERSHIP - FHA APPROVED CONDO UNITS AND TOWNHOMES
- TOWNHOMES - WITH SEPARATE ACCESSORY USES / INTERGENERATIONAL DWELLINGS
- LIVE / WORK

MASSING | Strategically Increase Density



MASSING | Broaden Housing Choices



BLOCK A RESTAURANT: 5,500 SF MEDICAL OFFICE: 2,400 SF DAYCARE: 7,700 SF SENIOR APT 275 UNITS/320,800 SF	BLOCK J DRIVE-THRU BANK: 2,800 SF RETAIL: 2,000 SF RESTAURANT: 2,500 SF OFFICE: 19,400 SF	BLOCK D GROUND RETAIL: 43,900 SF RESTAURANT: 18,000 SF GROCER: 30,700 SF UPPER RETAIL: 118,100 SF APT NORTH: 468 UNITS/ 469,800 SF APT SOUTH: 419 UNITS/ 444,000 SF	BLOCK H RETAIL: 5,700 SF RESTAURANT: 3,700 SF ENTERTAINMENT: 9,900 SF OFFICE: 49,700 SF HOTEL 74 KEYS / 82,400 SF CONDO 180 UNITS/ 201,600 SF FIRE STATION: 9,500 SF FIRE STATION DORM: 9 UNITS APT ABOVE FIRE STATION 61 UNITS	TOTALS RETAIL: 204,500 SF RESTAURANT: 45,500 SF GROCER: 30,700 SF DRIVE-THRU BANK: 2,800 SF ENTERTAINMENT: 34,400 SF OFFICE: 72,500 SF	SITE 18,72 ACRES COMMERCIAL 390,400 SF
BLOCK B RETAIL: 12,300 SF RESTAURANT: 5,300 SF APT 335 UNITS/ 355,500 SF	BLOCK K RETAIL: 3,500 SF RESTAURANT: 6,500 SF APT 187 UNITS/ 198,800 SF	BLOCK F & G POLICE STATION: 3,400 SF YOUTH CENTER: 36,000 SF SCHOOL: 89,000 SF TEACHER HOUSING 70 UNITS/ 75,000 SF		MEDICAL OFFICE: 2,400 SF POLICE STATION: 3,400 SF FIRE STATION: 9,500 SF YOUTH CENTER: 36,000 SF DAYCARE: 7,700 SF WOMEN'S WELLNESS CENTER: 7,000 SF CHURCH: 8,000 SF	OTHER 74,000 SF
BLOCK C RETAIL: 14,900 SF RESTAURANT: 4,000 SF APT 419 UNITS/ 444,000 SF	BLOCK L CHURCH: 8,000 SF WOMEN'S WELLNESS CENTER: 7,000 SF	BLOCK I RETAIL: 4,100 SF ENTERTAINMENT: 24,500 SF U-HAUL OFFICE: 3,400 SF CONDO 547 UNITS/ 611,700 SF		TOWNHOMES: 56 UNITS SENIOR APT LIVING: 275 UNITS APARTMENT: 1,889 UNITS CONDO: 727 UNITS TEACHER HOUSING 70 UNITS HOTEL: 74 KEYS FIRE STATION DORM: 9 UNITS	RESIDENTIAL 3,100 UNITS

SHAPING A VIBRANT URBAN DESTINATION

ENHANCING WALKABILITY, NURTURING CONNECTIVITY
AND COMMUNITY PROSPERITY

“ THROUGH STRATEGIC PLANNING AND IMPROVING THE STREETSCAPES, THE PROJECT PROPOSES WIDER SIDEWALKS, LUSH GREENERY FOR SHADE, INVITING NEW LIGHTING, AND WELCOMING AWNINGS, WHERE SAFETY AND COMFORT ARE PRIORITIZED. THE ADDITION OF DESIGNATED BIKE PATHS, COVERED BUS STOPS, WELL-MARKED CROSSWALKS, AND ENHANCED MOBILITY OPTIONS PROMOTES CONNECTIVITY, TURNING THIS URBAN LANDSCAPE INTO A DESTINATION FOR ALL.

FOSTERING A HOLISTIC ENVIRONMENT, THIS APPROACH DRIVES INCREASED FOOT TRAFFIC, FUELS ECONOMIC GROWTH AND ENTICES ENTREPRENEURS TO INVEST IN THE COMMUNITY. COMPOUNDING WITH INCREASED TAX REVENUE, THE PROJECT WILL BENEFIT FROM CRIME REDUCTION, BETTER PUBLIC SERVICES, AND IMPROVED INFRASTRUCTURE.

”



SUSTAINABLE

- CLIMATE CHANGE
- INFRASTRUCTURE UPGRADES
- FOOT TRAFFIC



PUBLIC SAFETY

- WELL-LIT STREETS
- CLEAR VISIBILITY
- DISCOURAGE CRIME



TAX REVENUE

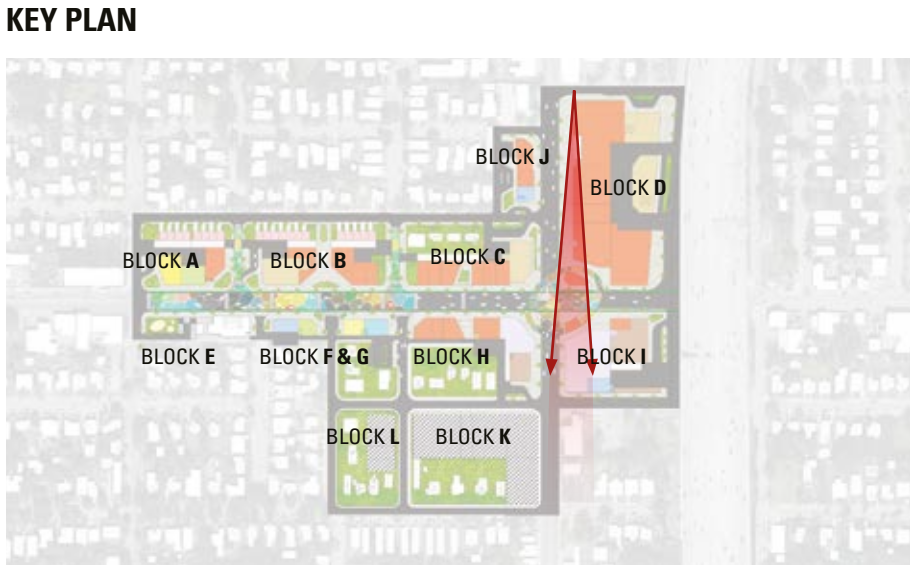
- PROPERTY TAXES
- SALES TAXES
- OTHER LOCAL TAXES



STREETSCAPES

- ROADS AND CROSSWALKS
- BIKE PATHS
- COVERED BUS STOPS
- LANDSCAPE AND SEATING AREA

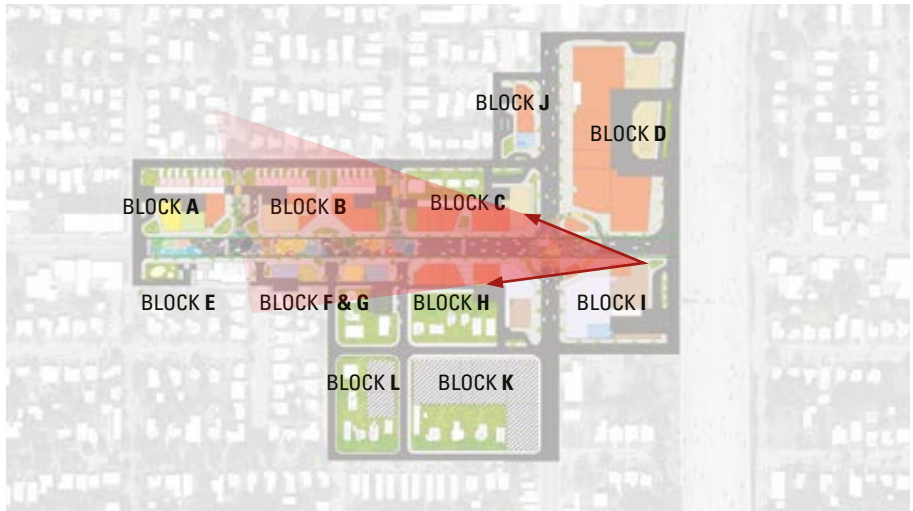
STREET VIEWS | Project Approach from NW 7th AVE



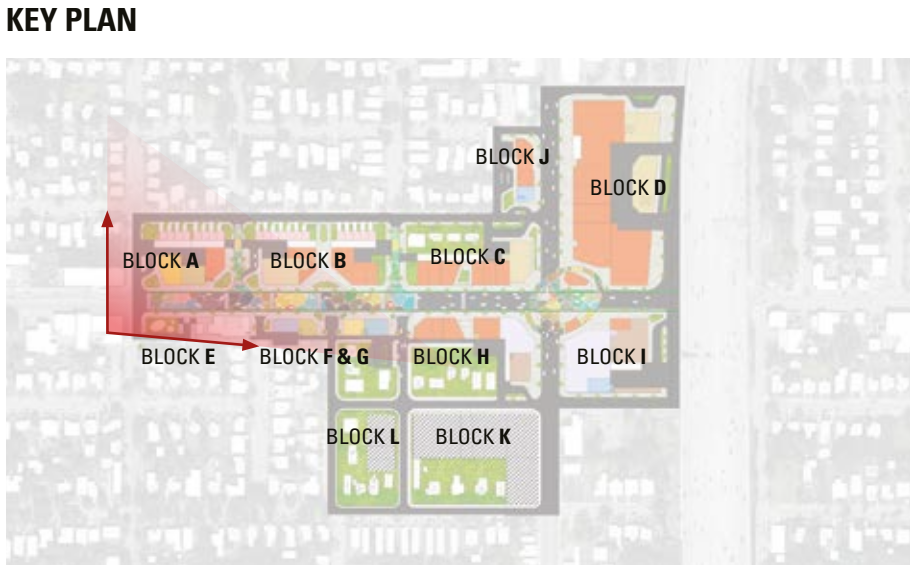
STREET VIEWS | Project Approach from NW 54 ST



KEY PLAN



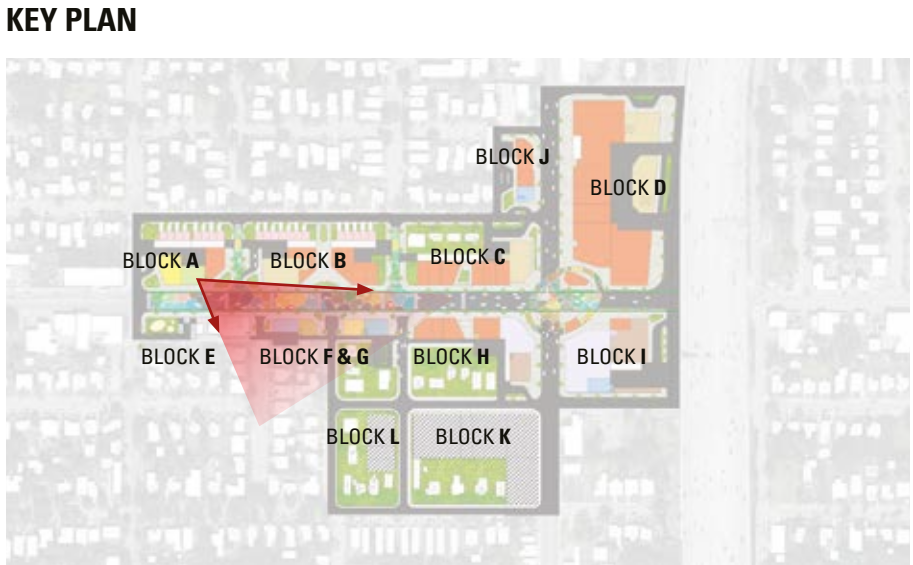
STREET VIEWS | Senior Apartments and Arcade



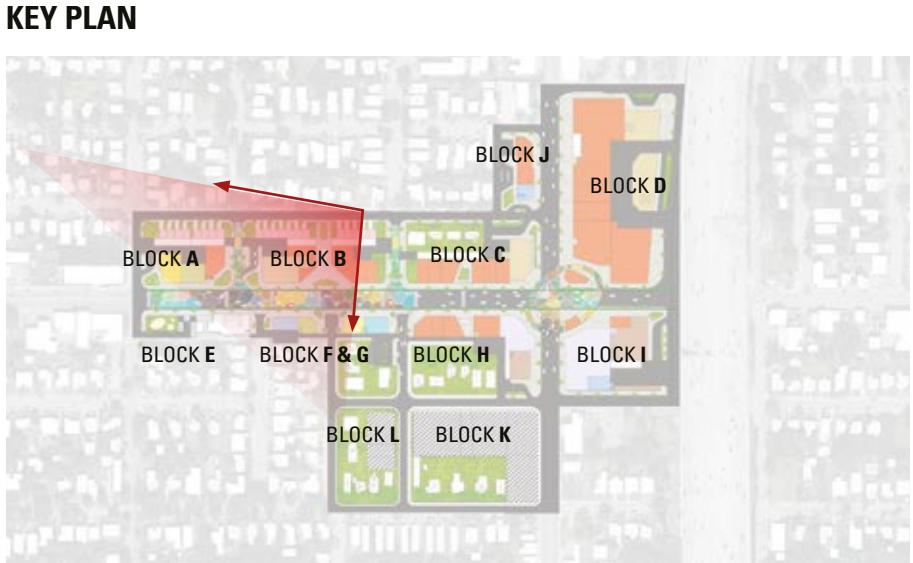
STREET VIEWS | Residential Amenities



STREET VIEWS | Civic Centerpiece



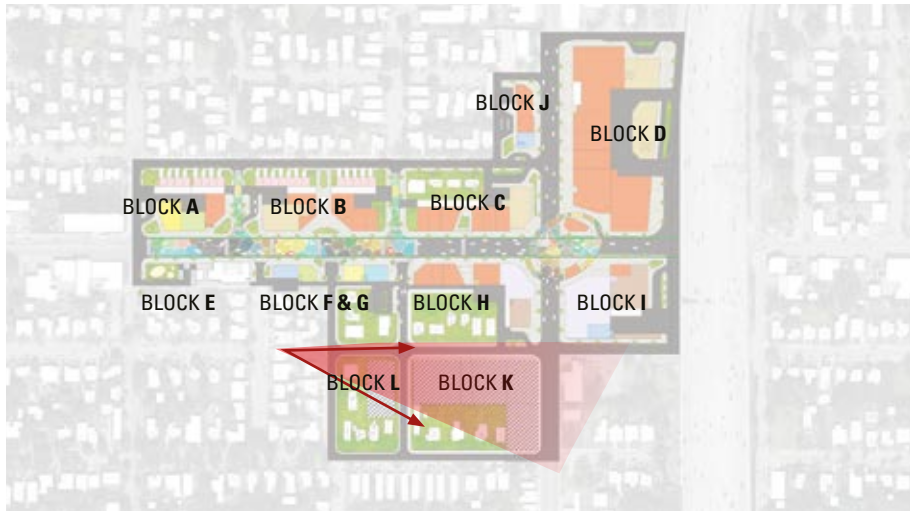
STREET VIEWS | Transition from Existing Neighborhood - NW 55TH ST



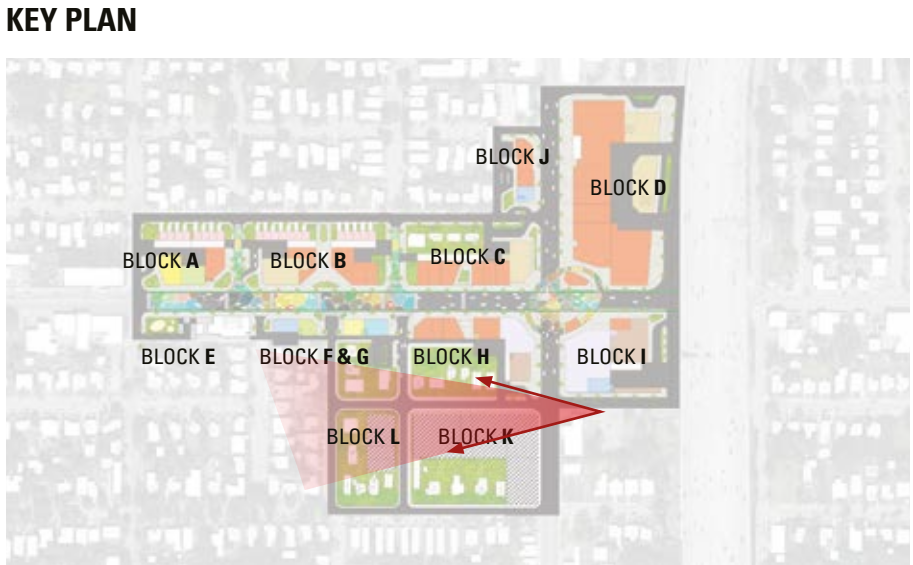
STREET VIEWS | Project Approach from NW 53rd Street



KEY PLAN



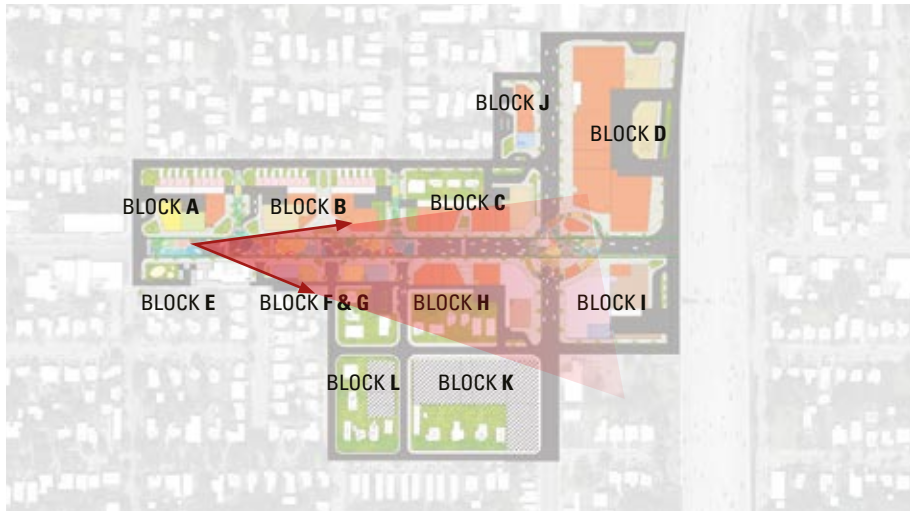
STREET VIEWS | Project Approach from NW 53rd Street



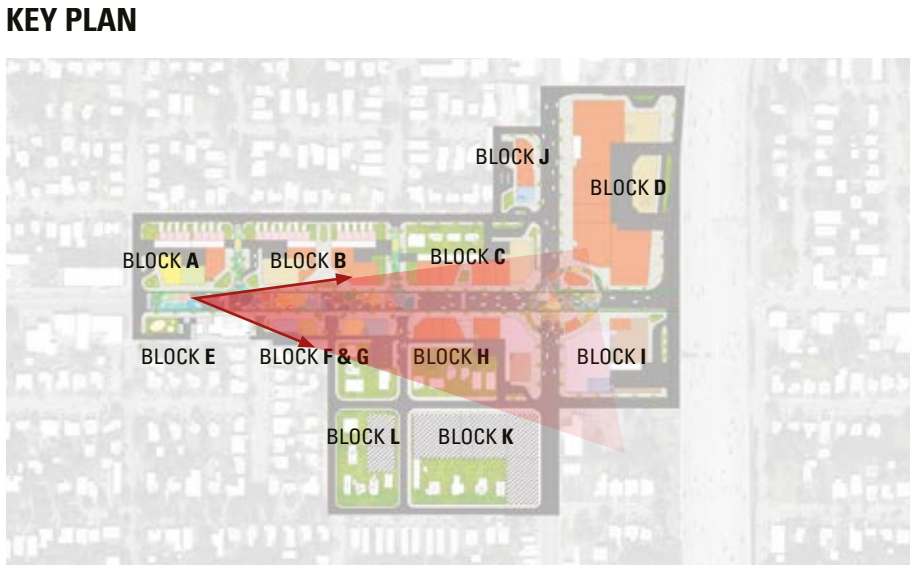
STREET VIEWS | Project Approach from NW 54 ST



KEY PLAN



STREET VIEWS | Project Approach from NW 54 ST

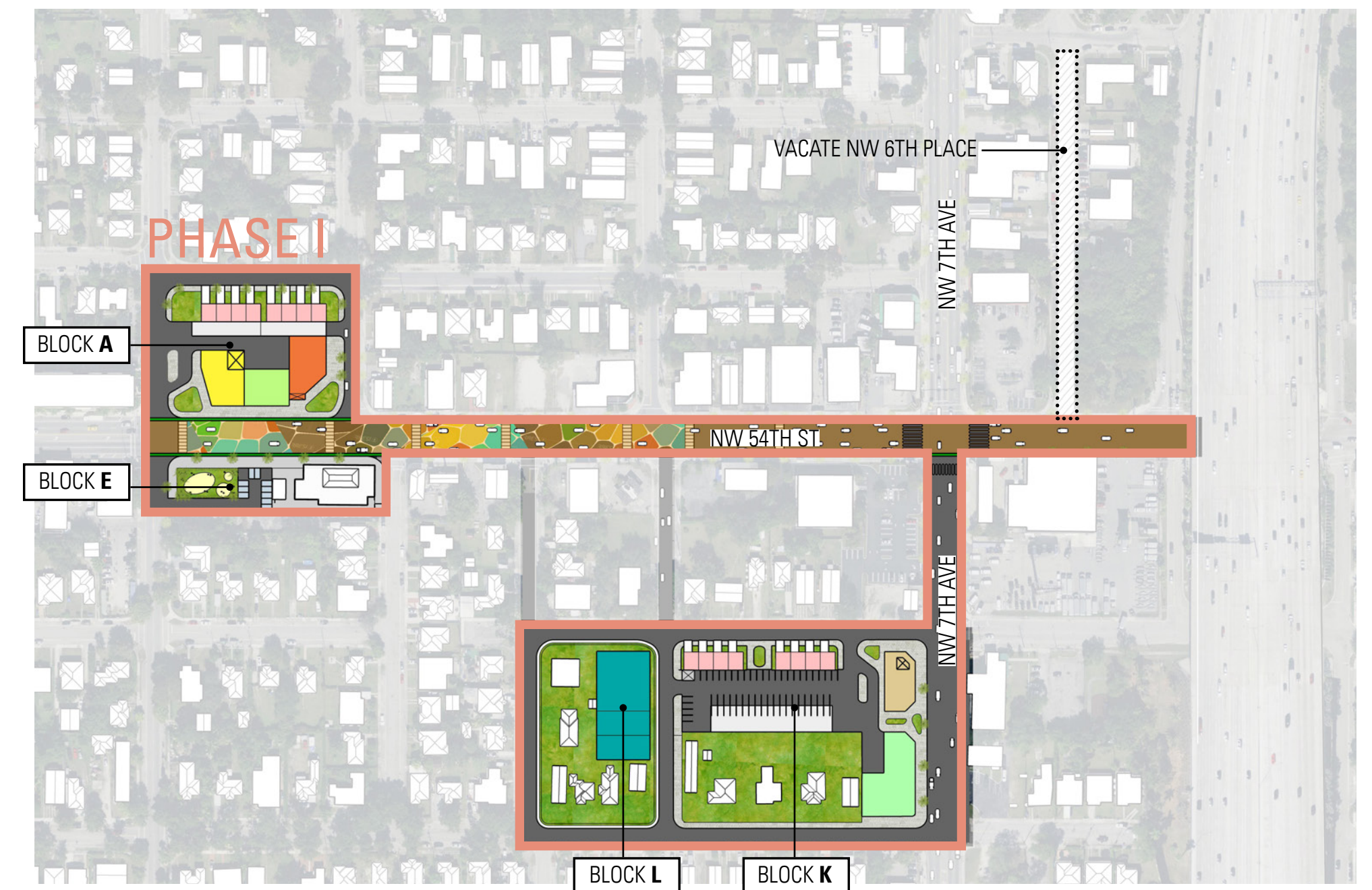


PHASE I | BLOCK A, K & L

Start Q4 2024 - Completion Q4 2026

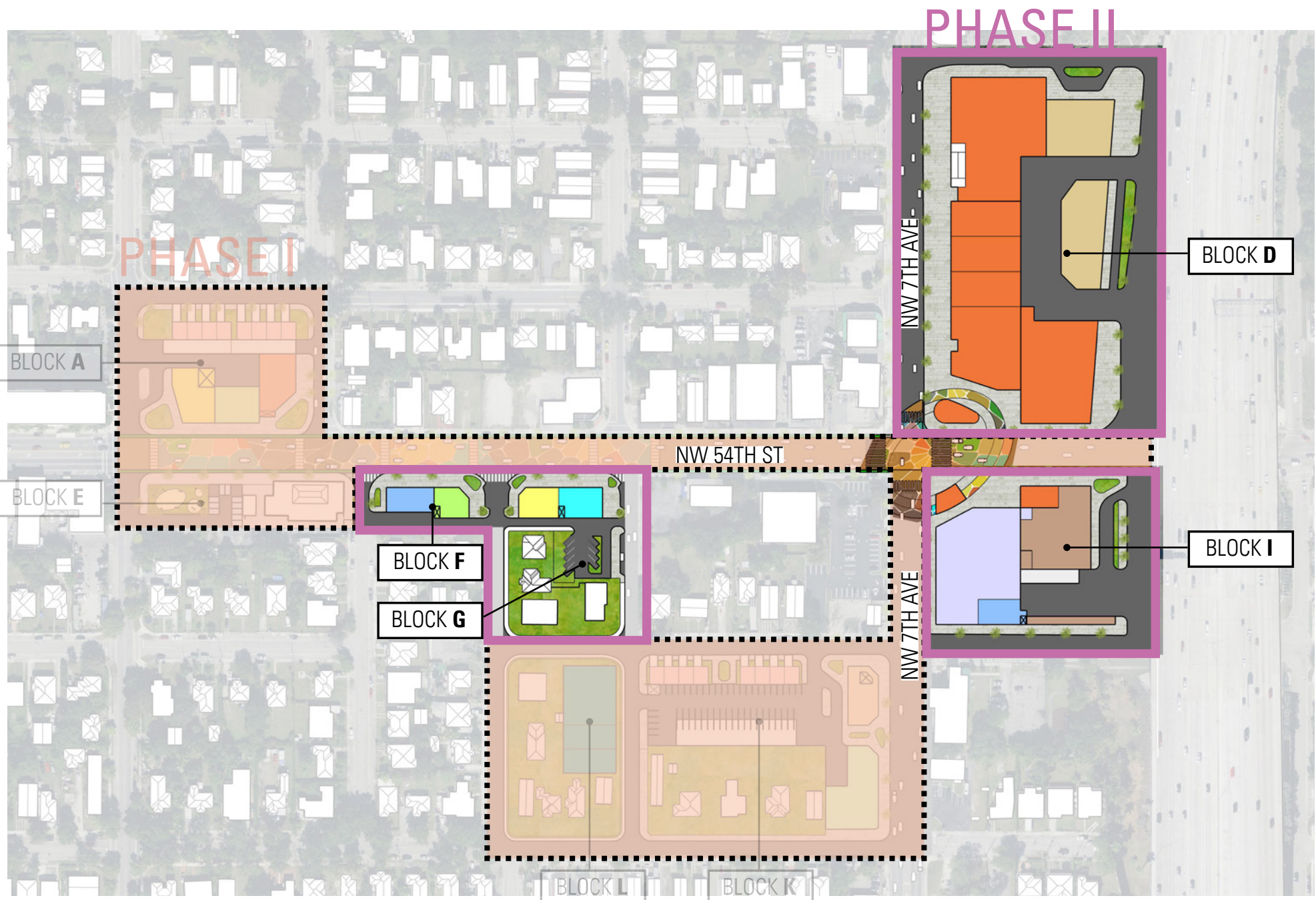
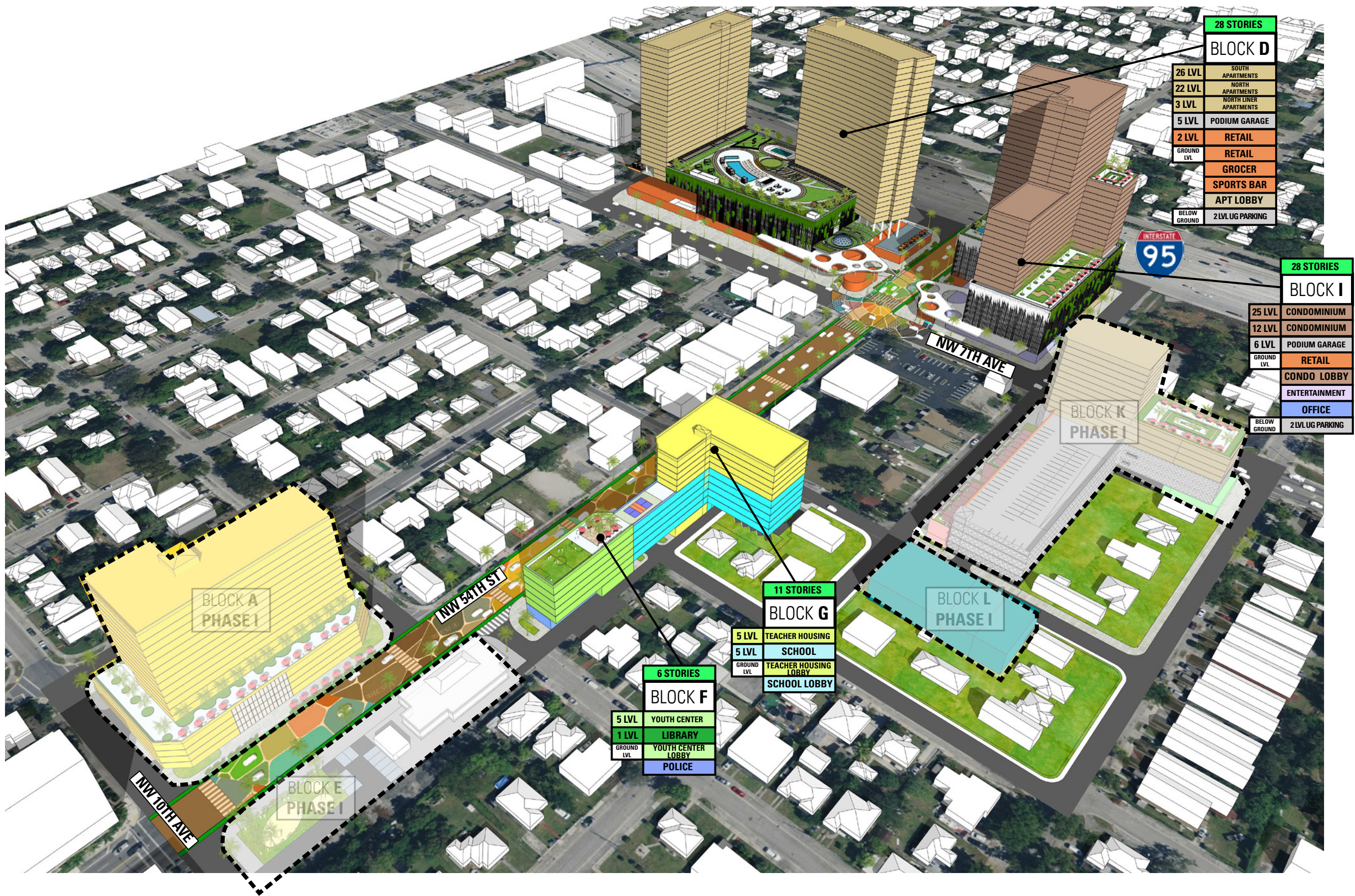
Onsite and Off Site Improvements to Commence in 2025 which include Block E-(The Sculptural Park).

A-01



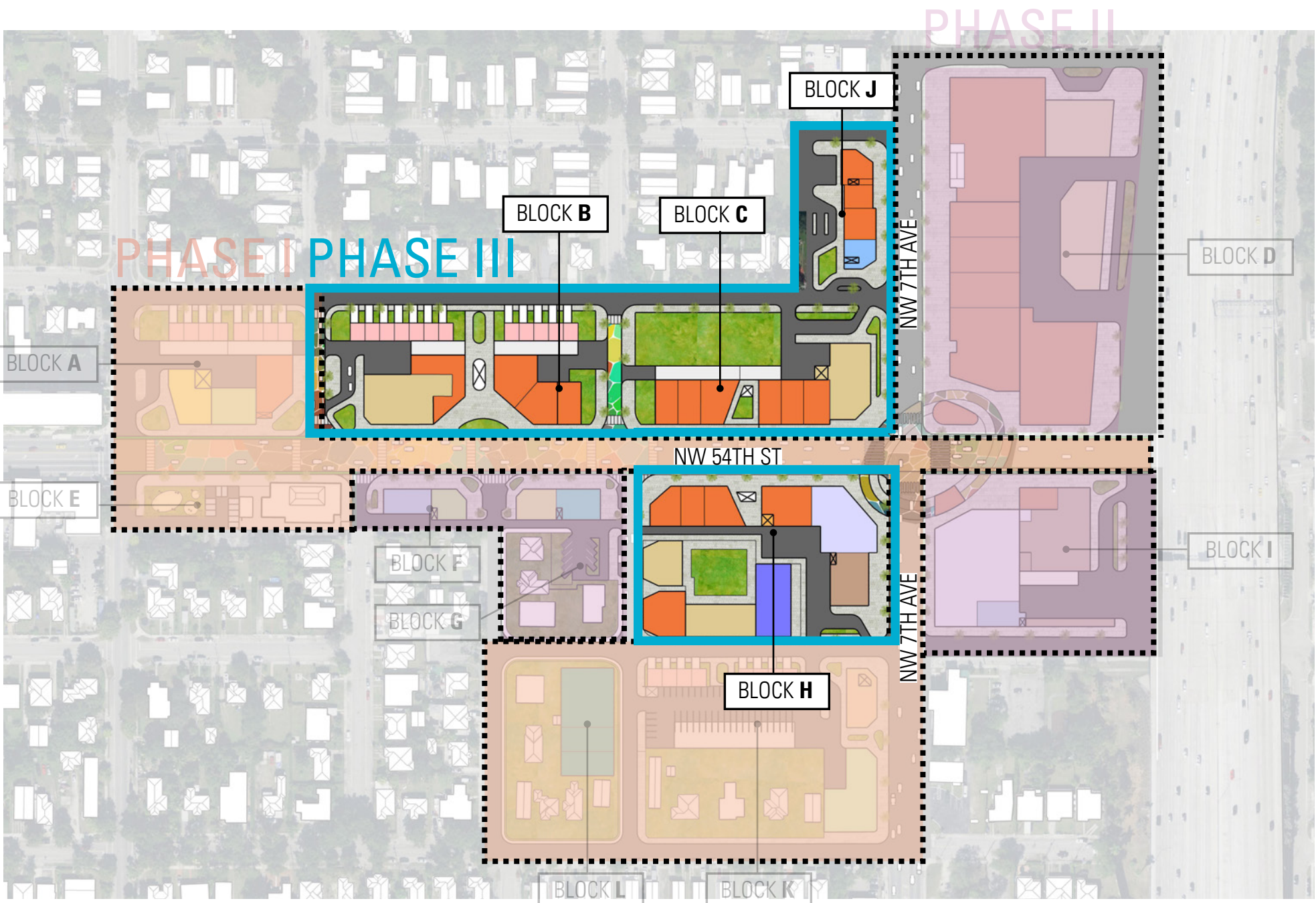
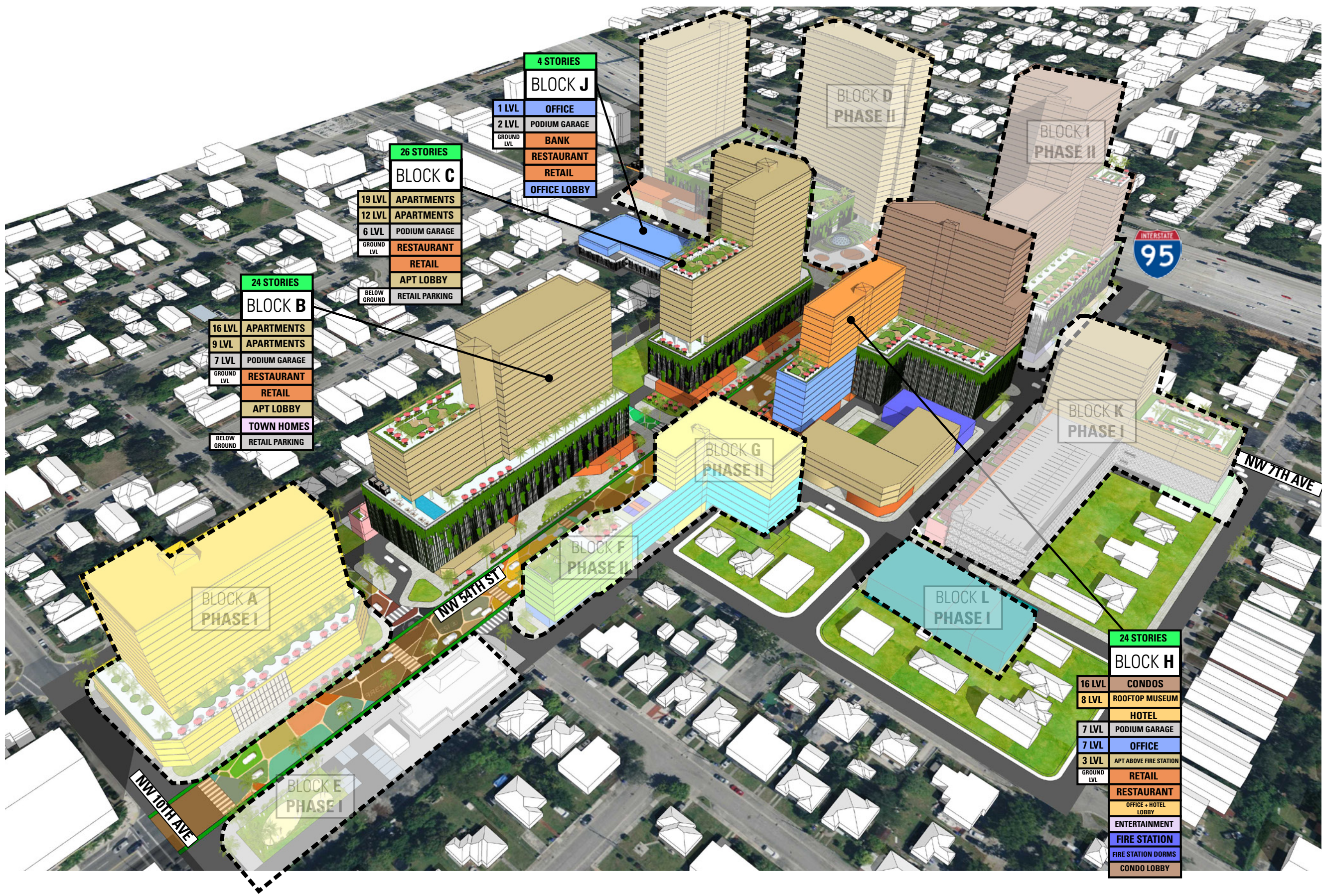
PHASE II | BLOCK D,F,G & I

Start Q4 2025 - Completion Q4 2030



PHASE III | BLOCK B,C,H & J

Start Q1 2030 -Completion Q4 2036



OVERALL SITE DIAGRAMS | NW 54th St Sidewalk Improvement



EXISTING CONDITION



PROPOSED CONDITION

FUELING ECONOMIC REVIVAL

JOB CREATION AND TALENT RETENTION

“

THE MISSION IS TO DRIVE ECONOMIC REVITALIZATION, THE CATALYST FOR NEIGHBORHOOD REJUVENTATION. THIS VISION BOOSTS LOCAL BUSINESS GROWTH AND NURTURES ENTREPRENEURSHIP, EMPOWERING RESIDENTS TO SHAPE THEIR OWN FUTURES.

THIS PROJECT WILL GENERATE JOBS, FROM CONSTRUCTION TO PERMANENT POSITIONS, REDUCING LOCAL UNEMPLOYMENT. IT WILL ALSO IGNITE DEMAND FOR LOCAL GOODS AND SERVICES, FOSTERING SMALL BUSINESS AND INSPIRING NEW VENTURES TO MEET THE EXPANDING COMMUNITY NEEDS.

”



DINING

- RESTAURANT
- SPORT BAR
- COFFEE SHOP



RETAIL

- BANK
- GROCERY STORE
- ENTERTAINMENT
- ANCHOR AND STOREFRONT RETAIL
- MOM-AND-POP RETAIL



PROFESSIONAL DEVELOPMENT

- OFFICES
- BUSINESS INCUBATORS
- JOB CREATION AND TRAINING
- COMMUNITY BASED ORGANIZATIONS
- COMMUNITY MEETING SPACES



PARKING GARAGES

GROUND FLOOR PLAN | Create Diversity

