

## **SENIOR CAMPUS REDEVELOPMENT**

### **Community Engagement Session 01: HOUSING + HISTORIC STRUCTURES & PRESERVATION**

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**Robert King High Community Room: 1407 NW 7<sup>th</sup> Street, Miami, FL 33215**

April 05, 2017 | 6:00 – 8:00pm

#### **SUMMARY**

Mr. Michael Liu, Director, Public Housing and Community Development (PHCD), began the meeting by introducing himself and the team members from PHCD, and Related Urban, the developer for the project. Mr. Liu discussed the importance of the meeting at this point in time, and explained that the financing for the project was not in place, other than for the Martin Fine Villas project. Mr. Liu also explained that the financing for the project would be an important consideration for decision that will be made during these meetings and the scheduled Community Engagement Sessions are the beginning of the planning process for the Senior Campus Redevelopment project. The meeting focused on informing the attendees about the objectives and process of the Community Engagement meetings followed by a visual presentation of the below listed items. Among the subjects discussed were Housing; Rehabilitation vs. New Construction, and Historic and Archaeological preservation of the site. Presenters included representatives from PHCD as well as Related Urban. All responded to questions and comments from the community and Senior Campus residents. Attendees were informed that a summary of the proceedings, accompanied by the full visual presentation, would be posted after the meeting at: <http://seniorcampus.fiu.edu>

#### **INTRODUCTION**

Mr. Rosado began by very briefly explaining the role of FIU in these meetings.

Florida International University has been contracted to help coordinate and manage the series of 6 community and stakeholder meetings.

Over the course of the meetings, community members, residents of the Campus, local law enforcement, and key stakeholders from the City of Miami and Miami-Dade County, will discuss aspects of the Senior Campus redevelopment.

FIU faculty and students are not part of the design and development team. We will not have any input in the design process or in the final decisions regarding the project.

FIU faculty and students will play an integral role by assisting in gathering community input on key aspects of the project in order for the A/E of Record and Related Urban to transform them into a distinct visual and spatial project concept for the Senior Campus Redevelopment that also takes into account public spaces, required square footages, parking, zoning, building codes, etc.

During the public comment period, we will take careful notes as residents and community members express:

- Type of services desired
- The quality of life desired in the community
- Community concerns

All information gathered by FIU will be made public.

Sessions: the itinerary sent to the neighborhood and the housing community was showed and explained. Each meeting will cover a different topic, and the purpose of these sessions is to get feedback from the community, as well as provide pertinent information.

Today's meeting: itinerary for today's meeting was shown, and a hardcopy of the agenda was handed out to each participant at sign in. Today's topic is about the new housing development, basic information, and Q/A Segment.

#### **PROJECT UPDATE**

Mr. Albert Milo, Principal, Related Urban began by updating the attendees on the progress of the new Martin Fine Villa project. [pdf. pp 6-7]

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#### HISTORIC STRUCTURES & ARCHAEOLOGICAL PRESERVATION

Ralph Rosado, of Florida International University, presented: [pdf. pp 8-15]

##### HISTORIC PRESERVATION:

- **Review of A Phase I Cultural Resource Assessment (AHC Project No. 201640):**
- Mr. Robert Carr, Executive Director, Archaeological and Historical Conservancy, recommends preservation for the Robert King High Tower (DA14817). [pdf pp. 9]
- **Aerial photograph:** Aerial photograph depicting Historic Structures and Area of Archaeological Sensitivity [pdf. pp.10]
- **Historically Significant Structures:** Project information + History regarding Robert King High Tower and Community Center [pdf pp. 11-12]

##### ARCHAEOLOGICAL PRESERVATION:

- **Future Construction:** Recommendation of Phase 2 Environmental Assessment to be performed if any future construction should occur on the property; ground-disturbing activity; preservation of natural ridge contours, slope and associated features. [pdf pp. 13]
- **Archaeological Sites within one mile radius of subject property and Shovel Test:** Aerial photographs and map showing relevant archaeological sites within a one mile radius; aerial photograph depicting location of positive shovel test and found Historic Features. [pdf pp. 15]

##### REHABILITATION VS. NEW CONSTRUCTION:

- **Rehabilitation Project:** Interior and exterior images of various rehabilitation projects. Project list includes: South Miami Plaza; Stirrup Plaza; Jack Orr Plaza and Sailboat Bend [pdf pp. 17-30]
- **New Construction:** Images of various new construction projects recently completed by Related Urban. Project list includes: Joe Moretti Tower; Collins Park Apartments. [pdf pp. 31-35]

##### COMMUNITY QUESTIONS | COMMENTS | RESPONSES:

**Q. (Resident)** Is the new building (Phase -1of Martin Fine Villa) going to have balconies?

**R.** Before designing the Martin Fine Villa, several meetings were held to discuss the design, and show images of the proposed project. It was decided that the design of the new Martin Fine Villa would not include exterior balconies.

**Q. (Community Member)** I have been a resident in Grove Park for the past 37 years. I believe there is a covenant on this 22 acre site that includes all of the trees and landscape on the site. It (the covenant) states that none of the trees are to be removed. Since I moved here, I have been fighting to keep the trees, specifically the oaks, from being cut and noticed that you left the covenant out from the presentation. I would like to bring it to your attention.

**R.** We will have to get back to you at a future date regarding the covenant. We will research this item and address it as soon as we have the answer.

**Q. (Community Member)** What about the Miami River Walk? Is this 22 acre site along the Miami River going to be open to the general public? When I first moved here, the gate that opens up to 14<sup>th</sup> Court was open and I could walk around the campus and frequented the stores.

**R.** This item will be further reviewed in the upcoming meetings.

**Q. (Community Member)** I would also like for this committee to take into account the Home Owner Association adjacent to this property and ask to be in contact with us. We have 65 homes in Grove Park.

**R.** We made sure to notify all members of the community located between 12<sup>th</sup> Avenue to 17<sup>th</sup> Avenue, and went as far south as Flagler and north across the Miami River because we felt they needed to know what was going on. We sent notifications to the community about all of the meetings. We also notified any organization represented in the area, including the Miami River Commission, and the large institutions on the opposite side of the Miami River. We want this process to be very inclusive, so your involvement is a good example of what we hope to have throughout these sessions. We are definitely going to engage the surrounding community.

## SENIOR CAMPUS REDEVELOPMENT

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**Q. (Resident)** Regarding the trees, there must be some sort of covenant because a while ago a tree was damaging the structure on the property and they had to secure a permit from the state in order to take the tree down.

**R.** We will perform the research to identify if there are any covenants attached.

**Q. (Resident)** The state needs to do a better job preserving local landmarks (making mention to the Everglades Hotel and the Orange Bowl). We need to become more historic-preservation minded. We should just renovate the buildings because they are sound structures.

**R.** We showed images of previous renovations. There is no need to demolish the Robert King High Towers (RKH). We are here to listen to your opinions and preferences. Professor Rosado mentioned that this building has a historical value, so we need to keep that in mind. Nobody is trying to impose demolishing the building.

#### COMMENTS:

**Michael Liu, Director, Public Housing and Community Development:** Director Liu discussed the importance of phasing and having a planned approach to the proposed redevelopment. Director Liu referenced the proposed Martin Fine Villas project as an example of coordinating the residents need and stated none of the existing residents would be moving until the new building is completed. Director Liu also explained other methods PHCD, at PHCD's expense, can relocate existing residents as part of a phased project. Some of the methods mentioned are: relocating residents into other existing structures that have been completed; and the use of vouchers to move residents during the construction process.

**Albert Milo, Related Urban:** Mr. Milo explained that earlier in the day, Related Urban and PHCD opened the Joe Moretti building; the rehabilitation of a 1948 structure. Related coordinated the project with PHCD, the State Historic Preservation Office, and the City of Miami Preservation Office.

**Commissioner Bruno A. Barreiro, District 5, Miami-Dade County:** Commissioner Barreiro addressed the audience and stated his office would be working hand-in-hand with PHCD and Related Urban regarding the process of the project. Mr. Barreiro also urged the residents and community members to provide input and state their needs during the meetings and in writing. Mr. Barreiro stated that these meetings will be used to help plan the process of the proposed project.

**Commissioner Frank Carollo, District 3, City of Miami:** Commissioner Carollo addressed the audience and stated he and his office will be present and working with the residents and community members throughout the entire process in order to ensure that the community's needs are being addressed. Mr. Carollo also discussed the opening of the Joe Moretti rehabilitation project and his experience while working with Related Urban. He concluded his comments by stating he will be on top of the project from commencement to completion to ensure the residents and community get what they want and everything goes as planned.

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#### NOTE:

This document, drafted by FIU and finalized in consultation with Miami Dade County PHCD and Related Urban, was prepared as a brief summary of the topics discussed on 04.05.2017. It does not constitute full minutes of the meeting.