

## SENIOR CAMPUS REDEVELOPMENT

### Community Engagement Session 02: Exterior Spaces & Art in Public Places

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

April 19, 2017 | 6:00 – 8:00pm

#### SUMMARY

The meeting focused on assessing the existing and desired community needs for the Senior Campus. Among the many items discussed were amenities, vehicular access, landscape and public space design, public transportation, and art in public places. The meeting managers and representatives from PHCD and Related Urban responded to questions and comments from the community [See Meeting 2 Agenda]. 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>.

#### PROJECT UPDATE

Mr. Ralph Rosado, FIU Meeting Manager began by discussing the meeting schedule and itinerary for session #2. Mr. Rosado confirms that the itinerary is shown on the slide and a hard copy was handed out at the beginning of session #2. Mr. Rosado then discussed the topics for session #2, Exterior Spaces and Art in Public Places, and emphasized the importance of the upcoming Charrette Session (Session #5) which will occur on Saturday 05/06/17.

#### GUEST ACKNOWLEDGEMENT

- Jorge Cibran, Division Director, Public Housing and Community Development.
- Alina Ferrer, Public Housing and Community Development.
- Jose Rodriguez, Division Manager, Public Housing and Community Development.
- Luis Castellon, Vice President of Development, Related Urban.
- Alexandra Ochoa, Public Housing and Community Development

#### Rehabilitation Project

Luis Castellon, of Related Urban, presented the recently completed Joe Moretti Phase 2 project. [pdf p. 5-8]

#### Tree Covenant

Mr. Rosado states PHCD has requested a title search with emphasis on tree covenants from the Internal Services Department.

**Community request for Senior Campus redevelopment project:** [pdf. pp 9]

#### POTENTIAL ON-SITE NEEDS:

- New laundry room, computer room and gathering spaces. [pdf p. 10]
- Community Pool(s) and Fitness Center [pdf. p.11]
- **Walkable Neighborhood:** Desire for shade and covered walkways [pdf p. 12]
- **Safe Crosswalks:** Need for safe crosswalks within the campus and on N.W. 7<sup>th</sup> Street [pdf p. 13]
- **Renovated Community Room:** Residents desire for a community facility with multi-use spaces. [pdf p. 14]

#### ENERGY EFFICIENCY:

- **Energy Efficiency:** Energy Star appliances, Low-E windows, Low-flow plumbing fixtures, New Insulation, LED lighting in residences and public areas, water conservation & efficiency [pdf p. 15]

#### VEHICULAR ACCESS:

- **Vehicular Access:** parking, existing and proposed traffic flow, pedestrian safety, street medians, traffic calming devices. [pdf pp. 16-18]

#### LANDSCAPE + PUBLIC SPACE DESIGN:

- **Landscape + Public Space Design:** Green open space, community park, art plaza, community garden, access to the Miami River [pdf pp. 19-22]

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**PUBLIC TRANSPORTATION:**

- **Existing Systems of Public Transportation:** Existing Miami-Dade County bus route, existing City of Miami trolley route [pdf pp. 23-25]

**INFRASTRUCTURE:**

- **Infrastructure:** Desired infrastructure needs for the existing community include: road improvements, wider sidewalks, ADA accessibility, new lighting in the existing parking areas, internet connectivity (Wi-Fi capability) [pdf pp. 26-28]

**ART IN PUBLIC PLACES:**

- **Information about the program:** Various projects shown [pdf pp. 29-40]

**COMMUNITY QUESTIONS | COMMENTS | RESPONSES:**

**Resident Comment.** Mr. Jose Antonio Lopez, Resident: We need a new trolley route. The existing route does not work. When the 12<sup>th</sup> Avenue Bridge is up, we are forced to wait an hour. Instead of giving us a new route, they put a new route on Flagler.

We proposed to the City to put a new route that started on 13<sup>th</sup> Avenue, went down N.W. 7<sup>th</sup> avenue to 37<sup>th</sup> Street, headed south to S.W. 8<sup>th</sup> Street, and then headed back towards N.W. 12<sup>th</sup> or 13<sup>th</sup> Avenue.

**Q. Resident:** Will the rents remain the same after renovating the apartments

**R. Jorge Cibran, PHCD:** No, all public housing residents will have a new unit and their rent will remain the same.

**Q.** What are they going to do with the inside of the apartments?

**R. Luis Castellon, Related Urban:** If we are going to rehabilitate the existing building, we (Related Urban) will gut the building and put new services. We know the residents want showers instead of tubs, so we will install two shower options; one with curb or a roll-in shower.

**Community Member Comment.** First I wanted to bring into your attention that you held the public meeting today and the gate was still locked. I had to wait a long time before someone exited and then I had to perform an illegal maneuver to come in. So, next time please make sure that the gates are open for public hearing.

**Community Member Comment.** I would like to thank you for looking up the covenant and I hope that what you come up with what is the same thing that we have known for all these years.

**Community Member Comment.** You showed pictures of some parking lights in a parking lot, which look more like it should be in a Walmart or something like that. Hopefully, you are going to keep with the historical and park like image we currently have.

My property backs up to the parking lot and I certainly do not want to have the look of Walmart parking lot behind my house.

**Q.** My question is, is the garbage dumpster that is directly behind this building, is also considered historical and needs to remain in the same place? And if not, is really an eyesore for the waterfront and the sizes of the rats that live there are unbelievable. So, unfortunately, when someone vacates their apartment here all those belongings go to there and they stay there for months and they get wet because that's an uncovered garbage dumpster.

**R.** That's a subject to discuss. There are no decisions made relative to that. That is a conversation that we need to have and see if there would be a way to maybe have it public, if that would be the opinion. But at the same time provide privacy so it would not be open for anybody to come in.

**Q. Resident:** I have been speaking with Director Michael Liu regarding the possibility of a dog-park and would like to know if this is a possibility?

**R.** We are asking the residents to give us all of their desires so we can document them all as part of this process.

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**Resident Comment:** The route and hours for Miami-Dade County Bus Line #7 needs to be improved. It is currently open until 9:00 p.m., the County needs to extend these hours so we can do more activities.

**Resident Comment:** The trolley service has gotten worse, not better; we need to fix this?

**Resident Comment:** The proposed rehabilitation project needs to incorporate changes to the existing bathroom design. I agree with Mr. Castellon regarding the two types of showers that could be used.

**Q. Resident:** When you talk about creating a park along the Miami River, are you considering this park to be public or private?

**R. Jorge Cibran:** That answer had not been decided yet; this is the reason we are here.

**Resident Comment:** I do not think the park should be made public.

**Q. Resident:** We have a car, but we are scared to leave the campus after 7:00 p.m. because there is no parking when we return. Are we going to add more parking spaces and maybe have some reserved parking included into the proposal?

**R.** Your request will be documented.

**Resident Comment:** The location of the air conditioning wall units in Robert King High is mal-placed. We need to think about the location of the air conditioners when we do the rehabilitation project. Currently, we are stuck with a particular unit design because of the location of the unit.

**Q. Resident:** Why can we not use the existing structure of Robert King High and create balconies.

**Resident Comment:** Please select a lively paint color for the rehabilitated Robert King High project.

**R. Jorge Cibran, PHCD:** We need to look into the balcony question. Balconies, as well as other elements of the buildings, will have to be evaluated relative to budget and other constraints.

**R. Luis Castellon, Related Urban:** We will study the units and determine what the best outcome for that space is. It may be possible for the existing exterior space to become part of the interior space for each unit; the existing units are small.

**Community Member Comment:** The river walk has always been open to the public. I believe the river walk should remain open; I find it open during the day when the gate is open.

**Community Member Comment:** I am not sure if anything can be done about this, but car alarms go off in the middle of the night because of the planes flying out from MIA.

**Resident Comment:** I do not think the balconies are a good idea because most people are not going to keep it clean.

**Resident Response to Comment:** When we organize ourselves we will make the rules we feel are applicable and then a private condo association or asset Management Company can enforce them.

**R. Jorge Cibran, PHCD:** Depending on the management company, which will be decided later, we expect the services will improve dramatically.

**Resident Comment:** In the first meeting I asked for a shower to be placed into the design of the rehabilitated buildings. I thought we would have plans showing us what the units would look like. I want to make sure that everybody that is working on the project has actually seen the apartments physically, not just plans or pictures.

**R. Luis Castellon, Related Urban:** We have seen the apartments physically and in plans. We are aware of the conditions that you are living in. We are going to take all that ideas you give us under consideration. You are all going to have a chance to participate on the final ideas for the design of the rehabilitation and will be able to place your ideas on paper.

**Resident Comment:** I would like to see some sort of floor plan.

**R. Luis Castellon, Related Urban:** It is still too preliminary, but you can state your concerns and show your ideas during the charrette on Saturday, May 06, 2017.

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**Resident Comment:** We have a mini-park located on the campus property and somebody volunteers to maintain it. That person is no longer maintaining the park because she is putting in her own money and time while other people go around taking her stuff.

**Resident Comment (via Index Card):** I would like to be able to keep the park and existing water feature.

**Resident Comment:** Let us not forget that we are good with what we have. We need to be grateful for that.

**Resident Comment:** We should build a ramp or some type of exit structure for use during an emergency. It is hard for us to get out of the building in case of fire. I cannot walk down from the 6th floor so I think a ramp should be built and only open in case of a fire. If you leave it open all the time, the illegals will come in.

**Q. Resident:** Will the common area hallway windows be changed? They are dirty. Can they be modified?

**R.** Yes, the windows located in the common area hallways will be changed.

**Resident Comments (handed to Mark Marine):** The following items we feel are necessary for the rehabilitation project:

1. We should change the existing windows.
2. Relocate the existing air conditioning equipment in order to allow for air to circulate throughout the entire unit or we should be a Central Unit.
3. The rehabilitation should allow for a door to be placed in each unit, allowing us access to the existing balconies that are not currently being used.
4. We need to change the existing bathtubs into showers; allowing access to those in wheelchairs.
5. Once construction is completed, the paint color selected should be bright and vibrant. Currently, the paint color is dreary and reminiscent of a funeral; we are full of life.

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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 04.19.17. It does not constitute full minutes of the meeting.