



Date: June 12, 2018
To: Cija Omengebar, City of Ft. Lauderdale Central City CRA
From: Althea P. Jefferson, AICP, The Mellgren Planning Group
Subject: Exercise Analysis: Workshop #1 | Central City CRA Rezoning Project (P.O. #PP172425)

The City of Fort Lauderdale Central City CRA Rezoning Project was initiated by the Central City CRA to pursue a rezoning of the area to stimulate mixed use redevelopment, as identified in the Redevelopment Plan for the area.

The interactive exercises in Workshop #1 were designed to guide meeting participants in prioritizing goals, defining the community's vision, and identifying "focus areas" for targeted redevelopment.

Outreach for this meeting was done through correspondence with the Homeowner Associations (HOAs) impacted by the proposed rezoning, as well as direct mailings to 9,000 property owners and tenants within the Central City Community Redevelopment Area (CRA). 118 individuals attended Workshop #1.



Sign-In Activity



At sign-in, meeting attendees were asked to mark the location of their business or residence. Based on the feedback in this exercise, approximately 50% of attendees live, work, or own a business within the CRA Area, and the other 50% live, work, or own a business outside the CRA Area – split almost evenly between the South Middle River Civic Association Neighborhood, the

Middle River Terrace Neighborhood, or an unspecified location outside the area.

Neighbors were also given the chance to leave a comment on the “Wish List” Board at sign-in. This exercise provided participants the chance to provide any feedback that they want to make sure is included in the project analysis. The complete, raw results of the Workshop 1 Wish List Exercise are in **Appendix A**.

Goal Prioritization Exercise

Neighbors were asked to vote, using colored dots, for three (3) items on each board that they felt should be prioritized in the Central City CRA. The “priority board” topics were Complete Streets Principles, Smart Growth Principles, and Central City CRA Program Priorities. The purpose of this exercise was to help the consultant understand what physical features are important to the neighborhood, in order to understand how the zoning regulations should change or stay the same to support these priorities.

- **Smart Growth Principles.** This board presented workshop participants with the chance to prioritize the smart growth principles developed by the Smart Growth Network (a partnership between government, business, and civic associations to promote smart growth – principles that create and maintain great neighborhoods).
- **Central City CRA Program Areas.** The choices provided for this board were identified in the Central City CRA Redevelopment Plan.
- **Complete Streets Principles.** In 2013, the City adopted a Complete Streets policy and created a Complete Streets manual to guide policy implementation. The choices on this board were taken from the City of Fort Lauderdale Transportation & Mobility Department Complete Streets Manual. Whereas the Smart Growth principles board presented Complete Streets for consideration, the Complete Streets principles board allowed participants to rank the elements that make up a Complete Street.

Prioritization Exercise: Smart Growth Principles	
<small>The areas listed below make up a vibrant, diverse, active destination with a high quality of life. Please use the 5 dots you were given at sign-in to identify the area(s) in which you would like to see the CRA place the highest priority. You can put all 5 dots on one priority, or distribute them among the options.</small>	
Mix of Land Uses	34
Use of Compact Building Design	22
Range of Housing Opportunities & Choices	22
Walkable Neighborhoods	73
Distinctive, Attractive Area w/ a Strong Sense of Place	26
Open Space & Natural Areas	34
Direct Development Towards Existing Communities	3
Provide a Variety of Transportation Choices	21
Make Development Decisions Predictable, Fair, & Cost Effective	10
Encourage Stakeholder Participation	4

Prioritization Exercise: Central City CRA Program Areas	
<small>Please use the 5 dots you were given at sign-in and pick 5 of the most important areas. You can put all 5 dots on one, or distribute them among the choices.</small>	
Infill Development and Redevelopment Activity	25
Sidewalks & Bike Lanes	61
Green Spaces & Parks	36
Civic Spaces	0
Neighborhood Pride & Identity	12
Parking	20
Access to Public Transit	18
Civic, Cultural, & Social	2
Public Safety	34
Neighborhood Business	18

Prioritization Exercise: Complete Streets Principles	
<small>Please use the 5 dots you were given at sign-in to identify the 5 most important areas. You can put all 5 dots on one, or distribute them among the choices.</small>	
Green Streets <small>(Example: Vegetated Curb Extensions, Elevated Stormwater Planters, Landscaped Medians, Vegetated Sidewalks, Permeable Paving, and Street Trees as Natural Barriers to Reduce Stormwater Flow, Improve Water Quality, Enhance Pedestrian Safety, Beautify Neighborhoods, and Reduce Heat.)</small>	27
Sidewalks	56
Bicycle Improvements <small>(Example: Dedicated Bicycle Lanes, Shared-Use Paths, Elevated Pathways to Street Corners, and Marked Shared-Use Lanes)</small>	19
Building Design Regulations Along Roadways	3
On-Street Parking	23
Pedestrian Improvements <small>(Example: Benches, Bike Racks and Pedals, Informational Signs, Crossing Signals, Marked Crosswalks, and Truck Cuts)</small>	4
Street Trees	21
Traffic Calming <small>(Example: Stormwater Curb Extensions, Shared Curb / Corner Racks, Curb Extensions / Chalkers, Speed Humps, Raised Sidewalk Extensions, Raised Curb, Traffic Calming / Speedbumps, Lane Narrowing)</small>	34
Street Lighting	30
Transit Improvements <small>(Example: Station, Bicycle Racks, Stop Locations)</small>	19

The results of the voting are also summarized below, in order of most to least popular. It should be noted that there is consistency among the top three (3) choices on each board, as well as consistency with the input collected during other workshop exercises.

Smart Growth Principles	Central City CRA Program Areas	Complete Streets Principles
<ul style="list-style-type: none"> • Walkable neighborhoods (73); • Mix of land uses (34); • Open space and natural areas (34); • Distinctive, attractive area, with a strong sense of place (26); • Use of compact building design (22); • Range of housing opportunities and choices (22); • Provide a variety of transportation choices (21); • Make development decisions predictable, fair, and cost effective (10); • Encourage stakeholder participation (4); and • Direct development towards existing communities (3) 	<ul style="list-style-type: none"> • Sidewalks and bike lanes (61); • Green spaces and parks (36); • Public safety (34) • Infill development and redevelopment activity (25); • Parking (20); • Neighborhood business (18); • Access to public transit (18); • Neighborhood pride and identity (12); • Civic, cultural, and social (2); and • Civic spaces (0) 	<ul style="list-style-type: none"> • Sidewalks (56); • Traffic calming (34); • Street lighting (30); • Green streets (27); • On-street parking (23); • Street trees (21); • Transit improvements (19); • Bicycle improvements (19); • Pedestrian improvements (4); and • Building design regulations along roadways (3)

Also of note, some of the other principles and program areas that were not identified as the top three (3) choices received strong support in other exercises. One example of this is the “distinctive, attractive area with a strong sense of place,” which did not receive the most votes yet was repeatedly mentioned as an area to preserve in the Preserve or Change Exercise. Similarly, workshop participants demonstrated a strong desire for local shops and restaurants in other exercises, but cultivation of neighborhood business was not selected as a top priority in this exercise. Additionally, civic spaces received no votes, but the workshop participants expressed a desire for green spaces and parks within the same exercise.



A full-page summary of the Workshop 1 Goal Prioritization Exercise results is in **Appendix B**.

Visual Preference Survey

Neighbors were given three boards with 4-5 images in three categories with examples of building scale, housing style, building character, gateways / neighborhood signage, streetscapes, civic spaces, parking, events and activities, and recently approved building projects within the City, and were then asked to vote on their favorite image in each category based on its suitability for the project area. This exercise was also designed to understand the physical characteristics that are important to the neighborhood, to understand how the zoning regulations should change or stay the same to support these priorities.

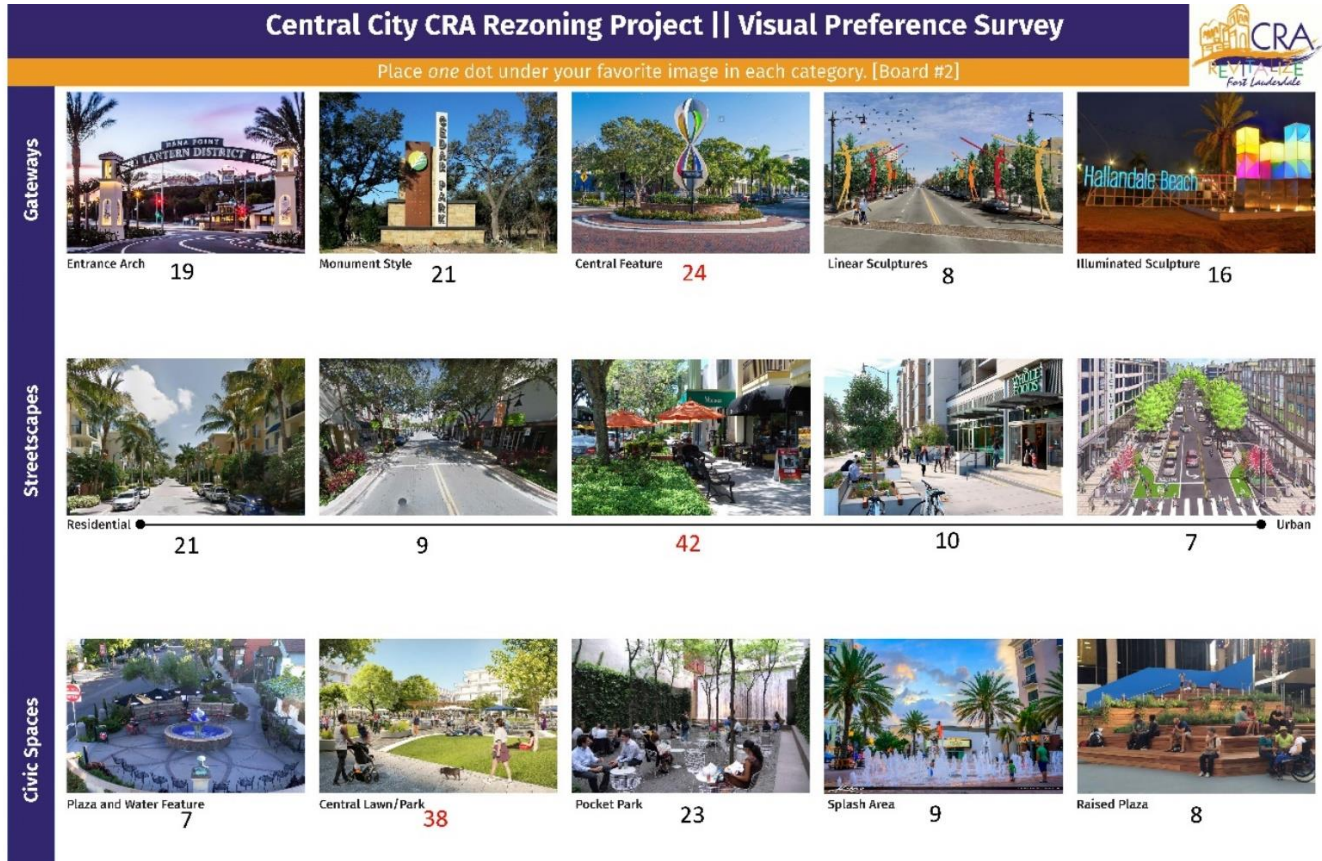
The preferences are summarized below, and the image that received the highest vote is identified in **bold red text**.

Board 1



Although particular choices within each category received clear rankings of preference, the collective results indicate a desire to see a diversity of housing styles and housing types within the area.

Board 2



Tree lined streets with benches and sidewalk cafes overwhelmingly received the highest number of votes. Similarly, a central lawn / park overwhelmingly received the greatest number of votes, with pocket parks coming in second in this category.

Board 3



An overwhelming preference was expressed for on-street angled parking, with garage parking receiving the second greatest number of votes. Farmer’s markets / festivals received the most support, but community gardens and community concert space / parks also received strong support. Of recent projects within the City of Fort Lauderdale, the style of The Queue, a 7-story apartment development with ground floor retail, received the most favorable impressions. The Apache Lofts, a 7-story condominium development, received the next greatest number of votes.



It is worth noting that while low-rise (1-2 stories) received the greatest number of votes in the Building Scale category (Board 1), workshop participants also gave very favorable rankings to mixed use buildings with greater height in the Housing Style category (Board 1), as well as favorable rankings to several 7-story buildings in the Recent City of Fort Lauderdale Projects category (Board 3). Based on

information collected in other exercises, location seems to be a key determinant of building style and height preferences.

“Retail We Want”: Preferences for Permitted Retail and Commercial Uses

Workshop participants were asked to brainstorm retail preferences for the neighborhood. Responses can be categorized as Shopping (General), Entertainment, Mixed Use, Office, Civic, Eating, Personal Services, and “Retail We Don’t Want.” This exercise was designed to identify the types of retail most preferred by the neighbors in the CRA. The preferred retail list helps the Rezoning Team to understand if the existing zoning can accommodate this type of retail, or if it should be updated to allow the types of businesses desired by residents of the area.



The categories Shopping (General) and Eating received the greatest number of responses. Although some big box chain retailers were identified (and also mentioned in the “Retail We Don’t Want” category), a strong preference for diverse local specialty retail was expressed. Similarly, while chain retail was mentioned, a strong preference for local and specialty grocery and restaurants was expressed. The complete, raw results of the Workshop 1 “Retail We Want” Exercise is provided in **Appendix C**.

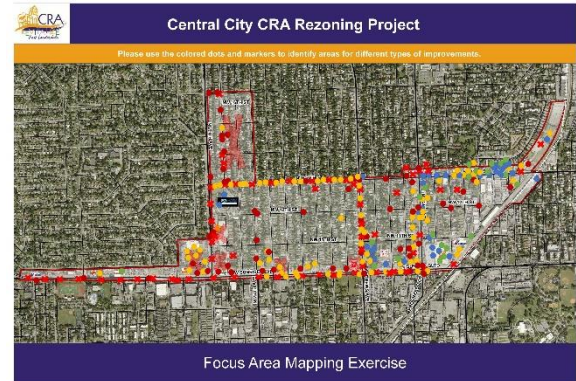
Strengths, Weaknesses, Opportunities, Threats (SWOT) Exercise

“Preserve or Change Exercise”. Meeting participants were asked to provide feedback on community elements they want to preserve, and those that they want to change. The exercise was identified to help the consultant understand the characteristics that are important for stakeholders to maintain, as well as the characteristics they would like to see changed. This feedback will inform any updates to the zoning regulations.

Each table provided a “Preserve / Change” list on a flip chart. The complete list of neighbor responses provided during the “Preserve or Change” Exercise at Workshop 1, is in **Appendix E**. However, after reviewing the lists more closely, the information was condensed into large categories shown below.

Preserve	Change
Trees and Open Space Neighborhood Vibe (Intangible) Neighborhood Character (Tangible) Streets / Traffic and Mobility Miscellaneous	Trees and Open Space Infrastructure Streets / Traffic and Mobility Zoning / Redevelopment Target Areas Community Appearance Miscellaneous

Focus Area Mapping. This exercise allowed meeting participants to identify locations for change as well as the places that should stay the same. This helps the consultant to understand where changes to the zoning regulations should be made. On a map provided to each table, with the points of interest indexed on the flip chart, neighbors were asked to identify the following, using colored dots:



- Which areas do you think are great for socializing? (These areas are reflected on the map as ●).

Generally, 13th Street and NE 4th Avenue were identified by workshop participants as good places to socialize, along with Warfield Park and scattered shops throughout the area.

- Which areas have great **potential** for becoming a great place to socialize? (These areas are reflected on the map as ●).

Participants demonstrated strong support for the expansion of the type of retail and restaurants that currently exist along 13th Street and NE 4th Avenue. There was also support for the development of the large lots west of the Home Depot on NE 4th Avenue.

- What location is the best starting point? Where should we begin? Why? (These areas are reflected on the map as ●).

Workshop participants expressed an interest in the redevelopment of vacant parcels throughout the district, and the redevelopment of both neighborhood interiors and corridors.

- What are your favorite spots in the area? (These areas are reflected on the map as ●).

Home Depot and Warsaw Coffee / Milk Money Bar were identified multiple times as favorite spots. 13th Street in general and 4th Avenue were both identified, along with scattered restaurants on Sunrise Boulevard.

- Are there areas where you do not feel comfortable (eg; too hot, sidewalks too narrow, traffic too fast, etc.)? (These areas are reflected on the map as X.)

Examples for this exercise were provided by the facilitator. The examples included phrases like “too hot”, “sidewalks are too narrow on roads with high speed”, and “too many incomplete sidewalks”. It should be noted that many of the responses were locations that related to crime and public safety.

More specifically, 8th Avenue was mentioned multiple times as an uncomfortable area, as well as Sunrise Boulevard and the gas stations at the intersection of NE 13th Street and NE 4th Avenue.

The complete, raw results of the Workshop 1 Critical Focus Area Mapping Exercise is in **Appendix F**.



Critical Note Activity

As a closing exercise, participants were asked to write the **one** primary piece of information that the Project Team **absolutely must** know about the Central City CRA on a white index card. This exercise was designed to elicit any thoughts or ideas about the project that were not captured in the other exercises. Responses fell into the following categories:

- General / Uncategorized.
- Neighborhood Vibe.
- Traffic / Transit / Mobility
- Community Appearance
- Area-Specific Suggestions

The complete, raw results of the Workshop 1 Critical Note Activity is in **Appendix G**.

Appendices

Appendix A	Wish List Exercise
Appendix B	Goal Prioritization Exercise
Appendix C	“Retail We Want”
Appendix D	”Preserve / Change” Exercise
Appendix E	Focus Area Mapping Exercise
Appendix F	Critical Note Activity

Appendix A: Wish List Exercise

- Need to install a right (arc turn lane @ e. Sunrise and Flagler by the train track)
- Like to see a walking bridge on east side of Dixie Highway, before entering Wilton Manors
- 1036-1048 NE 3rd Avenue.
 - o Prostitution: 14-18 yrs girls. Would like to see that go away.
 - o Homeless shelter in downtown library needs to be fixed.
- Mixed use / flexible zoning east of NE 4th on 13th
- Sidewalks, wayfinding, pedestrian and street lights, and tree lined streets
- Sidewalks on NW 7th from 13th to Sunrise
- Mixed use residential w/business from Sunrise to NE/NW 11th Street
- Make 13th St a complete street from Andrews to NE 15th
- Dead end street at NE 5th Terrace and NE 11th Street. Sometimes have garbage thrown at the NE corner of the 5th Terrace dead end.
- Pedestrian priority
- Mixed use zoning and deeper lots on Sunrise
- No more than 3 floors buildings
- Sidewalks on NW 7th Avenue before a child gets hit by a car while walking to school
- Like to see 4 way stop signs at NW 7th Avenue & NW 11th Street and at NW 7th Avenue & NW 12th Street
- Street sign on NE 13th Street states no tractor trailers between NE 4th Avenue and NE 15th Avenue, but these trucks are always driving through
- Please let developers build mixed use
- High rise / mid rise residential along Sunrise
- Mixed use development that is flexible
- Clean-up area north of 13th, between 9th and 7th A
- venue
- Trains should not sound their horns after certain hours in the night between Oakland Park Blvd and Broward Blvd w/line east of Andrews
- Allow duplex buildings on NW 8th Avenue and Powerline
- Need more mix use
- More development, flexible zoning
- Need mixed use zoning off 13th Street
- NE 8th Ave needs a facelift if zoning makes it unusable for semi trucks
- Open streets off of Sunrise
- Flexible zoning along 13th Street and on Flagler
- Promote gay-friendly businesses
- More single family homes, very low rise townhouses
- Extend boundaries west of Powerline Road

Appendix B: Goal Prioritization Exercise

<h3 style="text-align: center;">Prioritization Exercise: Smart Growth Principles</h3> <p style="text-align: center; font-size: small;">The areas listed below make up a vibrant, diverse, active destination with a high quality of life. Please use the 5 dots you were given at sign-in to identify the area(s) in which you would like to see the CRA place the highest priority. You can put all 5 dots on one priority, or distribute them among the options.</p>	
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Direct Development Towards Existing Communities	3
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Make Development Decisions Predictable, Fair, & Cost Effective	10
Encourage Stakeholder Participation	4

Prioritization Exercise: Central City CRA Program Areas

Please use the 5 dots you were given at sign-in and pick 5 of the most important areas.
You can put all 5 dots on one, or distribute them among the choices.

Infill Development and Redevelopment Activity	25
Sidewalks & Bike Lanes	61
Green Spaces & Parks	36
Civic Spaces	0
Neighborhood Pride & Identity	12
Parking	20
Access to Public Transit	18
Civic, Cultural, & Social	2
Public Safety	34
Neighborhood Business	18

Prioritization Exercise: Complete Streets Principles

Please use the 5 dots you were given at sign-in to identify the 5 most important areas.
You can put all 5 dots on one, or distribute them among the choices.

Green Streets <small>(Examples: Vegetated Curb Extensions, Sidewalk Stormwater Planters, Landscaped Medians, Vegetated Swales, Permeable Paving, and Street Trees as a Natural System to Reduce Stormwater Flow, Improve Water Quality, Enhance Pedestrian Safety, Beautify Neighborhoods, and Reduce Heat).</small>	27
Sidewalks	56
Bicycle Improvements <small>(Examples: Dedicated Bicycle Lanes, Shared Use Paths, Colored Pavement in Bicycle Lanes, and Marked Shared Lanes)</small>	19
Building Design Regulations Along Roadways	3
On-Street Parking	23
Pedestrian Improvements <small>(Examples: Benches, Bike Racks and Shelters, Informational Signs, Crossing Signals, Marked Crosswalks, and Trash Cans)</small>	4
Street Trees	21
Traffic Calming <small>(Examples: Stormwater Curb Extensions, Shorter Curb / Corner Radii, Curb Bump-Outs / Chokers, Speed Humps, Raised Table Intersections, Refuge Islands, Traffic Circles / Roundabouts, Lane Narrowing)</small>	34
Street Lighting	30
Transit Improvements <small>(Transit Shelters, Bicycle Racks, Stop Locations).</small>	19

Appendix C: “Retail We Want” Exercise

Shopping (General)

- Dicks
- Lowes
- Bed & Breakfast
- Book stores
- Plant nursery
- Local garden/plant shop – like Alchemist)
- Art gallery (x2)
 - Co-op art gallery (x 1)
- Pet stores/supplies (x 2)
- Pet salon/resort/dog grooming/public dog wash (x 3)
- Cat café
- Daycare/child development/schools/library
- Retail Stores – Specialty Shops
- Macy’s
- Ross
- Clothing stores (x3)
- Thrift
- Thrift store/proceeds go to criminals
- Retail
- Destination store
- Pop-up stores
- Arts/crafts store
- Niche businesses
- Antique/craft shops (x 2)
- Local small retail shop
- Gas stations (w/convenience stores & cafe) (x 3)
- “Corner Shop”

Entertainment

- Entertainment
- Hookah lounge
- Movie theater

Mixed Use

- Live/work spaces (tri-level townhomes, like Bamboo Lofts)
- Senior housing/recreation/social

Office

- Co-working spaces (café/internet/shared workspace) (x 3)
- Offices Professional
- Businesses
- Incubator opportunities – small scale/first time business owners Co-working space

Civic

- Community garden
- Church
- Farmers Market
- Community Center
- Community notices board/centers/social
- Worship space
- Open space/green space/park

Eating

- Coffee shops/Bakery
- Coffee shops (x 2)
- Starbucks
- Independent coffee shops
- Restaurants/Live music
- Bars/restaurants
- Small bar/restaurant
- Bars & restaurants
- Bars
- Restaurant (outdoor)
- Pizza place
- Desserts/ice cream
- Chick-Fil-A
- Local family owned (ex. Tarpon River)
- Bone Fish Grill
- Fast casual eateries
- Juice bar

Personal Services

- Dry cleaner (x 3)
- Hair/nail salon (x2)
- Massage/spa (x2)
- Health/fitness/pharmacy
- Hair/spas + gym
- Medical marijuana dispensaries (x 4)
- Monogram shop
- Pharmacy
- Doctor

Retail We Don't Want

- No liquor stores
- No automotive
- No check cashiers
- No "adult" entertainment
- No half-way or sober homes
- No motels
- No gas stations
- No Publix
- No national chain stores
- Dr. office/medical center

- Restaurants cafés (x 3)
- Neighborhood pub / diners (x 3)
- Authentic restaurants (family owned)
- Breakfast place/Jewish deli/Greek brunch
- Restaurants – international/lunch/brunch
- Gourmet food markets
- Bakery/butcher/gourmet
- Bakeries
- Quality wine store (Total Wine & Liquor)
- Grocery (x 5)
- Anchor grocery other than Publix (Trader joes, Whole Foods)
- Health food stores
- Green markets
- Publix/Supermarket
- Health food store (ex. Whole Foods/Lucky's)
- Organic farmers market

- Dentist
- Fitness
- Gym (fitness centers/spa/large chain) (x 4)
- Bank (x 2)
 - Bank (community) (x 1)
- Tailor
- Auto detailing
- FedEx/Kinkos

Appendix D: “Preserve or Change” Exercise

Preserve

Trees and Open Space

- Trees
- Trees
- Green canopy
- Large trees
- Mature landscape
- Trees/green space - large/shade
- Open Spaces
- Parks (a lot more greenspace)
- Green Space Wildlife

Neighborhood Vibe (Intangibles)

- Community spirit
- Neighborhood character
- Inclusive/diversity
- Diversity (x 2)
- People/spirit

Neighborhood Character (Tangible)

- Mid-Century vibe/style
- Single family home neighborhoods
- Single family homes
- Buffer zone or lower density to transition from Sunrise/11 street Northward
- Buffer zone between NW 8th Ave and NW 7th Ave NW 6th Ave going east
- Buffer zone between NE 4th Ave and Andrews Ave residential and railroad tracks to the East

Streets / Traffic and Mobility

- 13th street improvements – add more of the same
- Preserve 4 lanes on NE 4th Ave
- Maintain 4 lanes on NW 4th Ave
- Preserve low traffic on residential streets
- Sidewalks/ add and repair
- Bike Lanes
- Grants for home improvement

Miscellaneous

- Any landmark buildings or properties (historically significant)
- Home Depot

Change

Trees and Open Space

- Improve Warfield Park/make field flexible
- Add parks programs
- Add more trees
- Empty lots = parks
- Dog parks

Infrastructure

- Remove old FPL poles
- Cover electrical boxes with art
- Lighting
- Better wayfinding
- Add neighborhood signage
- Any new building must contribute to fund for infrastructure improvement
- Improve Sunrise Gateway
- More public parking
- Harden electrical infrastructure

Streets / Traffic and Mobility

- More and wider sidewalks
- Add sidewalks/ street lights
- Walkable sidewalks
- Bike lanes and no trucks on 13th street
- Improve Sunrise Blvd
- Repave streets off 13th street sidewalks
- Add sidewalks
- Sidewalks needed
- Pedestrian lighting
- Complete 13th street project end to end
- Traffic calming
- Add more bike lanes
- Commuter rail station
- Close streets (side) public/Security gates, cameras
- Improve dirt roads

Zoning / Redevelopment Target Areas

- Change Andrews Ave to Mixed use
- Increase Sunrise Blvd mixed use development
- Mixed use higher density along Sunrise to 11st
- Mixed use higher density along NE 4th Ave
- Mixed use higher density along South of 13th Street

- Gas stations at 4th Ave and 13th St but revitalize
- Independent businesses
- Schools
- Neighborhood street signs
- Sunrise Blvd as Commercial use
- Deeper lots in commercial areas
- Add design guidelines
- Areas across from Home Depot
- NW 8th Ave
- Zoning on 8th Ave
- Mixed use higher density along West of 8th Ave
- Redevelop NW 8th Ave
- Create façade protocol for 4th Ave and 13th Street
- Rezone 13th from residential to office (lower density)

Community Appearance

- Change vacant houses
- Change multifamily dwellings (better parking and landscape, fitness equipment and trails)
- Cemex must go
- Appearance
- Clean up landscaping/trash etc.
- Code enforcement
- Improve code enforcement
- Homeless behind building and church
- Police Department
- Change crime
- Sober homes reduced or eliminated
- 1036-1048 NE 3rd Ave: Runaway girl center (prostitution ring)
- Revitalize shopping center corner of Powerline and Sunrise
- Change business on Sunrise
- Homeowner incentives
- Convenience store revamp
- Townhomes
- Vacant Land
- Better landscaping on Sunrise

Miscellaneous

- Business options
- Meeting spots
- Business grants
- More social services
- Look of schools (Improve)
- Term limits politicians

Appendix E: Focus Area Mapping Exercise

Central City CRA Rezoning Project

Please use the colored dots and markers to identify areas for different types of improvements.

Focus Area Mapping Exercise

Areas That Are Good for Socializing

- Home Depot (x 4)
- Warfield Park (x 5)
- Thurgood Marshall Elementary (x 2)
- Warsaw Coffee / Milk Money Bar (x 5)
- 13th Street (Warsaw Coffee / Milk Money Bar, KBLT, Buck N BGard)
- 13th Street type improvements
- Church at Andrews / 13th Street
- Ron's Barbershop retail area
- Empty land on Sunrise
- Small shopping centers (example: plaza with Stompers on NE 4th)
- Major thoroughfare improvements
- Major Shopping Center Redo (Manor Plaza)
- Exxon
- Asian Corner (NW 11th Street / NE 4th Avenue)
- Hot Dog Heaven
- Subway (Sunrise Boulevard)
- Ron's Barbershop (NE 4th Ave)
- Oddballs Nifty Thrift (NE 13th Street)
- Muscle Farm (crossfit gym east of the railroad, south of NE 13th Street)
- No area for socializing.

Areas That Have the Potential to Be Good for Socializing

- Warsaw Coffee
- Redeveloped shopping center (Manor Plaza)
- Manor Plaza
- Potential park in the vacant lot west of NW 6th Avenue north of Sunrise Boulevard
- Warfield Park
- Vacant land on NE 4th Avenue in the southwest corner of the intersection of NE 4th Avenue and NE 12th Street
- The empty lot west of NE 4th Avenue (and Home Depot) (x 3)
- Redevelop Cemex property
- Brewery at the southwest corner of NE 13th Street and Progresso Drive
- Sunrise between Andrews and NW 7th Ave
- 11th Street between NE 5th Terrace & NE 7th Avenue
- Middle River Terrace Park
- Transform Archways (at NE 13th and Progresso Drive)
- Expand recreation / restaurants on 13th Street
- Transform church lot to community center with recreation (east side of Powerline between NW 12th and NW 11th Street)
- Pocket parks
 - o Manor Plaza block
 - o North of Sunrise between NW 7th Ave and NW 6th Ave
 - o North of Sunrise between NW 4th AND NW 3RD Ave
 - o East side of Andrews, north of NW 11th Street
 - o West side of NE 4th Avenue, south of NE 12th Street
 - o Cemex site
 - o Neighborhood gateway on 13th Street / Progresso Drive
- Sunrise Boulevard (between NW 7th and NE 4th)
- N Andrews Avenue
- 13th Street between NW 7th Avenue and N Andrews Ave
- Manor Plaza
- Progresso Drive between 13th Street and 12th Street
- Progresso Drive and NE 13th Place
- NW 8th Ave between 14th and 15th Street
- Intersection of N Andrews and NW 13th
- NE 13th Street
- NE 4th Avenue
- Sunrise Boulevard
- The circle on NE 13th Street

- The areas along the west side of NE 4th Avenue between Sunrise Boulevard and NE 2nd Street
- Empty lot south of NW 12th Street and west of NW 1st Avenue

Best Starting Point / Location for Redevelopment Activity

- NW 7th Avenue and Sunrise
- Southwest corner of the intersection of NE 13th Street and NE 7th
- Andrews and NW 13th Street
- Church at the northeast corner of Andrews Avenue and NW 11th Street
- Northeast corner of NE 5th Terrace and NE 11th Street
- West side of NE 1st Avenue midway between NE 12th Street and NE 11th Street
- Redevelop Manor Plaza
- Total redevelopment of the 9 blocks bordered by NW 16th Street, NW 9th Avenue, NW 13th Street, and NW 7th Avenue
- The area west of the railroad tracks north of NE 13th Street
- 1300, 1400, 1500 blocks of NE 8th Avenue
- Substandard housing on 8th and 9th Avenues. People should not have to live that way.
- NE 6th Avenue, just south of NE 13th Street
- East side of NE 2nd Avenue, between Sunrise Boulevard and NE 11th Street
- Transition areas along NW 7th to Interior (stopping at 15th Street)
- High rise along Sunrise and Powerline, mixed use between Andrews and Progresso Drive
- Low rise buffer zone (13th on the north, railroad on the east, ne 11th street on the south, and ne 4th Avenue on the west)
- Mixed use south of NW 12th street, west of NE 4th Ave, NW 5th Ave on the west, NW 11th Street on the south (approximately)
- Empty lot across from Home Depot
- Vacant parcels west of Home Depot / NE 4th Avenue
- Vacant land on Sunrise (high quality mixed use)
- Extend 13th Street west to Powerline, and Andrews from 13th to Sunrise
- NW 7th Avenue sidewalks (including pedestrian lighting)
- South of NW 11th Street, between NW 7th Avenue and NW 6th Avenue, north of Sunrise.
- Intersection of NW 12th Street and NE 2nd Ave
- NW quadrant of the NE 12th Street / NE 5th Terrace intersection
- South of NE 13th Street between NE 4th Avenue and NE 3rd Avenue
- Middle River Terrace South of 13th
- Sunrise NW of 10th Avenue to railroad
- Empty house east of NW 1st Avenue and south of NW 13th Street
- Empty lot west of Powerline Road, north of W. Sunrise Boulevard

Favorite Places in the CRA

- Home Depot (x 4)
- Hot Dog Heaven (x 2)
- Warsaw / Milk Money Bar (x 5)
- 13th Street (Warsaw Coffee, etc)
- Asian Corner
- Warfield Park
- Ron's Barbershop retail area
- Ron's Barbershop
- 13th Street
- Popeyes Chicken

- Oddballs (NE 13th Street)
- Breweries (Progresso Drive / NE 11th Street and Progresso Drive / NE 10th Ave)
- No response given (x 2)

Uncomfortable Areas of the CRA

- N. Andrews Avenue / Sunrise Boulevard (traffic and beggars)
- NE 4th Avenue / Sunrise Boulevard (traffic and beggars)
- NW 8th Avenue between Sunrise Boulevard and NW 11th Street
- 8th Avenue
- NW 8th Avenue, between NW 14th Street and NW 13th Street.
- Intersection of NW 8th Avenue and NW 13th Street
- Sunrise, by Popeyes (scary)
- Sunrise, NE 2nd (scary)
- All of Sunrise Boulevard
- Intersection by Cemex (scary)
- Area by the railroad tracks in the northeast spur of the area (scary)
- Exxon / Sunoco (scary)
- The Sunoco and Exxon to the west and east of NE 4th Avenue
- Sunoco / Exxon: More police patrol for loitering
- Walgreens (scary)
- 13th Street W (between NW 9th Avenue and Andrews Avenue
- Andrews Avenue, NW 7th Avenue
- NW 9th Avenue between 13th Street and Sunrise Boulevard
- 13th and 4th: "peddling"
- A squiggly pen line all along Sunrise Boulevard (no meaning identified).
- The 9 blocks bordered by NW 16th Street, NW 9th Avenue, NW 13th Street, and NW 7th Avenue
- Manor Plaza
- The 2 blocks north of Sunrise Boulevard, east of Powerline Road, south of NW 12th Street, and west of NW 8th Avenue
- NE 1st Avenue just north of NE 11th Street
- East of Powerline Rd, south of NW 12th Street, west of NW 8th Avenue, and north of NW 11th Street.
- Southwest corner of the intersection of NW 13th Street and N Andrews Avenue
- South of 13th Street between NE 2nd Avenue and NE 3rd Avenue
- Northwest corner of NE 4th Avenue / NW 11th Street
- Southeast corner of intersection of NE 13th Street and NE 5th Avenue
- South of NE 13th Street between NE 5th Terrace and NE 6th Avenue
- Crime / prostitution / homelessness (no area specified)
- Home Depot
- No areas marked.

SWOT

Note: one of the tables did a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis, in addition to what was asked in the exercise. Results are summarized below.

- S = 13th Street
Potential along Sunrise to serve 2 residential areas (SMR & Progresso)*
- W = Sunrise not pedestrian friendly
Losing native trees groupings*

Not enough tree canopy
O = Train Stops for local commutes
Deteriorating duplexes and crime
Electric outages frequent

Appendix F: Critical Note Activity

General / Uncategorized

1. The Mayor and Commission are looking for affordable housing for city employees, police & fire. City could take blighted homes in CRA; rehab and sell at reasonable price. Use program like Officer Next Door by HUD.
2. Needs a fundamental change.

Neighborhood Vibe

3. Mid-Century Modern, 1950's retro-vibe, neighborhood character. Stay true to our roots!
4. Uniqueness that values diversity and independence.
5. Creative, independent and inclusive.
6. Keep the neighborhood family oriented. The central area should be kept as a neighborhood, with family owned businesses, small park/green spaces, and a mix of low rise buildings and town homes (tri-level townhomes). Live to work spaces should be incorporated on NW 13th Street, Andrews Ave, and NE 4th Avenue.
7. Income vs. Rent, Income vs. Purchase, Out of Sync
8. Protect low rise height, no high-rise buildings. Protect the neighborhood buildings height.
9. Development should be along major corridors, allowing neighborhoods to the north to maintain single family home neighborhoods. Clean up 8th Ave.
10. Builders and Developers will raid and rape interior parts of neighborhoods.

Traffic / Transit / Mobility

11. More sidewalks for people walking/dog walking.
12. Transit stop at 1th Street!
13. There are no sidewalks on NW 7th Ave between 13th and Sunrise. I don't want children to get killed walking to Thurgood School. HELP!
14. Address streets off 13th street with sidewalk and paving people will walk down a manicured street.
15. Traffic patterns and future traffic pattern/flow demands based on existing and proposed development.
16. Have good code enforcement and put sidewalks.

Community Appearance

17. Whatever changes are made... it will be for nothing unless the City Code Enforcement Dept upholds the codes already on the books and adds several more.
18. Need to enforce codes, need to reinforce 13th street as the "main street", good work on what has been done!
19. Change the red X – 1036-1048 NE 3rd Ave = prostitution, crime, pan handling and homeless.
20. We do not want a homeless shelter at 11th and Andrews.

21. We do not want homeless shelter at 11th and Andrews.
22. I need more police patrol in the area.
23. Needs density south of 13th street, east of 4th redevelop. Commercial depth along all business streets, Sunrise to 11th street.

Area-Specific Suggestions

24. You will get grief, but many of us support you. Seek us out. We need change. Some of our zoning has unintended consequences – i.e. cannot rebuild duplex unless destroyed by act of God.
25. Opening zoning will lead to crazy development, we need continuity and transition as defined in the purpose and history of “RDS15” (?), affordability with local income averages.
26. N Andrew’s is now unlivable.... since the improvements to Powerline.
27. The area has single family & multi family units mixed in to most neighborhoods, but the current zoning makes it difficult to redevelop the community. Should consider land uses that better development options.
28. The area west of Andrews Ave, east of Powerline Rd (NW 9th Ave), north of Sunrise Blvd., and south of NW 13th Street has been ignored by the Central City CRA, and needs improvement, especially NW 7th Avenue from Sunrise Blvd to 13th.
29. You need to know that if you make the mixed-use land to include all land on the blocks bordering Sunrise and 4th (not just half the block), you ‘ll get or attract much better projects to the area.
30. Allow small infill lots to be built on in character with area.
31. Create/develop a community vision for the retail mix (especially on 13th) and work with lenders and developers to encourage preferred types of businesses (independent/small) and discourage not preferred (chain stores).
32. Extend boundaries west side of Powerline.
33. Our residential area has a lot of small residential units with no steps – perfect for aging and disabled populations. A great opportunity for consolidating city services and promoting independent living and less costly services.
34. The high density on Sunrise, 4th and the perimeter needs more depth, i.e. CB zoning on 4th needs to carry through to 3rd Ave. & Sunrise’s zoning need to carry through 11th.
35. NW 8th Avenue – NW 9th Avenue needs to be redeveloped. Current zoning does not allow the duplexes to be replaced by anything other than single family homes. This creates “Ground Hog Day” where change is highly unlikely. It is the center of crime and blight in the neighborhood.