

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