

WYNWOOD

NEIGHBORHOOD REVITALIZATION DISTRICT (NRD) PLAN

*Sustaining the evolution of
Miami's vibrant urban arts center*

MAY 7, 2015



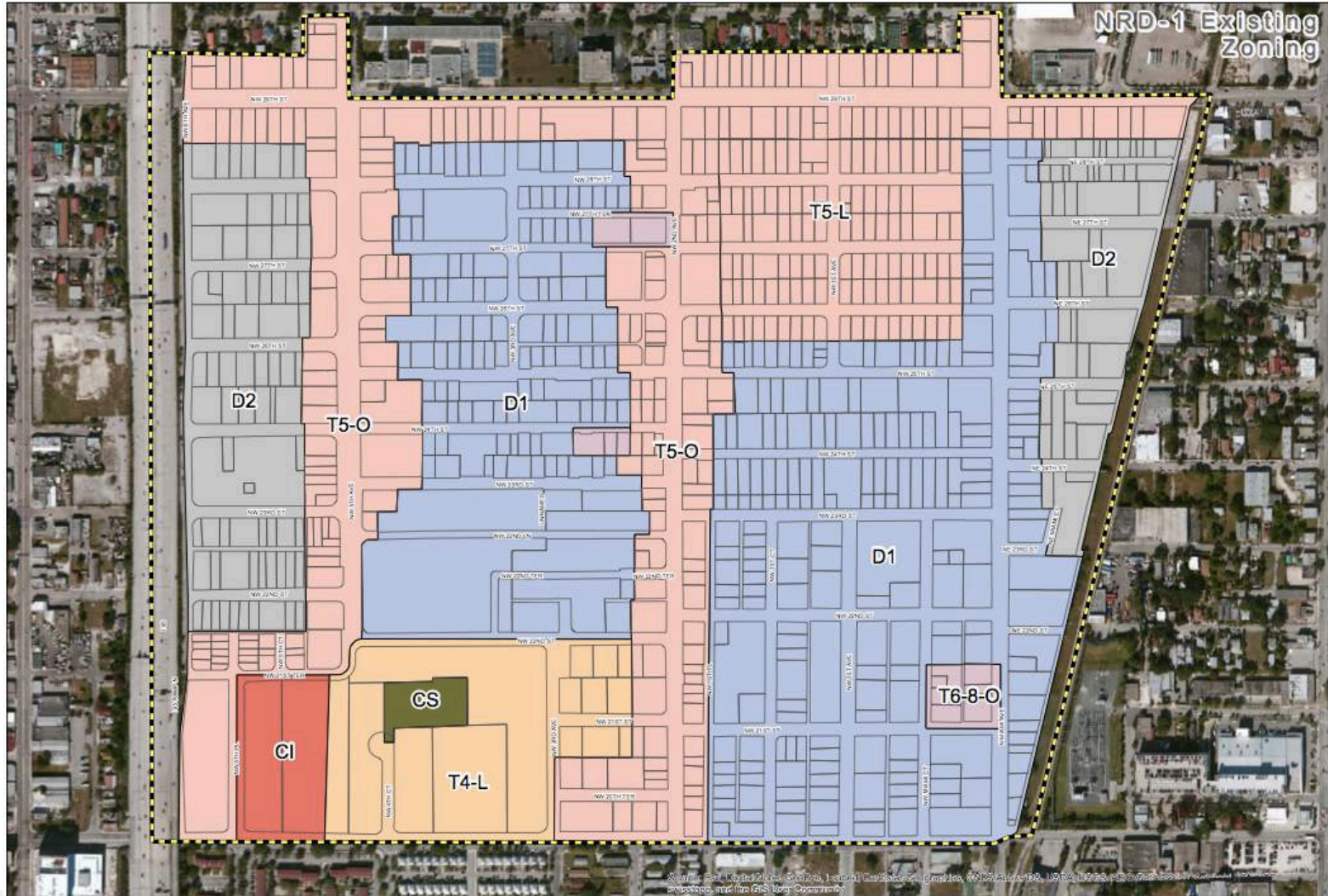
EXISTING BID BOUNDARIES



PROPOSED BID BOUNDARIES



EXISTING TRANSECT MAP



NRD-1 Proposed Zoning

Legend:

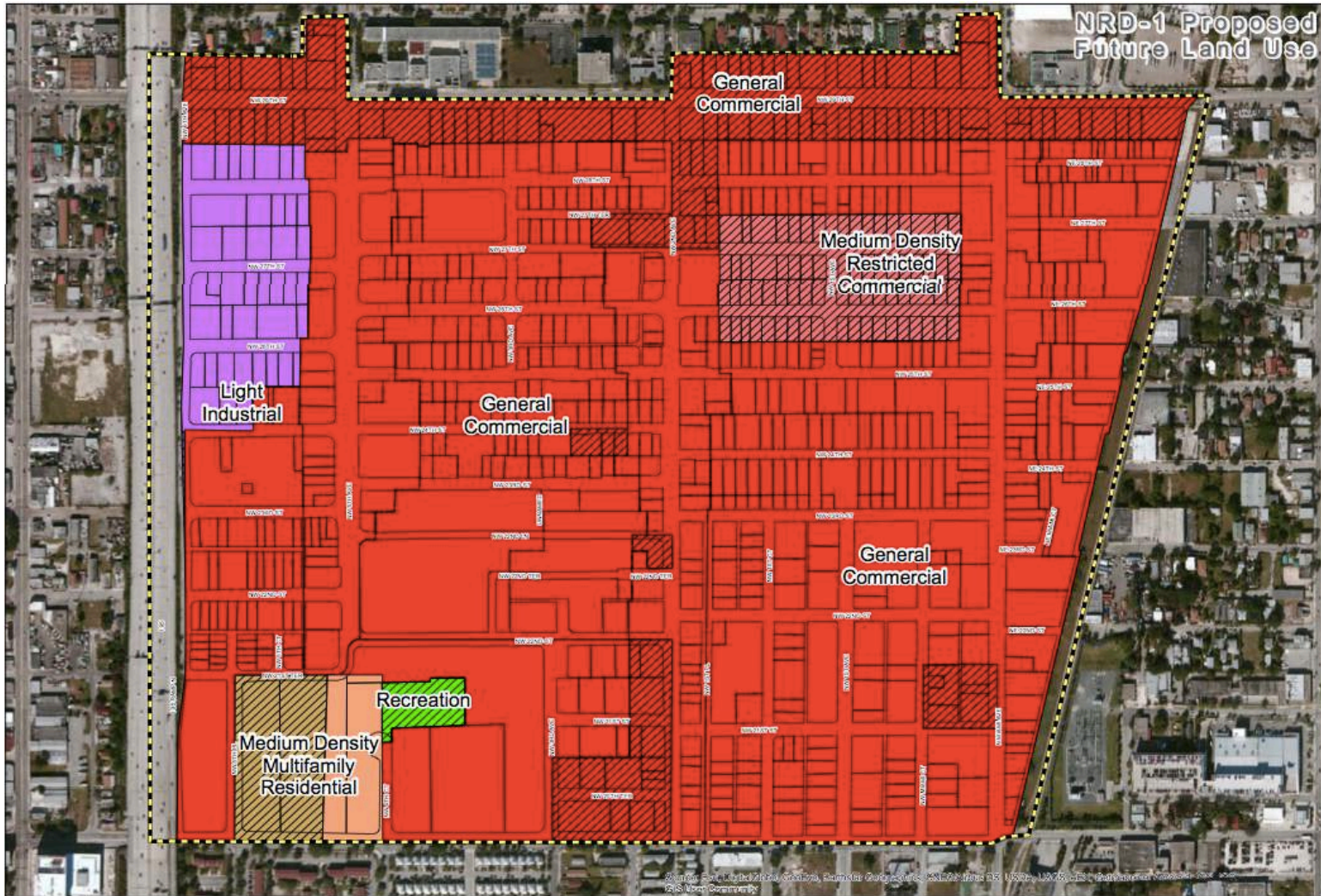
- D1 (Blue)
- T5-O (Light Orange)
- T5-L (Light Orange with diagonal lines)
- T6-8-O (Light Orange)
- CS (Green with diagonal lines)
- CI (Red with diagonal lines)

Map Labels:

Streets: NW 25TH ST, NW 27TH ST, NW 29TH ST, NW 31ST ST, NW 33RD ST, NW 35TH ST, NW 37TH ST, NW 39TH ST, NW 41ST ST, NW 43RD ST, NW 45TH ST, NW 47TH ST, NW 49TH ST, NW 51ST ST, NW 53RD ST, NW 55TH ST, NW 57TH ST, NW 59TH ST, NW 61ST ST, NW 63RD ST, NW 65TH ST, NW 67TH ST, NW 69TH ST, NW 71ST ST, NW 73RD ST, NW 75TH ST, NW 77TH ST, NW 79TH ST, NW 81ST ST, NW 83RD ST, NW 85TH ST, NW 87TH ST, NW 89TH ST, NW 91ST ST, NW 93RD ST, NW 95TH ST, NW 97TH ST, NW 99TH ST, NW 101ST ST, NW 103RD ST, NW 105TH ST, NW 107TH ST, NW 109TH ST, NW 111ST ST, NW 113RD ST, NW 115TH ST, NW 117TH ST, NW 119TH ST, NW 121ST ST, NW 123RD ST, NW 125TH ST, NW 127TH ST, NW 129TH ST, NW 131ST ST, NW 133RD ST, NW 135TH ST, NW 137TH ST, NW 139TH ST, NW 141ST ST, NW 143RD ST, NW 145TH ST, NW 147TH ST, NW 149TH ST, NW 151ST ST, NW 153RD ST, NW 155TH ST, NW 157TH ST, NW 159TH ST, NW 161ST ST, NW 163RD ST, NW 165TH ST, NW 167TH ST, NW 169TH ST, NW 171ST ST, NW 173RD ST, NW 175TH ST, NW 177TH ST, NW 179TH ST, NW 181ST ST, NW 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[illegible]

PROPOSED USES MAP



GOALS OF THE WYNWOOD NRD PLAN

1

Preserve
industrial &
artistic character

2

Enhance pedestrian
experiences & promote
diverse housing
options

3

Fund public
open space &
centralized
parking

PRESERVE INDUSTRIAL CHARACTER



PRESERVE INDUSTRIAL CHARACTER

- Financial incentives to preserve warehouses and incentivize development –Transfer of Development Rights (TDRs)
- Allows development of new one-story buildings
- Wynwood-only use categories: manufacturing-enabled retail
- Converts west-wing from D2 to D1 industrial zone
Allows more flexible uses, including work/live

PRESERVE ARTISTIC CHARACTER



PRESERVE ARTISTIC CHARACTER

- Creates the Wynwood Development Review Board (WDRB)
Local control, reviews all large projects
- Encourages Wynwood-uses
Art galleries by right, manufacturing-enabled retail by warrant
- Promotes small studio apartments (< 650 sq. ft.)

ENHANCE PEDESTRIAN EXPERIENCE



ENHANCE PEDESTRIAN EXPERIENCE

- 10 feet min. width sidewalks
- Requires pedestrian paseos for larger projects
- Proposes shared-streets/woonerfs on NW 3rd Ave, NW 1st Ave and NW 1st Place

ENHANCE PEDESTRIAN EXPERIENCE

- Eliminates solid roll-up doors
- 5 feet setbacks in most of district
- Shared parking facilities – encourages pedestrian activity

PROMOTE DIVERSE HOUSING



PROMOTE DIVERSE HOUSING

- Increases allowed density from 36 & 65 to 150 dwelling units per acre
- Reduces parking requirements for studio apartments < 650 sq. ft.
- Allows studio apartments (<650 sq. ft.) to be built with option to pay out parking

PROMOTE DIVERSE HOUSING

- Allows pure residential, live/work or work/live uses
- Incentivizes activated roof-top green spaces (and ground floors)
- Allows increased lot coverage (up to 90%) with small setbacks

FUND OPEN SPACE



FUND OPEN SPACE

Following can be paid for through Wynwood Public Benefit Trust Fund (WPBTF):

- Bonus height (floors 6-8 in T5-0 and 9-12 in T6-8)
- Increased lot coverage (from 80-90%)

FUND OPEN SPACE

WPBTF funds controlled locally and used only in Wynwood for:

- Open spaces
- Public parks
- Civic spaces
- Woonerfs (converting streets into public open space)
NW 1st Place and NW 3rd Ave
NW 1st Ave

WOONERFS

NW 1ST PLACE WOONERF (Detail NW 20th St - NW 21st St)



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FUND CENTRALIZED PARKING



FUND CENTRALIZED PARKING

- Commercial & residential parking requirements reduction up to 33% through payments to WPBTF
- WPBTF can only be used in Wynwood and administered by Wynwood BID
- Principal fund use: create centralized parking facilities

FUND CENTRALIZED PARKING

- Fee is \$12,000 per space to encourage strong participation
- Fee is payable prior to issuance of building permit
- Parking covenant is permanent and runs with land

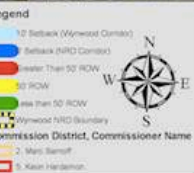
D1 TO NRD-1 T5-O TRANSECT

	<u>EXISTING</u>	<u>PROPOSED</u>
DENSITY	36 du/ac	150 du/ac
LOT COVERAGE	80%	90% (with 10% Public Benefit)
OPEN SPACE	5%	0-10% (with Public Benefit)
FRONT SETBACK	10'	0' NRD Corridors 10' 20th & 29th Street 5' All Other Throughfares
SIDE SETBACK	0' (10', 30' above)	0'
PARKING REQUIRED	1 x unit	1.0 per unit (<650 sf) - 100% Fee-In-Lieu 1.5 per unit (>650 sf) - 33% Fee-In-Lieu 3 x 1000SF - 33% Fee-In-Lieu
HEIGHT	8 Stories (+2 bonus)	5 Stories (+3 bonus)
USES	LIMITED Residential + Commercial	ADDITIONAL Residential + Commercial
PUBLIC BENEFITS	2 Stories	Wynwood Public Benefits

T5-O TO NRD-1 T5-O TRANSECT

	<u>EXISTING</u>	<u>PROPOSED</u>
DENSITY	65 du/ac	150 du/ac
LOT COVERAGE	80%	90% (with 10% Public Benefit)
OPEN SPACE	10%	0-10% (with Public Benefit)
FRONT SETBACK	10'	0' NRD Corridors 10' 20th & 29th Street 5' All Other Throughfares
SIDE SETBACK	0'	0'
PARKING REQUIRED	1.5 x unit / 3 x 1000SF	1.0 per unit (<650 sf) - 100% Fee-In-Lieu 1.5 per unit (>650 sf) - 33% Fee-In-Lieu 3 x 1000SF - 33% Fee-In-Lieu
HEIGHT	5 Stories	5 Stories (+3 bonus)
USES	Article 4, Table 3	ADDITIONAL Residential + Commercial
PUBLIC BENEFITS	N/A	Wynwood Public Benefits

WYNWOOD BUSINESS IMPROVEMENT DISTRICT



NEXT STEPS

City of Miami
Planning,
Zoning & Appeals
Board (PZAB)

Approval by
City of Miami
Commission

Implementation
of Wynwood NRD

THANK YOU

