

CONCLUSIONS AND SUMMARY:

A summary of this report shows that Miami has no neighborhood which meets all the requirements for a fully adequate neighborhood. It is logical to expect this for two basic reasons: Miami is almost 90% developed and has an established grid pattern to its street system. Standards for neighborhood design, in most every case, would require complete redevelopment treatment to place all the City's neighborhoods in the Basically Sound category. Thus, this category is intended only to indicate the status of neighborhoods relative to a theoretical goal which is practical only when viewed as a guide to the long range redevelopment of Miami.

Twenty-five neighborhood units are rated as basically good. They have adequate housing, but are lacking in some of the facilities, services, other design features for fully adequate neighborhoods. Neighborhoods in this category deserve immediate attention to their needs. Constant and stepped-up conservation measures are needed to keep these neighborhoods from deterioration that will be costly to remedy. Here is where a little effort can mean much in way of economical accomplishments.

Seventeen (17) neighborhoods call for a program of conservation or combined conservation and rehabilitation treatment. These are the City's neighborhoods with only fair housing conditions and inadequate design. Deterioration is fairly extensive, densities are sometimes high, and these are generally our older neighborhoods. Strong measures are required to combat further decay in these areas.

Miami has eleven (11) neighborhoods that are definitely inadequate with poor conditions of housing and lacking in most all the amenities of good living. Over 5% of the housing units in these neighborhoods were reported as dilapidated by the 1960 Census of Housing; over 20% were deteriorating; and more than 10% had very poor plumbing facilities. These are the old residential areas of the City, and include Downtown Miami. Dixie, Dorsey and Dunbar Parks are neighborhoods predominately occupied by Negroes and are within the area designated as the Central Urban Renewal Area (re: footnote, page 29). Sections of these three neighborhoods and Downtown Miami have deteriorated to the extent that costly clearance and redevelopment are the only economical measures of renewal.

The "Magic City Center Plan" calls for renewal and revitalization of Miami's Downtown Area and Biscayne Park. A similar "master" plan is necessary for the entire Central Urban Renewal Area. This overall plan should provide long-range goals of improved land utilization and housing conditions.

The seven remaining neighborhoods classed in this basically poor category also require strong treatment measures. Conservation and rehabilitation steps will have to be extensive, but site redevelopment rather than project renewal will be called for.