



# Downtown NEWS

Special Issue , Avenue 3, 2019-2020 | Facebook.com/DowntownNews | Twitter.com/DtownNews | Stay connected: Downtown-news.com

Essay | Stephen Dutton

## A Man. An Idea.



I founded Avenue 3 Miami in 2018 to recognize and authenticate the effort by my neighbors who volunteered to advocate changing the street design of NE 3rd Avenue to emphasize the needs of pedestrians instead of just automobiles.

The name for our project has become Avenue 3 and we believe in the principles of tactical urbanism: using low-cost, temporary changes to the built environment intended to improve local neighborhoods and city gathering places.

We started with a proposal to incorporate “parklets”, which are defined as a small seating area or green space created as a public amenity alongside a sidewalk. We had Moonlighter Makerspace build one last year for our event, Taste of Avenue 3, and the City agreed to a trial run. But the costs proposed for installing one long-term on Miami streets were too pricey and so we weren’t able to keep ours installed or to build more. Instead, we are focusing on another of the improvements we believe will encourage more residents and visitors to the street, especially at night.

Enhanced overhead lighting on the street we hope will create a welcoming urban space. And as a winner of the Public Space Challenge just announced last month, we are proceeding to finalize the design of our proposed improvement. Please see the article by Glenda Puente on page 3.



AVENUE THREE

Avenue 3 Miami is both a community-driven movement and future pedestrian-oriented street. At Avenue 3 Miami we aim to catalyze grassroots transformation in Miami's urban core. We are a group of passionate Downtown residents and businesses who want to effect positive change through our three central initiatives: streetscape transformation, homeless outreach, and crime prevention to create a safe and vibrant signature street for Downtown Miami. We can't do this without the Downtown community, so check out our objectives and projects in this special edition, And look us up at [www.avenue3miami.org](http://www.avenue3miami.org).



Photo: Niels Johansen.

## SHORT STREET

Cover Story | Casey Piket

Avenue 3 is a short street long on historic context for the young City of Miami. It has been referred to as Avenue A, NE Third Street, Short Street, and most recently Avenue 3. Spanning only two blocks, the thoroughfare is unique in relation to the other avenues in Miami's street grid layout, each of which are much longer in distance than Avenue 3. The uniqueness of this avenue led locals to refer to it as ‘Short Street’.

Its proximity to the original shoreline made for an ideal location for city pioneers to construct their first homes in the burgeoning city. Avenue 3 was Miami's first upscale residential street which included the homes of William Burdine, founder of “The Florida Store”, James Leaming, owner of the Leamington Hotel, and E.A. Waddell, the city's first real estate agent, just to name a few early residents.

The quaint avenue was the preferred path of the stagecoach that transported guests from the original train station, near today's Freedom Tower, to Henry Flagler's Royal Palm Hotel. The southern terminus of the avenue led directly into Royal Palm Park, the FEC's private park where residents would enjoy recreational events and welcome celebrities of the gilded age as they arrived at Miami's first luxury hotel.

Avenue 3 was more than a street to early Miamians and tourists; it was a destination. While it began residential, it quickly changed as commercial buildings replaced homes in the 1910s and 1920s. The second decade of the twentieth century experienced a building boom that changed the landscape of downtown Miami for good. Perpendicular to Flagler Street and parallel to Biscayne Boulevard, Avenue 3 was consumed into part of Miami's early skyline. The upscale residential street was quickly converted to a downtown commercial thoroughfare.

Today, there is a community-driven effort to bring back this once historic street to its original luster. The goal of the Avenue 3 project is to upgrade and bring attention to a forgotten street.

Casey Piket is a blogger, researcher, podcaster, documentarian and meetup organizer for Miami History. His blog can be found at [www.miami-history.com](http://www.miami-history.com).



The house on the left is Col. William Burdine's home (Burdine's Dept Store). The next house where Manolo's is now was the first poured concrete home in Florida, and the house at the back is where Vizcayne Condominiums is today.

History Talk | Drinks | Live Music

## Fall Party



Join us on November 19, 2019 at Manolo & Rene Grille to hear the story of Avenue 3 and how it evolved with the times. Please join us to learn more about this very historic and unique area of Miami. The talk and slide show of old photos illustrating the area's history is by distinguished Miami History Blogger Casey Piket. The talk is free and is part of the Avenue 3 Fall Party.

## History Walk & Fall Party On Avenue 3

The evening starts with the illustrated presentation at Manolo and Rene Grill. Next, Casey Piket leads a tour down the street towards Flagler where our sensational Fall Party takes place in front of Sedici, featuring the band The Kollektives, 8 until 10pm.

Cash bar available. Also guests will enjoy free beer tastings provided by Veza Sur & Biscayne Bay Brewery as well as samplings from Red Bull. *Freebee* will provide rides to and from Avenue 3.

"Fun along this historic Downtown avenue," said Stephen Dutton. "We hope you'll join us and see our plans for continuing the improvement of Short Street as we celebrate what's new for the destination in Downtown, called AVENUE 3."



Photo by Dre Puente.

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**DNA Member-Buildings:** 10 Museum Park, 50 Biscayne, 900 Biscayne, Centro, Epic, Flagler First, Marina Blue, Loft II Downtown, Marquis, Met 1, One Miami and Viscayne.

## Downtown NEWS

A Neighborhood Perspective. November, 2019.

**Raul Guerrero**, Editor-in-Chief  
**Downtown Neighbors Alliance (DNA)**, Publisher  
**Niels Johansen**, Photography and Video Editor  
**Martha Otis**, Copy-Editor

Letter to Editor and Commentary send to [rguerrero@dassmiami.com](mailto:rguerrero@dassmiami.com).  
Include address and phone. Online Edition: [Downtown-News.com](http://Downtown-News.com)

From the Editor:

## The Importance of Giving

Downtown News is delighted to present this special edition focused exclusively on Avenue 3. The purpose is to document an initiative bound to improve the Downtown Neighborhood and demonstrate the power of community involvement. Avenue 3 is a collaborative effort by people with no other agenda than having a saying in the future of a neglected artery.

Complaining is easy. More difficult and laudable is working on solutions. We salute these urban pioneers. And encourage our readers to support Avenue 3. November 21st is *Give Miami Day*, a philanthropy day organized by the Miami Foundation to channel Miami's generosity and support a favorite cause.

We associate philanthropy with billionaires, but philanthropy simply means the love of humanity. A modern dictionary definition: Supporting private initiatives for the public good, focusing on the quality of life. On *Give Miami Day*, think of Avenue 3. It's your neighborhood. It's your city. The minimum gift is \$25, but there is no maximum.

And don't forget to enjoy the businesses along Avenue 3. Most are run by owners, some have been in the family for generations. Not to mention the incredible diversity they bring, Mediterranean, Cuban, Peruvian or Pan-Asian. Avenue 3 is open for breakfast, brunch, lunch, and dinner. Stop by after work for a cold beer or a pisco sour.

Salud!



**Raul Guerrero**  
Downtown NEWS Editor

The Miami Foundation

# GiveMiami 2019 day

The 24-hour online giving campaign makes it easy for everyone to become a philanthropist and champion their favorite causes. This year, the Miami Foundation ignites Greater Miami on November 21st. Throughout the day, you will have the chance to make a charitable donation to **AVENUE 3.**

To give, simply visit:

[MiamiFoundation.org/avenue3miami](http://MiamiFoundation.org/avenue3miami)

## The Talk of Downtown

**Eileen Higgins**  
**Miami-Dade County Commissioner**

As a downtown resident I love to see how community advocates are coming together to activate and bring life to the downtown core. I was so happy to see the Avenue 3 lighting project win a Public Spaces challenge grant as this not only helps bring the street to life but promotes area small businesses for both residents and tourists. I am very pleased to support the legacy of Avenue 3 event on November 19. Hope to see lots of downtown neighbors there!

**Dana Wall**  
**Team Avenue 3**

Avenue 3 Miami will enrich downtown by showing residents and city leaders that safe and vibrant streets, ones that prioritize pedestrians and local business patronage, are the key to elevating Miami's urban core. The work already done by the Avenue 3 team has shown that street improvements can be done inexpensively and also lead to economic benefits for surrounding businesses. During the Taste of Avenue 3 activation and the weeks after, revenues in adjacent businesses increased between 20-30%!

By engaging residents and business owners, the initiative is giving voice to those who want to shape how their downtown develops. While the movement started with NE 3rd Avenue, it is a model for all of downtown; both in how our downtown streets should be transformed and in how residents and business owners should be engaged in the creation of their city.



County Commissioner Eileen Higgins at Taste of Avenue 3. Photo Avenue 3.

**Cristina Palomo**  
**Downtown Resident**

An initiative born out of one individual's passion for his community, the concept of Avenue 3 resonated quickly with the Downtowners that call NE 3rd Ave their backyard. Steve Dutton envisioned a gathering place, an organic transformation of a once overlooked and barely lit street into an urban oasis where neighbors meet for coffee, to have a drink, or share a delicious meal. That vision is becoming reality on a daily basis with more good things to come. Some of downtowns oldest institutions continue to thrive here and coexist with newly opened businesses that are bringing a new and fresh energy to the neighborhood. So many cultures represented here and there is truly something for everyone.



**Amal Solh Kabbani**  
**Downtown Neighbors Alliance (DNA)**

I write this article not in my capacity as president of the DNA but as a resident of 50 Biscayne.

Remember when you bought your house or apartment and your real estate agent would explain how yours is in the "good part of town" and it is up and coming and a considerable distance/blocks away from the "not so attractive" part of town so you have nothing to worry about from an investment standpoint and your purchase will have the potential to give you a decent return when ready to sell after years of happy living? Well, it so happens that 50 Biscayne is both, smack center in between the bay on one side and the once battered Avenue 3 on the other. So you can only imagine what the revitalization of Avenue 3 means to me and to all the residential towers that are in that "part of town".

Eagerly looking forward to harvesting the fruits of the hard work that Stephen Dutton and a team of dedicated downtown residents and stakeholders have undertaken to change the face of Avenue 3 and turn it into a true community-oriented space with safety and pedestrian-friendly focus in mind.

**Ken Russell**  
**City of Miami Commissioner**

One of the challenges facing downtown as it grows is creating more public spaces that foster a sense of place. The residents and businesses on Avenue Three have really taken the lead in pushing the city, the county and the DDA to help build that vision on this street.

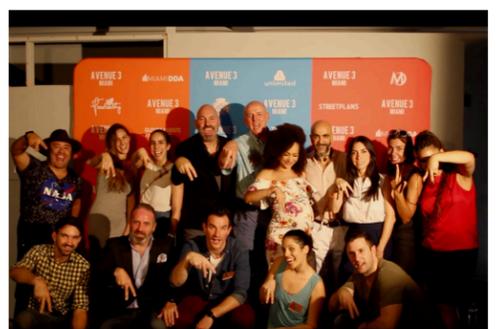


Commissioner Ken Russell helping out before Taste of Avenue 3. Photo: Avenue 3.

It's important that we activate Avenue 3 and I'm proud to support their efforts. I think we will look back on this as a pivotal moment in the development of downtown Miami as a true integration of live, work and play.

## Acknowledgements

**The Avenue 3 Team.**



Glenda Puente, Ross Padfield, Dana Wall, Santiago Rodriguez, Michelle Lustgarten, Santiago Llaneza, Maria Cristina Chicuen, Robert Rucky, Stephanie Jaffe Werner, Casey M. Piket, Silvia Perez, Stephen Dutton.

## Cultural Compass

### Mystery in Dance



Aurea Veras

For one evening the stage at the iconic Olympia Theater becomes a Milonga Bar. *Milonga* is a tango dance party. This Milonga is led by renowned instructor and performer Daniel Santana, and features a duet of guitar and bandoneon. Diego Santana has performed with Andrea Bocelli and danced with actress Gabrielle Anwar (*Scent of a Woman*.)

The evening starts with a demonstration, followed by a tango class and the Milonga.

Those who think only Argentines can tango are mistaken. Tango has no nationality. Its only passport is feeling. The presence of tango is so strong that even inexperienced aficionados muster the courage to engage the mysterious dance. Of course, tango is also a spectacle, so you can sit, a glass of wine in hand, and watch.

The Olympia Theater in partnership with Downtown Ars + Science Salon (DASS)

#### What, When, Where...

Tango at the Olympia  
November 26, 2019. 7-10 pm.  
RSVP: DassMiami.com.

#### The Olympia Theater

174 E Flagler St. Miami, FL 33132  
Olymoitheater.org.

## Avenue 3 Sponsors



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## Spotlight

### Manuel Hutchinson



Raul Guerrero

Homelessness is a two-sided coin. Nuisance, danger, neglect on one side, and hope on the other. Let me introduce you to Manuel Hutchinson.

Born to a home where both his parents were deaf. Sign language was his first and only language. In effect, he taught himself English much later, and still feels not fully confident speaking it.

Manuel didn't have much of a relationship with the father. He and a sister grew up with a single mother, and for long stretches the family was homeless. Under such circumstances, many of us would crumble. Not Manuel. In addition to English, he taught himself computers at the public library.

#### Serendipity

Manuel saw an announcement for the Miami Foundation's My Miami Story. This particular chapter took place at the Downtown Main Public Library. He met Stephen Dutton, who had also gone to tell the story of how he came to head the Avenue 3 initiative, an initiative born out of tragedy. Dutton lost his spouse to the aggression of a homeless man, but instead of letting revenge and hate dictate his life, Dutton put together a team of dedicated young professionals to undertake the revitalization of Avenue 3.

One component of the initiative is the eradication of homelessness. There is no one magical solution for such a complex problem. The Homeless Trust, an institution that operates with a \$60 million annual budget, leads the macro effort, however, the number of unsheltered persons in downtown hasn't been reduced. Dutton believes change can happen one person at a time. Hence, he created the Thomas P. Lang Jr. Memorial and Scholarship Fund at Miami Dade College (MDC) to help homeless youth fulfill their potential.

"I believe education is the surest path towards success for anyone living on our streets," said Dutton. "We must recognize their potential and desire to better themselves."

Manuel was the perfect candidate to pursue a high-tech career that perhaps could incorporate sign language to computer technology. Dutton arranged for Manuel to meet Romi Bhatia, executive director of the Idea Center at MDC. Manuel had his first college experience, and was invited to attend the Center's fifth anniversary commemorative lecture.

The 23-year-old Manuel is registering for the MDC 2020 spring semester while keeping his job at the Overtown YMCA. A bleak future is suddenly looking hope in the eyes.

## Architecture

### Let There Be (better) Light



Glenda Puente

What makes a city look interesting? According to Jane Jacobs, its streets. Jacobs is the author of a must-read book titled "The Death and Life of Great American Cities". The theories presented in the book, originally published in 1961, are still very much relevant today. Jacobs describes streets and their sidewalks as the main public places of a city, and "its most vital organs". She directly connects the uses of sidewalks with safety, she said, "when people say that a city, or part of it, is dangerous or is a jungle what they mean primarily is that they do not feel safe on the sidewalks." Jacobs highlights the need for "eyes on the street" to naturally achieve safety and she is not talking about police officers, but the people that work and live and care for that street.

For many years, not too long ago, people did not feel safe in the streets and sidewalks of Downtown Miami. It could even be said that some people still don't feel safe today, especially at night. So, what is wrong with the sidewalks in Downtown? Most of the residents and business owners will say they are not well-lit. Due to that sentiment, one of the main goals of the Avenue 3 Miami initiative is to make NE 3rd Avenue feel safer for pedestrians by transforming the street and sidewalks in order to attract more foot traffic (eyes). Before this community-led initiative started back in 2017, the Downtown Neighbors Alliance formally requested lighting improvements on NE 3rd Avenue, signaling lighting as a priority.

The typical approach to solving an inappropriate lighting scenario would be to add more, brighter street poles. In the case of Avenue 3, the sidewalk on the west side of the street is quite narrow, poles interrupt the path for circulation and take up space that could be used for tables and chairs – the street is home to 14 restaurants. In addition, the street poles of Downtown don't do much for the pedestrian as the design of the light pole disperses more light to its sides than down to the sidewalk. For these reasons, the Public Space Challenge winning idea "Avenue 3 / Lighting Improvements" proposes overhead lighting. More specifically, a catenary lighting system extending over the street and sidewalk, attached from building façade to building façade, using energy-efficient LED fixtures that comply with dark sky standards and don't contribute to light pollution. This approach is not only more affordable and climate conscious – although the ideal scenario would be to go solar as the planet is in delicate state – it would also make the street feel more welcoming and distinctive, creating a pleasant ambiance for future block parties.

Due to limited budget, only the south block is being contemplated for the overhead lighting upgrade the Public Space Challenge grant can fund. Since this approach is non-standard there will likely be some push back by the Department of Public Works. Community support and the support of key partners like the Flagler BID and Miami DDA will be crucial to achieve the goal within the timeframe delineated by the grant (one year).

The project will be presented to the public on November 19 during Avenue 3's History Walk and Fall Party event. Participate, voice your support or concerns, prove Downtowners want to occupy their streets at night and let there be (better) light.



**Glenda Puente, AIA** – Architect and downtowner ([www.glendapuente.com](http://www.glendapuente.com))  
To learn more about the goals, the team members and how to get in touch, visit Avenue 3 Miami ([www.avenue3miami.org](http://www.avenue3miami.org))

## CULINARY GUIDE - AVENUE 3

The first thing you notice as you venture down Avenue 3 is the culinary diversity: American, Serbian Balkan, Japanese or Italian. A slice of pizza, a Cuban sandwich, rotisserie chicken, and what has become a Miami staple, ceviche. Also, smoothies, cappuccinos, and cocktails. Some of these places have been around for generations, some are new comers, and others are iconic.

Edgy, cosmopolitan, and food to remember. Treat yourself to an adventure in this wonderful downtown neighborhood and discover. Avenue 3 is all about urban authenticity

Said Guy Fieri: Food is not just eating energy. It's an experience.

Photography by Dre Puente: IG "Shotsbydre\_"

### CVI.CHE 105

Award-winning Peruvian restaurant located in the cosmopolitan Downtown Miami. Known for a vast selection of ceviches, and other traditional dishes.



105 NE 3rd Ave. Miami, FL 33132  
Website: [www.ceviche105.com](http://www.ceviche105.com)  
Phone: (305) 577-3454

### RAKIJA GRILL

Authentic Serbian and Balkan. Spicy grilled meat like the Mediterranean Pljeskavica and Cevapi.



139 NE 3rd Ave. Miami, FL 33132  
Website: [www.rakijagrill.com](http://www.rakijagrill.com)  
Phone: (786) 629-9849

### HIBACHI GRILL

Pan-Asian Grill & Noodle bar. Serving grilled Japanese & Thai fare.



45 NE 3rd Ave  
Miami, FL 33132  
Website: [www.hibachigrillmiami.com](http://www.hibachigrillmiami.com)  
Phone: (305) 374-2223

### SAN VILLA

Mix Asian food. Buffet. Filipino, Thai, Korean, Chinese and Indonesian entress.



30 NE 3rd Ave. Miami, FL 33132  
Website: [www.san-villa-asian-fusion.business.site](http://www.san-villa-asian-fusion.business.site)  
Phone: (305) 374-1495

### CAFFE TONNY

Feel good food. Late night.



192 NE 3rd Ave, Miami, FL 33132  
Website: NA  
Phone: (305) 539-0100

### SOVEREIGN

Poke, Boba, Asian Kitchen.



22 NE 3rd Ave. Miami, FL 33132  
Website: [www.sovereign-poke-boba-asian-kitchen.business.site](http://www.sovereign-poke-boba-asian-kitchen.business.site)  
Phone: (786) 534-8712

### TEN FRUITS

Juice & coffee bar serves health-minded salads, breakfasts & sandwiches in a warehouse-chic space.



143 NE 3rd Ave. Miami, FL 33132  
Website: [/www.tenfruits.com](http://www.tenfruits.com)  
Phone: (305) 373-7678

### POLLOS Y JARRAS

Bi-level spot for rotisserie chicken & other Peruvian eats amid neon colors & warm woods.



115 NE 3rd Ave. Miami, FL 33132  
Website: [www.pollosyjarras.com](http://www.pollosyjarras.com)  
Phone: (786) 567-4940

### SEDICI

Casual, laid-back eatery. American bites, baked goods & coffee.



16 NE 3rd Ave  
Miami, FL 33132.  
Website: [www.sedicicafegrillmiami.com](http://www.sedicicafegrillmiami.com)  
Phone: (305) 469-1111

### D'ORO CAFFE AND MARKET

Modern cafe. Panini, pasta & other Italian food. Coffee drinks & wine.



17 NE 3rd Ave.  
Miami, FL 33132  
Website: <https://www.dorocaffe.com/>  
Phon: (305) 371-6300

### MANOLO & RENE GRILL

24/7 counter serve doling out Latin American staples such as empanadas & Cuban sandwiches



188 NE 3rd Ave.  
Miami, FL 33132  
Website: [www.cafemanoloyrene.com](http://www.cafemanoloyrene.com)  
Phone: (305) 358-4488

### PIZZA RUSTICA

Counter-serve chain offering Roman-style rectangular pies, slices & more until late at night.



50 Biscayne Boulevard.  
Miami, FL 33132  
Website: [www.orderpizzarustica.com](http://www.orderpizzarustica.com)  
Phone: (786) 787-2378

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