

Build a Better Burb Sprawl Retrofit Council

March 19th & 20th, 2016
Miami Design District, Miami

AN INTRODUCTION TO THE
MIAMI DESIGN DISTRICT PROJECT

PROJECT DESCRIPTION



- 1. Pedestrian Street and Civic Space Project
- 2. Miami Downtown
- 3. Bal Harbor
- 4. Coral Gables
- 5. Miami Beach
- 6. Miami International Airport

The ‘Build a Better Burb Sprawl Retrofit Council’ is being hosted in an exciting new venue within Miami. The Design District is a pioneering intimately scaled, pedestrian-oriented infill project that integrates retail, offices, lodging, parking and a public high school into a historic retail district, emphasizing the character and quality of public space. The new development evolved from a 1997 renewal plan initiated by a property owner who subsequently continued accumulating properties. In 2011, a charrette produced the plan for adding a pedestrian passage across four blocks. A Special Area Plan, a component of the City of Miami’s new zoning code (Miami 21), regulates the implementation.

The Project provides a transition between the big-box retail and residential towers of Midtown Miami, located directly to its south, and low-scale historic residential areas to the north. The program integrates existing and proposed commercial space, office, residential and hotel uses. At the core of the project is a new 30-foot wide pedestrian passage (paseo) across four blocks that terminates in newly-created large plazas to the north and south. The adaptive reuse of existing buildings includes both single-story retail buildings and several larger historical structures. The plan integrates an advance parking management program and provides access to a range of public transportation, minimizing car circling and encouraging foot traffic. The implementation has been orchestrated into discreet phases that minimize disruption from construction and incrementally introduce new infrastructure. More than half of the first two phases are completed.

This project blends the traditional structure of the city with innovative design, new buildings being of highly modern architectural syntax. The master plan addresses building placement, overall identity, and the movement of people through the space; the code allows individual buildings to be designed by numerous architects, enhancing variety while supporting the overall vision. Ambient and direct lighting have been carefully designed for a safe and comfortable evening environment but also as an attractive visual experience. Selected art pieces have been positioned in appropriate locations, creating a sense of place and interest. Visitors exit one the project’s underground parking lots by emerging through a re-creation of Buckminster Fuller’s Fly’s Eye Dome in the southern plaza.

The plan focuses on creating an appropriate response to the tropical climate of South Florida. Mature trees have been positioned both on the streets and on the roofs along the paseo, plazas and local streets, providing shade and cooling, while their high canopies ensure views of retail store frontages remain unobstructed. Guidelines ensure that tenants build out their spaces matching the sustainability goals to manage construction waste, use recycled, locally sourced materials, optimize energy performance, and reduce water use. The project was rated LEED-ND Gold in 2012.



MASTER PLAN

Existing and Proposed Development, by Principal Use:

- 1. Proposed Department Store
- 2. Proposed Retail/Office/ Commercial
- 3. Retained Retail/ Office/ Commercial
- 4. Proposed Hotel
- 5. Proposed Residential Above Retail
- 6. Proposed Garages with Retail
- 7. Proposed City Garage

Project Plan (right), with included sites at the time of submission indicated in darker green and the paseo in orange.

Beginnings of the paseo and bounding buildings stemming from 1997 plan (below).



CIVIC SPACE: PALM COURT



Key Map
① Palm Court
② Paseo



Photograph courtesy of DPZ Partners, LLC



Photograph courtesy of the Design District
Photographer: Richard Patterson

A: View north up the paseo from the Fuller dome in the southern plaza
B: View west across the southern plaza (and sub-terranean garage roof), showing appropriate landscaping for the climate and for retailers

CIVIC SPACE: THE PASEO



A: Retail building at corner of paseo and existing cross street
B: Arcade of building from 1997
C: Paseo looking towards South Plaza
D: Paseo looking north



PASEO AT CROSS STREET A



A: Paseo looking north
B: Cross-street A looking west, new large trees in place
C: Cross-street A looking east,
D: Paseo crossing. Note continuation of pedestrian paving at a continuous elevation. Vehicles defer to pedestrian standards, pedestrians stay constant.



Photograph courtesy of DPZ Partners, LLC



Photograph courtesy of DPZ Partners, LLC



Photograph courtesy of DPZ Partners, LLC



Photograph courtesy of DPZ Partners, LLC

CROSS STREET B



- A New infill building with roof garden
- B Retained historic building shown with new street trees in front and retrofitted shops within
- C Historic building at cross street
- D Street with historic building, new shops. Note: after this photo was taken, construction for the northern part of the paseo began, removing one shop.



Photograph courtesy of the Design District
Photographer: Richard Patterson



Photograph courtesy of the Design District



Photograph courtesy of the Design District
Photographer: Robin Hill



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Over two days in Miami the Council will consider how we can transform more suburbs into prosperous, vibrant places.

Follow the attached link for further information on the Council.

<https://www.cnu.org/civicrm/event/info?id=93>



MIAMI DESIGN DISTRICT

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Follow the attached link for further information on the District.

<http://www.miamidesigndistrict.net>