

City of Miami Beach

Collins Park Garage Cultural Space

Concept Deck

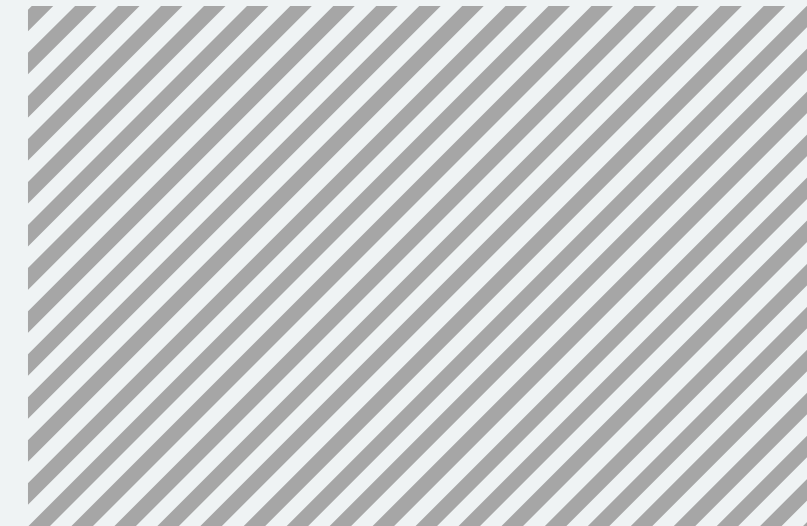
MIAMIBEACH





COLLINS PARK GARAGE

-
- 15,000 sq. feet of ground floor retail space
 - 513 parking spaces
 - A public plaza



Tate Modern Retail Space, London



GROUND LEVEL GALLERY & CULTURAL RETAIL SPACE

approximately 750–1,500 square feet

- Cultural Tourism Welcome Desk
- Main Gallery
- Retail space consisting of mixed cultural partners
- Additional gallery, retail and artist studio space



BO Bartlett Center

Two Palms Gallery & Studio, Los Angeles, CA



Foster White Gallery, Seattle, WA



**Olson Kundig Studio & Gallery,
Seattle, WA**

GROUND LEVEL CONTINUED— ARTIST STUDIOS

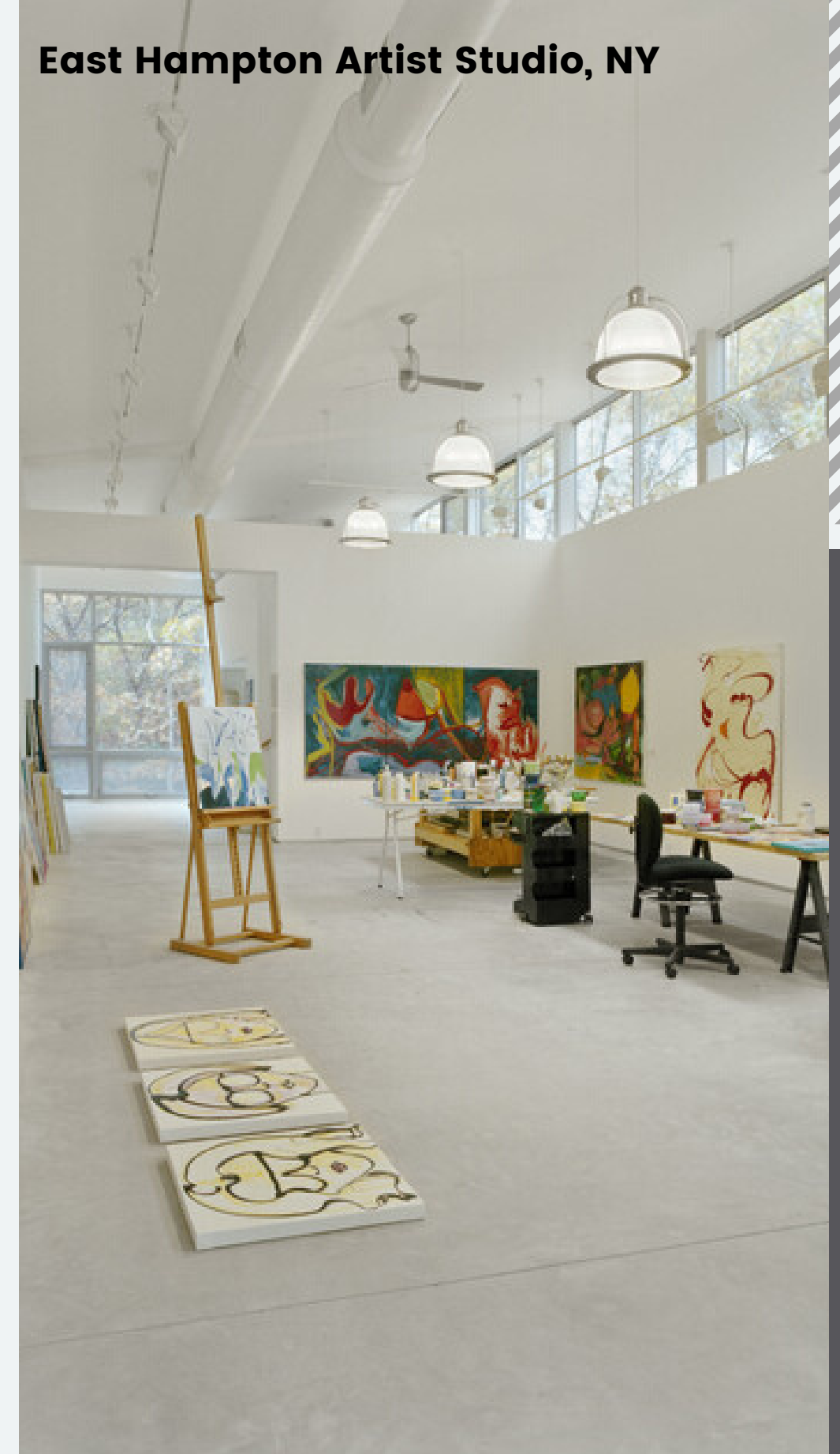
approximately 1,600–2,400 square feet

Artist studios could be incorporated into the first floor retail space. These studios will:

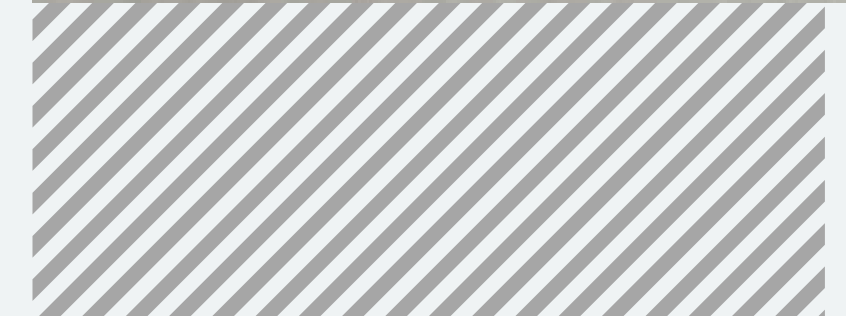
- Be open to the public
- Be awarded as low-cost studio space for artists with yearly jury and renewal terms
- Require artists to work in their studios for a set number of hours per week, participate in monthly events/openings/open studios, and offer community workshops, lectures, or activations on a bi-monthly basis.
- Allow artists an opportunity to work and sell their art in a low-cost space that is both a studio and retail gallery space



**Bryce Hudson Studio & Gallery
St. Petersburg, FL**



East Hampton Artist Studio, NY



Gallery & Artist Studio Footprint

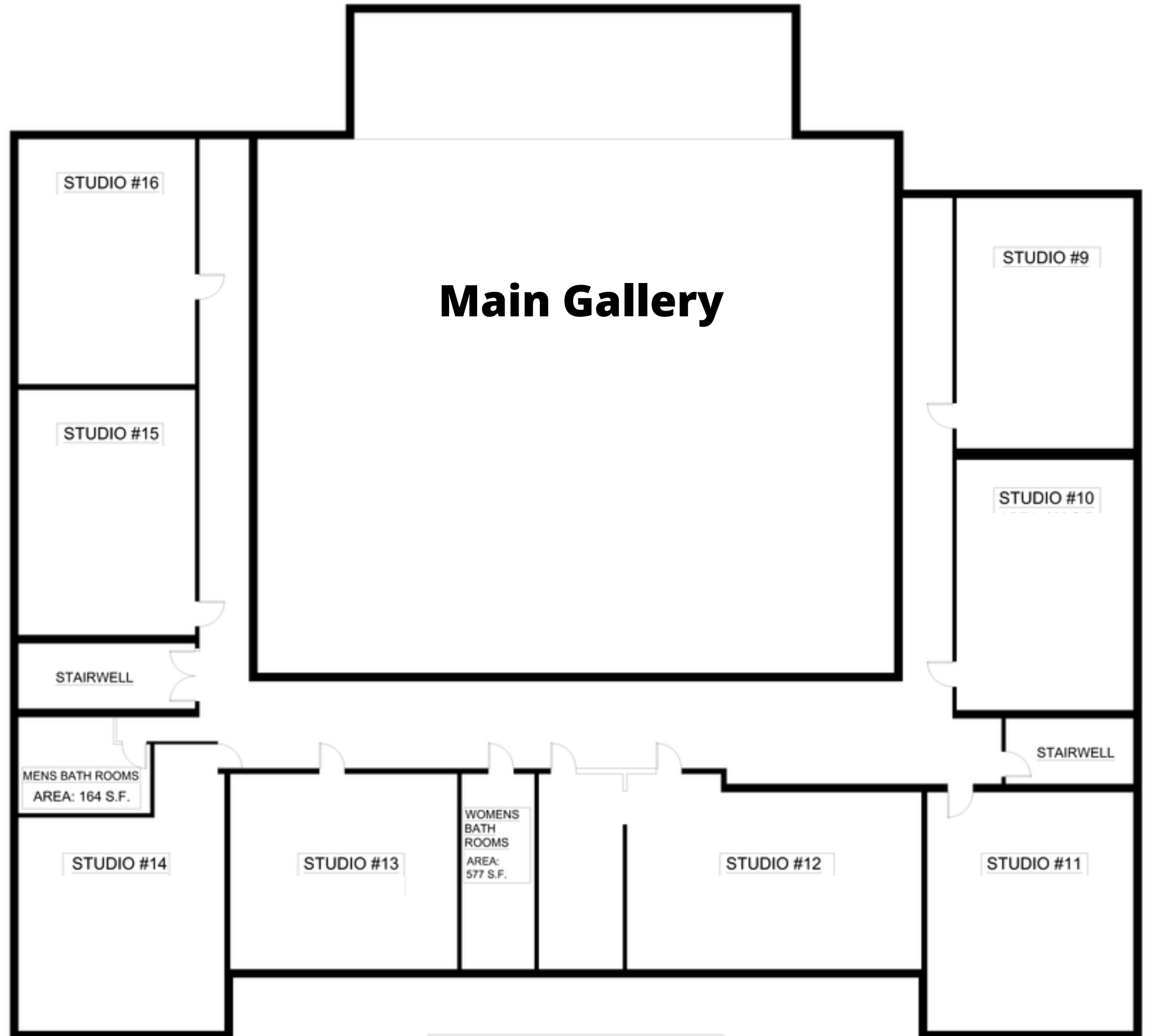
Gallery & Studio spaces are incredibly flexible and arrangements could be made to fit any desired footprint. Artist studios could be rented at \$2-3 per square foot and can range in size from 150 square feet to 800 square feet. Ideally, artist studios would operate around a larger main gallery space. Three examples are discussed but ultimately the square footage is adaptable.

Existent Spaces-Gallery and Studio Space

Name	Total Square Footage	Studio Square Footage	Number of Studios	Price	Gallery Space	Location
Fountainhead	25,000	300-500	20+	\$400+	unknown	Miami, FL
Studio 18	11,000	100-200	18	\$2/sq ft	2,000 sq ft	Pembroke Pines, FL
Arts Warehouse	15,000	176-529	15	\$2/sq ft \$378-1,132/mo	2,000 sq ft	Delray Beach, FL
Bakehouse	33,000	varies	62	\$305- \$1,315/month. (\$13.20/sq ft)	2,600 sq ft and 600 sq ft	Miami, FL
BACA	6,000	96-196	11	\$2/sq ft	2,500 sq ft	Pompano Beach, FL
AllMost	7,000	180-1,900	8	\$2.50/ sq ft	None, approx. 1,500 sq feet of coworking space	Los Angeles, CA

Gallery & Artist Studio Footprint Option 1

In this layout, a large main gallery (approx. 1,000 to 1,500 square feet) is surrounded by eight, 200–250 square foot artist studios. This design allows for shared storage space, restroom facilities, and additional wall space to display works. The total footprint of this option is approximately 3,000 to 3,750 square feet, including bathrooms and hallways.

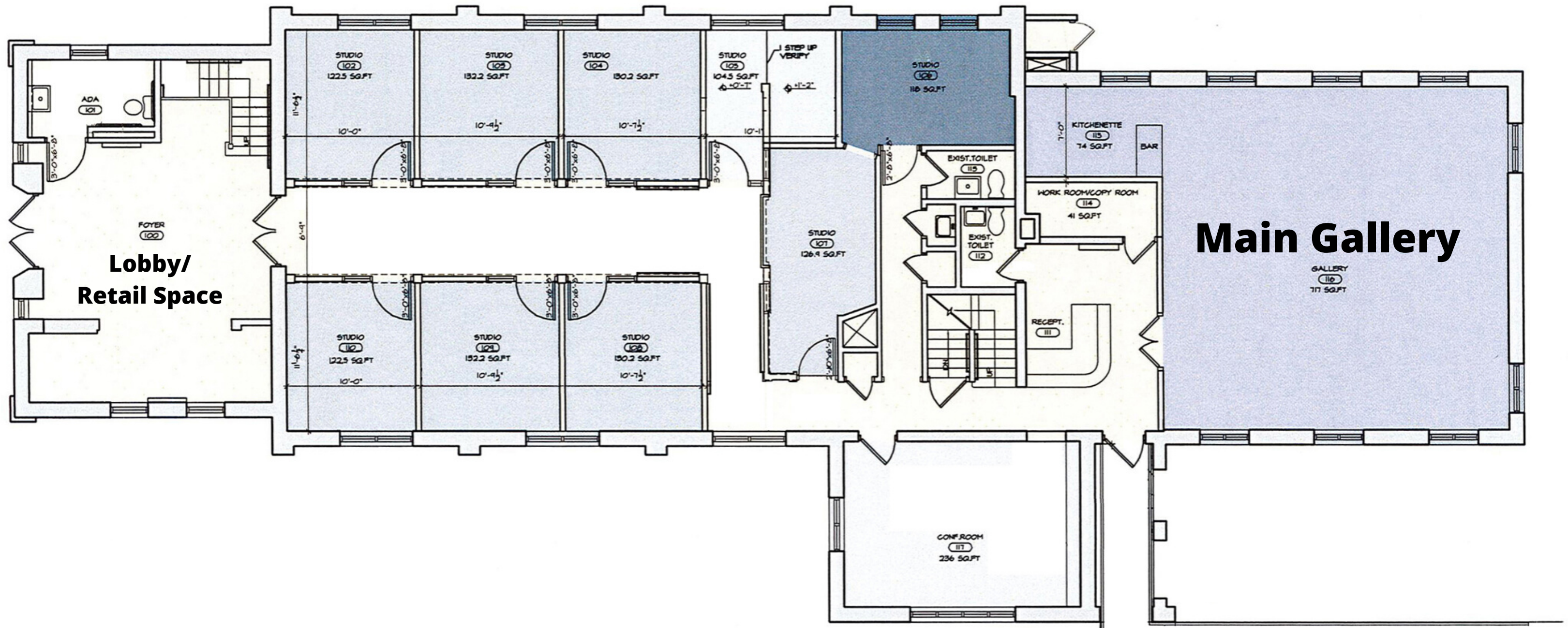


Gallery & Artist Studio

Footprint Option 2

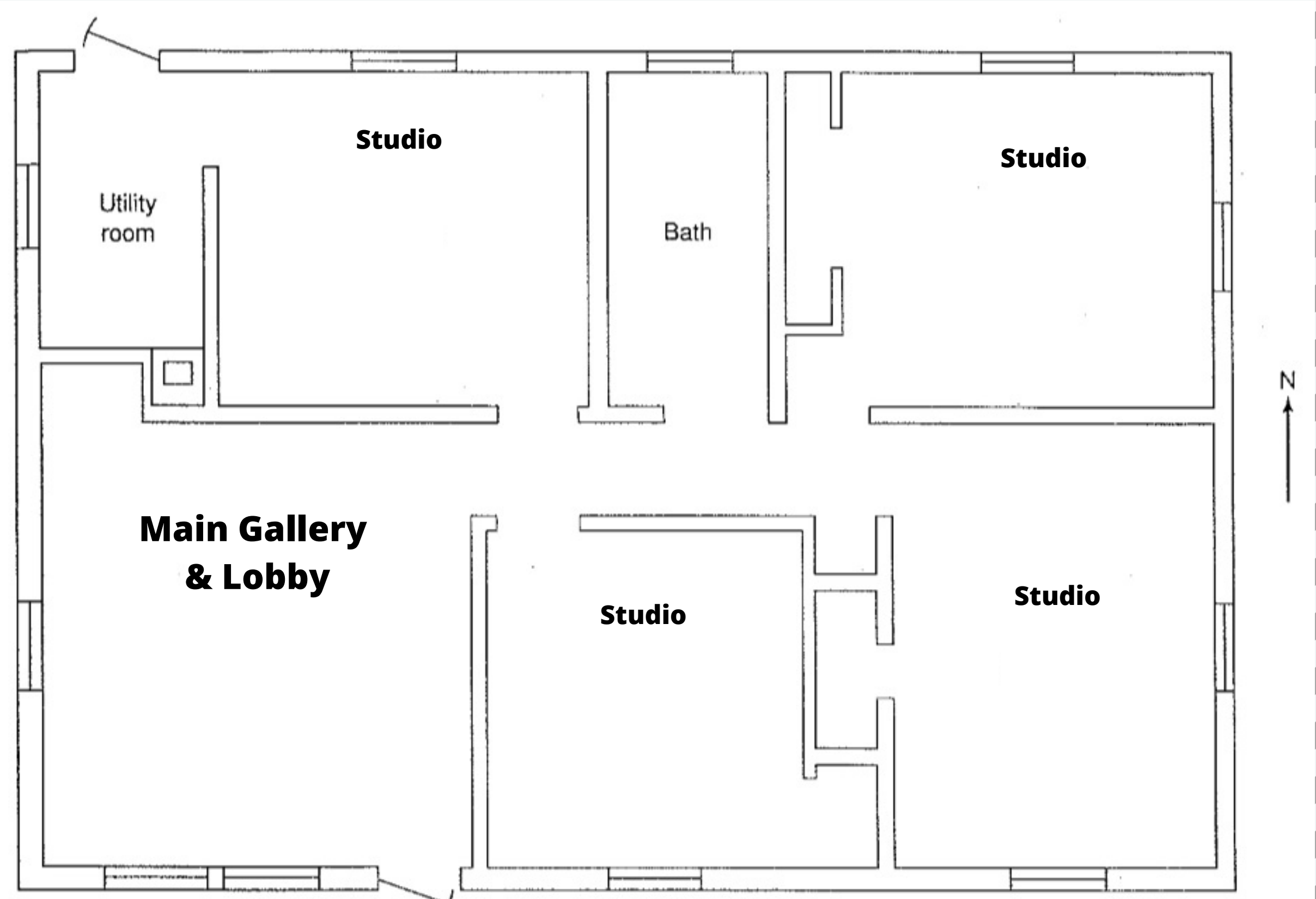
In this layout, a welcome desk (reception), retail area, and smaller gallery are all incorporated into the eight artist studios. This design allows for a larger expanse of ground-level retail. In this layout, the gallery is approximately 750-1400 square feet and each of the eight studios is 150-300 square feet, with a 200-400 square foot lobby/retail space. This design also incorporates a shared conference room (250 sq. ft) and larger hallways to mount additional artwork. The total footprint of this layout is approximately 3,000-5,000 square feet including hallways and bathrooms.

FLOOR PLAN:



Gallery & Artist Studio Footprint Option 3

This layout depicts the smallest footprint possible for a viable studio and gallery complex. In this arrangement, four studios are approximately 150–200 square feet each, with a main gallery and lobby comprising an additional 400 square feet. Along with a utility/storage room and restroom facilities, this layout compromises approximately 1,200 to 1,500 square feet.



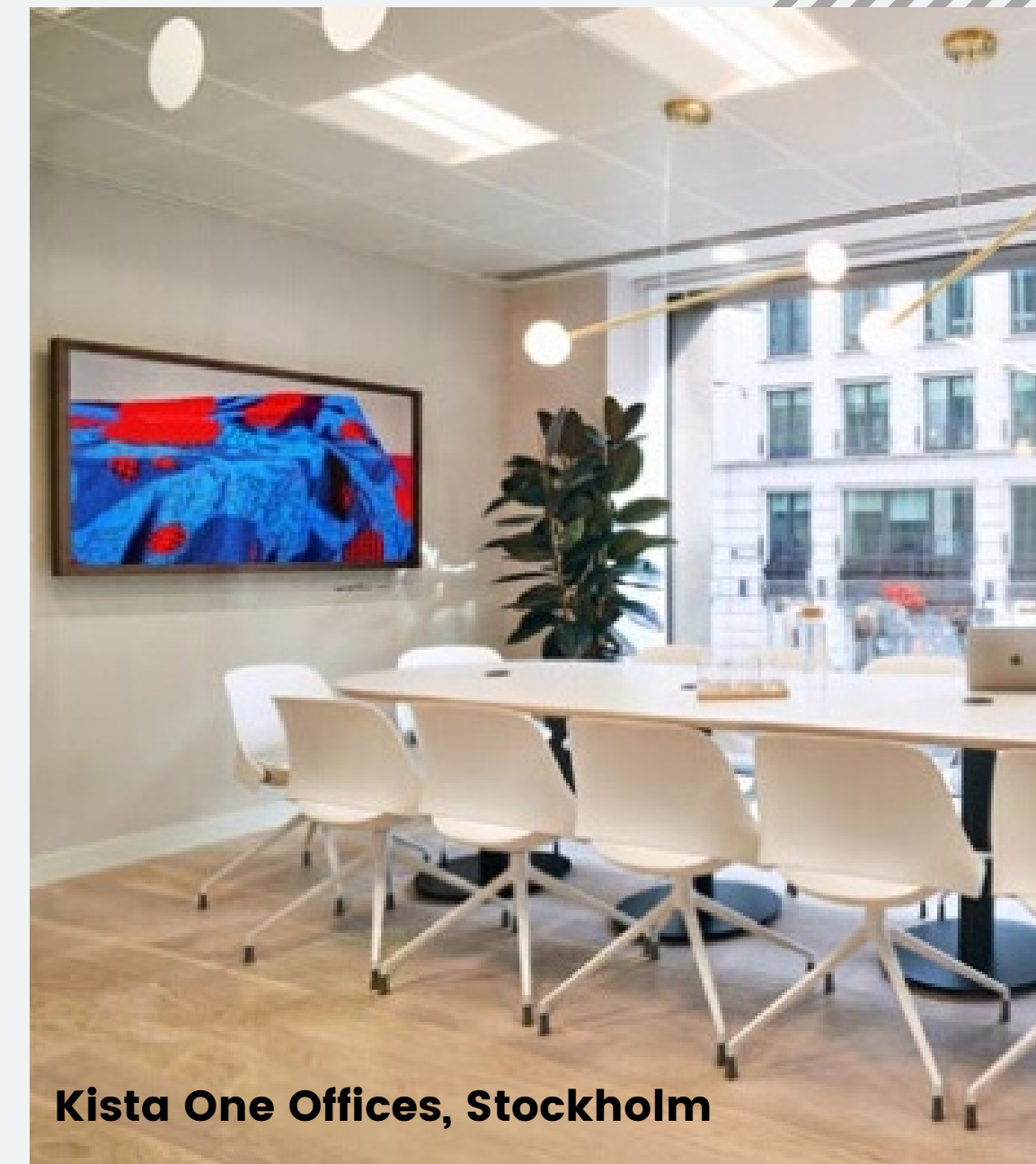


Arts Warehouse, Delray Beach, FL

OFFICE AND ADMINISTRATIVE SPACE

approximately 1,000–1,500 square feet

- 6–8 Administrative offices
- Shared/Coop work space
- Community conference room
- Meeting rooms
- Storage



Kista One Offices, Stockholm



Two Palms Gallery & Studio, Los Angeles, CA



Kista One Offices, Stockholm



PERFORMANCE, INSTALLATION & NEW MEDIA ART SPACE

approximately 500-2,000 square feet

- Mixed-use dark/performance space
- Retractable seating system
- Convertible space for art installations
- Video-projectors and movable screens for multimedia and digital art installations
- Projectors, sound system, and theater style lighting



Artists Rights Society (ARS), New York



Museum of Modern Art, Vienna



Black Box Theater, Sacramento, CA



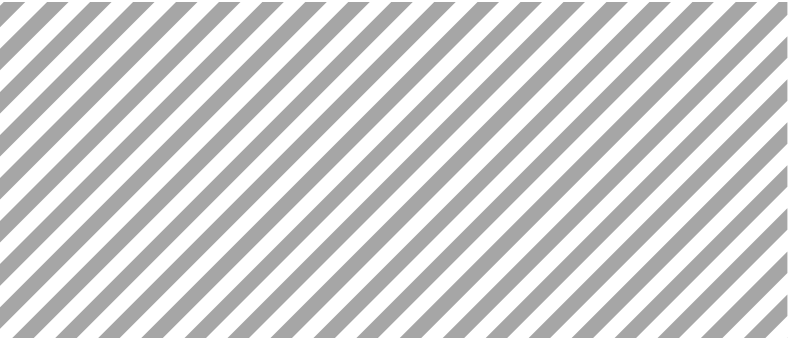
Contemporary Arts Center, Cincinnati



The Whitworth Art Gallery, Manchester



Palais de Tokyo, Paris



**Hibiya Step Plaza,
Tokyo, Japan**



COMMUNITY PLAZA & EVENT SPACE

A public, outdoor plaza for events,
performances, art activations and
rentals



**Rockefeller Center,
New York, Temporary
Exhibition**



**Daley Plaza,
Chicago, IL**

Bryant Park, New York City



COMMUNITY PLAZA CULTURAL ACTIVATIONS

- Outdoor performance space for dance, live music, theater, and opera
- Sculpture exhibitions
- Film screenings
- Wellness activations (meditation, yoga, chanting)
- Community gatherings

Queen Victoria Market, Melbourne AU



Market Square, Pittsburgh

Bryant Park, New York City

