

# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

TO: Land Use and Sustainability Committee

## COMMITTEE MEMORANDUM

FROM: Jimmy L. Morales, City Manager

DATE: July 21, 2020

TITLE: DISCUSSION REGARDING TIGHT URBANISM

### ACTION REQUESTED:

Discuss the item and provide appropriate policy direction.

### ADMINISTRATION RECOMMENDATION:

Conclude the item with a recommendation to the City Commission, if applicable.

### HISTORY:

On September 11, 2019, at the request of Commissioner Ricky Arriola, the City Commission referred the discussion item to the Land Use and Development Committee (Item C4Z). On October 30, 2019 the Land Use Committee (LUDC) discussed and continued the item to the January 2020 LUDC meeting with direction to the administration to meet internally and with the item proposer to identify different options for a potential pilot, including budget and operational impacts.

The item was placed on the January 21, 2020 agenda of the newly constituted Land Use and Sustainability Committee (LUSC). The item was deferred to the February 18, 2020 LUSC meeting. On February 18, 2020 the item was deferred to the March 17, 2020 meeting. The March 17, 2020 LUSC meeting was postponed, and the item was moved to the May 26, 2020 LUSC agenda. On May 26, 2020 the item was deferred to June 30, 2020.

Prior to the June 30, 2020 meeting, Commissioner Arriola withdrew as the sponsor of the item, and it was deferred to the July 21, 2020 LUSC agenda. The new sponsor of the item is Commissioner Mark Samuelian.

### ANALYSIS:

As indicated in the referral memo, KoDA, a Miami Beach-based architecture firm, submitted a proposal that contemplates the exploration of Miami Beach's alleyways. The firm aims to examine ways we can adapt our alleys to be in line with the Urban Land Institute's recommendations for stormwater management while maximizing the value of alleys to better serve pedestrians and cyclists. KoDa's exploration would be guided by the tenets of "tight urbanism."

There is also a potential to partner with the University of Miami (UM) on this project since the principal of KoDA, Mr. Wes Keen, is a professor at the UM School of Architecture. Attached is KoDA's proposal regarding alleyway improvements. This concept centers on improvements to streets and alleys, particularly those rights of way that are used primarily for service purposes.

Subsequent to the October 30, 2019 LUDC, the administration met internally to discuss the operational and budget aspects of the proposal. In this regard, the following areas were identified:

1. Synchronization with the James Comer Field Lincoln Road Master Plan; specifically, the proposal for Lincoln Lane north and south.
2. A building by building analysis would be required for any fixtures that would be affixed to.
3. The need to address alley sections on a block by block basis, particularly regarding loading, grease trap access, as well as storm water and sewer access point.

4. Existing and proposed bike lanes.

KoDA has since been following up with the public works department regarding specific information related to waste management pick up schedules, routes, quantities, and costs. Additionally, KoDA has been reviewing the City atlas, including utility information such as sewer, stormwater, rain outfalls, and pump systems, as well as the initial recommendations from Jacobs Engineering Blue/Green Infrastructure proposals.

At this point, KoDA would like to address the LUSC regarding whether there may be an opportunity for funding the proposal. Currently, there is no funding for a pilot project in the FY 2020 budget. However, this could, potentially, be considered a budget proposal for FY 2021, although there will likely be very limited funding for new projects considering the preliminary FY2021 budget projections.

**CONCLUSION:**

The administration recommends that the item be discussed and concluded. Additionally, if there is consensus, it is further recommended that the LUSC make an applicable recommendation to the City Commission.

Attachment



PROJECT OUTLINE.

1] MASTER PLAN

- RESEARCH COMPONENT
- INTERVIEWS / MEETINGS
- MAPPING
- PRECEDENT
- GRAPHICS

- History of Miami Beach
- History of MB Ecology
- STAKEHOLDERS
  - Residents
  - City Staff
  - Visitors
  - Commercial
  - Mayor + City Commission

- Original Land Use
  - Development Spur
  - Early Economic Drivers
  - Open Space [Planned vs. Unplanned]
- Coconut Plantation > Avocado/Mangoes > Real Estate + Tourism
- Original Species:
  - Insects
- MB Population: 92,307
  - Flamingo Park Association / So. Of 5th?
  - Planning
  - 16.5 Million Annually
  - Lincoln Rd. Bid / Ocean Dr. Bid

Original land use by Collins was for a **coconut plantation** with coconut palms imported from Trinidad and Cuba. Due to native rabbits eating crop - planting efforts stopped. Later - Collins started planting avocados and mango brought over from Miami to develop business. Production did well and the movement of crops lead to the construction of the **Collins Wooden Bridge in 1912**.

Originally farming by Collins, first of coconuts then of avocados/mangoes. Then after the potential of Miami Beach as a resort was realized, the **first hotel was built in 1915** along with a golf course. As development started it quickly became a sought after destination for both wealthy snowbirds and tourists. The **“Florida Boom” continued from 1917 to 1926, ended by the Great Miami Hurricane**. The 1930s continued to see a tourist boom - developers began to construct small stucco hotels and rooming houses for seasonal travelers - these formed the famous **Art Deco** Historical District still prominent today.

- Animals
  - Rabbits
  - Sea Turtles
  - Manatees
  - Dolphins
  - Sea Birds
  - Armadillos
  - Opossum
  - Gopher Tortoise
  - Rattlesnakes
  - American Flamingo
  - White Ibis
  - Brown Pelicans
  - Cranes
  - Osprey
- Insects
  - Carpenter Ants
  - Termites
  - Am. Cockroach
  - Blue Butterfly
  - Americanized Bee
  - Grizzled Mantid

- Hotels
- Bus stops
- City Bikes
- Bike lanes
- Cultural Points
- Entertainment\*

- Heat map
- Flood Map
- Elevation
- Parking Garage
- Green Space

**Demographics** (City of MB)  
Population: **94,300**  
Elevation: **4 feet**  
Land area: **7.03 square miles**.  
Population density: **13,124 people per square mile** (very high).  
Est. Median household income (2017): **\$50,152** (it was \$27,322 in 2000)  
Est. Median house/condo value (2017): **\$458,800** (it was \$138,700 in 2000)  
Median resident age: **42.8 yrs**  
Median gross rent in 2017: **\$1,306**.

- Lincoln Road
- High-Line
- Salty Urbanism

Treatment of alleyways on secondary roads in the district. Specifically ones with existing retail and retail opportunity.

LID interventions to existing urban conditions.

- Colors
- Graphic Standards

- Gumbo Limbo - Bursera simaruba
- Dahoon Holly - Flex Cassine
- Shortleaf Fig- Ficus Citrifolia
- Marlberry - Ardisia Escallonioides
- Silver Palm - Coccothrinax Argentata
- Live Oak - Quercus Virginiana
- Wax Myrtle - Myrica Cerifera
- Wild Coffee - Psychotria Nervosa
- Saw Palmetto - Serenoa Repens
- Firebush - Hamelia Patens
- Seagrape - Coccoloba Uvifera

- LID+ / Non-Native
  - Gallberry - Llex Glabra
  - Elderberry - Sambucus
  - Red Maple - Acer Rubrum
  - Live Oak - Quercus Virginiana
  - Royal Poinciana - Delonix Regia
  - Jacarabda - Jacaranda Mimosifolia
  - Red Mulberry - Morus Rubra

2] DESIGN GUIDE-LINES

- RESEARCH
- DRAWINGS + DIAGRAMS
- PRECEDENT

- Flora + Fauna

- Service
  - Trash Pick-Up
  - Meters

- Mobility / Usage

- Pedestrian
- Car
- Bike / Scooter

- LID

- Street Sections
- LID
- Plant Selections
- Alley Typology

- Salty Urbanism
- LR Design Toolkit

- Existing Native Species
- Define Species (LID)

- What conditions are needed?  
**Solutions?**
  - Electric
  - Water

- Current perceptions of Alleys? Solutions?

- Limit vehicle access (examine parking in Alley)
- Coordinate isolated bike and scooter rental in alleys. Create bike / scooter lanes/areas.

- Ground Treatment

- Vegetation Systems
- Residential
- Cultural
- Commercial
- Transitional

- Vegetation

- Retail conditions

At **18%**, Miami-Dade county has the **lowest recycling rate** in the state.

Implementing recycling  
Educating / sorting bins at  
Specific locations in alleys.

Having designated trash pick up points at the ends of blocks. All trash (in sorted bags) would end up in dumpsters at access points for each blocks making it more efficient for garbage truck to access and take away --- Leaving space in the alley for designed intervention. **D. Toole**

Start by hosting Alley parties or movie screenings - to bring back public awareness and all residents to begin to take back the idea of the residential alley.

“The average **urban lawn** could produce **several hundred pounds of food per year**.”

What LID+ food producing plants can be used for community agriculture?

- Design + Implement Hydrology in Distributed Networks
- Maximize Water Infiltration / Retention and Eliminate Excess Runoff
- Enhance Biodiversity

- Turf Pavers
- Pervious Surfaces
- Xeriscape Lawn / Landscape
- Pervious Concrete
- Alternative paving systems - recycled rubber pavers
- Grass/Turf + Concrete Pavers
- Bioswales / Dryswales (In Alleyways)
- Rainwater Harvesting - for irrigation etc.
- Sub-pavers Filtering Fabrics
- Shading (with non heat resistant paving conditions)

Creating a vegetation palette or design tool kit to choose from.  
See **Flora + Fauna**

Look into the conditions of which retail exists on the alley way. Is there a way to create more within the existing built environment?

How was this done on the Lincoln Road alley?

**Unsafe:** Adding street lighting to remove the “dark” idea of an alley. Lighting should be more thought out and inviting rather than typical street lamps.

**Trash + Odor** Implement localized trash holding units that have ample space to avoid overflows. Liquid run-off from trash will be collected and filtered through LID implementations. Adding potent aromatic plants to alleys.

**Crime** Start with ample light - crime is attracted to places with low visibility. Adding cameras and blue-phones for a sense of safety and connection to authorities. (An alley can feel long and confined when one feels nervous).

**Tagging** Allow street art and tagging in specific areas. Hold art events to bring awareness back to alleys and inspire local artists and youth.

3] SPECIFIC INTERVENTION(S)

- DRAWINGS
- BASE FILES
- MODEL
- RENDERINGS
- DATA
- LOCATION(s)

- Presentation Dwgs
- Graphic Standards

- MB 3d Map
- Alley District 3d
- Plan(s)
- Master Plans

- District?
- Materials
- Scale

- Style
- Site Photos

- Data for use of Alley

- Residential
- Commercial
- Cultural

- Plan(s)
- Alley Sections
- Detailed Sections
- Section Perspectives
- Axon Diagrams
- Axon View
- Renders

Select Alleys for Audit

- Rhino File
- Plans for each intervention
- One overall master plan

- Define Working Area
- Wood (type?) + White 3d print-ed interventions

- Define Working Area
- Block or Entire Alley?
- Possible Locations:

- Render View Base file
- Specific Material Patterns
- People + Context

- Residential
- Cultural
- Commercial
- Transitional

- Access to Parking?
- Loading
- Delivery
- Trash Pick-up

4] NARRATIVE

- DEFINE NARRATIVE

- Define Narrative Main Points

- The Start of the “Art Deco District”  
The Miami Beach Alley Way  
A new urban culture.

- Detaching from the typical American urban planning  
The Miami Beach Alley Way  
Redefining urban planing ... Again

- Alleyways as an underutilized space - an opportunity for new style  
The Miami Beach Alley Way  
Redefining urban planing ... Again

“The over 800 multiple-dwelling structures of South Beach represent not only ‘the largest concentration of 1920s and 1930s era resort architecture in the US’ **but a humanistic alternative to the disjointed urbanism of many American cities**”. - A. Shulman

*The current iconic element of the city was a result of the adaptation to economic and environmental change/crisis..... The Space Between is doing the same, creating a new iconic identity piece.*

“Miami Beach was envisioned with romantic qualities and used design strategies focused on health, relaxation, and leisure - rare for it’s time and essentially a pioneer in detaching from traditional American urban planning practices. These **‘strategies comprised the articulation of building masses to form public spaces, and the relationship of buildings to spaces’**.” - A. Shulman

*With the unique articulation of buildings on lots with the ever changing relationships to the street edge. Miami Beach has a unique continuity of voids in the built environment, creating a network of open spaces running from ocean to bay. Utilizing the otherwise forgotten about alleyway would act as a datum - connecting some of these open space on the island.*

“Style was used to create scenography, vistas, and perspectives as the backdrop to the theatrical movements of the tourists. Style was certainly significant to Miami Beach’s hotelier. It was used as a wrapper to identify the public faces of residential buildings. **Conversely, the service alleys and the non-public facades remained informal and undecorated.**” - A. Shulman

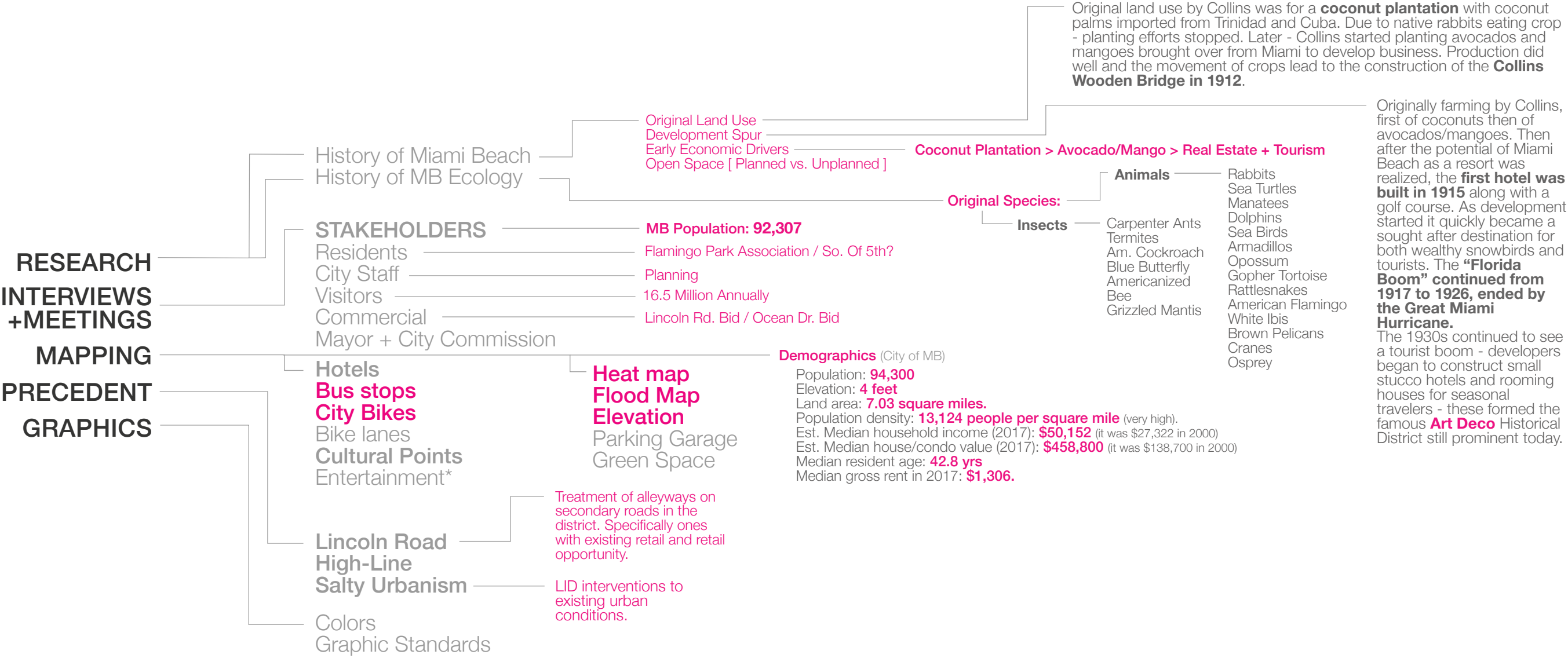
“Using the alley as a way of detaching from the grander scale of the city and the chaos that goes with it - allowing one to transfer themselves to a more intimate setting while on a commute, walk, run, etc”.

“A community of voids”

1

]

MASTER PLAN





RESEARCH  
DRAWINGS  
+ DIAGRAMS  
PRECEDENT

## Flora + Fauna

Existing **Native Species**  
Define Species (LID)

**Gumbo Limbo** - Bursera simaruba 🌿 🍄  
**Dahoon Holly** - Flex Cassine 🌿 🦋 🍄  
**Shortleaf Fig** - Ficus Citrifolia 🌿 🍄  
**Marlberry** - Ardisia Escallonioides 🌿 🦋  
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**Wild Coffee** - Psychotria Nervosa 🌿 🦋 🍄  
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**Firebush** - Hamelia Patens 🌿 🍄 🌿 🦋  
**Seagrape** - Coccoloba Uvifera 🌿 🍄

**LID+ / Non-Native**

**Gallberry** - Llex Glabra 🌿 🍄 🦋  
**Elderberry** - Sambucus 🌿 🌿 🦋 🍄  
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Service  
Trash Pick-Up  
MetersWhat conditions are needed?  
**Solutions?**

Electric + Water

At **18%**, Miami-Dade  
county has the  
**lowest recycling  
rate** in the state.**“Wish-cycling”**How much (volume) trash is collected  
on Miami Beach?Implementing public  
**recycling education** +  
sorting bins at specific  
locations in alleys.

## How many....

- Dumpsters per block?
- Dumpsters per alley?
- Weekly trash pick ups?
- Gallons of trash can a typical dumpster hold?
- Pick up locations per block?

How can the trash pick-up process  
be streamlined to reduce the impact  
on alley ways?Place a public emphasis on  
**“Reuse”** rather than **“Recycle”**Mobility / Usage  
Pedestrian  
Car  
Bike / Scooter**Current perceptions of Alleys? Solutions?**

Limit vehicle access (examine parking in Alley)

Coordinate isolated bike and scooter rental in alleys.  
Create bike /scooter lanes/areas.Start by hosting Alley parties or movie screenings - to bring  
back public awareness and all residents to begin to take  
back the idea of the residential alley.“The average **urban lawn** could  
produce **several hundred pounds of  
food per year.**”What **LID+ food  
producing plants** can be  
used for **community  
agriculture**?

- **Design + Implement Hydrology in Distributed Networks**
- **Maximize Water Infiltration / Retention and Eliminate Excess Runoff**
- **Enhance Biodiversity**

Turf Pavers  
Pervious Surfaces  
Xeriscape Lawn / Landscape  
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Alternative paving systems - recycled rubber pavers  
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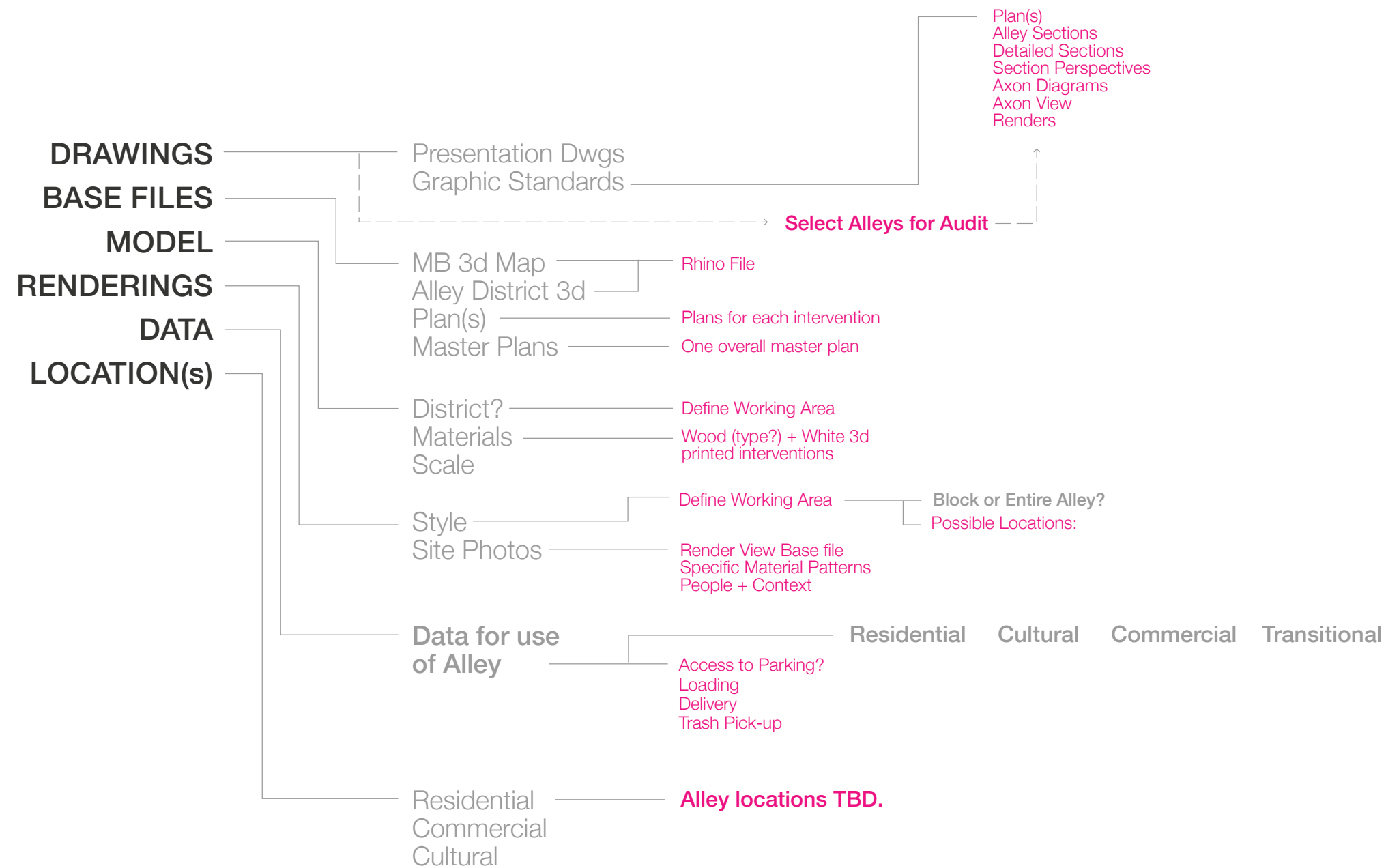
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LID  
Plant Selections  
Alley TypologyPlanting Design Tool-Kit  
**Vegetation Pallet**Residential  
Cultural  
Commercial  
TransitionalSalty Urbanism  
LR Design Toolkit**Vegetation**Creating a vegetation  
palette or design tool kit  
to choose from.See **Flora + Fauna****Retail conditions**Look into the conditions of which retail exists on  
the alley way. Is there a way to create more  
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crime is attracted to places  
with low viability. Adding  
cameras and blue-phones  
for a sense of safety and  
connection to authorities.  
(An alley can feel long and  
confined when one feels  
nervous).**Tagging**Allow street art and tagging  
in specific areas. Hold art  
events to bring awareness  
back to alleys and inspire  
local artists and youth.**Composting?****What can be composted...**

- Leaves
- Grass clippings
- Brush trimmings
- Manure (preferably organic)
- **Any non-animal food scraps:**  
Fruits, vegetables, peelings, bread,  
cereal, coffee grounds and filters, tea  
leaves and tea bags. (Minus the staples)
- Old wine.
- Pet bedding from herbivores ONLY
- Dry cat or dog food
- Dust from sweeping and vacuuming
- Dryer lint
- Old herbs and spices

**With prep / extra time...**

- Shredded newspaper, receipts,  
paper bags, etc (any non-glossy  
paper)
- Tissues, paper toweling, and cotton  
balls — unless soaked with bacon  
fat, kerosene, makeup, or other stuff  
that doesn't belong in the pile!
- Cardboard, egg cartons, toilet rolls
- Used clothes, towels, and sheets  
made from natural fabrics — cotton,  
linen, silk, wool, bamboo
- Old string & twine made of natural  
fabrics
- Pine needles
- Pine cones
- Saw dust
- Wood chips
- Nut shells
- Twigs
- Hair, human or otherwise
- Old, dry pasta
- Nut shells
- Corn cobs
- Pits from mangoes, avocados,  
peaches, plums, etc.
- Toothpicks, wine corks

# 3 ] SPECIFIC INTERVENTION(S)



# 4 ] NARRATIVE

## Define Narrative Main Points

**The Start of the “Art Deco District”**  
The Miami Beach Alley Way  
*A new urban culture.*

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**Detaching from the typical American urban planning**  
The Miami Beach Alley Way  
*Redefining urban planing ... Again*

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“ A community of voids”