

# 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:

- 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

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.

- Hotels
- Bus stops
- City Bikes
- Bike lanes
- Cultural Points
- Entertainment\*
- Lincoln Road
- High-Line
- Salty Urbanism
- Colors
- Graphic Standards

**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**.

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

LID interventions to existing urban conditions.

- Gumbo Limbo - Bursera simaruba
- Dahoon Holly - Flex Cassine
- Shortleaf Fig - Ficus Citrifolia
- Marlberry - Ardisia Escallonioides
- Silver Palm - Coccolthrinax 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
  - Jacarabada - Jacaranda Mimosifolia
  - Red Mulberry - Morus Rubra

## 2] DESIGN GUIDELINES

- RESEARCH
- DRAWINGS + DIAGRAMS
- PRECEDENT

- Flora + Fauna
  - Existing Native Species
  - Define Species (LID)
- Service
  - Trash Pick-Up
  - Meters
- Mobility / Usage
  - Pedestrian
  - Car
  - Bike / Scooter
- LID
  - Ground Treatment
  - Vegetation Systems
- Street Sections
  - LID
  - Plant Selections
  - Alley Typology
- Salty Urbanism
- LR Design Toolkit
  - Vegetation
  - Retail conditions

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

**"Wish-cycling"** - 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?

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

Select Alleys for Audit

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

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

- District?
- Materials
- Scale

Define Working Area

Wood (type?) + White 3d printed interventions

- Style
- Site Photos

Define Working Area

Block or Entire Alley?

Possible Locations:

- Data for use of Alley
  - Residential
  - Cultural
  - Commercial
  - Transitional

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

- Residential
- Commercial
- Cultural

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

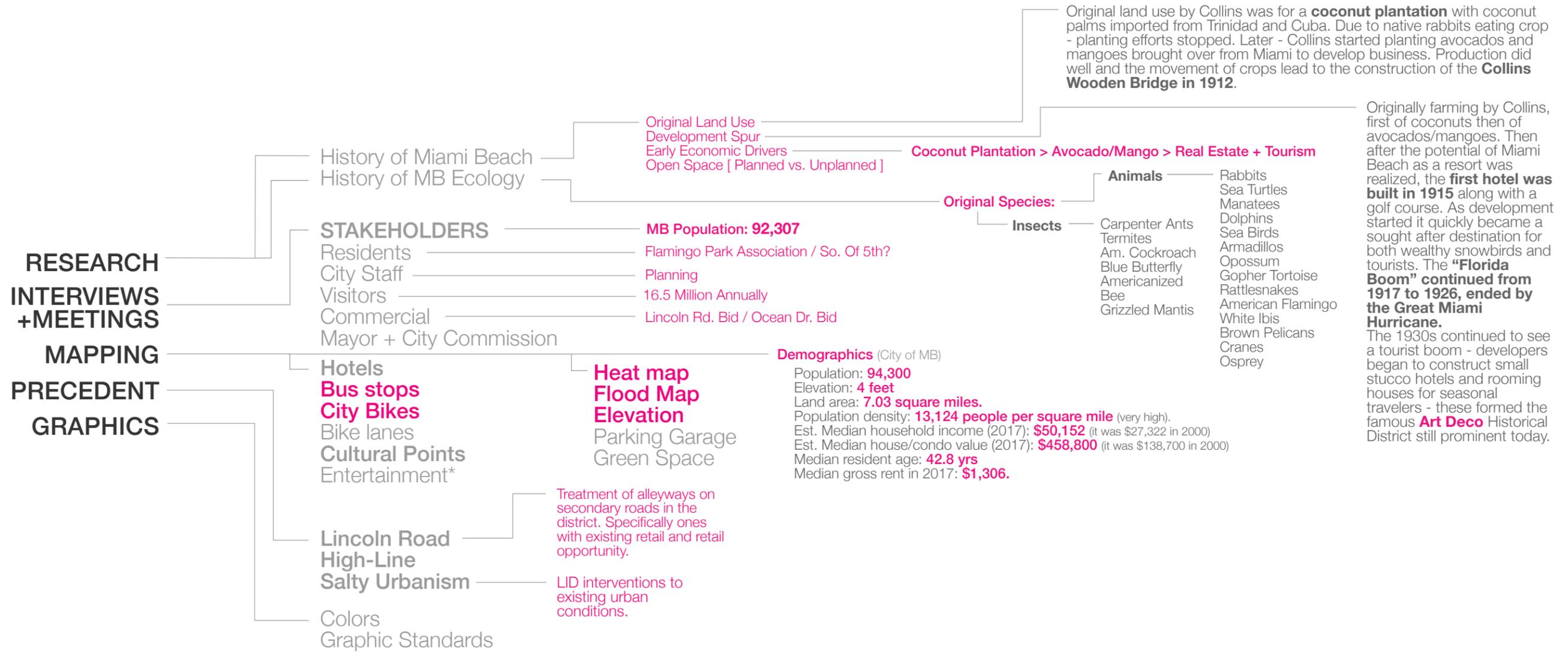
**"A community of voids"**

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".

# 1 ] MASTER PLAN



# 2 ] DESIGN GUIDELINE + BOOKLET

RESEARCH  
DRAWINGS  
+ DIAGRAMS  
PRECEDENT

## Flora + Fauna

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

- Gumbo Limbo** - Bursera simaruba
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## Service Trash Pick-Up Meters

What 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.

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**

## Mobility / Usage

### Pedestrian

Current perceptions of Alleys? Solutions?

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.

### Car

Limit vehicle access (examine parking in Alley)

### Bike / Scooter

Coordinate isolated bike and scooter rental in alleys. Create bike /scooter lanes/areas.

## LID

**Ground Treatment**  
Vegetation Systems

"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
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## Street Sections

### LID

### Plant Selections

### Alley Typology

Planting Design Tool-Kit  
**Vegetation Pallet**

- Residential
- Cultural
- Commercial
- Transitional

## Salty 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 within the existing built environment?

How was this done on the Lincoln Road alley?

## 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"**

## Composting?

### 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

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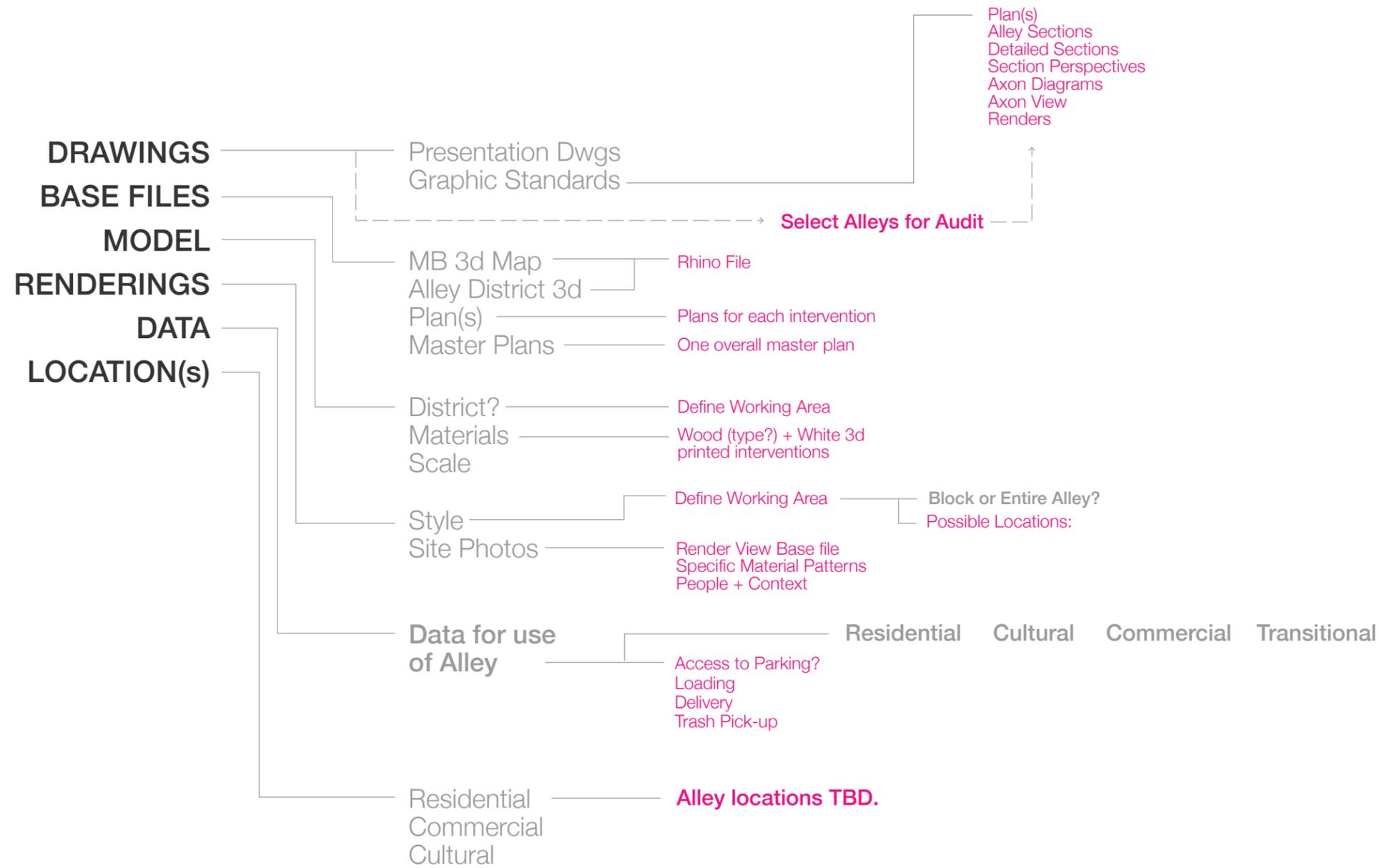
### What can be composted...

- 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”**  
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*A new urban culture.*

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