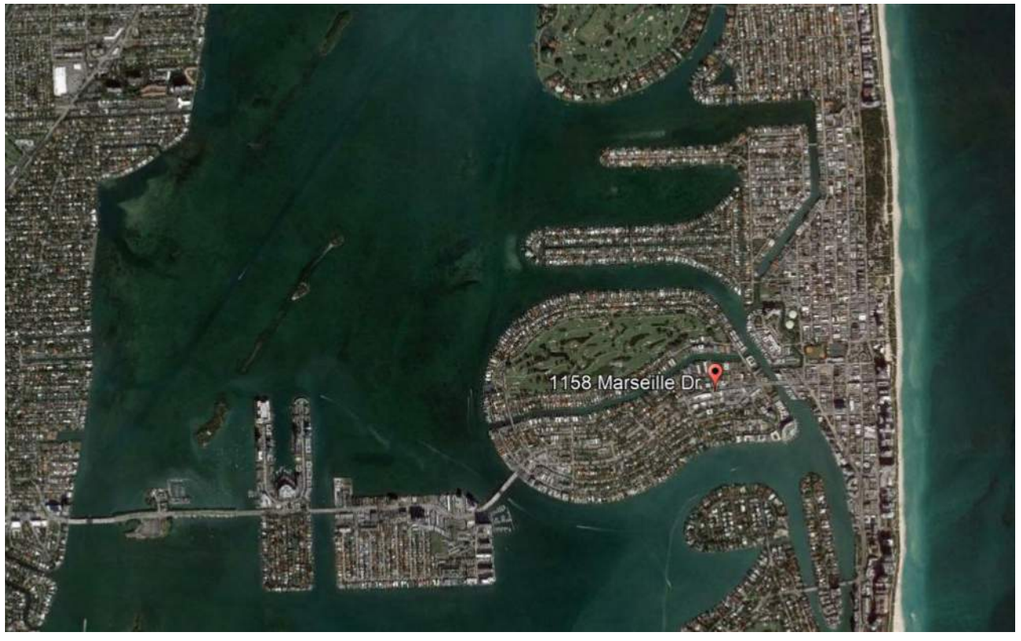
THE HERON | HISTORIC PRESERVATION BOARD PRESENTATION

ELDERLY AFFORDABLE MULTI-FAMILY HOUSING
1158 MARSEILLE DRIVE
MIAMI BEACH, FL 33141

13 SEPTEMBER 2021

EXISTING SITE INFORMATION

SITE INFORMATION / SITE LOCATION MAPS



SITE LOCATION / MAP 01

SITE LOCATION / MAP 02

SITE LOCATION / MAP 03

SITE LOCATION / MAP 04

SITE INFORMATION / SITE LOCATION AERIAL

AERIAL VIEW / FROM NORTHEAST

SITE LOCATION / FROM NORTHWEST

AERIAL VIEW / FROM SOUTHWEST

SITE LOCATION / FROM SOUTHEAST

SITE INFORMATION / PROJECT SITE PHOTOS

VIEW OF NORTH ELEVATION FROM MARSEILLE DRIVE (PHOTO TAKEN 5.22.21)

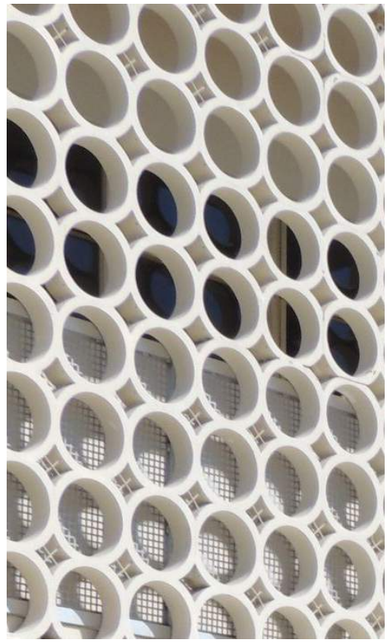
VIEW OF EASTERN SIDEYARD (PHOTO TAKEN 08.25.21)

VIEW OF WESTERN SIDEYARD (PHOTO TAKEN 08.25.21)

DESIGN

MATERIAL PALETTE / MIMO INSPIRATION

BREEZE BLOCK



SIGNAGE

MIAMI BEACH RED

MiMo PINK

IRON WORKS

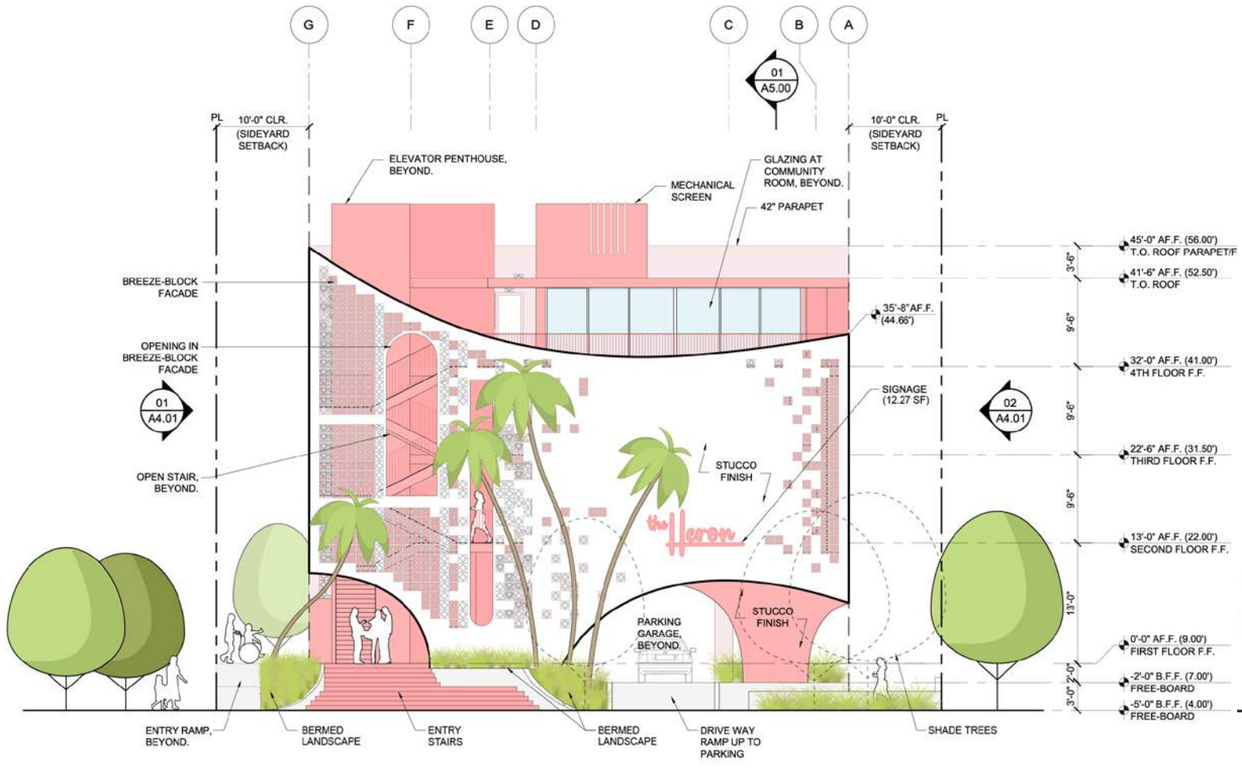
THE HERON: ELDERLY AFFORDABLE HOUSING

- Provides **5x** More Affordable Units
- Addresses Future Sea Level Rise Adaptation and Resilience
- Creates a Passive Design
- Scaled to Fit the Neighborhood
- Low Impact Development
- Designed for Aging in Place
- Amplifies Neighborhood Aesthetic
- Community Asset
- Creates Community
- Targeting LEED Gold Certification
- All Units ADA Compliant

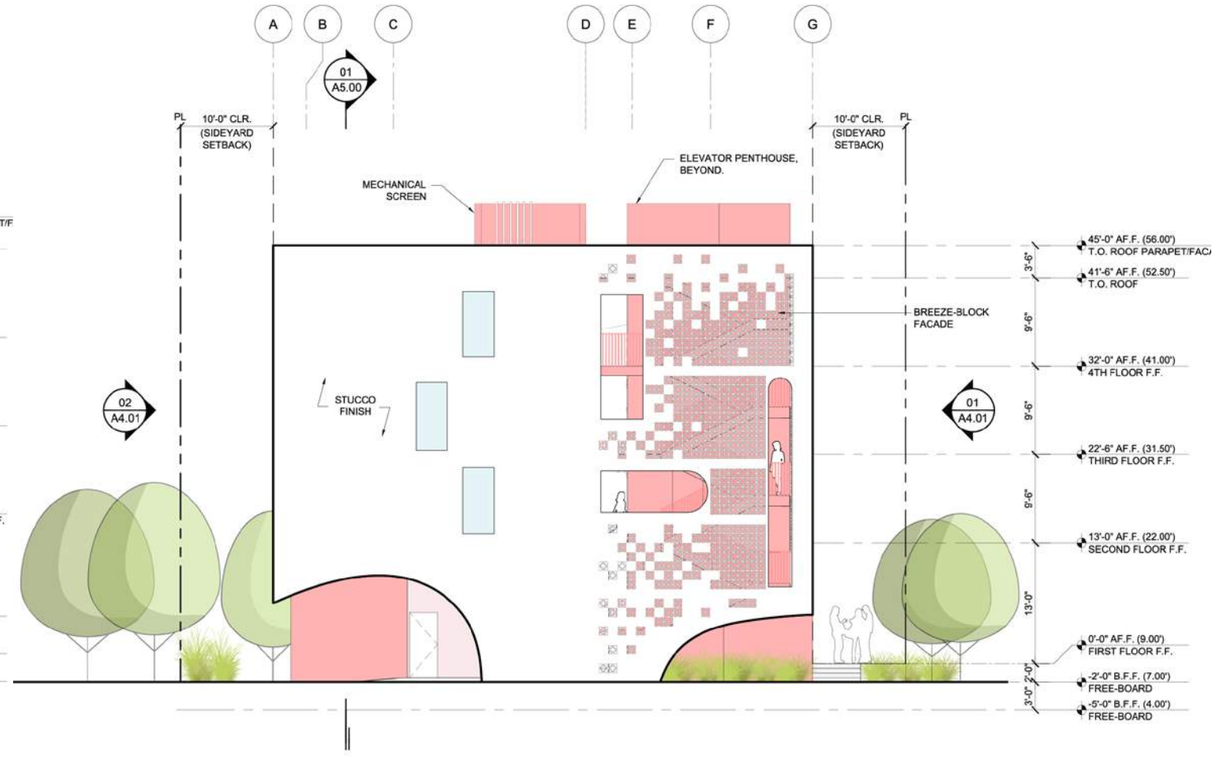
DESIGN / SITE REFERENCE


the Heron

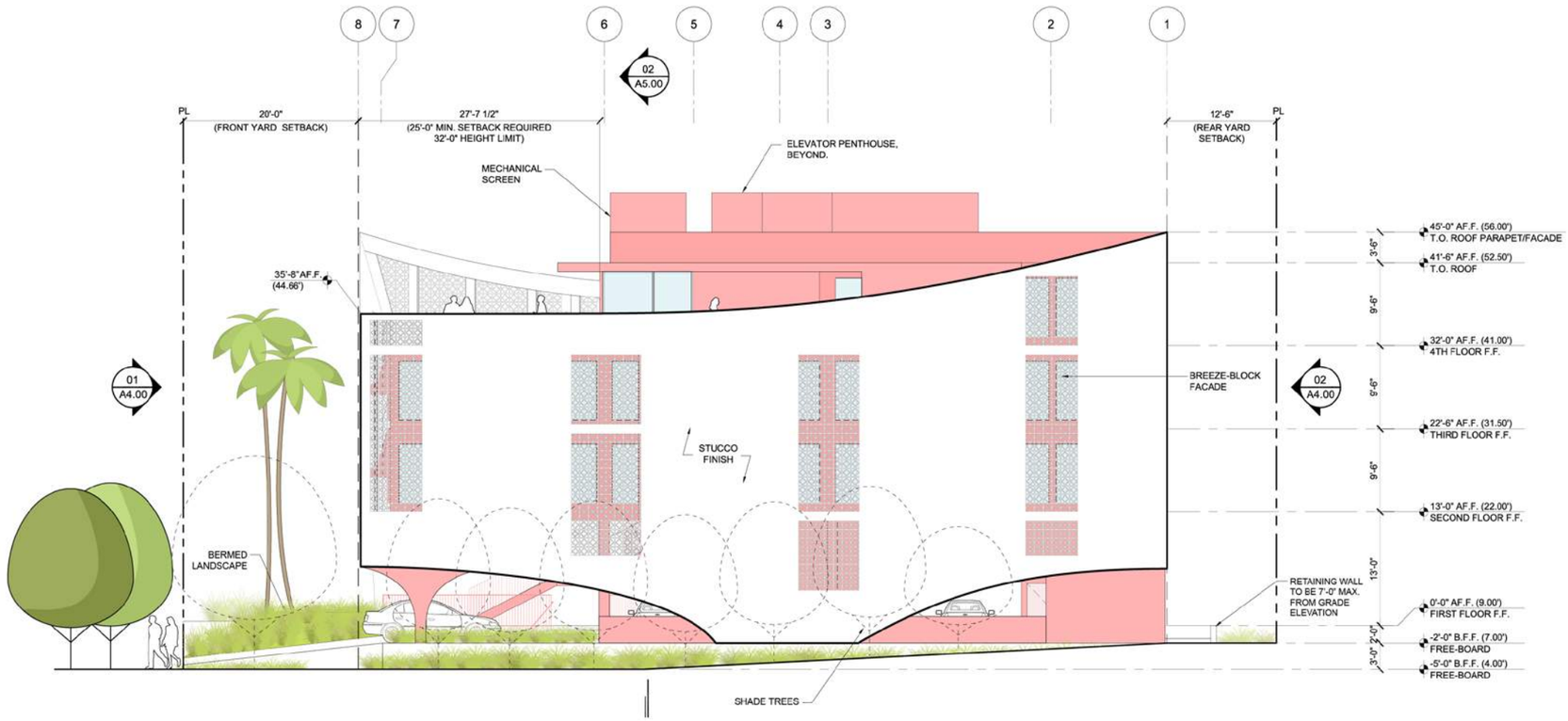
DESIGN / ELEVATIONS



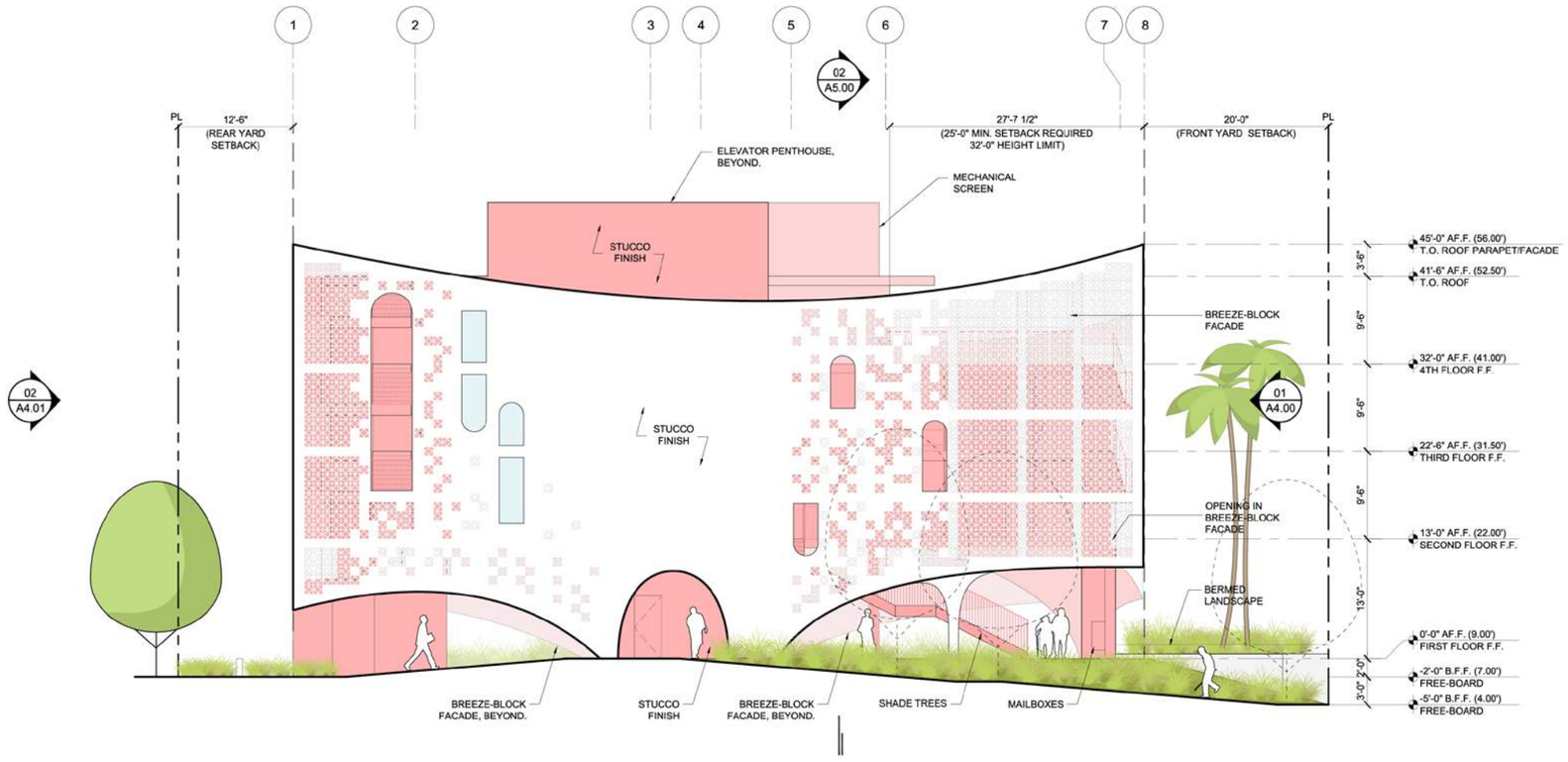
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

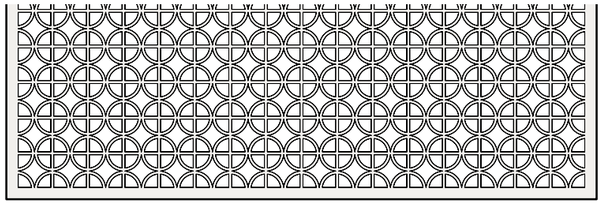


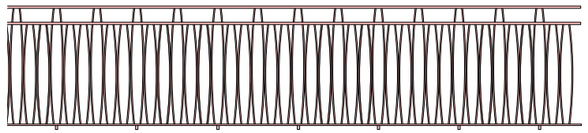
EAST ELEVATION

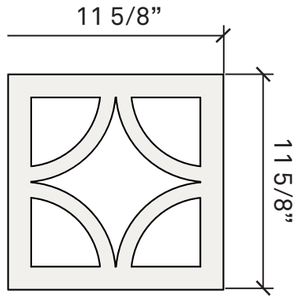
DESIGN CREATES A VERTICAL STREET CONNECTING TO A ROOF TERRACE

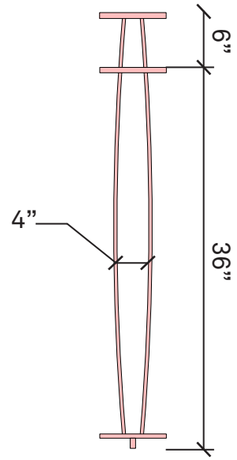
LET'S TAKE A WALK THROUGH THE HERON...

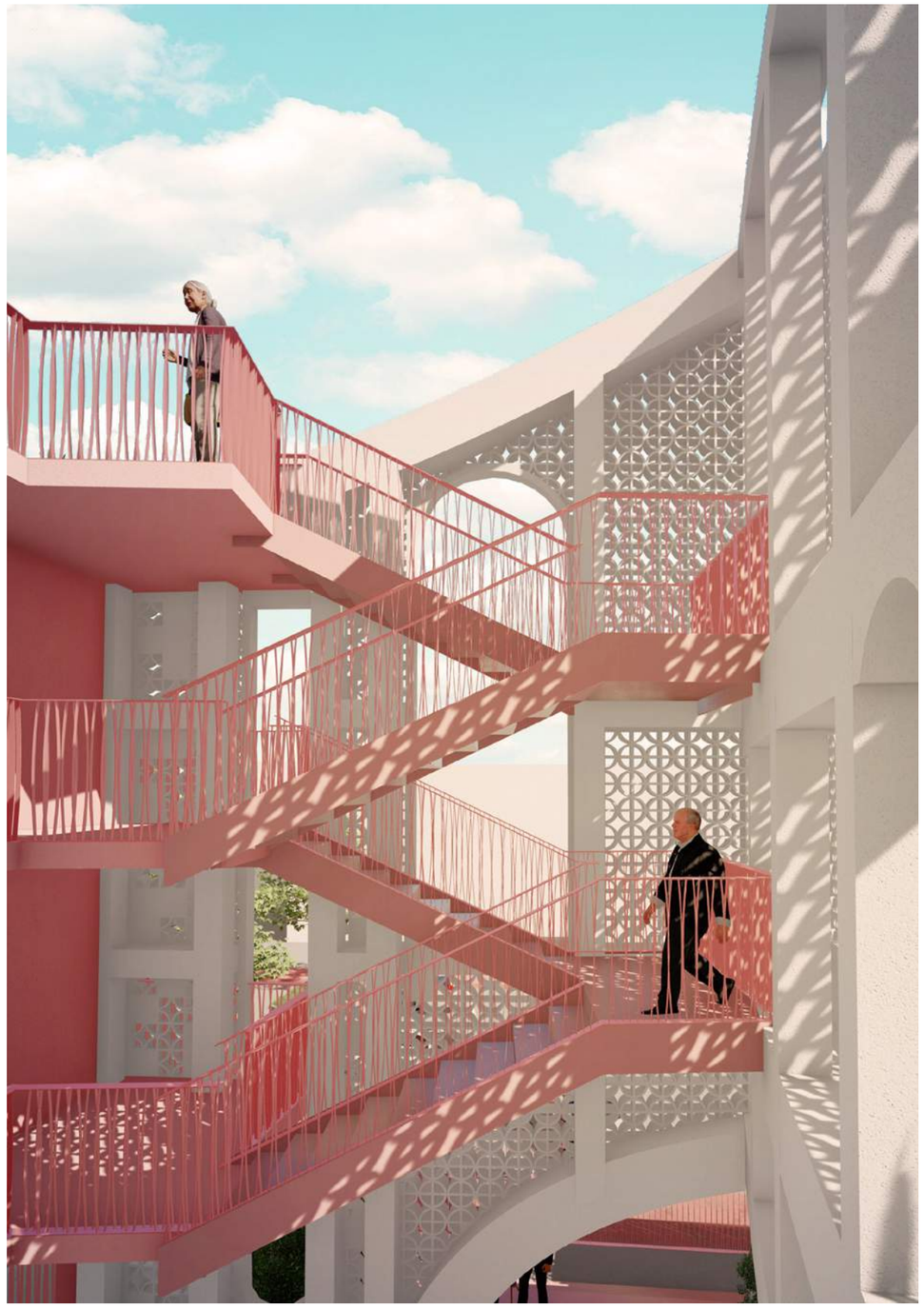
DESIGN / BREEZE BLOCK FACADE & RAILING



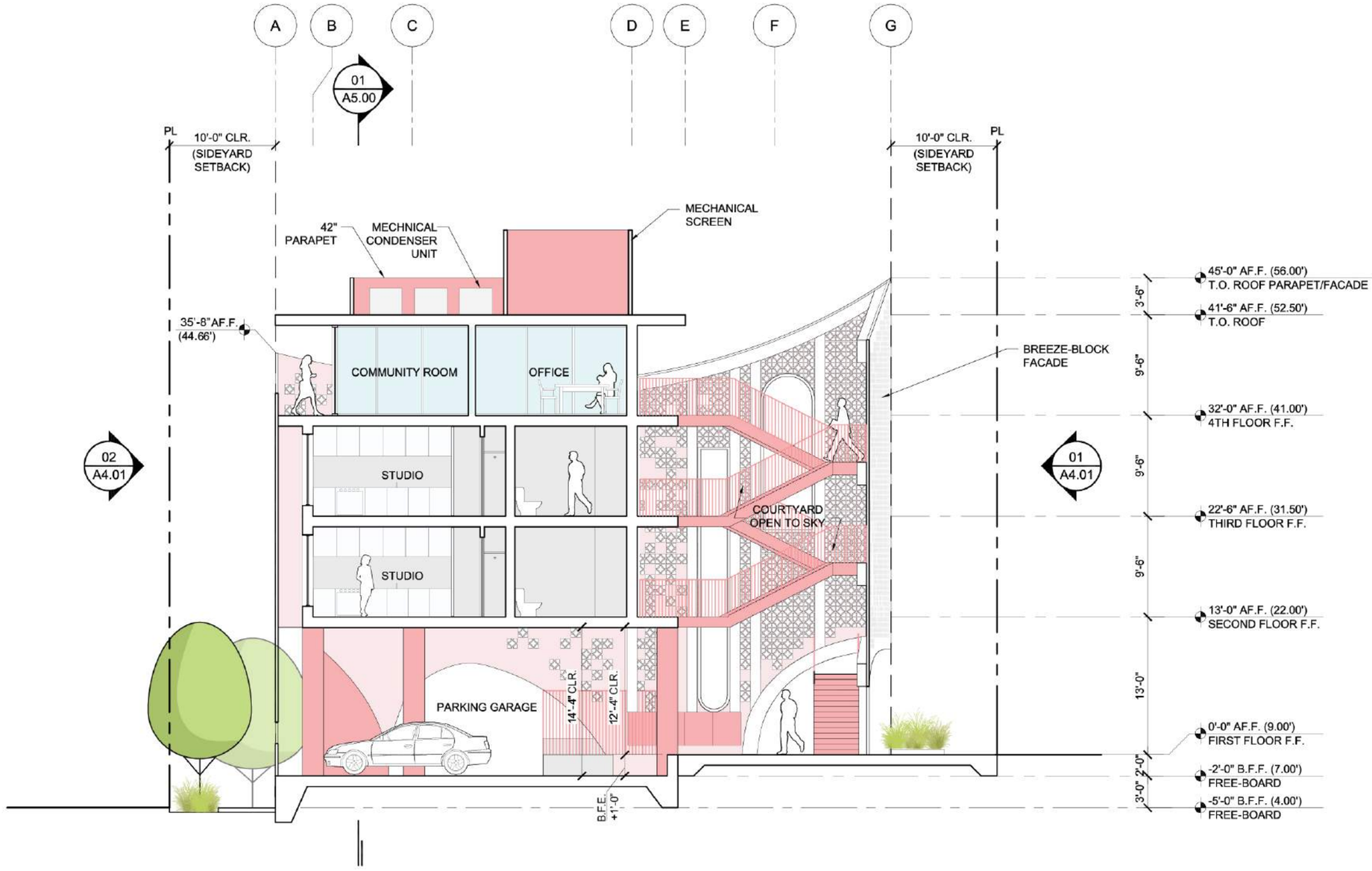




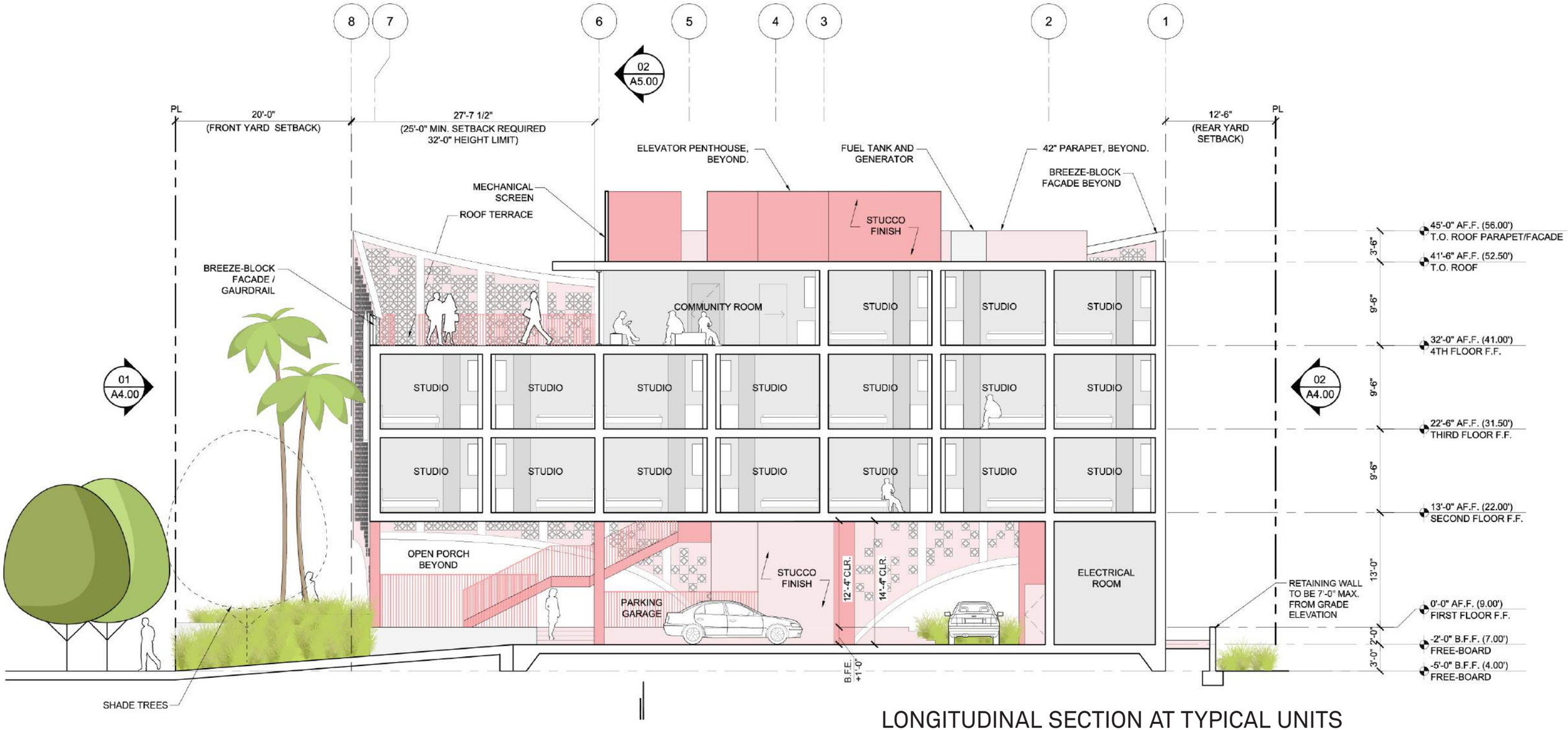




DESIGN / SECTIONS



CROSS SECTION AT COURTYARD



LONGITUDINAL SECTION AT TYPICAL UNITS

DESIGN/ LANDSCAPE PALETTE

LARGE CANOPY TREES/PALMS

Florida Sabal Palm
Sabal Palmetto

Green Buttonwood
Conocarpus erectus

Live Oak
Quercus virginiana

Autograph Tree
Clusia Rosea

Atala Butterfly
Eumaeus atala

SMALL UNDERSTORY TREES/LARGE SHRUBS

Spanish Stopper
Eugenia Foetida

Simpson's Stopper
Myrcianthes Fragrans

12.4W LED Accent Light
Kichler

12V LED Accent Light
Kichler

LOW SHRUBS/ GRASSES

Sword Fern
Nephrolepis exaltata

Fakahatchee Grass
Tripsacum dactyloides

Macho Fern
Nephrolepis biserrata

Coontie
Zamia integrifolia

Wart Fern
Phymatosorus scolopendria

HARDSCAPE

Miami Beach Red
Concrete

Miami Beach Red
Concrete Sidewalk

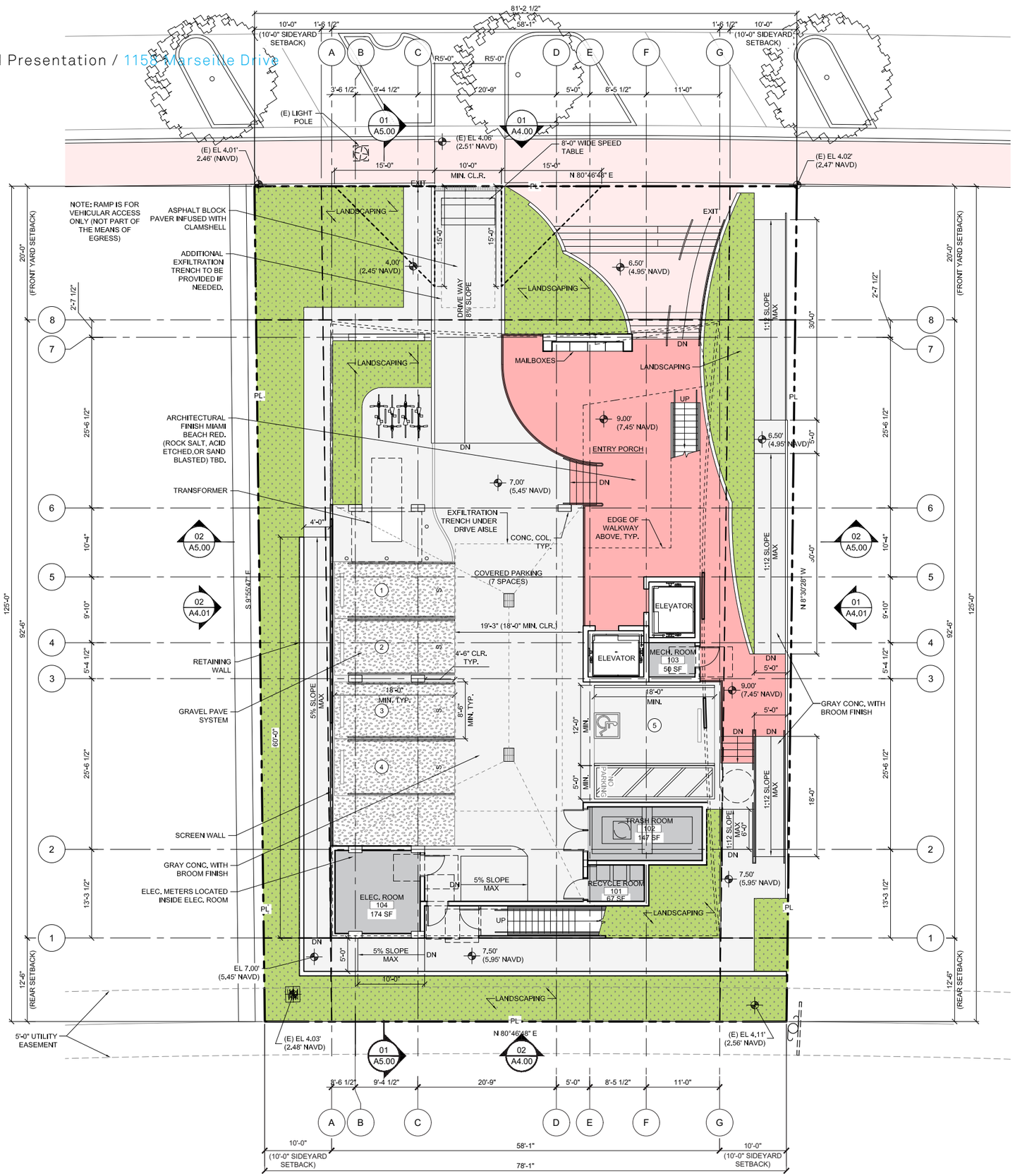
Rock Salt Concrete
Finish

Acid Etch Concrete Finish

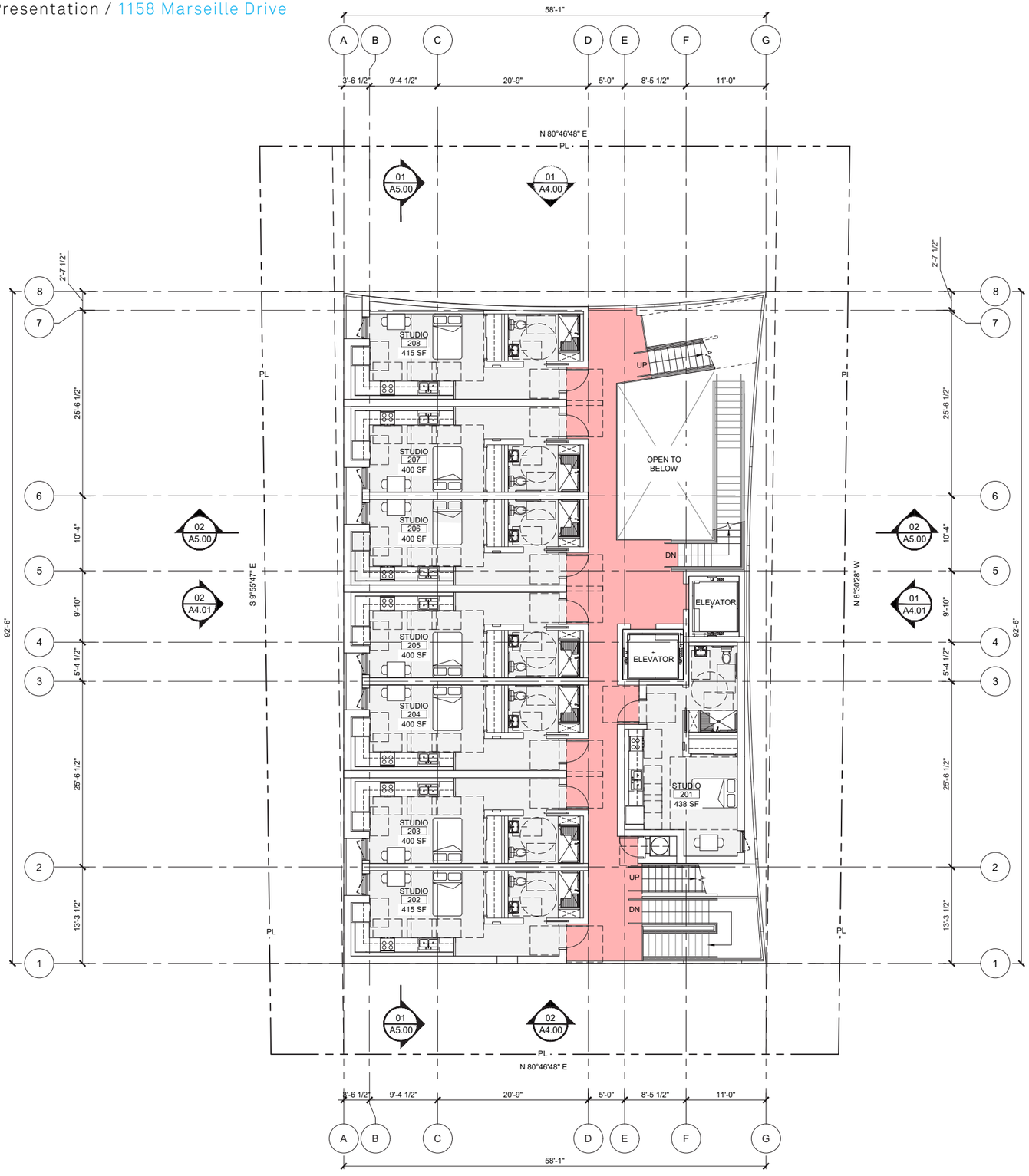
Asphalt Block Pavers

Gravel Pave System

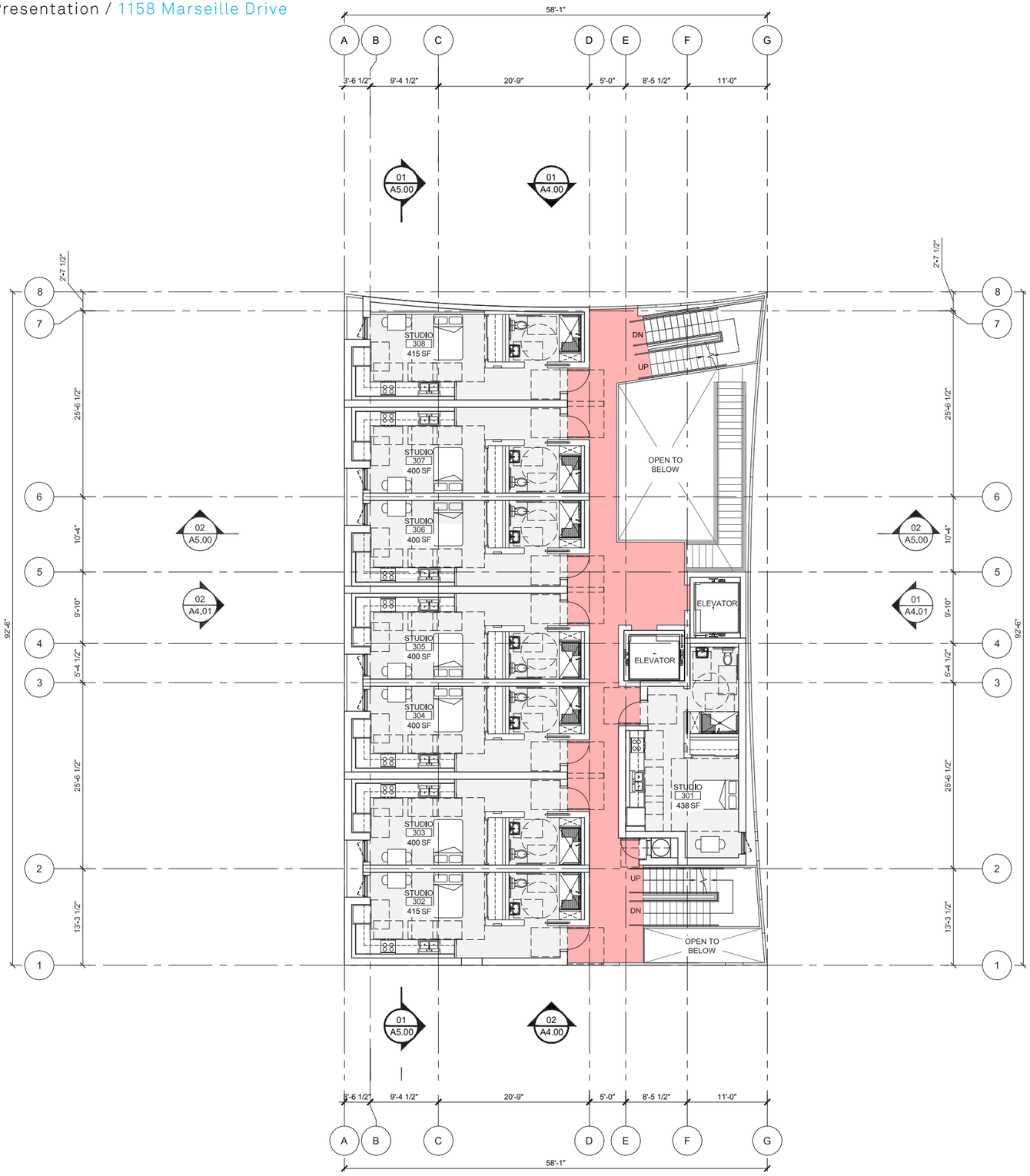
DESIGN/ FLOOR PLANS



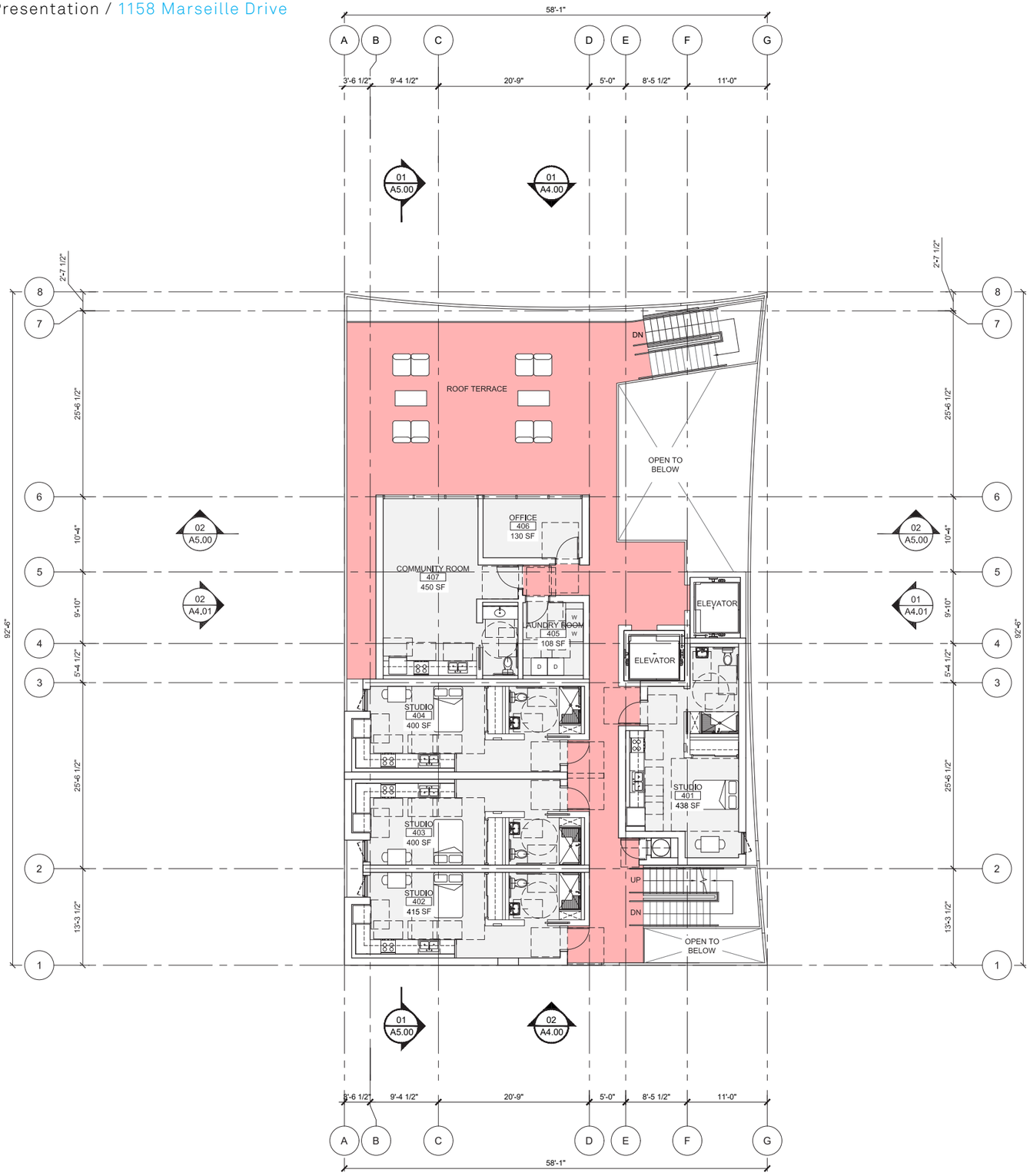
FIRST FLOOR 1



SECOND FLOOR

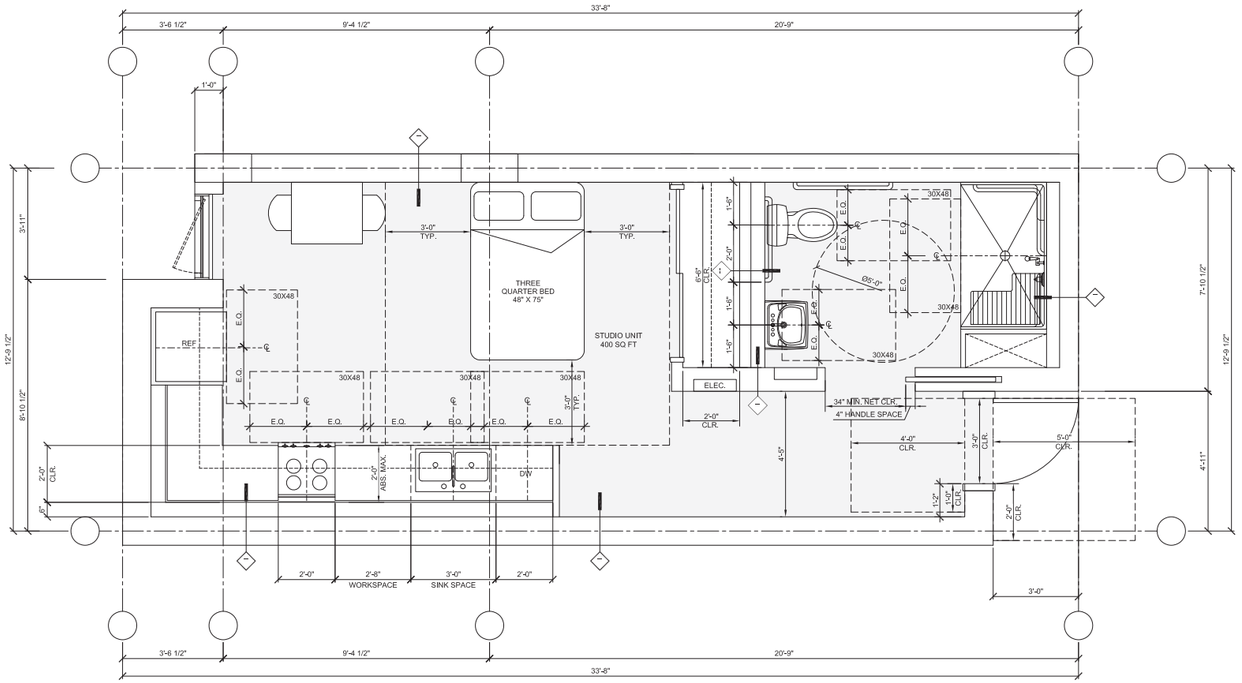

58'-1"
A
B
C
D
E
F
G
3'-6 1/2"
9'-4 1/2"
20'-9"
5'-0"
8'-5 1/2"
11'-0"
01
A5.00
01
A4.00
8
7
6
5
4
3
2
1
2'-7 1/2"
25'-6 1/2"
10'-4"
9'-10"
5'-4 1/2"
25'-6 1/2"
13'-3 1/2"
92'-6"
02
A5.00
02
A4.01
STUDIO
308
415 SF
STUDIO
307
400 SF
STUDIO
306
400 SF
STUDIO
305
400 SF
STUDIO
304
400 SF
STUDIO
303
400 SF
STUDIO
302
415 SF
STUDIO
301
438 SF
DN
UP
OPEN TO
BELOW
ELEVATOR
ELEVATOR
UP
DN
OPEN TO
BELOW
02
A5.00
01
A4.01
01
A5.00
02
A4.00

THIRD FLOOR

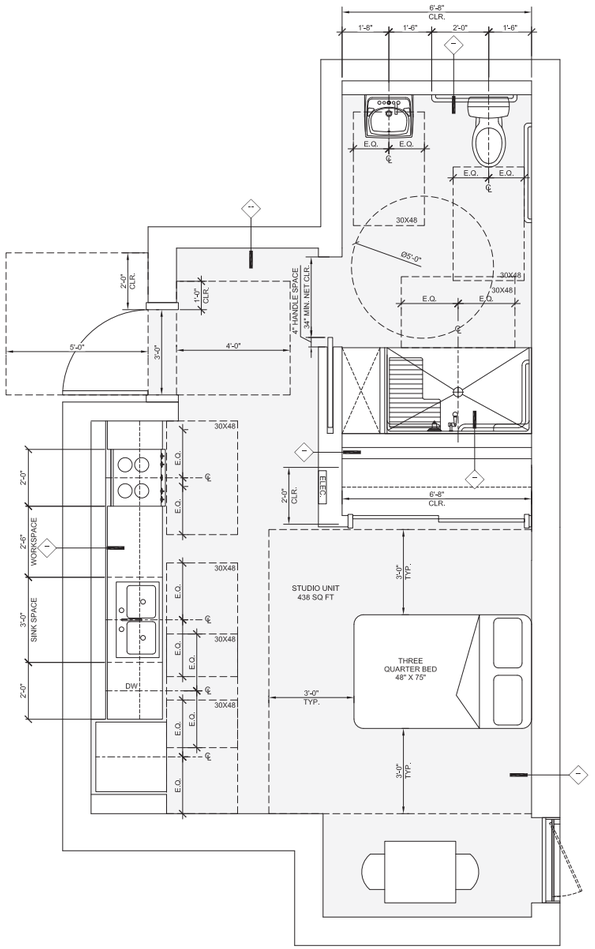


FOURTH FLOOR 1

DESIGN / UNIT LAYOUTS

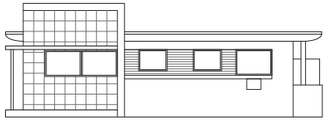


UNIT A: 400-405 SF

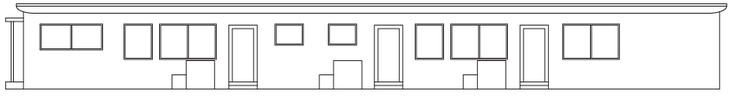


UNIT B: 438 SF

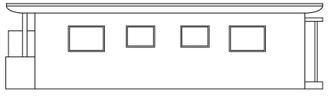
HARDSHIP & PRACTICAL DIFFICULTIES



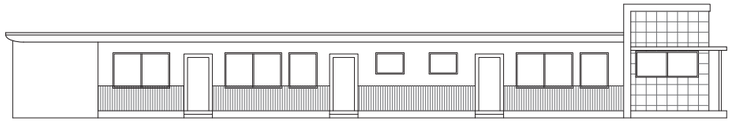
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

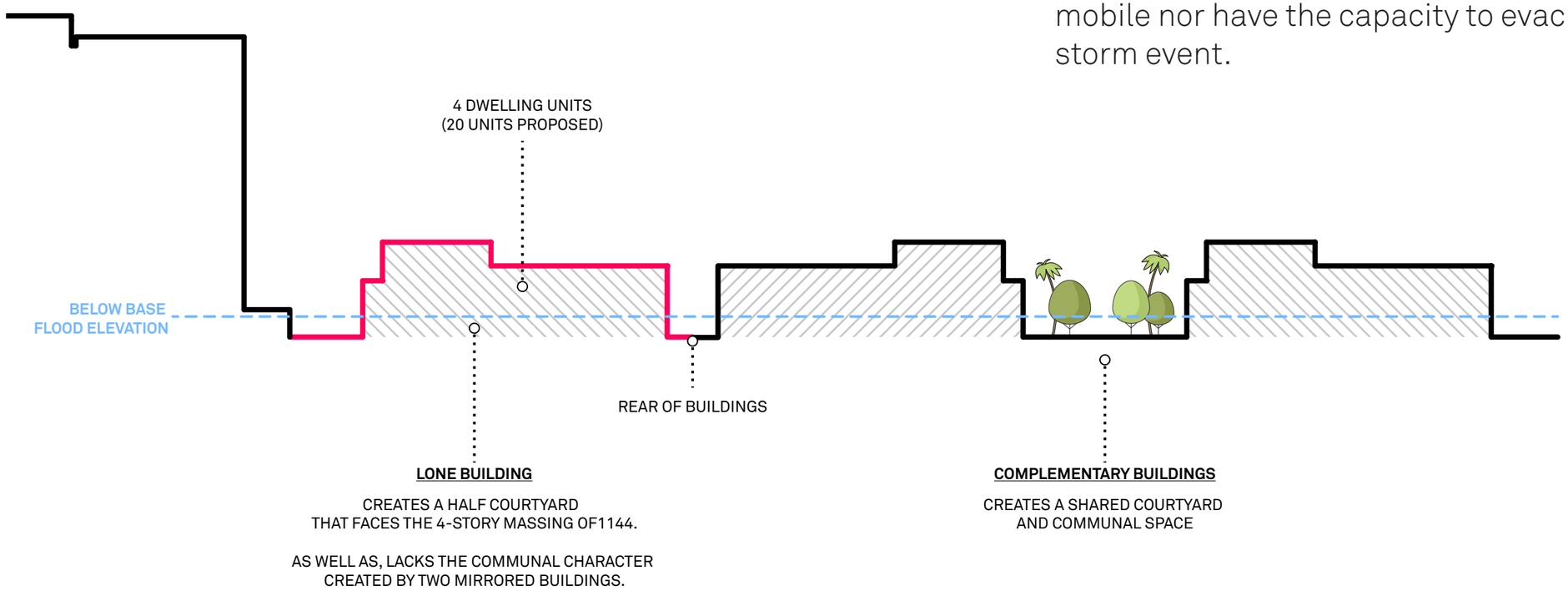


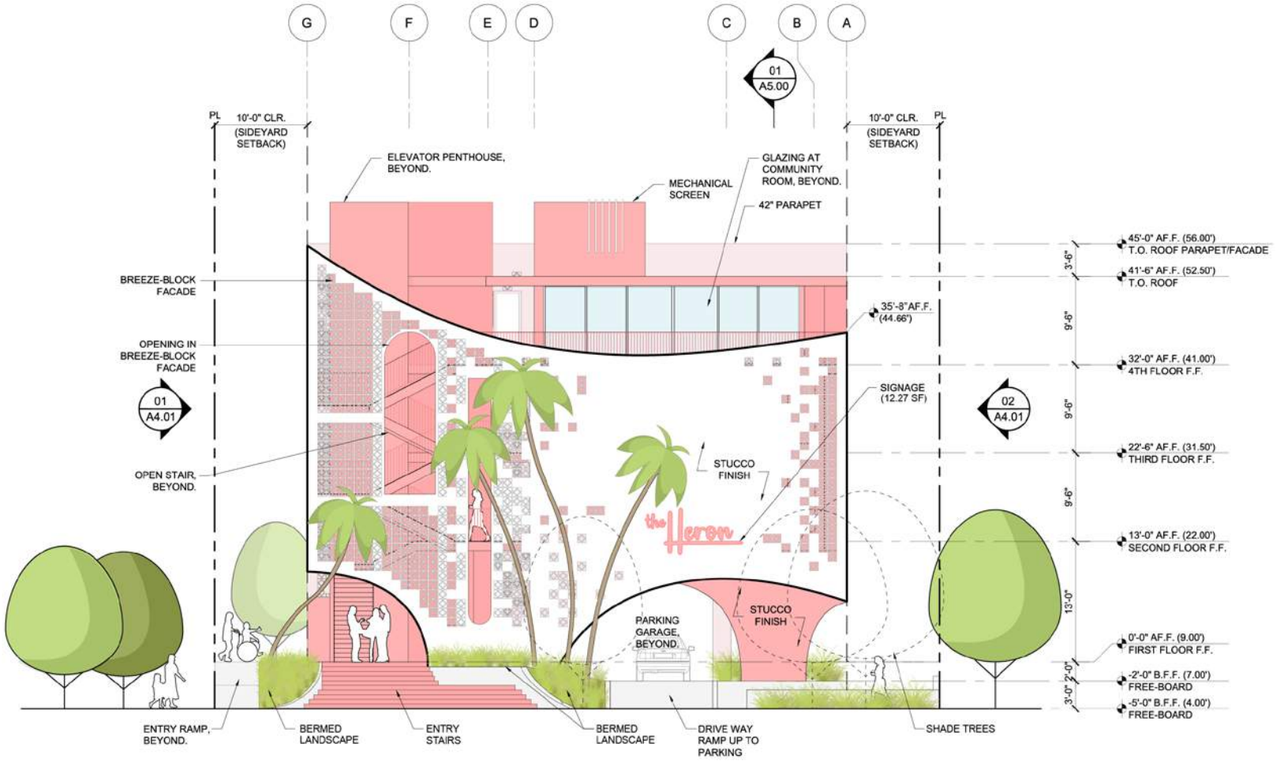
EAST ELEVATION

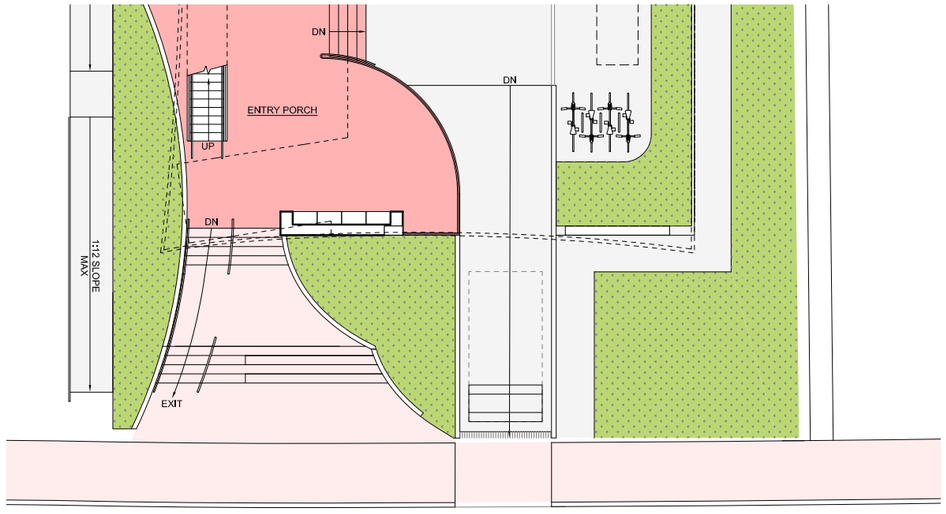
THE EXISTING BUILDING IS NEITHER SAFE NOR ADEQUATE TO ADDRESS THE CHALLENGES OF PROVIDING AFFORDABLE HOUSING FOR THE CITY.

- The existing floor of this building is approximately 3.57 feet below the minimum Design Flood Elevation, making it prohibitively expensive and historically unacceptable. Additionally, the building will still remain vulnerable to destructive flooding.

- It is not safe, especially for elderly who are neither mobile nor have the capacity to evacuate during a storm event.







THE HERON BECOMES A COMMUNITY ASSET TRANSFORMING THE CURRENT SITE BY PROVIDING 5X THE AMOUNT OF ELDERLY AFFORDABLE HOUSING THAT IS SAFE AND DIGNIFIED.

Regarding Variance #1 Sec.142-156(b)(1)

- Providing an active use screening the parking area creates a practical difficulty due to the unique challenges of this building type.
- Elderly residents traversing oncoming traffic with decreased mobility creates potential safety concerns.
- Site has been designed with low impact development features and any covered seating area would be located within the required setback.
- A potential seating area that must accommodate ADA will add impervious ground surface.

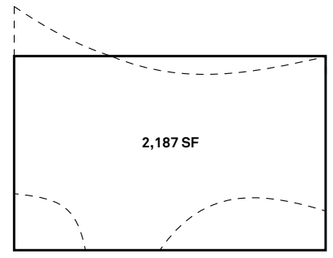
Regarding Variance #2 Sec. 130-63

- We appreciate staff's recommended approval of the reduction in the width of the 22'-0" interior drive aisle to 19'-3".

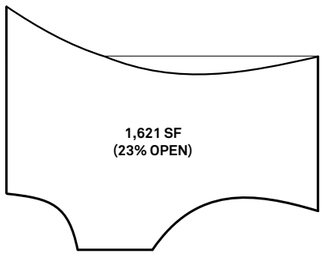
THE HOUSING AUTHORITY OF THE CITY OF MIAMI BEACH, FLORIDA
HACMB
INCORPORATED 1949

BROOKS
SCARPA

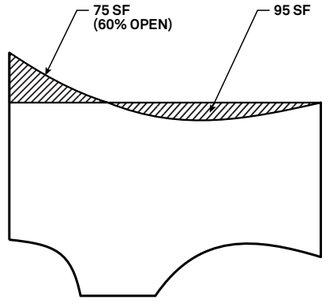
DESIGN / BUILDING HEIGHT DIAGRAM



ALLOWABLE AREA OF FACADE WITH GUARDRAIL



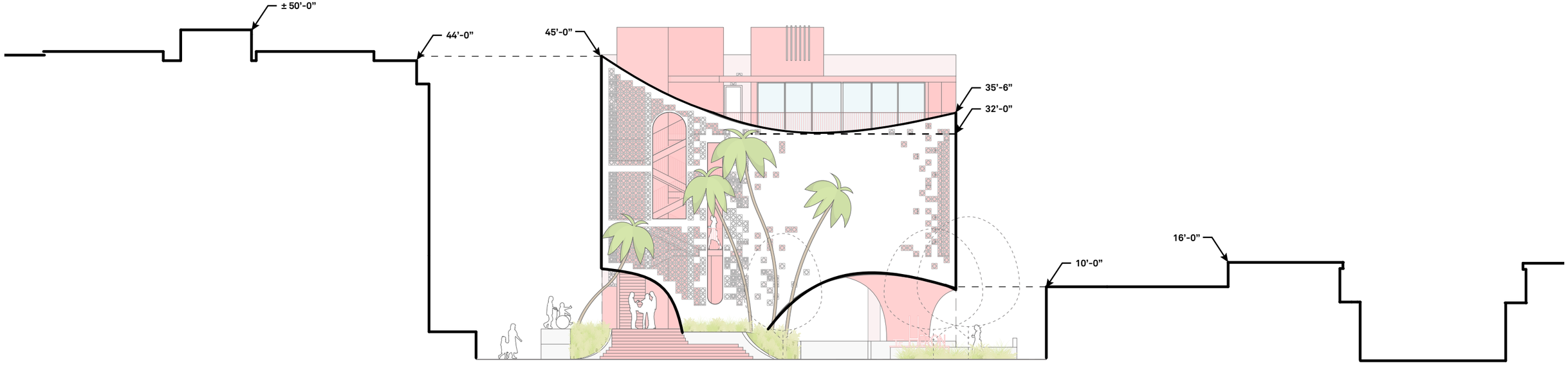
PROPOSED FACADE



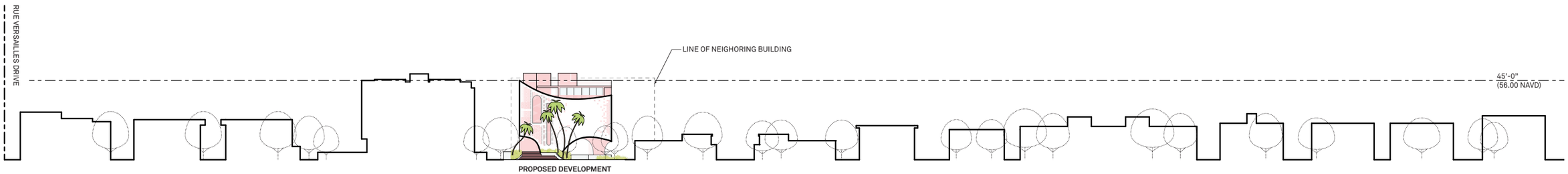
SQUARE FOOTAGE COMPARISON

The design seeks to blend existing and proposed developments adjacent to the subject property. The massing of the proposed structure is carefully designed and meets the overlay district criteria for step backs and setbacks. The design team is considering “stepping down” the mass from 1144 to 1168 Marseille Drive. The front elevation comprises a breeze block screen that marks entry and provides maximum openness while creating shade for residents and pedestrians alike. The diagrams above provide the allowable area and the proposed façade that demonstrates the designers intention of creating a very open and figural elevation with significantly less mass and solid wall than is allowed by regulation. The total allowable façade per regulation would be 2,187 SF while the proposed design has 1,621 SF and is also 23% open due to the breeze block design.

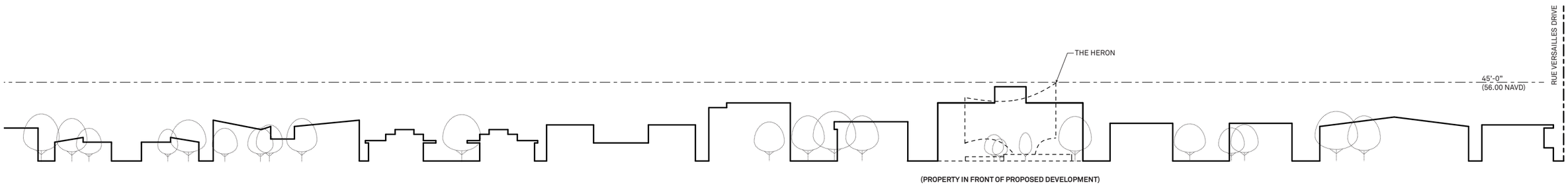
Furthermore, the area that does rise above the 35’-6” height (32’-0” allowable with an additional guardrail height of 42”) is only 75 SF and is also 60% open with breeze block. In fact, the design team has reduced the allowable upper portion by 95 SF as illustrated in the diagrams.



DESIGN / CONTEXT ELEVATIONS



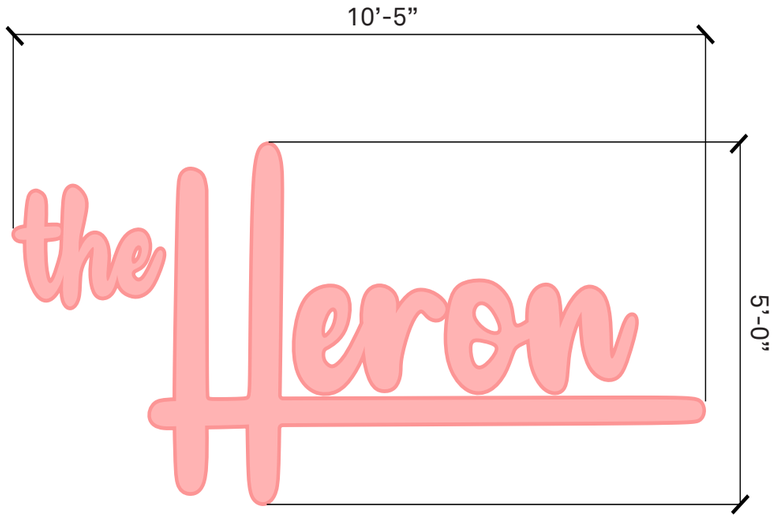
NORTH ELEVATION: MARSEILLE DRIVE



SOUTH ELEVATION: MARSEILLE DRIVE

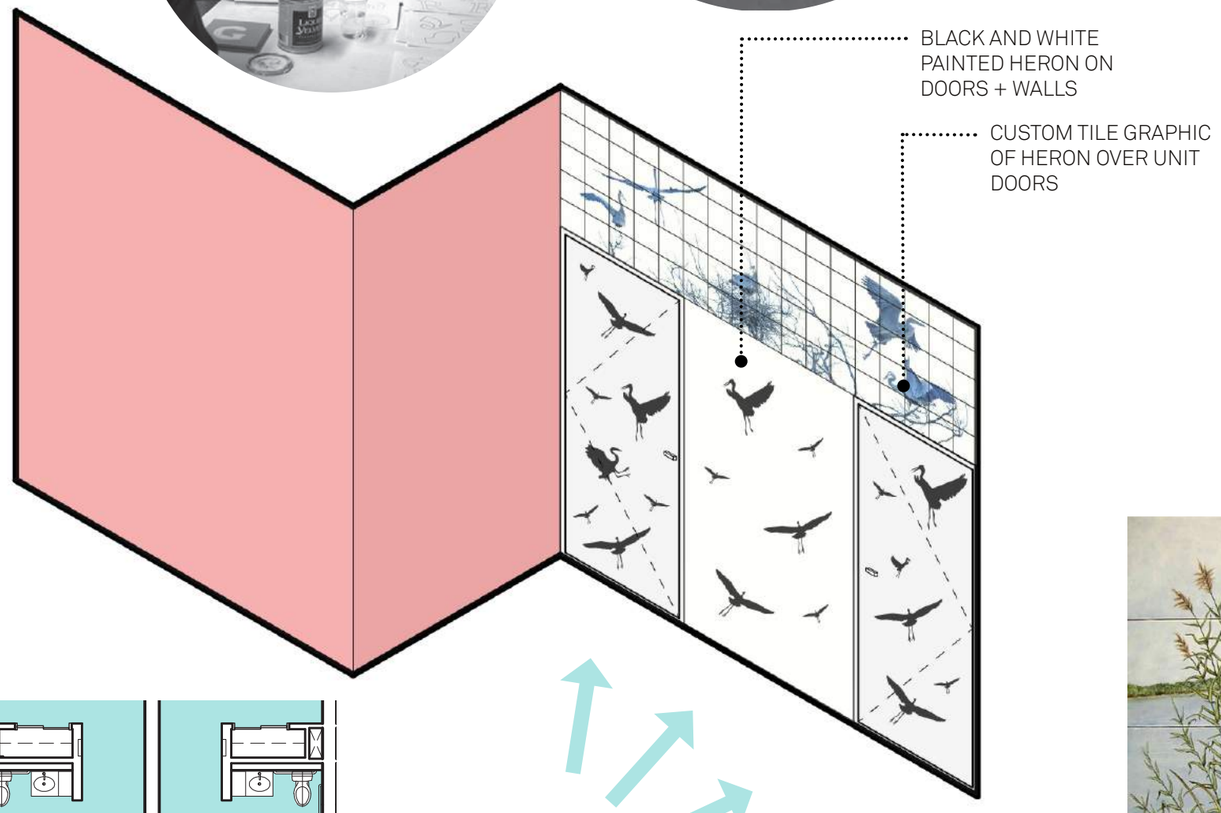
DESIGN / SIGNAGE TYPE AND LOCATION

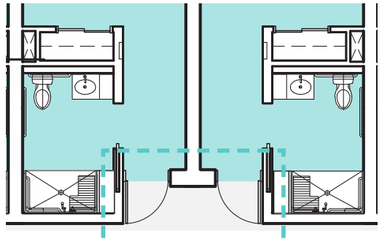
SIGNAGE: 12.25 SF



NOTE: Signage will be illuminated. Lighting and design to be detailed further as the project progresses.

DESIGN / UNIT ENTRY





UNIT ENTRY VIEW