

# NORTH BEACH YARD

**A Sustainable Community of The Future**



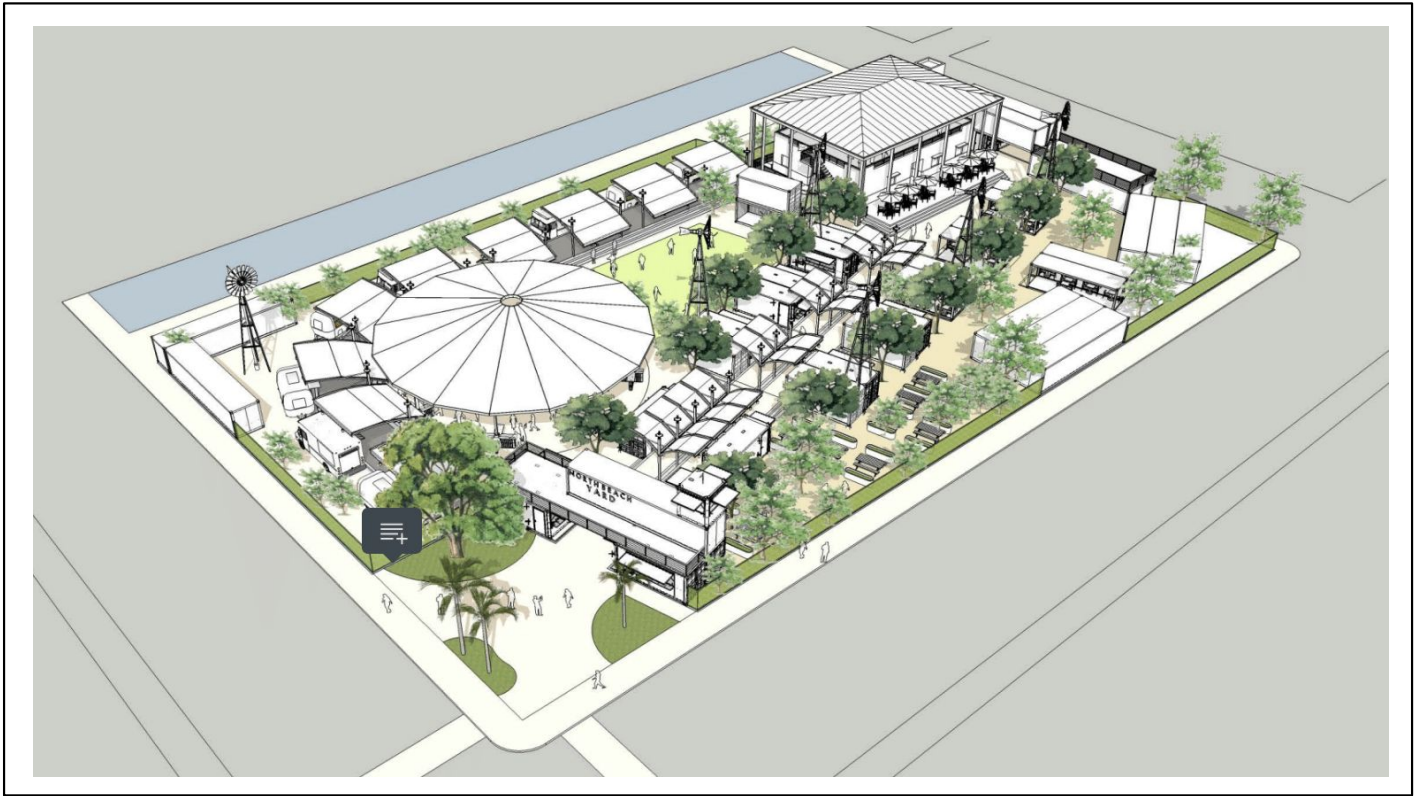
THE NORTH BEACH  
YARD "PROMISES  
TO BE A MODEL  
TOWN CENTER FOR  
THE 21ST CENTURY"

ANDRES DUANY, RENOWNED  
US URBANIST

-Based on the success of the original Wynwood Yard, which has been operating since November 2015 in the Wynwood Arts District of Miami, Miami Beach City Commissioner Ricky Arriola approached the Yard founder Della Heiman and operator Ken Lyon to see if they had interest in creating a similar concept on an empty lot on Miami Beach's North Beach neighborhood.

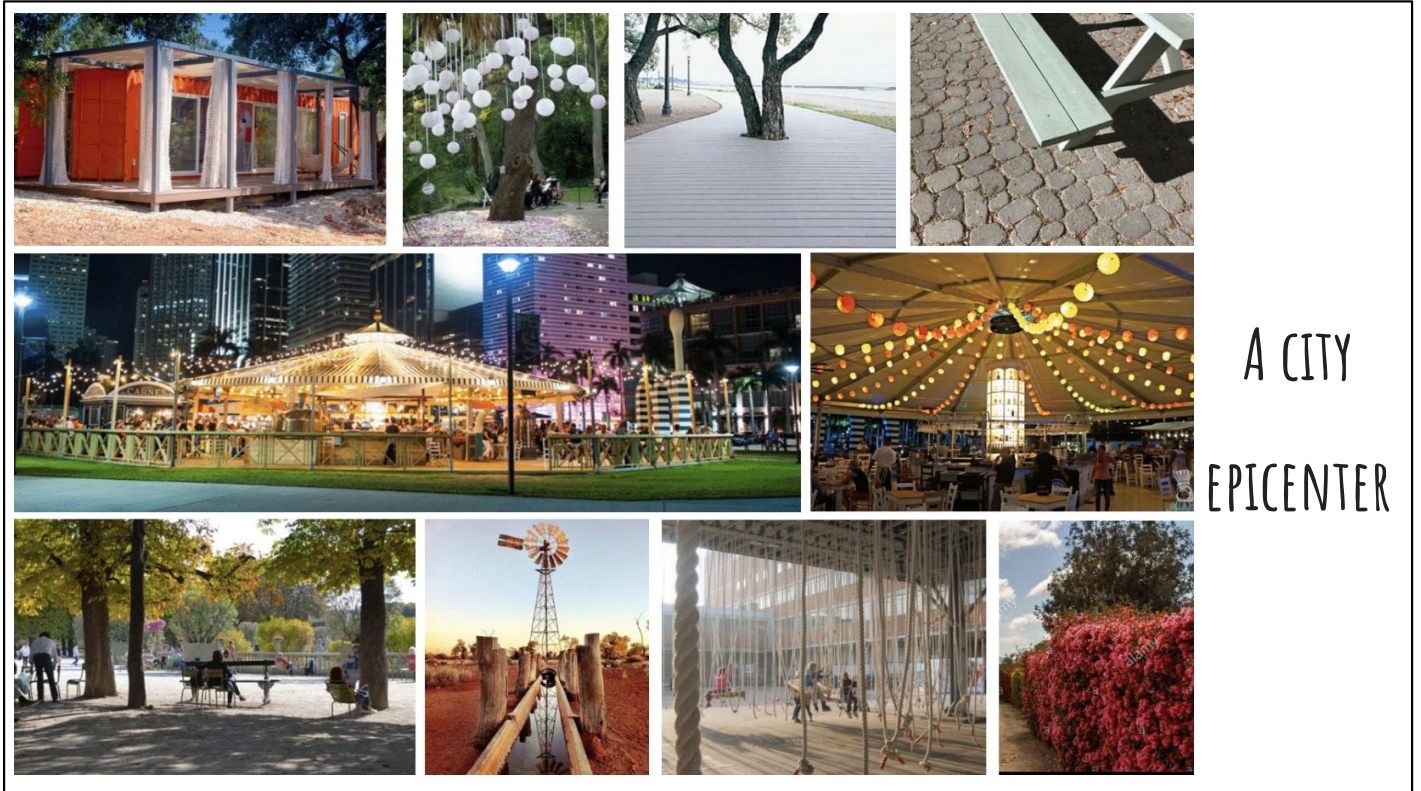
-The vision of this new North Beach Yard is to be an entrepreneurial hub, culinary incubator, and highly diverse, modernized community center that will serve as a prototype for community building throughout the world.

-It will also be a groundbreaking sustainability and resilience demonstration project that will showcase the most cutting edge technology for solar power, low-impact architecture/lean urbanism, hydroponic farming, water recycling and waste reduction.



-Located on 81st and Collins, the project site is comprised of a half block of city-owned land that is situated across from North Shore Open Space Park, a popular family-oriented, naturally landscaped, park that provides access to the beach.

-With 35 independent small business employing over 200 people, a load-capacity of 2,500 people and an estimated yearly attendance of over half a million people, the economic engine of the NBY is expected to create over \$20M in annual revenues.

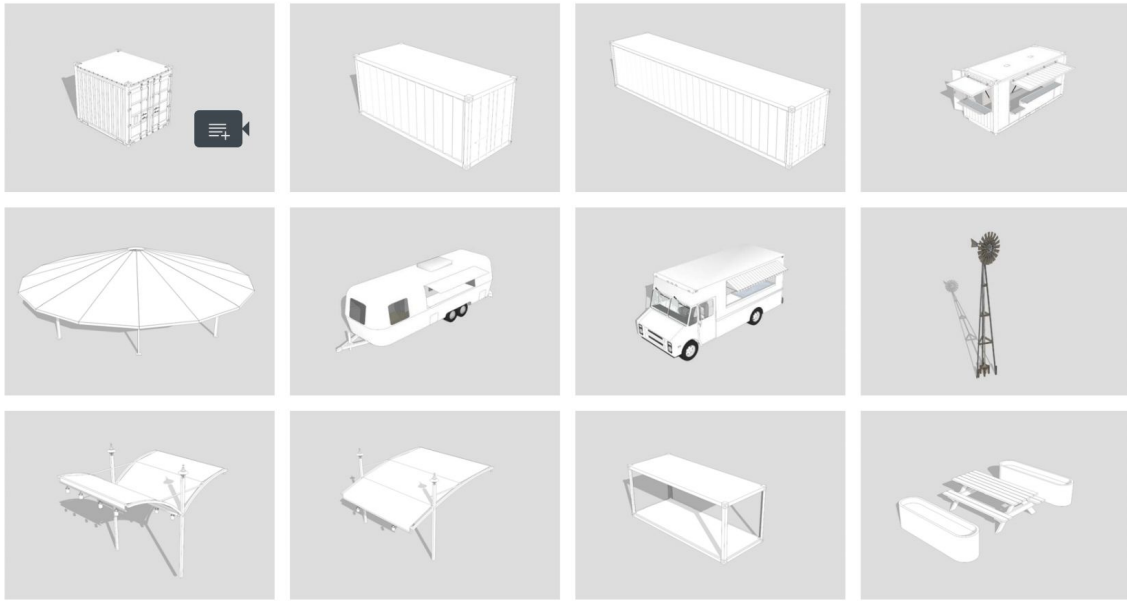


## A CITY EPICENTER

- Key features include: 1) a combination of 10 food trucks, plus 3 restaurants providing a wide range of food and beverage offerings; 2) a grouping of 12 small market stalls offering local residents an artisan-inspired food shopping experience; 3) traditional retail selling clothing, hand-crafted items and beach-based sundries; 4) a pilates and yoga studio; 5) a stage featuring live music, lectures, performances and projected movies; and 6) a full-service test kitchen offering workshops and instructional classes to attendees for low or no cost.
- The activation of this empty lot will trigger a much-needed sense of community in this underserved neighborhood.



# LEAN URBANISM



-Inspired by a commitment to lowering the barriers to small-scale economic development, lean urbanism is a means of reducing the time, cost and confusion of regulations that can make starting a business unnecessarily difficult. It presents tools that speed up the process of community building and seeks to reduce the resources required for compliance.

-With its community “tool kit,” the NBY provides a prototyped or productized approach to city-building that put Miami on the map as a leader in the sustainability space

# SUSTAINABLE, LOW-IMPACT ARCHITECTURE



-The NBY will employ sustainable building practices, which include 1) utilizing recycled materials such as reclaimed shipping containers



# WATER RECYCLING

2) Rainwater harvesting via the use of rain barrels. By using collected water for landscape maintenance, irrigation and plumbing, the NBY will be contributing to significant water conservation.

# REPURPOSING



3) Repurposing used bottles from restaurants at the NBY to create candles, which can be utilized as lighting in businesses at the NBY and sold to attendees in the NBY artisanal market. Additionally, we are hoping to purchase a machine that crushes these empty glass bottles into a sand substitute that can be distributed throughout the property.



# SUSTAINABLE WASTE MANAGEMENT



4) Sustainable Waste Management Systems like greywater harvesting for garden beds, composting toilets to reduce sewage and water usage, as well as on-site food waste composting.

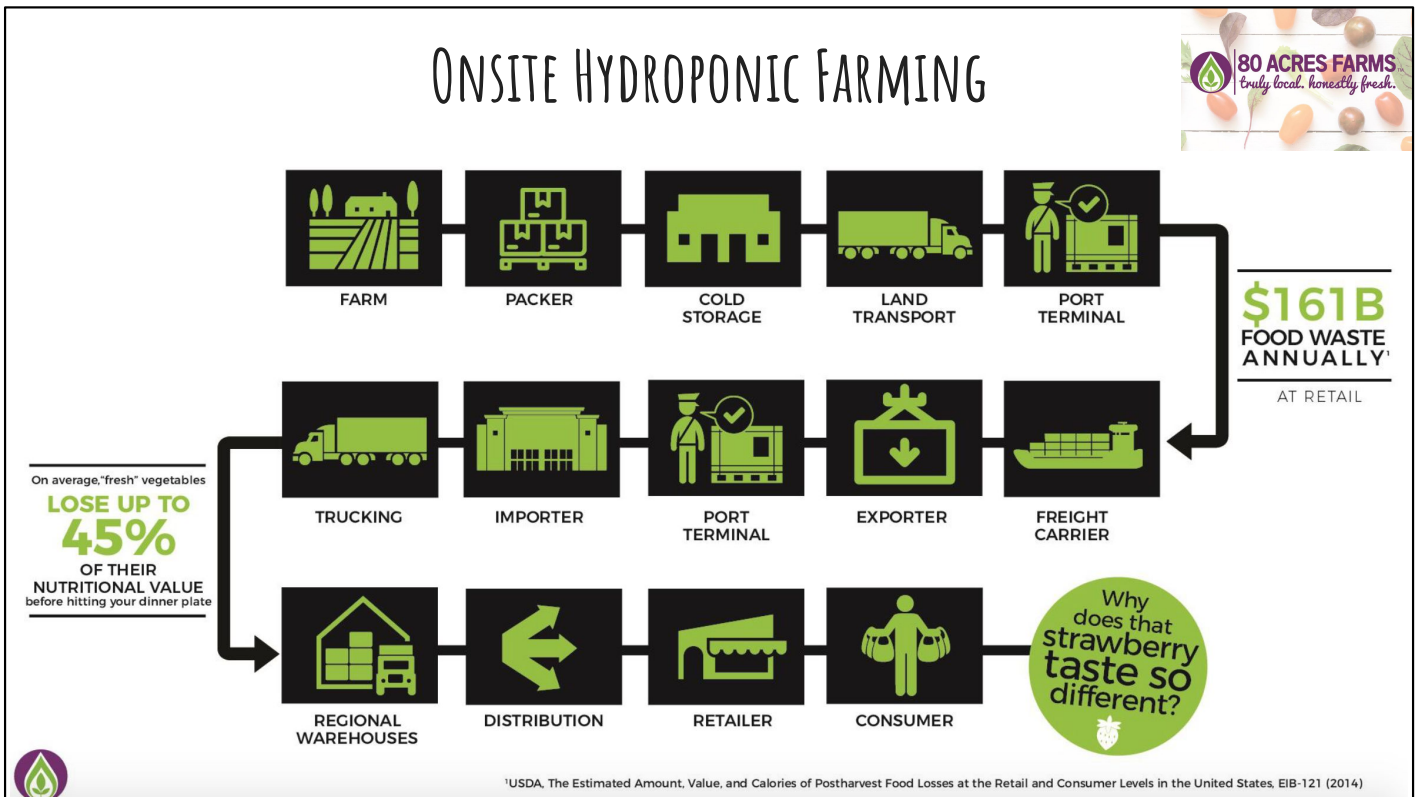
## CUTTING-EDGE SOLAR POWER TECHNOLOGY



5) Cutting edge technology for solar power.

-Approaching Tesla regarding the potential of building a solar power and battery storage-enabled microgrid that can supply nearly 100 percent of the yard's power needs from renewable energy.

-The NBY will utilize methods of Lean Urbanism to reduce material and energy consumption in the yard. Lean buildings reduce energy flows by tapping basic natural heating and cooling techniques and renewable energy sources.



## 6) Hydroponic farming

- In discussions with ag-tech company, 80 Acres Farms, which partners with clients to transform urban spaces into ultra-efficient farms. The company utilizes high-tech, state-of-the-art grow systems that feed plants the perfect amount of water, nutrients and light that they need to flourish.
- These systems maximize energy and space and use far less resources and transportation than traditional growing techniques. They produce crops that are free from pesticides and GMOs, and picked and delivered within days, not weeks.

# ONSITE HYDROPONIC FARMING



-The benefits of this partnership include: 1) the production of more wholesome, nutritious and affordable food; 2) more sustainable farming practices that do not endanger the environment and deplete natural resources (no pesticides and less water waste); 3) reduced food waste and smaller carbon footprint on account of shorter food transportation loops.





# ONSITE SOIL-BASED GARDENING

7) Like onsite hydroponic farming, onsite soil-based gardening allows businesses at the NBY to provide fresher, more nutritious vegetables to consumers, while also using fewer resources and transportation than traditional growing techniques.



- Unlike most projects, guests at the NBY will be able to see, hear, touch, and taste these systems in a very interactive, transparent manner
- This is not a museum, where attendees passively observe artificial models, but rather an living, experiential community-of-the-future

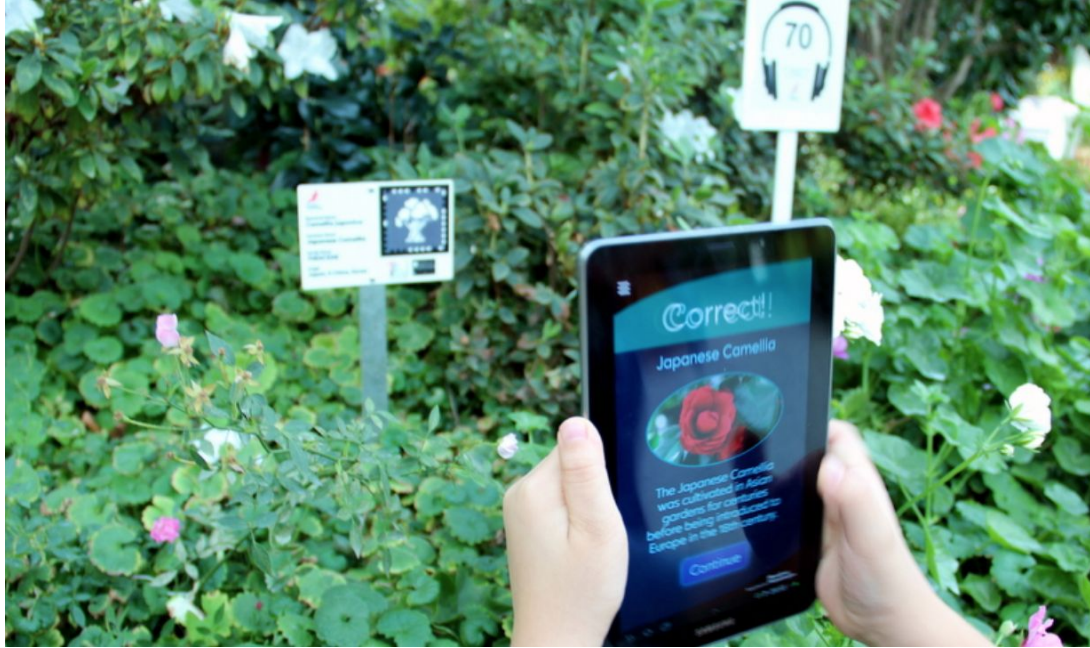
# SUSTAINABILITY PROGRAMMING



- The NBY will offer classes & educational seminars for the community, which will be provided at low or no cost to ensure accessibility for all.
- Programming will include: cooking classes, farming classes, garden tasting tours, school field trips, and sustainability seminars & conferences



## CUTTING-EDGE TECHNOLOGY



-As a community-of-the-future, the NBY will offer an augmented reality app & site tour for guests with four tracks covering various sustainability topics.

-These topics include:

1. lean urbanism: container architecture
2. sustainable food systems: hydroponic & organic garden
3. reducing waste: composter & water recycling



# GRACIAS!

## Sustainable Cities



-Together, we can build spaces that are more diverse, affordable and sustainable, and we can position Miami as a leader in resiliency, urban activation and community development.

-Thank you so much for your time!