

Wolfsonian Master Plan Development Concept

Background

- November 2, 2004 – Miami-Dade County voters approved the \$2.9 billion “Building Better Communities” General Obligation Bond Program (BBC-GOB)
- BBC-GOB includes \$10 million to develop 25,000 square foot of newly publicly accessible space for the Wolfsonian
- December 2019 – Miami-Dade County requests the University but forth a Wolfsonian Master Plan associated with the \$10 million BBC-GOB funding for consideration by the end of calendar year 2020
- The Wolfsonian properties do not have sufficient FAR to realize the development necessary to achieve the addition of 25,000 sq. ft. of new publicly accessible space

Master Plan Goals

- Enhance accessibility to The Wolfsonian's collection by **tripling our programmatic space and substantially increasing the number of collections on view** at any one time
- Create a **visionary new street and lobby presence** that eases potential barriers to entry and better integrates the museum into the neighborhood
- Open exciting **new avenues into educational and behind-the-scenes experiences** by way of state-of-the-art classrooms, studio environments, and a digital lab
- Bridge the gap between University faculty, museum leadership, and the community by establishing a **new center for The Wolfsonian Public Humanities Lab, a multi-disciplinary FIU Emerging Preeminent Program that engages the public in civic and cultural life**
- Improve facilities to **protect and preserve** museum collection

Design Guidance

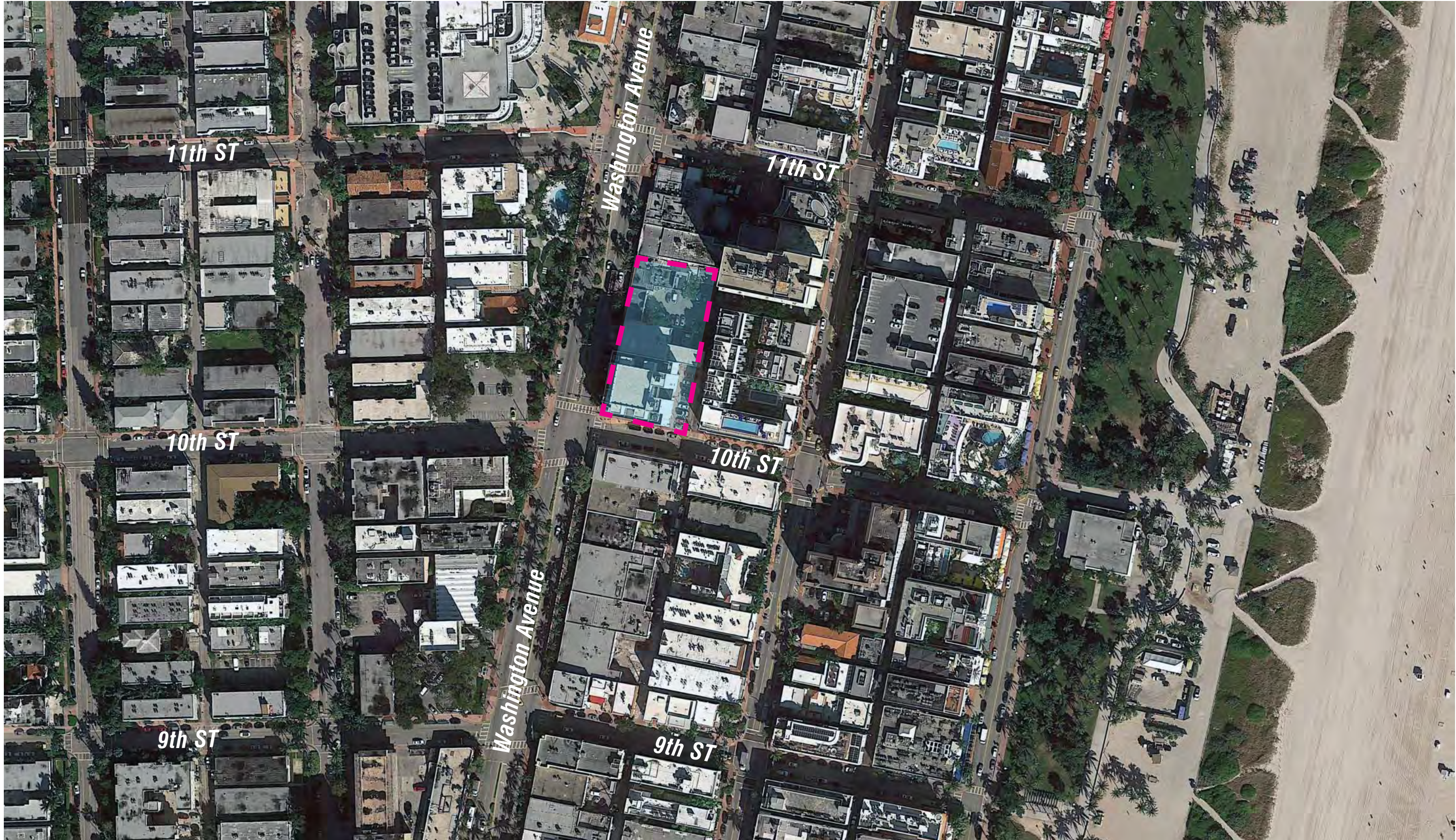
- Significant increase of public programmatic space
- Flexible learning spaces and labs
- Optimize for visitor experience and operational efficiency
- Modest in dimension and scale
- Respectful of the tenets of Historic Preservation & Resiliency
- Inclusion of opportunities for curated amenities and spaces to complement the Wolfsonian visitor experience and bring vibrancy and engaging experiences to the community
- Financial Sustainability in Capital Cost and Ongoing Operations

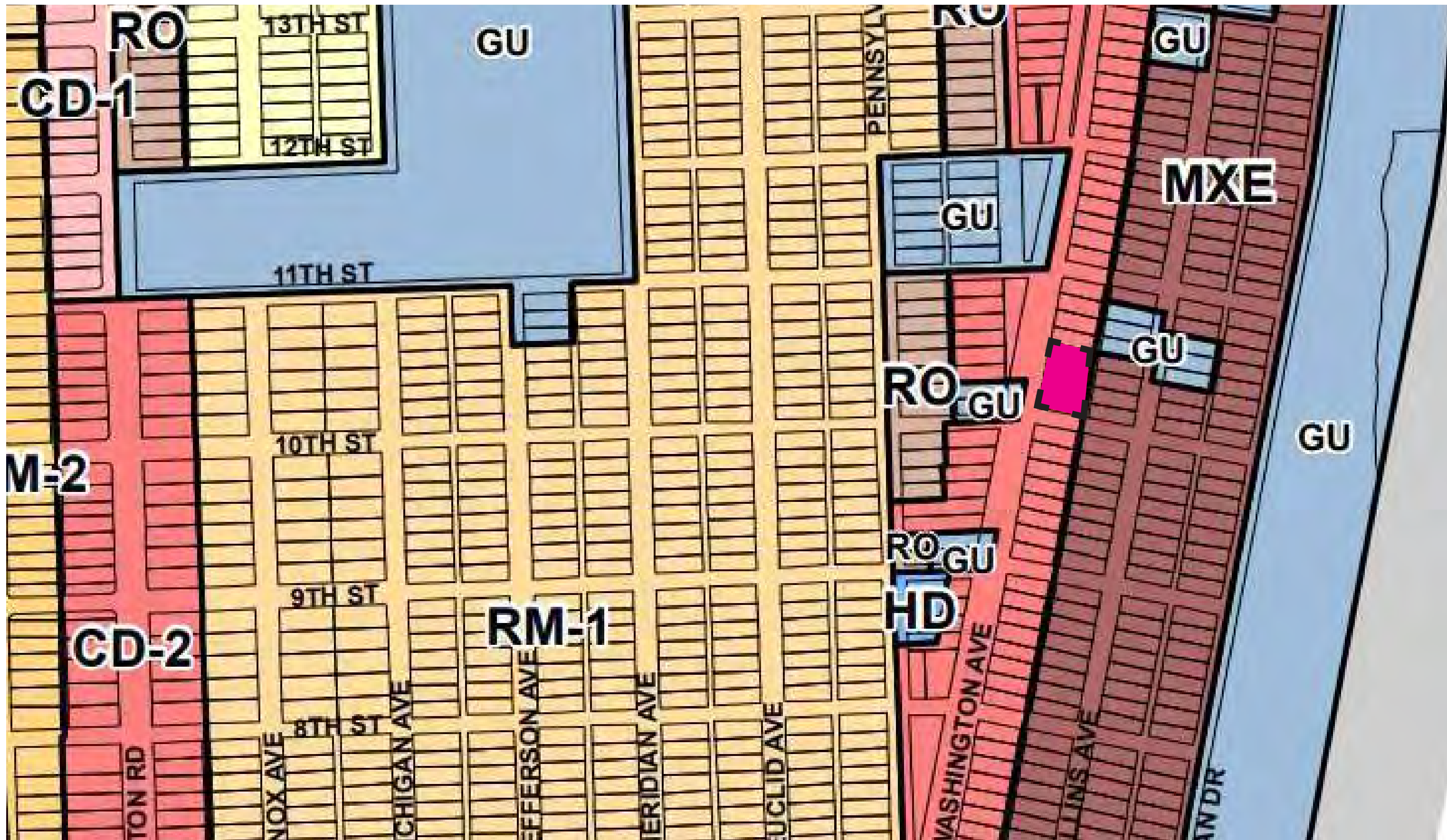
FIU



The Wolfsonian









1 WASHINGTON AVENUE

PUBLIC INFRASTRUCTURE INVESTMENTS

- INTERIM 'PILOT PROJECT' VS LONG TERM IMPROVEMENTS - (IE. PAINT FIRST, FOLLOW WITH IMPLEMENTING ALL INFRASTRUCTURE IMPROVEMENTS UNDER CIP OR CRA AS FUNDING BECOMES AVAILABLE)
- SIDEWALKS 'PAVEMENT TO PARKS' PROGRAM - INTRODUCING "PARKLETS"
- OPPORTUNITY FOR PARKING P3'S WITHIN CENTER DISTRICT ZONE
- ENHANCE EAST / WEST CONNECTION ALONG 11TH STREET

2 SOUTH END GATEWAY

CATALYST PROJECT: PRIVATE INVESTMENT

- USES - HOTEL, OFFICE AND RETAIL
- RESIDENTIAL USES (?)
- PRESERVATION OF EXISTING HISTORIC BUILDINGS
- ADDRESS PARKING NEEDS VS. CODE REQUIREMENTS - CONSIDER OPTIONS

3 CENTER DISTRICT

NEW CULTURAL DISTRICT

- THE WOLFSONIAN - EXPANDED ARTS & CULTURE PROGRAMMING
- NEW 'ARTS / FILM / VIDEO' / TECHNOLOGY INCUBATOR
- NEW CIVIC PARK / BIKE STATION AT MUNICIPAL PARKING LOT (AT CORNER OF 10TH & WASHINGTON, ACROSS FROM THE WOLFSONIAN)

4 DREXEL & ESPAÑOLA

DREXEL AS LOCAL PEDESTRIAN CONNECTOR

- PEDESTRIAN CONNECTION ALONG DREXEL BETWEEN ESPAÑOLA WAY AND 14TH STREET
- 1/2 MILE WALK BETWEEN FIU MBUS URBAN STUDIOS, NEW WORLD CENTER SOUNDSCAPE PARK AND CINEMATHEQUE

5 NORTH END GATEWAY

CATALYST PROJECT: PRIVATE INVESTMENT

- CONNECT WASHINGTON TO LINCOLN ROAD VIA "WOONERF" PUBLIC STREETScape IMPROVEMENTS (IE. T-SHAPED AREA AT WA / LINCOLN INTERSECTION, TOWARDS COLLINS - UP TO JAMES)
- CREATE NEW BUS HUB ON LINCOLN, EAST OF WASHINGTON
- PROVIDE PUBLIC ACCESS VIA DIAGONAL CONNECTOR BETWEEN LINCOLN ROAD AND WASHINGTON AVENUE THRU 420 LINCOLN BLOCK







FIU The Wolfsonian

Miami Beach, Florida

May 9th, 2020

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0' Setback at ground floor

13' Setback above ground floor
10% of lot depth

129'-0"

76'-8"

25'-4"

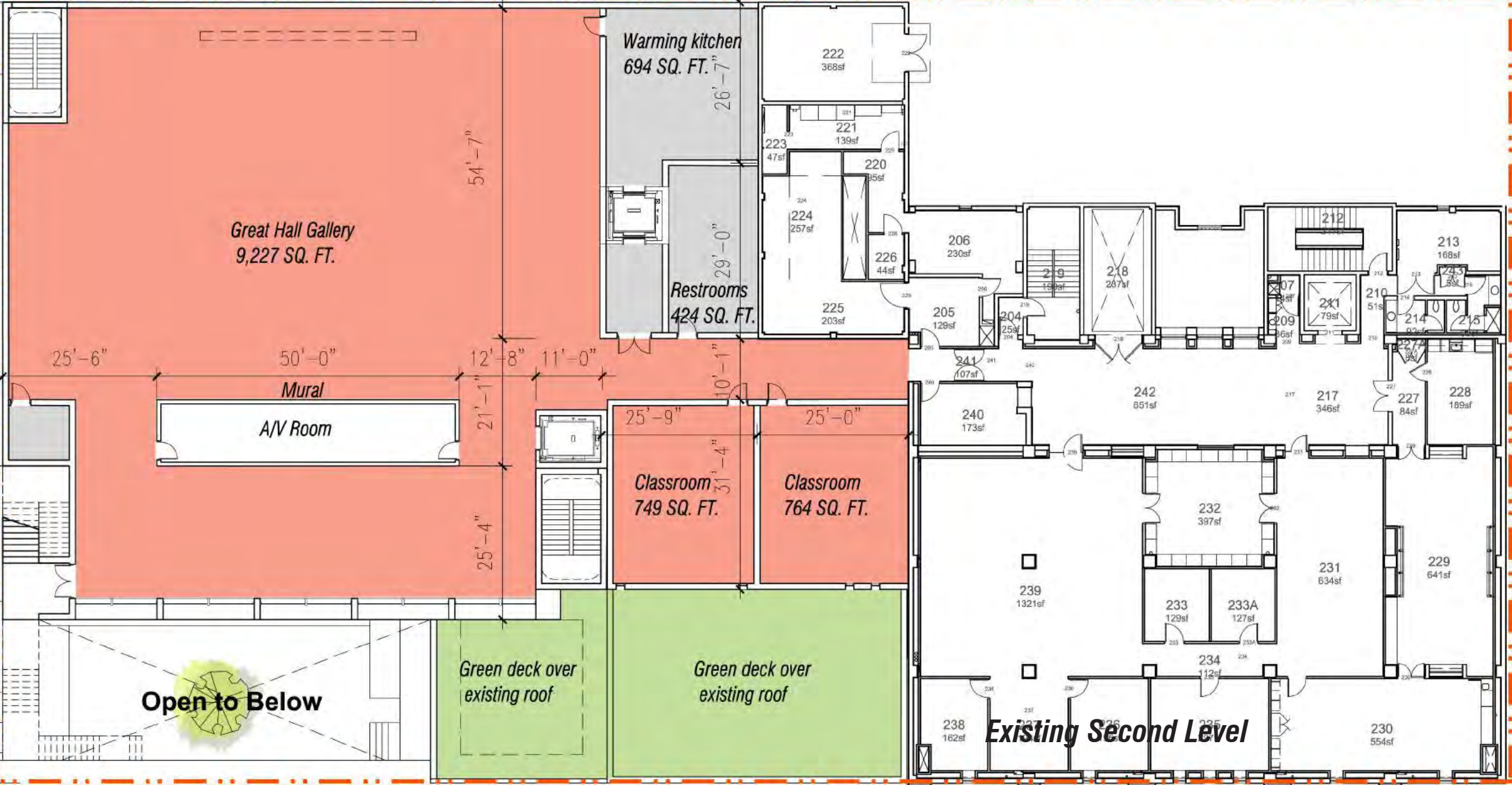
30' Setback above 35'
Min 5' for parking (with liners)
Min 10' for parking (without liners)

15' Setback above ground floor
up to 35' (all other Uses)

10' Setback above ground floor
up to 35' (Parking no Liners)

5' Setback above ground floor
up to 35' (Parking with Liners)

0' Setback at ground floor



10TH STREET

WASHINGTON AVENUE



The Wolfsonian

Miami Beach, Florida

Level - 2

Scale 1"=20'

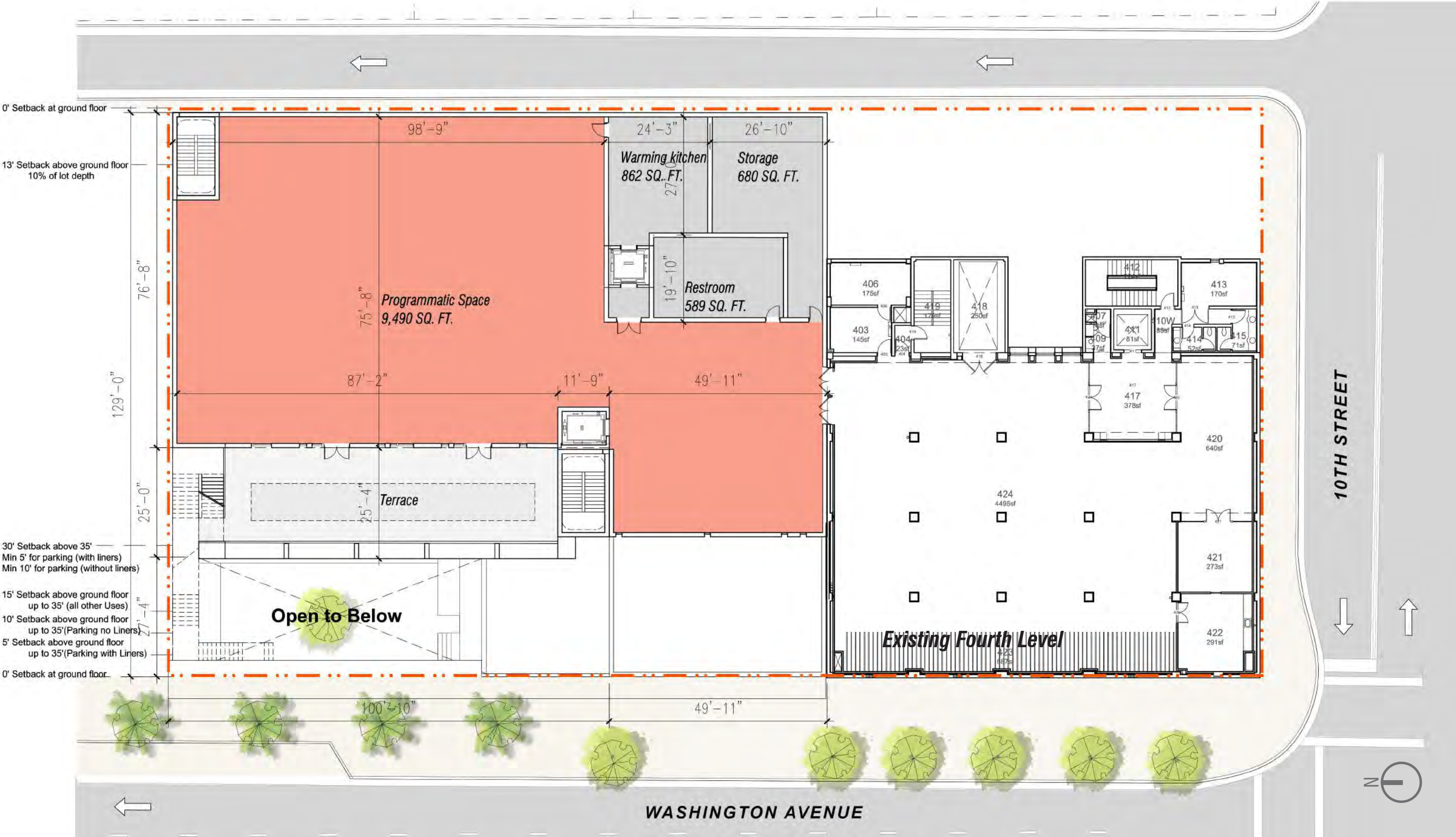
May 9th, 2020

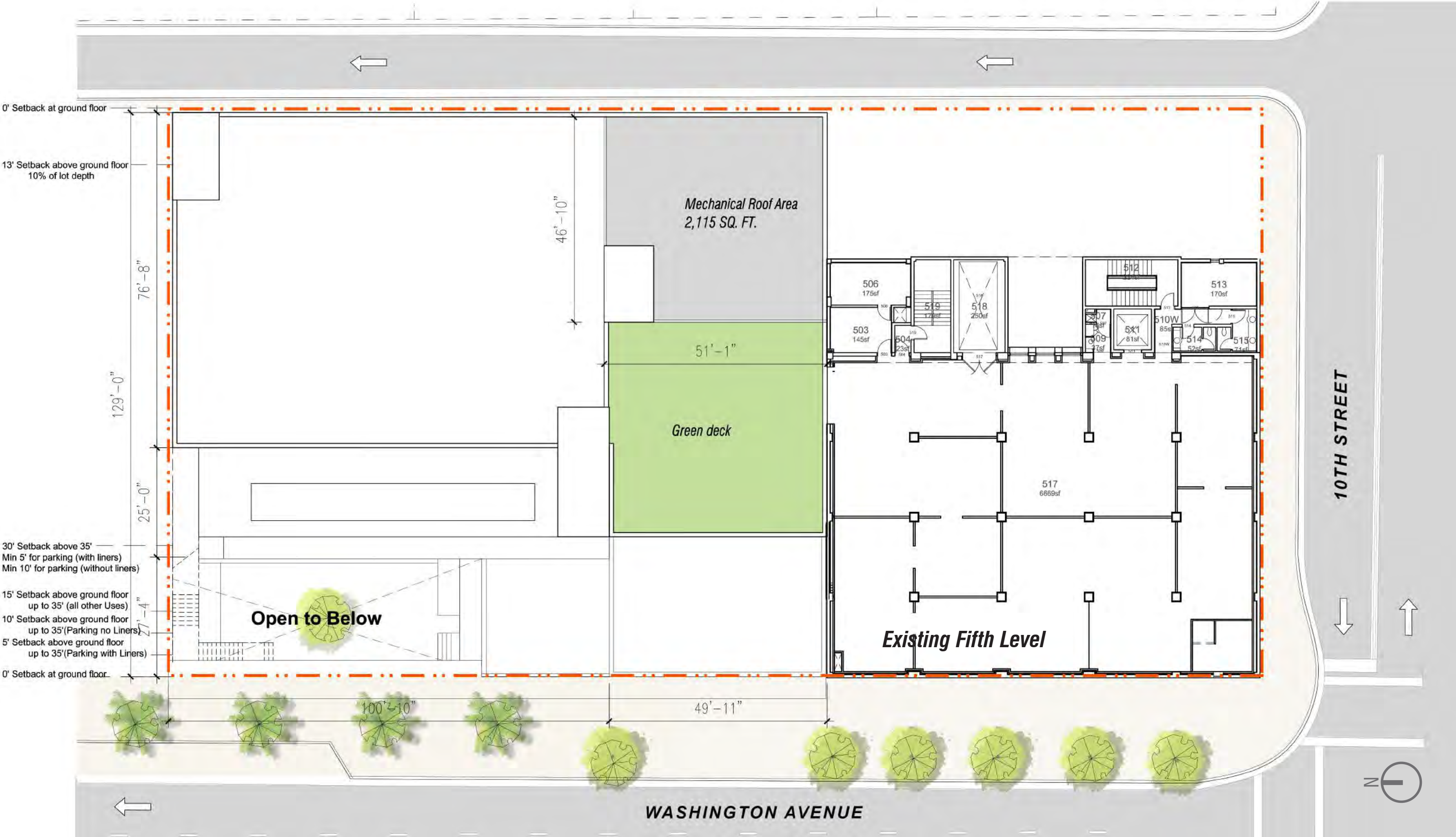
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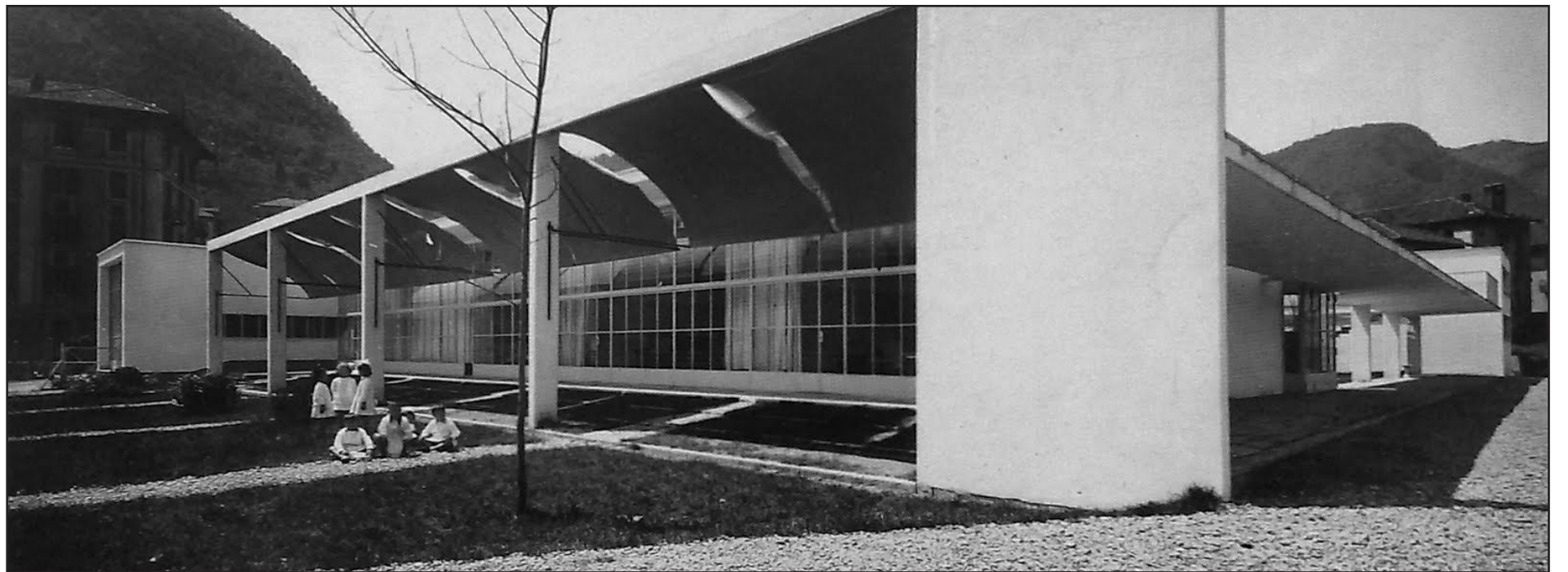
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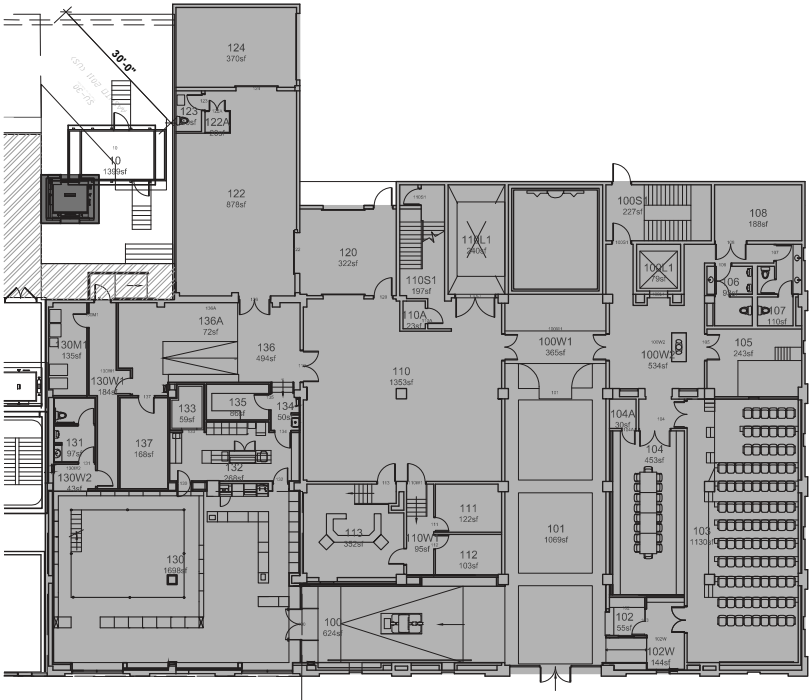
MOOD IMAGES



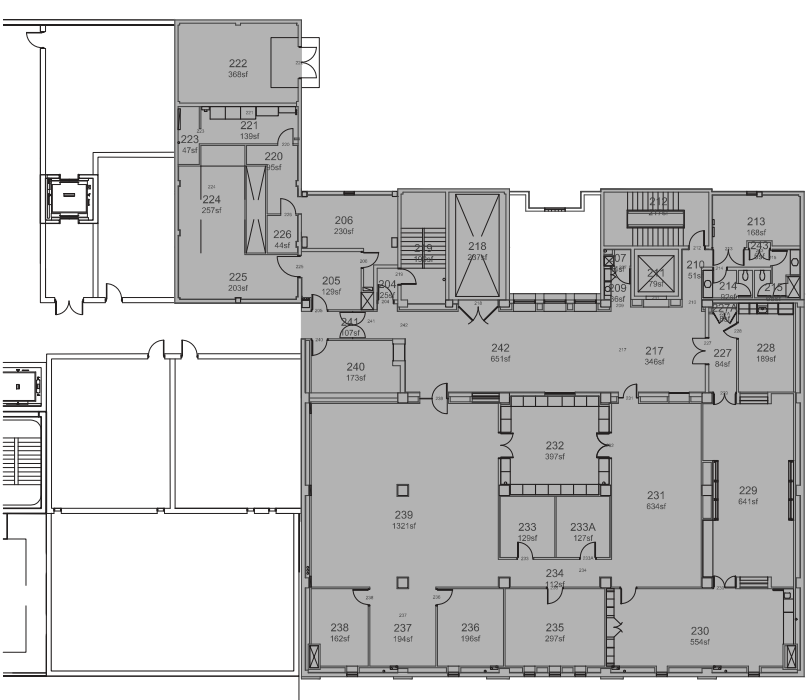
MOOD IMAGES



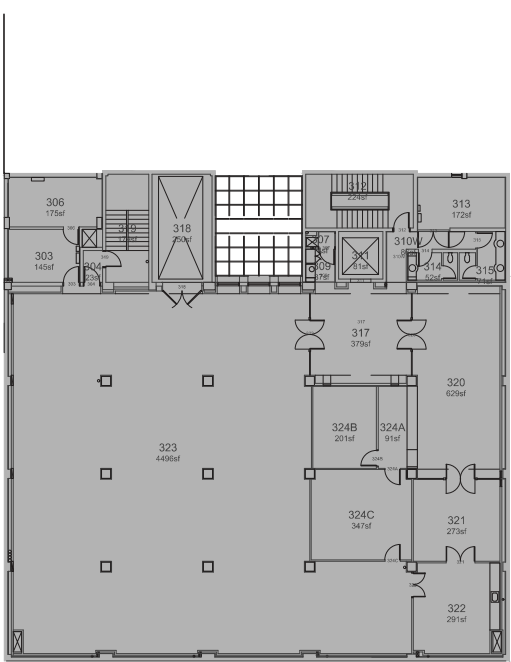
OPEN / GREEN SPACE



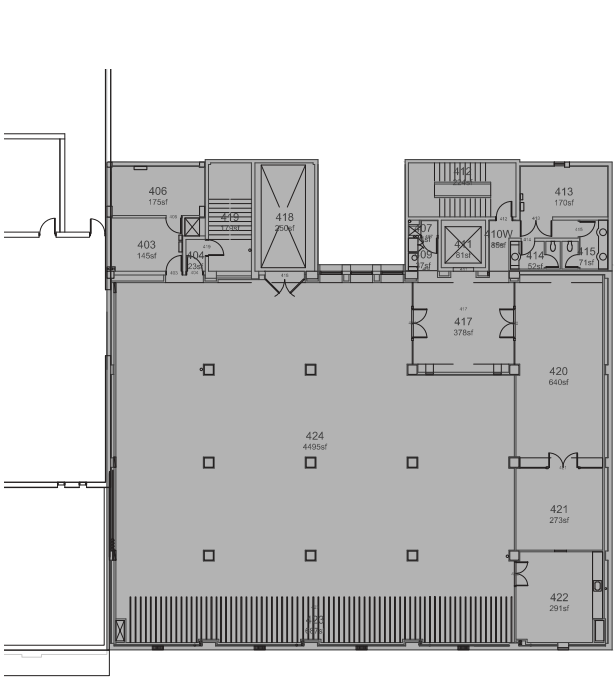
Ground Floor
Gross Area 14,647 SQ. FT.



Second Floor
Gross Area 10,461 SQ. FT.



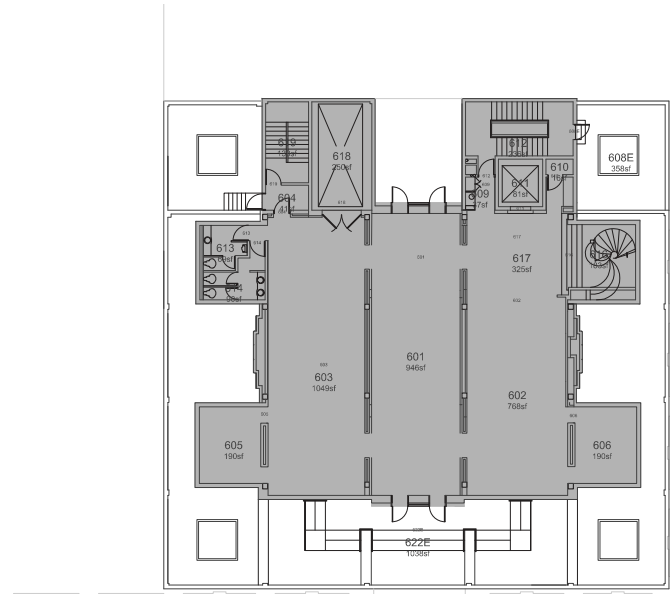
Third Floor
Gross Area 9,173 SQ. FT.



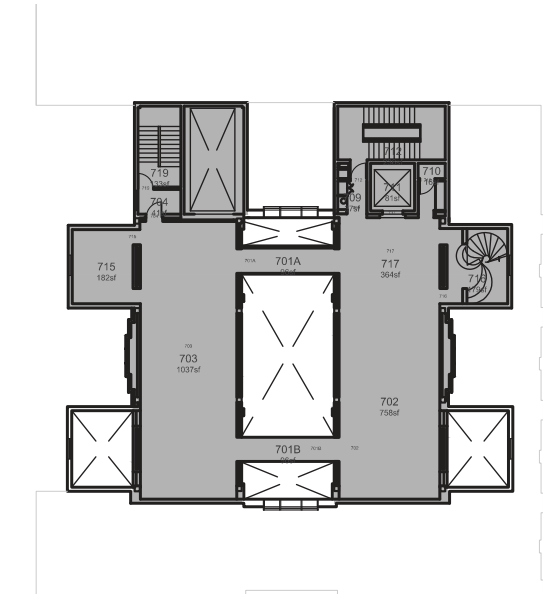
Fourth Floor
Gross Area 9,173 SQ. FT.



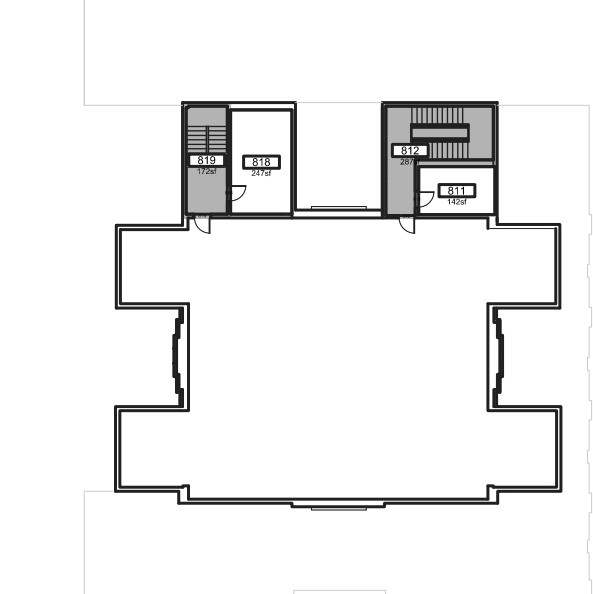
Fifth Floor
Gross Area 9,173 SQ. FT.



Sixth Floor
Gross Area 5,420 SQ. FT.

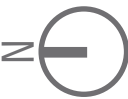


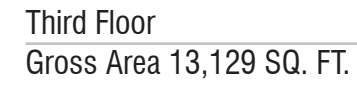
Seventh Floor
Gross Area 4,098 SQ. FT.

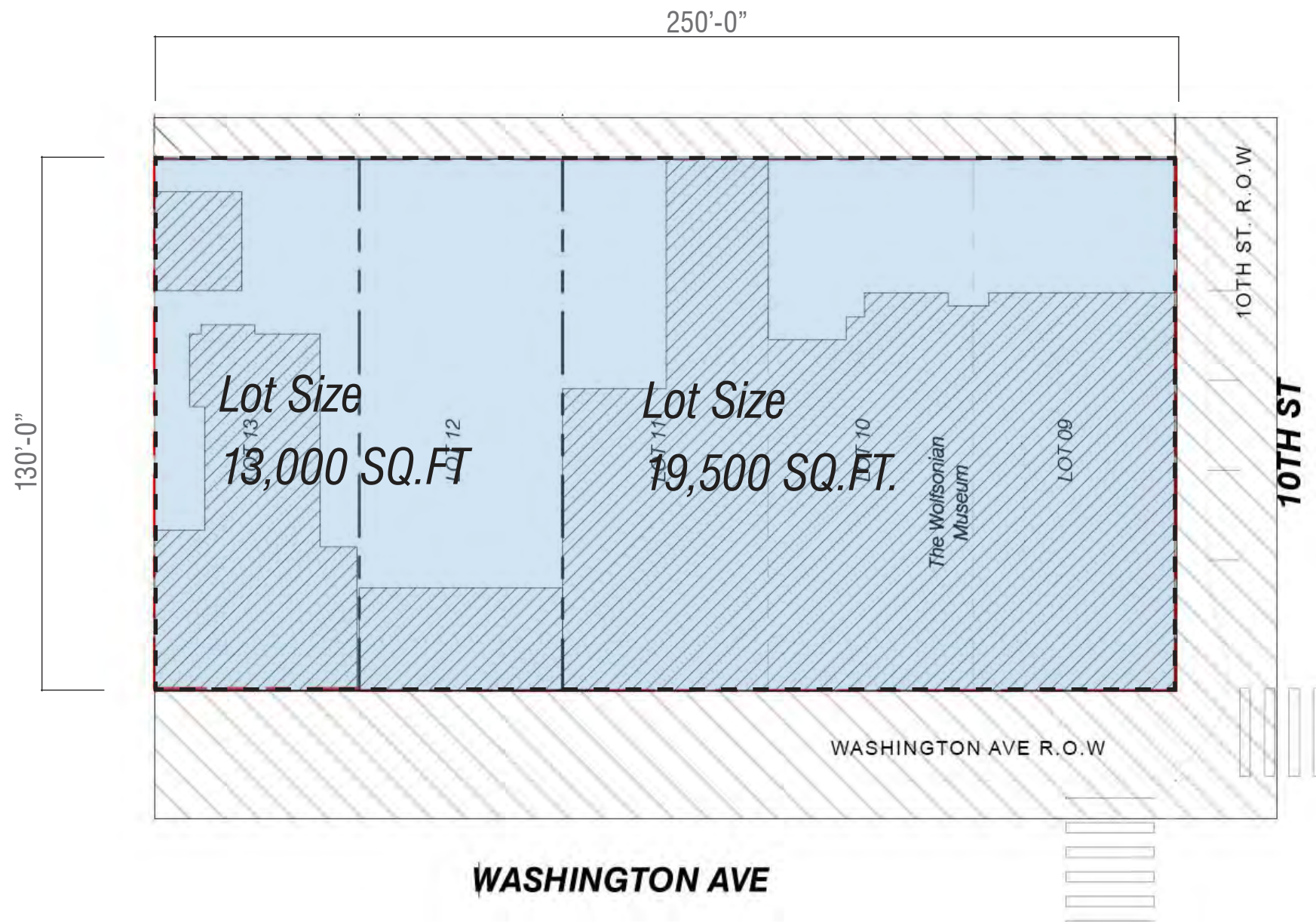


Eighth Floor
Gross Area 569 SQ. FT.

Existing FAR Summary
62,714 SF







Existing FAR Summary

62,714 SF

Addition FAR Summary

36,573 SF

FAR Grand Total

99,287 SF

(combined) Lot Size 32,500 SF
FAR=3.1



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