

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:

- 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

- 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

- District?
- Materials
- Scale
- Style
- Site Photos

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

- Residential
- Commercial
- Cultural

- 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 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

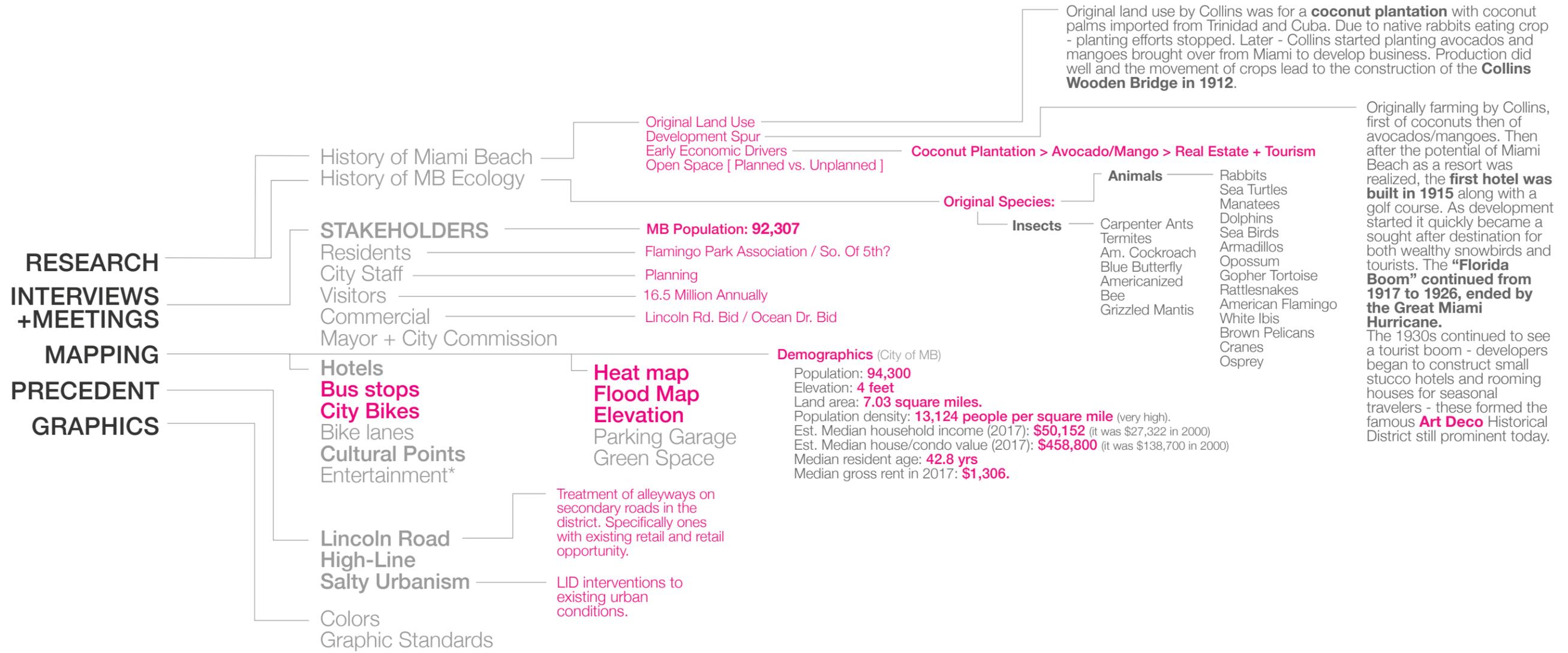
"A community of voids"

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

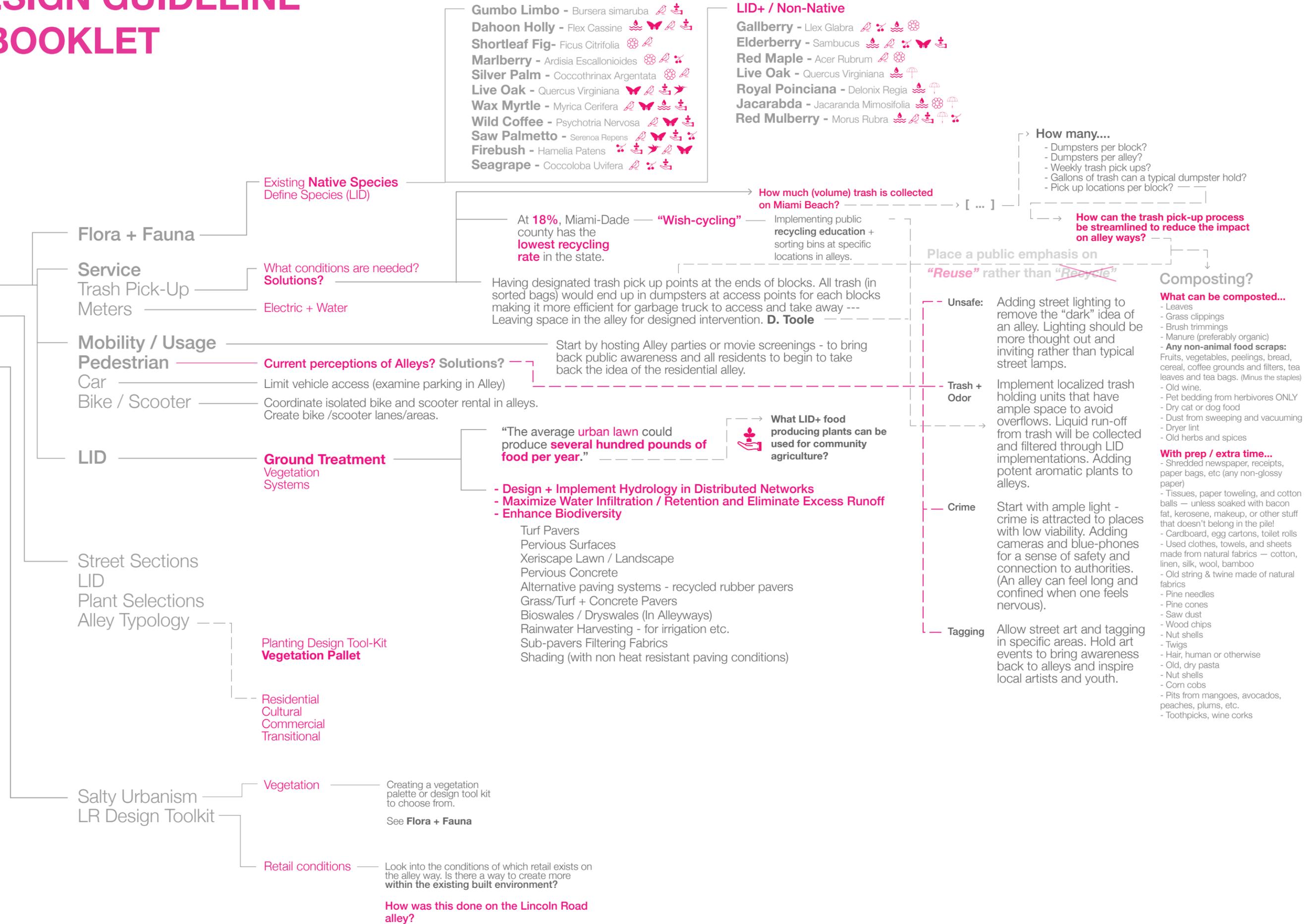
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1] MASTER PLAN

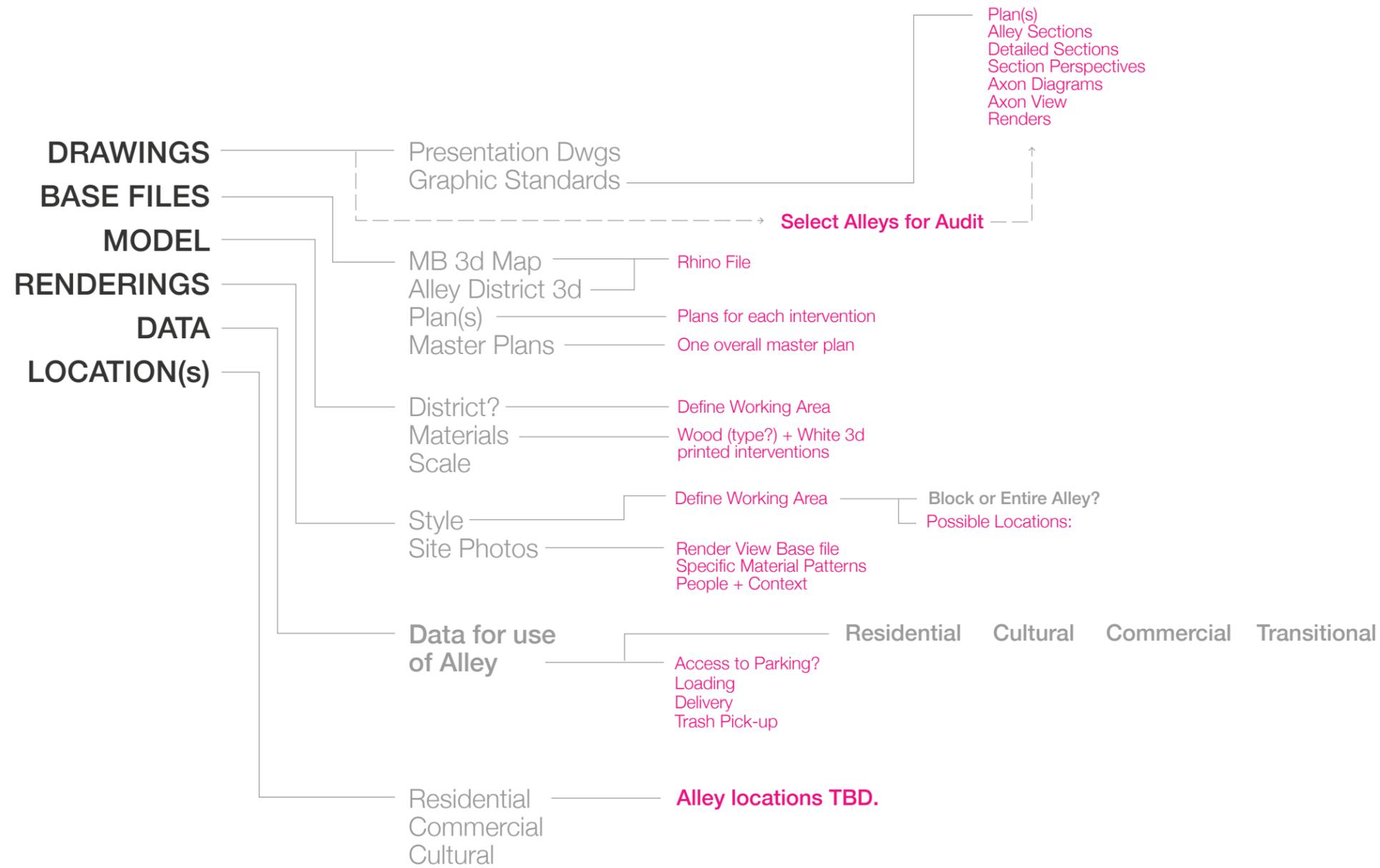


2] DESIGN GUIDELINE + BOOKLET

RESEARCH
DRAWINGS
+ DIAGRAMS
PRECEDENT



3] SPECIFIC INTERVENTION(S)



4] NARRATIVE

Define Narrative Main Points

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The Miami Beach Alley Way
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The Miami Beach Alley Way
Redefining urban planing ... Again

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