



ADAPTATIONS OF ALLEYS IN MIAMI BEACH

“TIGHT URBANISM”

KoDA

RESIDENTIAL

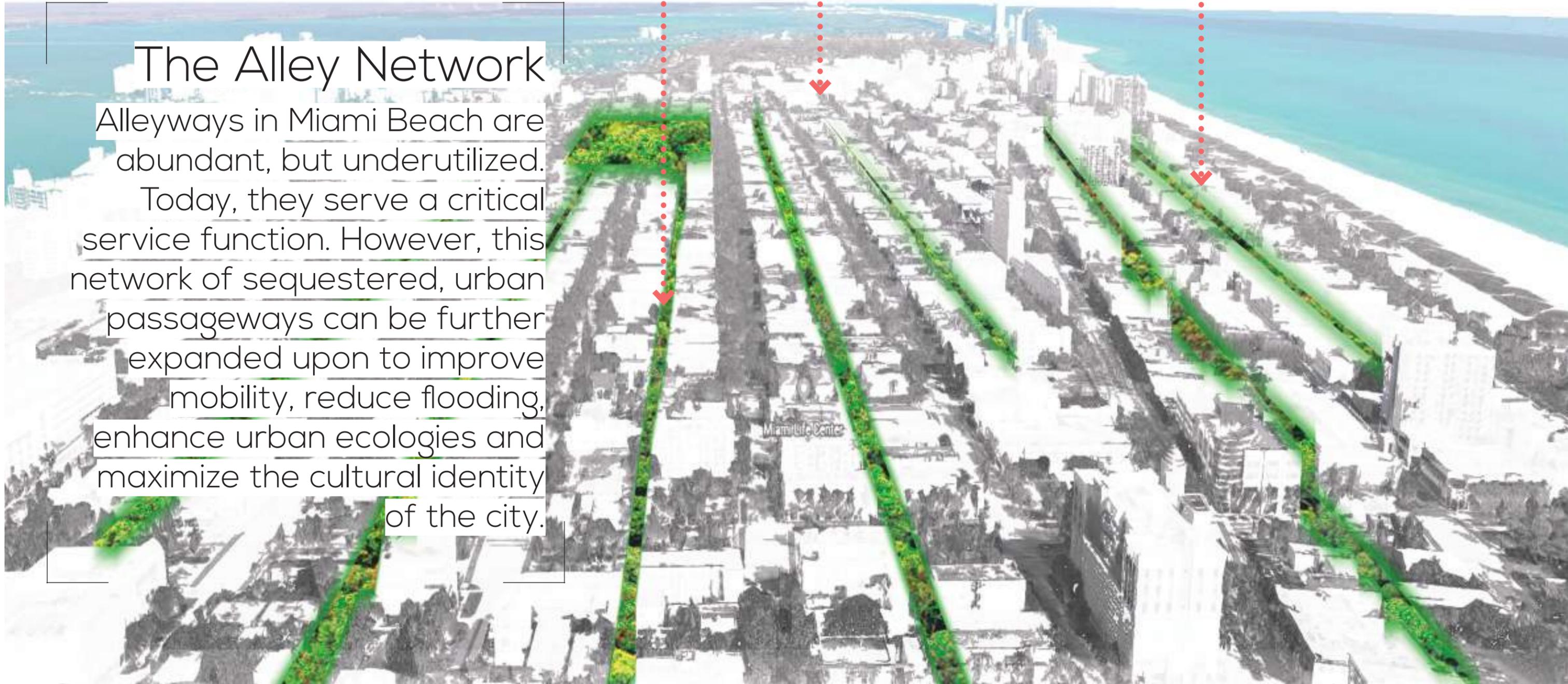
COMMERCIAL

CULTURAL

The Alley Network

Alleyways in Miami Beach are abundant, but underutilized.

Today, they serve a critical service function. However, this network of sequestered, urban passageways can be further expanded upon to improve mobility, reduce flooding, enhance urban ecologies and maximize the cultural identity of the city.



“TIGHT URBANISM”

Jacobs Blue Green Infrastructure

Bio-retention/Bioswales/Rain Gardens

Blue and Green Roofs
Constructed Wetlands/Floating Wetland Islands

Detention Basins/Surface Storage

Enhanced Tree Pits/Trenches
Injection Wells (Pumped)

Permeable Pavement

Rainwater Harvesting (Cisterns, Rain Barrels)

Storm water Planters

Subsurface Infiltration and Storage

Tree Canopy

Wet Ponds

James Corner Field Operations

Transform from mall to district
Showcase historic Lapidus work

Enhance the shopping and dining experience

Reorganize to prioritize public space and program

Integrate access streets

Create a connected bike network & loop

Urbanize Lincoln Lane North / South

Leverage under-utilized lots

Emphasize gateways
Organize the line

Create civic anchors

Develop a cohesive design vocabulary.

KoDA

Bioretention/Bioswales/Rain Gardens

Permeable Pavement

Tree Canopy

Enhance the shopping and dining experience

Detention Basins/Surface Storage

Reorganize to prioritize public space + program

Create a connected bike network & loop

Urban Agriculture

Rainwater Harvesting (Cisterns, Rain Barrels)

Stormwater Planters

Create civic anchors

Solar Activation

New Retail Opportunity

Urbanize Lincoln Lane North / South

Community Garden

Benches

Aromatic Planting

Develop a cohesive design vocabulary

Native Planting

Elevated Walkways

Art Activation

Lighting

Leverage under-utilized lots

Placemaking

RESILIENCE
SUSTAINABILITY

Seattle, WA

Activating alleys could offer **50%** more public space across the city.

Seattle decided to **clear its alleys of dumpsters**, moving instead to a **trash-bag collection** model of waste management.

Seattle's downtown has approximately **217,500 square ft** of **public-space alleys**, of which **85% were underutilized**.

Austin, TX

The City of Austin Cultural Arts Division provided a **grant of \$5,000** for the **visual art installed overhead**.

Baltimore, MD

Seeking "small, cheap improvements that reset people's expectations of what an alleyway can be"

Through a **\$30,000** grant from the Rauch Foundation, **20 alleyways** in six neighborhoods are now **covered in murals and artwork**; they're filled with **block parties and cleared of trash**.

Kyoto, Japan

"The **alleys and canal edges of Gion**, the old entertainment district of Kyoto, where **retail has compacted the storefront into a four-foot deep experience** that would typically require twelve in the west. **Shades, screening, gardens, drainage, and displays are integrated in a tight unison**" - Daniel Toole

Los Angeles, CA

Green alleyways will help the city meet its goal of increasing stormwater capture to 50 billion gallons by 2035; currently, the city **saves 8.8 billion gallons annually**.

Of the roughly 300,000 acres in the city of Los Angeles, more than 2,000 are alleyways that cut through city blocks.

An alley, between East 51st and 52nd Streets of South Avalon Boulevard, is expected to **capture more than 700,000 gallons** of water a year.

EaCa Alley, Hollywood: **a crime-ridden area, transformed into a pedestrian thoroughfare + dining space** in 2012. The transformation was made possible through a collaboration of the **City Council**, the local redevelopment association, and the **support of the surrounding business owners**, who formed an **alley association** after seeing the **value in attracting pedestrians into the alley** and using the alley for dining space.

The **transformation cost \$800,000** and included **repaving** with red bricks, **storm water and drainage improvements, lighting**, and **elimination of trash bins**.

Chicago, IL

Chicago Green Alley Program, among the first in the United States **adapted over 100** of the city's alleys with permeable surfaces that redirect stormwater into the ground and away from Chicago's "overtaxed" sewer system, **reducing flooding and recharging the surrounding soil**.

13,000 alleys = 3,500 acres were paved with **impermeable** material, leading to flooding. If all of the **alleys became permeable** - Up to **80%** of the **rainwater** falling on these surfaces per year could **filtered** into the soil or **harvested** - **reducing flooding, filtering groundwater** and **saving taxpayer money** that would otherwise be spent treating stormwater.

Green Alley Pilot Approach #2: Full Alley Infiltration Using Permeable Pavement" - Permeable paving allows rainwater to penetrate through the surface filter into the soil below. **Typical cost: \$3-\$15 per sq ft**.

San Francisco, CA

Annie Alley - temporarily closing the alley to cars. The alley hosts on-going **weekly programming**, such as picnics, film screenings and dance/music performances. The alley was designed to include **trellises** with **hanging plants, benches,** and **cafe tables**. The **cost of capital and construction** for the temporary improvements was roughly **\$128,000.**

Jack Kerouac Alley: a short, 18' wide, one-way alley in Chinatown was a **common** place for **illegal dumping** and as a **short cut for vehicles**. Completed in 2007, hard costs were approximately **\$350,000.** Creating a **pedestrian only right-of-way with unit pavers, pedestrian scale lighting,** and bronze cast plaques inscribed with poetry. The City also negotiated a "Quit Claim" with property owners, which forfeit vehicular access to their property in exchange for making the right-of-way pedestrian only.

Alleys are open for **services** in the **early morning hours** - then **close vehicular traffic during the day.**

Pedestrian-scale lighting improves **walkability** and **safety** for pedestrians, and can provide **exposure to businesses** by lighting up signage. Typical lighting **costs** for SF alleys range from **\$2,000 - \$20,000.**

Linden Alley: Became a **pedestrian-friendly, "green" street** that creates an intimate social space for people to walk and relax. The new, raised roadway slows traffic and puts people on the same footing as cars. The **pedestrian and vehicle areas are defined by above-ground planters and changing pavers.** A **coffee shop** and several **stores** brings **people and life to the alley.** The surrounding property owners pool together **\$5,000** annually for **maintenance costs.**

Belden Place, one of the city's most famous alleys, has **multiple restaurants w/ outdoor seating**—the alley has **become a magnet for residents and visitors.**

Melbourne, AUS

Since the 1980s as a part of the **Melbourne City Plan**, alleyways have been transformed / activated as a way to **improve livability in downtown through engagement of public spaces.**

Since then, **dozens of alleys** in the city have been **revitalized into an urban network** of alleys with **art installations, small cafes, residences, and retail.**

Now, these alleys, **covering 3.5 (2.2 miles),** are a **vital** part of the **city's urban landscape** and **attract hundreds of thousands of visitors each year.**

To **support the alley transformation,** the City operates a **"Love your Laneway"** project, which **partners with local stakeholders to improve and revitalize alleys** through **waste management, amenities and access, public lighting and road surfacing,** and **artistic and cultural uses.** The City has adopted a number of planning policies to support the transformation of the alleys.

Miami Beach, FL

The Betsy-Carlton Orb, Shulman + Associates - 2016: This **revitalization and reuse** of the alley became an example of **placemaking** within the city. Conceived as a bridge connecting the historic Carlton and Betsy boutique hotels, the space has **taken on new cultural life within the alley,** including expanding the Betsy's poetry program from inside their Writer's Room to the public thoroughfare of the alley.

Miami Beach has about **22.3 Acres** of **alleyways.** To compare... **Flamingo Park: 36.53 acres** & **Lummus Park: 26.34 acres.**

Miami Beach alleyways make up about **10%** of roadways, spanning **9.17 miles.**



Before

A VISION FOR THE FUTURE



After

A VISION FOR THE FUTURE



Shading



Planting



Solar



Gardens



Pervious



Art



Lighting



Dinning



Retail



Public



Before

A VISION FOR THE FUTURE



Planting



Gardens



Pervious



Lighting



Public



Pedestian Access

After

A VISION FOR THE FUTURE



Before

A VISION FOR THE FUTURE



Shading



Planting



Palms



Gardens



Pervious



Art



Placemaking

After

A VISION FOR THE FUTURE

CULTURAL ALLEY

Ocean Court

The activation of Ocean Court would certainly be a compliment to the diverse and vibrant Ocean Drive Historic District. With many new cultural and hospitality projects underway in the area, there is certainly a lot of positive transformation happening, however, the alleyways in this district have continued to be overlooked. Spanning from 1st - 14th Ave, the alleys offer a unique opportunity to create a new pedestrian corridor running through some of the most popular spots on Miami Beach.

The intention of this case study is to determine the best methods to activate the Ocean Court Alley between 10th and 11th Ave. We have determined that this Alley offers great potential given its central location on Ocean Drive and between several popular and historic places enjoyed by both visitors and residents. We understand that with a high presence of commercial activity in the alley, whether it's deliveries or trash collection, these operations cannot be totally removed. Our goal is create a multi-modal condition allowing for pedestrians, cars, and trucks to simultaneously operate within the Alley.

With the addition of raised pedestrian crosswalks, artwork, planters, bench seating, and aromatic flowers, our goal is to make the Ocean Court alley a welcoming and vibrant corridor. The separation of vehicle and pedestrian spaces will be defined with ground lighting and planting, providing a sense of separation, but allowing for overlap in certain situations. Flowers with potent fragrances with help mask the smell of trash while bringing an aesthetic quality to the new planters.



Cultural Alley_Ocean Court



1. LOOKING NORTH (OCEAN CT & 10TH STREET)



2. LOOKING NORTH (OCEAN CT)



2. LOOKING SOUTH (OCEAN CT & 11TH STREET)



3. LOOKING NORTH (OCEAN CT)



4. LOOKING NORTH (OCEAN CT, APPROACHING 11TH STREET)



3. LOOKING SOUTH (OCEAN CT)



AREA ANALYSIS:

Cultural Alley

Alley
10th Street Crossing
11th Street Crossing

Width:

20 ft
50 ft
50 ft

Length:

400 ft
50 ft
50 ft

Area:

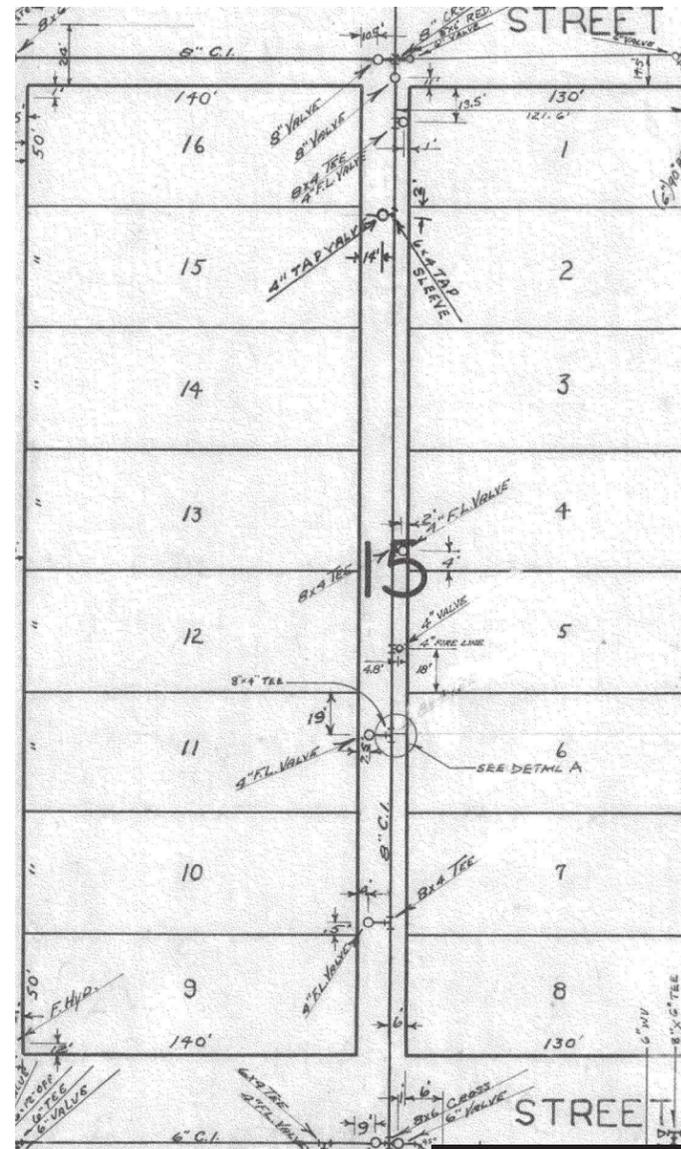
8,000 sf
2,500 sf
2,500 sf

Cultural Alley Total Area:

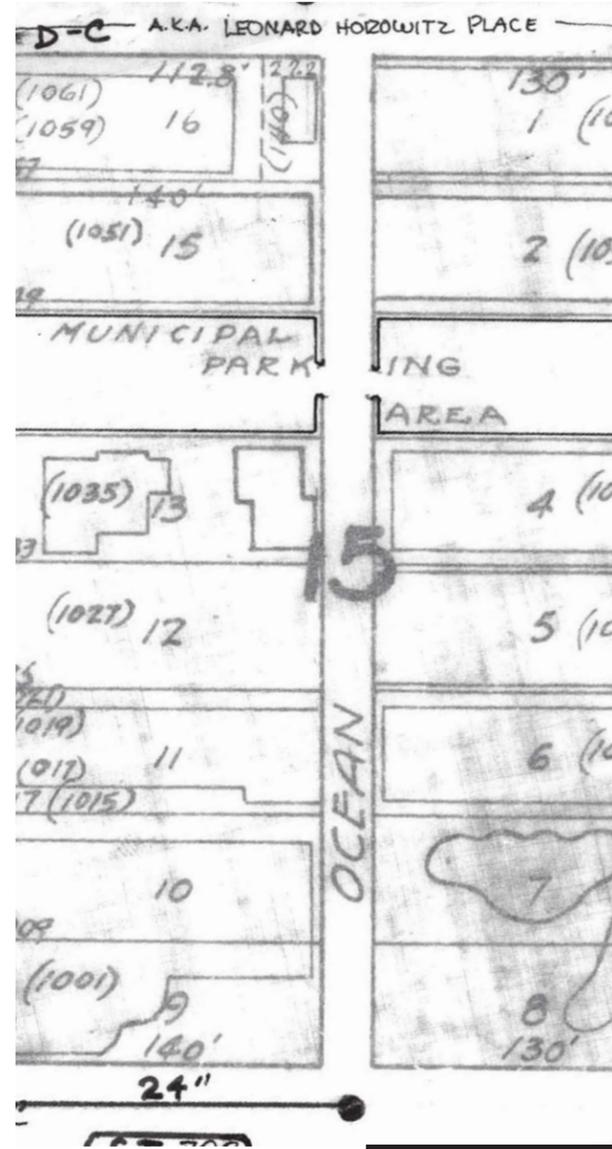
13,000 sf

EXISTING CONDITIONS

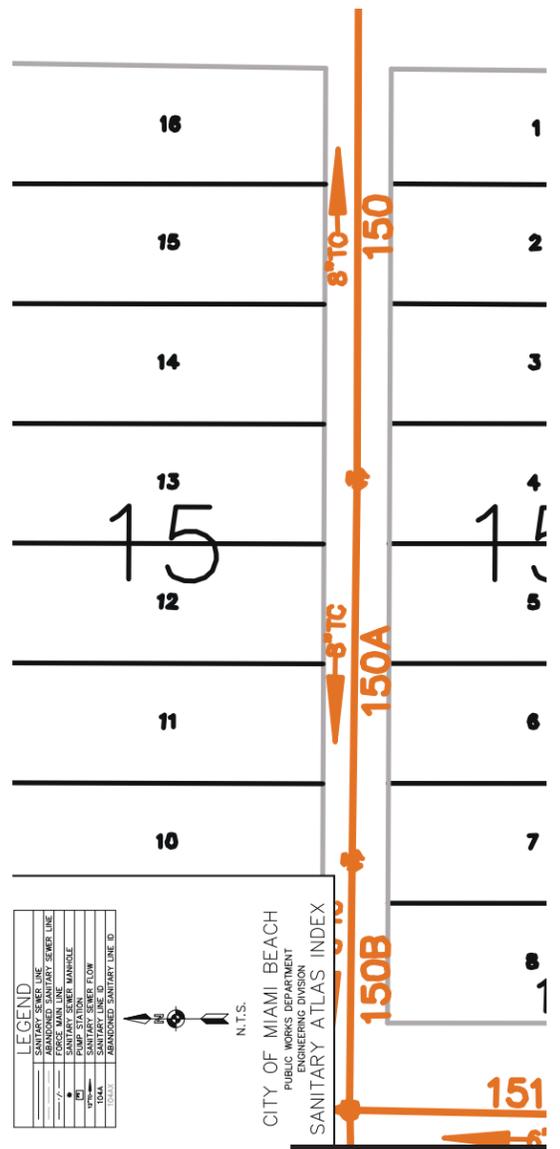
Cultural Alley_Ocean Court



WATER



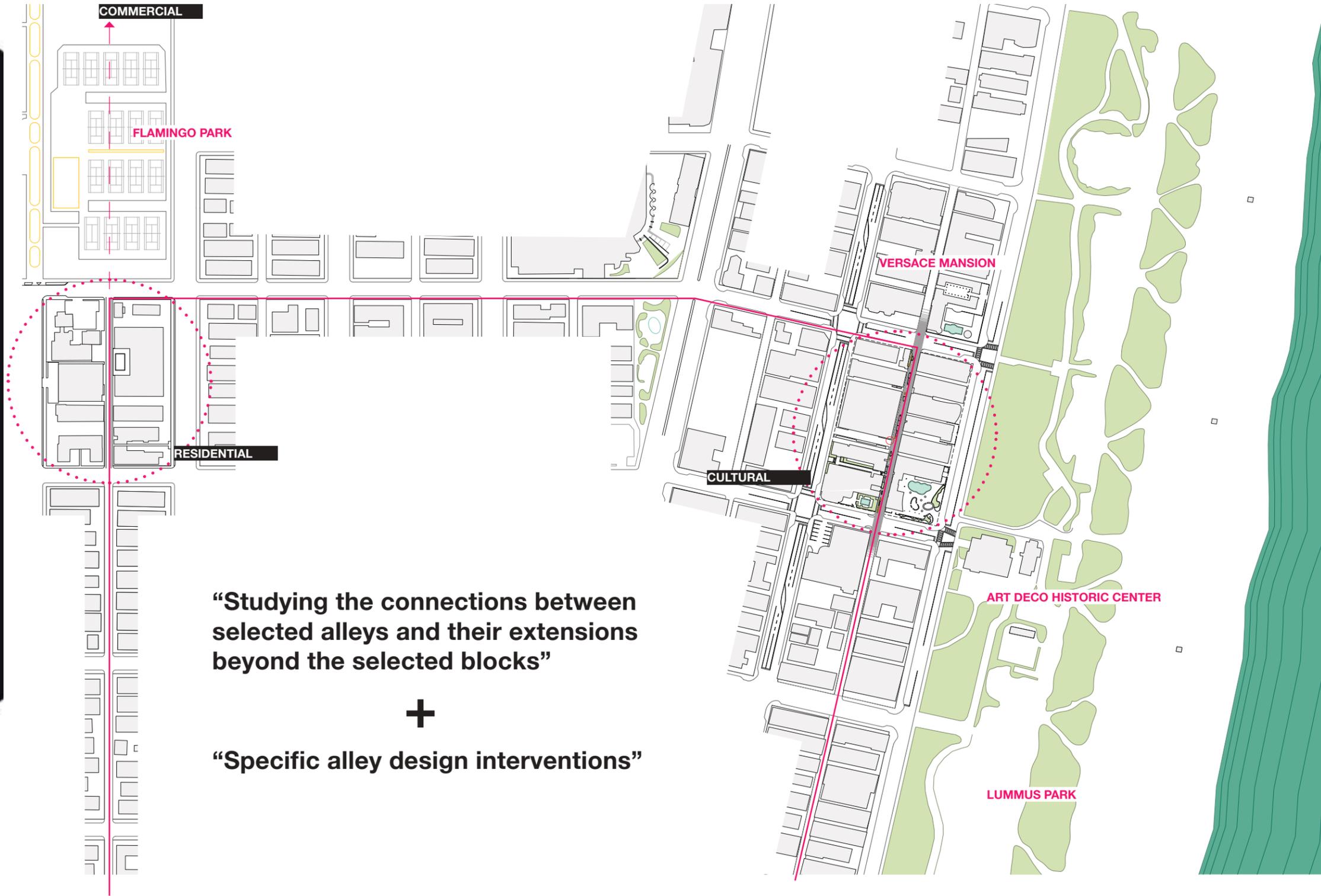
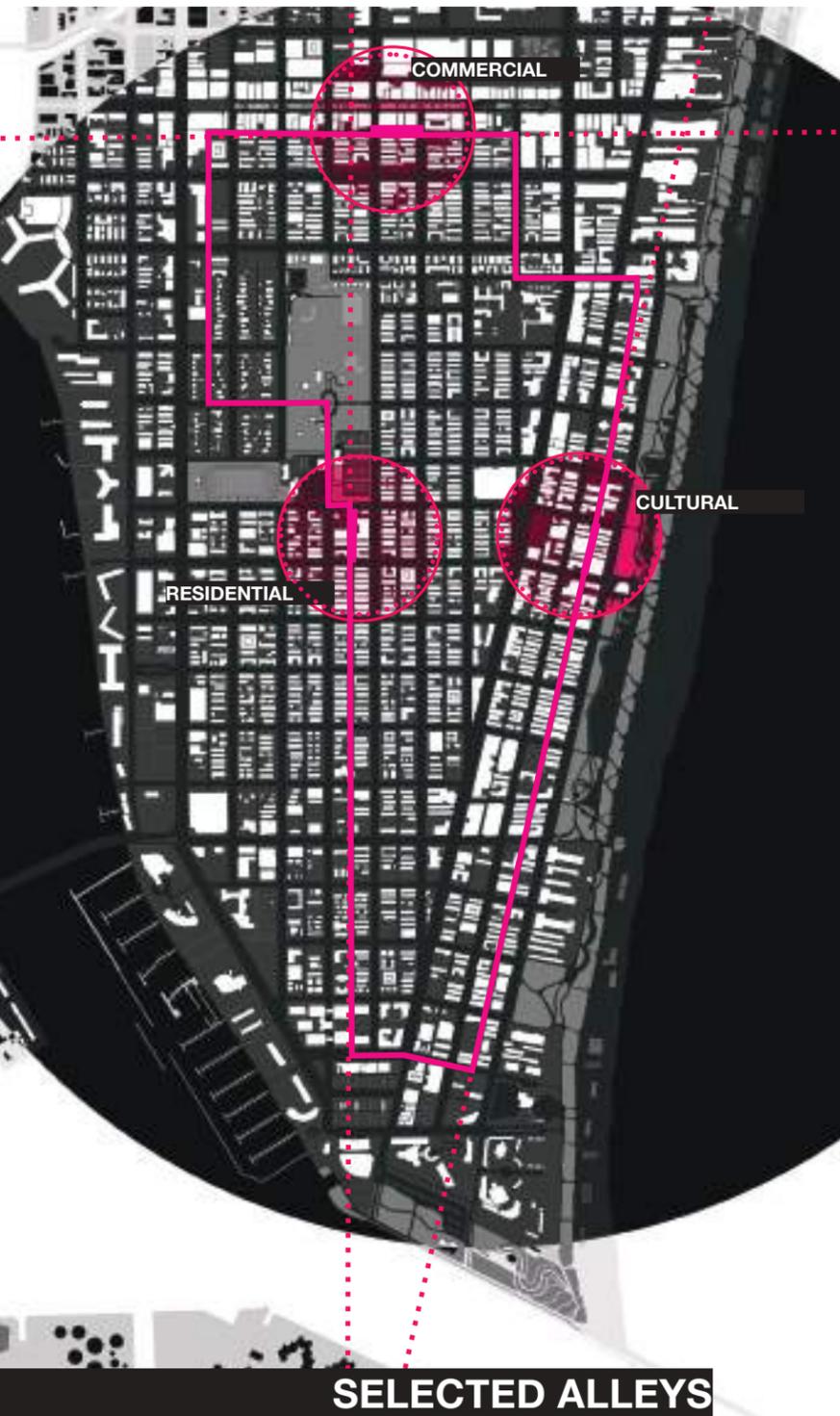
STORM WATER



SANITATION

EXISTING CONDITIONS

SPECIFIC INTERVENTIONS



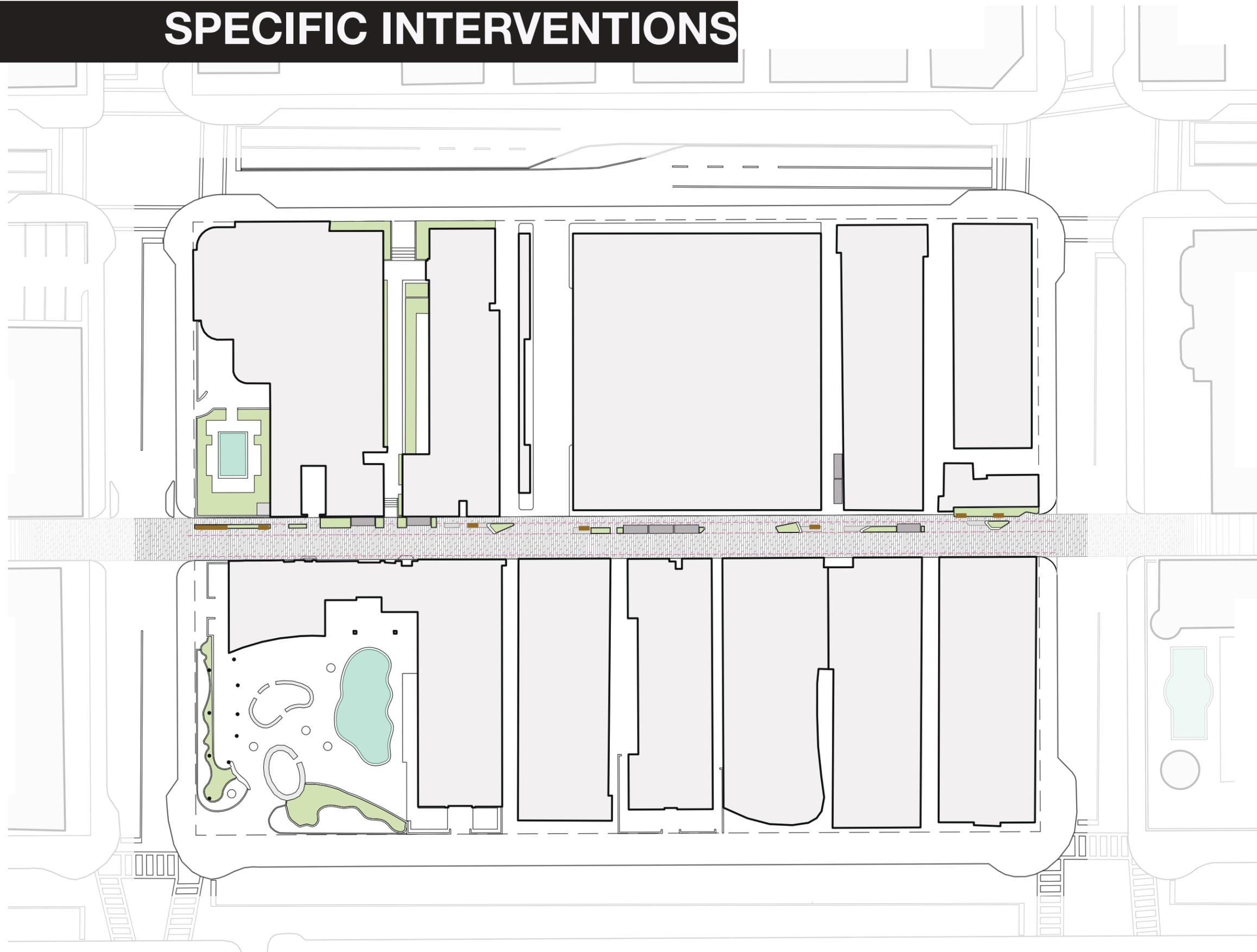
“Studying the connections between selected alleys and their extensions beyond the selected blocks”

+

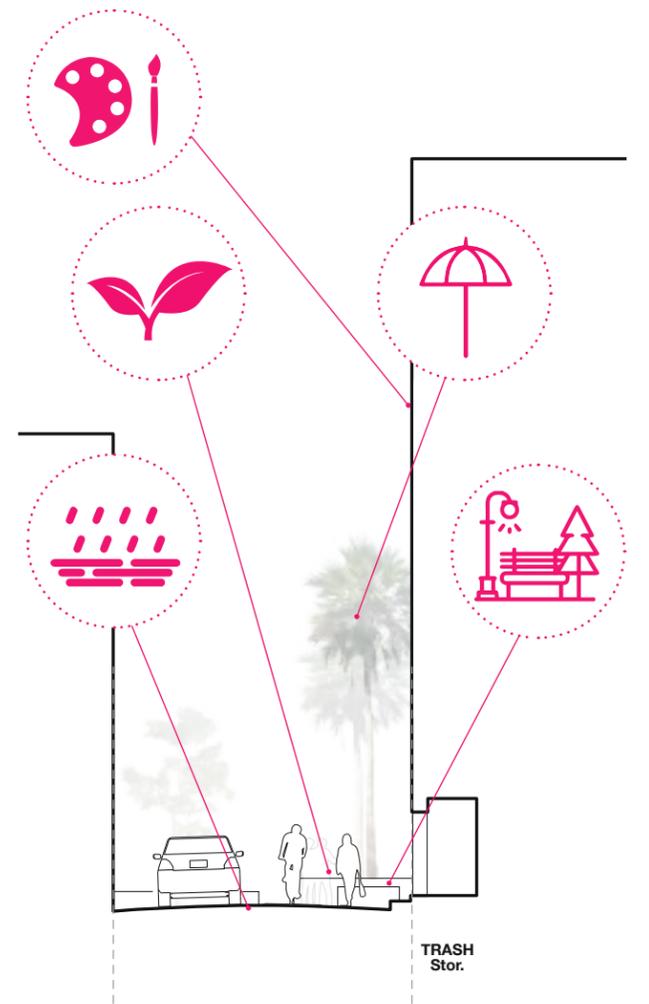
“Specific alley design interventions”

CULTURAL ALLEY

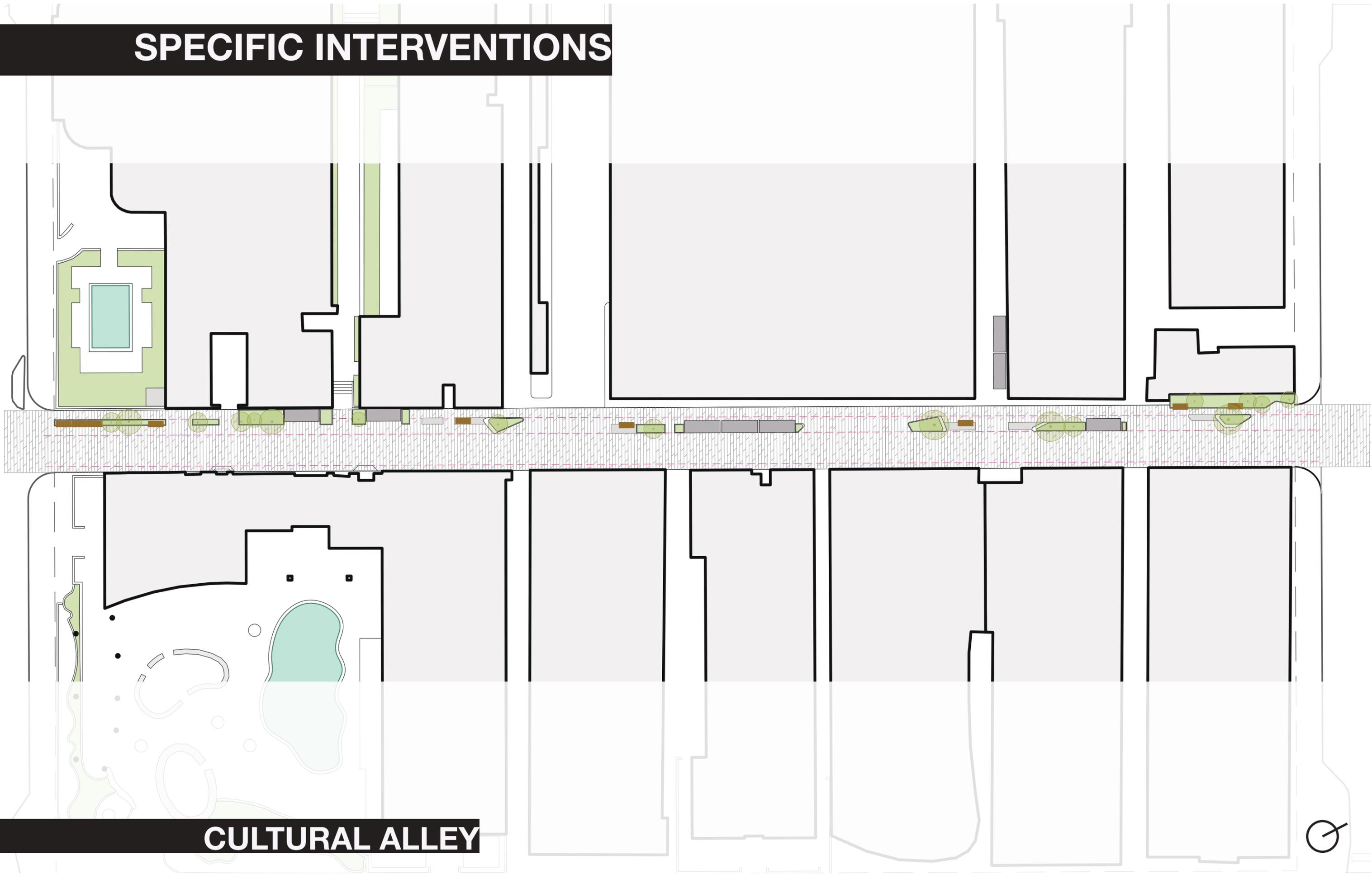
SPECIFIC INTERVENTIONS



CULTURAL ALLEY



SPECIFIC INTERVENTIONS



CULTURAL ALLEY

SPECIFIC INTERVENTIONS

ESSEX HOUSE

GARAGE (CITY)

CLEVELANDER HOTEL

CONGRESS HOTEL

CULTURAL ALLEY



PLANTER

SEATING

GRAVEL BED

SERVICE

AROMATIC FLOWERS

DUMPSTER STORAGE

10'+ VEHICLE CLEARANCE



RESEARCH

Approx. **40%** of Miami Beach is **Impervious**.
 Alleyways make up approx. **972,720 sqft**.
 By making all alleyways PERVIOUS (LID)

- The Impervious % could be brought to...

RESEARCH

Flora + Fauna

Low Impact Development (LID)

Native Species
Non-Native Species
 Species for LID+

LID Implimentations:

Bioswales
 Sun Exposure
 Urban Agriculture
 Shading
 Planting
 Gardens
 Rain Garden
 Grass
 Shrubs

Flowers
 Palms
 Trees
 Rain Water Collection
 Low Maintenance Planting
 Xeriscape Lawn / Landscape
 Water Run-Off Filtration
 Alternative Pavers
 Pervious Pavers

Waste Management
Waste Connection

What are the trash pick-up schedules?
 How long does each stop take?
 How can stops be streamlined?

How much (volume) trash is collected on Miami Beach?
 What are the truck routes?
 Where do they stop?

Contracts
 Schedules
 Timing

Volumes
 Routes

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

A case by case reviews needed for each alley on conditions involving sanitation, drainage & traffic (one-way or 2 - way).

When are deliveries allowed in the alleys?
Commercial Loading Zones.

7am - 8pm ONLY
 20 min. delivery time.
 "AL" Permit Required.

Types of Meters in Alleyways.
 Locations?

Meet with DPW to answer questions + get data.
 Set up meeting with Public Works + (Private) trash removal service - for direct information regarding waste data.

Received: **City Atlas GIS**
 Water
 Sanitation
 Storm Water.

"Wish-cycling"
 Place a public emphasis on **"Reuse"** rather than **"Recycle"**

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

36% Impervious with Alleways

Alleyways make up approx. 10% of all Miami Beach roadways.

How can the trash pick-up process be streamlined to reduce the impact on alley ways?

- Dumpsters per block?
- Dumpsters per alley?
- Weekly trash pick ups?
- Gallons of trash can a typical dumpster hold?
- Pick up locations per block?

Solutions?

Composting
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 shell
- Twigs
- Hair
- Old, dry pasta
- Nut shells
- Corn cobs
- Pits from fruit
- Toothpicks, wine corks

PLANTING PALETTE

palms	cabbage palm sabal palmetto	silver palm bismarckia nobilis	coconut palm cocos nucifera	royal palm roystonea regia
trees	gumbo limbo bursera simaruba	jacarabda jacaranda mimosifolia	green buttonwood conocarpus erectus	
shrubs	saw palmetto serenoa repens	seagrape coccoloba uvifera	red mulberry morus rubra	wax myrtle myrica cerifera
flowering	firebush hamelia patens	elderberry sambucus	sea oxeye daisy borrichia frutescens	gallberry ilex glabra
ground cover	beach bean canavalia rosea	sea purslane jacaranda mimosifolia	bay cedar suriana maritima	
grasses	saltmeadow / sand cordgrass spartina bakeri	gulfcoast spikerush eleocharis cellulosa	wild coffee psychotria nervosa	marlberry ardisia escallonioides
		sea lavender heliotropium gnaphalodes	mangrove spiderlily hymenocallis latifolia	

"A palette one can simply select species from for design implementation + optimization"

ALLEY USAGE

Service Trash Pick-Up Recycling
 Deliveries
 Meters
 DPW

DPW meeting occurred on:
February 5, 2020

PUBLIC WORKS DEPARTMENT
 1700 CONVENTION CENTER DRIVE,
 MIAMI BEACH, FL 33139

Received:

City of Miami Beach
 DPW GIS Atlas to map utilities.

Waste
 Contracts

RESEARCH

Landscape Organization LID+ Landscape Pallet

Defining Traits

-  Provides Shade
-  Attracts Butterflies
-  Flowering
-  Berries/Fruits that Attract Wildlife
-  Attracts Birds
-  Water Absorption
-  Attracts Hummingbirds
-  Holistic Qualities

- N** Native Species
- S** Salt Tolerance
- W** Water Mitigation
- D** Drought Tolerant
- AF** Aromatic Flower

Native Species

Gumbo Limbo - <i>Bursera simaruba</i> 	D, N, S Tall (25-40 ft), provides shade and is very hardy, roots may lift sidewalk. Consider Strangler Fig (<i>Ficus Aurea</i>), caution
Dahoon Holly - <i>Ilex cassine</i> 	D, N, W, S Can grow tall (25-40 ft), thrives in swampy, wet soils, berries attract wildlife, good for naturalizing urban areas.
Marlberry - <i>Ardisia escallonioides</i> 	D, AF, N, W, S Can grow tall (10-21 ft), has fragrant white flowers all year, fruits widely used by wildlife.
Silver Palm - <i>Coccothrinax argentata</i> 	D, N, W, S White flowers in summer, food source for Key Deer. High wind resistance, visually appealing. Height: 3-15ft, spread: 6-7ft.
Wax Myrtle - <i>Myrica cerifera</i> 	D, AF, N, W, S Good hedge plant for wild life, high moisture tolerance, best to space from buildings, 10-40ft height, 20-25ft spread.
Wild Coffee - <i>Psychotria nervosa</i> 	D, N, S Medium drought/salt tolerance, partial shade optimal, white flowers in spring-summer, many wildlife eats the fruit, shiny leaves.
Saw Palmetto - <i>Serenoa repens</i> 	D, N, S Yellow/white flowers in spring, common in dunes, round black fruits used by many mammals and large birds. 3-10ft height and spread.
Firebush - <i>Hamelia patens</i> 	D, N, W, Orange/red flowers mainly in summer. Foliage usually more attractive in shade, but flowers best in sun, tolerates occasionally wet soil. Low - no salt tolerance.
Seagrape - <i>Coccoloba uvifera patens</i> 	AF, D, N, S Fragrant white flowers in spring, fruit attractive to wildlife, grows as tree inland, good wind resistance.
Sweet Acacia - <i>Acacia farnesiana</i> 	AF, D, N, S Very fragrant, yr-round, small yellow flowers - grows 15-25 ft w/ a 15-25-ft spread. Sharp thorns on the branches.
Fiddlewood - <i>Citharexylum fruticosum</i> 	AF, D, N, S Very fragrant, yr-round, white flowers (spring-fall). Grows 8-10 ft tall w/ 6-8 ft spread. Will also attract birds.
Spicebush - <i>Lindera benzoin</i> 	AF, D, W, N, Showy, fragrant flower. Grows to 6-12ft tall, tolerant to most soils, commonly used in moist rain gardens.
Coontie - <i>Zamia floridana</i> 	D, S, W, N, Great for ground cover with tropical aesthetic, attracts butterflies, moderate salt & drought tolerance.
Gallberry - <i>Ilex glabra</i> 	D, S, W, N, White flowers in spring, berries in Fall - good for wildlife. Good for wetlands, high wind resistance.
Elderberry - <i>Sambucus</i> 	D, S, W, N, Variable flowers, berries attract birds, some species' flowers attract butterflies, 12-20 ft high.
Black Mangrove - <i>Avicennia germinans</i> 	S, W, N, White flowers all year long - attract bees. 10-20 ft spread w/ 20-30ft height. Breathing roots produced in full sun.
Pond Cypress - <i>Taxodium ascendens</i> 	D, S, W, N, Wetland plant, but adapts well to dry sites. Has yellowish Fall color, high wind resistance.
Yaupon Holly - <i>Ilex vomitoria</i> 	D, S, W, N, White flowers, red fruit attracts wildlife, variable heights and spreads, high wind resistance.
Leather Fern - <i>Acrostichum danaeifolium</i> 	S, W, N, Good for wet sites with low sunlight, large fern, 4-8 ft height, 3-5 ft spread.
Silver Buttonwood - <i>Conocarpus erectus</i> 	S, N, D, <small>White flowers with fruit attracted to wildlife, grows to 5-50 ft depending on location, tolerant to occasional wet ground, Green Buttonwood may be better for long term moisture.</small>
Red Bay - <i>Persea borbonia</i> 	S, N, D, W Typically in the northern part of South Florida, 30-50ft height and spread, food plant for butterflies.
Groundsel Tree - <i>Baccharis halimifolia</i> 	S, N, D, W White flowers in fall, poisonous seeds, useful for reclaiming wet sites by retention ponds etc. Med. Growth rate with 6-12ft height/spread.
Simpson's Stopper - <i>Myrcianthes fragrans</i> 	S, AF, N, D, W White flowers all year, edible fruit, birds use the berries, tolerates occasionally wet soil, high soil moisture tolerance.
Red Maple - <i>Acer rubrum</i> 	N, D, W Low - no salt tolerance, flowers and foliage throughout the year. Shallow rooted, good for wet sites. Fast grow rate w/ 35-80ft height and 23-35ft spread.
Red Mulberry - <i>Morus rubra</i> 	W, N, AF, D, <small>Med. sized tree w/ attractive leaves and fruits. Ripe fruits can be used in foods and beverages (some holistic uses). Like moist soils. Fruit has low level toxins if eaten too early.</small>
Bay Cedar - <i>Suriana maritima</i> 	N, S, D, Yellow flowers all year, good beach plant, grows in sand or bare rock. Medium growth rate - 5-20ft tall, 5-8ft spread.
Beach Bean - <i>Canavalia rosea</i> 	N, S, D, Pink flowers, mainly used in dune stabilization and for ground cover, very fast growing. Seeds and beans poisonous.
Gulfcoast Spikerush - <i>Eleocharis cellulosa</i> 	W, N, S, D, <small>Tallest of all Spikerush in FL. Grows in wetlands and brackish areas, major component in the everglades. Moderate salt tolerance, likes wet soils.</small>
Mangrove Spiderlily - <i>Hymenocallis latifolia</i> 	W, N, S, D, AF Showy, fragrant, white flowers. Tolerant of drought and salt spray. Fast growth rate. Some species have a low soil salt tolerance. Used as water plant.
Fl. Thatch Palm - <i>Thrinax radiata</i> 	W, N, S, D, <small>Smaller sized, low maintenance palm, 12-25ft height, 6-10ft spread. Prefers moist soil. High wind resistance.</small>
Saltmeadow Cordgrass - <i>Spartina bakeri</i> 	W, S, D, N native to northern Florida, fast growing, wetland grass.
Sea Lavender - <i>Heliotropium gnaphalodes</i> 	AF, S, D, N Flowers have a mild sweet fragrance. Commonly used in coastal plantings and dunes. Does not thrive in an inland setting or with over watering.
Sea Oxeye Daisy - <i>Borrchia frutescens</i> 	AF, S, W, D, N A common beach plant, with yellow flowers. Native to salt water wetlands. Does not tolerate over watering/fertilizing.

Info

Non-Native Species

Slender Lady Palm - <i>Phapis humilis</i> 	S, D, W Thin trunk palm, partial to full shade, moist soil, good seaside tolerance. Low root damage potential.
Alexander Palm - <i>Ptychosperma elegans</i> 	D, W Thin trunk palm, white flowers in summer, resistant to lethal yellowing, high wind resistance. Tolerance to moist soils. Low salt tolerance.
Coconut Palm - <i>Cocos nucifera</i> 	W, S, D, Fruit tree, used as a reclamation plant, grows in areas w/ poor air quality / drainage. Prefers well drained soils, very salt resistant. Malayan seeds are the most hardy.
Date Palm - <i>Phoenix</i> spp. Except <i>P. reclinata</i> 	W, S, D, Smaller cluster palm, yellow flowers in summer, high wind resistance. Soil moisture: medium.
Gardenia - <i>Gardenia jasminoides</i> 	AF, Very fragrant, pure white flowers, can reach heights of 4-6 ft w/ a 6-10 ft spread. High maintenance, thrives with moist composted in soil.
Arabian Jasmine - <i>Jasminum sambac</i> 	AF, Very fragrant, used in making perfumes and as a flavoring in tea. Can grow up to 10 ft tall, thrives in moist well drained soil.
Sweet Olive - <i>Osmanthus fragrans</i> 	AF, D, S Very fragrant flowers/fruits, used in making perfumes and as a flavoring in tea, can reach 20 ft tall with age. Thrives in moist, drained soil.
Mango - <i>Mangifera indica</i> 	D, S Medium drought and salt tolerance, edible fruit, variants for smaller areas, mildew resistance, etc. Fast growing, 30-40ft height and spread.
Frangipani - <i>Plumeria rubra</i> 	AF, D, S Fragrant, showy red/pink flowers in spring to fall. Low moisture tolerance. Height/spread: 20-25ft.

RESEARCH

MAPPING

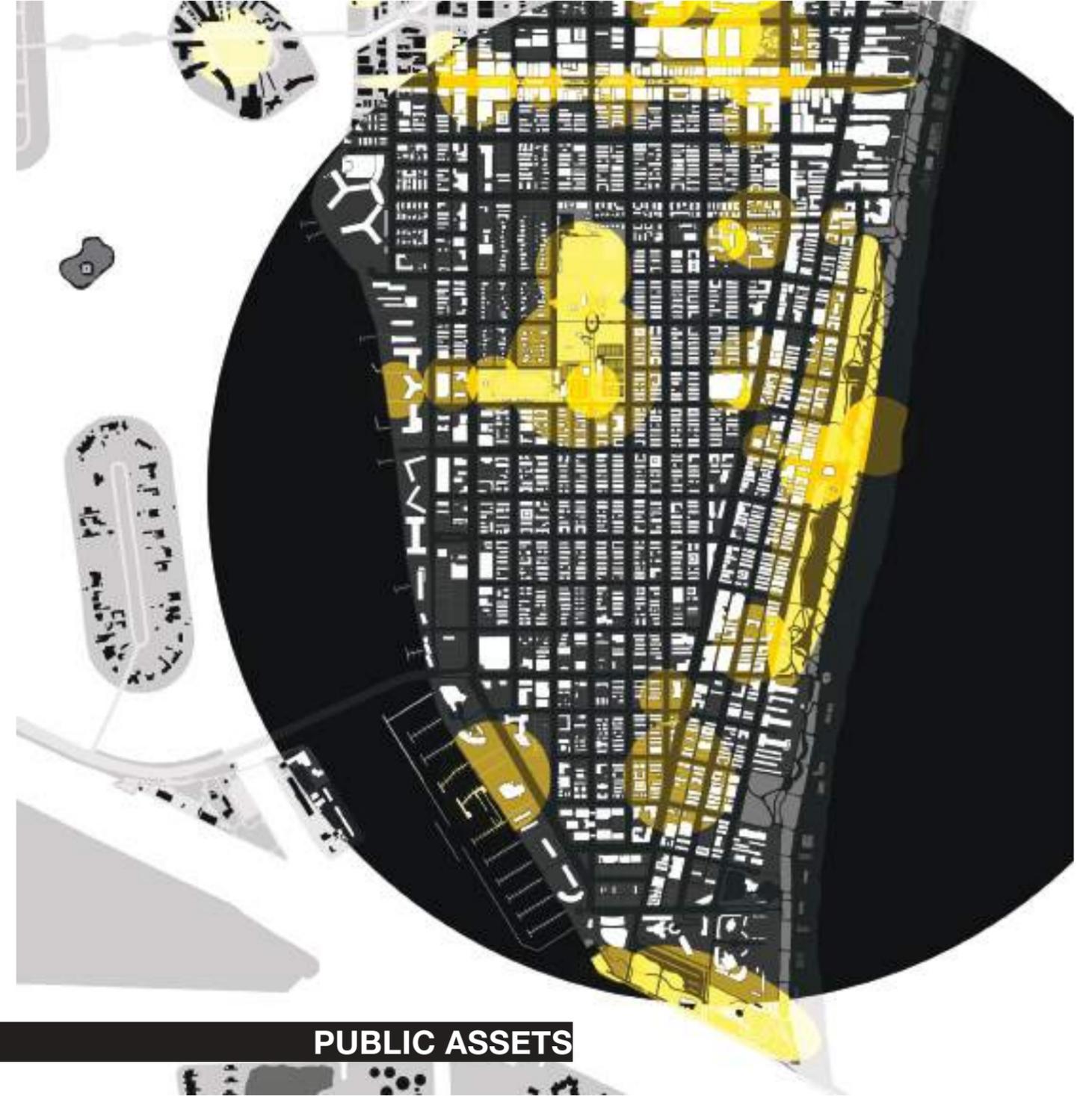
The Opportunities...

“They alley ways can stitch together all the city’s most important places - becoming a pedestrian connector throughout the entire island”

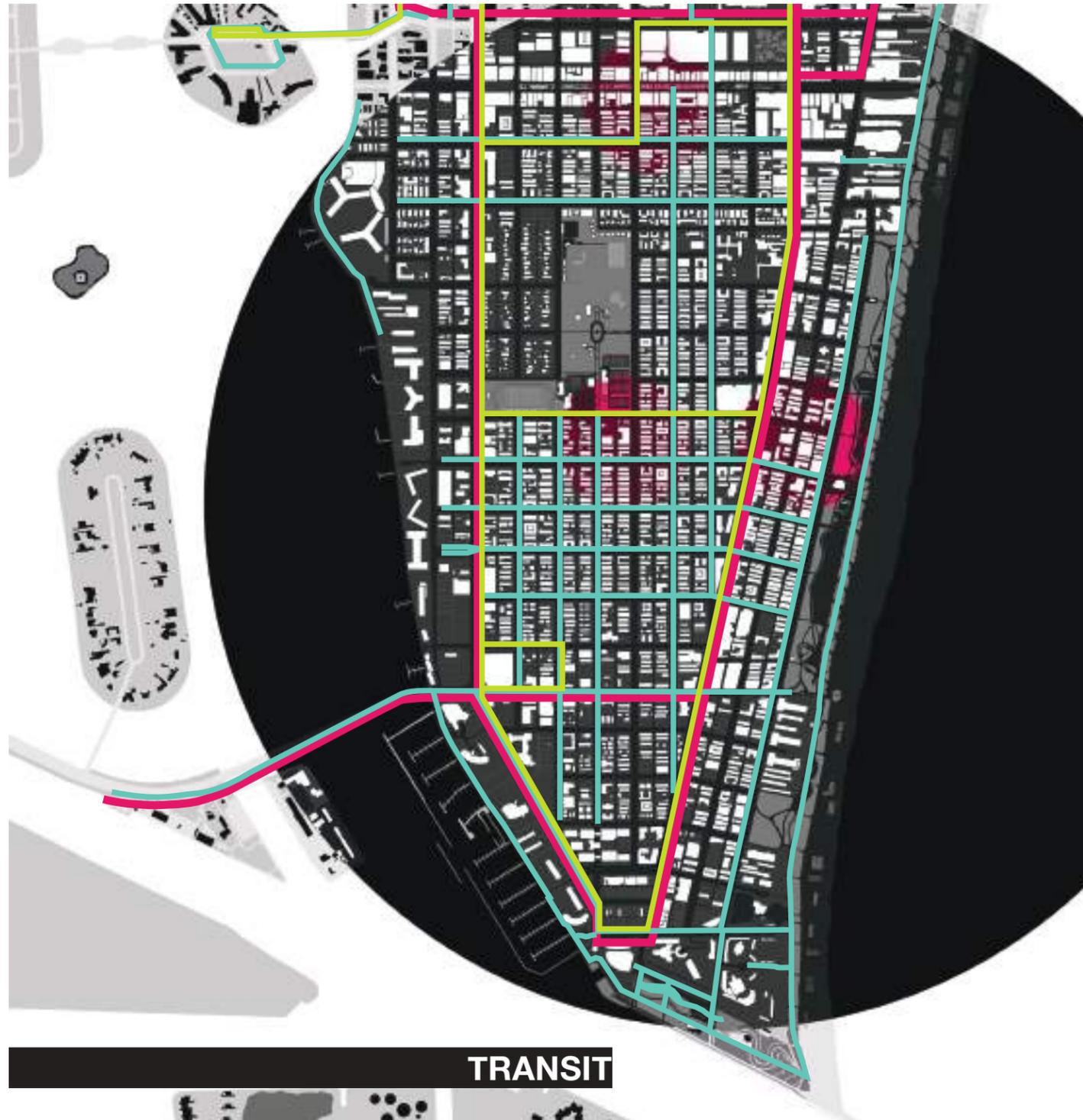
We began to map out the city’s public assets, hotels, green spaces, transit lines, and heat island effect. This allows us to see how the alleys serve to connect and provide solutions to all of these.



RESEARCH



RESEARCH

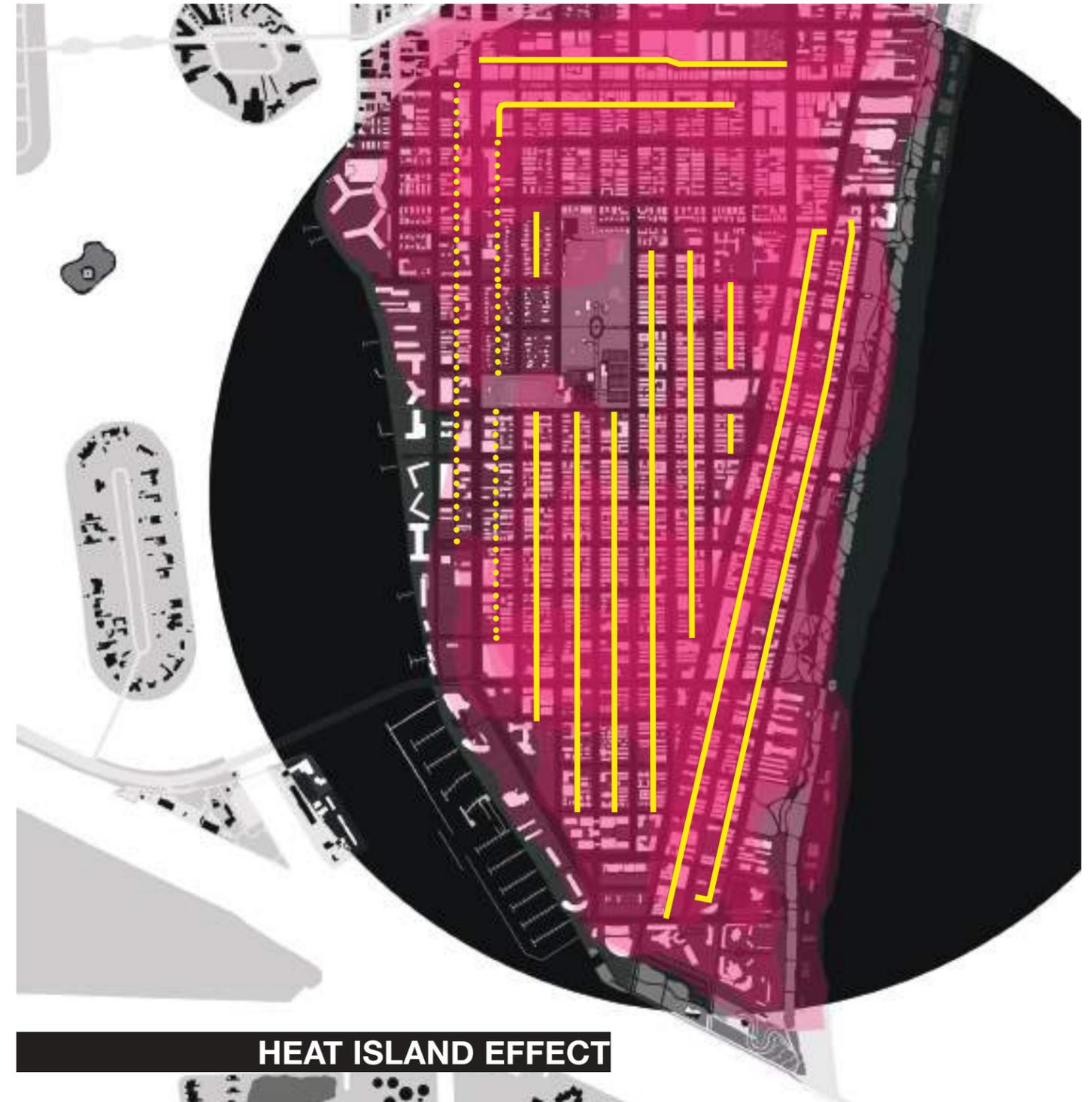
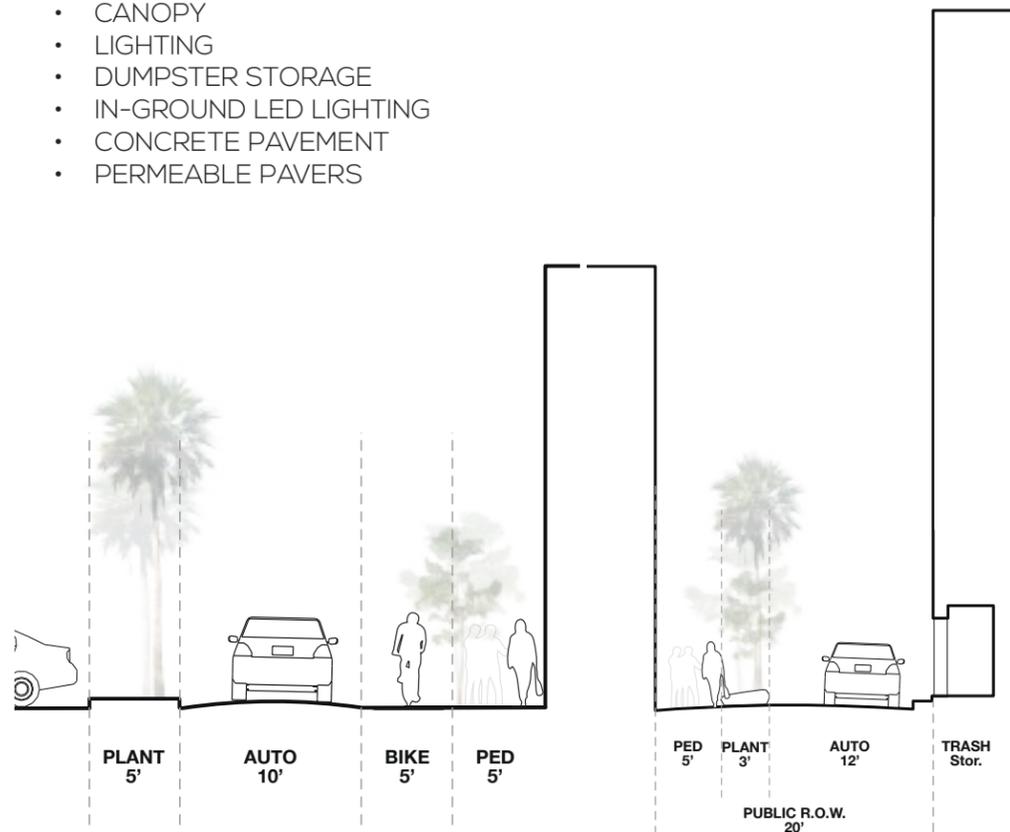


RESEARCH

The Opportunities...

With most alleys running through areas with higher level of the **“heat island effect”** there is the opportunity to implement (LID) strategies to help reduce ground heat. These include, planting, trees, lighter pavers, alternate paving, shading devices, etc.

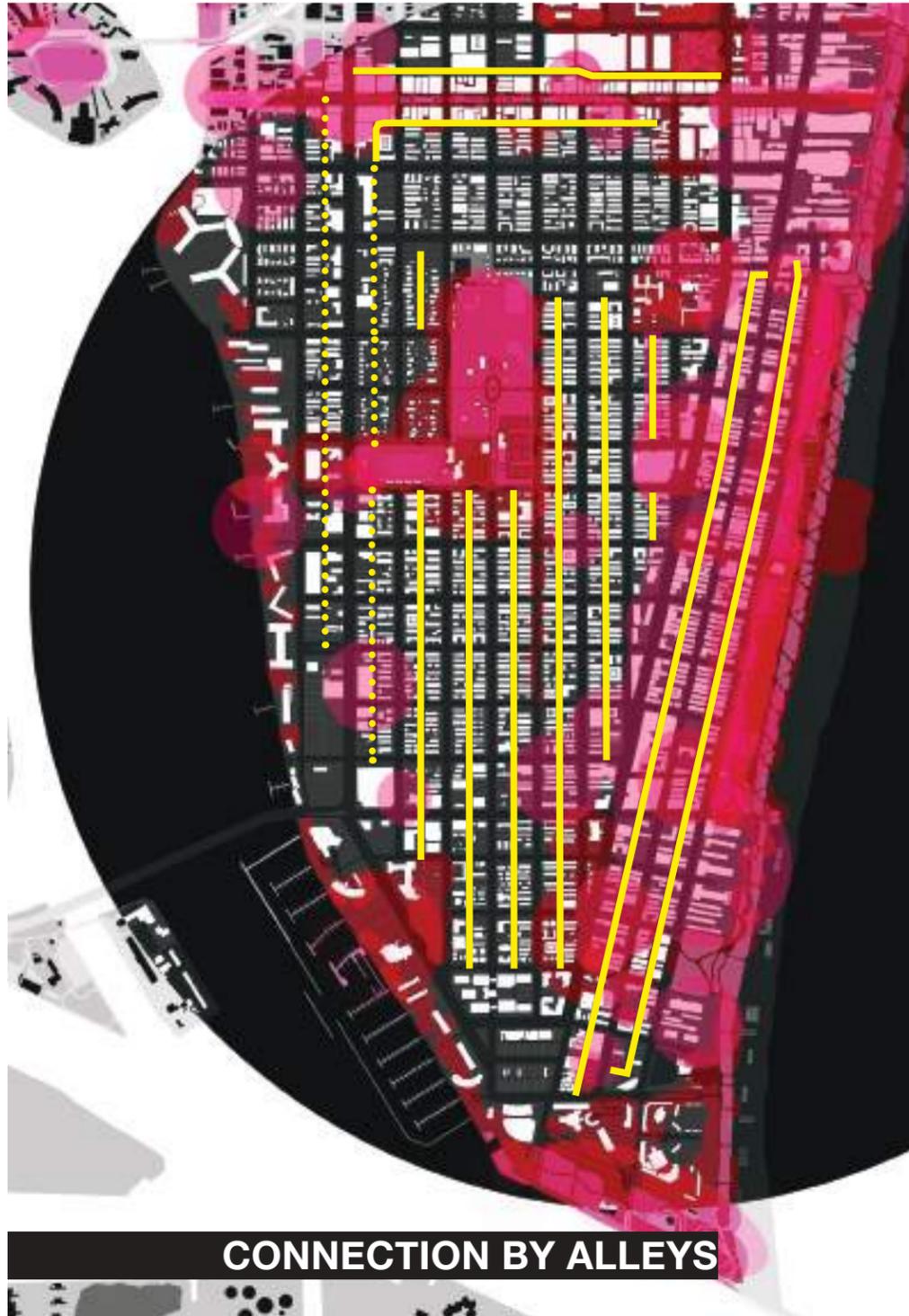
- RAIN GARDEN
- AROMATIC FLOWERS
- PLANTERS
- BENCH SEATING
- ART INSTALLATION
- RAISED PEDESTRIAN CROSSING
- SMALLER DUMPSTERS
- CANOPY
- LIGHTING
- DUMPSTER STORAGE
- IN-GROUND LED LIGHTING
- CONCRETE PAVEMENT
- PERMEABLE PAVERS



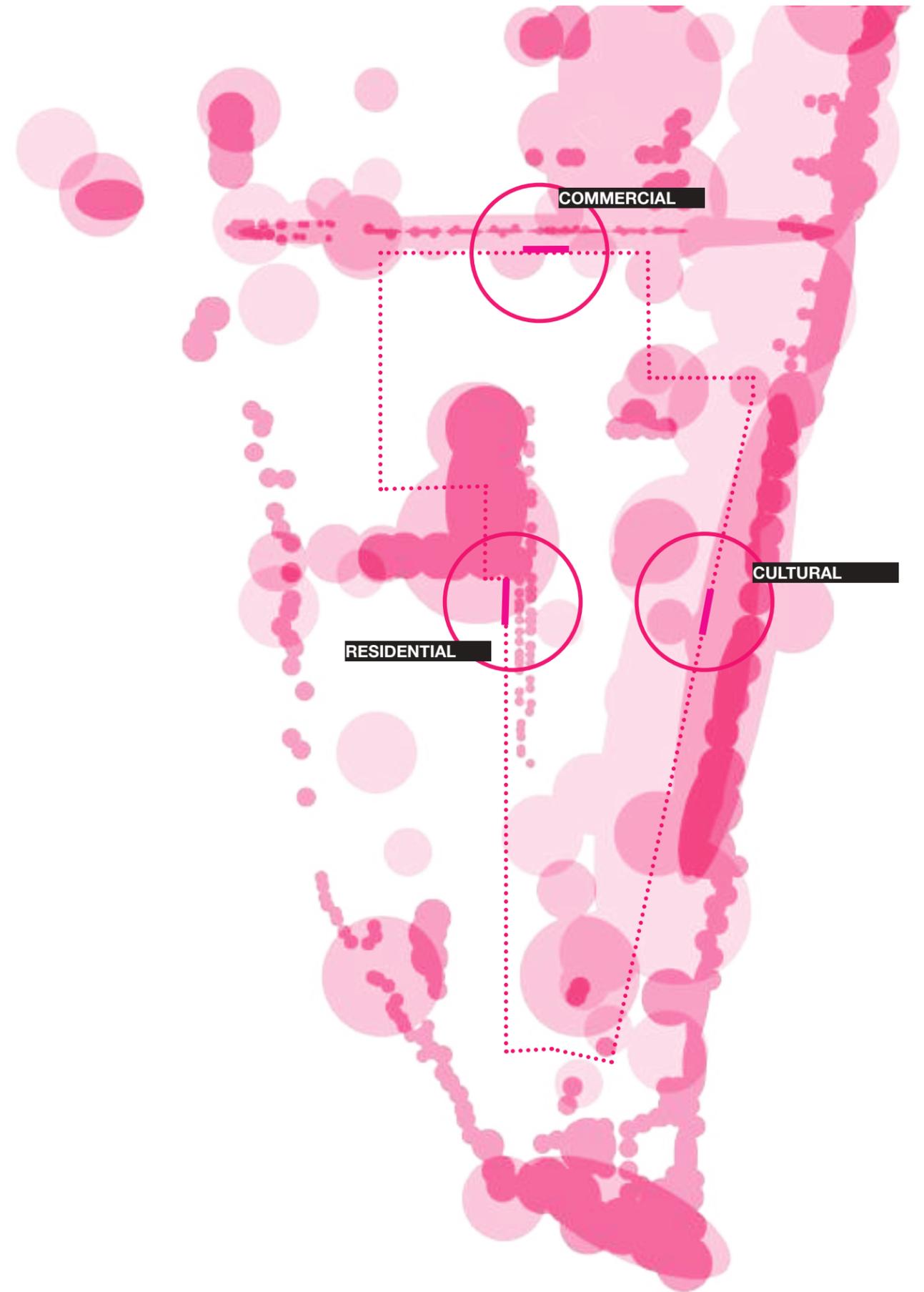
HEAT ISLAND EFFECT

RESEARCH

OVERLAYED MAPPING



A LOOK AT HOW OUR SELECTED ALLEYS FORM AN “**ALLEY LOOP**” - CONNECTING SOME OF THE CITY’S HOT SPOTS.



RESEARCH

ALLEY IMPLEMENTATION STRATEGIES

Low Impact Development (LID)



Bioswales



Rain Water Collection



Sun Exposure



Low Maintenance Planting



Urban Agriculture



Xeriscape Lawn / Landscape



Shading



Water Run-Off Filtration



Planting



Alternative Pavers



Gardens



Pervious Pavers



Rain Garden



Grass



Shrubs



Flowers



Palms



Trees

Alley Opportunities



Shading



Evapotranspiration



Public Enhancement



Placemaking



Dinning



Retail



Lighting



Planting



Pedestian Access



Urban Agriculture



Elevated Walkways



Art Activation



Refresh Spaces



Scoters



Solar Energy

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Produced By:

KoDA Miami

Wesley Kean

Jake Crociati
Chance Paul Stillman
Danny Fragata
Fadia Jawhari

KoDA

THANK YOU!



“TIGHT URBANISM”