



MIAMI WORKSHOP: "URBAN RESILIENCE"

BEIJING UNIVERSITY OF CIVIL ENGINEERING AND ARCHITECTURE & UNIVERSITY OF MIAMI

Professors

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Place

School of Architecture, UM

Time

January 26- February 4, 2018

Background

Miami Beach's North Shore, a coastal strand surrounded by water and rising little more than a meter above sea-level, is home to more than 30,000 residents and countless more tourists. The urban district, called North Beach, is the second urban center of Miami Beach, facing the Atlantic Ocean on one side and Biscayne Bay on the other; it was developed a generation after the better-known resort and residential districts of South Beach. While South Beach has prospered, experiencing extraordinary development in the late 20th and 21st c, North Beach has suffered neglect and disinvestment. A series of open lots along its oceanfront are considered one key to its revitalization.

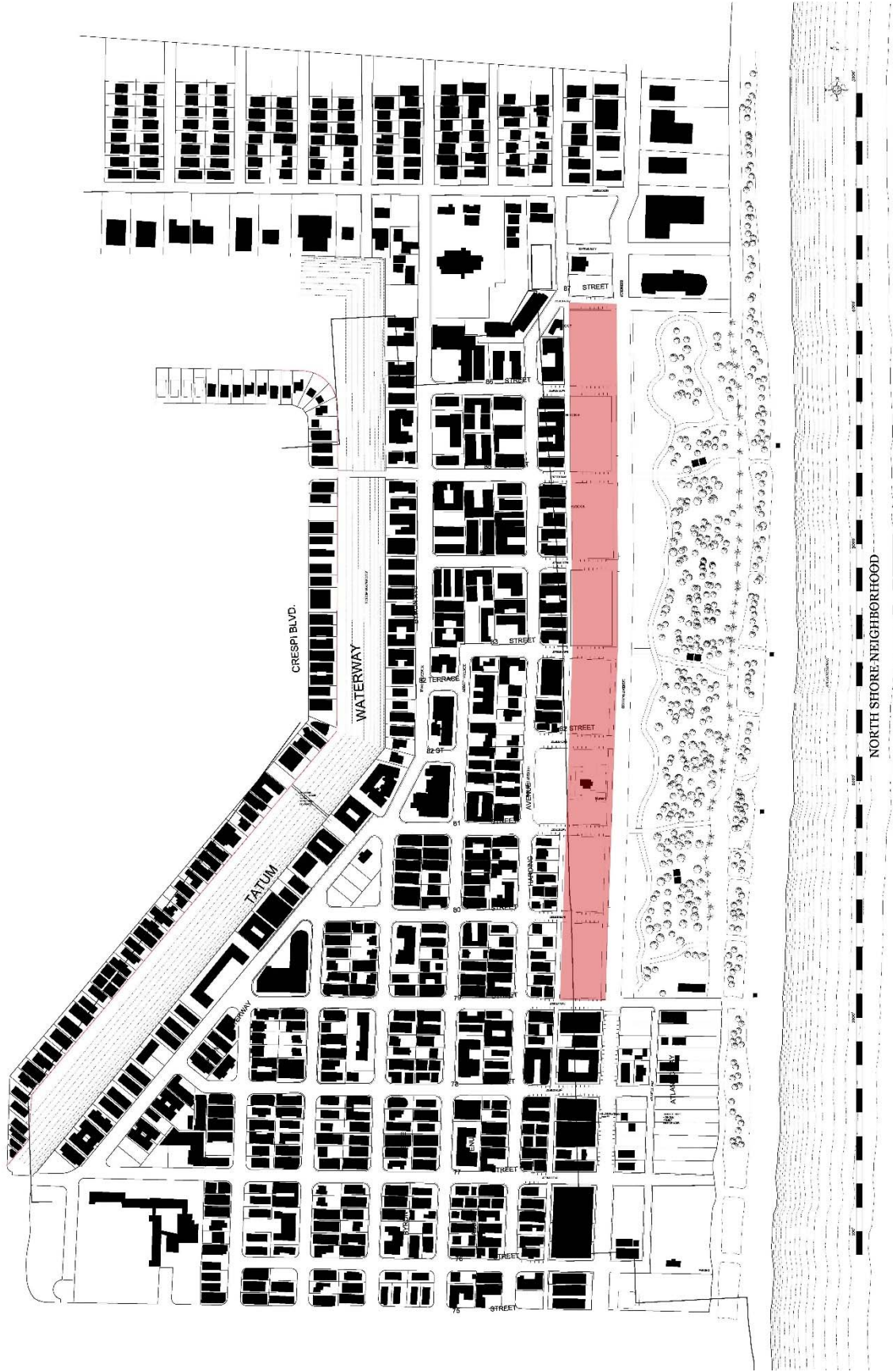
The area is marked by a strong congruence of building type, scale, and architectural styles. The urban structure of compact, low and mid-scale housing and resort architecture, mixed with small commercial centers and main streets, provides an attractive lifestyle. Most of the district is currently listed on the National Register of Historic Places, and local historic designation of existing building stock is imminent.

Sites

The sites chosen present an unresolved frontage on the northern edge of the North Beach district, facing North Shore Open Space Park. The eight blocks (each approx. 55,000 sf, or 5,100m², 0.5 ha), are almost empty today, and used mainly for parking. However, at one time they were part of a thriving resort district.

First platted in 1919, the Altos del Mar (Highlands of the Sea) neighborhood counted a mix of hotels and home sites. Between the 1950s and 80s, the City of Miami Beach purchased and assembled the land on both sides of Collins Avenue for the purpose of constructing the new park. In 1989, the City deeded all of the land to the State of Florida. Hotels and homes on the east side of Collins Avenue were removed to create a regional beach park and open-space preserve – *North Shore Open Space Park*. The lots on the west side of Collins Avenue, the coastal highway, Collins Avenue, were designated as parking for the park. More recently, the State deeded the parcels back to the City of Miami Beach, which continues to own the land.

The 28-acre park, today disconnected from the urban fabric of North Beach, is little-used. However, a new masterplan by the Rotterdam-based West 8 to revitalize the park is underway. The parking lots on the west side of Collins Avenue stand mainly empty. Individually, the eight blocks of the project site represent an opportunity for infill development. In aggregate, however, they represent a singular opportunity to test and advance new models of urban development along a rare stretch of oceanfront parkland. Future redevelopment plans need to consider the needs and scale of the adjacent neighborhood, partly by proposing a careful mix of commercial, residential and resort programs. Appropriate provision for parking will need to be considered.



Sea Level Rise

The question of sea level rise will be an important component of both planning and design on the proposed sites. Miami Beach has experienced increased tidal flooding in recent years. The debate over sea-level rise patterns continues, however the Southeast Florida Regional Climate Change Compact has predicted “that the sea level would rise between 6 to 10 inches by 2030 from the mean sea level measured back in 1992. By 2060, sea-level rise is projected to be at 14 to 34 inches above 1992 levels. By 2100, it could be 31 to 81 inches higher than what it was in 1992.”

The City of Miami Beach is currently responding to episodic flooding by raising roadways about 18 inches (45cm), and by installing pumps to drain flooded areas. It has also proposed revising the City of Miami Beach Zoning Ordinance to incentivize good practices with regard to climate change and sea level rise.

Design Topic or Program

The project site introduces several topics to be considered in both master planning and building design:

- Develop an urban design framework that provides public amenity and deals creatively with existing infrastructure
- Conceive a contemporary program for an urban resort city
- Balance programmatic needs, for instance between resort and residential uses, and between parking and habitable space
- Work creatively with issues of building typology in achieving overall design objectives
- Demonstrate resilient models of coastal construction

A critical approach toward current models of oceanfront development, regulations, land use is required to master plan and design areas of the current project.

Final Production

N/A (will follow BUCEA's requirement)

Workshop Schedule

DAY 1: VISIT UNIVERSITY OF MIAMI

m. 01.26.18	9:00-12:00	<i>Visit to University of Miami Set up studio Tour campus Meet the Dean</i>
	2:00	<i>Lecture on Miami Beach/Introduction to project area</i>

DAY 2: TOUR: MIAMI BEACH

t. 01.27.18	9:00-12:30	<i>South Beach</i>
	12:30	<i>Lunch</i>
	1:30	<i>Meeting with Tom Mooney, Planning Director City of Miami Beach</i>
	2:00-5:30	<i>Visit to North Beach/visit to site</i>

DAY 3: TOUR: MIAMI

w. 01.28.18	9:00-12:00	<i>Brickell/Downtown PAMM Art Museum & Frost Science</i>
	12:00	<i>Lunch</i>
	1:00-5:30	<i>Wynwood/Design District</i>
	5:30-6:30	<i>Visit Shulman + Associates</i>

DAY 4: STUDIO TIME

th. 01.29.18	9:00-5:00	<i>University of Miami School of Architecture</i>
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DAY 5: STUDIO TIME

f. 01.30.18	9:00-5:00	<i>University of Miami School of Architecture Area Master Plan workshop</i>
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DAY 6: STUDIO TIME

sa. 01.31.18	9:00-12:00	<i>University of Miami School of Architecture</i>
	2:00-5:30	<i>Master Plan Pin-up</i>

DAY 7: STUDIO TIME

su. 02.01.18	9:00-5:00	<i>University of Miami School of Architecture</i>
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DAY 8: STUDIO TIME

m. 02.02.18	9:00-5:00	<i>University of Miami School of Architecture</i>
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DAY 9: STUDIO TIME

t. 02.03.18 9:00-5:00 *University of Miami School of Architecture*

DAY 10:

w. 02.04.18 9:00-12:00 *Jury*

Bibliography & Reading Ref

1. Allan T. Shulman, Editor, *Miami Modern Metropolis: Paradise and Paradox in Midcentury Architecture and Planning*, Miami Beach: Bass Museum of Art and Glendale, CA: Balcony Press. 2009
2. Jean-Francois Lejeune & Allan Shulman (equal precedence), *The Making of Miami Beach 1933-42: The Architecture of Lawrence Murray Dixon*, New York: Rizzoli "North Shore 2001
3. "Historic District", National Register of Historic Places District Nomination, 2009
4. "Harding Townsite/South Altos del Mar Historic District Designation Report" (Miami Beach: City of Miami Beach, Planning, Design, and Historic Preservation Division) 1966
5. Carolyn Klepser, "90 Years of North Beach, a synopsis of the northern portion of Miami Beach," prepared for the City of Miami Beach Planning Department, June 6, 2001.
6. "North Beach Past," North Beach Strategic Plan Technical Report Draft (Miami Beach: City of Miami Beach Planning Department, Design, Preservation and Neighborhood Planning Division) 2003
7. "Historic Preservation District Designation Report for the Altos del Mar District" (City of Miami Beach Planning Department), January 1987.