Situation

“….while most cities were founded, Miami was developed” – Elizabeth Plater-Zyberk

Miami is referred to as the Capital of the Americas – The hub for all of Latin America, North America and the Caribbean to come together through leisure, commerce, finance, ports, cruise ships, air transit, and above all, a unified goal to fulfill the “Miami” American Dream of excess, luxury and comfort.

Miami also acts as a corporate switching station, providing headquarters for Latin American companies that are working to expand their businesses to the North, and for North American businesses looking to expand south. This geographic advantage, has created a robust financial industry in Miami with more banking headquarters than any other city, less New York. The perceived stability of the US economy has triggered investors to buy real estate as a safe place to store their wealth.

The unique and diverse population of Miami stems from its 100 years of development which has attracted both a southern migration of snowbirds, retirees, second home-owners and investors, as well as the migration to the North of Latin American and Caribbean immigrants and investors, which includes a large of amount of Cubans who fled after the Cuban Revolution. This diversity has created a vibrant place where three quarters of all Miamians speak a dialect of Spanish at home, and is most evident by the multitude of separate municipalities that make up Miami.

Over the past two decades the contemporary arts scene has exploded, fueled by December’s annual Miami Art Basel, putting Miami at the epicenter of the contemporary art world and attracting attention and investment from design driven personalities. This has led to a new found appreciation and restoration of Miami’s Art Deco and Modernist history has consequently triggered the development of new interpretations of Tropical Modernism as seen in Herzog & de Meuron’s latest Miami work.

The city of Miami began as the end of a rail line in order to support tropical agriculture, and its development started with the Royal Palm Hotel. The driving forces of speculation on the tourism industry and the parallel development of housing to support tourist-turned-full-time-residents shaped the formation of the city. Little city planning and a lack of diversity in city economics led to a city of paradox, sprawl and boundaries.
As positioned by Rem Koolhaas, Miami and its developer driven past is generic. Typical American urban issues plague Miami such as a homogeneous economy, which is highly susceptible to global fluctuations; and an imposing car culture, due to the lack of a robust public transportation network.

In counter point, Herzog & de Meuron argue that cities are specific. Paradoxically Miami’s specificity is partially due to its developer past. Issues to be considered for the planning of Miami’s future include:
- Miami’s lack of unification and its division into 34 municipalities,
- High barriers for entry in home ownership
- Strong division between the working class and the served class
- Lack of engaging outdoor and public spaces,
- Consequences of rising tides and hurricanes

The studio will deal with this duality in understanding both the generic and the specific issues affecting Miami’s development and the physical, economic and cultural boundaries that have been constructed as a result. The studio will develop strongly grounded proposals on how to make these boundaries more porous as a means to knit together neighborhoods, cultures, economics and amenities.

**Response**

The studio will create Hybrid Housing based proposals engaging both culture and infrastructure that will spark dialog on growth and the sustainable development of Miami.

The hybridization of multiple building typologies will allow for exploration of experiences and synergies that would otherwise not exist. Each typology supports the other physically, spatially, programmatically and economically. This dynamic prompts new events, spaces and consequences to produce community engagement and urban growth.

Using Herzog & de Meuron’s three Miami based projects—the Jade Signature, the Pérez Art Museum Miami, and 1111 Lincoln Road—as typological references for housing, culture and infrastructure, the studio will cross-pollinate mid to low rise housing for middle income families, education based cultural activities, and both public and private transportation. In addition, the studio will zoom out in order to understand the larger context of how the three typologies can begin to affect the surrounding urbanity.

Developer driven Miami has had very little large scale city planning over the last 100 years, which has resulted in a bifurcated pattern of growth by interstates, causeways, rail lines, canals, rivers, and bays. The studio’s Hybrid Interventions will explore how new private developments for Miami integrate large scale infrastructural moves in order to soften the physical boundaries within the current urban fabric. Proposals should encourage sustainable growth that is dense, sharable, specific, and global.

Working closely in conjunction with the MCHAP seminar, the studio will develop an understanding of the analytical model and thought process that drives the office of Herzog & de Meuron. This process will be critical in the discourse regarding the history, context, typologies and tectonics of Miami in its various scales.
Content

Mid to Low Rise Housing
The makeup of downtown Miami’s housing stock is very similar to that of numerous American cities. The economics of the urban housing market both support luxury units for high earning professions, and subsidized arrangements for low-income families, excluding the middle class. In Miami’s existing housing market, the education system, and infrastructure networks do not support urban family raising. However, the downtown neighborhoods offer culture and vitality, in addition to density efficiencies, that cannot be found in the suburbs.

The studio will develop an understanding of the many facets, as mentioned above, that affect existing housing stock in order to make an argument for unprecedented arrangements.

Low to midrise housing will be developed with an emphasis on affordable urban family dwelling. Additionally, the housing component will knit into the neighborhood supportive programming such as comfortable outdoor space, communal interactions, education and daycare, groceries and provisions, and public transportation.

Additionally, the acute environmental issues specific to Miami should be considered.

Cultural Context
Miami currently has many of the cultural centers necessary to support the well-being and entertainment needs of a large city. These institutions educate and inspire the city’s inhabitants from all socio-economic strata.

Museum Park includes the Pérez Art Museum of Miami, the Miami Museum of Science and is located on the northern edge of the Central Business District, on Biscayne Bay. This park connects downtown Miami to the water - from the American Airlines Arena to the Bayfront Park. Directly between the Museum Park and the Adrienne Arsht Center for the Performing Arts rubs the MacArthur Causeway, which connects Downtown Miami to Miami Beach. The causeway not only bifurcates the neighborhoods of downtown Miami but also the cultural resources and the continuation of a waterfront park.

Infrastructural Context:
Miami is a car-centric city – a hundred years of tourism driven planning decisions and developments has left Miami with little more than parking lots, hotels and beaches. The vast amounts of open land, the relative low density, the petite public transit system, and lack of available public funding has created a city in which the car must be accommodated.

Additionally the MacArthur Causeway currently separates the Central Business District of northern Downtown Miami and Wynwood – a warehouse district that is beginning to gentrify due to the city’s expanding contemporary art industry. This neighborhood is in the process of being rezoned to encourage growth and density.

The studio will evaluate the current impact the causeway has on the neighborhoods as well the proposed re-routing plan by the DOT and any future public transit to connect Downtown Miami to Miami Beach. How can an architectural intervention located on this boundary benefit both itself and the surrounding neighborhoods?
The map below outlines the area impacted by the MacArthur Causeway. Students will select individual sites within the outlined area to locate Hybrid Housing Infrastructural Interventions.

Schedule
Analysis and Mapping // Team Work (3 Weeks)

Reference Guide
Working in teams the studio will catalog, curate and present a clear understanding of all the facets that must be engaged in order to create an architectural proposal. A reference guide will be created exploring the following:

- Past and present politics
- Industry and economics
- Climate, geography, and hydrology
- Demographics
- Current building and zoning codes
- Materiality, style and tectonics

Maps
Mapping exercises will outline municipalities, physical boundaries, densities, cultures and Site Model ethnicities, and economics over both the present conditions and the proposed conditions as outlined by the Downtown Development Authority.
Site Model
A site model will be built at a 1/8" = 1'-0" scale encapsulating the necessary context, transportation arteries, waterways, boundaries, municipalities, and densities.

Site Visit // September 12-14

Site Visits
During the three-day trip to Miami, the studio will tour H&dM’s Jade, PAMM and 1111 Lincoln road. The studio will also investigate and document the proposed project site and it’s adjacent contextual neighborhoods. Lastly the studio will meet with political, academic and professional advisors to bring further detail into the investigation.

Building Critique
While in Miami each student will provide a written critique of the building in Miami (buildings to be determined prior to visiting). The critique will be an exercise in analyzing how the siting, form, tectonics and experience came to be and what value, if any, is derived.

Catalog
Lastly, the studio will catalog and quantify the components of Tropical Modernism as a resource for discussion.

Taxonomy
Upon return the studio will taxonomize both the generic and specific Miami issues that inhibit both economic and residential growth, sustainability, and diversification. Understating the cause and affect of these influences will be critical to developing a thesis.

Preliminary Critique // October 7 // with Jason Frantzen, Partner with H&dM
The studio will present their Hybrid Housing and Infrastructural interventions through a series of analytical models and drawings outlining their response to the issues they’ve identified as critical to promoting Metropolis Miami.

Mid Semester Critique // October 28
The studio will further develop and refine the analytical responses to the critical issues. Additional drawings and models will illustrate the proposal’s strategies for spatial organization and considerations, experience and comfort, climate response and ecology, siting and neighborhood context, and its overall impact to the urban fabric.

Exhibit //November 23 // with Jacques Herzog

Final Semester Critique // December 03
Policy

Deliverables
Specific deliverables will be formally outlined and presented prior to each presentation, however final deliverables must meet the format requirements as stated in the attached competition brief.

Schedule
This studio will meet three times a week (M/W/F 2 - 6pm). Students will be expected to use time beyond scheduled class time for their field research.

Office Hours
Meetings with the professor outside of regularly scheduled class will be by appointment only. The time and location will be mutually agreed upon at the time of request.

Attendance Policy
Students are expected to attend every scheduled class period and those class activities scheduled in addition to the regular studio hours, unless otherwise excused by the professor(s). If students discover they are unable to attend a scheduled class or activity, they are requested to inform the professor by email or phone beforehand.

Grading Policy
Students will be expected to complete all work in a timely manner and will be responsible for management of their time. Quality of presentations will carry particular weight, as will students’ active participation in class collective works, discussions during class and participation during scheduled times outside of class hours. At the completion of the semester, all students will be required to submit a digital file of their work. Supplemental printed booklets may be requested as well. Students completing all required work on time in a quality manner will receive a B grade. Students demonstrating outstanding quality or work beyond the requirements will be rewarded with an A grade. Students completing all the work with below standard quality will receive a C grade.

Americans with Disabilities Act (ADA)
Reasonable accommodations will be made for students with documented disabilities. In order to receive accommodations, students must go through the Center for Disability Resources office. The Center for Disability Resources (CDR) is located in Life Sciences Room 218, telephone 312.567.5744 or disabilities@iit.edu.