

INITÉ

“Along we do little, together we do much”.

Emilia Molina Escudero - IND 6255 G1 - Final

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Renders (+ Human Perception)

REFERENCE

HOW CAN INTERIOR DESIGNERS CAN HELP TO MITIGATE THE NEGATIVE EFFECTS OF GENTRIFICATION?

GENTRIFICATION

Define as “The process whereby the character of a poor urban area is changed by wealthier people moving in, improving housing, and attracting new businesses, typically displacing current inhabitants in the process”.

Gentrification is a highly contested issue. It has the power to displace low-income families and prevent them from moving into previously affordable neighborhoods.



CHARETTE

SITE

The location of the site is in Miami, Florida at 4100 NE 2nd Avenue. The building was built in the 1950's but then remodeled. Founded in an urban area called the Miami Design District; which is known for its brand name stores, incredible art galleries, and diverse restaurants to choose from. This site is hugged by entertainment! Its surroundings include Buena Vista and Lemon City to the North, Buena Vista and Liberty City to the West, Wynwood and Midtown to the South, and Biscayne to the East.

Design District in Miami is known for hiding its main beauty within its interiors. Bringing lots of color and people into the community and the space. This spot is the perfect find for anyone trying to bring more expression to the district.

BUILDING OWNERSHIP

Architect: ITEC design with Moorhead + Moorhead
Building Type: Office
Year Built: 1986
Year Renovated: 2012
Loop Net Rating: 4 Star
Building Height: 3 Stories
Building Class: B
Building Size: 55,678 SF
Unfinished Ceiling Height: 12'
Parking: 6 Surfaces Parking Spaces



LITTLE HAITI HISTORY

Was once an agricultural comunity as "The Lemon City" because of the amoutn of Lemon Trees

The first Cultural Radio Station was founded as an integrating tool to connect haitians comunity

Opening of the first Creole restaurant called: Chef Creole

The author David C. Brown started doing tours arround the community to integrate tourism and invide outsiders

Big Night in Little Haiti, a concert series and street festival

NA | 1978 | 1992 | 2003 | 2011

1970's - 1980' s | 1990 | 1994 | 2009 | 2020

25,000 Haitians came to South Florida seeking asylum. They found refuge in a part of Miami called Lemon City

The Little Haiti marketplace opened, modeled on the Gingerbread architecture of Port-Au-Prince. Creating cultural pride

Creation of street art murals developted by an artist called Serge Toussaint

Little Haiti Cultural Center. A new cultural dimension to the area, with exhibition and studio spaces, a theater, and a courtyard

A spate of emerging artists and galleries has lead to a new artistic boom

LEMON CITY - 1987



LITTLE HAITI - 2020



By analyzing the timelines, Haitians arrived in the 1980s seeking asylum and refugee in a part of town they called "Little Haiti" . They eventually starting calling this part of Miami their home; hence the name. They did well by embracing their cultural cuisine, art, and lifestyle. By comparing timelines in 2010, gentrification began due to what's now called the "Design District". This is what made the community feel a displacement in their own community. They were forced to move more north and evacuated from their original refugee. Although, they still keep their heritage and lifestyle in their alive. This is where we would like to take this opportunity and welcome them back into the Design District and to meet their needs and enjoy their company.

DESIGN DISTRICT HISTORY

Was once a Pineapple Farm

NA

1920's

T.V. Moore, built the historic Moore Building

Design District had fallen into disrepair

1980's 1990's

1986

4100 Building Year of Construction

*Grow in popularity
*Investments to the neighborhood
*streets & sidewalks were redone
*New landscape

2000's

1990's 2000's

Art and Design stores began

Dacra & L Catterton Real State, developed DD into a luxury shopping & lifestyle destination

2010

2009

Christian Louboutin was the first luxury retailer to open.

4100 Building Year of Renovation

2012

2020

Continues to evolve: more amazing shops, restaurants and gal-leries, and a boutique hotel and

THE DISTRICT- 1920s



THE DISTRICT- 2020



In conclusion, today the District is a vibrant community where residents and visitors enjoy activities, we uncovered that sea level rise is making wealthy communities move into the city known as climate gentrification. This is what forced residents of Little Haiti to move out of their homes that was once in the Design District. It has impacted Little Haiti's safety and stability because they seek refuge in Miami's town but then kicked out of their haven. Our proposal is based off research that satisfies the history of Little Haiti and the future.

DEMOGRAPHICS | STAKEHOLDER

LITTLE HAITI

POPULATION DENSITY

28,346

- 64.6 % Black
- 24.0% Hispanic
- 6.4 % White
- 1.7 % Asian
- 1.6% 2+Races
- 0.8 % American Indian

GENDER

49.46% Male

50.54% Female

EDUCATION

Master's degree or higher	0%
Bachelor's degree	10.73%
Some college or associate's degree	16.42%
High school diploma or equivalent	32.48%
Less tha high school diploma	8.34%

FAMILY STATUS



- 19.81 % Family Household
- 15.37 % Non-Family Household



- 9.92% Households with Children
- 25.26% Households without Children

REAL ESTATE INCOME

-The highest percentage of bedrooms occupied in houses and condos are 2-3 bedrooms.
-The average people per house are 3.
-1950-1959 was the period with more constructions.

INCOME

-Average household income: $32,470
- Average price of real state: $170,234
- Average cost of renting is $1,608

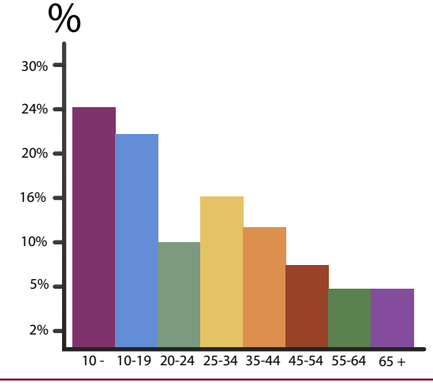
LENGUAGES

- French
- Spanish
- English
- Other

48.4%

Primarily speak French-Creole at home

COMMERCIAL



As a refuge of Haitian culture, local shops promote their artisan abilities and crafts.The Caribbean marketplace is a sensory overload of sight, tastes, and sounds.

In conclusion, little Haiti is the largest community of Haitians in the world and it became a refuge of their culture, art, cusine and live hood. However, the level of education is critical in this community because the highest percentage only have high school diploma. Also, since a large percentage of the population are children youth and more recreation, study and care centers are needed.

DEMOGRAPHICS | STAKEHOLDER

DESIGN DISTRICT

POPULATION DENSITY

2,186

- 55.2 % Hispanic
- 15.7 % White
- 22.0 % Black
- 3.90 % 2+ Races
- 1.30 % Asian
- 1.90 % Other

GENDER

54% Male

46% Female

EDUCATION

		National
Master's degree or higher	9%	12%
Bachelor's degree	14%	19%
Some college or associate's degree	32%	29%
High school diploma or equivalent	27%	28%
Less tha high school diploma	18%	13%

FAMILY STATUS



- 18.57 % Family Household
- 13.82 % Non-Family Household



- 9.65 % Households with Children
- 22.79 % Households without Children

REAL ESTATE INCOME

- The real estate mostly comprises small-sized (2 to 3 bedrooms) and medium-sized (4 to 5 bedrooms) properties, but there are a few larger properties too.

INCOME

- Average household income: $44,956
- Average price of real estate: $295,400
- Average cost of renting is $2,960

LANGUAGES

20%

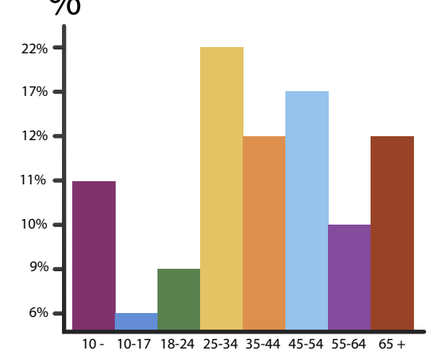
well-versed in English language

- French
- Spanish
- English
- Other

COMMERCIAL

Different types of commercial buildings in this area include private offices, fashion and designer retail stores, industrial buildings, multi-family housing, hotels, and special purpose buildings like the Moore Building by Zaha Hadid for special events.

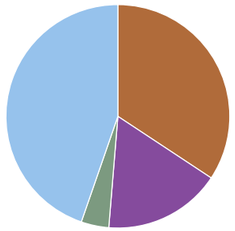
AGE



In conclusion, we learned that the Hispanic community takes up more than half percent of Miami's Design District area. Although there are a lot of millennials from ages 25-34 mainly living in the Design District of Miami. Most people in this district have completed some college or more with an average household income of around 45k.

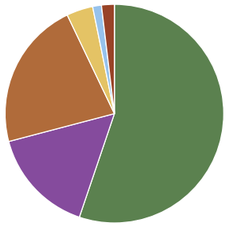
CULTURAL IDENTITY

RESIDENCE



- 44.7 % Foreign Born Redidents
- 34.3 % People born in Florida
- 17.0 % People born in Other USA State
- 4.0 % Residents born outside the USA

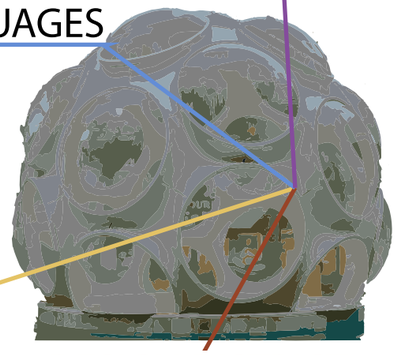
RACE GROUPS



- 55.2 % Hispanic
- 15.7 % White
- 22.0 % Black
- 3.90 % 2+ Races
- 1.30 % Asian
- 1.90 % Other

LANGUAGES

- French
- Spanish
- English
- Other



DESIGN DISTRICT

GASTRONOMY



Mix of Local Food



International Cuisines

ART | MUSEUMS | GALLERIES



ICA - Institute of Contemporary Art



Live Music

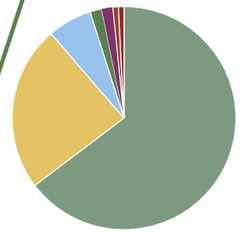


The Haitian Heritage Museum



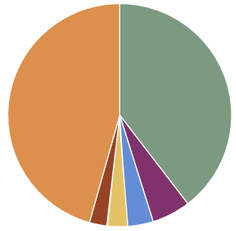
Opera Gallery

RACE GROUPS



- 64.6 % Black
- 24.0 % Hispanic
- 6.40 % White
- 1.70 % Asian
- 1.60 % 2+Races
- 1.80 % American Indian
- 0.80 % Other

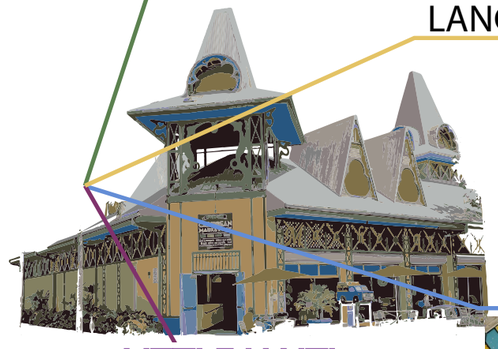
ETHNIC ANCESTRY



- 49.1 % Born in Another Country
- 42.6 % Haitian
- 6.00 % South America Ancestry
- 4.10 % Dominican Roots
- 3.10 % Cuban
- 2.70 % Jamaican Ancestry

LANGUAGES

- French
- Spanish
- English
- Other



LITTLE HAITI

GASTRONOMY



Afro-Caribbean Culture Mixed with Global Trends

ART | MUSEUMS | GALLERIES



Cathedral of Saint Mary



The Haitian Cultural Arts Alliance



The Caribbean Marketplace



Little Haiti Cultural Center

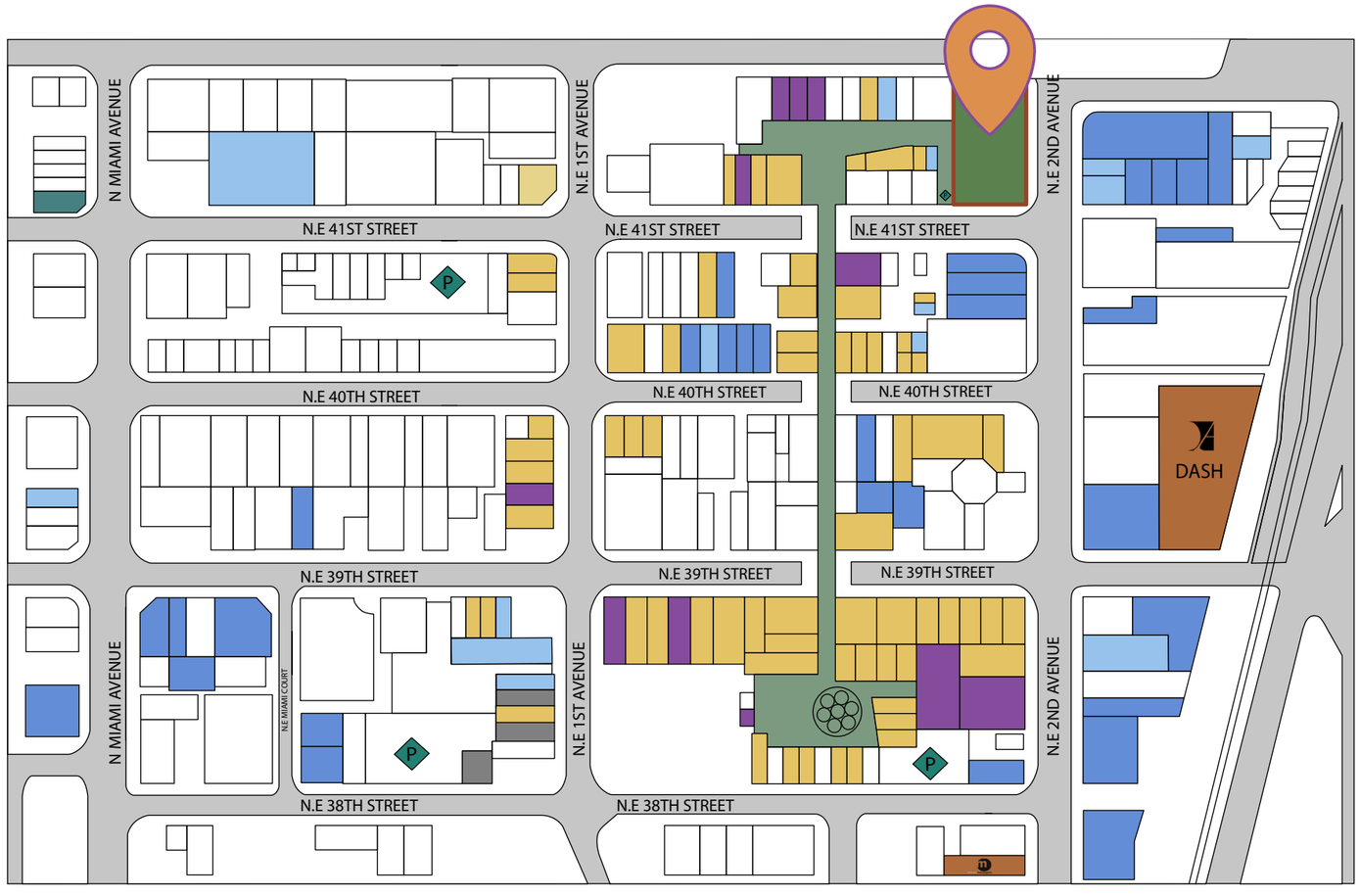
In summary, The Design District the Hispanic culture is growing at a fast pace. This district is a luxurious, high end public space for shopping and commercial use. Moreover, the gastronomy in this neighborhood has a more versatile selection.

Our conclusions, by comparing Little Haiti and the Design District there is a cultural barrier between the two neighborhoods. For example, Hispanics are located mainly in the design District, whereas in Little Haiti we have a bigger Haitian community. Things that represent the Haitian culture is located in the design district (Haitian Heritage Museum) so this is a way we can continue to integrate the Haitian culture within the Design District Community in a greater

In summary, Little Haiti is comprises most of the Haitian population. This district is a low income community used for more local and cultural shops. The gastronomy in Little Haiti leans more towards the Haitian and Caribbean choices.

LAND USE | ZONING

To sum up, land use is important because it shows surroundings that are located in the neighborhood. This area is well recognized as a multi-functional place, in which there are plazas for fashion retail stores and design retail stores, restaurants, art galleries, part time exhibitions, and fi¬tness centers. By analyzing these aspects, it can inform designers of what is missing in this location. Here we conclude that this site is missing a civic infra-structure to bring communities and people together.





PLAZAS



FASHION RETAIL STORES



DESIGN RETAIL STORES



RESTAURANTS



ART GALLERIES & INSTALLATIONS



FITNESS CENTER

PROPOSAL

INITÉ

"Along we do little, together we do much".

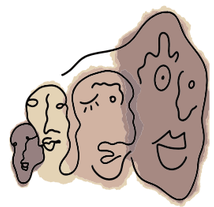


SELF - ACTUALIZATION
FREEDOM TO EXPRESS

Welcoming to anyone: Any age, background, or ethnic group. Freedom to express themselves with culture, art, food, knowledge, books, friends, family, music, and nature.

ESTEEM NEEDS
ECO - LIBRARY

Sustainability and education by incorporating book clubs, tutors, and computer access. Eco-Café with a selection of local foods made from a frsh garden to embrace the Haitian heritage culture using decomposing table wear



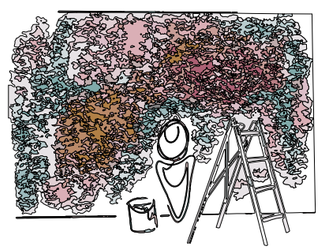
LOVE AND BELONGING NEEDS
OUTDOORS WITHIN INTERIORS

Nature to improve mental health and well-being. Individuals will be surrounding by nature while enjoying meaningful experiences to gather, meet, dance, and eat.



SAFETY NEEDS
RECREATIONAL SPACES

Care-Program Center for children and adults with counselor access to gain knowledge and unify both communities.



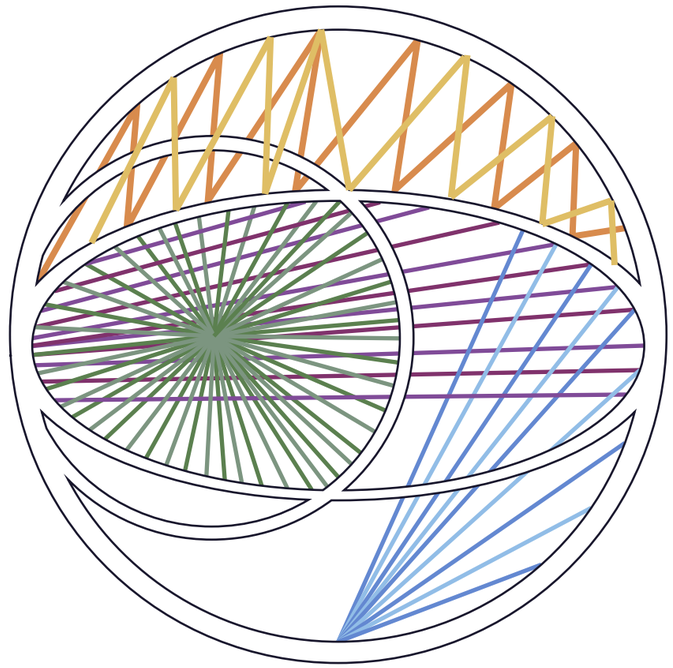
PHYSIOLOGICAL NEEDS
SEASONAL POP-UP SHOPS

Jobs and opportunities for local artist, farmers, and creators to show off and brand themselves at this location. Thrifts shops in a sustainable and inexpensive way to support the community.

Pyramid of Maslow's Hierarchy of Needs

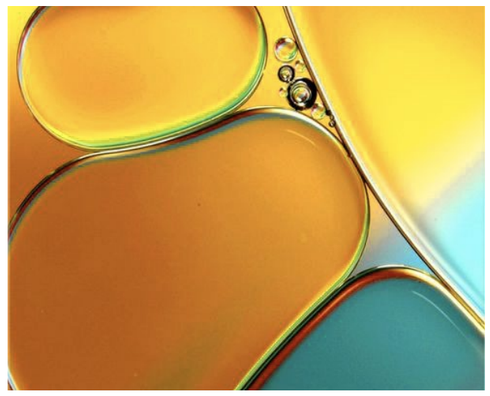
BRANDING





INITÉ

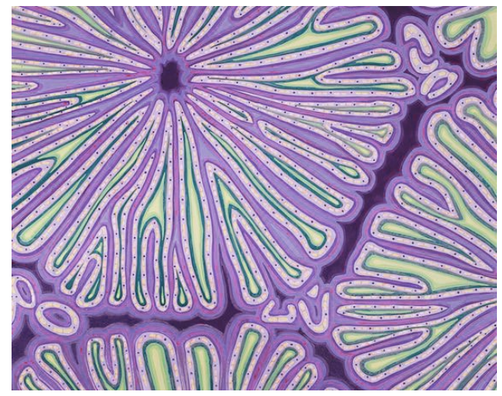
"Along we do little, together we do much".



NOURISH



INTERACTION



EVOLUTION

CONCEPT STATEMENT

Inite,a space carefully curated to allow nourishment, interaction, and evolution to happen in synergy. Its features and amenities are designed to attract Haitian and non-Haitian members of Little Haiti, providing them with access to a wide range of education, economic, health, and safety-related activities. The place will mainly have a Haitian essence shown in its vibrant colors, shapes and overall design, encouraging visitors to engage in supporting the local community.

PRODUCT LINE & SERVICES

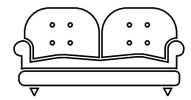
FIRST FLOOR

Market
Garden/Lounge
Pop-up's
Stage
Dining



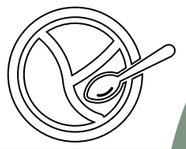
Stage

Platform design for the development of entrainment activities, or speakers.



Garden/Lounge Area

Bringing the outdoors into the indoor together with sustainable practices and a lounge area to rest.



Dining

Space for the consumption of food offered both in the market and in the seasonal pop-up shops.



Pop-up Shops

Seasonal stores that promote the economy and development of Haitian crafts.



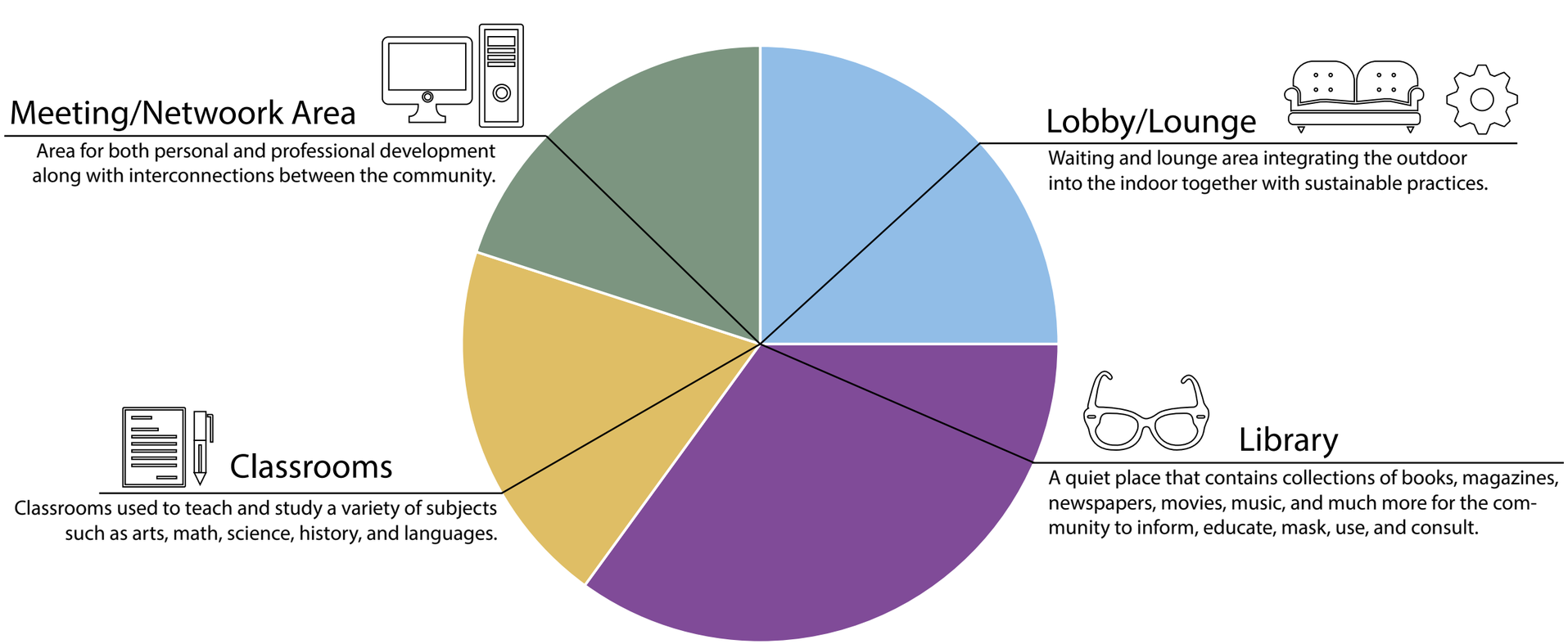
Market

Fresh food market that integrates Haitian creole cuisine. Providing economic opportunities.

PRODUCT LINE & SERVICES

SECOND FLOOR

Library
Lobby/Lounge
Classrooms
Meeting/Network



Meeting/Networok Area

Area for both personal and professional development along with interconnections between the community.

Lobby/Lounge

Waiting and lounge area integrating the outdoor into the indoor together with sustainable practices.

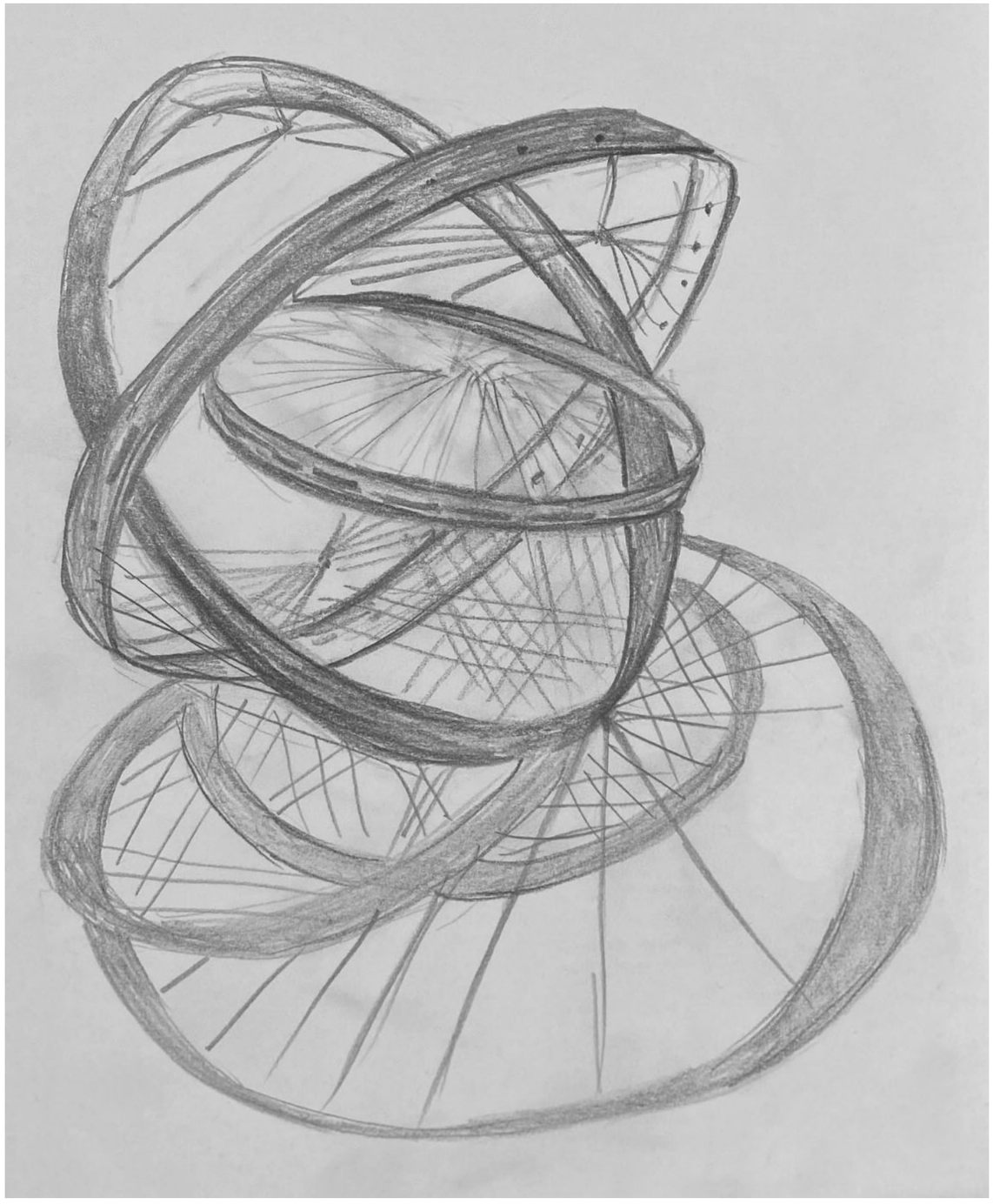
Classrooms

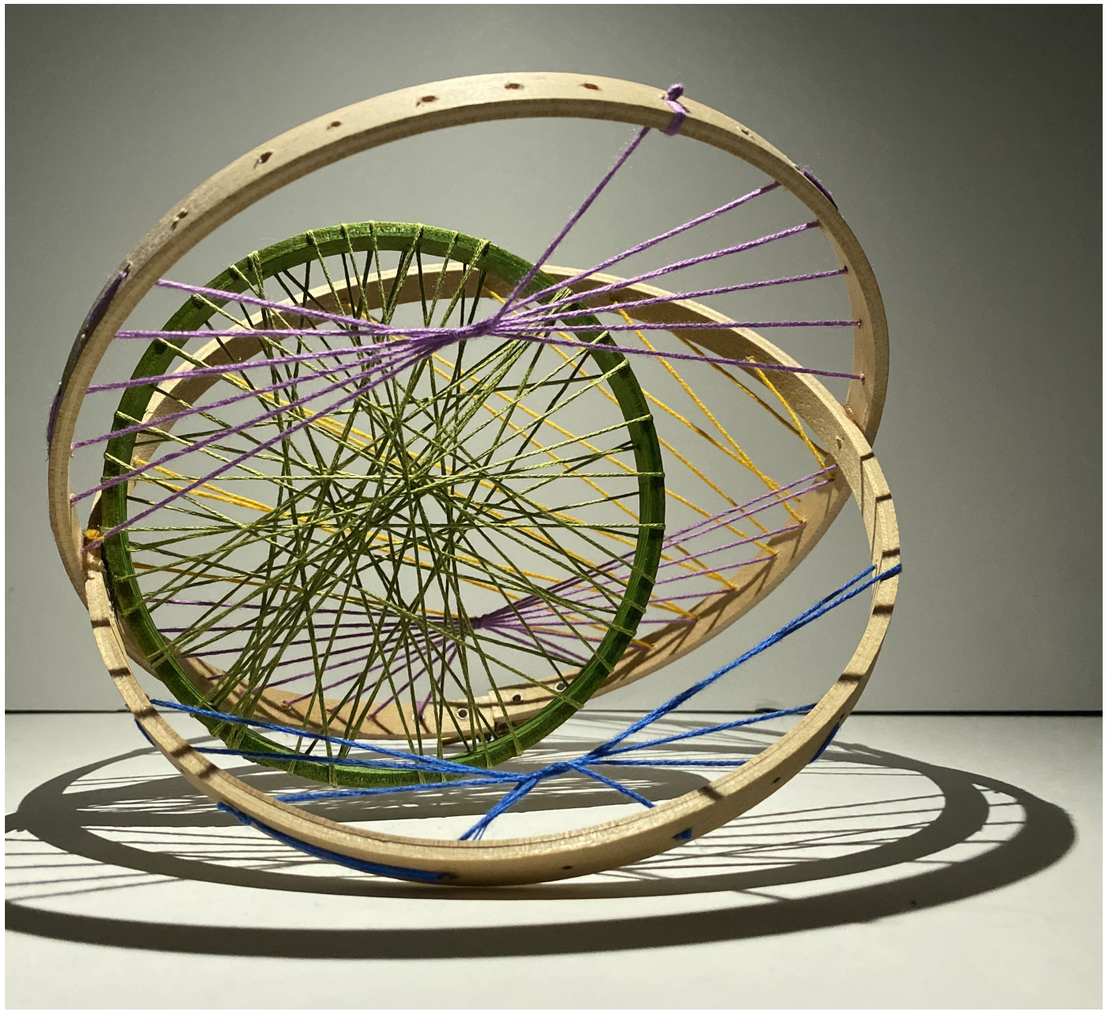
Classrooms used to teach and study a variety of subjects such as arts, math, science, history, and languages.

Library

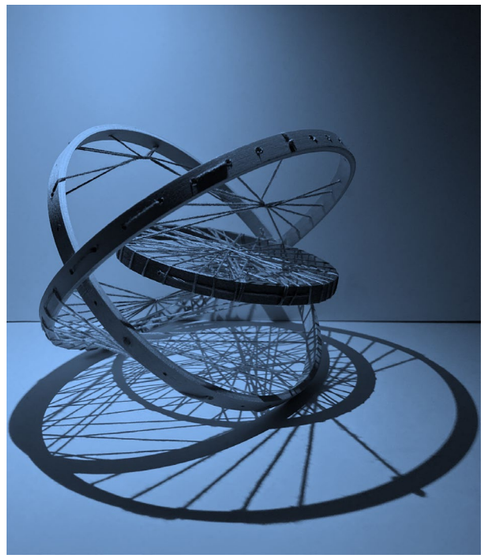
A quiet place that contains collections of books, magazines, newspapers, movies, music, and much more for the community to inform, educate, mask, use, and consult.

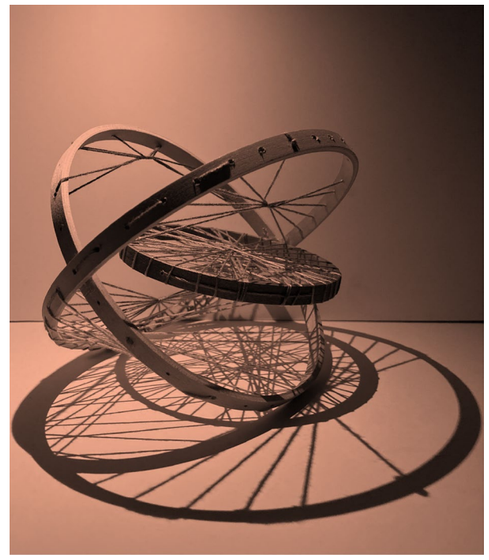
3D MODEL SKETCH

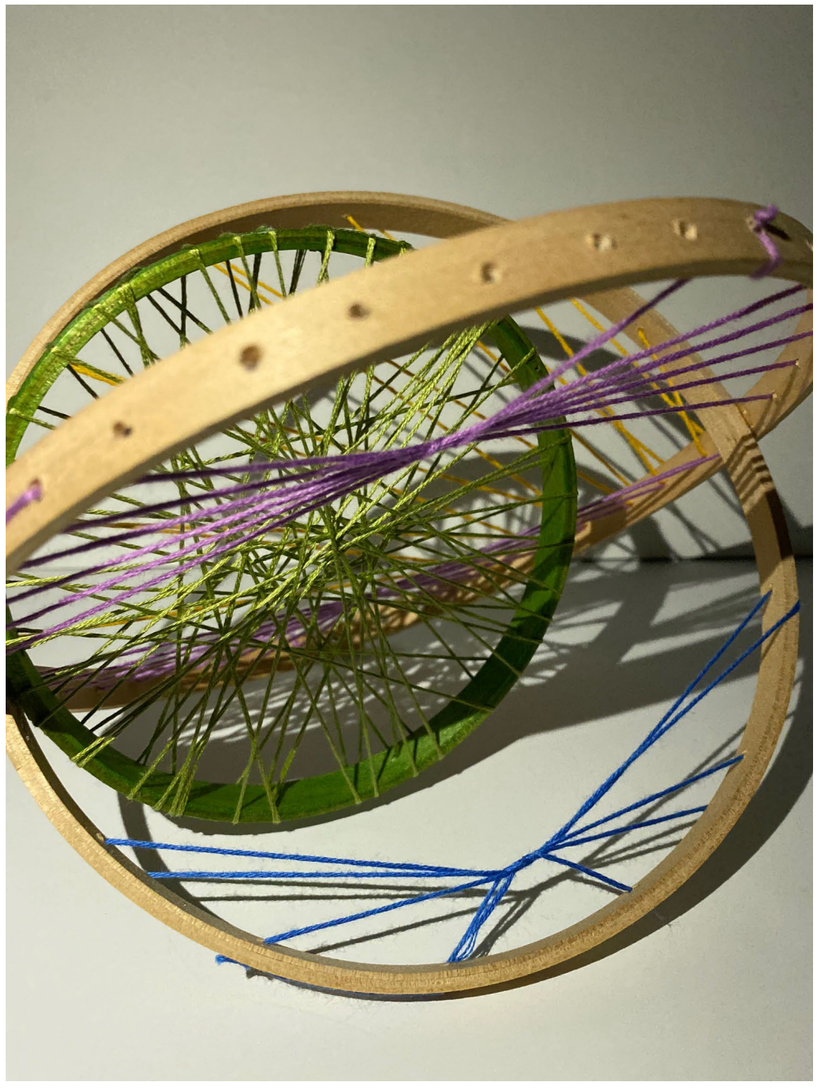




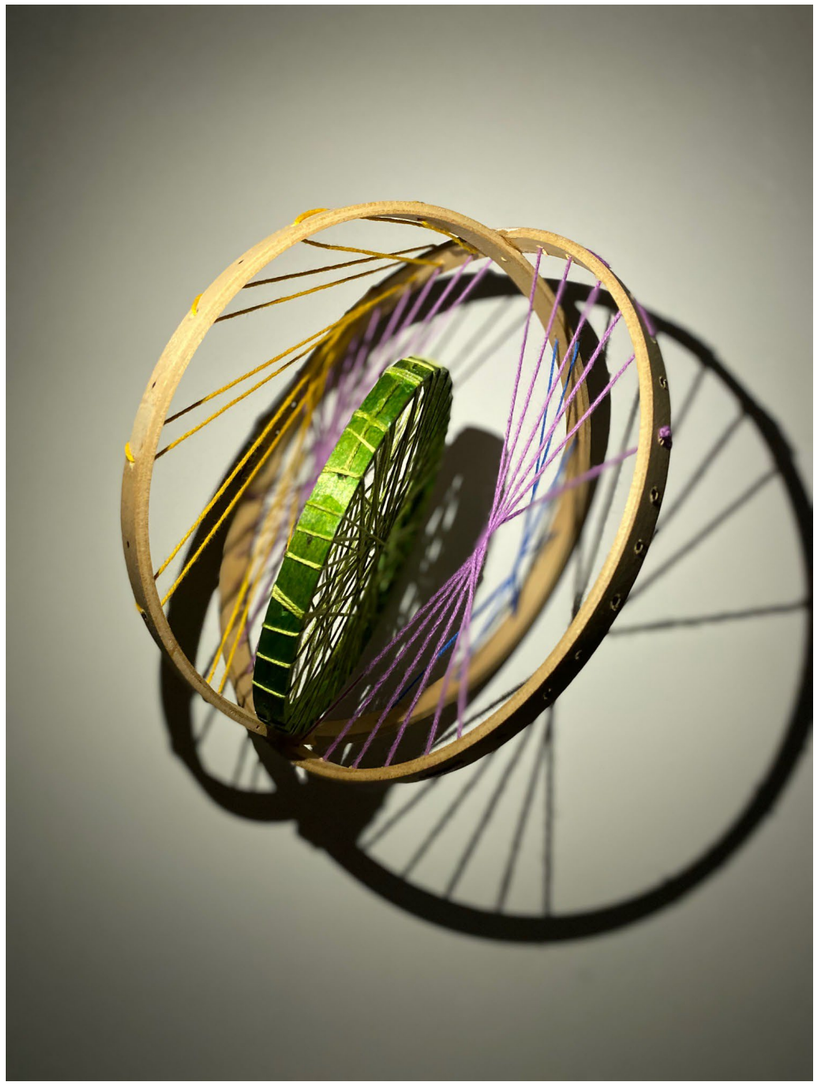
3D
CONCEPT MODEL





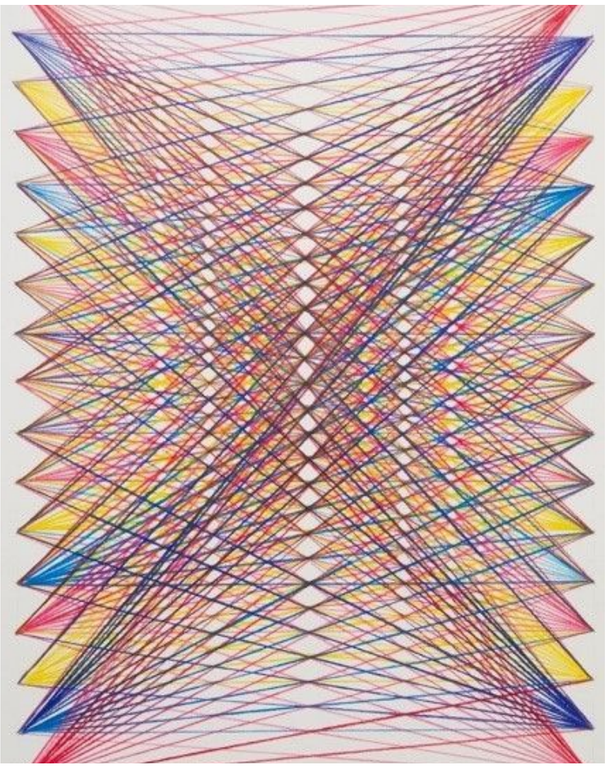


3D CONCEPT MODEL









FLOWING

Moving smoothly and continuously in or as if in a stream.
Long, smooth, graceful, and without sudden interruption or change of direction.

DYNAMIC

Marked by usually continuous and productive activity or change.
Pertaining to or characterized by energy or effective action; vigorously active or forceful.

ORGANIC

Organic, flowing natural forms. Undulating lines, dynamic curves, and powerful arches stand in contrast to the geomet- ric, functional style as represent- ed by functionalism.

HARMONIC

An overtone accompanying a fundamental tone at a fixed interval, produced by vibration of a string, column of air, etc. In an exact fraction of its length.



MATERIALITY WORDS

MOOD

BOARD

PROGRAMING

FIRST FLOOR

AREA	SPACE	FUNCTION	SQFT	PROX.
PUBLIC	Entrance Hall	Welcoming area to the public located in the south main access of the building.	980 sq ft	Elevators Stairs Garden
	Garden Lounge Area	Integrating the outdoor into the indoor together with sustainable practices such as recycling, and lounge areas to rest and hangout.	1,550 sq ft	Stage Dining Market Pop-up Shops Stafe Area
	Market	Bringing the traditional Haitian Cousin into the community to develop new economic opportunities.	460 sq ft	Entrance Hall Garden Dining Restrooms
	Dining	Area to rest and enjoy food from the market and pop- up shops.	1,320 sq ft	Garden Stage Market Pop-up Shops Restrooms
	Pop-up Shops	Heritage and traditional hand crafts seasonal pop-up shops such as pottery, jewelry, cloth, accessories, snacks, and more.	195 sq ft	Garden Dining
	Stage	Plataforma in the center of the garden mainly to entreating people that are dining.	100 sq ft	Garden Dining
SEMI PUBLIC	AID Room	Room that provides help, health, assistance, and support specially in cases of accidents.	145 sq ft	Garden Restrooms
	Restrooms	A semi-private space to take a private or personal break.	510 sq ft	Garden AID Room Managment Office Maintanance Room
PRIVATE	Managment Offic	Office designed for the management and administration of the functions and activities of the building.	245 sq ft	Garden Restrooms Maintanance Room
	Maintenance Room	Office designed for the care and maintenance of the building.	130 sq ft	Garden Managment Office

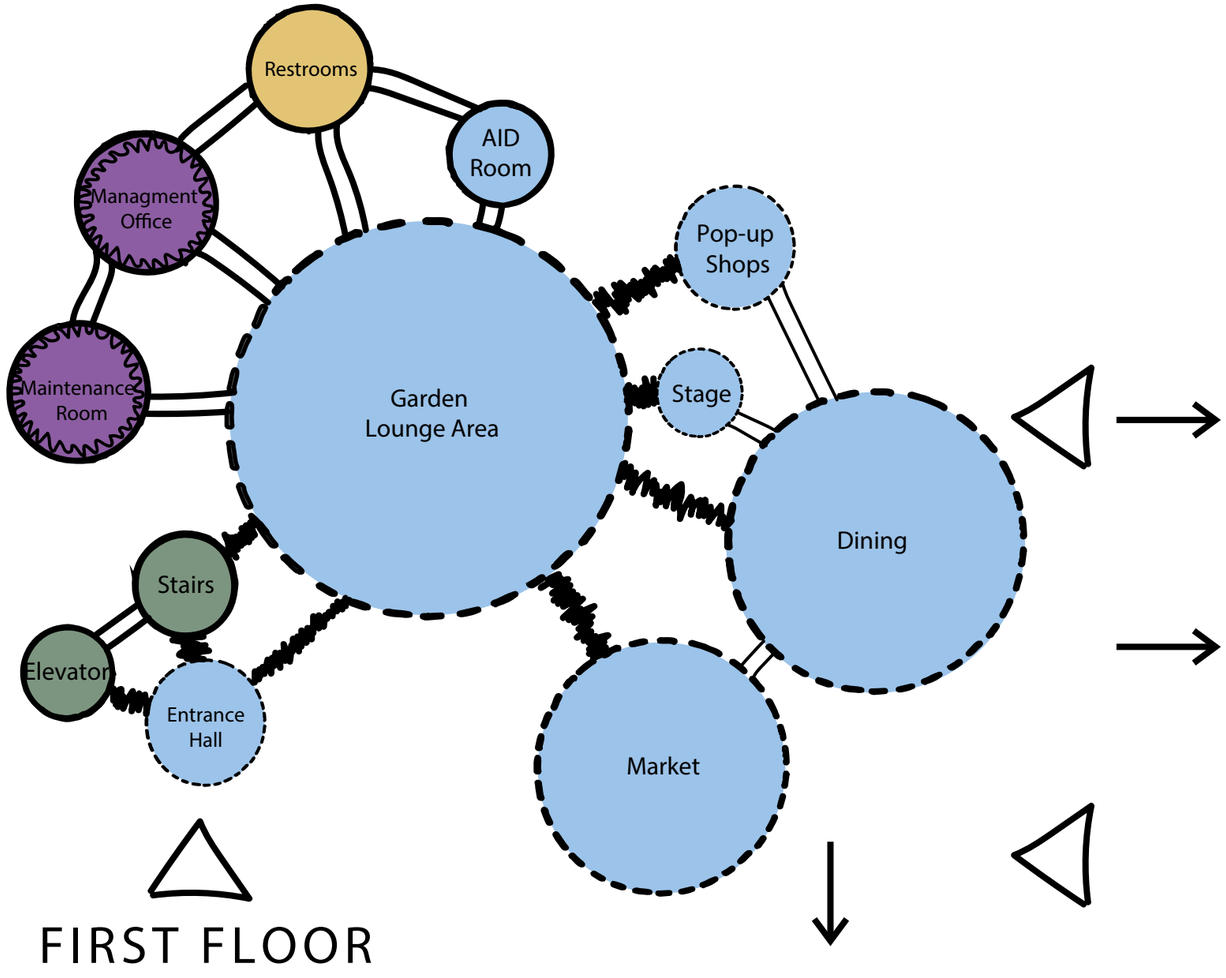
SECOND FLOOR

AREA	SPACE	FUNCTION	SQFT	PROX.
PUBLIC	Garden Lobby Lounge Area	Welcoming to the Educational Center and Lounge Area.	1,045 sq ft	Library Meeting/Netwoork Classrooms Stairs/Elevators
SEMI PUBLIC	Library	Space that contains collections of books, periodicals, films, and music for people to read, borrow, or refer to.	1,500 sq ft	Lobby Meeting/Netwoork Restrooms
	Meeting Netwoork Area	An area to develop communications withing the community.	375 sq ft	Lobby Library Classrooms Restrooms
	Classrooms	Space to expand knowledge through the teaching of professionals.	705 sq ft	Lobby Meeting/Netwoork Restrooms
	Restrooms	A semi-private space to take a private or personal break.	510 sq ft	Classrooms Directors Office
PRIVATE	Directors Office	Private space for a particular person in charge of an activity, department, or organization.	245sq ft	Restrooms Classrooms Lobby
	Service Room	Private space for the staff that works in the educational center, to rest and organize.	130 sq ft	Lobby Directors Office

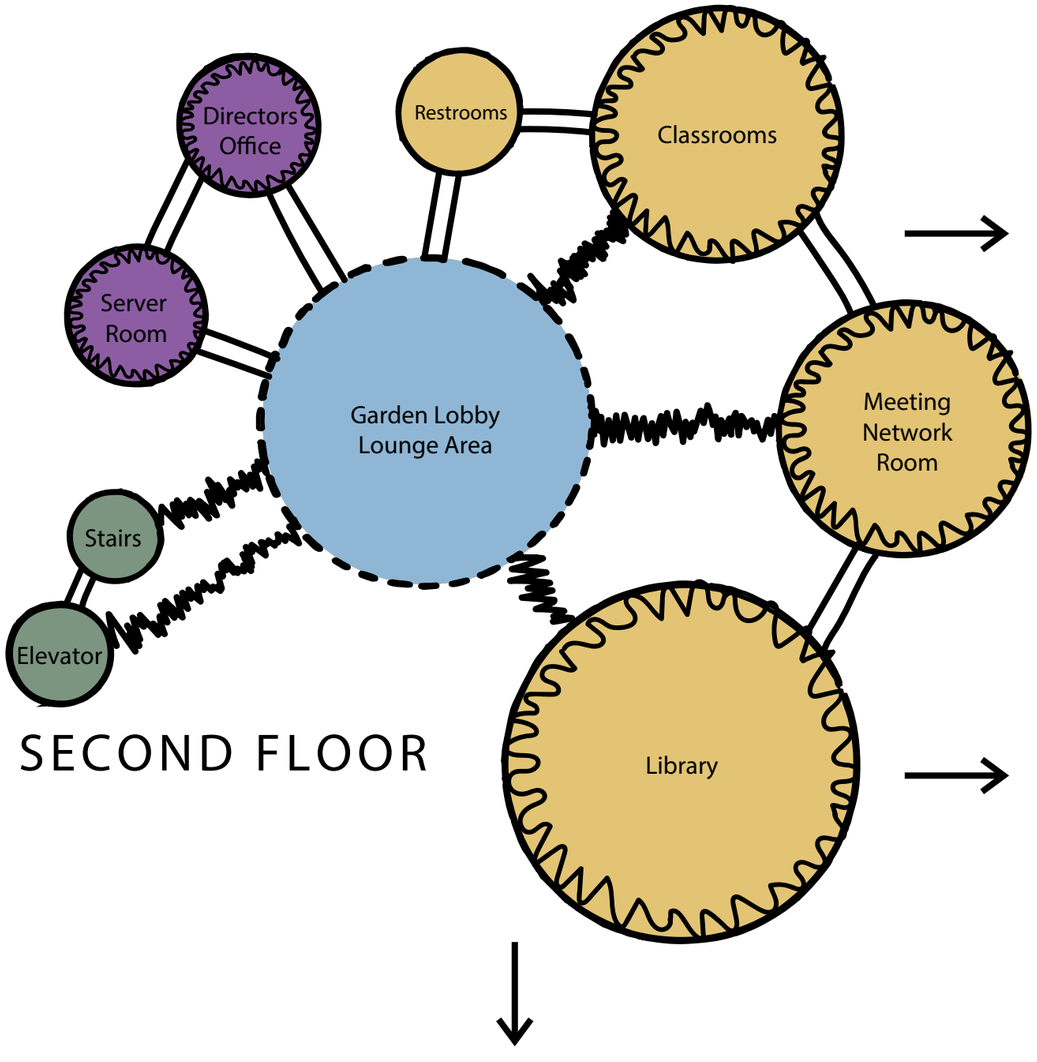
BUBBLE DIAGRAM

Major Adjacent
Minor Adjacent
Acces/Entrance
Open Space
Enclosed Space
Accustic Privacy
Exterior View

Public
Semi Public
Private
Vertical Circulation



FIRST FLOOR

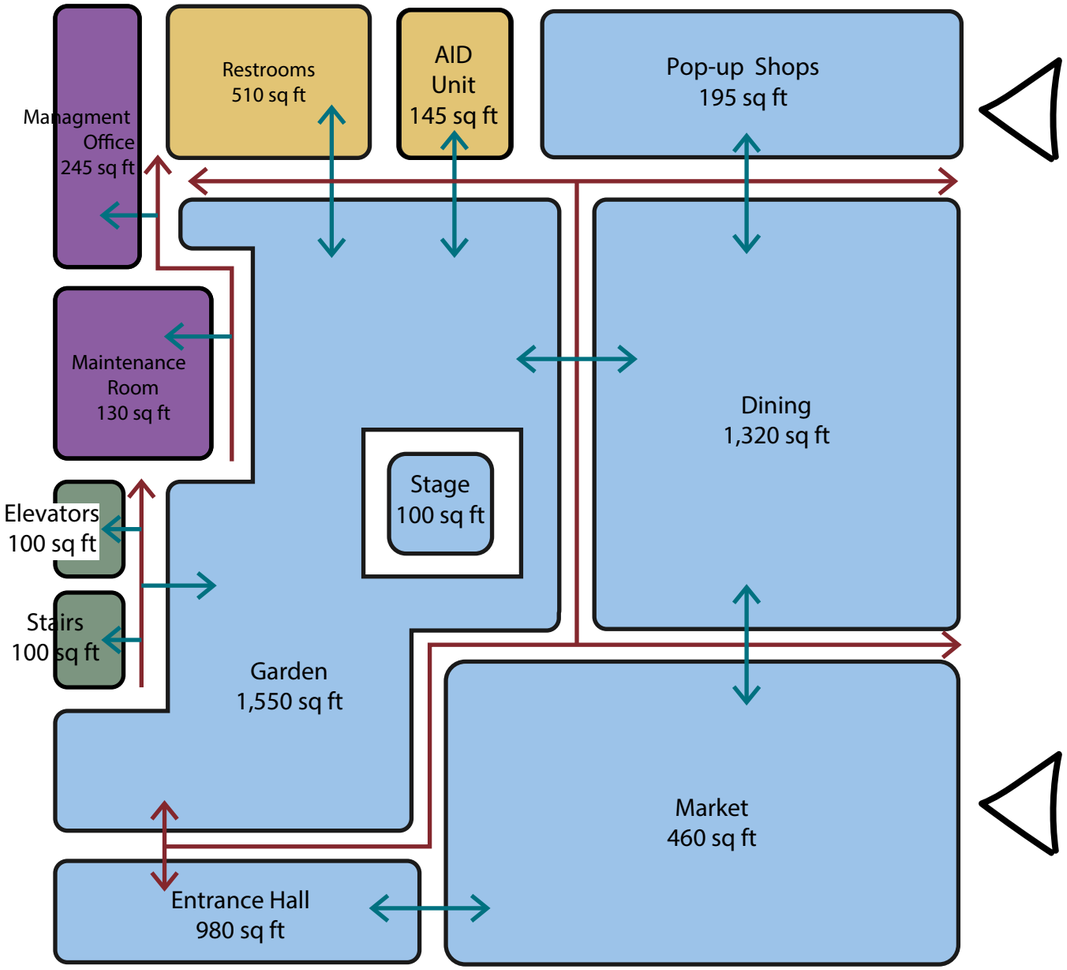


SECOND FLOOR

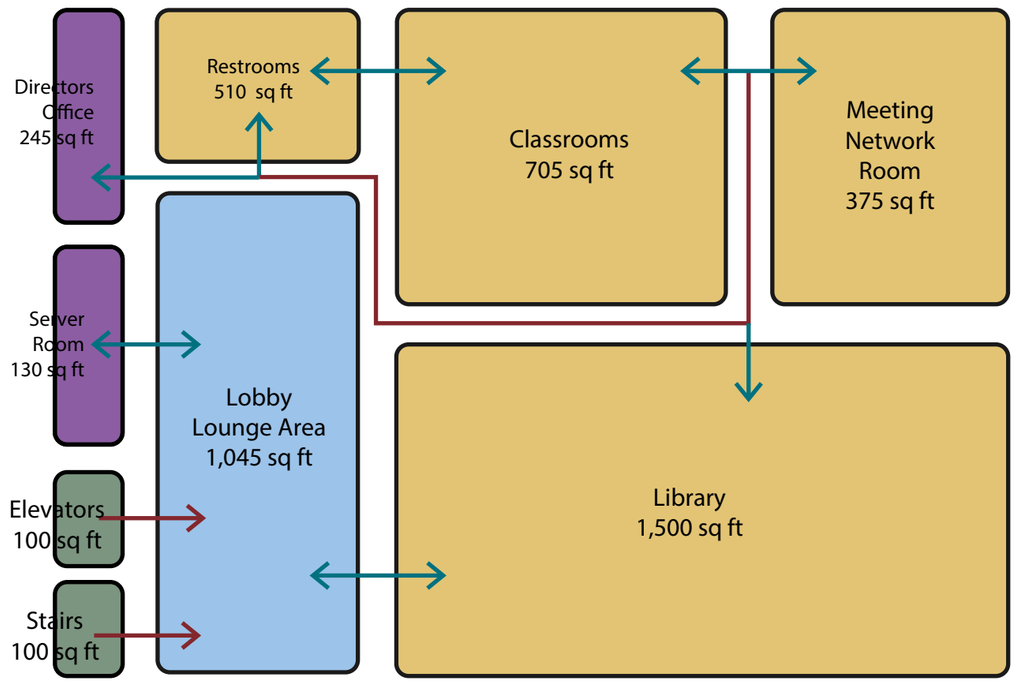
BLOCK DIAGRAM

Acces/Entrance
Main Circulation
Access

Public
Semi Public
Private
Vertical Circulation



FIRST FLOOR

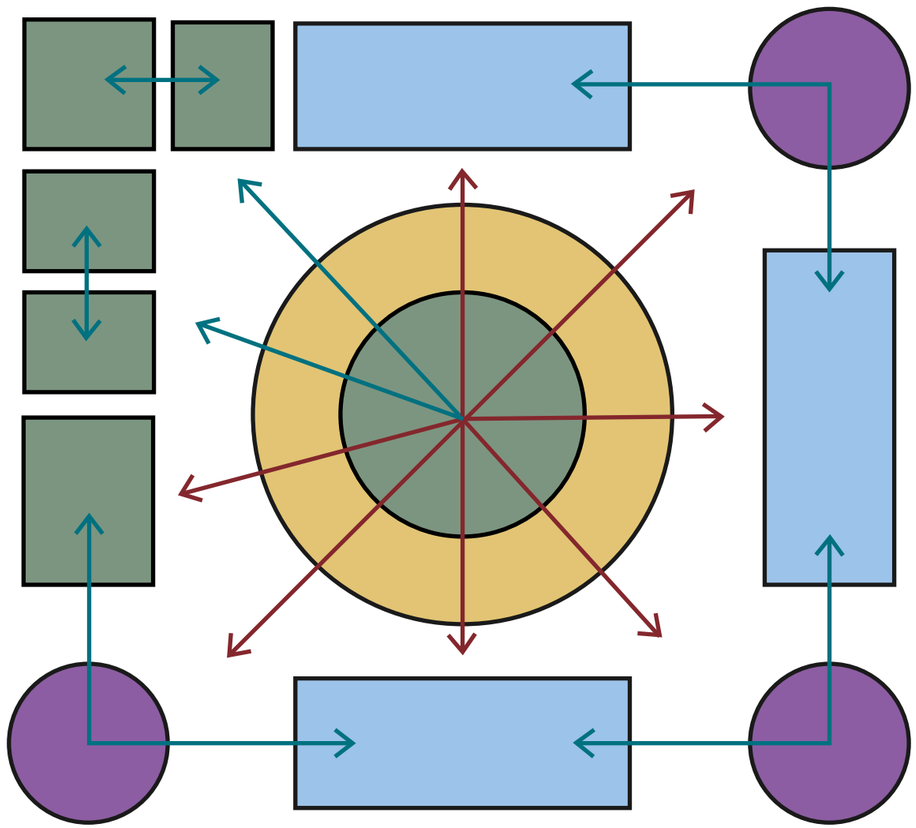


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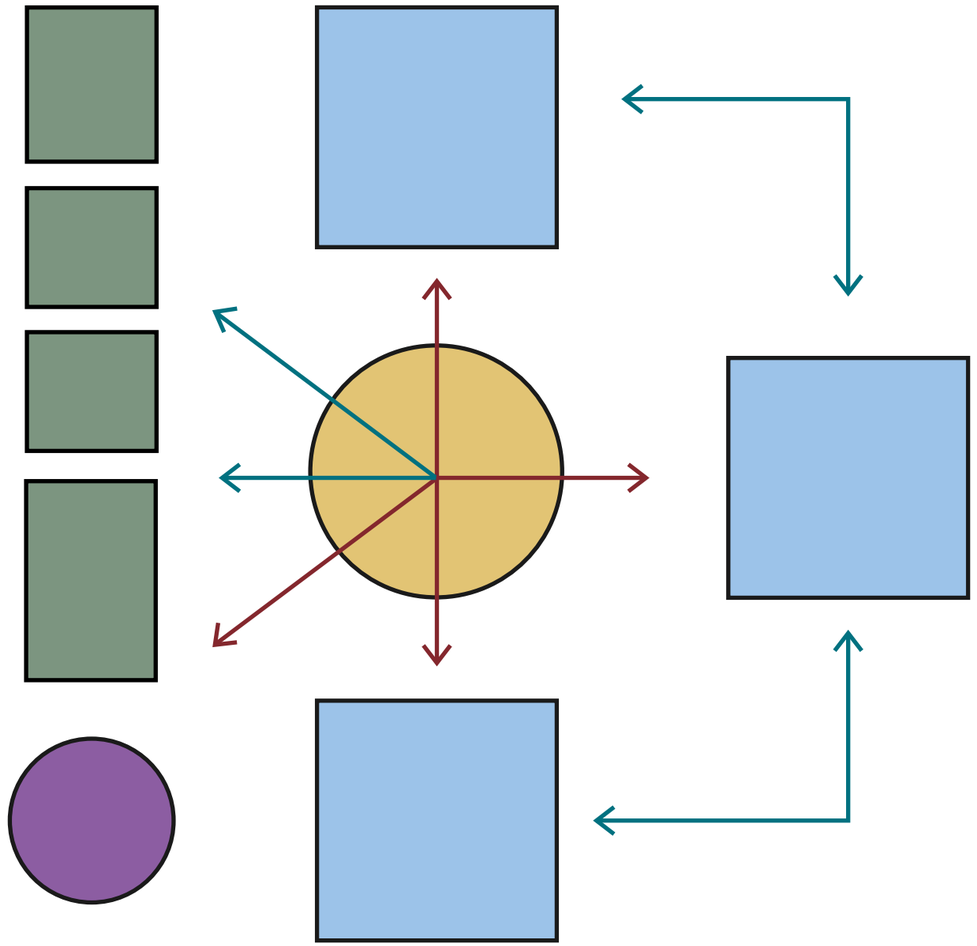
PARTI DIAGRAM

Primary Path
Secondary Path

Domain
Center
Arrival
Nodes



FIRST FLOOR



SECOND FLOOR

FACADE



RENOLD LAURENT

Haitian artist born and raised in a town called Source Bretoux, a few kilometers from the city of Jacmel, Haiti. Bretoux is identified and recognized as one of the few Haitian painters' towns recognized both nationally and worldwide.

It all started when the artist was only 10 years old, where his father taught him the basics of drawing and painting. A short time later, Renold decided to abandon that naive art of childhood, to begin with the implementation of new perspectives and techniques. Finally, he settled on abstraction as his visual communication mode. The artist agrees with abstract painting as the most expressive medium to explore the extraordinary powers of the imagination. His work has been exhibited in Haiti, Cuba, France and the United States.







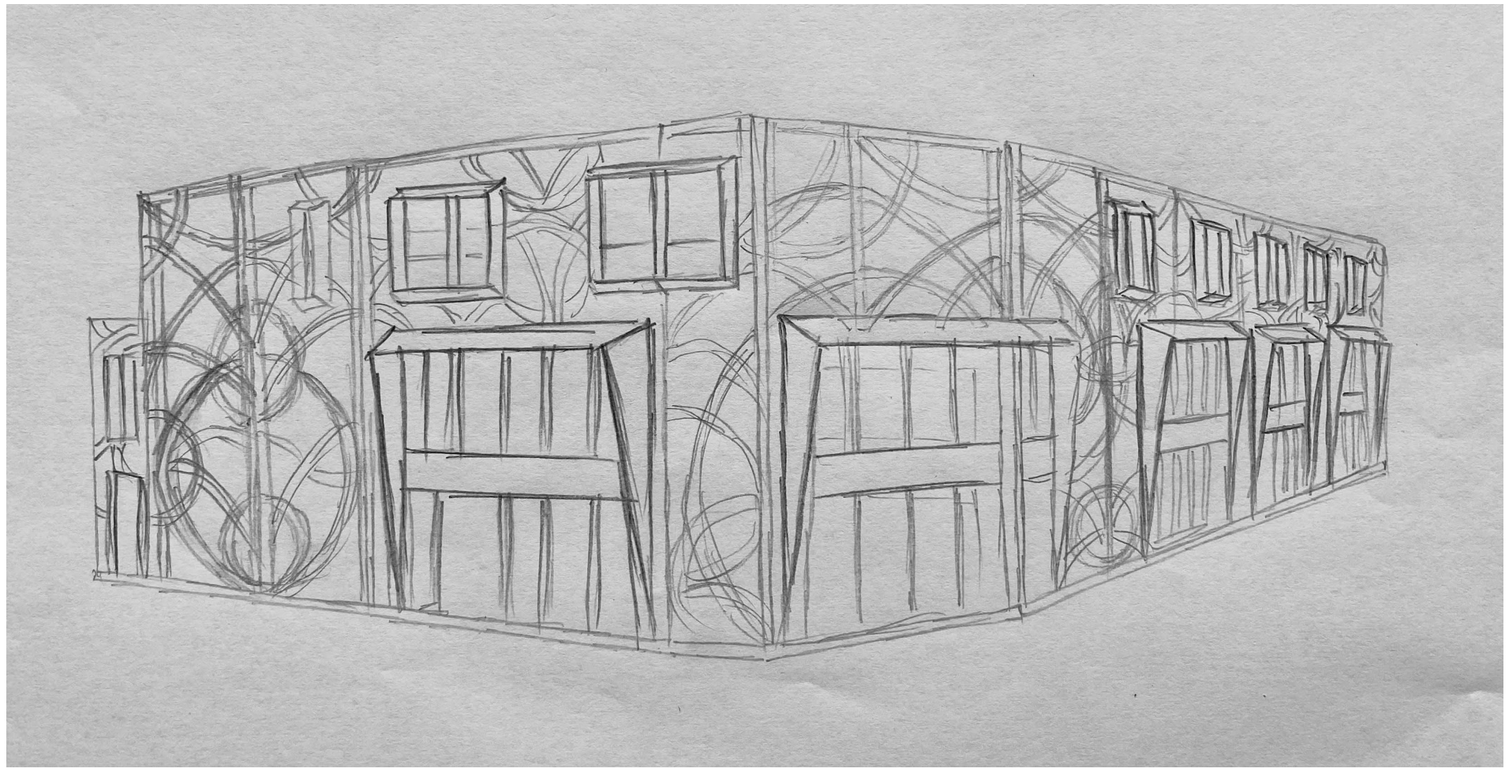


RENOLD LAURENT

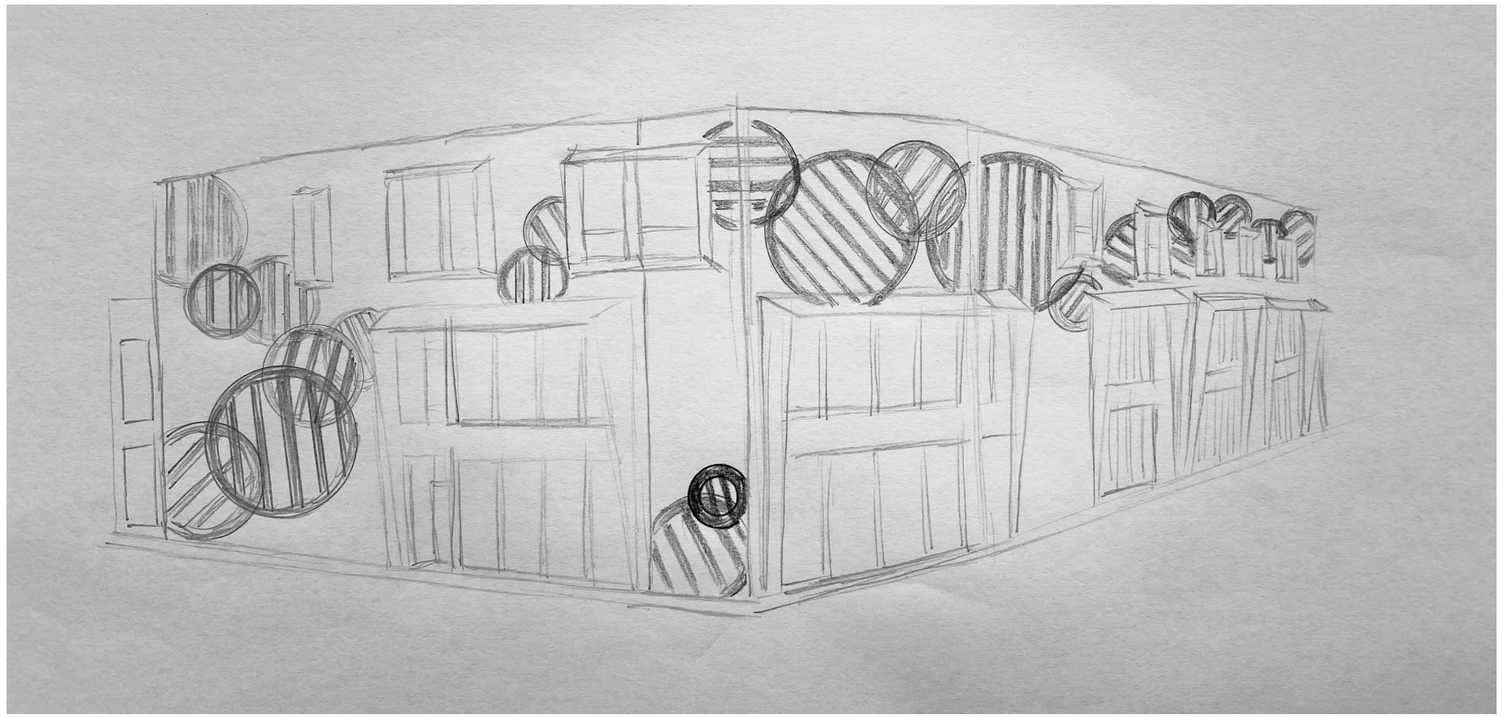
The artist generally concentrates on internal dialogues between the materials used, the media with which he decides to work, the viewers, and the collections among themselves. These links allow him to include concepts such as "memory", "endurance", and "spirituality" in each work.

The materials used are depending on the domain and privilege of the painting on both conventional and unconventional materials. This Haitian painter is always concerned about the reuse and recycling of materials. Some examples and techniques used are mixed media such as charcoal in fabrics/canvas and coffee grounds.

Its objective is to convey how the imagination speaks and expresses itself in a free and complex way to keep memories alive. On another hand, he emphasizes the importance of protecting our local environment to reuse and recycle to compensate economic limitations of people to acquire material.



SKETCHES





3D RENDER


INITÉ




INITÉ

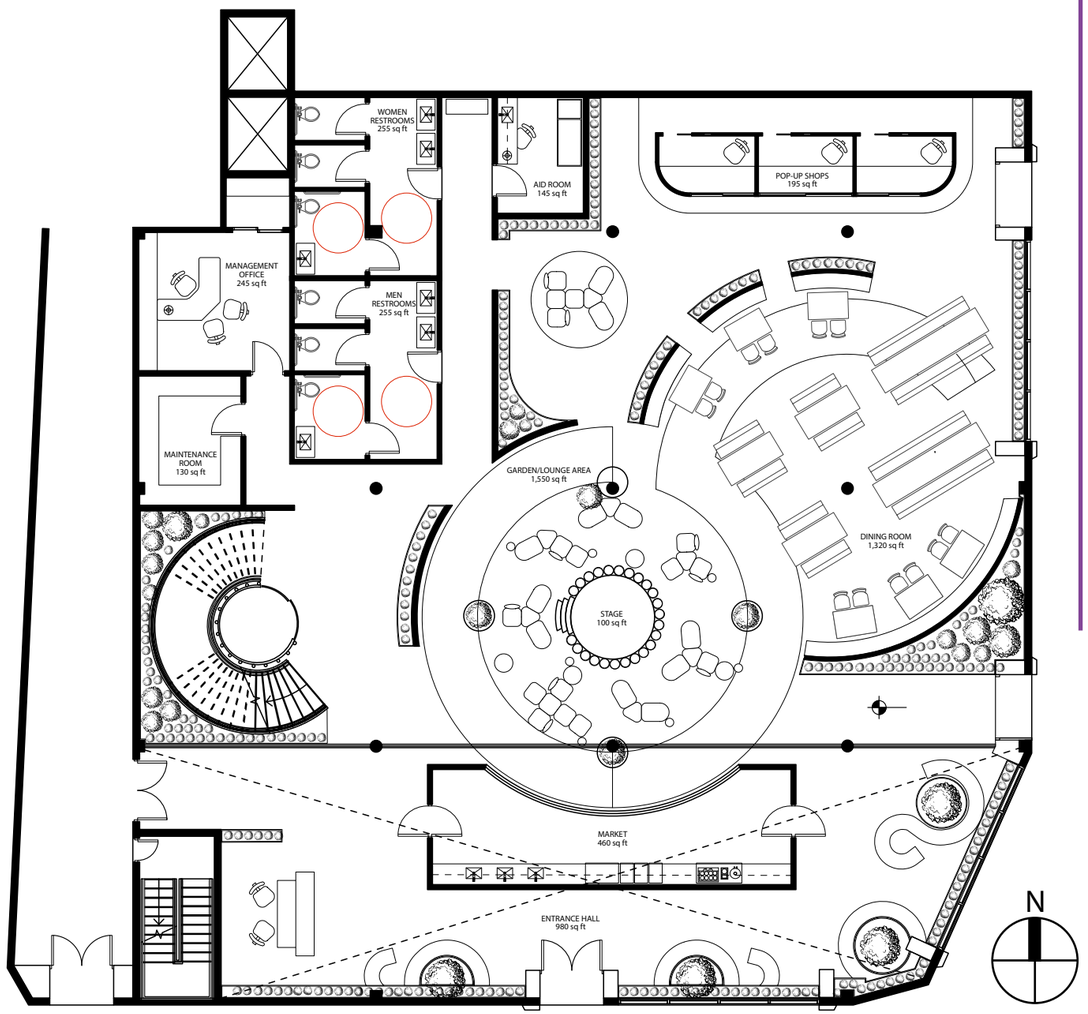


ELEVATIONS

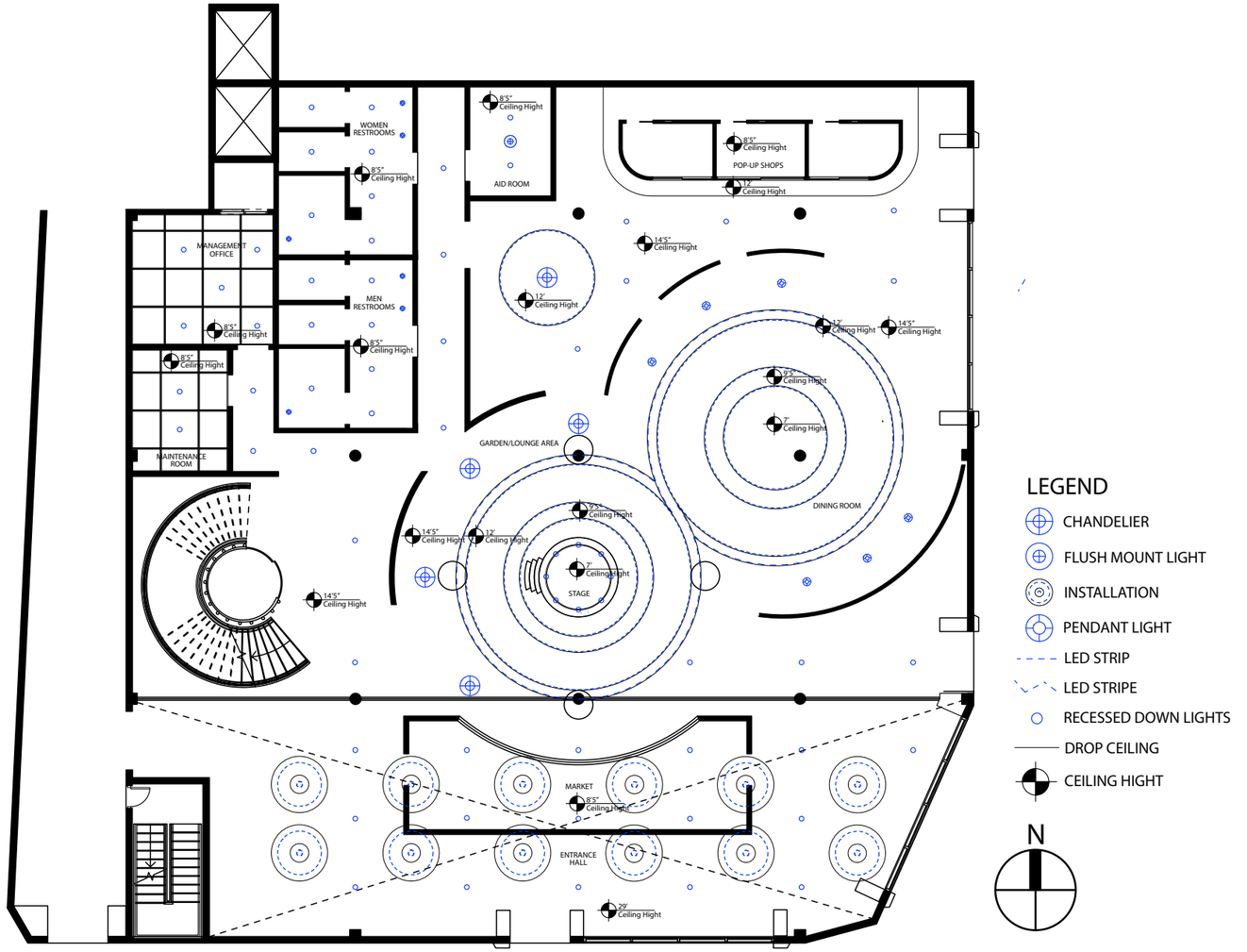




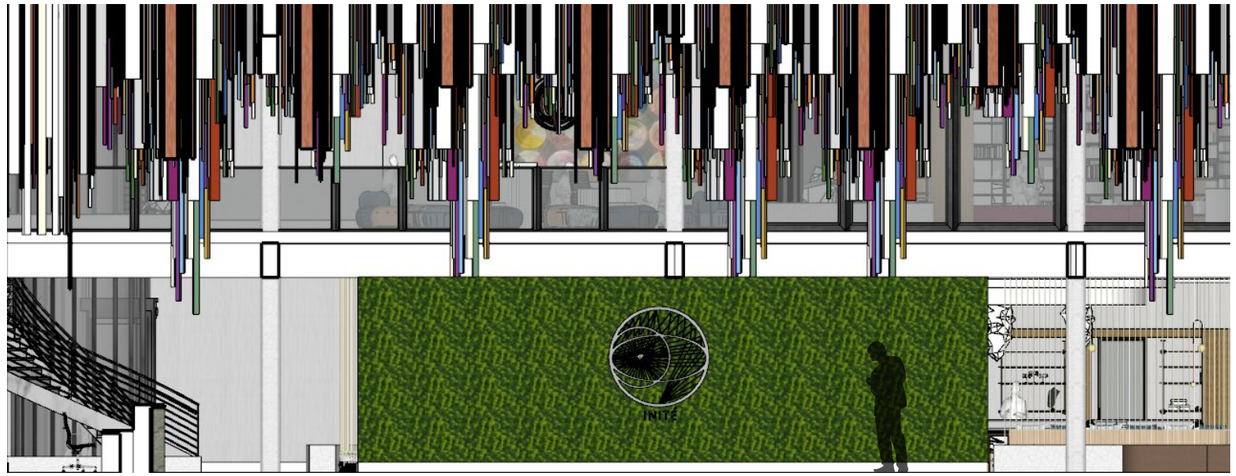
FIRST FLOOR



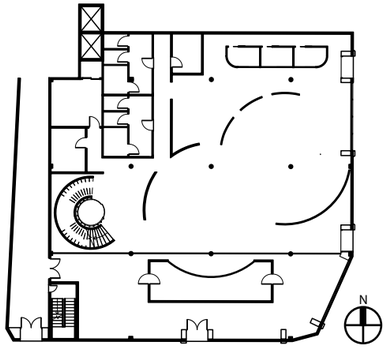
FLOOR PLAN



RCP PLAN



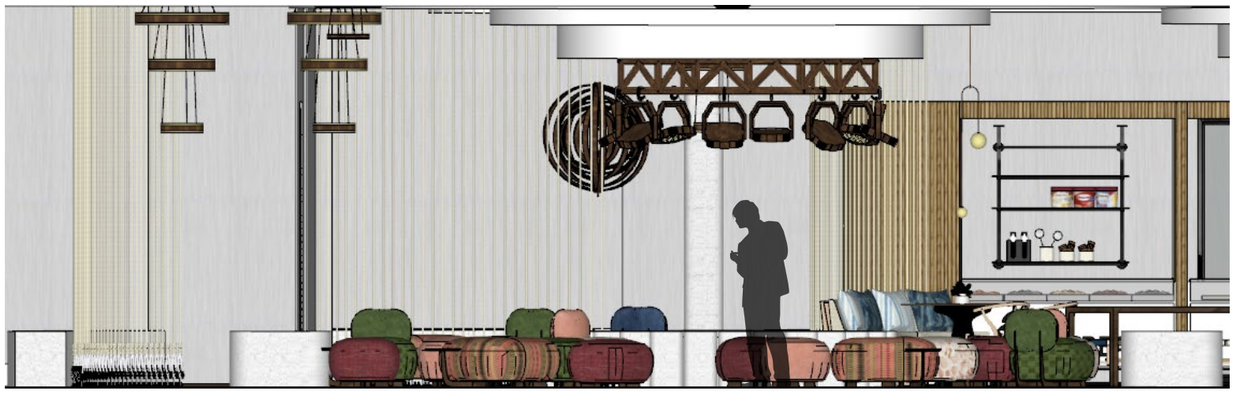
ENTRANCE HALL
SCALE: 1/8”



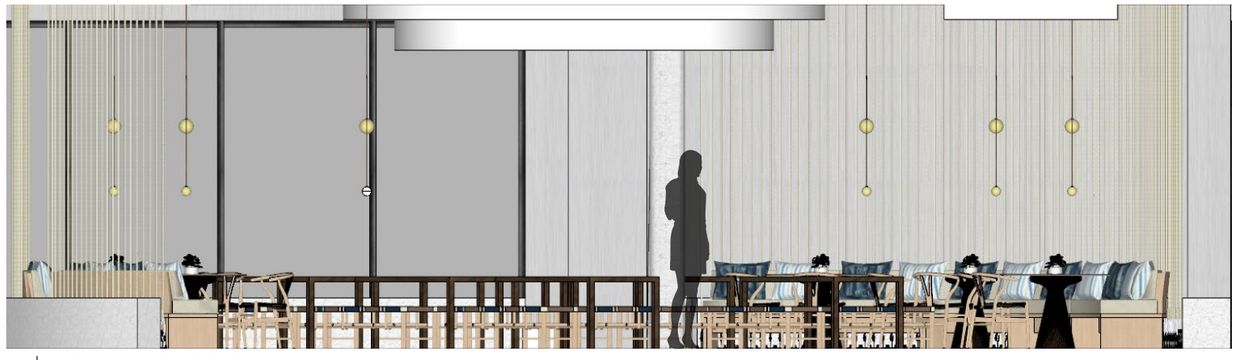
ELEVATIONS



MARKET
SCALE: 1/8”



GARDEN/LOUNGE AREA
SCALE: 1/8”



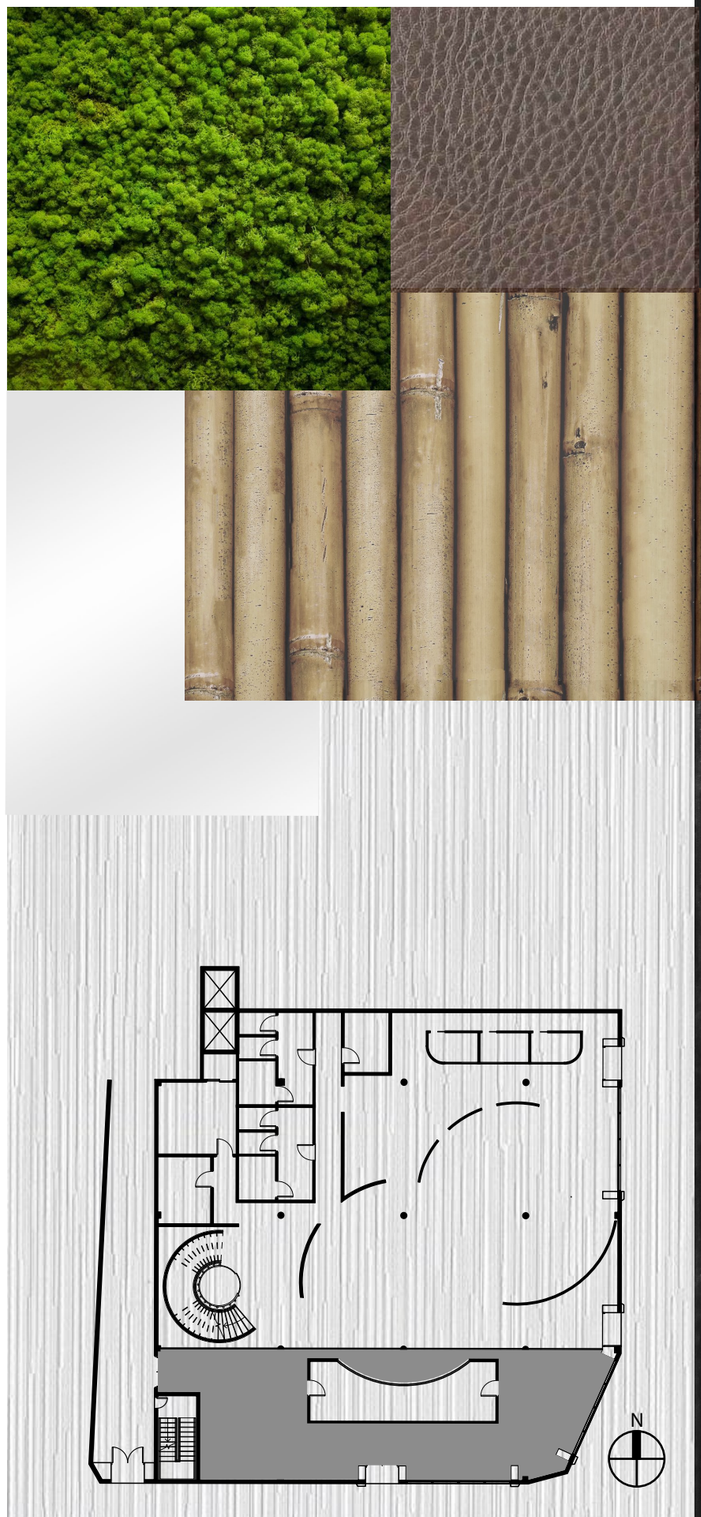
DINING ROOM
SCALE: 1/8”

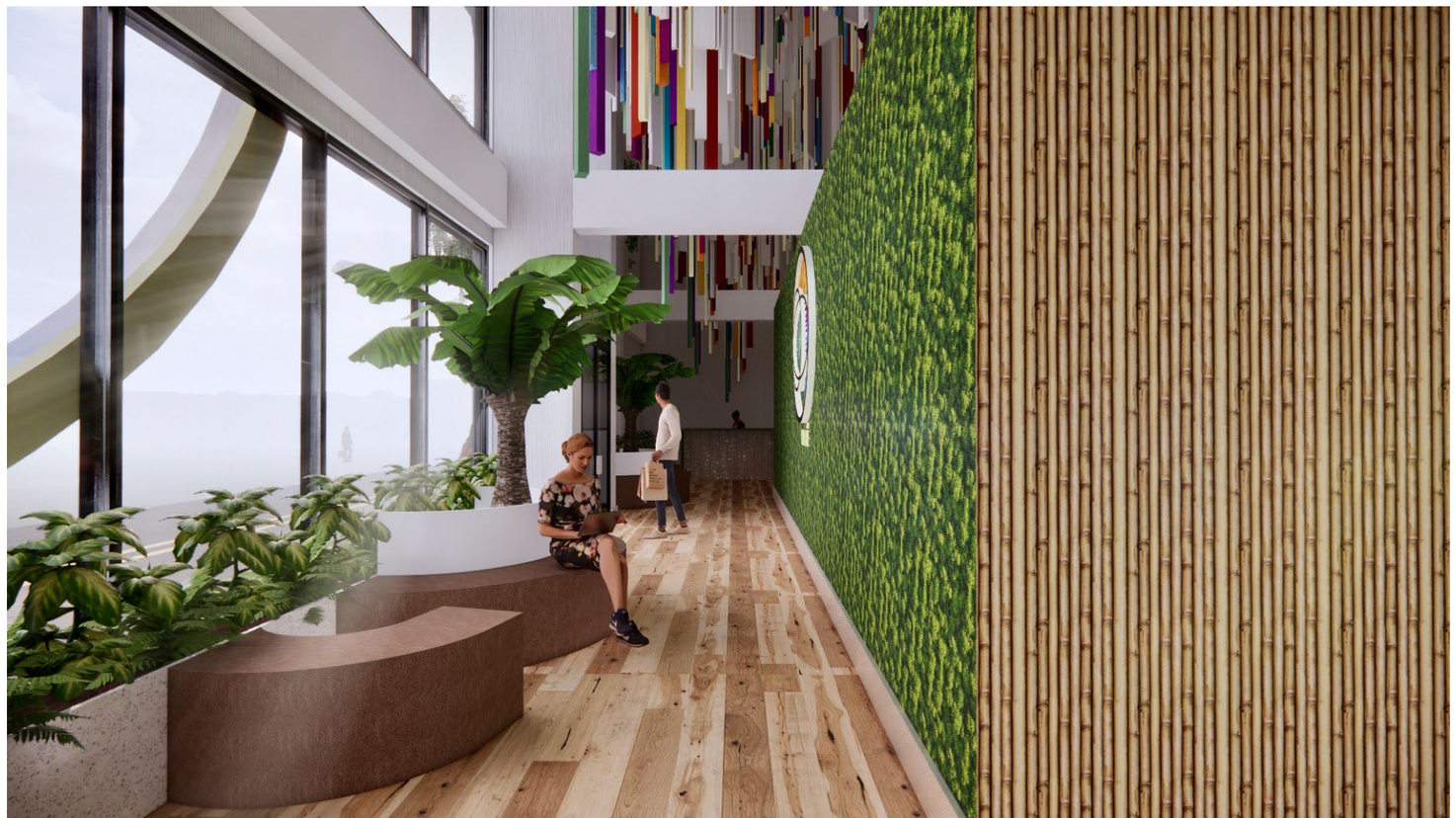


POP-UP SHOPS
SCALE: 1/8”

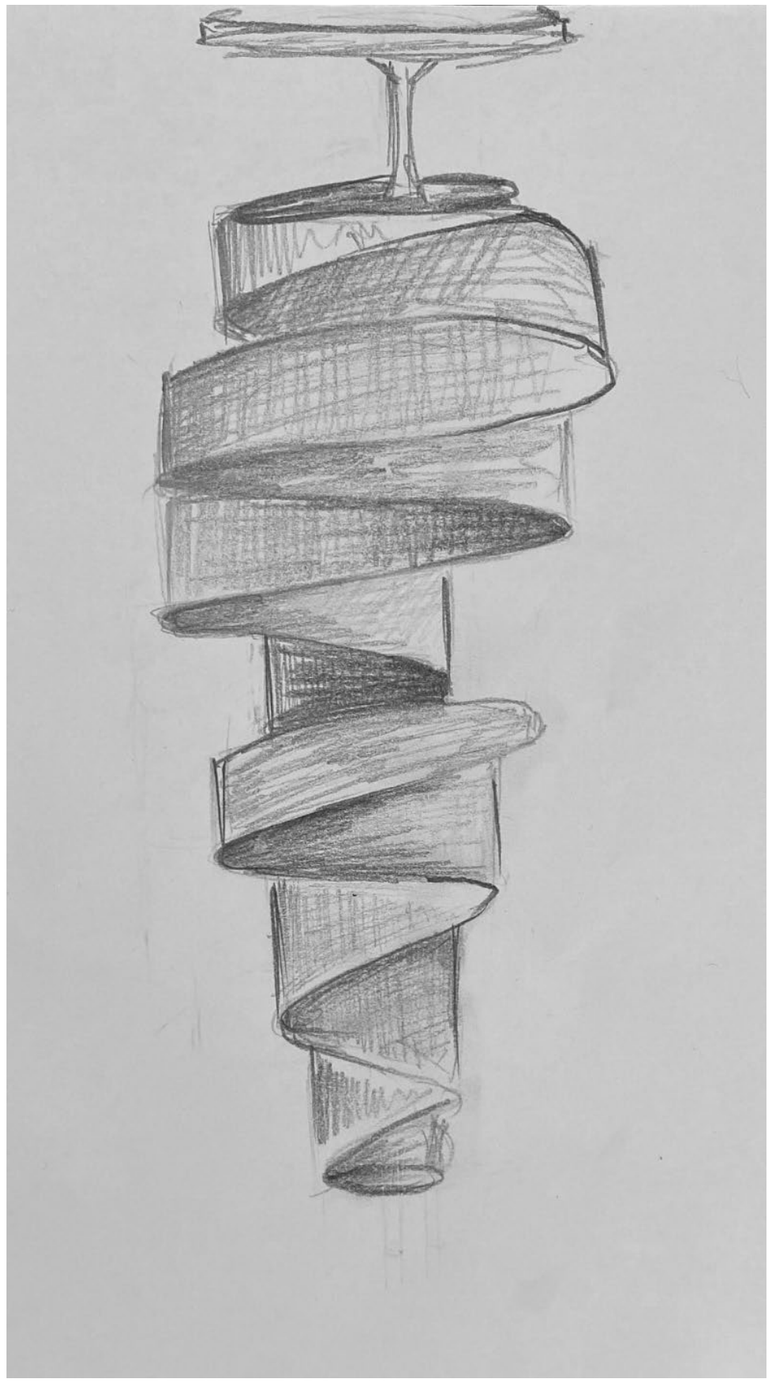
ENTRANCE HALL







OPEN TO BELOW CEILING
INSTALLATION
SKETCH



HUMAN PERCEPTION

Exploring, identifying, and conceptualizing three dimensional environments through the manipulation of lighting, color, space, accoustics, and materials. Keeping in mind design principals such as proximity, balance, contrast, hierarchy, proportions, gestalt theory in order to address the senses of individuals, evoke a spectrum of feelings, and generate behaviors. Testing shadows and lighting reflections, floor to ceiling installations, hanging objects, brightness within colors, integrating organic shapes and natural elements.



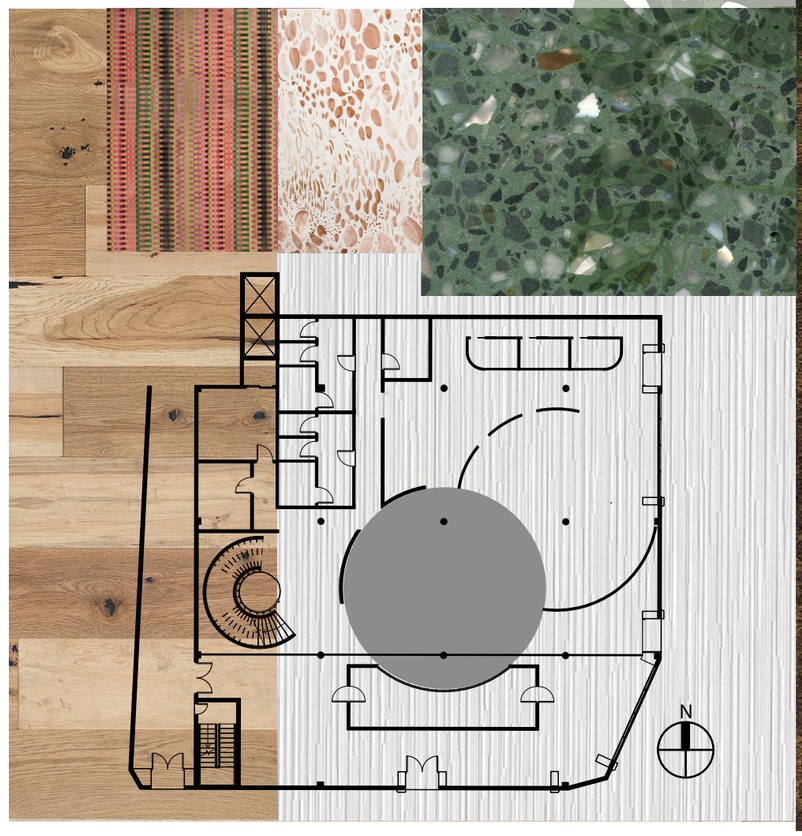






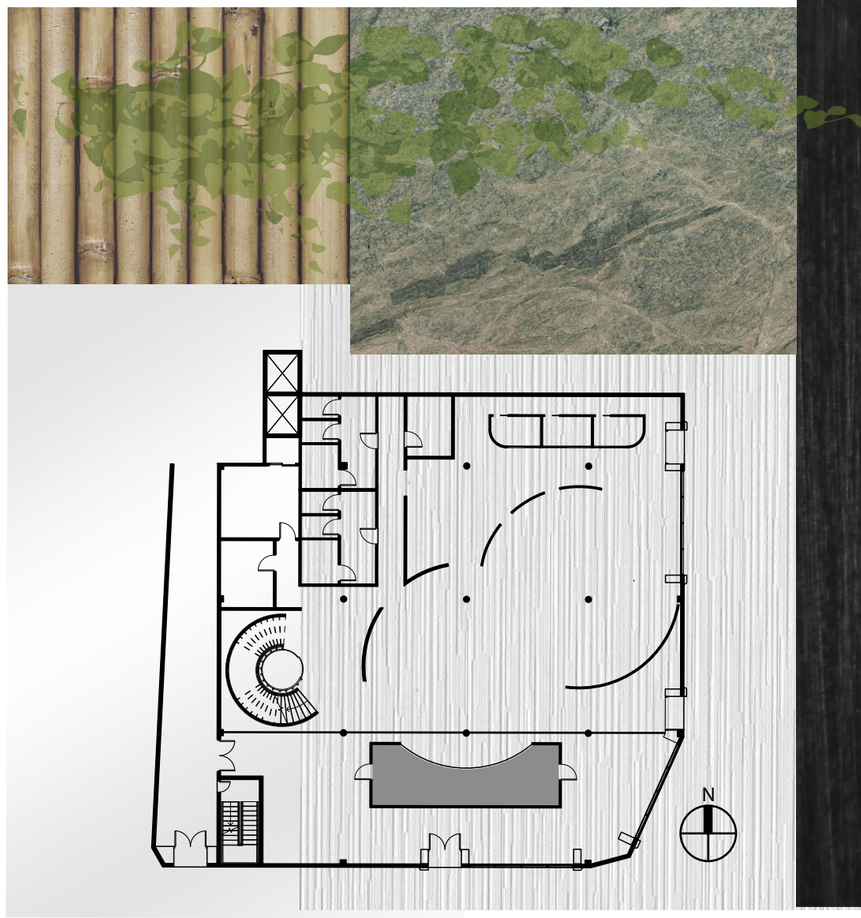


LOUNGE AREA



MARKET

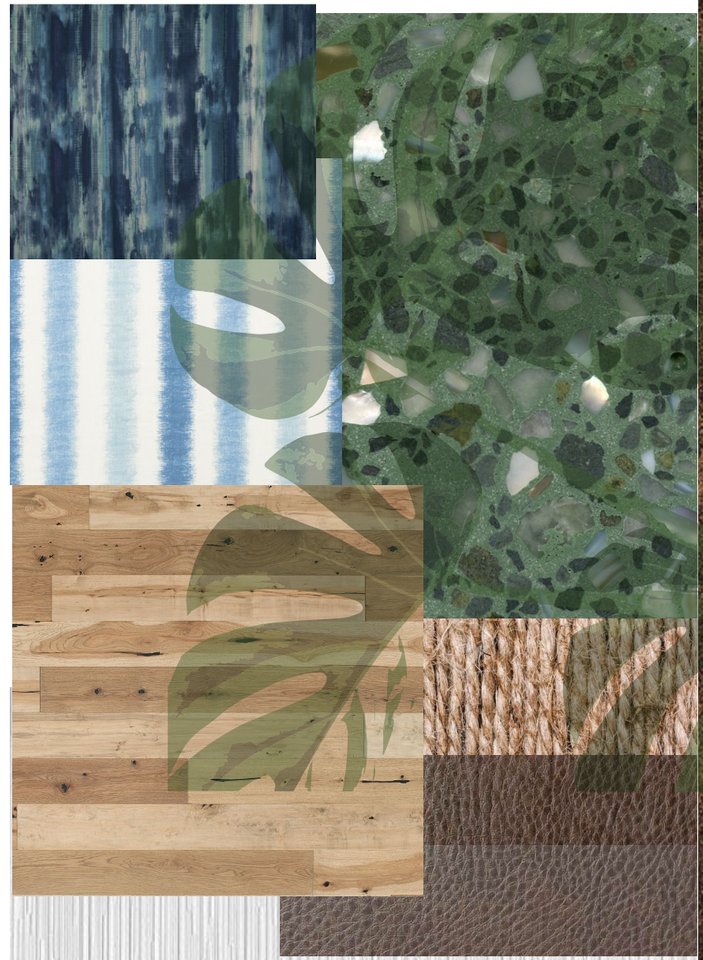


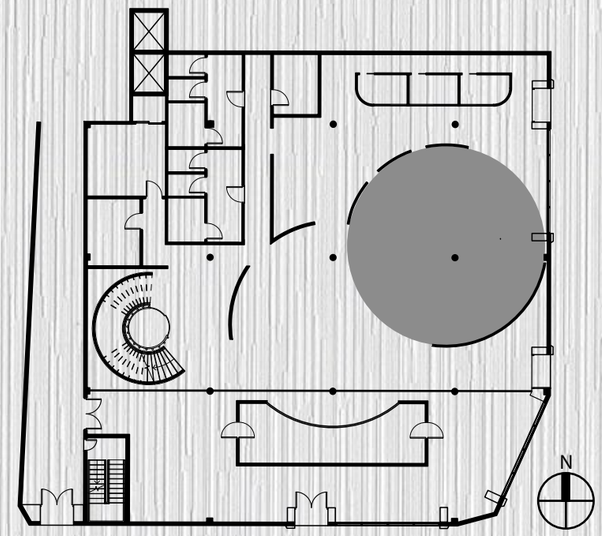


DINING RM





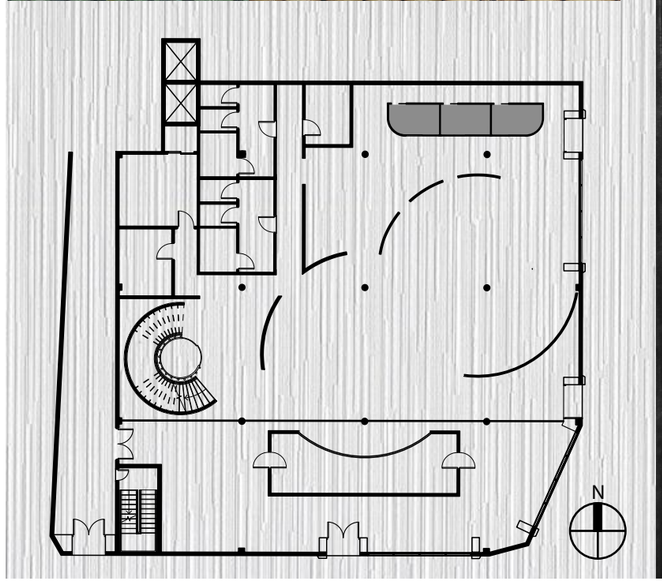






POP-UP SHOPS



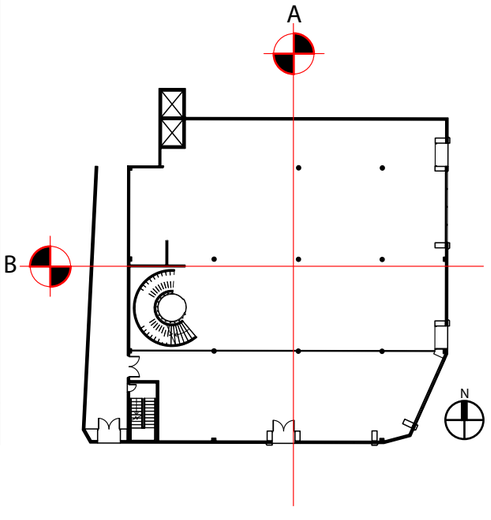




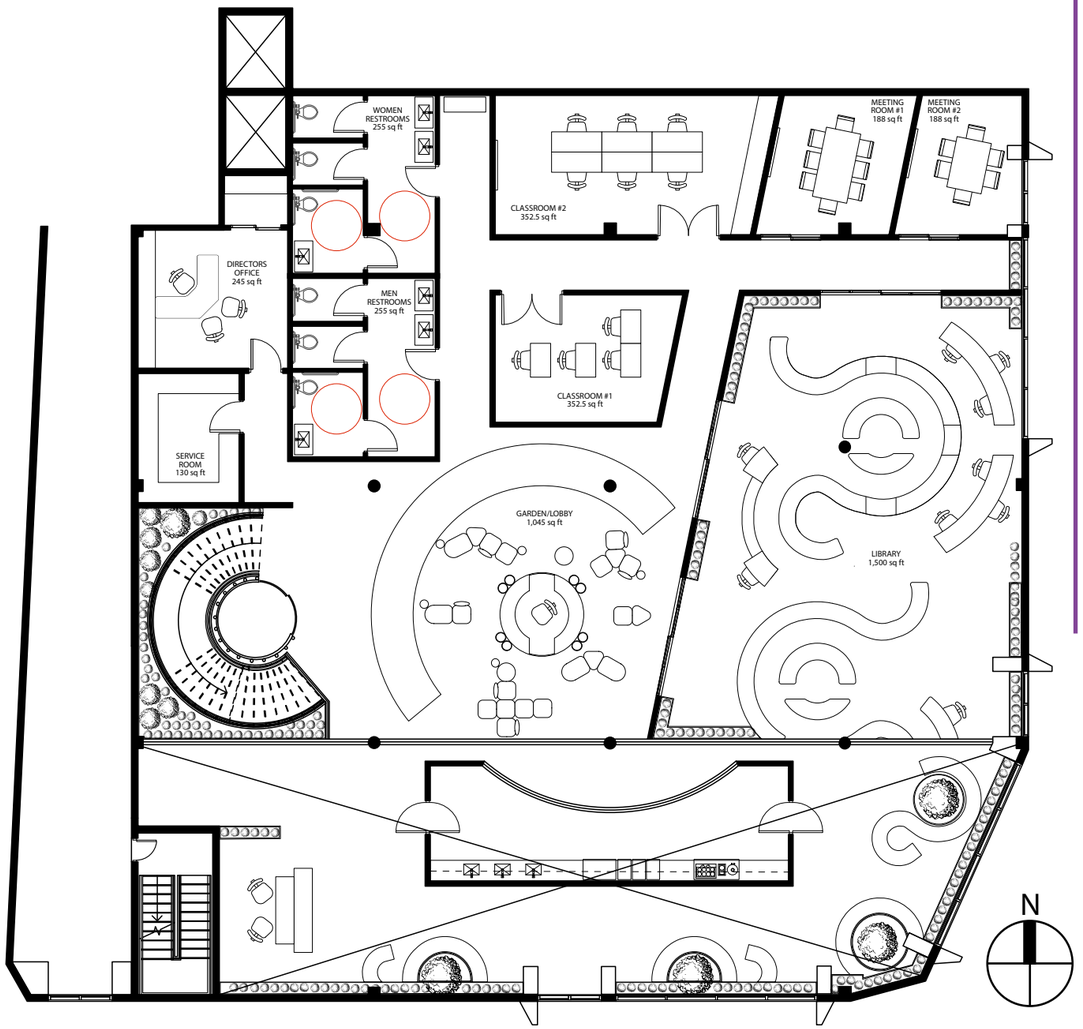
LONGITUDINAL SECTION A
SCALE: 1/8”



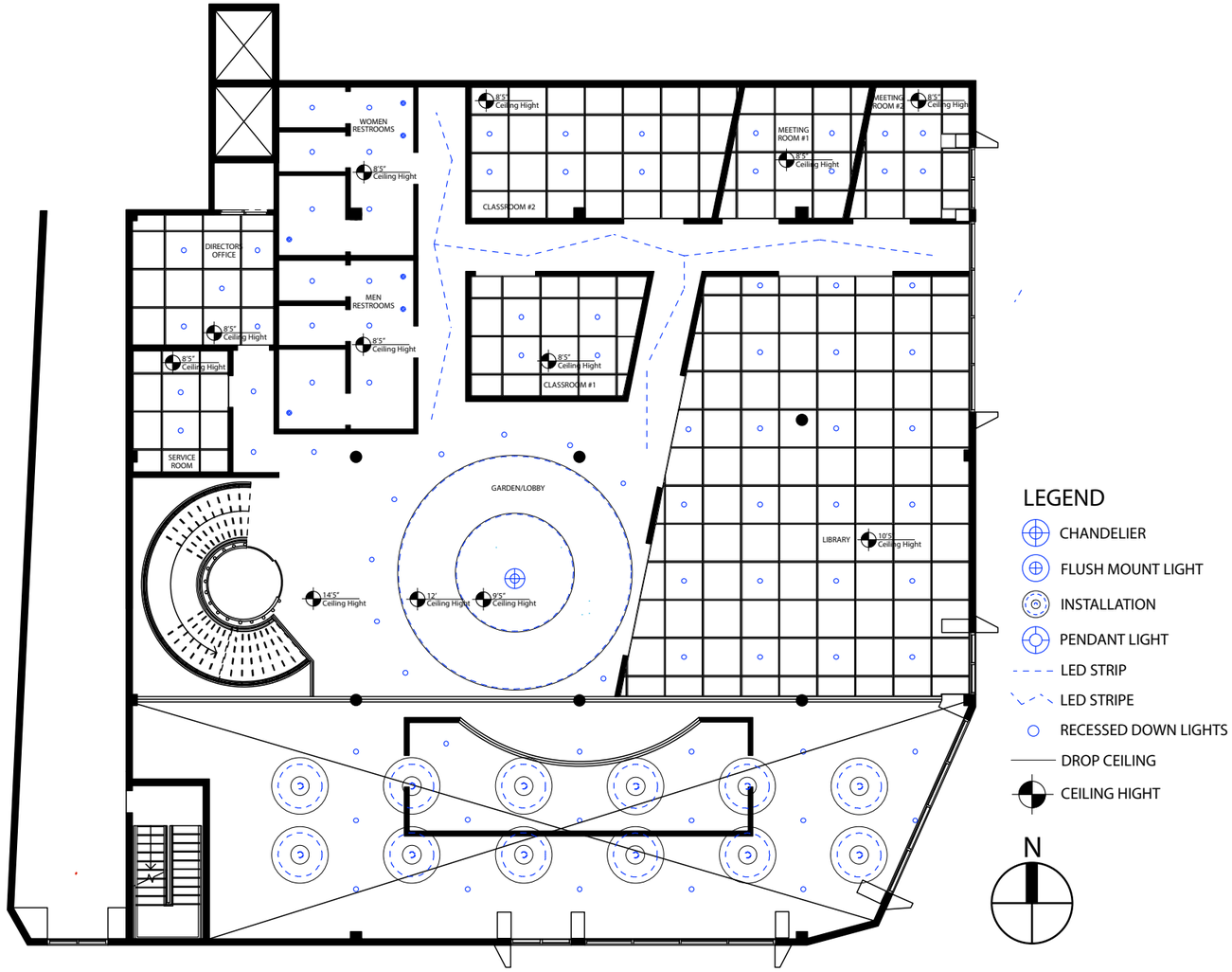
TRANSVERSAL SECTION B
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SECOND FLOOR



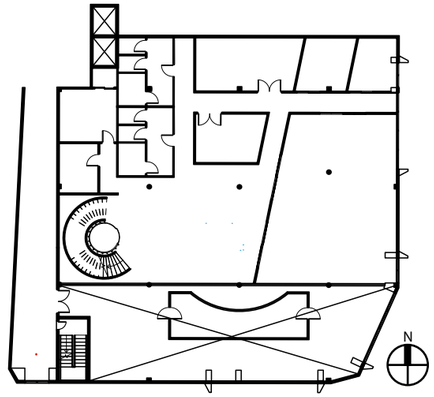
SECOND FLOOR PLAN



RCP PLAN



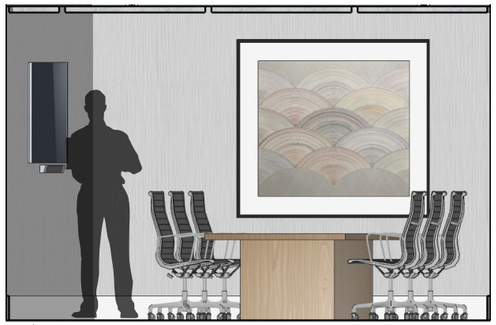
GARDEN/LOBBY
SCALE: 1/8”



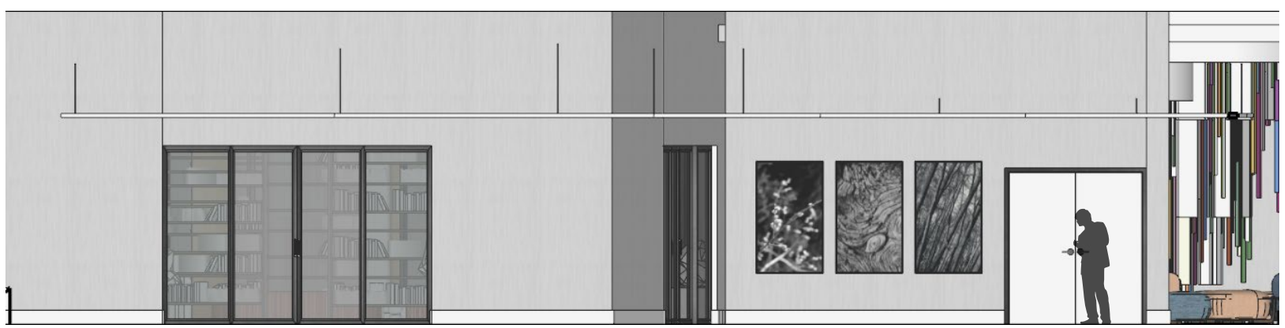
ELEVATIONS



LIBRARY
SCALE: 1/8”



MEETING ROOM
SCALE: 1/8”



HALLWAY
SCALE: 1/8”



CLASSROOM
SCALE: 1/8”



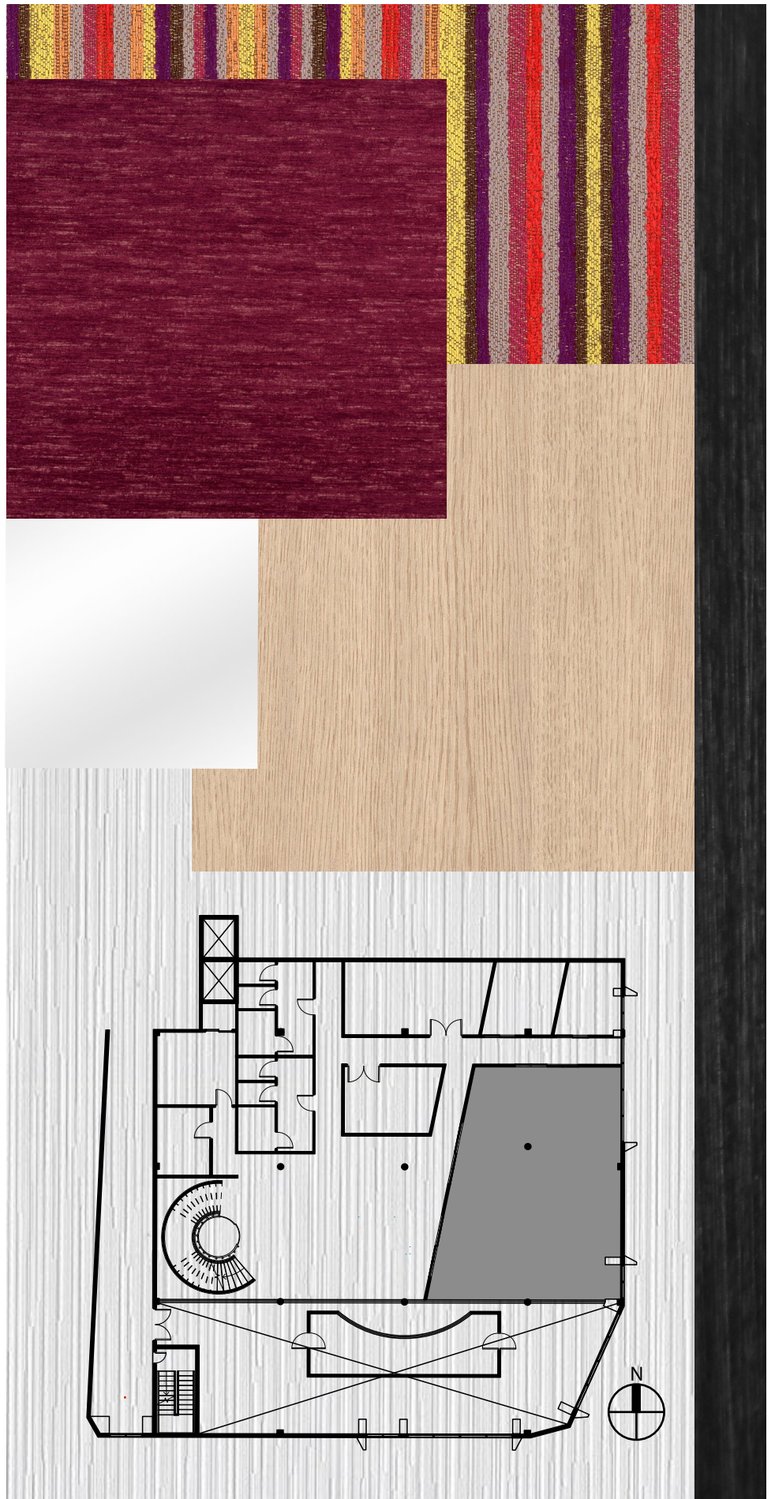
LOBBY







LIBRARY



HALLWAY





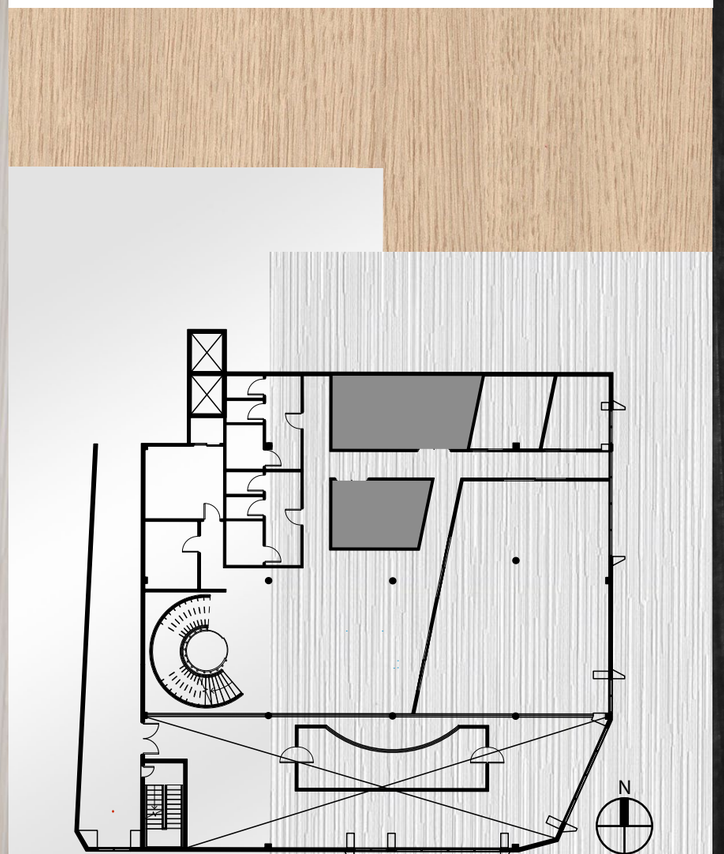


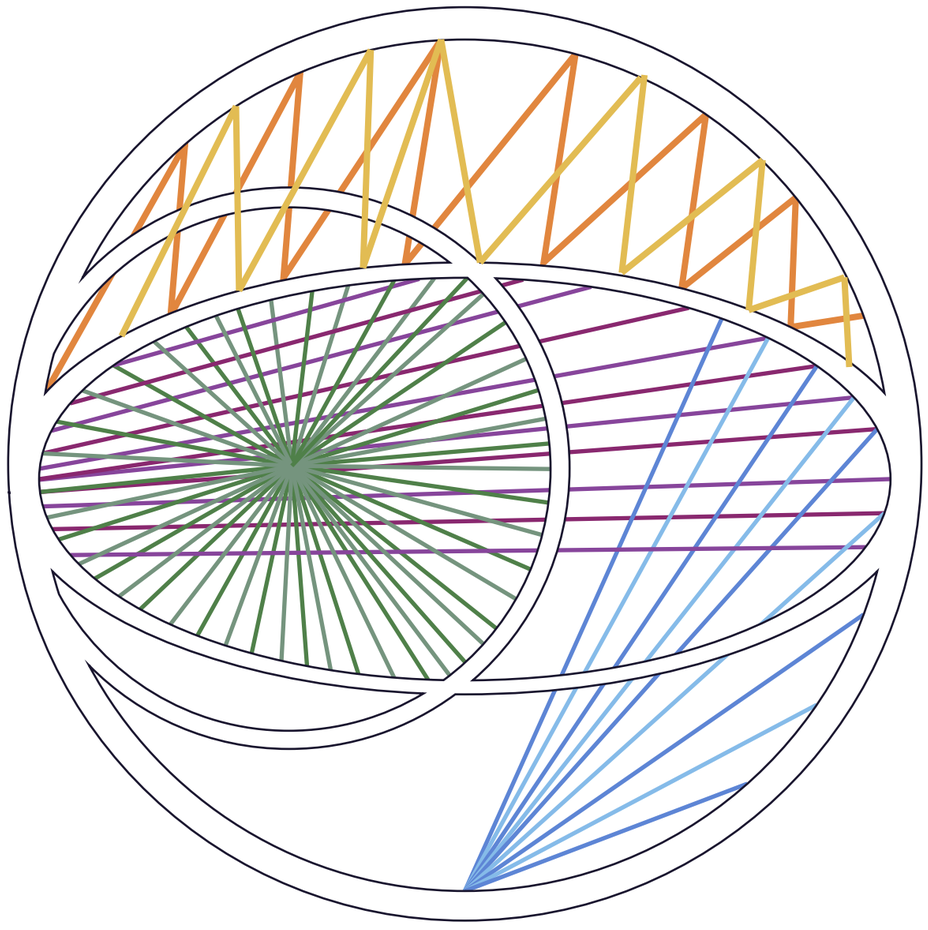
MEETING RM





CLASSROOM





INITÉ

“Along we do little, together we do much”.

THANK YOU

REFERENCE

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