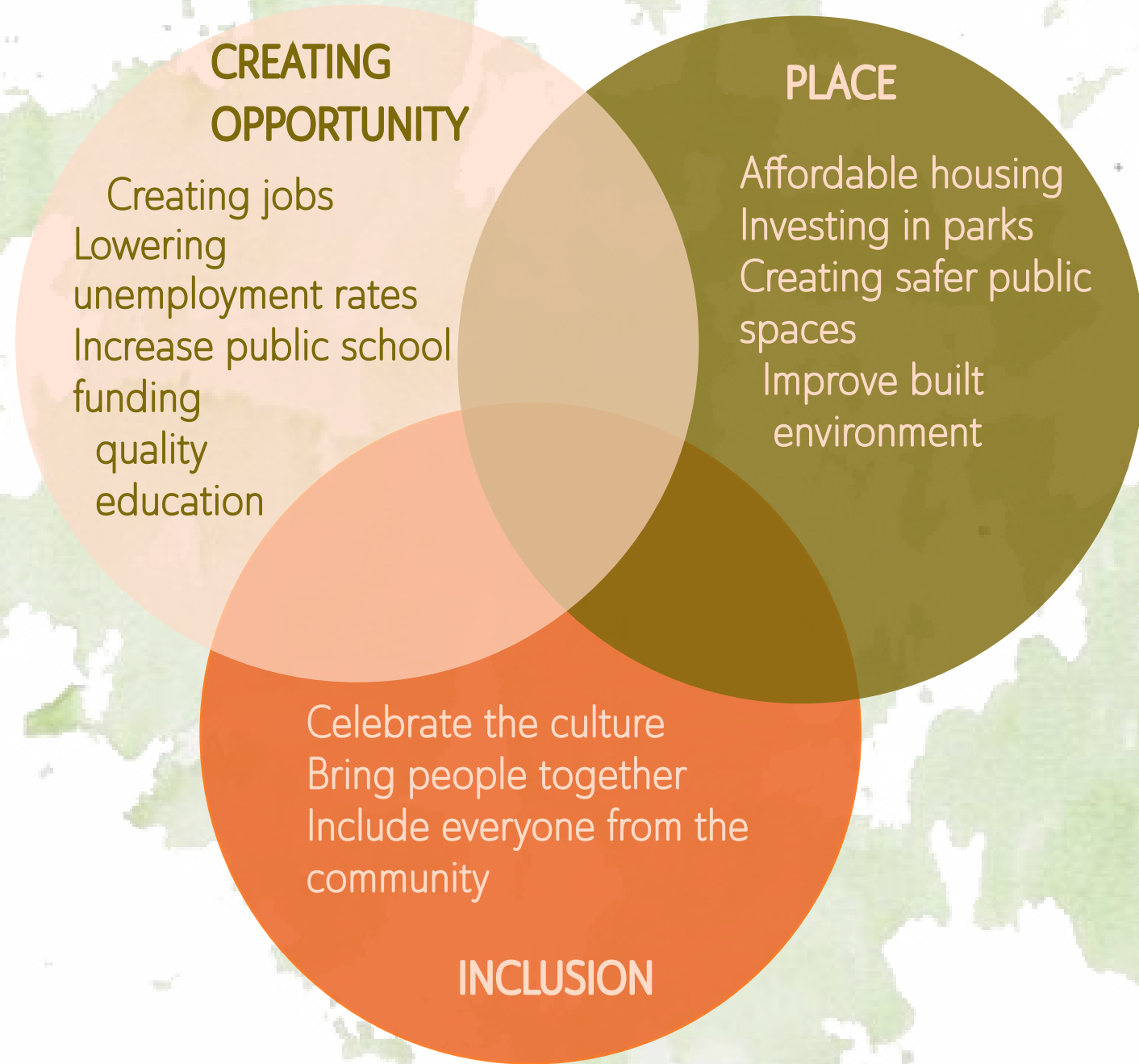




ENKLIZYON

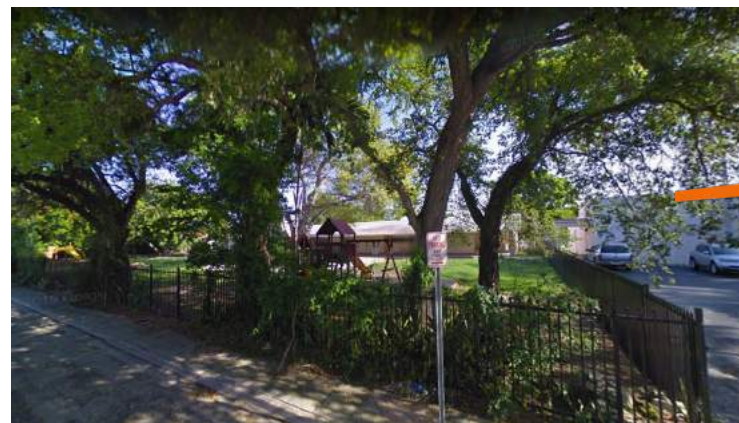
Engagement | **I**nteraction | **S**timulation

GENTRIFICATION



Gentrification can be and often is harmful to a community, but it can also offer **positive effects** on a community. Long-term residents are often priced out of buying and renting. Most developments coming to these communities are not **inclusive** of low-income residents. Most businesses do NOT create opportunities for the people that built the area. However, gentrification can be a sign of **economic growth**. Buildings and parks are elevated, jobs are created because of **new retail businesses**, and property taxes increase, meaning **more funding** to local public schools.

AREA
DEVELOPMENT
THROUGH THE
YEARS



2008



2015



2019

HISTORY

Miami

The history of Miami is as colorful as the city itself. The city progressed from an uninhabitable swamp to a playground for Americas elites, to the vibrant, multicultural landscape it is today.

Home to Tequesta Indians

Became a city in 1896

Tourist destination

Attraction for the rich & famous



Design District

The Design District is a planned urban center in the heart of historic Buena Vista located south of Little Haiti. Founded in the early 1920s, marketing furnishings during the South Beach Art Deco boom. In the late 90s-2000s Craig Robbins purchased buildings bringing top designers to the area.

In 2010, DACRA formed a partnership developing the Design District into the luxury destination it is.



Little Haiti

Originally called Lemon City, Little Haiti was a community of people from Bahamian descent with established communities and business on the shores of Biscayne Bay. In the 1970s Haitians arrived. Bustling with Haitian-owned and operated businesses, the colorful and distinctive Caribbean characteristics engulf the area.



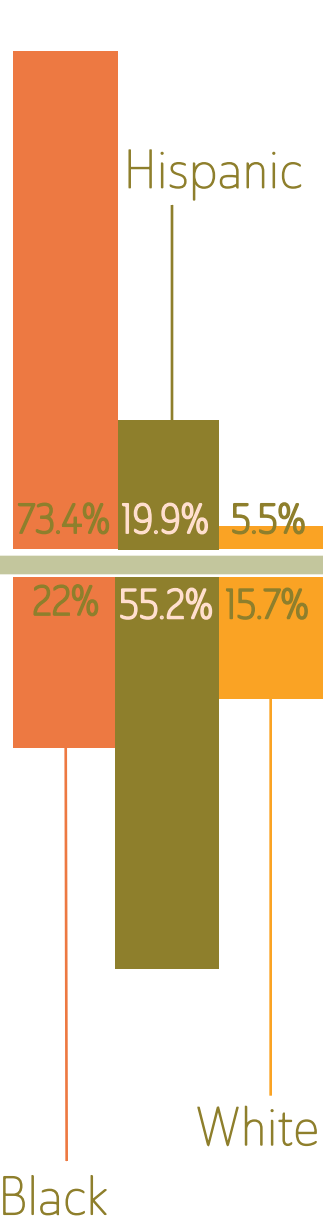
DEMOGRAPHICS

Little Haiti

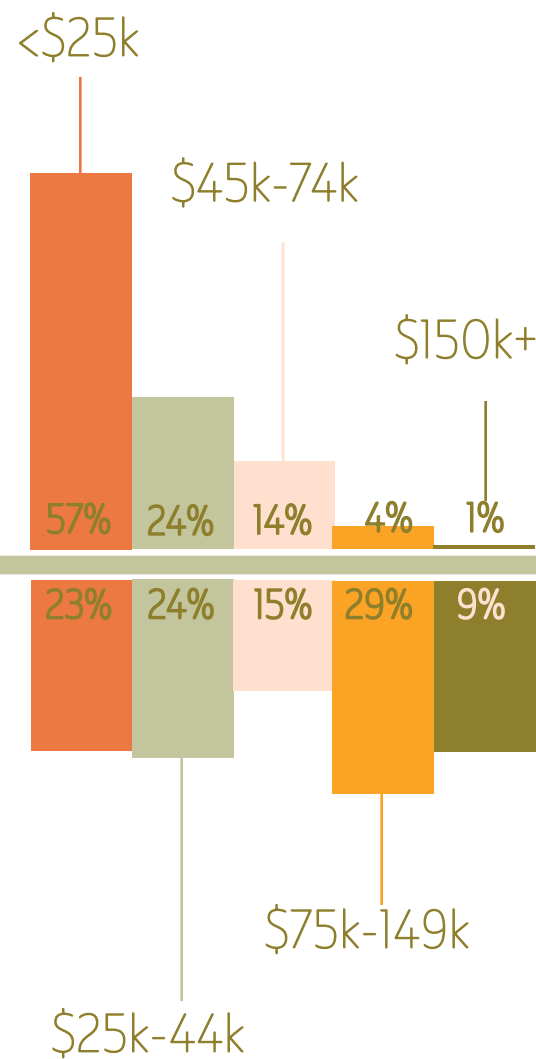


The racial makeup of Little Haiti and Design District represents the cultural amalgam of South Florida.

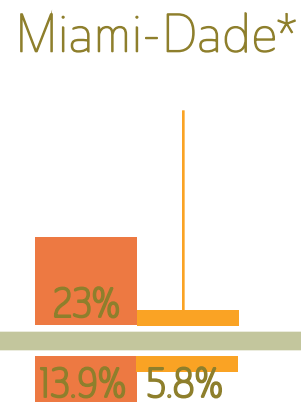
Race



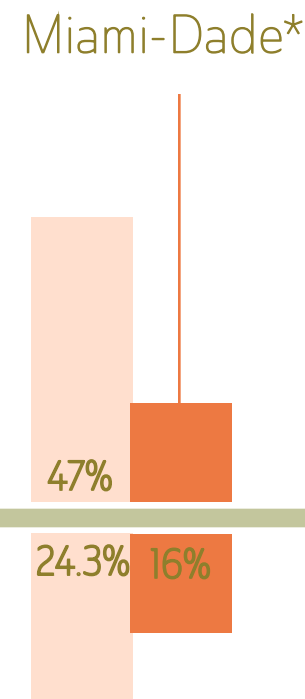
Income



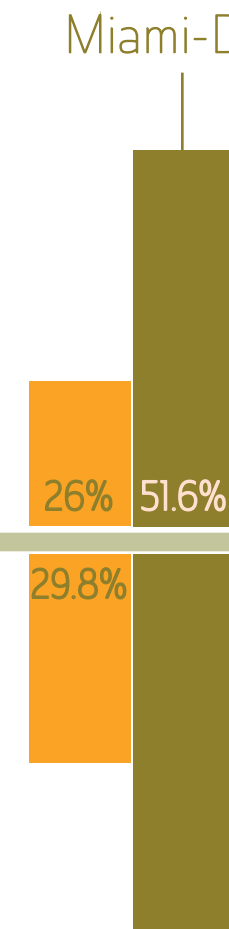
Unemployed



Impoverished



Owner-Occupied Homes



The income inequality between the residents of Little Haiti and Design District proves that high end commerce is not improving opportunities for surrounding residents.



The unemployment rate in Little Haiti is over 4 times the rate of Miami-Dade County, making it difficult for residents to own property resulting in displacement.



The percentage of people living below the poverty line in Little Haiti is almost half of the residents.

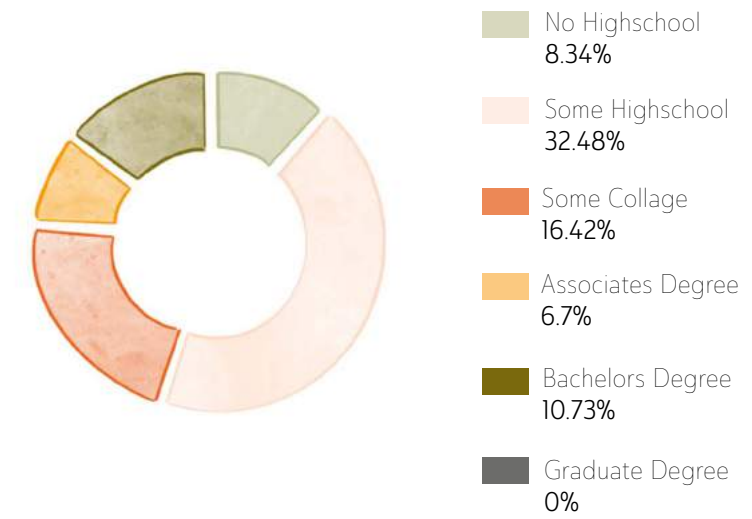


Low percentage of owner-occupied homes mean high amount of occupants that are renters. Rent prices vary when property values fluctuate as a result of increasingly high end commerce areas, displacing existing residents.

Design District

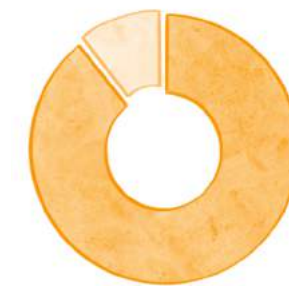
* For comparison purposes

EDUCATION



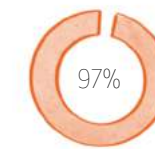
Edison Park K-8 Center

School Demographics

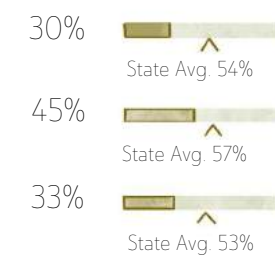


- Black
- Hispanic

Students from low income families



Test Score



Conclusion

The **education** statistics of Little Haiti represents a **large number** of people with **low education level** and **no** existing statistic of **higher education**.

All **public schools** have a **below average score** in all test areas.

In Little Haiti there is **educational disparity** when comparing **public schools** to **charter** and **magnets schools** in the same area.

If **97% of children** come from **low-income households**, they are **pre-dispositioned** to not find a quality job, and continue into a cycle of life in **poverty**.





PROJECT GOALS

Celebrate

-Our first **goal** is to make everything about the **experience** from the moment you walk in, the **culture** will be **celebrated** everywhere. The **energy** of the people, art, the smell of culture from all the **Haitian and Caribbean** flavors, and the sound of **authentic** Haitian culture.

Integrate

-Our second **goal** is to **integrate new people** into the culture by creating a **place** where individual can **come together** to trade, entertain, network, and dine.

Collaborate

-Our third **goal** is to create a **collaborative space** where people will have the opportunity to **meet others** with **similar interests** in a more **professional environment** either individually or in groups.

CULTURAL IDENTITY



Little Haiti welcomes all cultures while still remaining true and authentic to their people and Haitian culture that have made it what it is over the past few decades.

You can experience authentic Haitian **culture, flavorful arts, music, people & food** offering a glimpse and taste of life in Haitian culture and what the island's unique ambiance has to offer.

Authentic Haitian lifestyle markets murals commemorating Haitian heroes and history. Hip, independent businesses and monthly block parties, complete with spontaneous conga lines.

Owners



The **Community Land Trust** and the community of **Little Haiti** will be the owners allowing for the community to **generate wealth**. This will reintroduce the values and cultures lost because of gentrification.

Users



The primary user would be the **Little Haiti Community** while also including students, professionals, entrepreneurs and Design District visitors. This allows for the coexistence and **inclusivity** of all users in one space.

Consumers



Design District visitors are the **primary consumer** since their wealthy status can stimulate sales of the building. The space will also be **affordable** enough where all consumers can feel welcome without breaking the bank.

TRADE

The Caribbean Marketplace

In 1984 the Miami Chapter of the American Institute of Architects, in cooperation with the Haitian Task Force had a **competition for designers** to re-purpose the building.

Haitian Architect living in Miami **Charles Harrison Pawley** won the contract.

Pawley based his design on **Haiti's gingerbread-style houses** and the **Marche Ferrier (Iron Market)** in the capital of Port-au-Prince.

When it opened in 1990 it won the Florida Architect Award and the American Institute of Architects National Honor Award.

The Marketplace remains a **focal point** for Haitian **business** and **culture** of Miami.



New Location

The **new trade** location at the 4100 building will be **1.1 miles** away from the **Caribbean Marketplace** in Little Haiti making it an accessible **2 minute drive**.

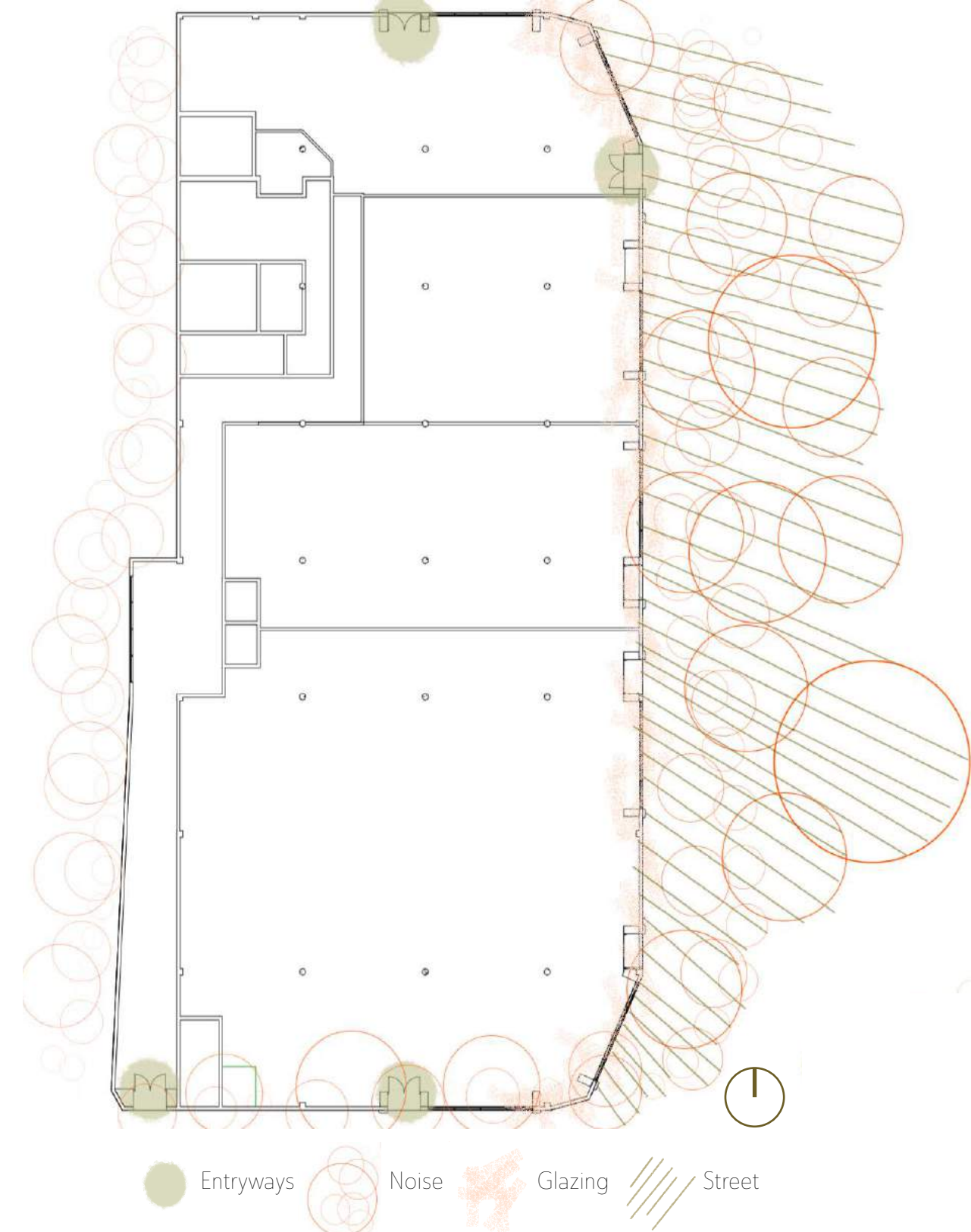
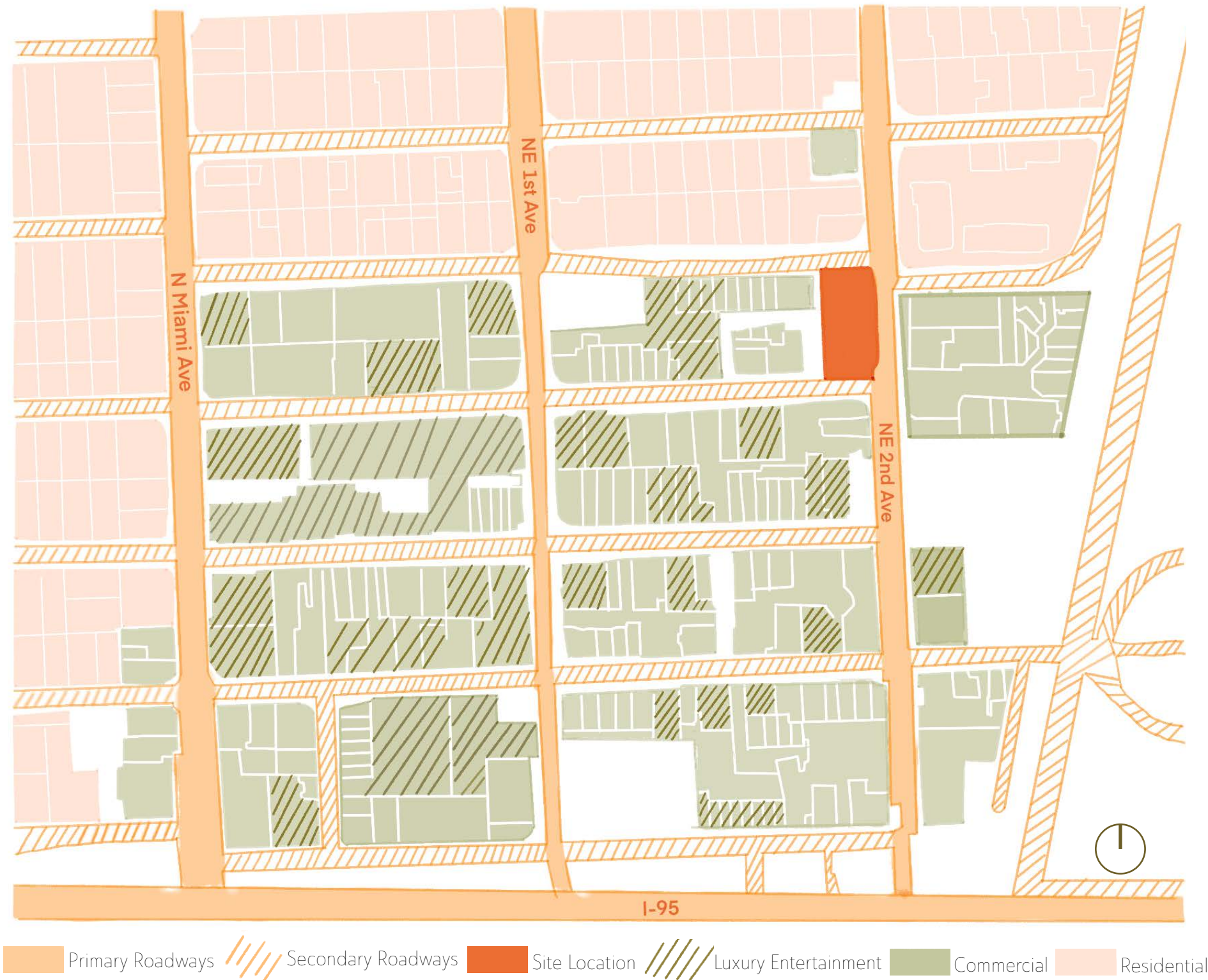
It will provide an **additional space** for the community **vendors** to sell their produce and merchandise to the crowd of **Design District** and **Little Haiti**.

With a **Dine** experience within the **same establishment**, we will be able to provide produce vendors a **steady source of income**. By **purchasing their product** we will be able to give **quality creole food** to the costumers as well as **providing opportunity** to the **community**.



SITE & BUILDING ANALYSIS

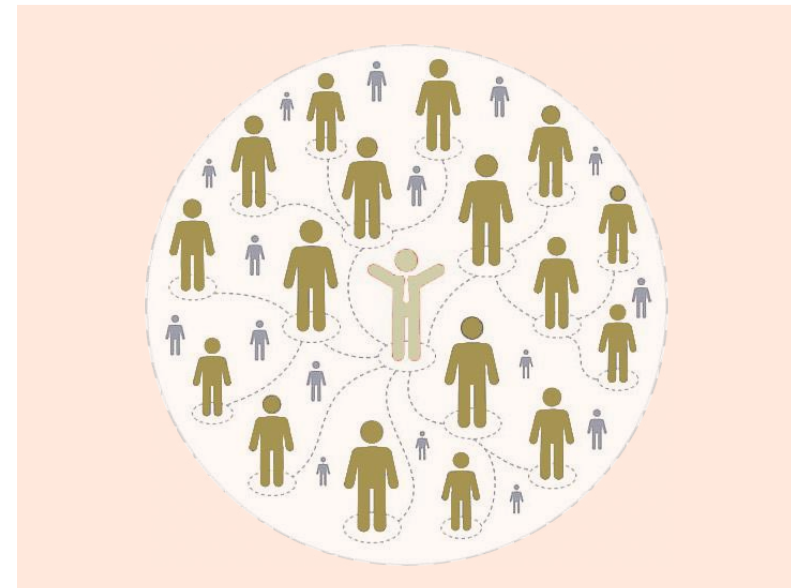
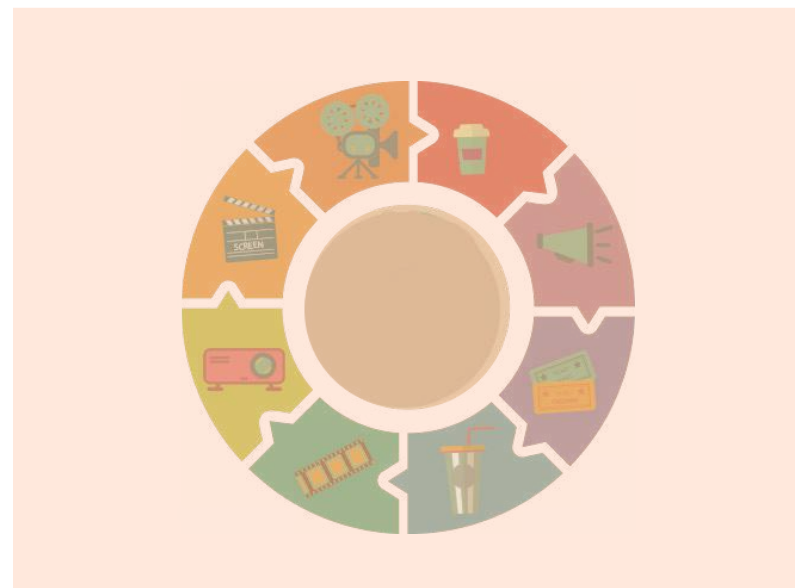
The 4100 building is surrounded by a large area of high end **luxury retail** with a larger encompassing area of residential occupancy. This causes a **disconnect** between the residents in Buena Vista and the Design District because lack of **affordability** deters residents from intergrating into the area.



The East facade of the building faces NE 2nd Ave and produces ample **noise pollution**. Multiple entryways offer **accessibility**, since most of Design district is within walking distance. Predominant East facing windows cause the building to feel **enclosed**, since no Glazing patterns are present on the West Facade.

PROPOSAL

T E N D to the community... a space where everyone is welcomed, embraced and celebrated.



Trade

A large Caribbean marketplace where residents can sell produce and locally made hand-crafts.

Entertain

Afro-caribbean art, dance and theater space for local residents to perform and display their art bringing light to the amount of talent in the community.

Network









Entrepreneurs, start-up companies and any local residents in the area in need of a space to work, study, hold meetings and more will have a designated networking area.

Dine

Authentic dining options influenced by Caribbean flavors that celebrate the surrounding culture that makes Miami.

Program List

		Square Footage	Description
	First Floor		
	Manje Food Hall Dining	2800 sq. ft.	Delicious Haitian-Caribbean food halls that allow for a multi dining experience, whether its fine dining or casual. Different stations of foods will represent the flavors of Miami and Haiti into one space.
	Belzeb Market Place Market	2600 sq. ft.	Locally sourced produce, plants and herbs. Holistic products will be sold from community members of leitting haiti that are native to Haiti's ingredients and culture.
	Lounge	1200 sq. ft	Relaxation area and a center to sit, wait, and enjoy the live music surrounding the space as well as the interactions of people around you.
	Stage	200 sq. ft	Weekly live music relating to the caribbean culture of Haiti as well as poetry readings, and open mic nights where the community of Little Haiti can showcase their great talents.
	Restrooms	450 sq. ft	Gender Neutral bathrooms so anyone can feel welcome to use the bathroom wherever they feel comfortable.
	Maintenance Room	200 sq. ft	Maintenance of mechanical, electrical, heating, and other building systems.
	Management Offices	250 sq. ft	Managerial offices who oversee operations of the building and services.

	SECOND FLOOR		
	Computer Room	800 sq. ft.	Computer rentals will be available to anyone by appointment. Students or
	Media Room	650 sq. ft.	Little Haiti community locals can showcase films, and can also be rented as a conference room.
	Meeting Rooms	1400 sq. ft.	Entrepreneurs, students, and professionals can have private meeting areas. Private tutoring is offered in collaboration with DASH highschool. Reservations can be made by appointment
	Studio & Exhibition Space	1000 sq. ft.	Art classes are provided in collaboration with DASH highschool, as well as desk rentals to anyone who needs to work on projects. There is an exhibition space where artists can showcase their talents.
	Connect Desk Directory	100 sq. ft.	A place to inquire about general information, appointments and connections to weekly classes and job opportunities.
	Common Room	500 sq. ft.	A public area individuals can use to study independently and also interact with their surrounding environment.
	Restrooms	350 sq. ft.	Gender Neutral bathrooms so anyone can feel welcome to use the bathroom wherever they feel comfortable.
	Server Room	100 sq. ft	Storage for wiring and the continuous operation of computer services.

Primary Spaces
 Secondary Spaces
 Tertiary Spaces

Product Precedents



Papillon Marketplace is a fair-trade, socially conscious brand dedicated to supporting at-risk mothers with artisan jobs in Haiti. **Sustainable** products like recycled paper and indigenous clay are used for their goods. Artisans are given the **opportunity** to express creativity in their work, creating products that are relevant, **generating** more **money** for the non profit organization.



Dr. Marie Roberte Laurent is a natural doctor and a creator of **organic** skin products. **Belzeb's** hand-made process, combined years of expertise, is what makes these products unique. Belzeb fuses the **traditions** and **spirit** of Haiti into natural products. Belzeb means 'beautiful herbs' in Creole; all products are rooted in the traditions of Haiti, including basil and castor oil is also a staple of Haitian heritage and a **remedy** for just about everything.

Products & Services

Market

Produce native to Haiti will be sold in the market. **Homeopathic** ingredients and **handmade** goods will also be sold immersing a customer in Haitian culture.



Dining

Locally sourced ingredients, like Epis, from the Market will give an authentic **Caribbean flavor stimulating** any user. The food will be primarily Haitian cuisine, like Poulet aux noix, with other Caribbean dishes.



Education

In partnership with **DASH** High school, **tutoring** in all subjects and **creative classes** teaching pottery, art, photography. **Entrepreneurial** talks and **economic education** will also be offered.



Inspiration Images



Artwork by Camille Louisinias

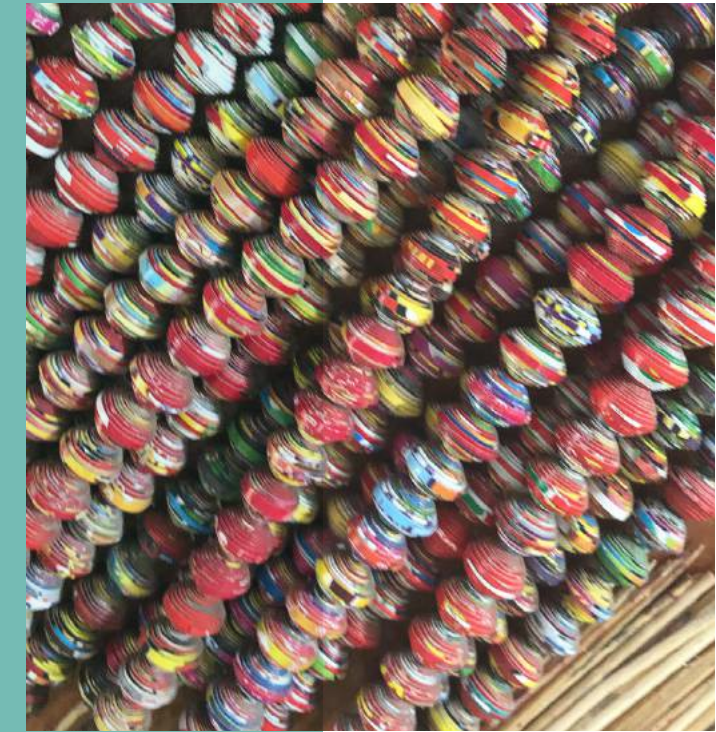
Haitian culture has many facets. Art, design, and foods all contribute to the beautiful, and vibrant culture. These influences will contribute to the design, products and services of the Enklizyon building.



Herbs native to Haiti



Victor Glemaud Runway 2020



Papillion handmade beading



Belzeb handmade sustainable products



Haiti's environmental scheme

Concept

The program calls for a space that **reintroduces** the community of Little Haiti with the Design District population to create a space where both end of the spectrum, in regards to class, can **coexist** in one space.

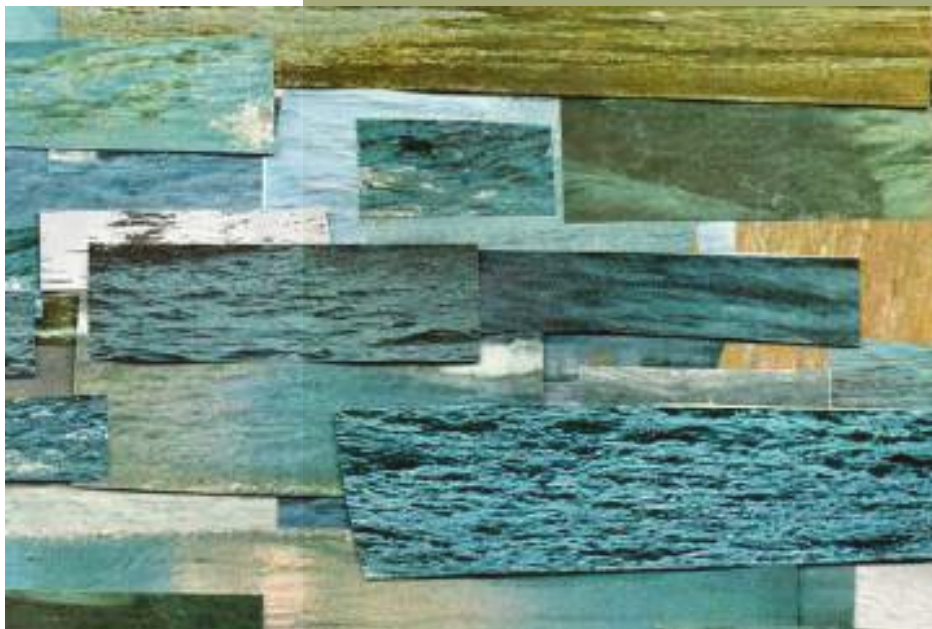
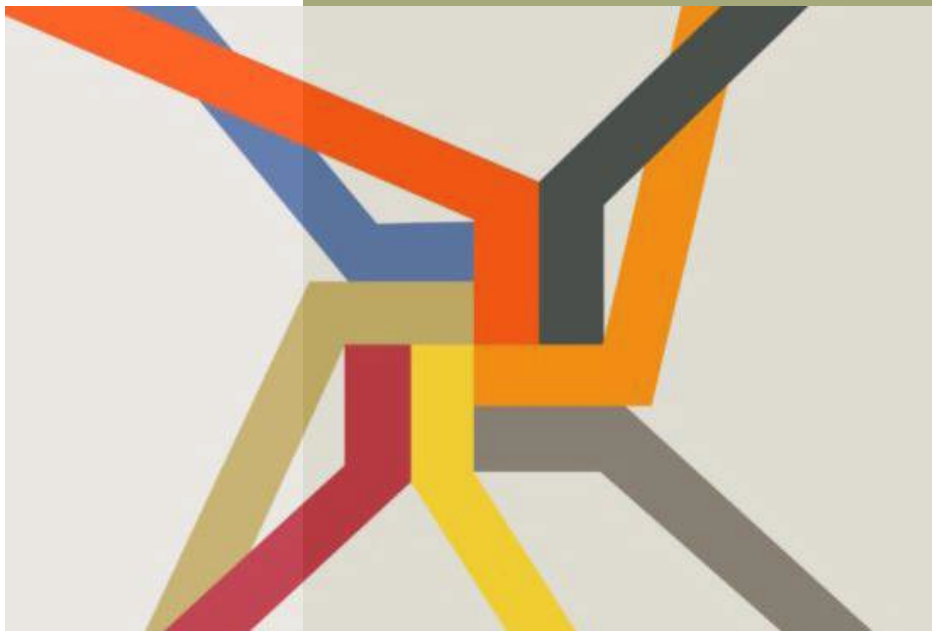
Through the use of **locally sourced materials** like wood, will reflect Haiti's architecture while remaining sustainable. Nature's aesthetic use of **cool colors** and warm light will reflect the Caribbean island of Haiti. **Warm color tones** will promote a sense of **interaction** and **activity** in the spaces. (P. 59-60. Stewart-Pollack & Menconi, 2005)

Installations, art, furniture modules, and views emphasize modes of E.I.S, **Engagement, Interaction, Stimulation**. This will immerse the user into the environment. With a combination of tropical influence, art, beauty, and an environment for work and development, the space is **welcoming** to any user.

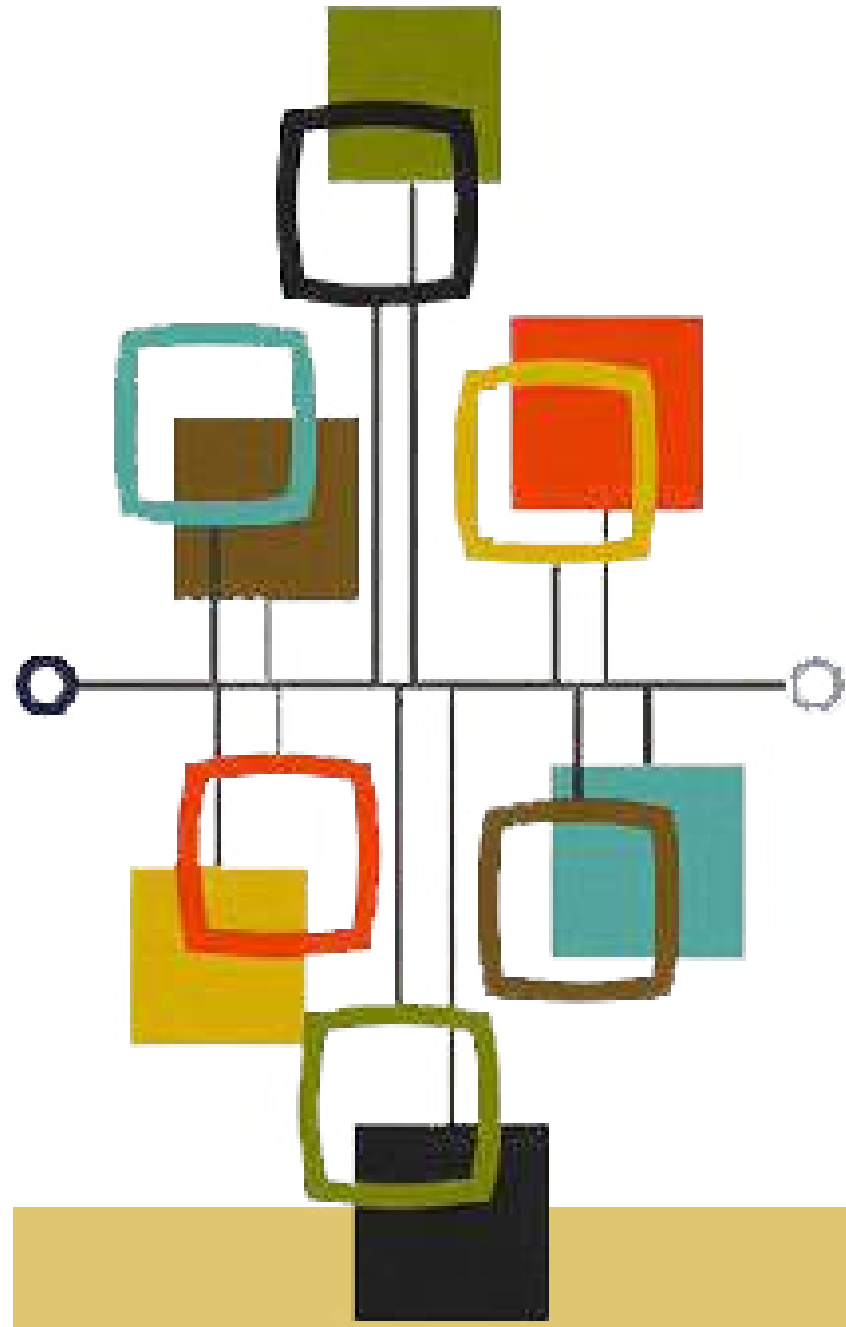


ENKLIZYON

Engagement | **I**nteraction | **S**timulation



Inspiration image by Thedor Prints



3D MODEL

The threads all converge into one square represents the **connections** and **interactions** that will take place throughout the space. The threads and hemp emphasize the **orthogonal grid** that will be evident throughout the space.

The wood represents the **natural materials** incorporated in to the space to be **sustainable** while also incorporating the materials primarily used in Haitian architecture.

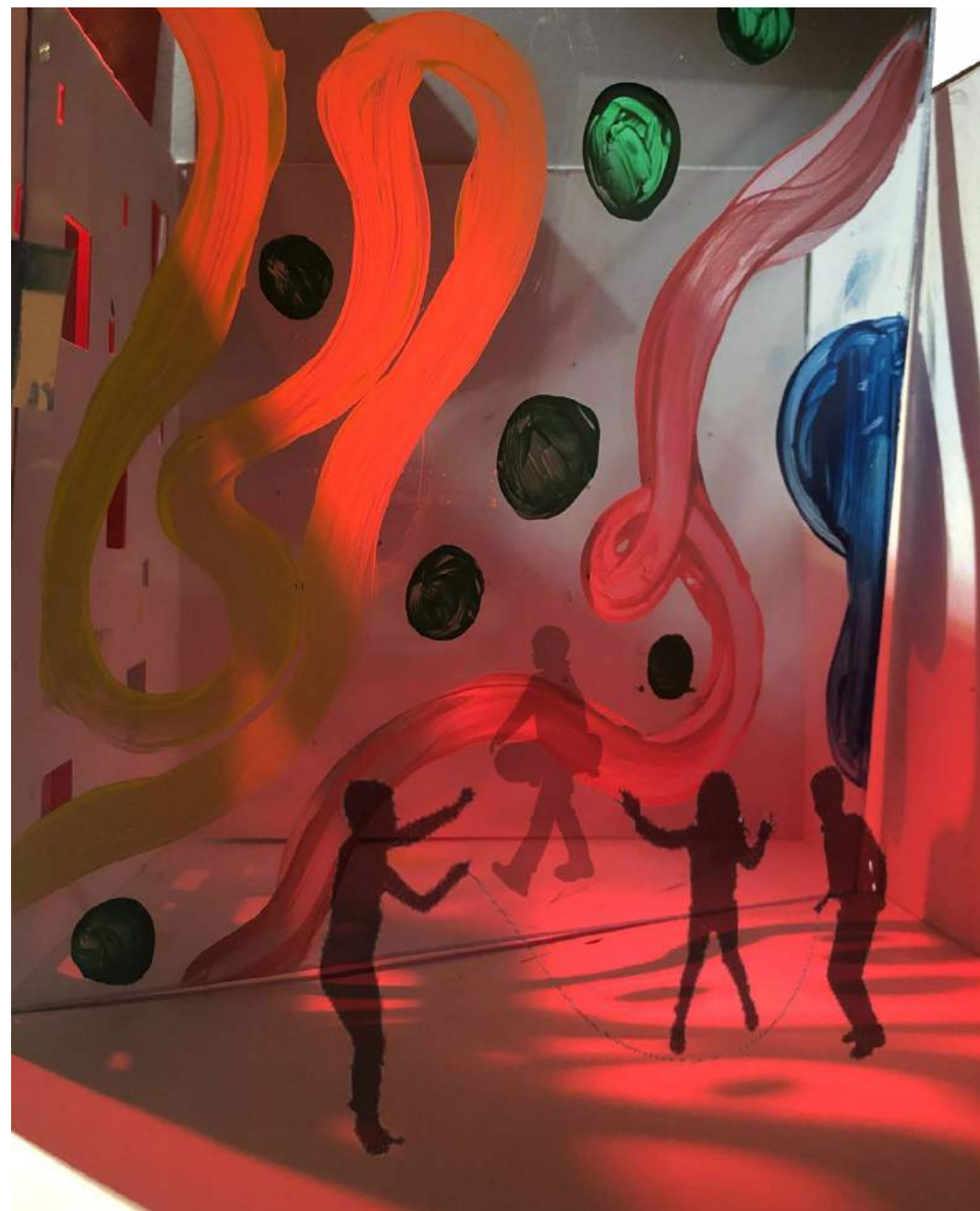
The hemp represents the **holistic materials** and **products** that will be sold in the marketplace. This reinforces the use of **organic** and **sustainable** ingredients native to Haitian culture.

Wood

Hemp

Thread

A1 Inspiration



Youthful



Longing

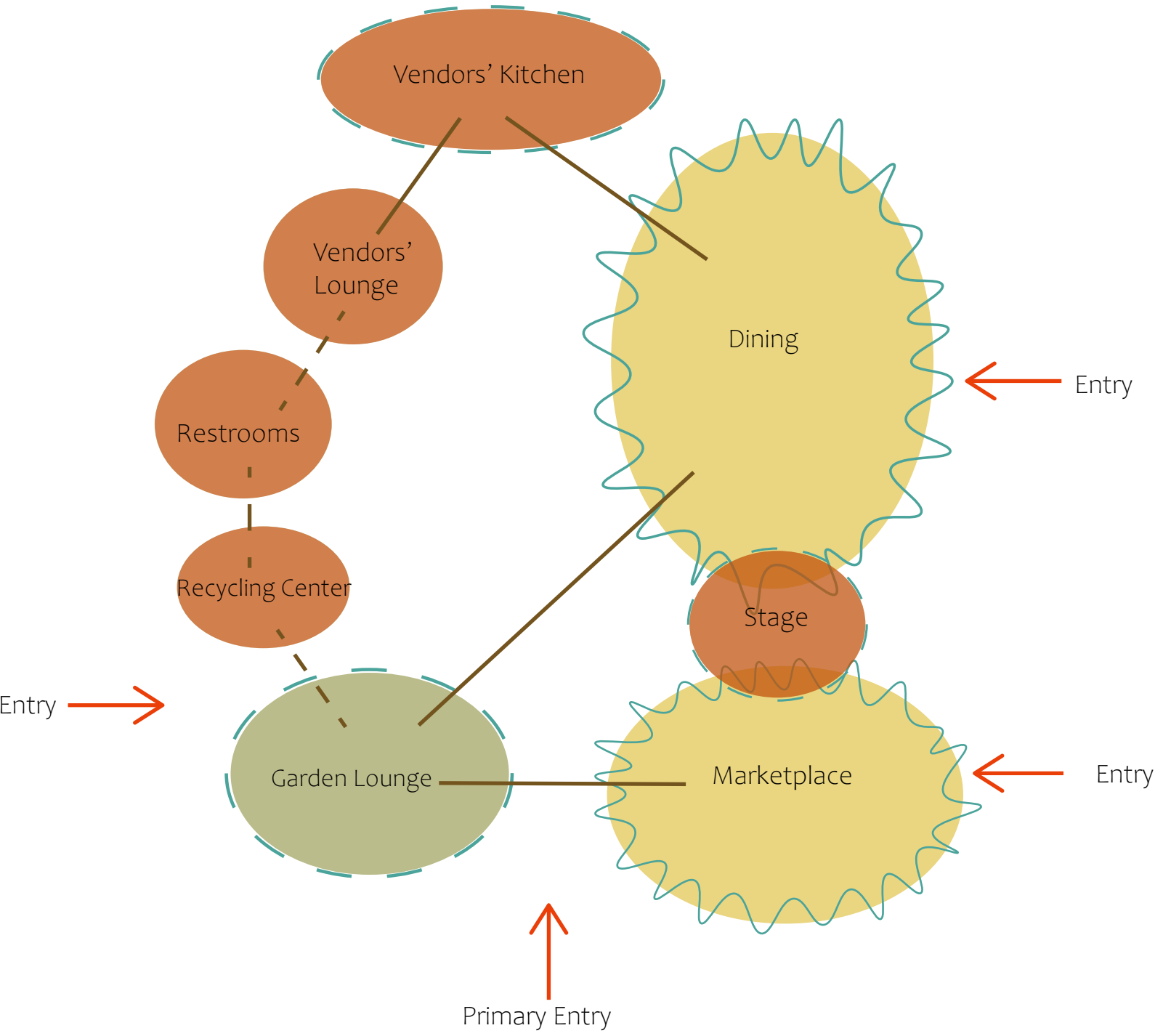


Groovy

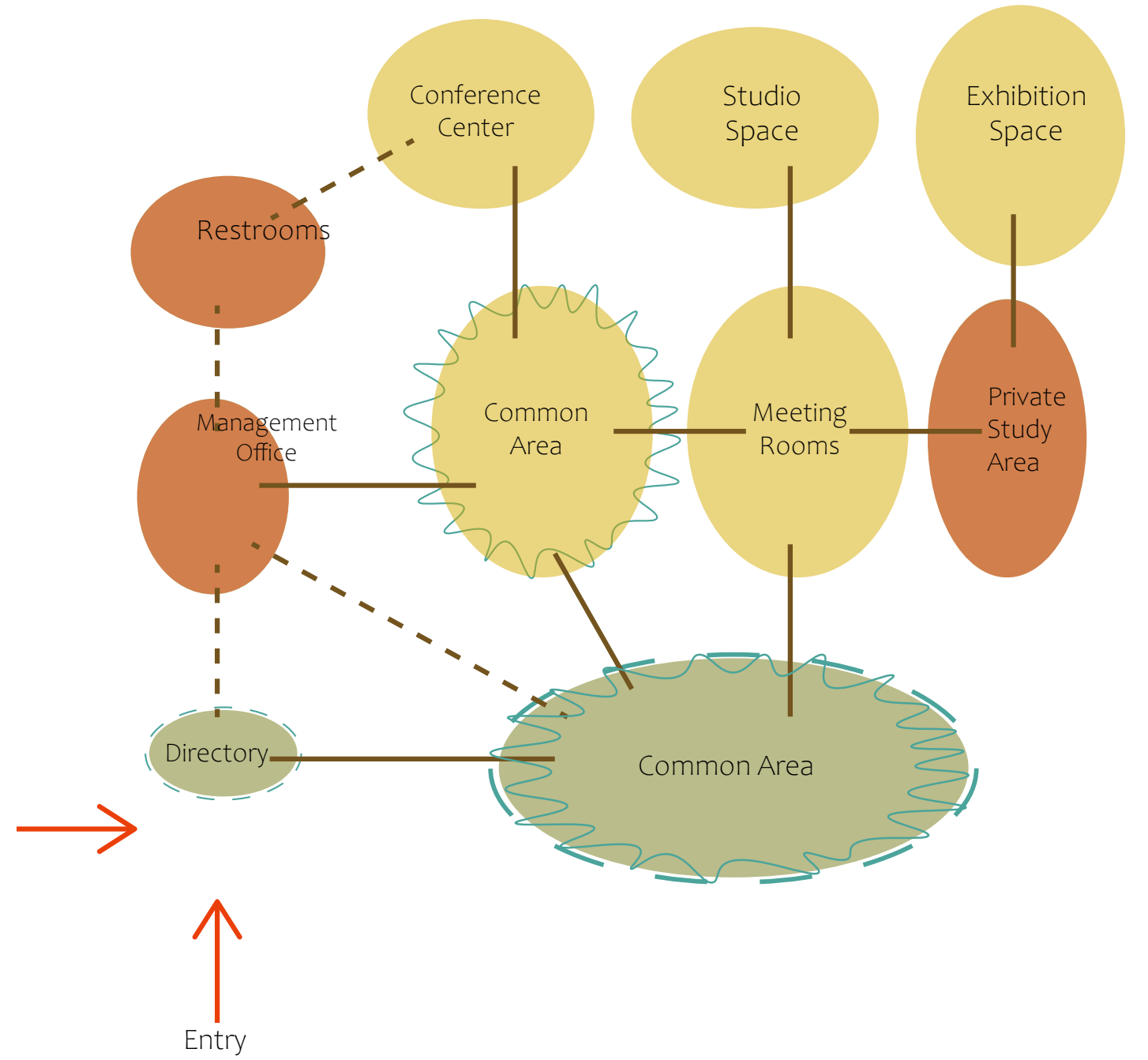
The Youthful and Groovy model inspired me to use a large amount of glass. The transperencies in my building represents the inclusion of all types of people that will be engaging in this space. The Longing model inspired my color pallete with the teal color as well as the mustard yellow in the Groovy model.

Bubble Diagrams

First Floor



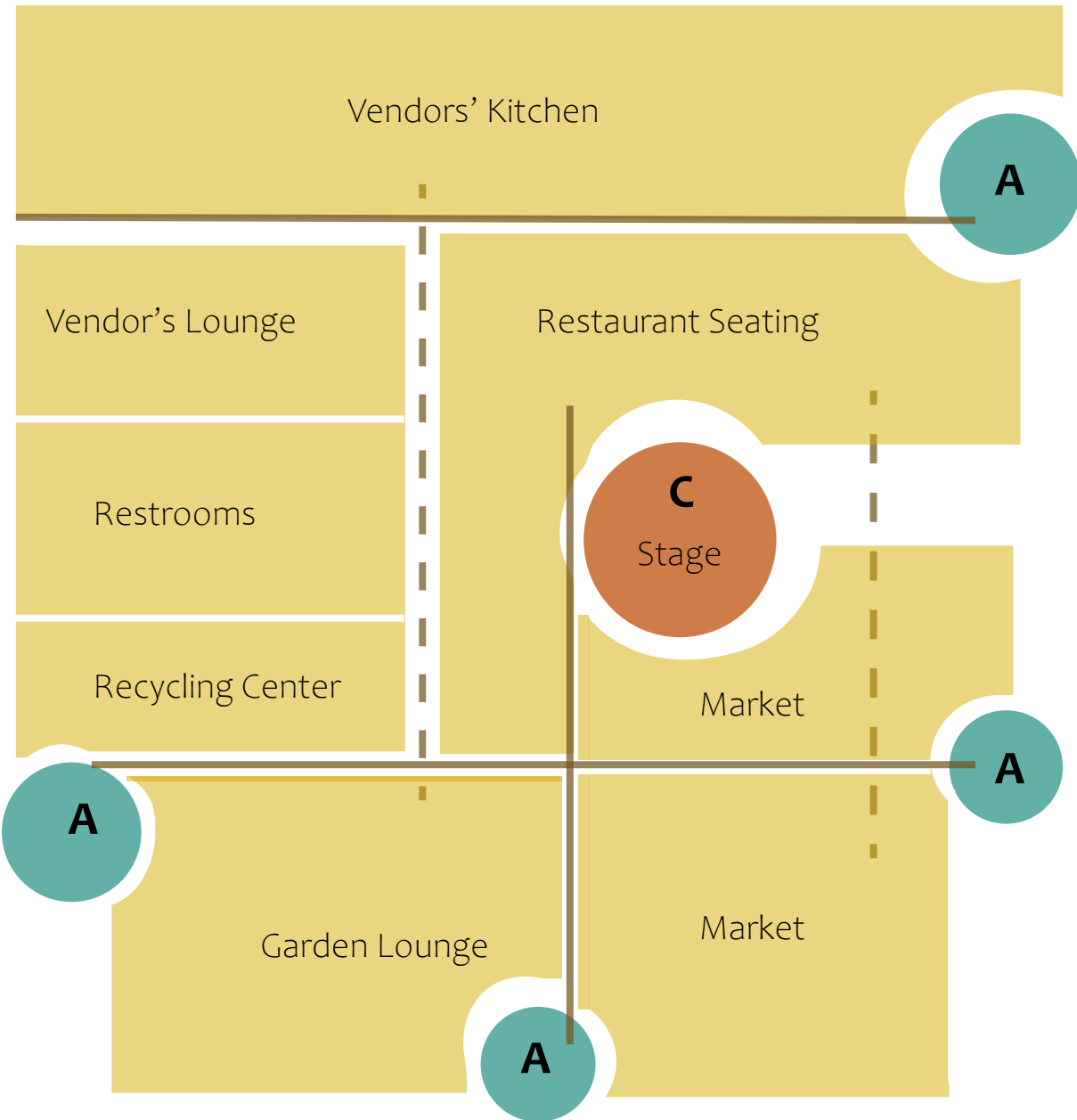
Second Floor



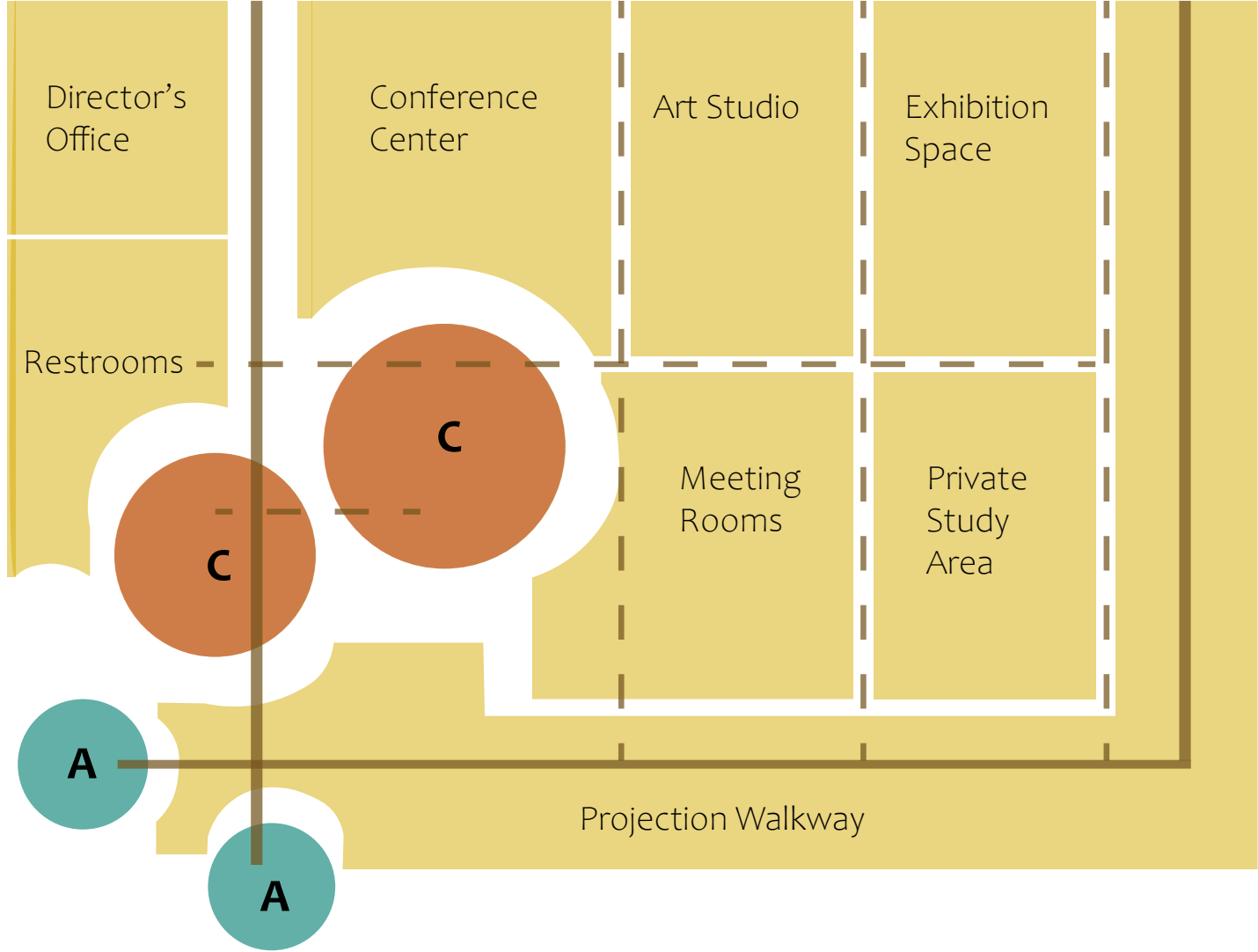
- Primary Spaces
- Secondary Spaces
- Tertiary Spaces
- Best Views
- Most Acoustic Noise
- Primary Circulation Path
- Secondary Circulation Path

Parti Diagrams

First Floor



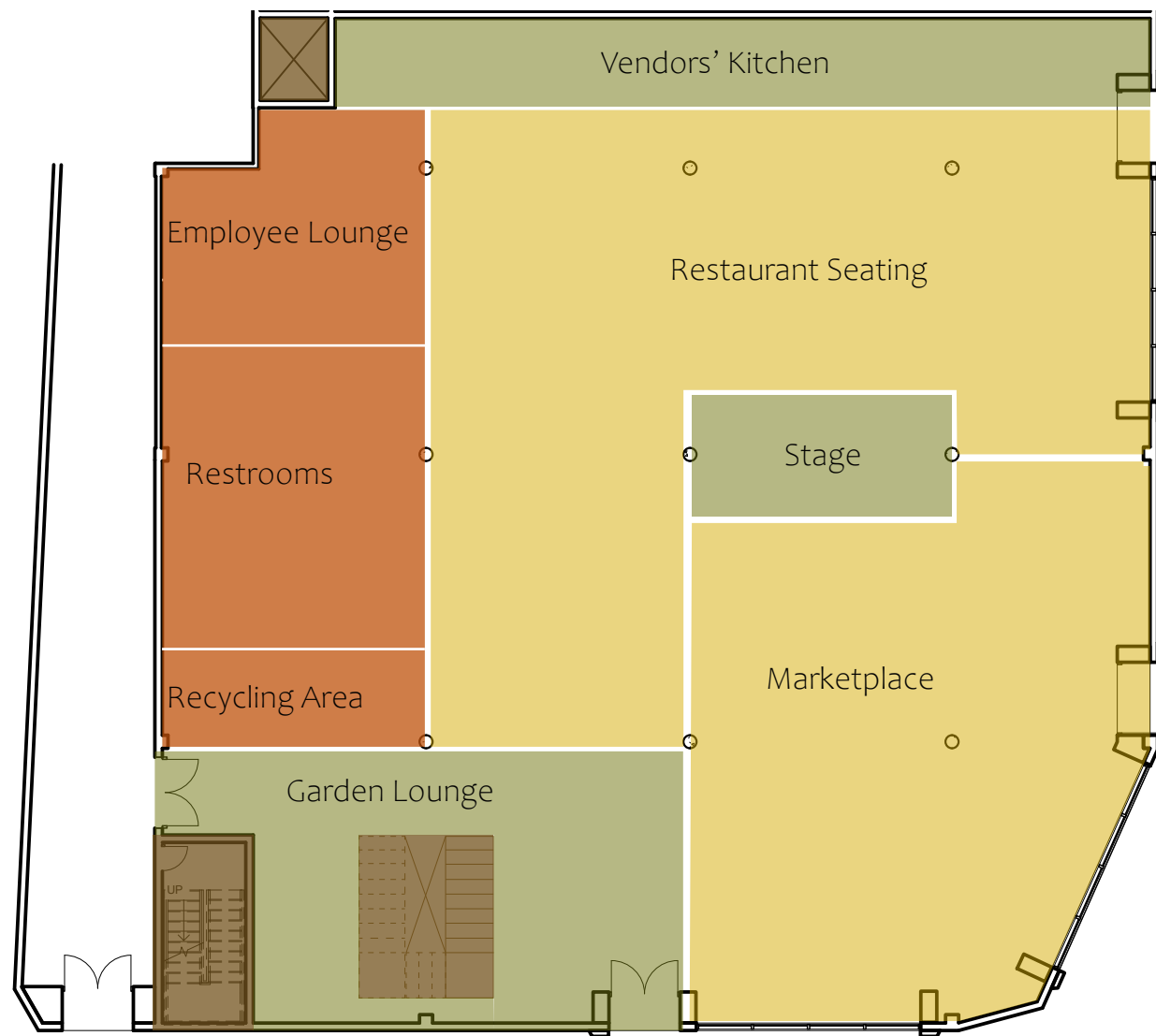
Second Floor



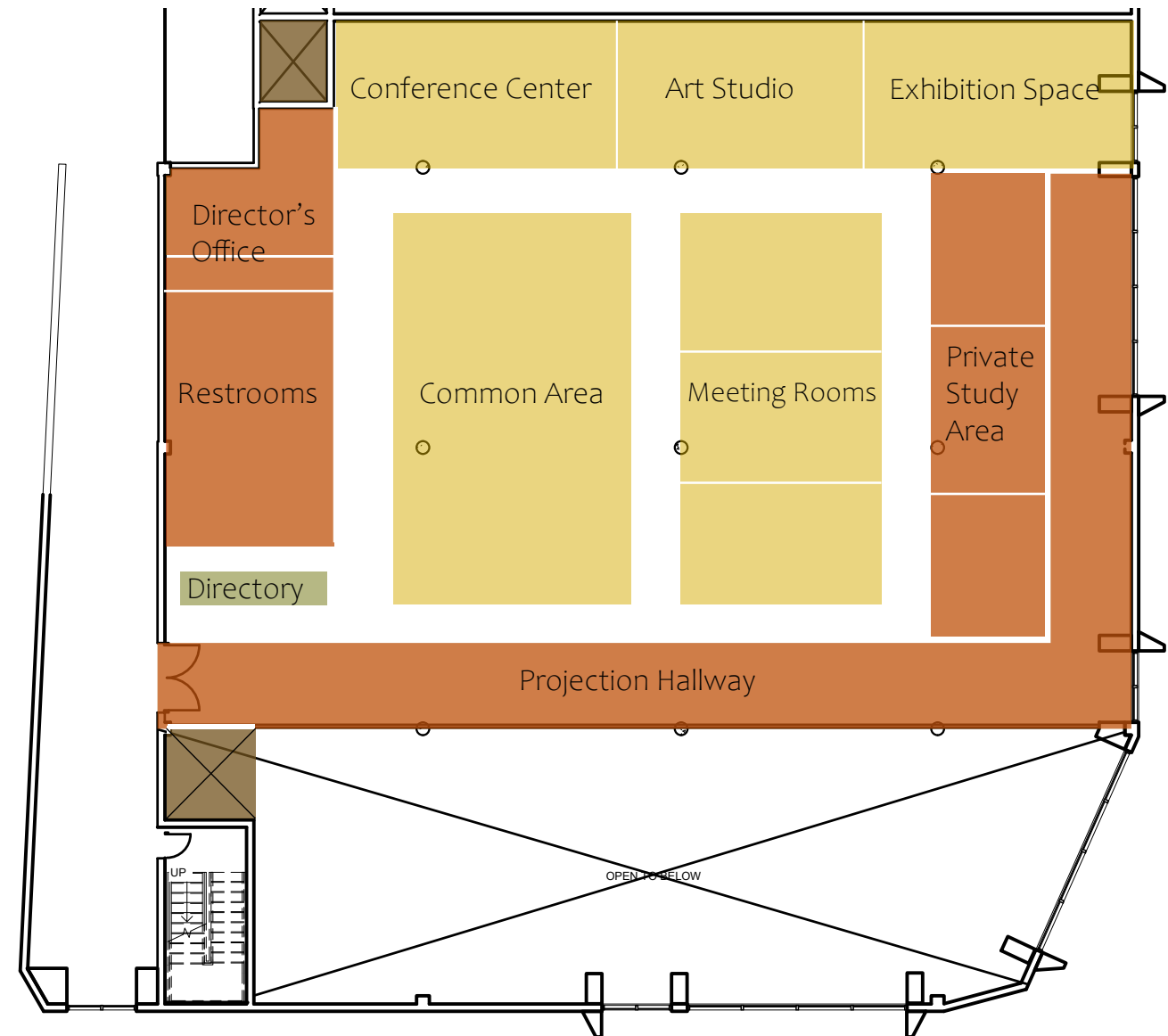
Arrival Points **A** Domain **D** Nodes **N** Centers **C** Primary Circulation Path
Secondary Circulation Path

Blocking Diagrams

First Floor

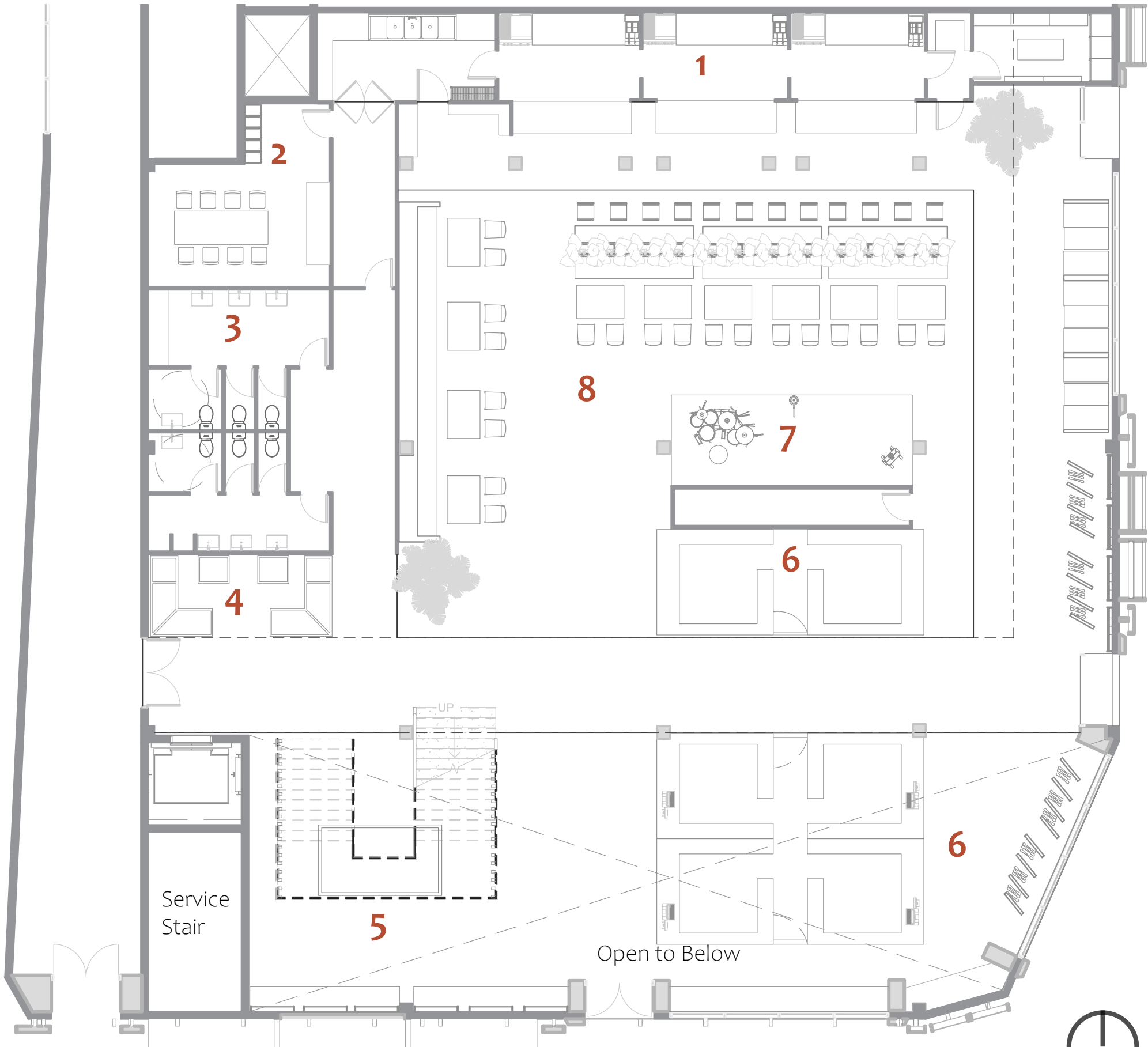


Second Floor




Primary Spaces Secondary Spaces Tertiary Spaces Vertical Circulation

Floor Plans - Ground Floor



- 1** Vendors' Kitchen 691 sq. ft.
- 2** Vendors' Lounge 227 sq. ft.
- 3** Restrooms 341 sq. ft.
- 4** Recycling Center 125 sq. ft.
- 5** Garden Lounge 774 sq. ft.
- 6** Marketplace 1154 sq. ft.
- 7** Stage 302 sq. ft.
- 8** Restaurant Seating 1648 sq. ft.

Scale 1/8" = 1'0" 

Floor Plans - Second Floor

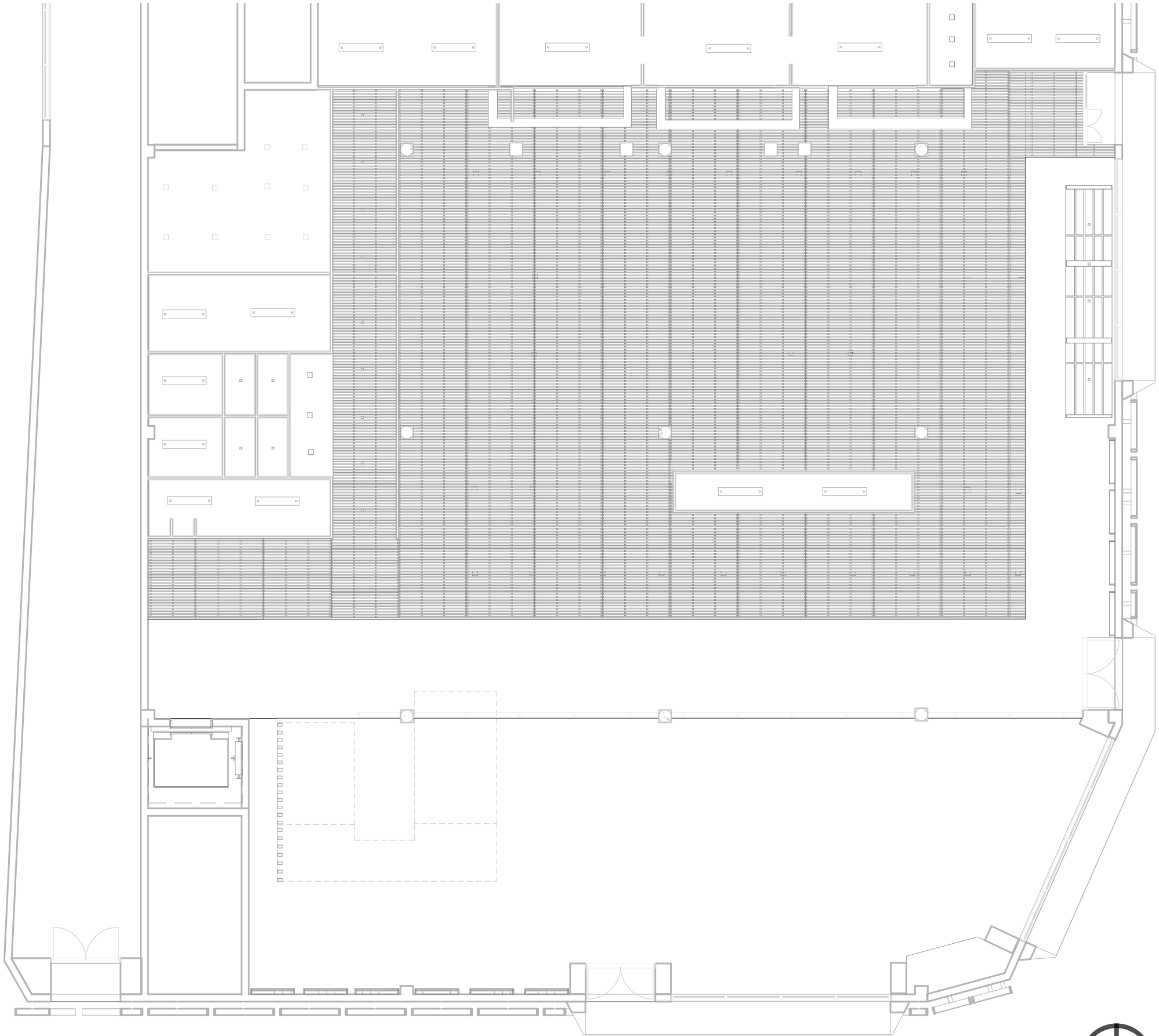


- 9** Conference Center 281 sq. ft.
- 10** Art Studio 353 sq. ft.
- 11** Exhibition Space 386 sq. ft.
- 12** Projection Walkway 1022 sq. ft.
- 13** Directory 41 sq. ft.
- 14** Restrooms 331 sq. ft.
- 15** Director's Office 142 sq. ft.
- 16** Common Area 580 sq. ft.
- 17** Meeting Rooms 539 sq. ft.
- 18** Private Study Area 392 sq. ft.
- 19** Mezzanine Space 1821 sq. ft.

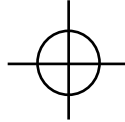

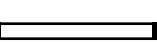
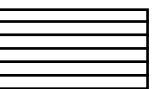
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RCP- First Floor 1



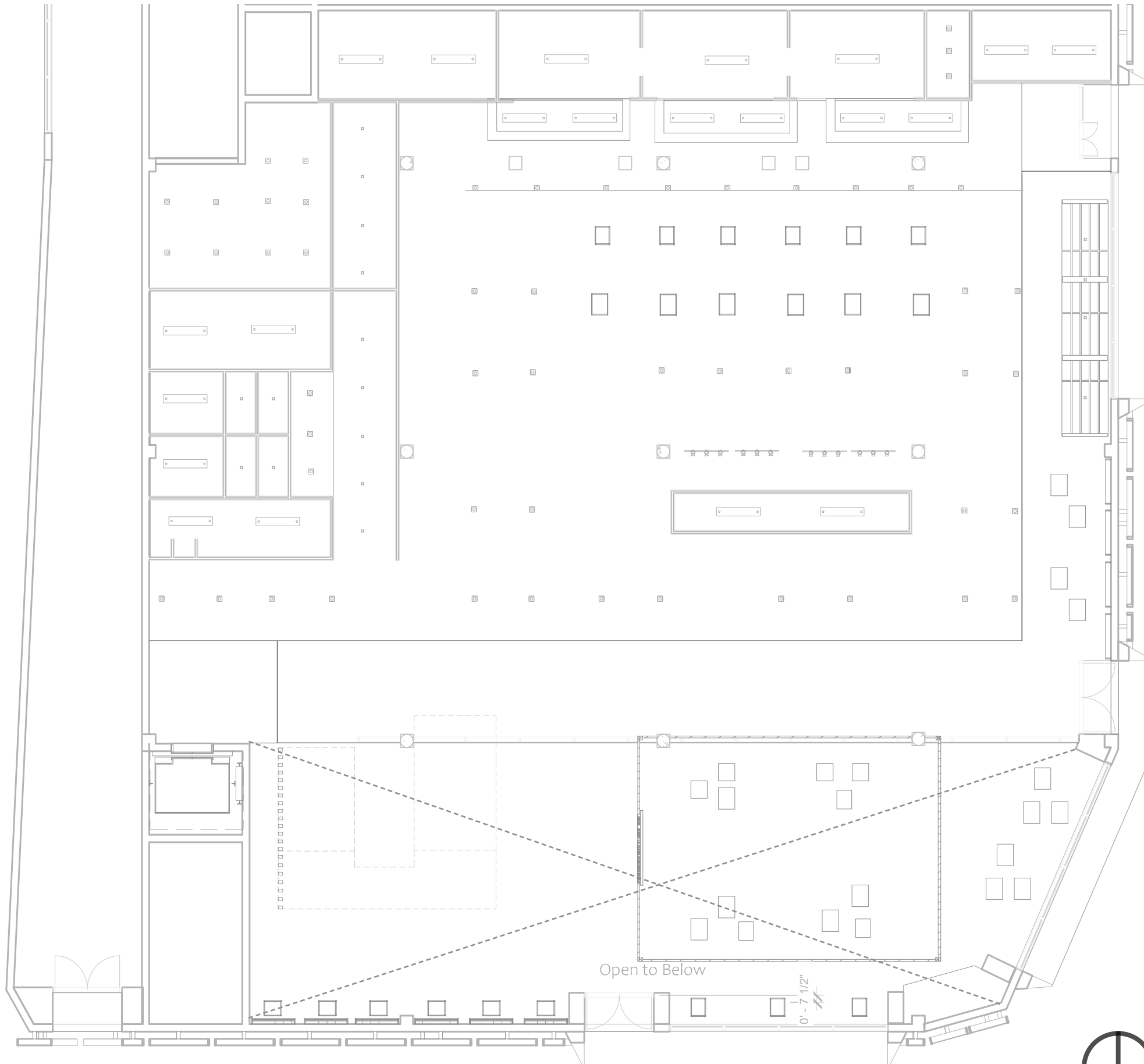
Legend

-  Ceiling pendants
-  Recessed can lighting
-  Linear pendants
-  Linear Ceiling

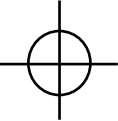

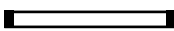
Scale 1/8" = 1'0"



RCP - First Floor 2



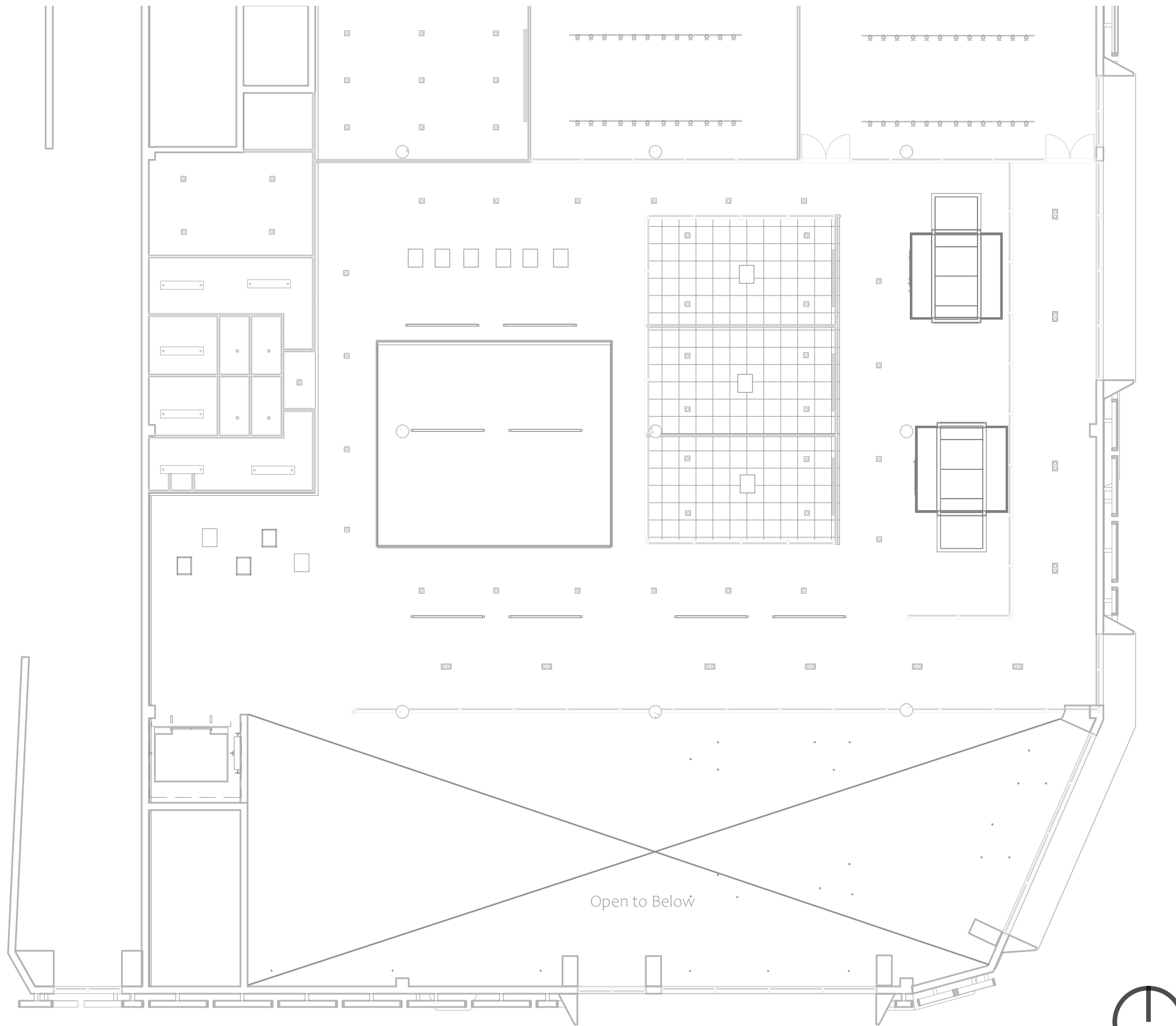
Legend

-  Ceiling pendants
-  Recessed can lighting
-  Linear pendants

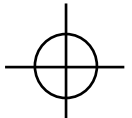

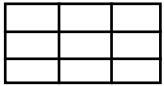

Scale 1/8" = 1'0"



RCP - Second Floor



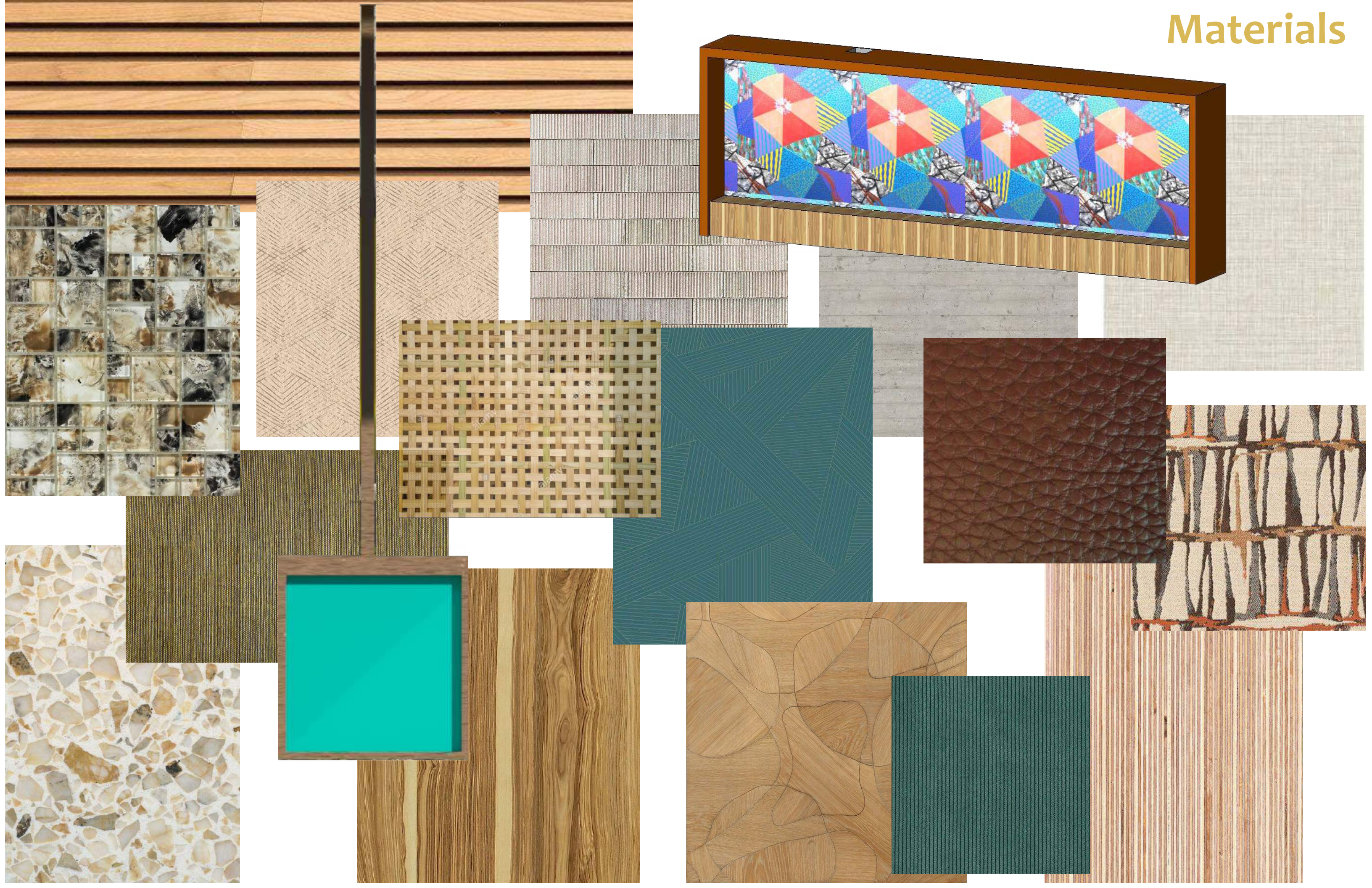
Legend

-  Ceiling pendants
-  Recessed can lighting
-  2x4 Acoustic Ceiling Tile
-  Track Lighting

Scale 1/8" = 1'0"



Materials



Elevation- First Floor Marketplace

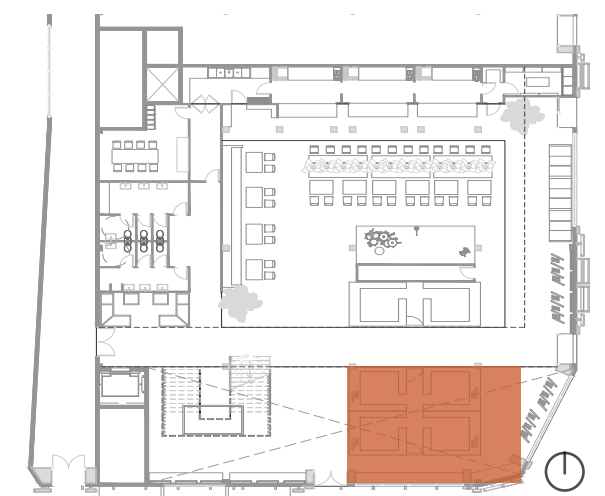


Concrete

Brown painted columns

Glass pendant lamps

Recycled Plywood

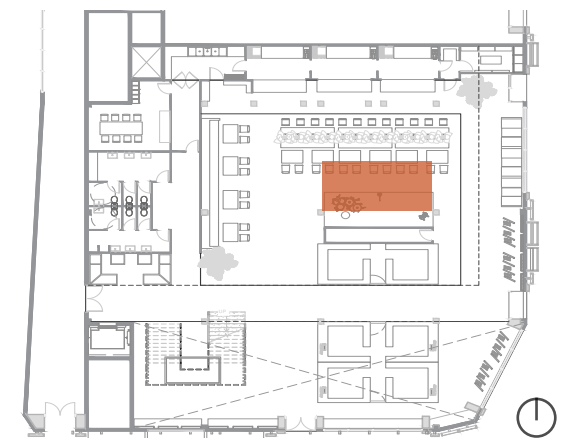


Elevation- First Floor Stage

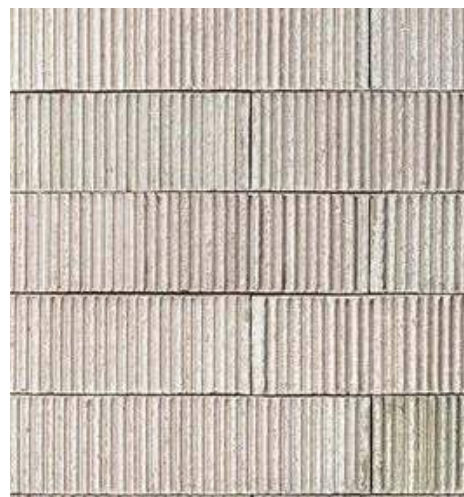
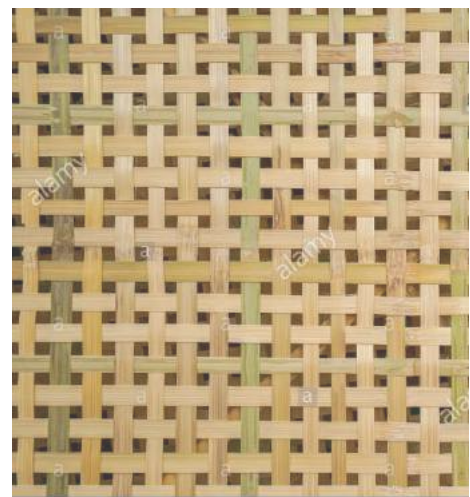


Recycled plywood linear slats

Organic wood stage

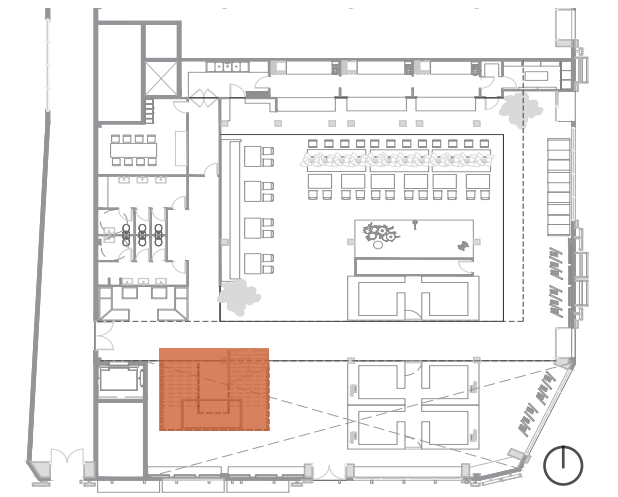


Elevation- Stairs



Cast in place
textured concrete

Bamboo weave textile

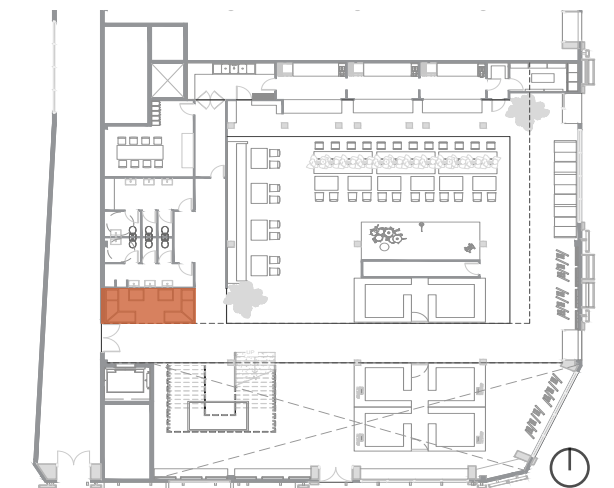


Elevation- First Floor Recycling Center



Grass Wall

Reused Plywood

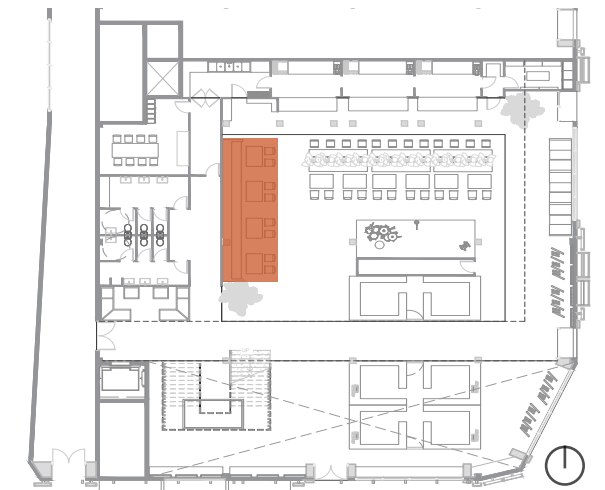


Elevation- First Floor Restaurant Booth

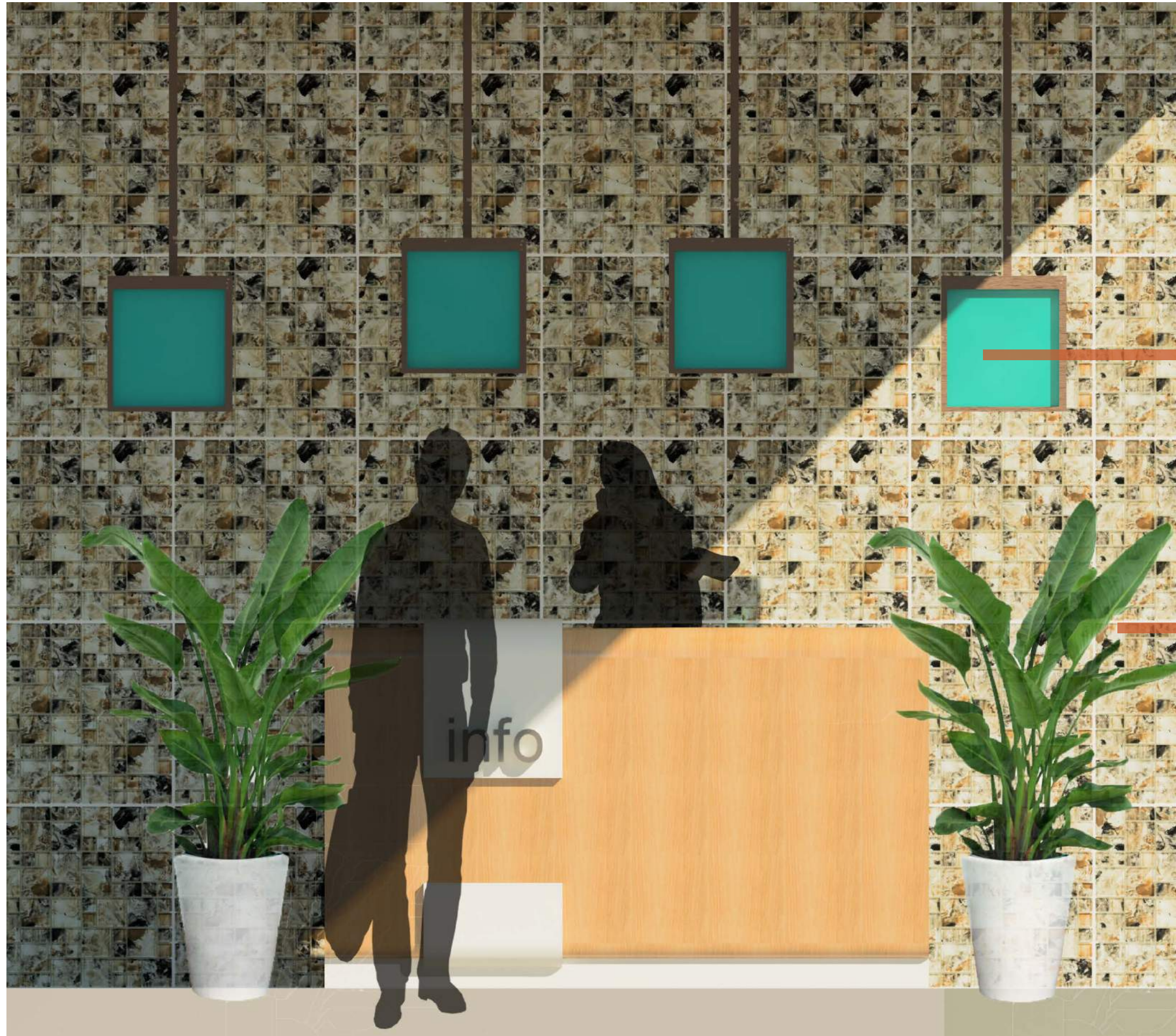


Haitian Art by Fred Thomas
“Cerf Volant,” “Kite”

Birch Tree wood

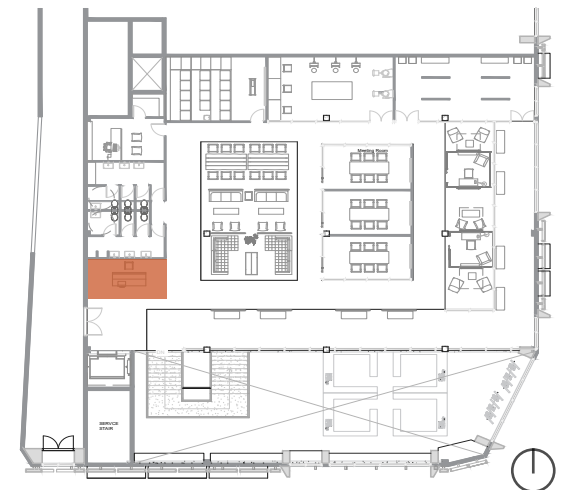


Elevation- Second Floor Directory Desk



Glass pendant light

Mosaic Tile



Elevation- Second Floor Private Study Area

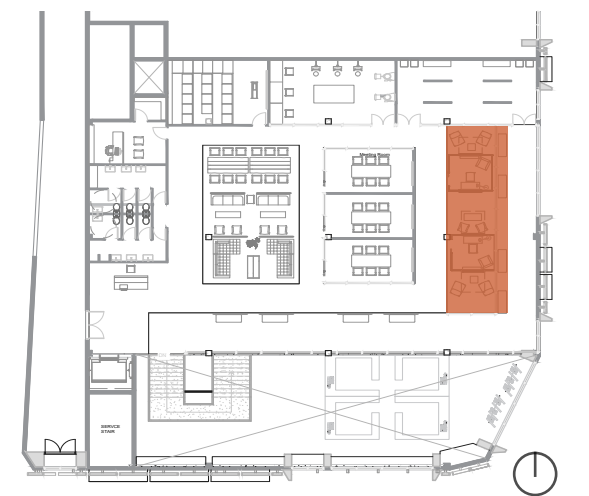


Dark Bronze Metal

Projection Lighting

Golden Oak Wood

Acrylic

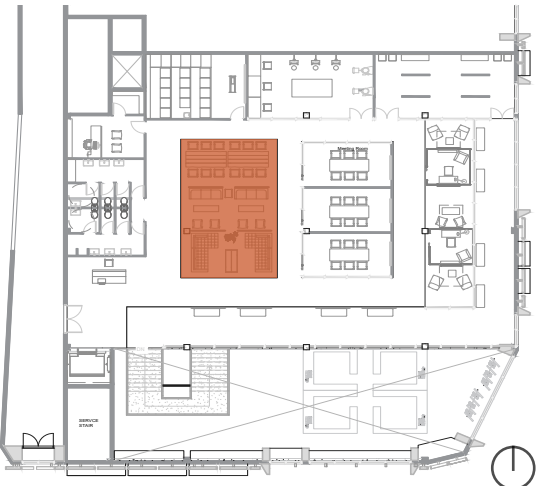


Elevation- Second Floor Common Area

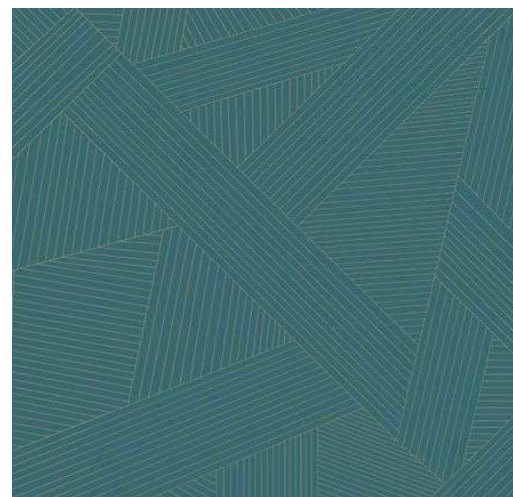


Printed Cotton fabric

Faux brown leather

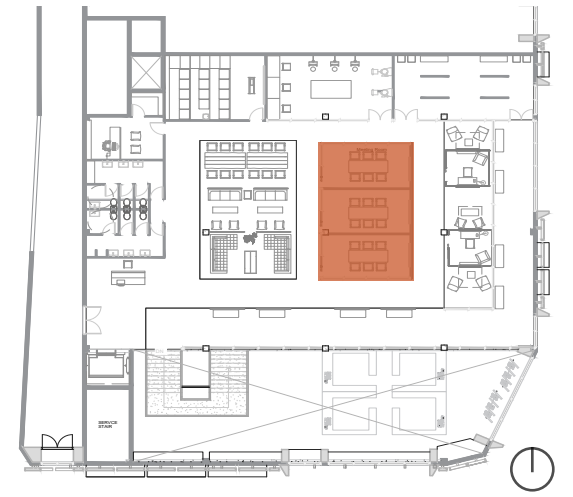


Elevation- Second Floor Meeting Rooms



Organic wood

Geometric Wallpaper

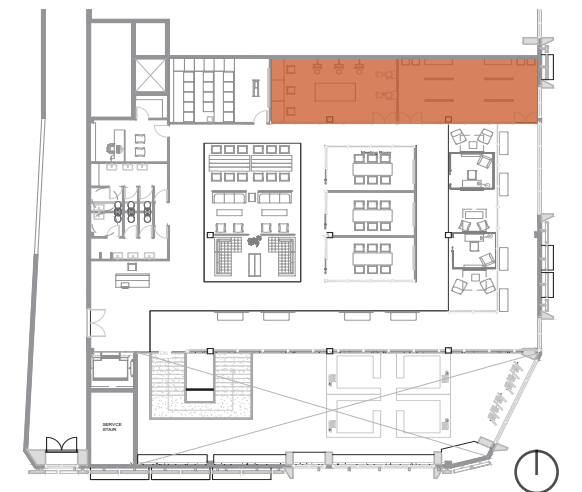


Elevation- Second Floor Art Studio & Exhibition Space

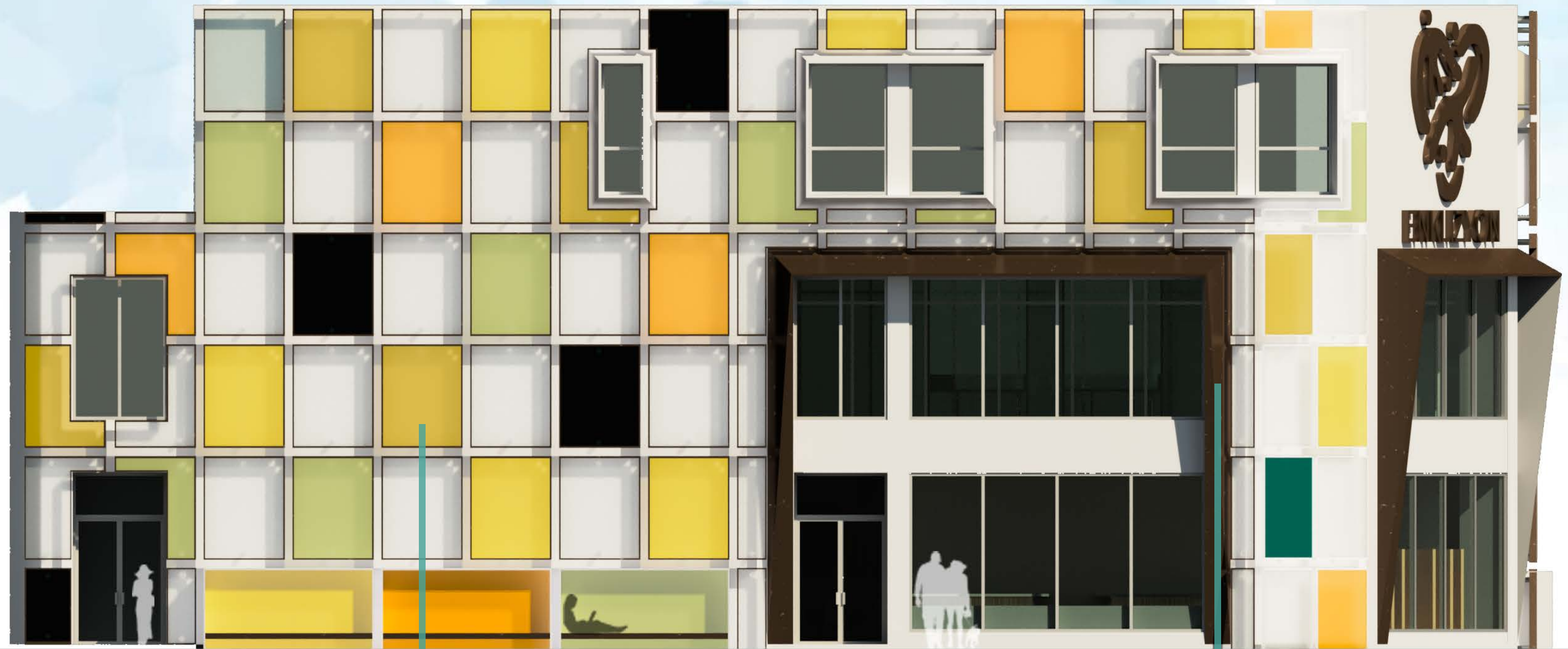
Recycled Plywood

Canvas Wall

Concrete



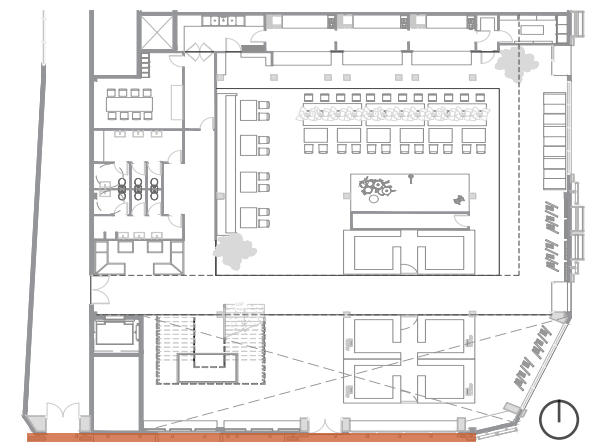
South Elevation - Store Front Design



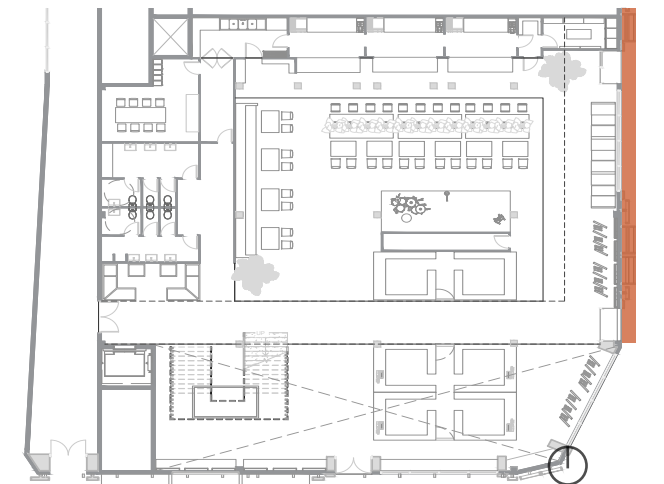
Multi-colored glass modules that are illuminated, represent the different types of users entering the space while engaging users to approach the building.



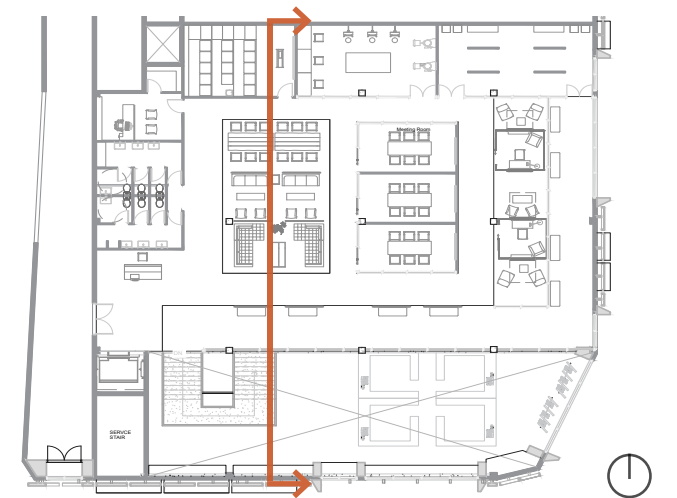
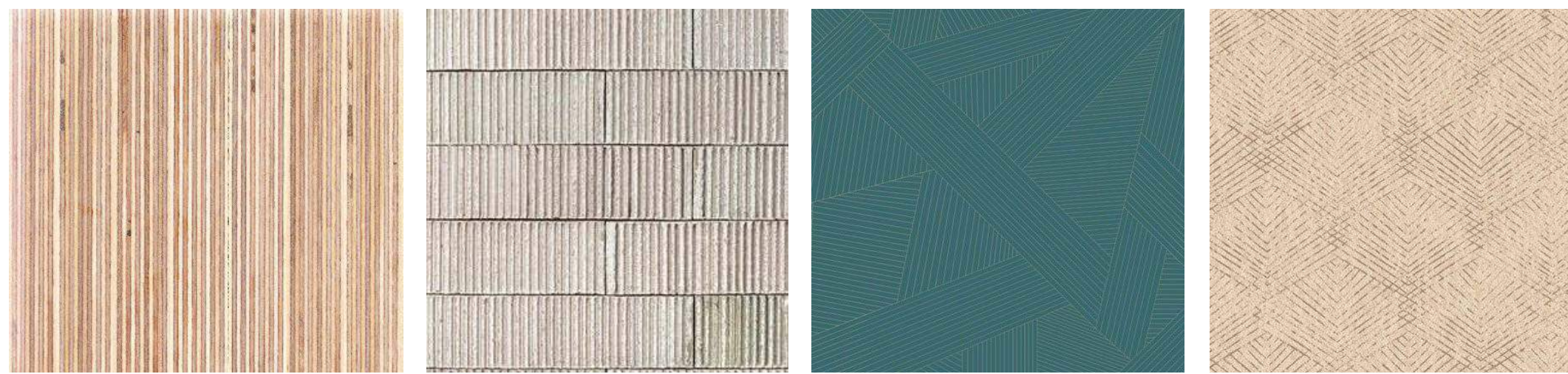
Dark brass metal contrasts the glass panes and highlights the thresholds that lead to entryways.



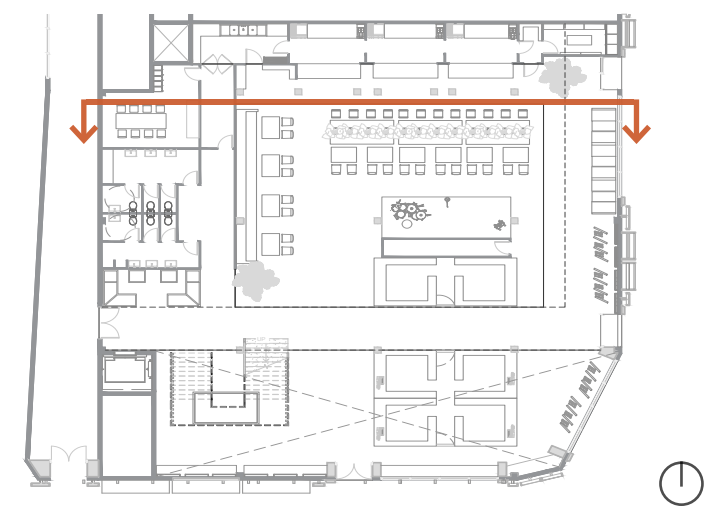
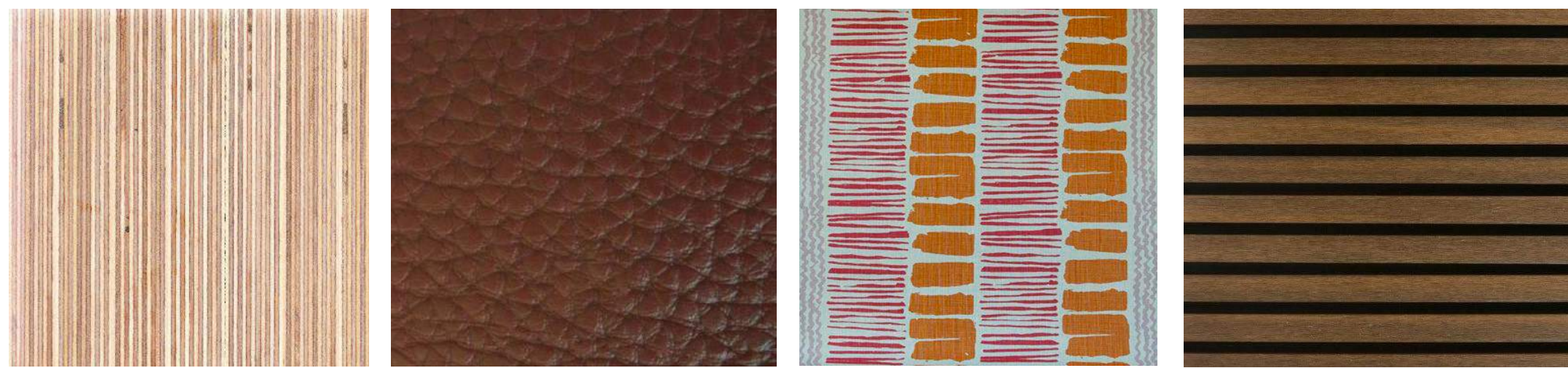
East Elevation - Store Front Design



Longitudinal Section



Transversal Section



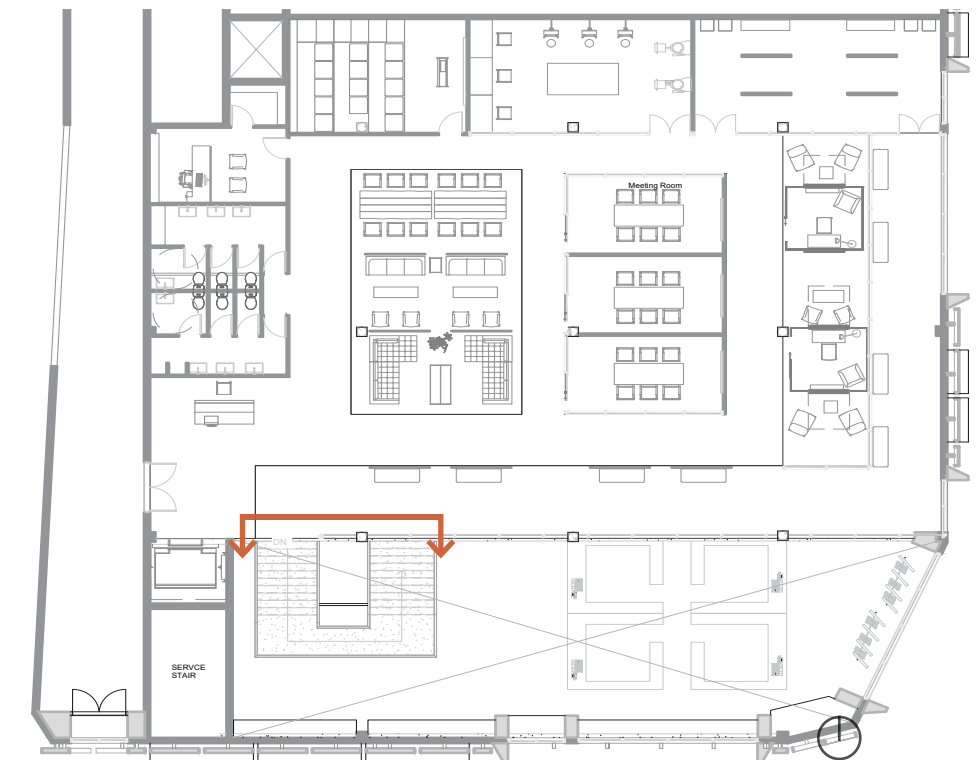
Section - Stairs



Cast in place textured concrete



Organic wood



Marketplace



Rendered Perspective - Stairs



Common Area



Projection Hallway



Rendered Perspective - Store Front Design



References

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