



LITTLE HAITI

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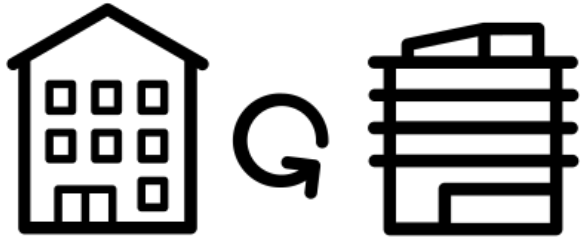
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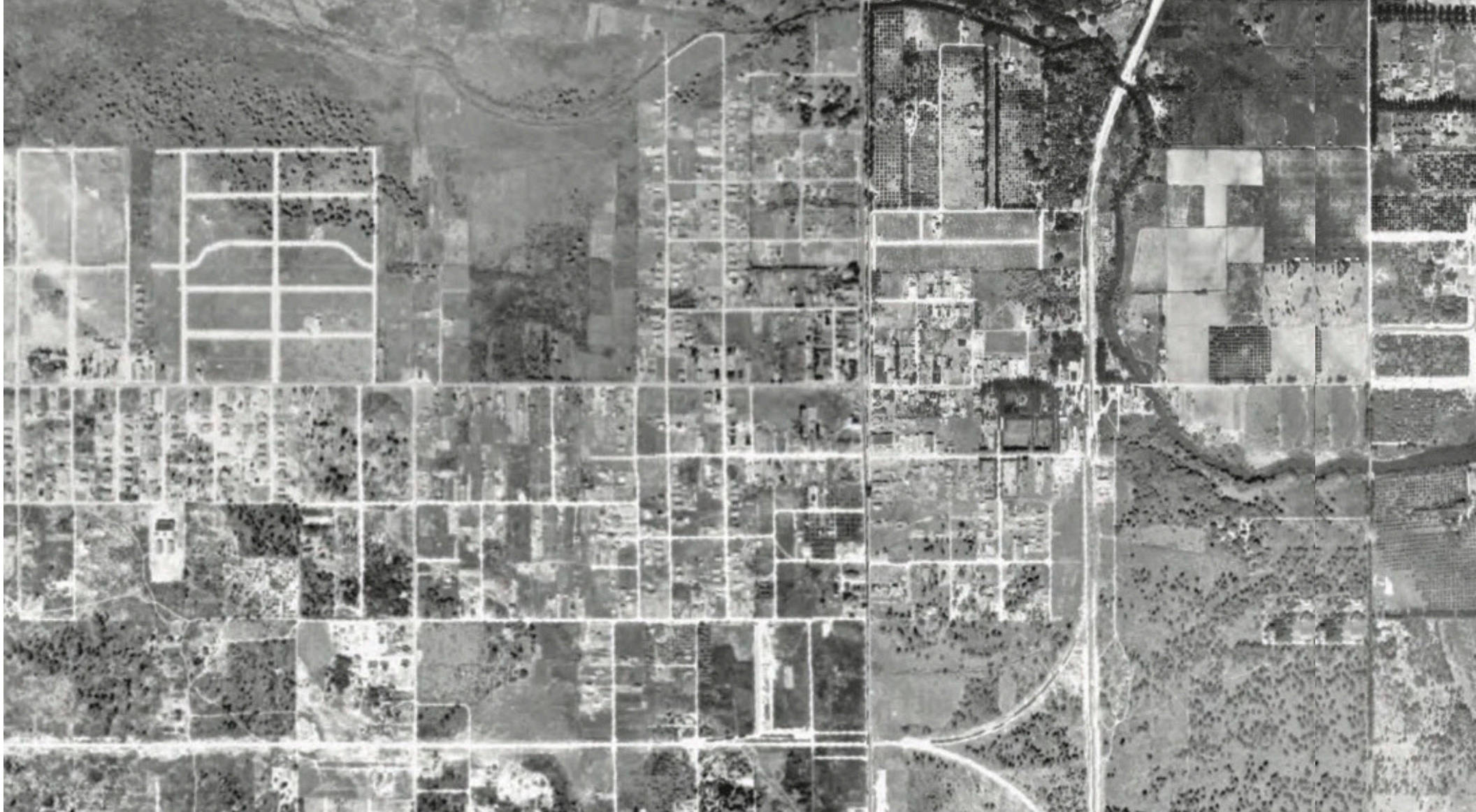
INTRODUCTION



GENTRIFICATION *noun*

1. the buying and renovation of houses and stores in deteriorated urban neighborhoods by upper- or middle-income families or individuals, raising property values but often displacing low-income families and small businesses.
2. the process of conforming to an upper- or middle-class lifestyle, or of making a product, activity, etc., appealing to those with more affluent tastes.

HISTORICAL ANALYSIS



1870s

Bahamian settlers established Pineapple Plantations, Lime Farms, and Starch Mills

Establishment

1890s

Key Railroads and Biscayne Boulevard were constructed by Black Miamians

Industrialization

1920s

“Lemon City” was officially annexed and Overtown developed as a thriving Black community

Prosperity



1960s

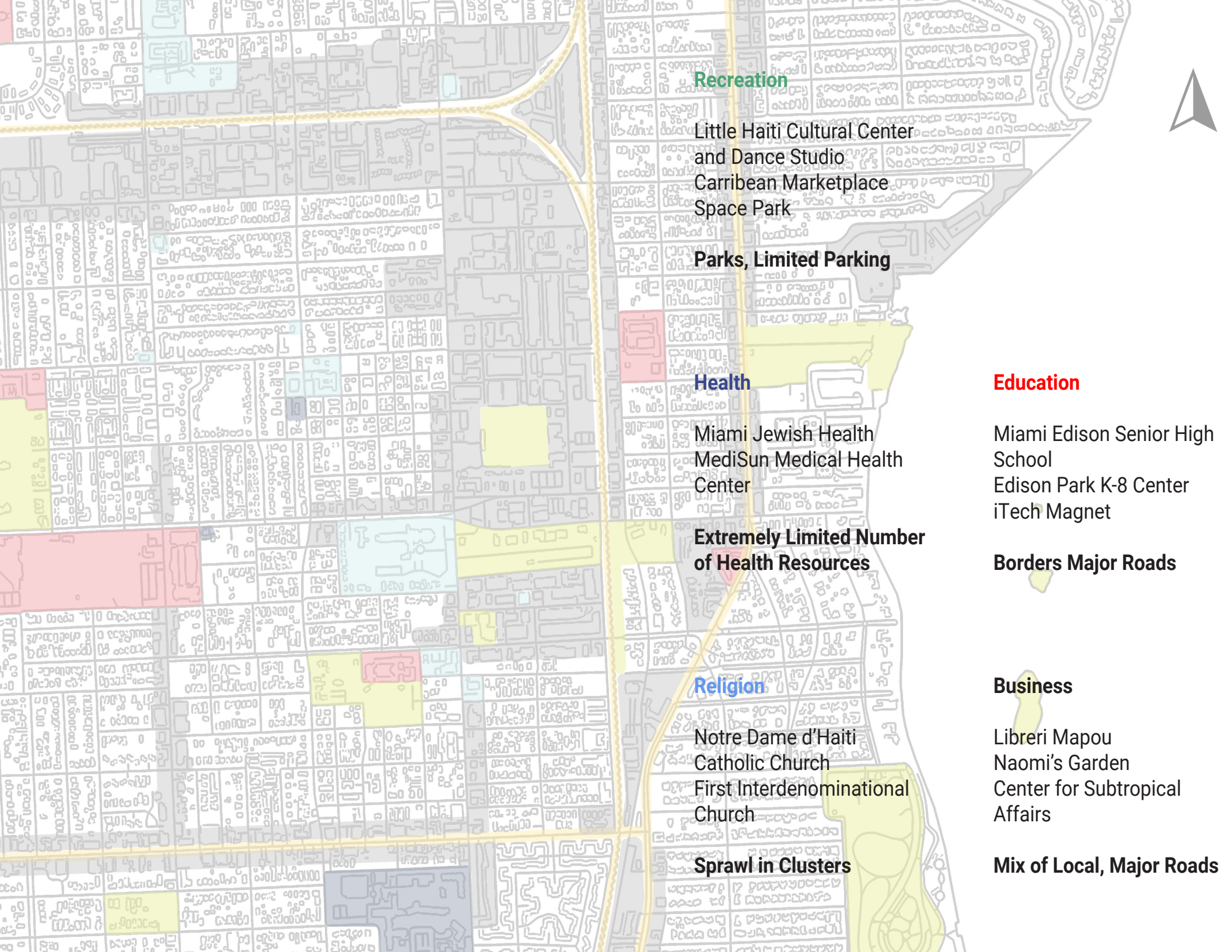
Construction of the I-95 removed and forced the Black community into Liberty City

Displacement

1980s

50-70,000 Haitian immigrants arrived in South Florida, developing the neighboring Little Haiti

Opportunity



Recreation

Little Haiti Cultural Center
and Dance Studio
Carribean Marketplace
Space Park

Parks, Limited Parking

Health

Miami Jewish Health
MediSun Medical Health
Center

**Extremely Limited Number
of Health Resources**

Religion

Notre Dame d'Haiti
Catholic Church
First Interdenominational
Church

Sprawl in Clusters

Education

Miami Edison Senior High
School
Edison Park K-8 Center
iTech Magnet

Borders Major Roads

Business

Libreri Mapou
Naomi's Garden
Center for Subtropical
Affairs

Mix of Local, Major Roads

CULTURAL ANALYSIS

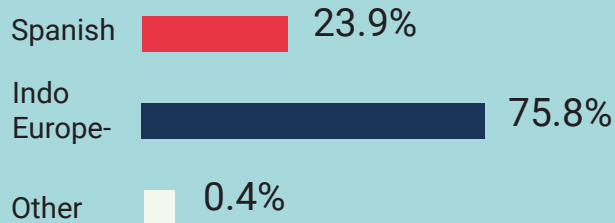
Language

Creole English Spanish

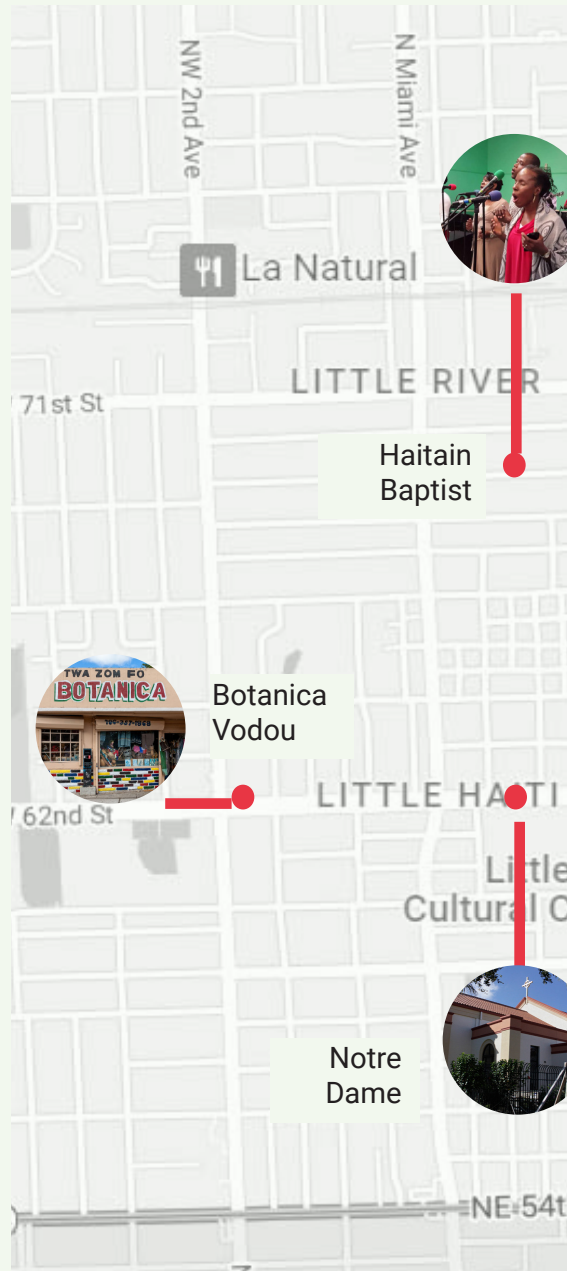
Percentage of people in Little Haiti and Miami of people that speak English not well or not at all



Percentage of people 5 years old or older who speak a language other than English in Little Haiti (2009-2013)



Religion



Traditions

Caribbean Market Day - Saturdays

Every Saturday the Caribbean Marketplace offers traditional Haitian food and products.



Little Haiti Book Festival

The festival features Haitian authors, writing workshops, dance performances and live music.



Rara Lakay

Rara Lakay, a musical band, is well known by the locals of little Haiti. They perform live music and encourage people to dance in the streets of little Haiti during Lent.



Churchill's Pub

Music venue and bar. Live music by local Miami bands and artists. Has been a space for local artists since 1979.



Music

Sweat Records

Independent record shop. Offers new and used records. Also a space for local artists to perform.



Food

Piman Bouk

Specializes in Caribbean food with a focus on haitian cuisine. Well known amongst locals and tourists alike for its traditional haitian



Chef Creole

Offers Haitian and Bahamian cuisine. The restaurant's founder, Ken Sejour has appeared on recognized cooking shows like the food network and the cooking channel.



Art

Serge Touissant

The best known muralist in little Haiti. His paintings speak on Haiti's political situation and also depict the life and experiences of locals in little Haiti.



Haitian Cultural Arts Alliance

Holds collection of Caribbean media and features art exhibits. It's mission is to unite the community and encourage involvement in Miami's Caribbean culture.



Little



Haiti

Food

Swan

High end restaurant offering european-style cuisine and a bar.



Pura Vida

Restaurant offering healthy food options. Local and organic ingredients + vegan options.



Design



District

Art

Opera Gallery

Gallery showcasing modern and contemporary art. Well known for featuring renowned artists.



Haitian Heritage Museum

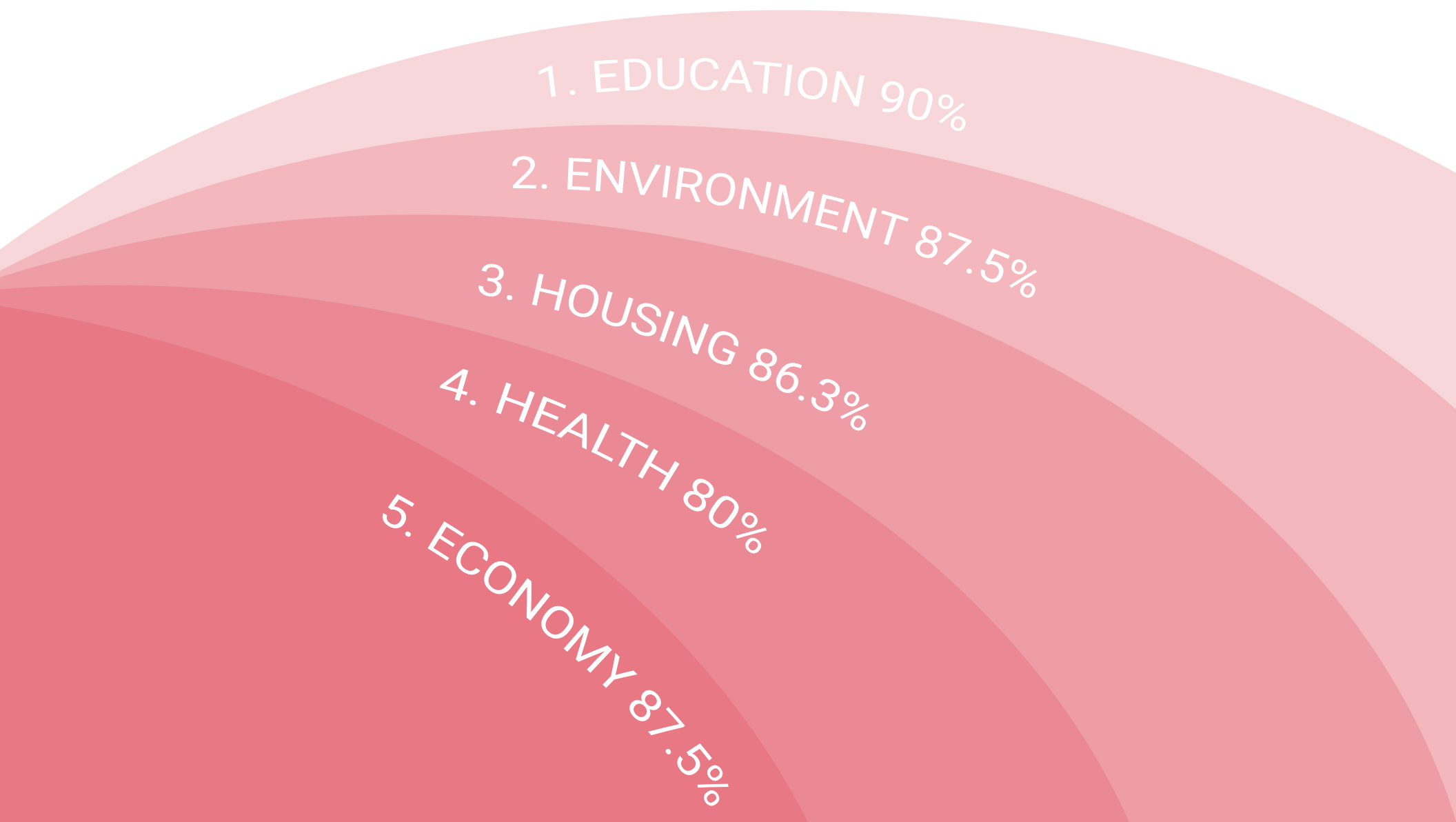
Holds collection of Haitian art, historical artifacts, music, and film. It's goal is to highlight Haiti's rich culture.



RESEARCH ANALYSIS

COMMUNITY CHALLENGES

In order to ascertain the top needs of residents in the Little Haiti Community, a survey was developed by members of UPLIFT Little Haiti Community Needs Assessment steering committee. Little Haiti residents were asked to select the top five critical needs of their community. Below are the top five most common responses and the percentage of surveys that ranked each response as a critical need.

- 
1. EDUCATION 90%
 2. ENVIRONMENT 87.5%
 3. HOUSING 86.3%
 4. HEALTH 80%
 5. ECONOMY 87.5%
- | Rank | Challenge | Percentage |
|------|-------------|------------|
| 1 | EDUCATION | 90% |
| 2 | ENVIRONMENT | 87.5% |
| 3 | HOUSING | 86.3% |
| 4 | HEALTH | 80% |
| 5 | ECONOMY | 87.5% |

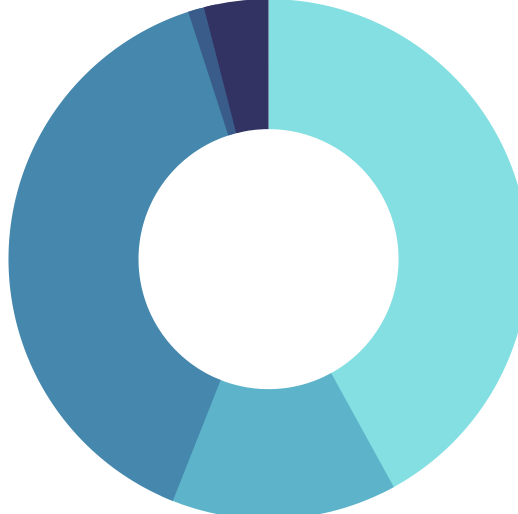
DEMOGRAPHICS

LITTLE HAITI 2019



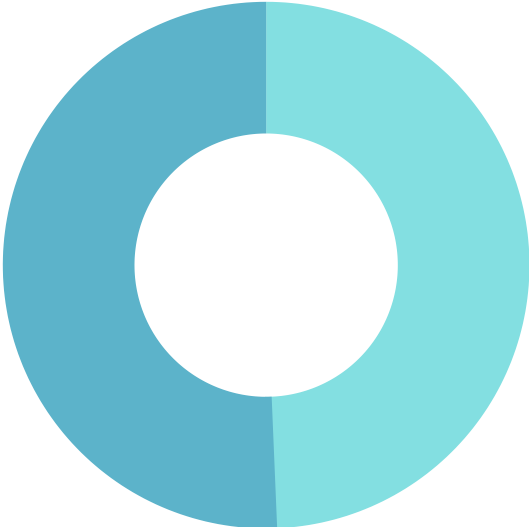
- African American: 51%
- Hispanic or Latino: 29.3%
- Asian: 10.1%
- Other: 3.8%
- White: 5.8%

DESIGN DISTRICT 2019



- African American: 42%
- Hispanic or Latino: 39%
- Asian: 1%
- Other: 4%
- White: 14%

LITTLE HAITI 2019



Female: 50.66%
Male: 49.33%

DESIGN DISTRICT 2019



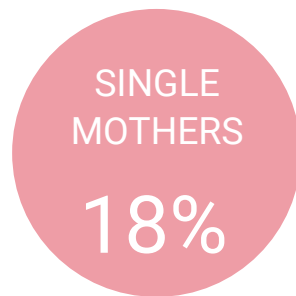
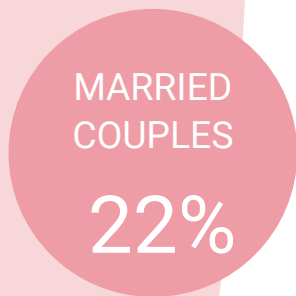
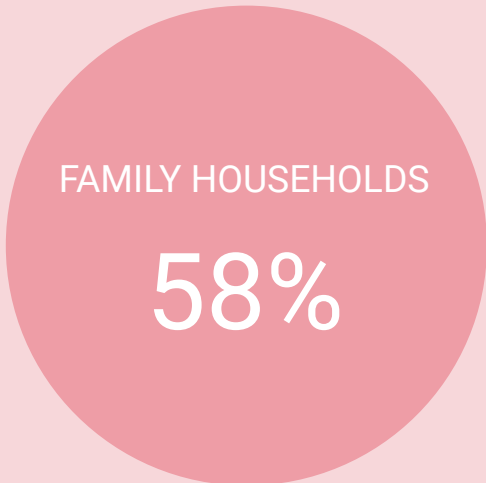
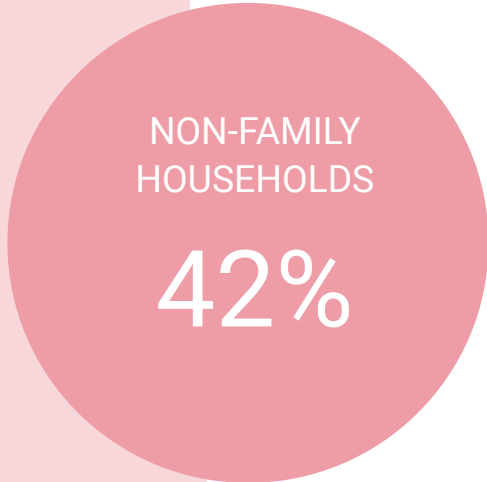
Female: 46%
Male: 54%

TOTAL POPULATION: 36,357

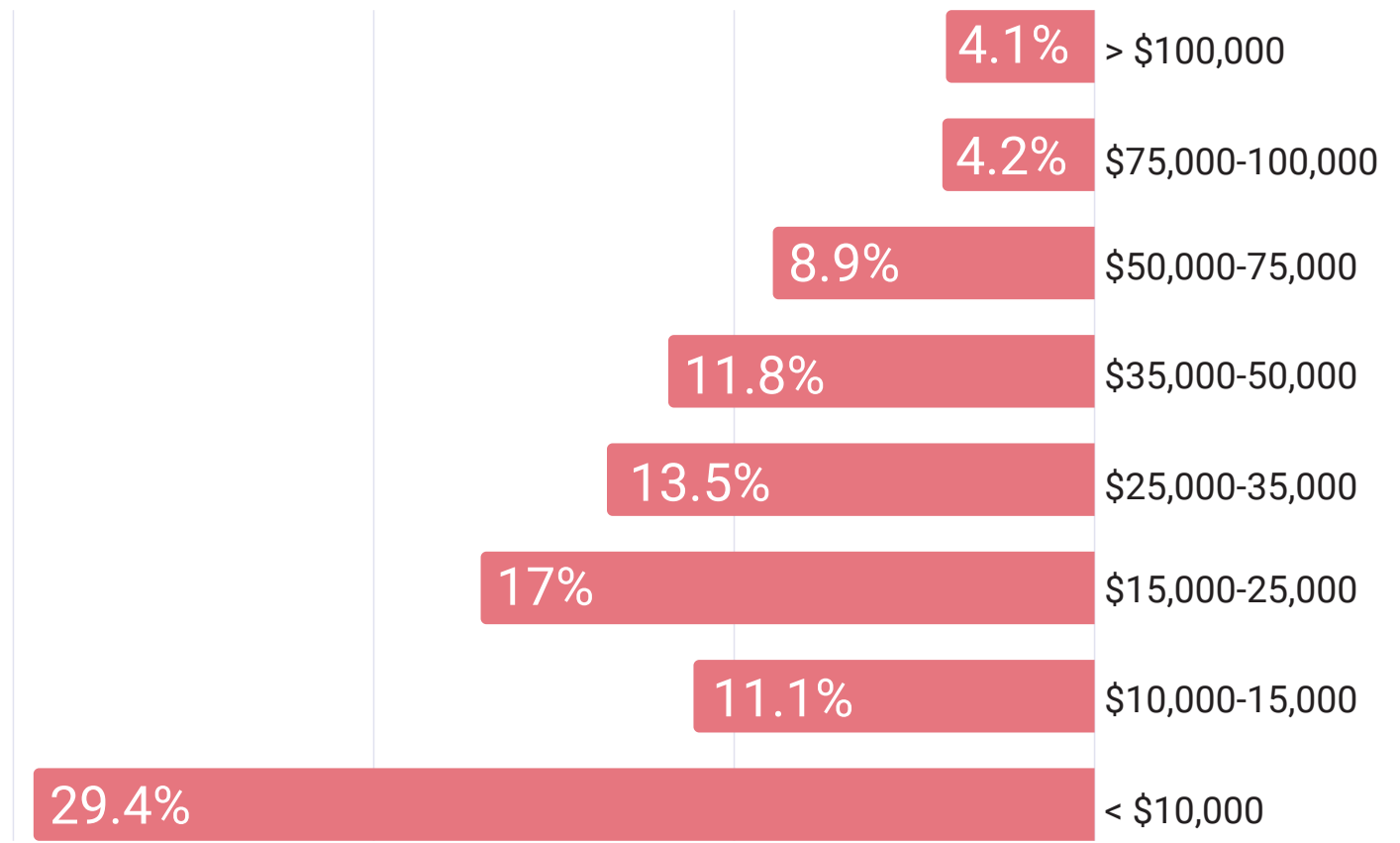
HOUSEHOLD STATISTICS



According to city data, the average household size in Little Haiti is 7 members, compared to the average household size for the rest of Miami being only 2 members.



LITTLE HAITI INCOME LEVELS

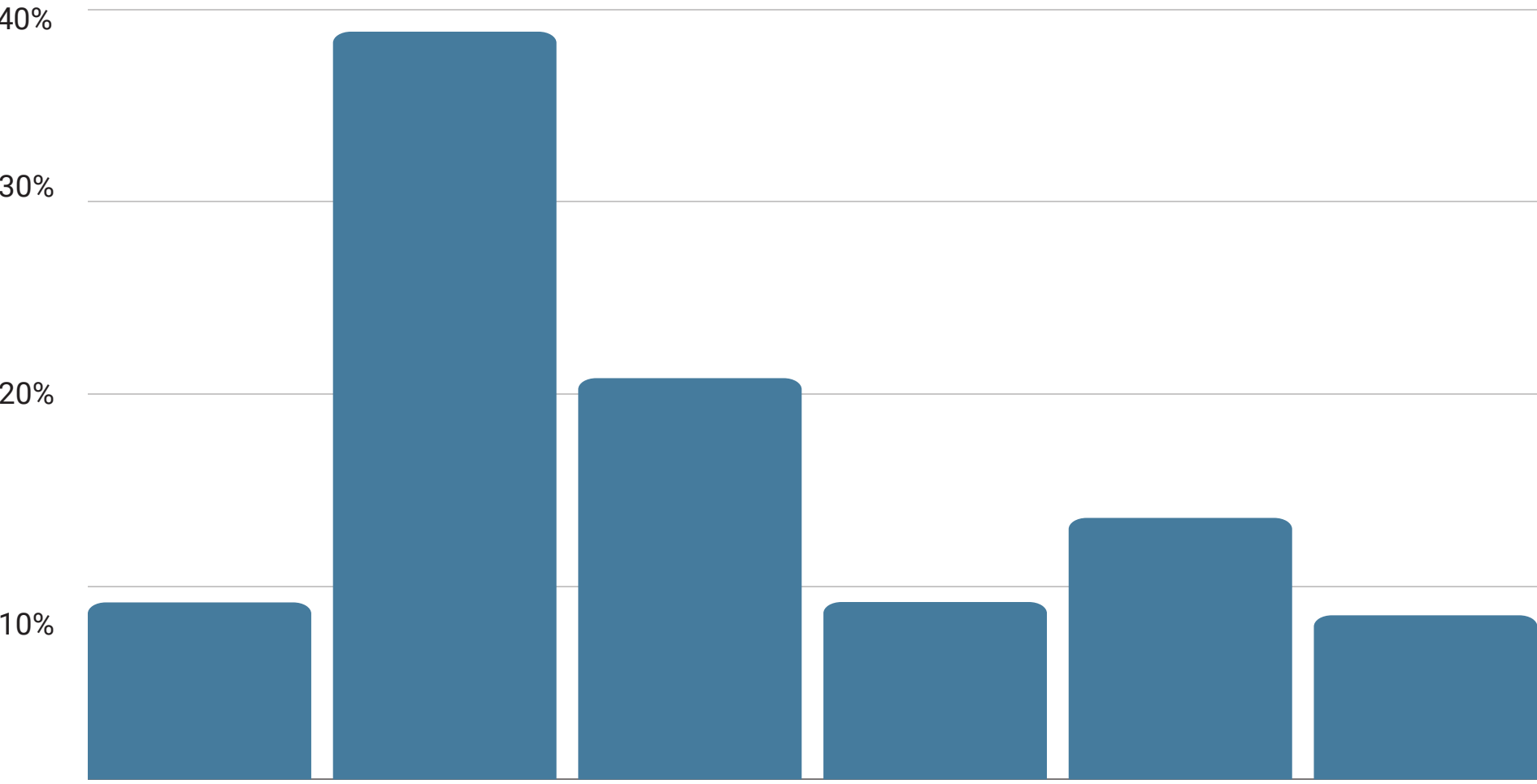


47% of Little Haiti residents live in poverty. When looking at just children under the age of 18, this number increases to 64.6%. In the elderly population of people over the age of 65, 40.3% are reported to be living in poverty.



EDUCATION STATISTICS

EDUCATIONAL ATTAINMENT



No Highschool
9.16%

Some Highschool
38.81%

Some College
20.81%

Associates
Degree
9.18%

Bachelors
Degree
13.55%

Graduate
Degree
8.49%

“There has been a large increase in educational attainment among Little Haiti’s 25 years of age and over population with associate’s degree (110.7 percent), bachelor’s degree (99.1 percent) and a graduate or professional degree (75.4 percent); Significantly, Little Haiti’s 25+ population with less than a high school diploma decreased by 25.8 percent.”



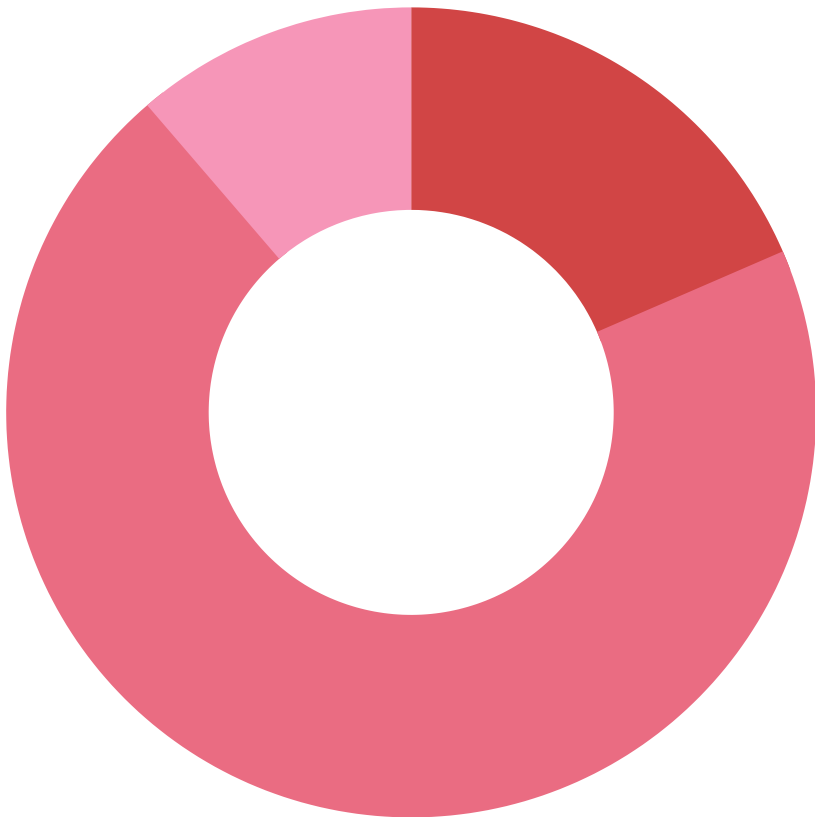
DESIGN & ARCH.
SNR HIGH
509
STUDENTS

MIAMI CENTRAL
SNR HIGH
1851
STUDENTS

NORTH MIAMI
SNR HIGH
2558
STUDENTS

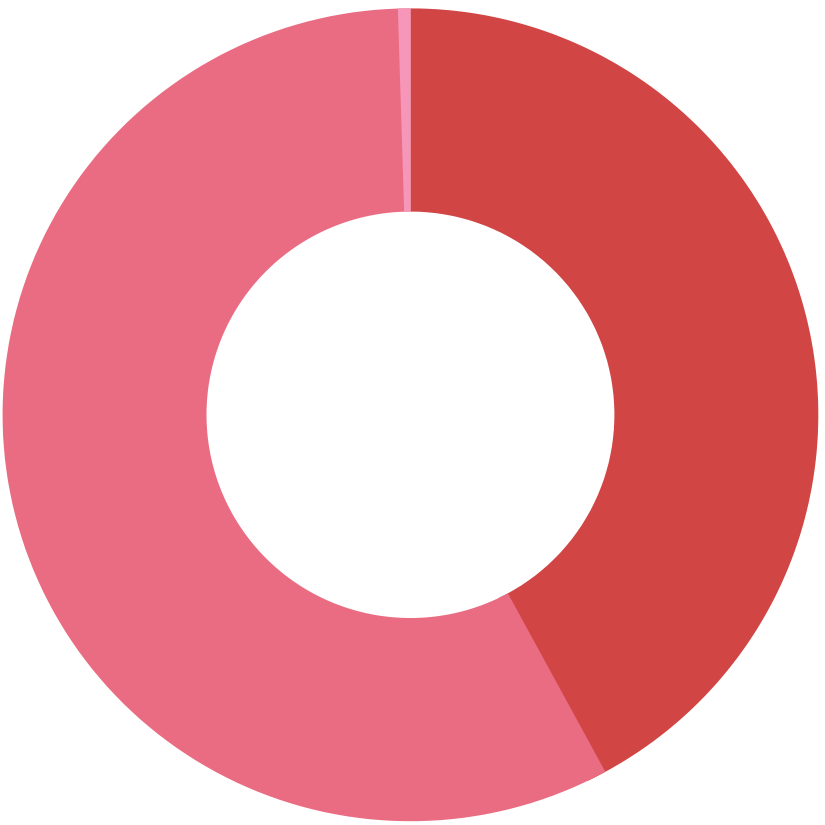
REAL ESTATE CONDITIONS

LITTLE HAITI 2019



- Renter Occupied: 70.2%
- Owner Occupied: 18.5%
- Vacant: 11.3%

LITTLE HAITI 2019



- Multi Family Homes: 57.4%
- Single Family Homes: 42.1%
- Mobile Homes: 0.5%

LITTLE HAITI
HOME VALUE

\$248,737

LITTLE HAITI
RENT VALUE

\$901

DESIGN DISTRICT
HOME VALUE

\$631,779

DESIGN DISTRICT
RENT VALUE

\$1,358

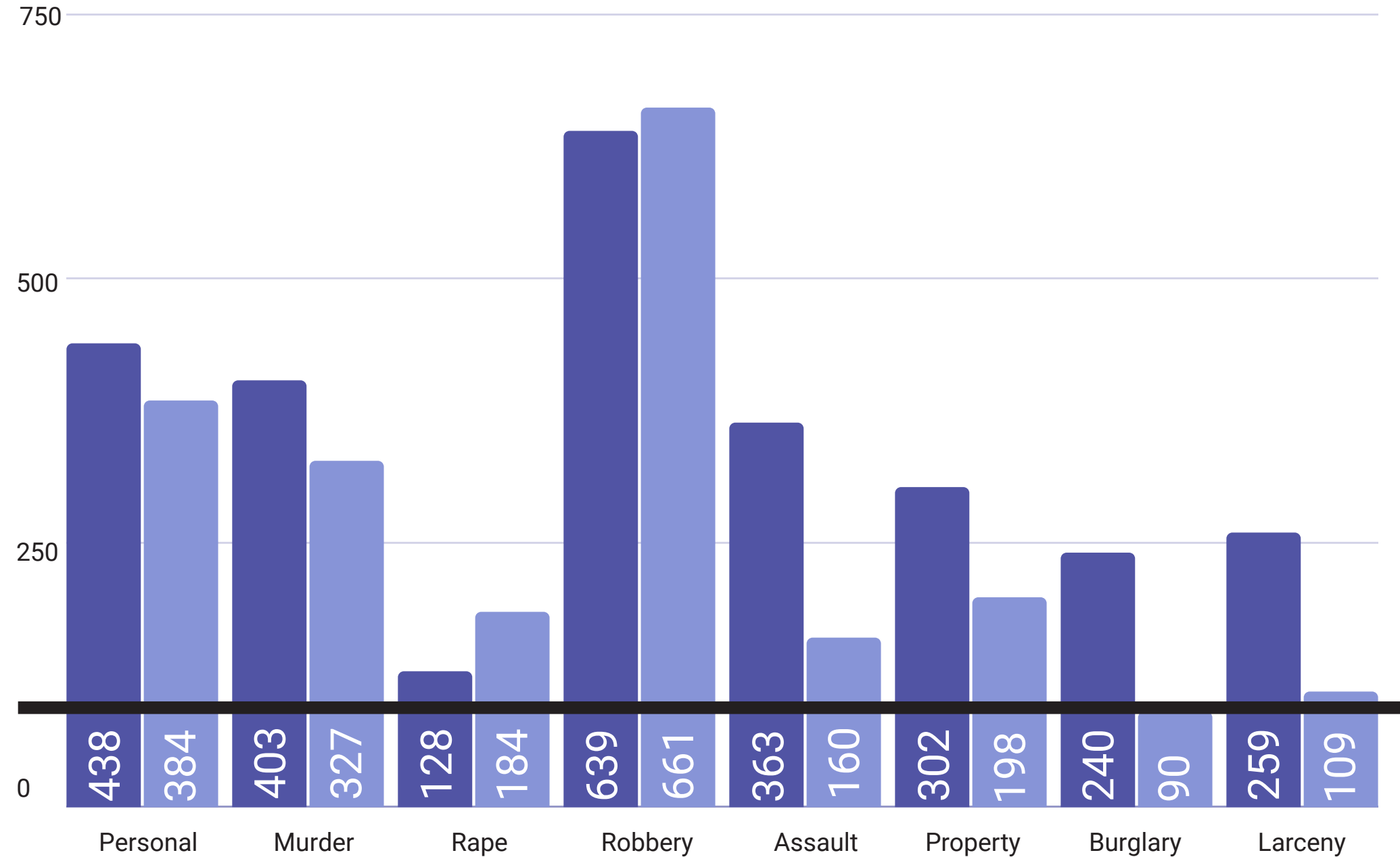
Because the land of Little Haiti sits at double the elevation of the beachfront neighborhoods of Miami, climate gentrification is driving up the prices of housing as more developers come to the area and 'expand' the Design District neighborhood.



HEALTH AND SAFETY

CRIME INDEX

Miami Little Haiti National Average



“Among the civilian population in Little Haiti 60% had health insurance coverage and 40% did not have health insurance coverage. The majority of children under 6 were insured, about a fourth of children between 6 and 17 were uninsured. Males and females were insured at similar rates, with the exception of the 25 to 34 age range, in which 72% of males were uninsured while only 45% of females were uninsured.”



LITTLE HAITI
HEALTH CENTER

300 NE 80TH
TERRACE

KIDSTOWN
PEDIATRICS

4112 NE 1ST
AVENUE

MIAMI JEWISH
HEALTH SYSTEMS

5200 NE
SECOND AVE

SITE & BUILDING ANALYSIS



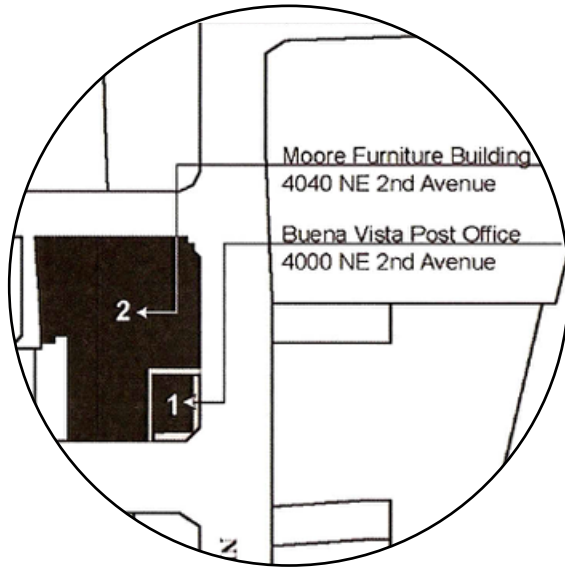
Little Haiti is one of the earliest settlements in the Miami area. In 1870, pioneers rushed to claim their share of property offered by the federal government through the Homestead Act of E.H. Harrington.

In 1925, the adopted land got its name "Lemon City" because of the area of lemons growing on Harrington's property. The site is bounded from I-95 and the Florida East Coast Railway and through 54th to 87th Street.



LITTLE HAITI

LAND BOOM ERA



The district began in 1920s with Moore Furniture Building, that later was converted into downtown Buena Vista or better known as "Decorator's Row".

Moore Furniture began with the Land Boom Era. It 'reflects prosperity and frenetic pace of successful real estate development during FL real estate boom".

The company also models for "opportunities for economic investment in historical buildings and appropriate adaptive reuse".

During the 20th century, Buena Vista morphed into Miami Design District. In 1998, the Miami Design District and Little Haiti Creole District Planning Study's main goals was to "encourgae revitalization focused on arts and design, strong urban character, and area's important as a commercial mixed use core of surrounding residential neighborhoods".

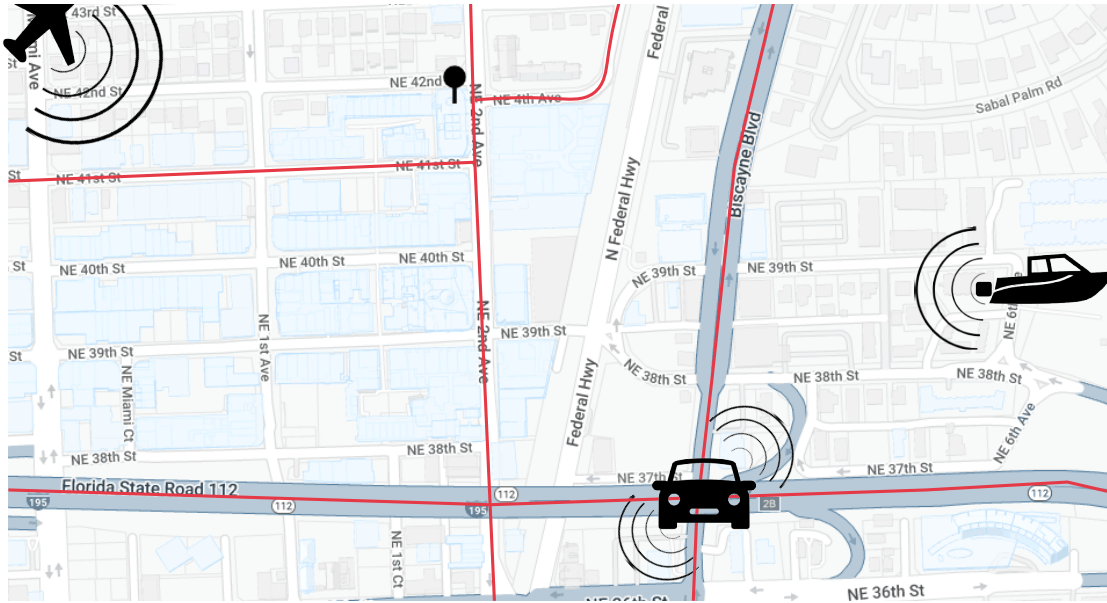


The space was built in 1955 and was purchased by its current owners in 2013, OAK Plaza Associates Del LLC and C/O Miami Design District Associates Manager LLC.

As of last year, the land value was at roughly \$12.5 million and its building value at \$8.2 million; making this property's value sky rocket to \$20.8 million.

4100 NE 2ND AVENUE

SITE ANALYSIS



Poliform is currently located on the northern edge of Miami Design District, “creative neighborhood and shopping destination dedicated to innovative fashion, design, art, architecture, and dining”.

Other than being near Biscayne Boulevard and FL State Road 112, Poliform is also just a couple blocks away from Little Haiti. The major sources of noise that are attracted to the site are air traffic from planes and road traffic from trains and automobiles. The worst times of traffic are during early morning, due to those getting to work and those attending school, and then after school until around five to six o'clock, due to those getting home from work. There is no known major sources of pollution.

Miami weather ranges from 80s to 90s year round, with occasional raining seasons.

BUILDING CONTEXT AND SURFACES



With many windows to look out onto 41st Street and 2nd Avenue, Poliform has a sleek look from the exterior building through its interior. The building consists of an aluminum modular fence, a concrete slab patio, CBS 4-8 in reinforced wall, and a freight and passenger elevator.

VIEWS AND VEGETATION



Currently within building, there are a couple businesses leasing out spaces like: VITA Body Club, Poliform Miami, Adroana Hoyos Furnishings, Enema Spa, and more. Around the block and across the street you can find high end luxury stores ranging from Prada, Fendi, to Chanel.

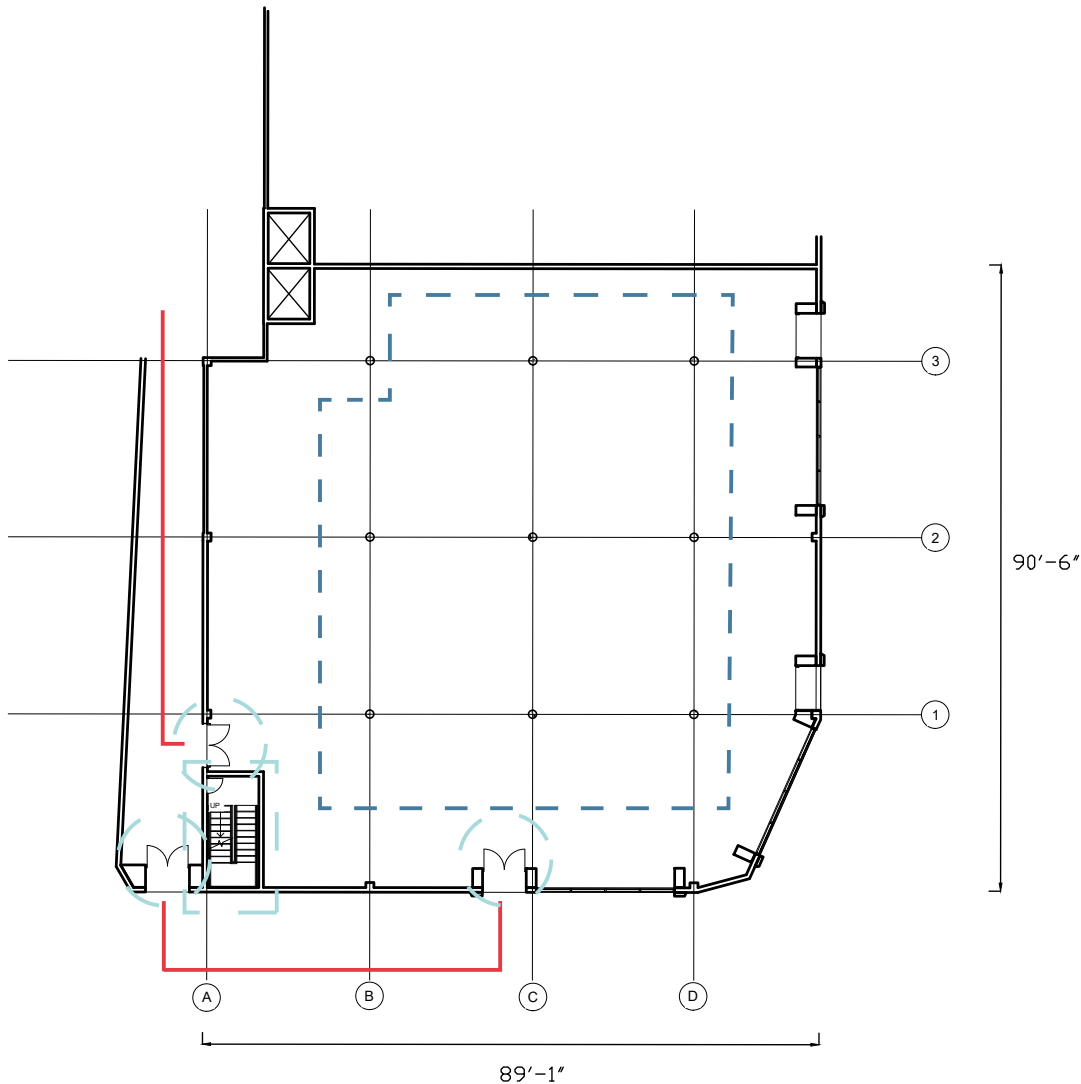
Throughout the streets of Miami Design District, you can find greenery like oak trees, Miami's famous palm trees, and different bushes and flowers.



MIAMI DESIGN

DISTRICT

FFP 1 POLIFORM CHARACTERISTICS



Poliform has an open concept floor plan and circulation system. Within the structure there are two main circulations, primary and secondary. The primary circulation coming from 41ST St and 2ND Avenue and the second circulation within the building itself.

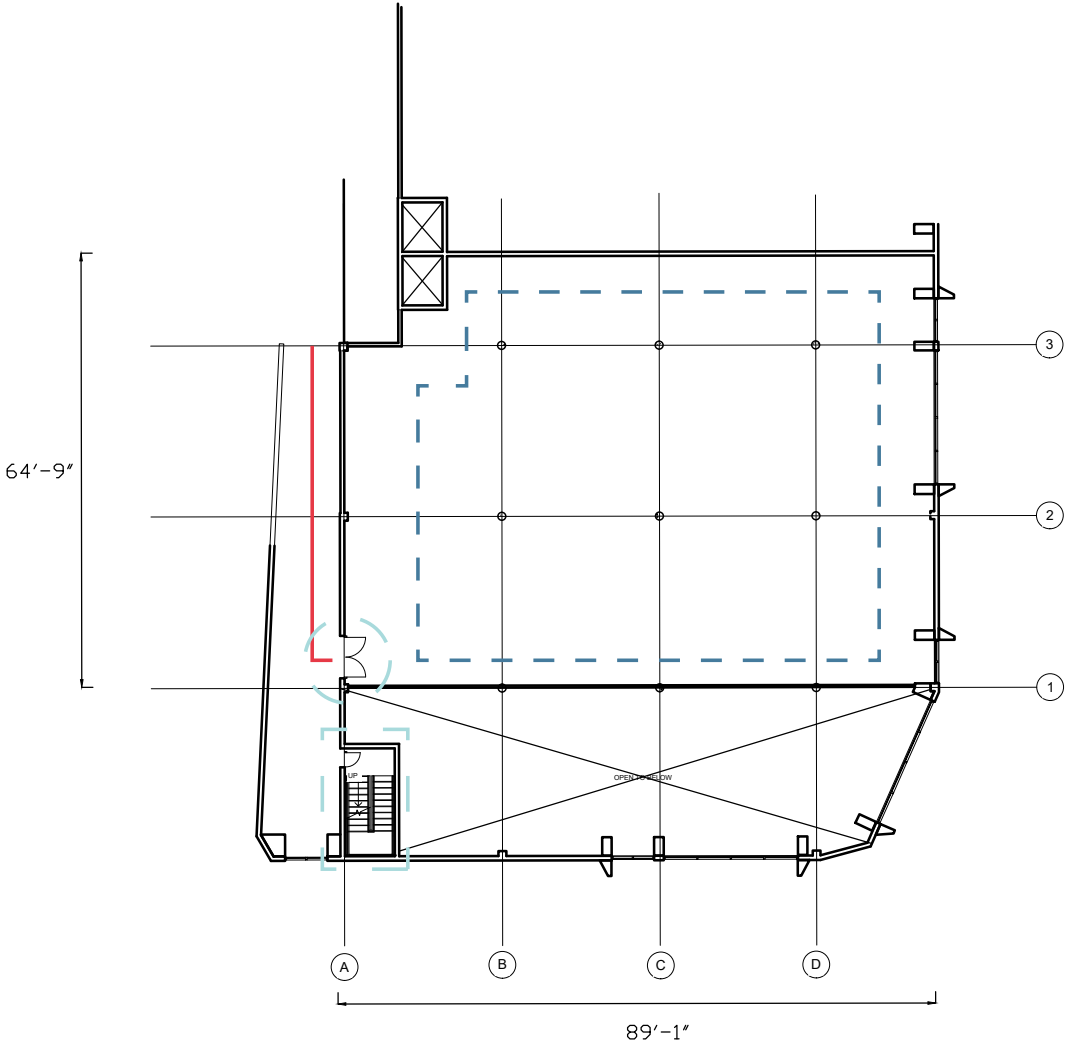
The leased spaces within demonstrate the private spaces and the public spaces are demonstrated by the hallways leading up to the entry doors within the building and everything around Poliform.

The actual area and living area is approximately 54,768 sq ft. with a lot size of 20,868 sq ft. and an adjusted area of 53,914 sq ft.

The building site's first floor sq ft. is approximately 8,062 sq ft.

- PRIMARY CIRCULATION**
- SECONDARY CIRCULATION**
- ENTRANCES/ELEVATORS**

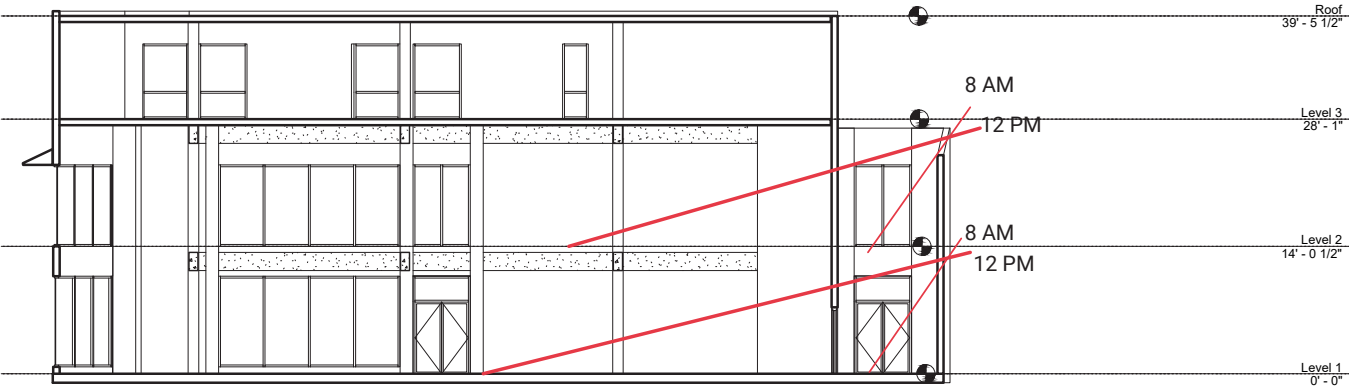
FFP 2 POLIFORM CHARACTERISTICS



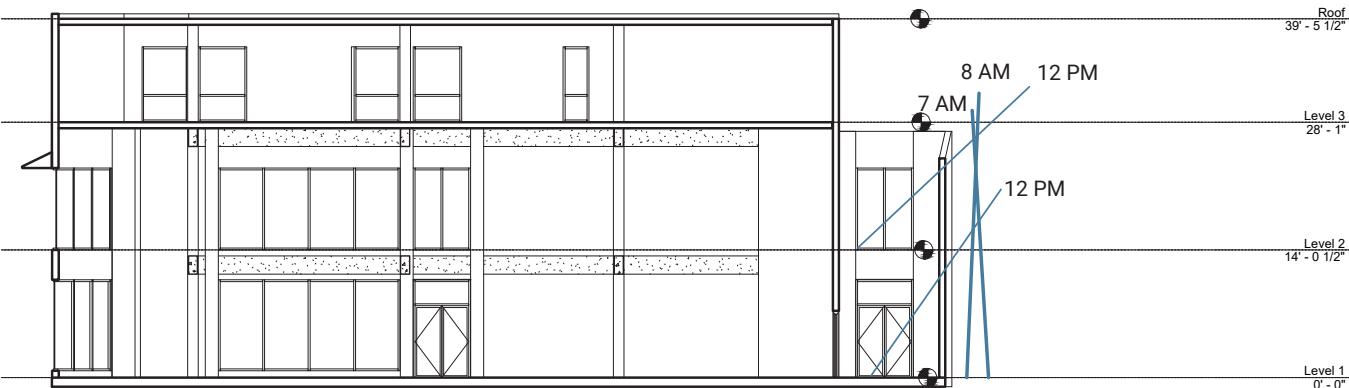
The building site's second floor sq ft. is approximately 5,769 sq ft.

- PRIMARY CIRCULATION**
- SECONDARY CIRCULATION**
- ENTRANCES/ELEVATORS**

SUN ANALYSIS



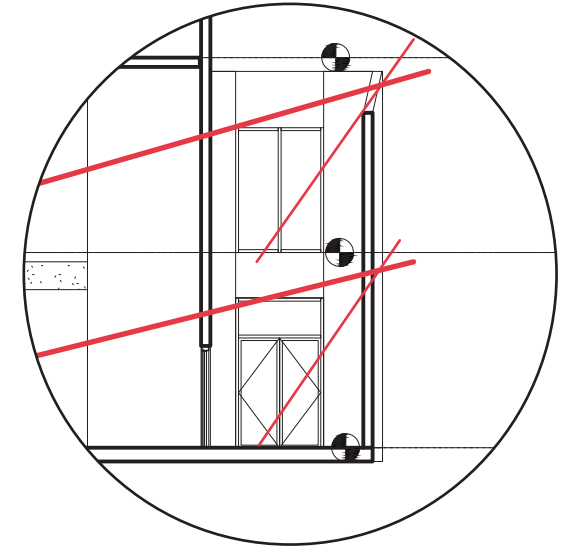
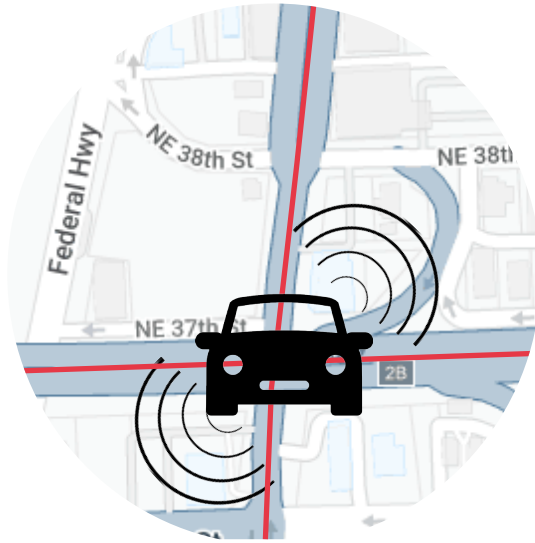
Summer June 21



Winter December 21

By using the given sunpath site, we were able to discover how during the summer months, sunlight will penetrate the building by approximately 50 ft, but during the Winter months, it will only penetrate half of that.

DOMINANT ISSUES



The two main dominant issues we found within the site and building analysis are the traffic that is consistent in the morning and afternoon times and the direct sunlight penetrating through Poliform's Southeast corner.

Two ways the traffic can try to be avoided are by taking alternate routes or by using the public transportation. A way to solve the penetration of the SE sunlight, is to design that corner with corner or change the type of windows to block out some of the sun exposure being brought within

PROJECT

PROPOSAL

To introduce the aspects of traditional Haitian chocolate, toys, music, and literature to other cultures by creating an educational community and retail space accessible to all, geared primarily towards serving Little Haiti's population of single mothers and their children.





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COVER ART ELEMENTS BY SKETCHIFY ON CANVA

ICON ELEMENTS BY NOUN PROJECT

