



DESIGN CHARRETTE

MIAMI DESIGN DISTRICT

LITTLE HAITI - LEMON CITY



ASSIGNMENT 1

ALEJANDRA GAVIDIA
ESTEBAN BETANCOURT
JORDAN STANEK
RAQUEL SANT ANNA

INTRODUCTION

1. SITE ANALYSIS

HISTORY
SURROUNDING
ACCESS AND CIRCULATION
NOISE AND POLLUTION
SITE VIEW AND VEGETATION



2. BUILDING ANALYSIS

HEALTH + SAFETY
OWNERSHIP
LIGHT ANALYSIS
STRUCTURES + ENCLOSURE



3. COMMUNITY

DEMOGRAPHICS
REAL ESTATE
IMPORTANT PEOPLE
CULTURAL IDENTITY
VOODOO RESURGENCY
ENGAGEMENT + INVOLVEMENT



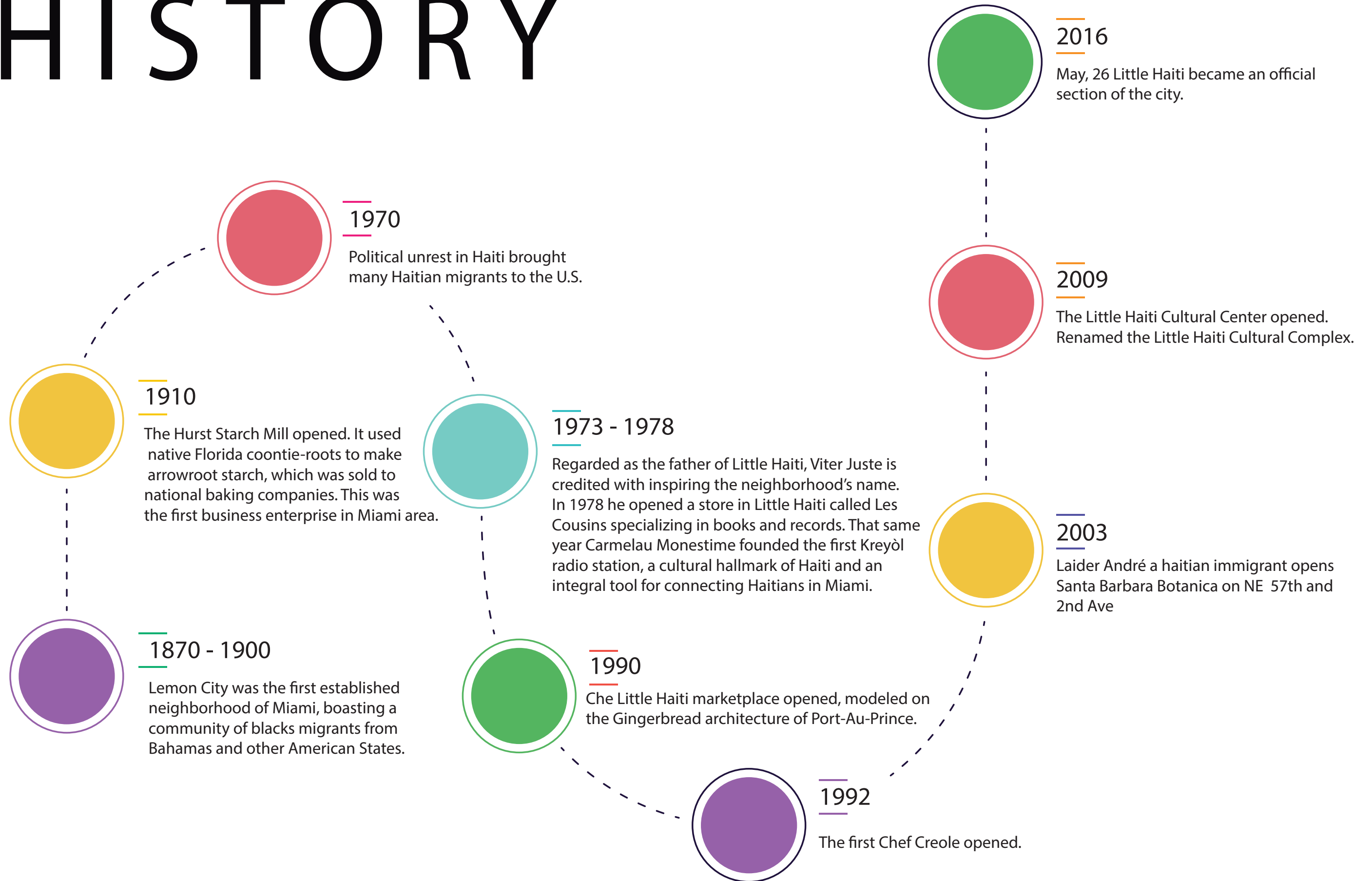
4. CONCLUSIONS



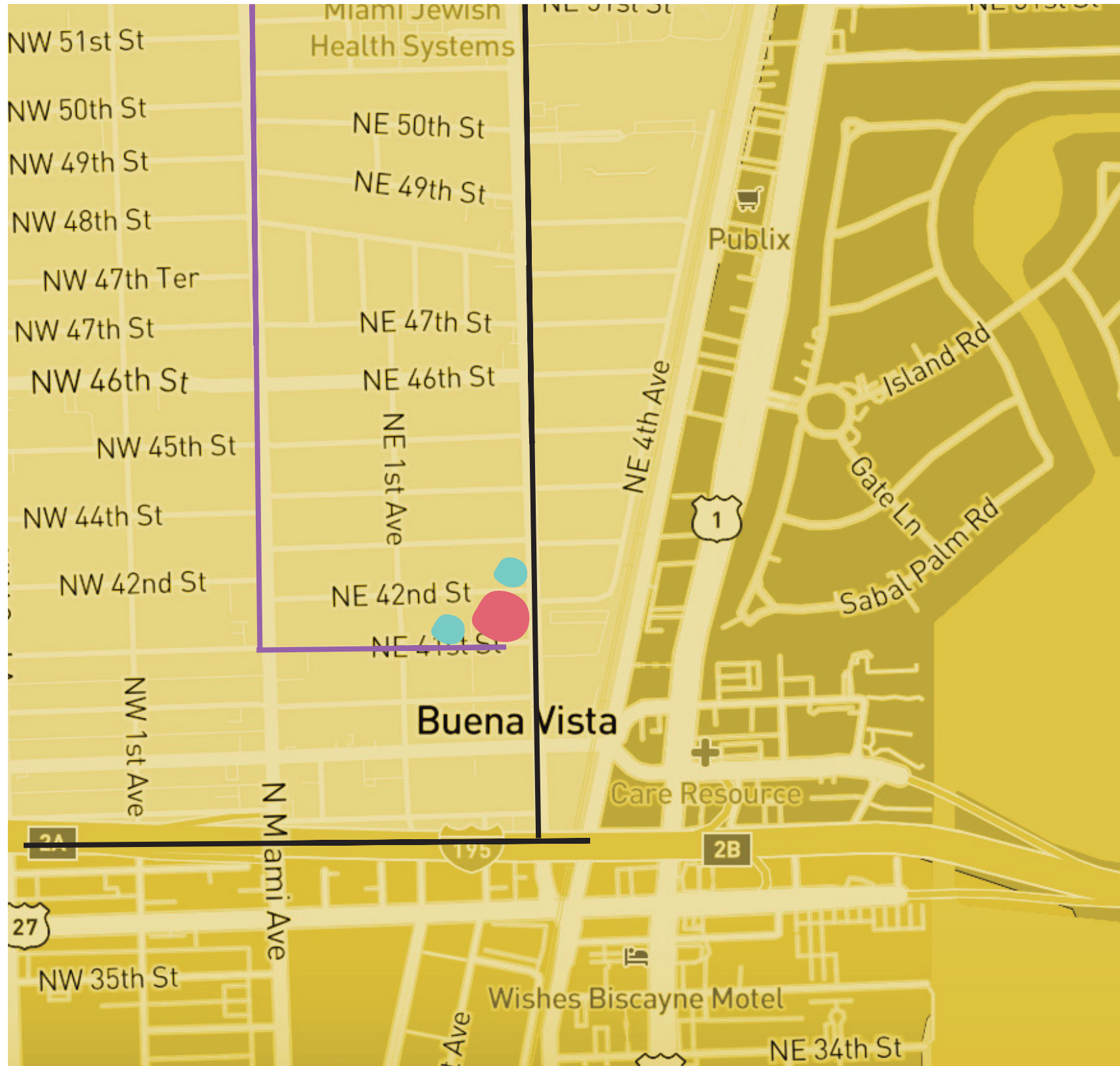
5. PROPOSAL



I HISTORY

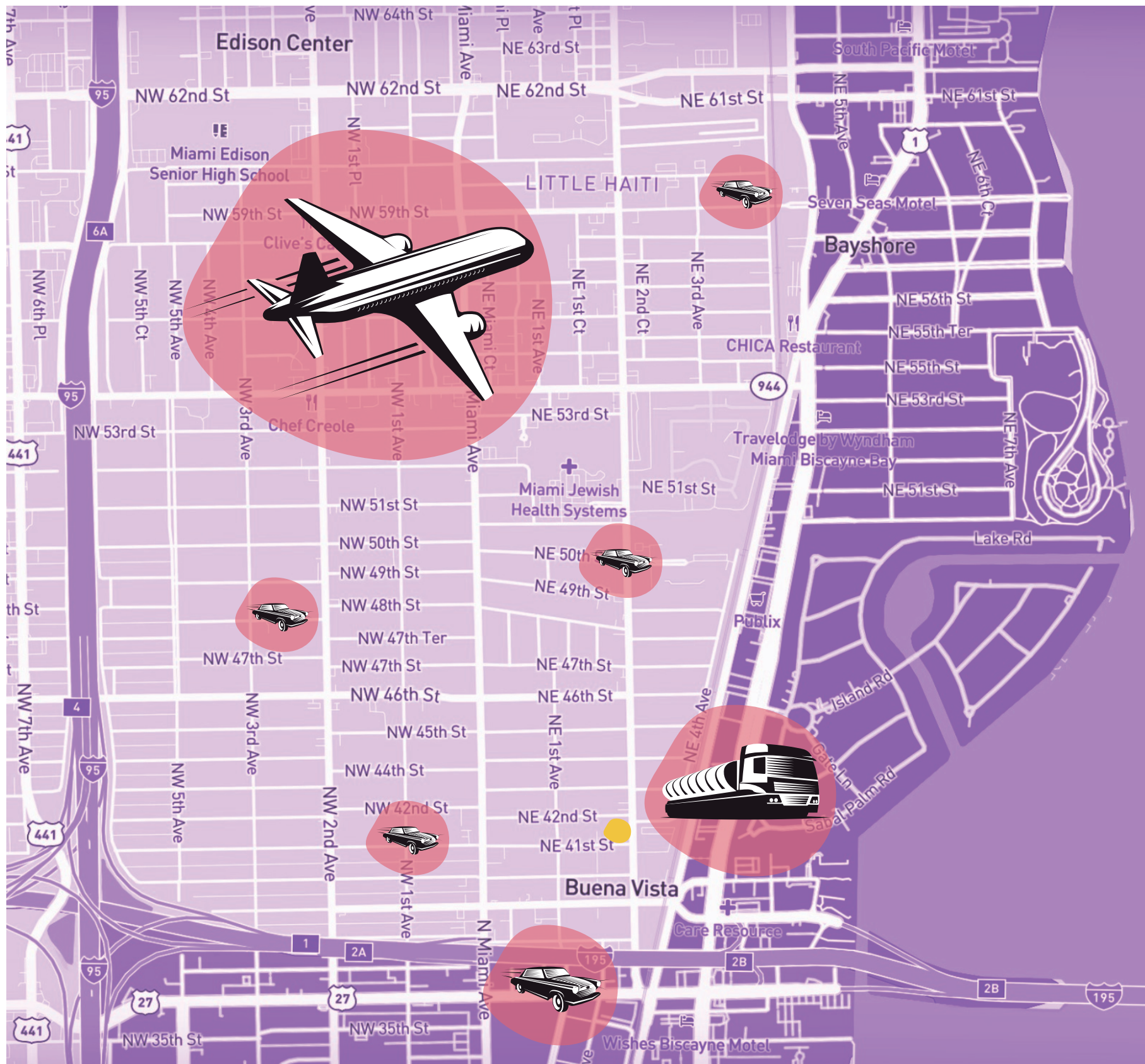


SURROUNDING ACCESS AND POPULATION

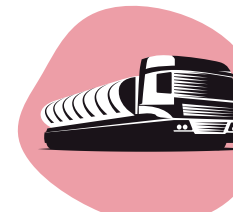


-  4100 NE 2ND AVENUE
-  PARKING
-  MAIN ROUTE
-  SECONDARY ROUTE

NOISE AND POLLUTION



THE SITE IS LOCATED UNDER A MAJOR FLIGHT PATH



THERE'S A TRAIN CORRIDOR RUNNING ALONG US1

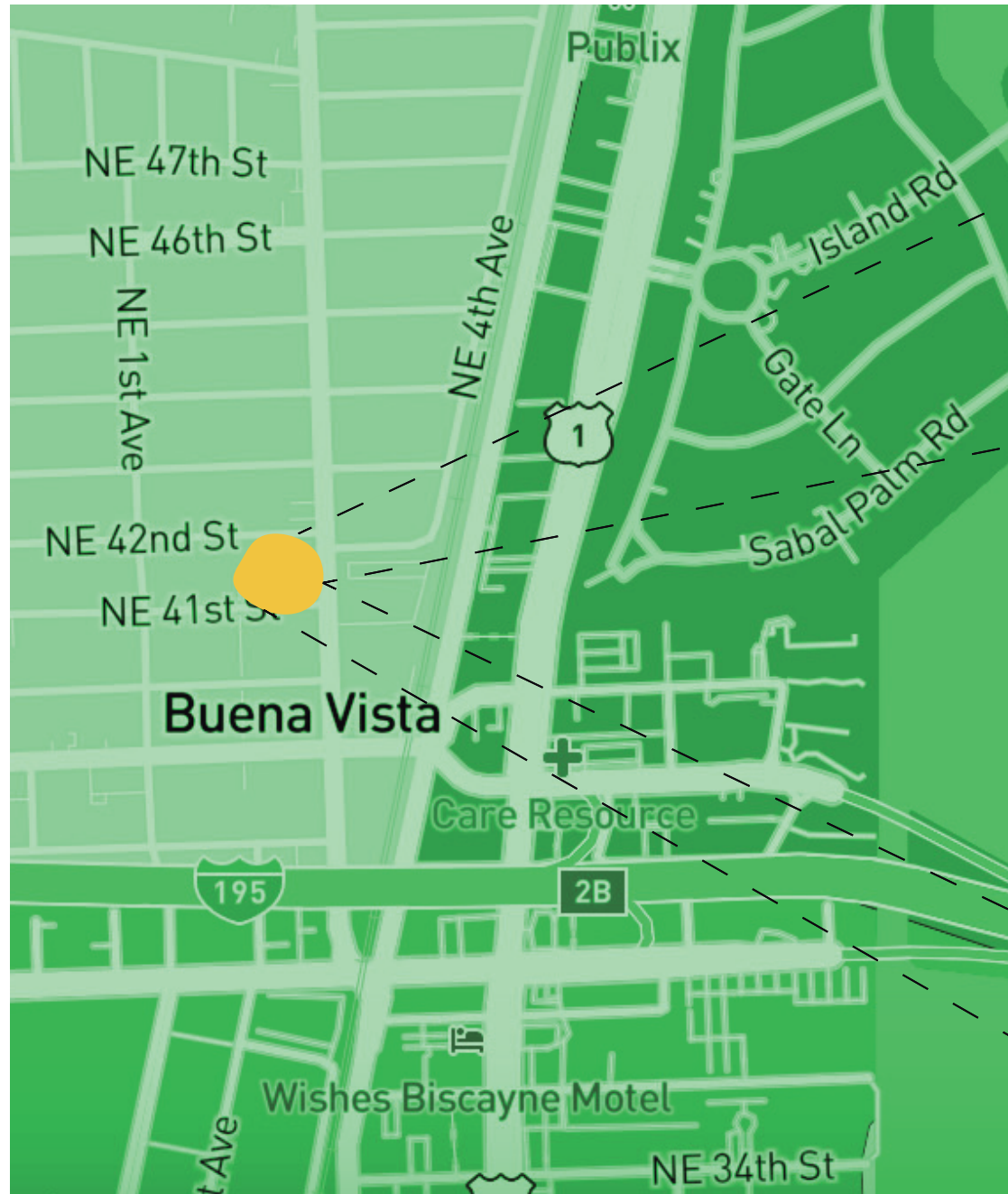


THE SITE IS LOCATED NEAR I95 AND ON A HEAVY TRAFFICKED AREA

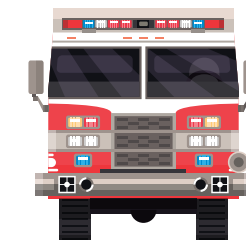
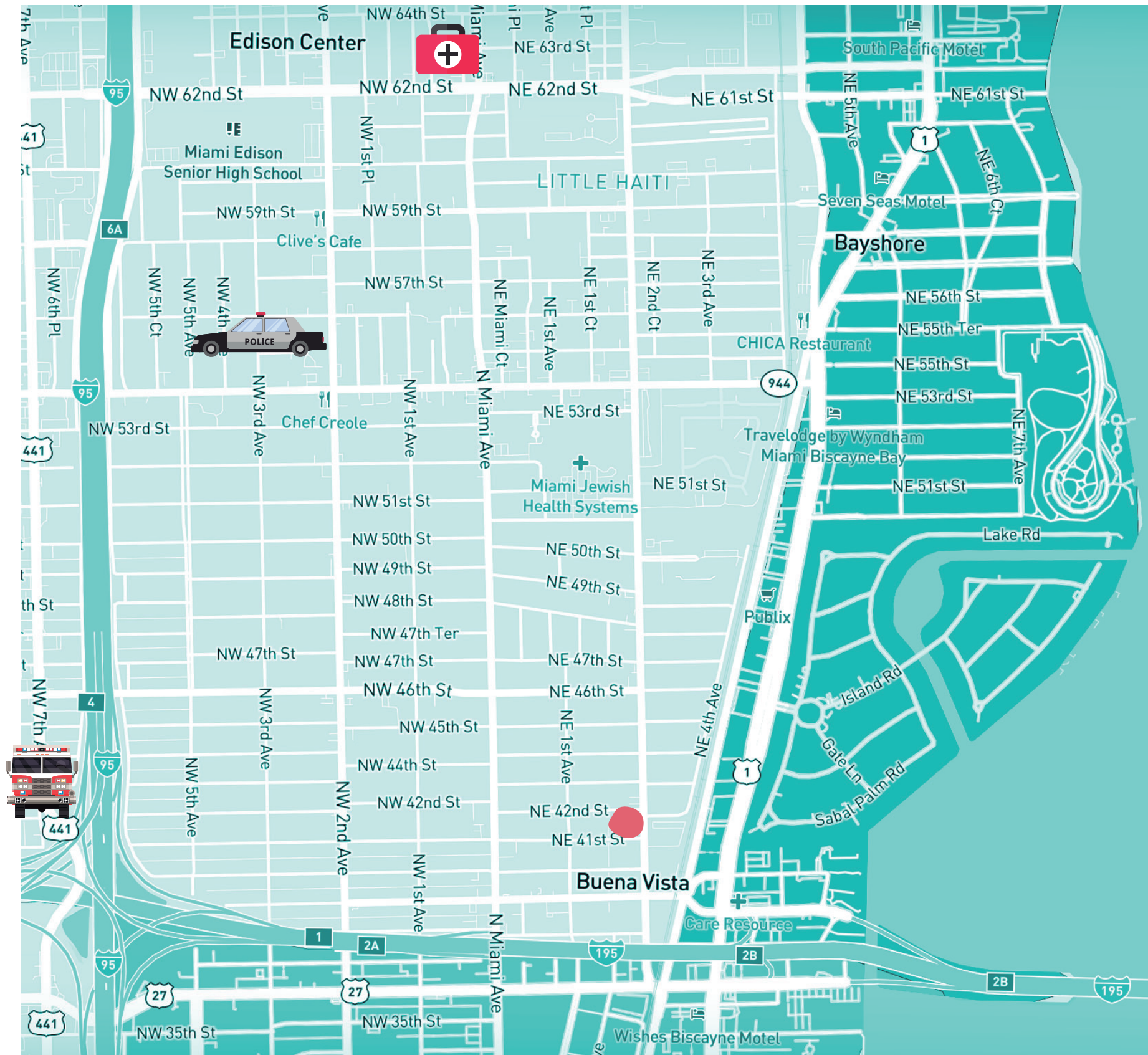


4100 NE 2ND AVENUE

SITE VIEW AND VEGETATION



HEALTH AND SAFETY



CITY OF MIAMI
FIRE STATION 6



LITTLE HAITI
MEDICAL CENTER

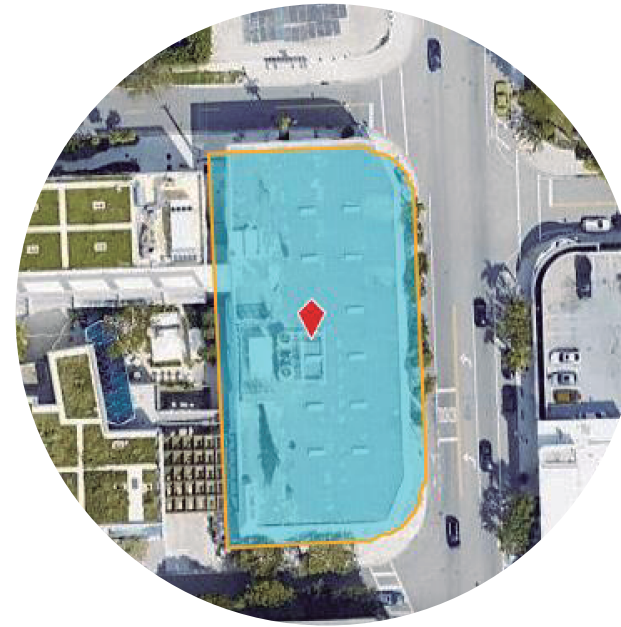


MIAMI POLICE
DEPARTMENT 33142



4100 NE
2ND AVENUE

OWNERSHIP

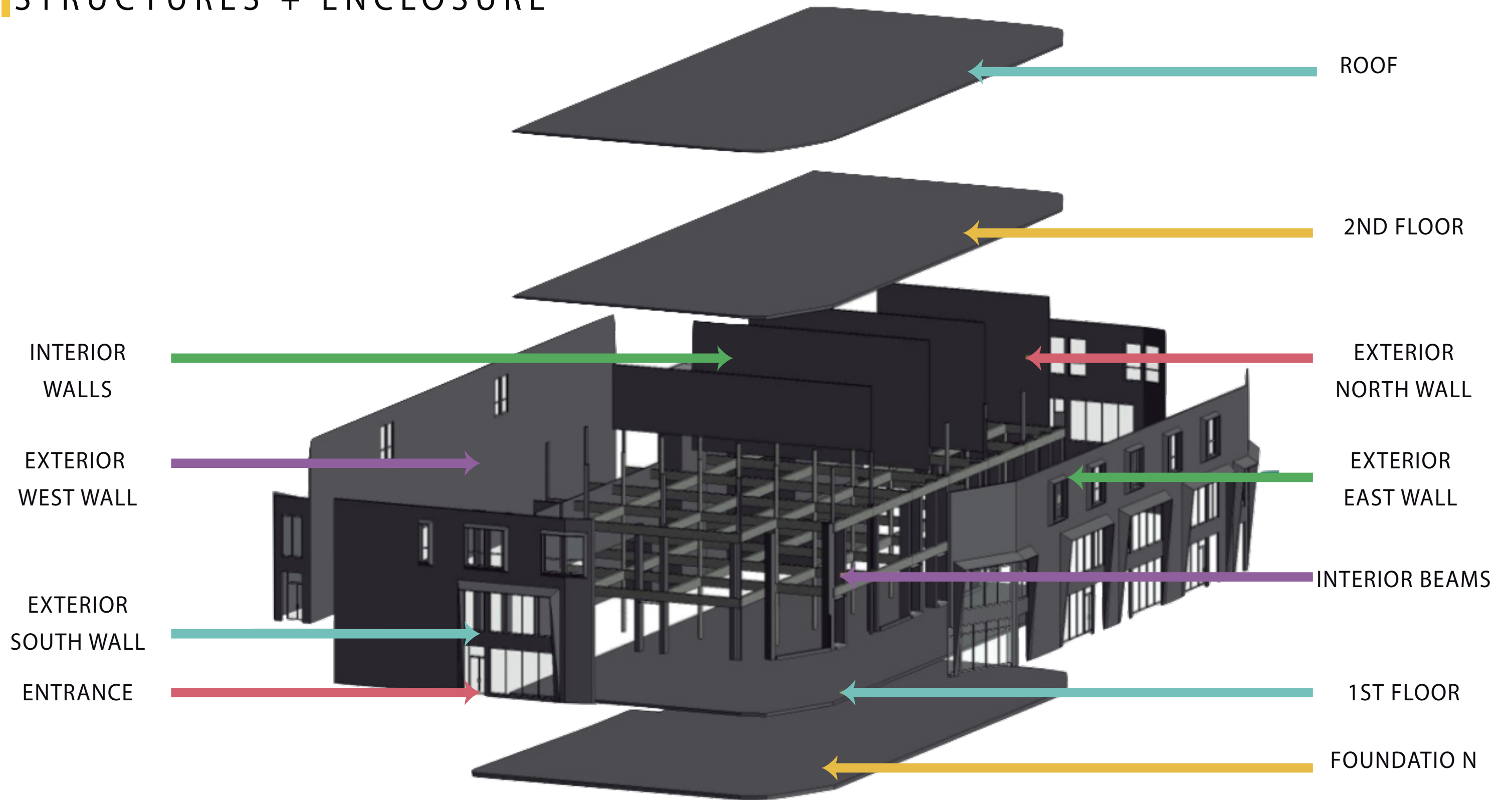


OWNER:
OAK PLAZA ASSOCIATES DEL LLC
C/O MIAMI DESIGN DISTRICT
ASSOCIATES MANAGER LLC

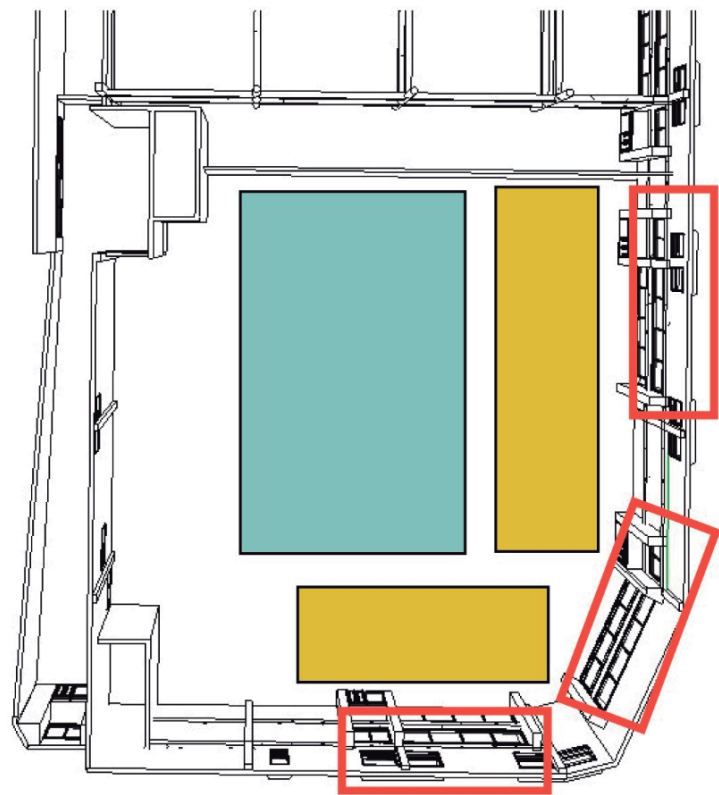
ARCHITECT: ITEC DESIGN WITH MOORHEAD
+ MOORHEAD BUILDING TYPE: OFFICE
YEAR BUILT: 1986
YEAR RENOVATED: 2012
LOOP NET RATING: 4 STAR
BUILDING HEIGHT: 3 STORIES
BUILDING CLASS: B
BUILDING SIZE: 55,678 SF



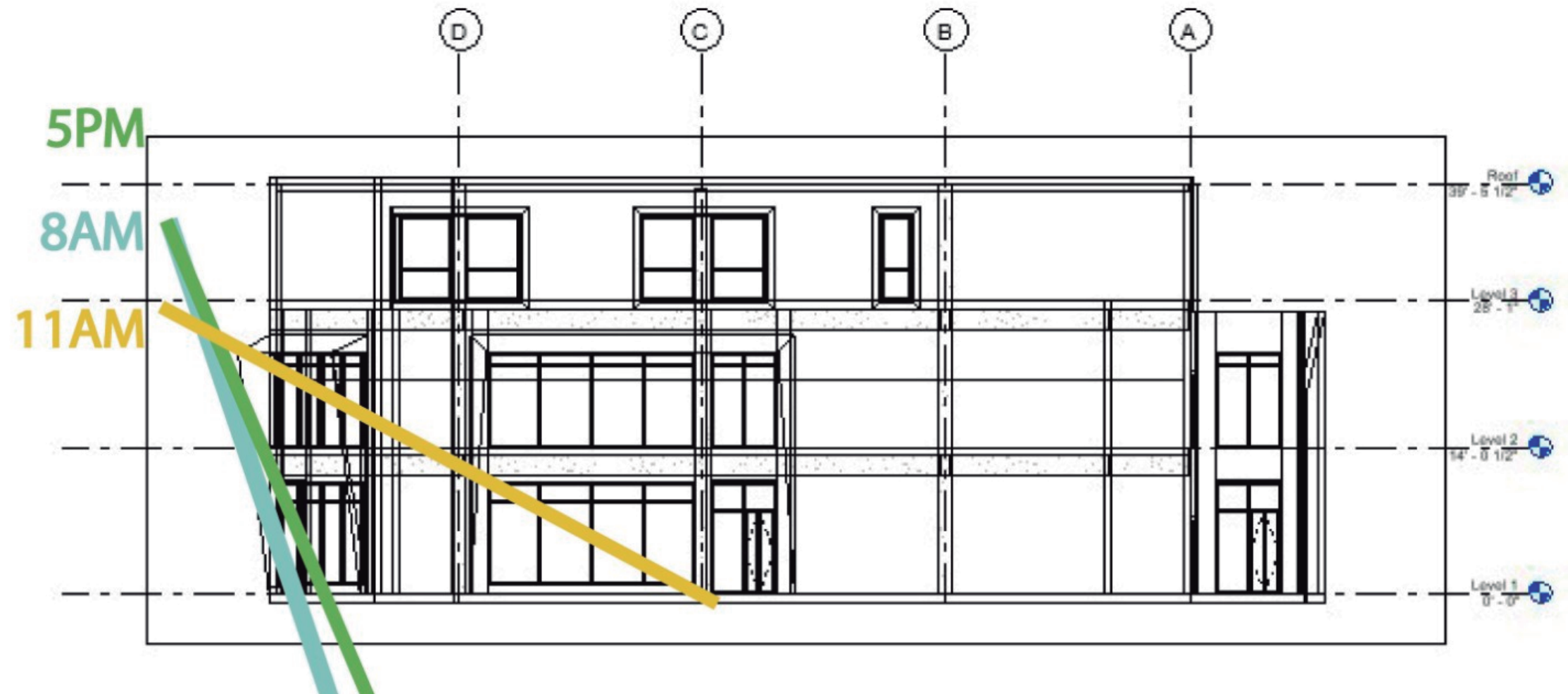
STRUCTURES + ENCLOSURE



LIGHT ANALYSIS



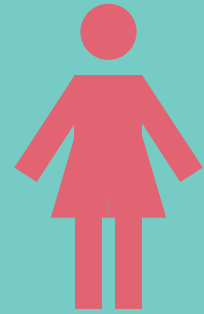
THERMAL ANALYSIS



SUN PENETRATION: SUMMER

DEMOGRAPHIC

LITTLE HAITI - POPULATION:



WOMAN 50.66%



MEN 49.33%

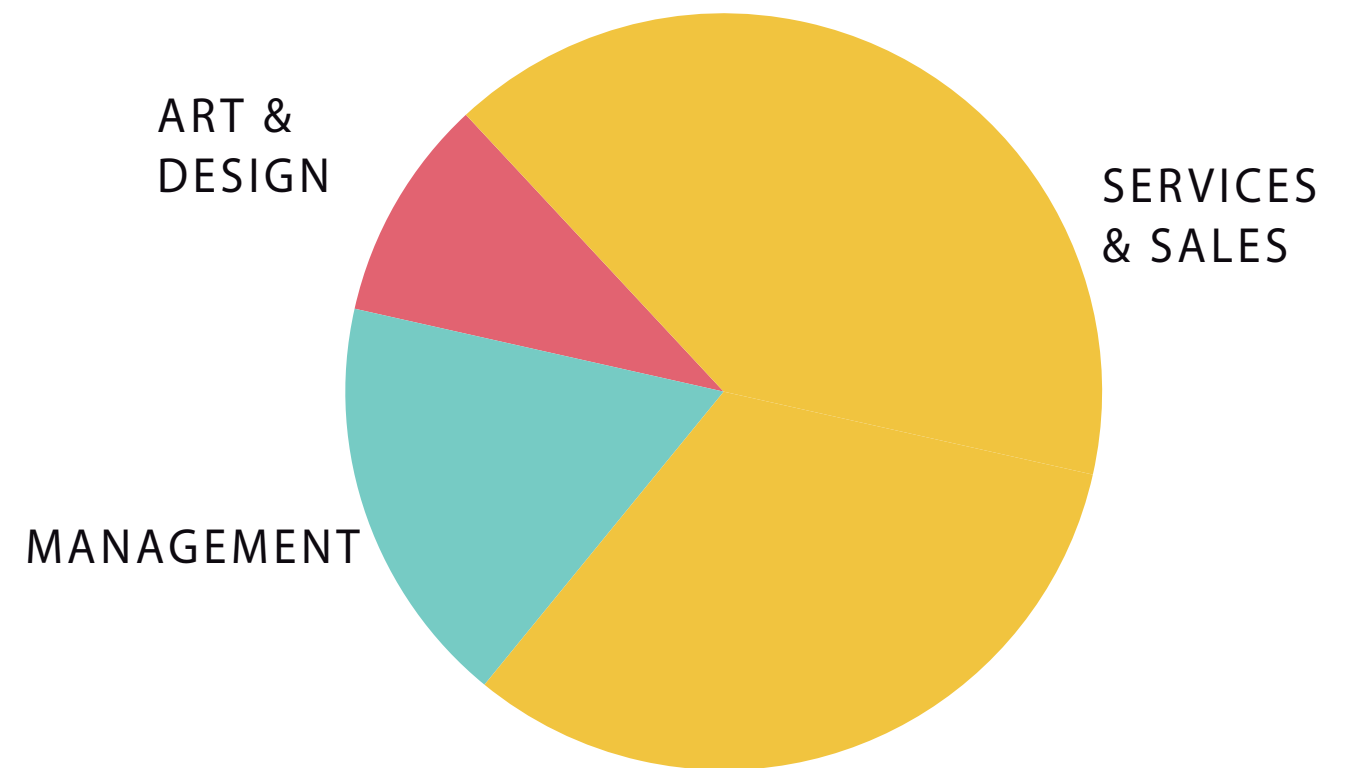
RACE: BLACK 51% HISPANIC 29.3% OTHERS 19.7%

SPEAK ENGLISH: 81%

EDUCATION: 67% NO COLLEGE DEGREE



WOMEN EMPLOYMENT ANALYSIS



13% OF WOMEN IN LITTLE HAITI SELF EMPLOYED

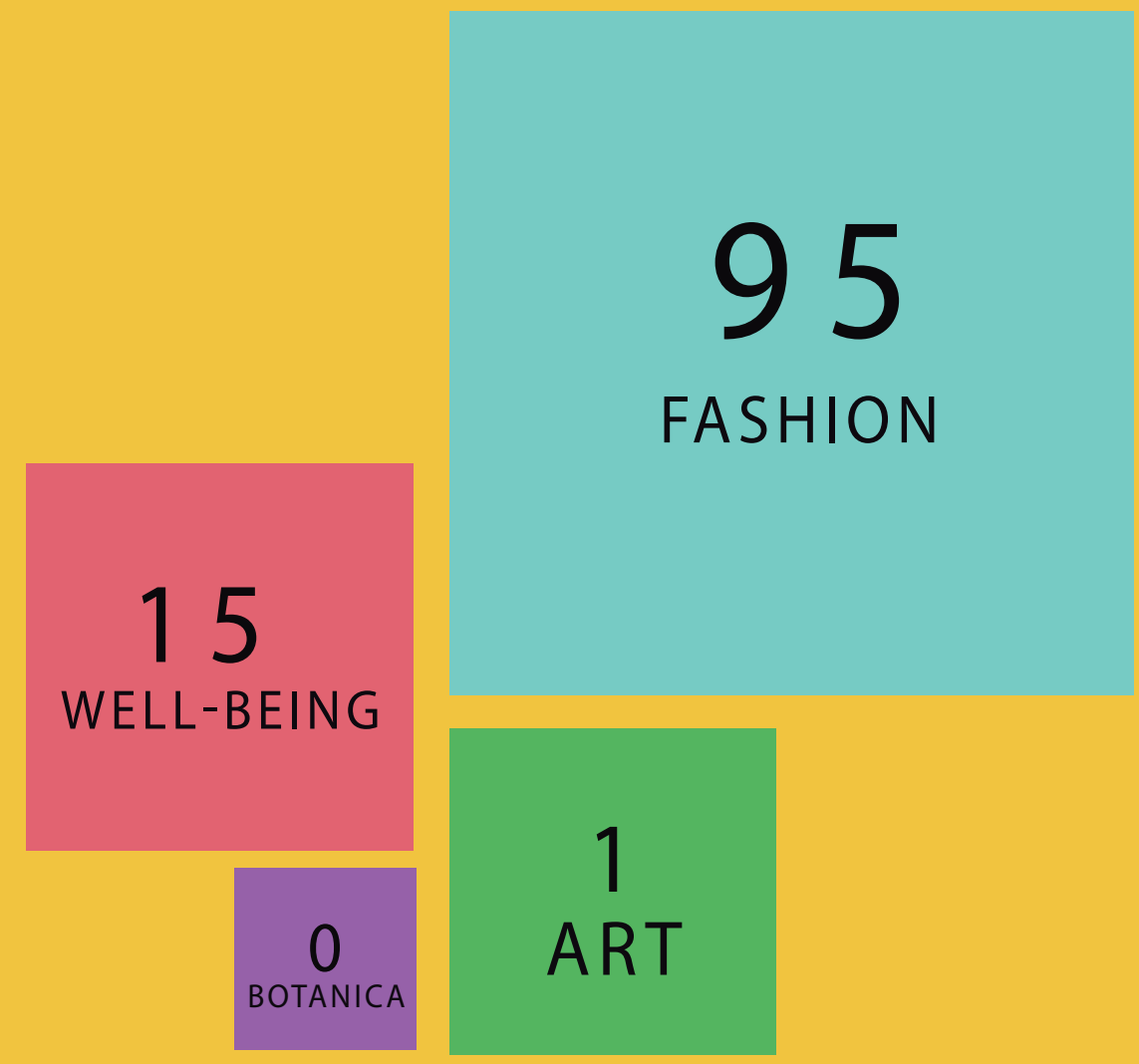
OPPORTUNITY TO EMPOWER THOSE INTERESTED IN ENTREPRENEURSHIP AND CREATIVITY

REAL ESTATE

WHILE INTEGRAL TO HAITIAN CULTURE, BOTANICAS AND WELLNESS SHOPS ARE UNDERREPRESENTED IN BOTH DESIGN DISTRICT AND LITTLE HAITI



DESIGN DISTRICT RETAIL SPACE ANALYSIS



WE WANT TO GIVE THIS TYPE OF SPACE THAT SHOWCASES THE LONGEVITY OF HAITIAN CULTURAL AND RELIGIOUS PRACTICES A GREATER STAKE IN THE RETAIL LANDSCAPE OF THE DESIGN DISTRICT

IMPORTANT PEOPLE OF THE COMMUNITY

DR. LUMANA JOSEPH

CHAIRWOMAN: THE HAITIAN AMERICAN CHAMBER OF COMMERCE OF FLORIDA.

OWNER OF:
LUMANA PHYSICAL THERAPY & WELLNESS CENTER CORP.



MARLEINE BASTIEN

EXECUTIVE DIRECTOR:
FANM AYISYEN NAN MIYAMI, INC
AN IMPORTANT GROUP THAT HAS PROVIDED DESPERATELY NEEDED ASSISTANCE NOT ONLY TO HAITIAN WOMEN AND THEIR FAMILIES, BUT TO THE COMMUNITY AT LARGE.



VONCAROL KINCHEMS

INTERIM DIRECTOR:
LITTLE HAITI REVITALIZATION TRUST,
PROMOTE ECONOMIC DEVELOPMENT,
BUSINESS AND COMMERCE
IN THE AREA.

THE LITTLE HAITI TRUST SHALL DEVELOP AND EXECUTE A PLAN TO CREATE JOBS, ATTRACT INDUSTRY AND FACILITATE THE PRODUCTION OF GOODS AND SERVICES IN THE AREA FOR RESIDENTS AND NON-RESIDENTS.



MOSTLY WOMEN ARE LEADING THE GROUPS AND PEOPLE OF LITTLE HAITI AND ARE RAISING THEIR VOICES TO PROVIDE A BETTER FUTURE FOR THE RESIDENTS OF THE COMMUNITY.

CULTURAL IDENTITY



MODERN HAITIAN MUSIC HAS SPANISH, FRENCH AND AFRICAN ELEMENTS AND RHYTHMS TO IT



LITTLE HAITI, HAS AN AFRO-CARIBBEAN FOOD CULTURE MIXED WITH GLOBAL TRENDS



STREET ART IS PREVALENT, WITH MANY FAMOUS MURALISTS OF THE COMMUNITY.

LITTLE HAITI IS A MECCA OF CULTURAL IDENTITY FOR THE HAITIAN DIASPORA. THROUGH VIBRANT MUSIC, COLORFUL ART, AND THEIR AFRO-CARIBBEAN FLAVORS, THE COMMUNITY CREATES A UNIQUE ATMOSPHERE RICH IN SENSORIAL ELEMENTS.

VOODOO RESURGENCY - INCREASE SPIRITUALITY



"THE HAITIAN PEOPLE HAVE A VIEW OF THE WORLD THAT IS UNIMAGINABLY DIFFERENT FROM OURS,"

"OUR VIEW IS DOMINATED BY PHYSICAL, TOUCHABLE REALITY. IN HAITI THE SPIRITS ARE AS REAL AS YOUR WIFE OR YOUR DOG,"

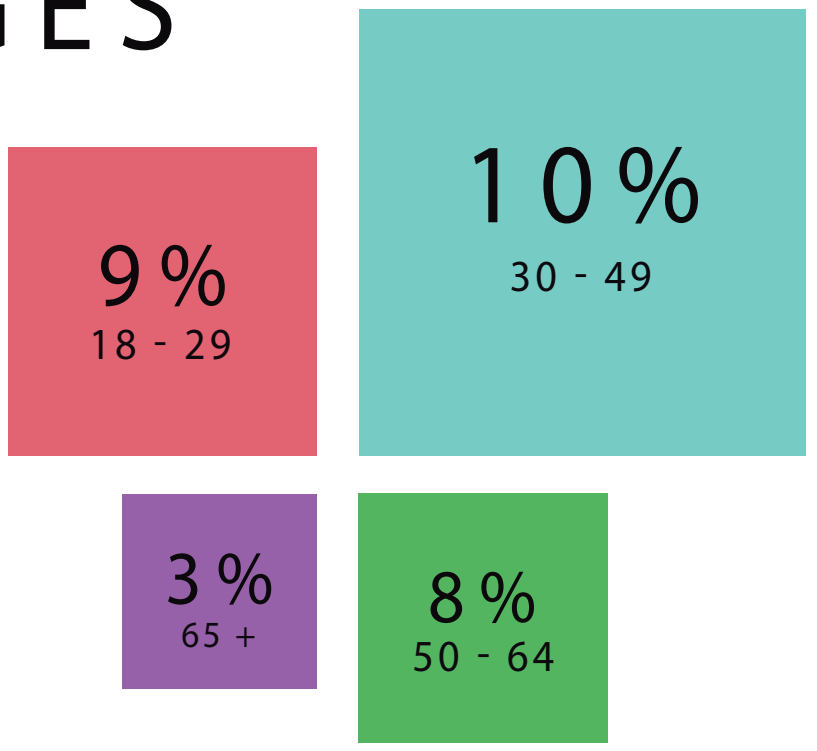
"I WANT TO OPEN MY DOOR. I WANT TO TELL PEOPLE: WE EXIST. WE ARE NOT DEVIL WORSHIPPERS, WE WANT TO DEFEND OUR CULTURE AND TRADITIONS,"

-MS. DELERME, VOODOO PRIESTESS

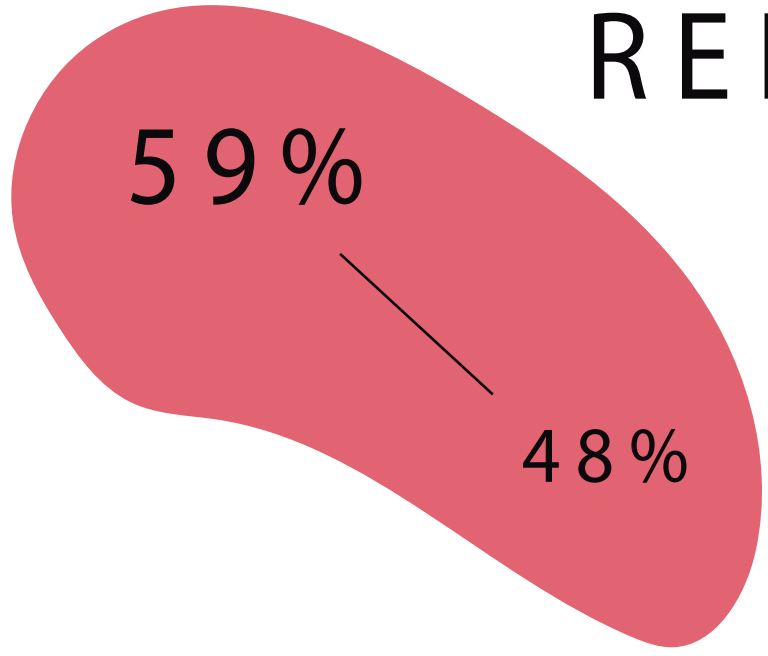
TODAY, WITH THE INTERNET OFFERING UNLIMITED ACCESS TO INFORMATION — CULTURAL, HISTORICAL AND SCIENTIFIC — SPIRITUALITY IS BECOMING FRECKLED WITH MODERN NUANCE. WRAPPED UP IN ANCIENT METHODS AND NOVEL TECHNOLOGY, IT'S REACHING NEW (ALBEIT SPLINTERED) HEIGHTS ALONGSIDE THE BURGEONING WELLNESS MOVEMENT.

VOODOO RESURGENCY - INCREASE SPIRITUALITY

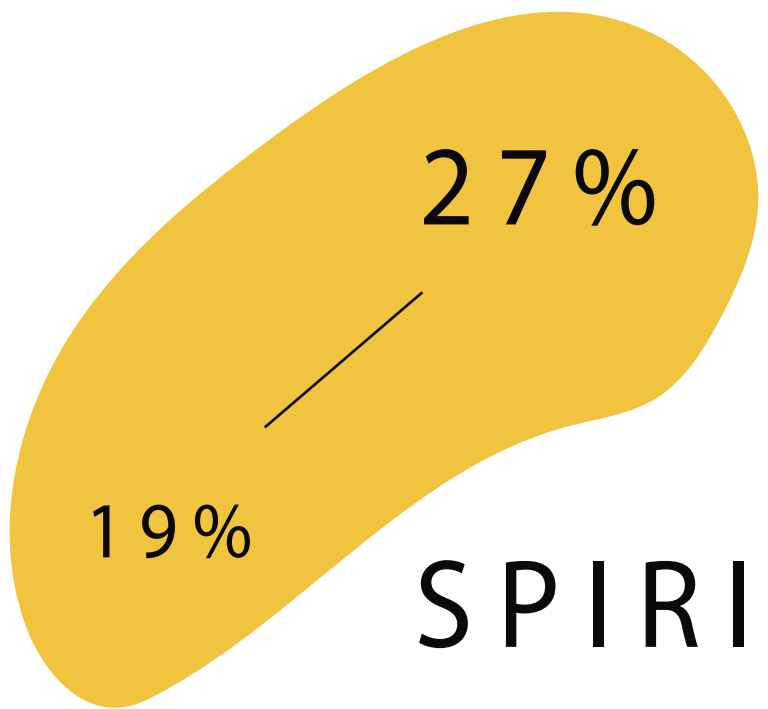
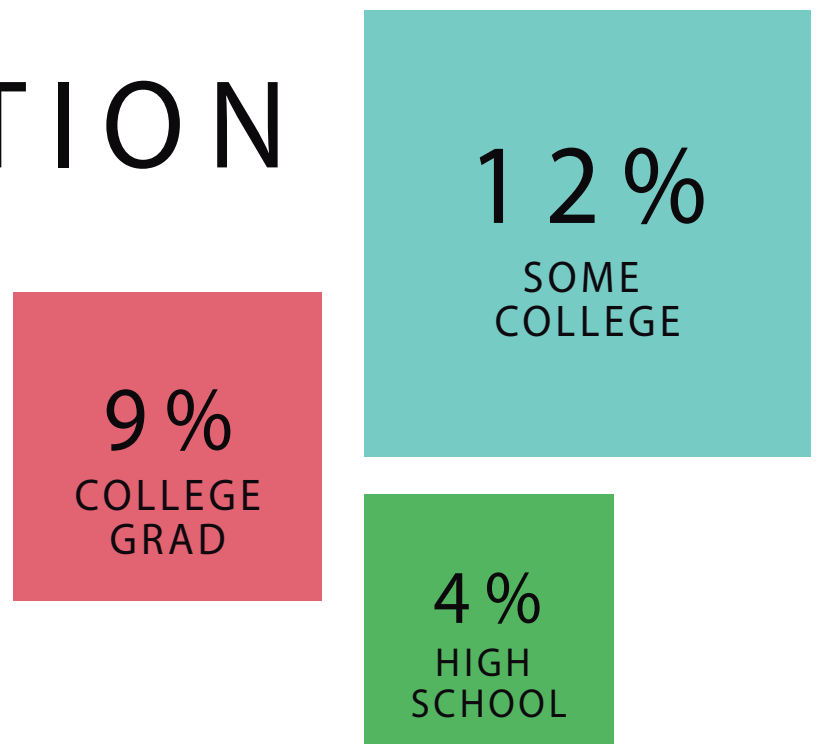
AGES



RELIGIOUS



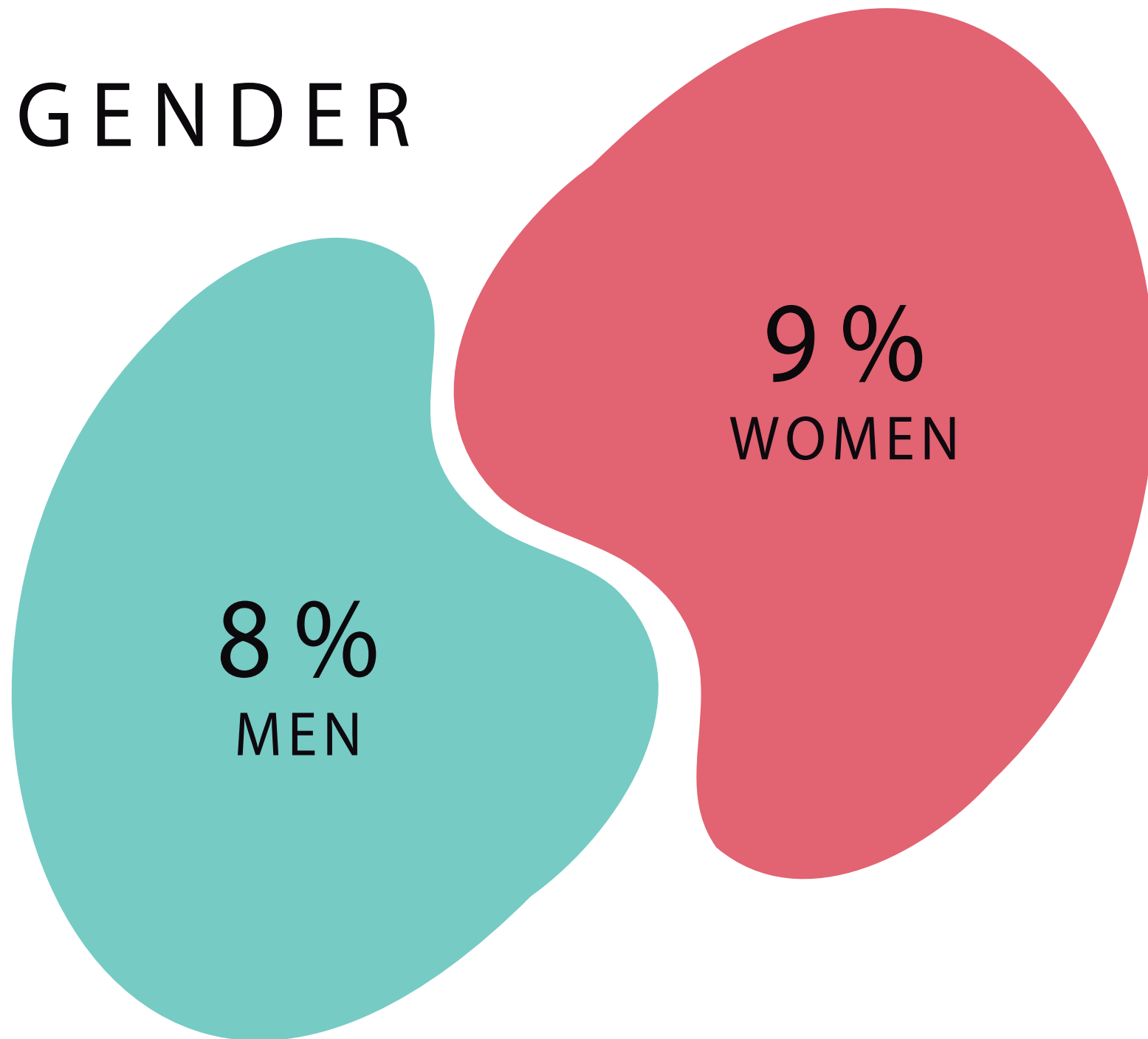
EDUCATION



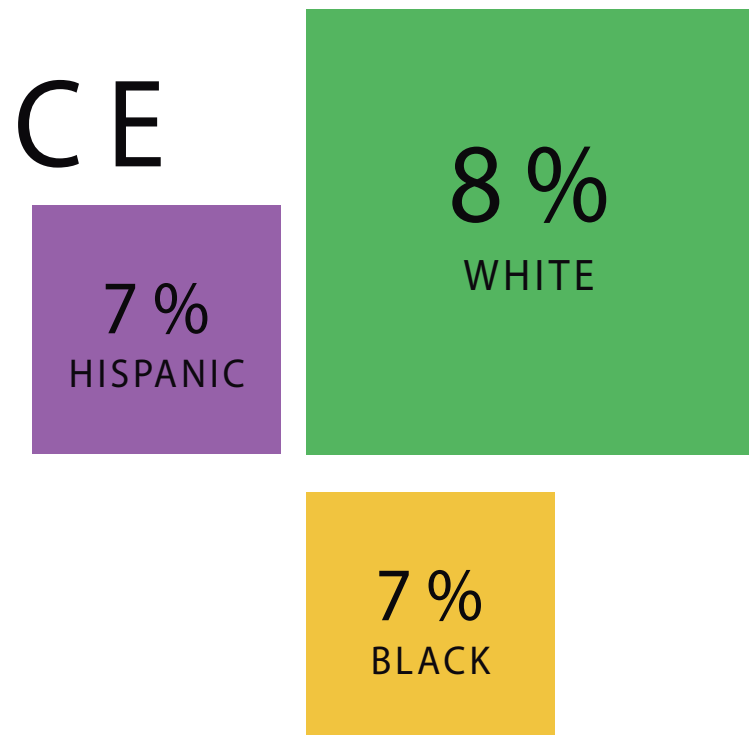
SPIRITUAL

VOODOO RESURGENCY - INCREASE SPIRITUALITY

GENDER



RACE



THE INCREASE IN PEOPLE'S PERCEPTION OF SPIRITUALITY AND THE ESOTERIC SEEMS TO BE BROAD-BASED AND NOT NECESSARILY CENTERED AROUND A SPECIFIC GENDER, RACE, OR CLASS. WITH THIS BEING SAID, WE CAN STIPULATE THAT A RETAIL SPACE CATERING TO THIS INTEREST, TIED TOGETHER WITH THE RICH HISTORY OF VODOO PRACTICES, WOULD APPEAL TO A WIDE AUDIENCE AND PERHAPS BRIDGE THE GAP OF LITTLE HAITI AND DESIGN DISTRICT.

ENGAGEMENT + INVOLVEMENT

ARTS + MUSEUMS + HISTORICAL

- LITTLE HAITI CULTURAL CENTER
- HAITIAN HERITAGE MUSEUM
- INDEPENDENT GALLERIES

HEALTH + LEGAL + EDUCATIONAL + SERVICES

- SANT LA NEIGHBORHOOD CENTER
- CENTER FOR HAITIAN STUDIES
- HEALTH + HUMAN SERVICES

FAMILY + YOUTH DEVELOPMENT

- FAMILY ACTION NETWORK
- MOVEMENT
- LITTLE HAITI OPTIMIST CLUB

RELIGIOUS

- NOTRE DAME D'HAITI
- PIERRE TOUSAINT CENTER

SERVICES OFFERED

PARTNERSHIP WITH LOCAL
SCHOOLS PROMOTING SCIENCE
AND TECHNOLOGY FOR YOUTH

CHILDCARE/ COUNSELING

FORUMS, LECTURES, WORKSHOPS

FAMILY FOCUSED ACTIVITIES

HEALTH LITERACY + CONNECTION
TO HEALTH SERVICES

EDUCATIONAL + EMPLOYMENT
ADVANCEMENT

THE PEOPLE OF LITTLE HAITI WOULD BENEFIT FROM A RETAIL SPACE THAT FOCUSES ON PROVIDING BASIC DAILY NEED RELATED TO HEALTH AND GENERAL QUALITY OF LIFE, BUT IS ALSO CULTURALLY CONSCIOUS TO THEM, AND WELCOMING TO NON-HAITIANS TO EMBRACE WITHOUT HESITATION. WE ENVISION A RETAIL SPACE THAT PROVIDES THE BASICS OF HEALTH AND WELLNESS IN A MEANINGFUL WAY THAT TURNS A NECESSITY INTO A LUXURY. BY INCORPORATING OPPORTUNITIES FOR RECREATION AND EDUCATION IN THE SPACE AS WELL, WE WILL BE MAXIMIZING THE MISSION OF CURRENT COMMUNITY EFFORTS

CONCLUSIONS

PRESERVATION & CELEBRATION
OF HAITIAN ART, HISTORY,
VOODOO, IDENTITY

WOMEN UNDERREPRESENTED
IN ART, DESIGN AND
MANAGERIAL/ENTREPRENEURIAL
ROLES

GLOBAL RISE OF INTEREST
IN SPIRITUAL HEALTH
& WELLNESS, ESOTERIC,
VOODOO

COMMUNITY OUTREACH AND
PARTNERSHIPS ADDRESSING
ESSENTIALS OF
A HIGH-QUALITY LIFE FOR
WOMEN AND CHILDREN

PROPOSAL - WELLNESS LAB

70% RETAIL: PRODUCTS SOURCED BOTH FROM LOCAL VENDORS & MADE AT THE IN-HOUSE APOTHECARY



WELLNESS ACCESSORIES



BEAUTY & SELF-CARE



HAITIAN VOODOO
& RELIGIOUS ARTIFACTS



HAITIAN ART & DECOR

30% IN-HOUSE APOTHECARY LAB:
WHERE PRODUCTS ARE MADE ON SITE



RESERVABLE SPACE



EDUCATIONAL LAB

EDUCATION AND PRODUCT
DEVELOPMENT
VIA COMMUNITY PARTNERSHIP

NECESSITIES
BECOME LUXURIES



LOCAL VENDORS
AND SUPPLIES

REVENUE



THANK YOU



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