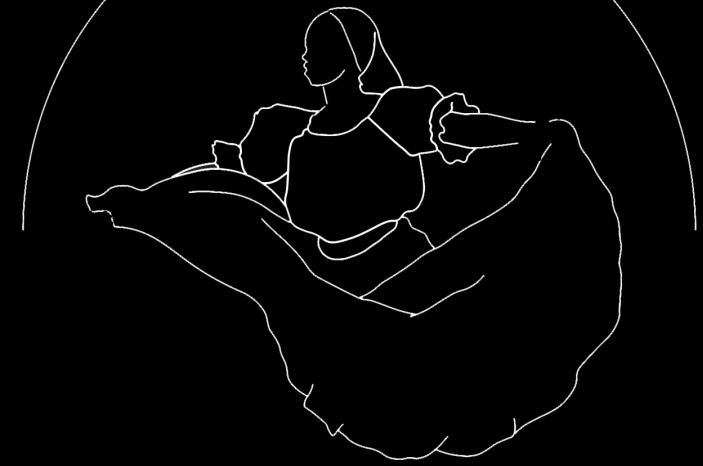




ini...united





HUMAN RECEPTION

Grandeur

Splendor and impressiveness

In order to create grandeur in a space the design tends to have an architectural element that is emphasized by height.

This height tends to make people feel miniscule and that emphasizes the splendor of the space.

HISTORY

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** as political refugees due to the persecutions in their own country. Bustling with Haitian-owned and operated business, the colorful and distinctive **Caribbean characteristics** engulf the area.



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**.

Mural Art

Colorful murals are common to find in Little Haiti, they are representative of the Haitian cultural background. They tend to depict Haitian people in colorful settings, sometimes doing labour work.



Food

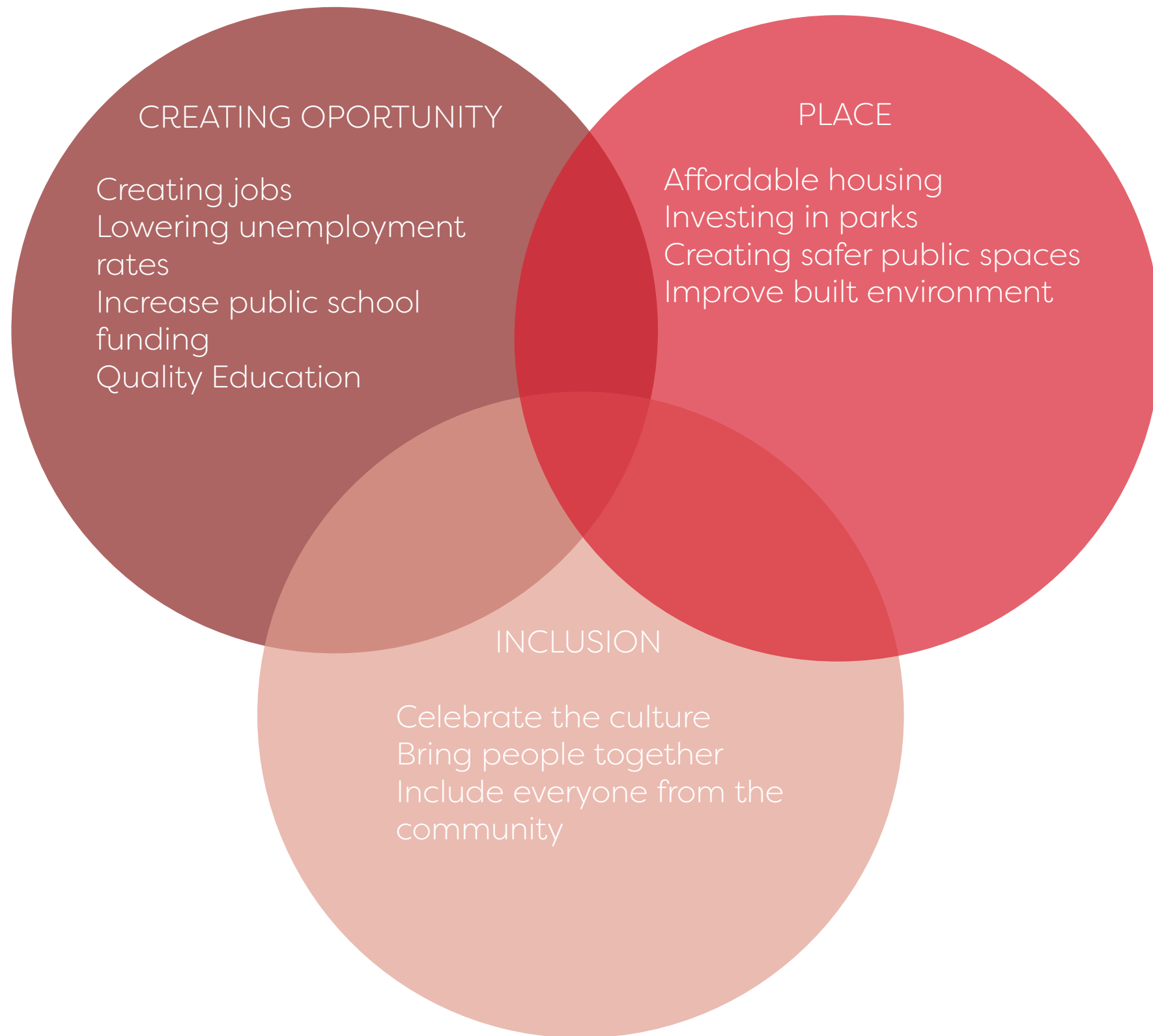
Haitian food is a combination of French and African cuisine, with influence of Caribbean staples. Full of spices and aromas, these dishes bring a comforting feeling to anyone that tries them.



Dance

Yanvalou is considered to be the sacred dance of Haiti, it has defined Vodou ceremonies and rituals for decades.





GENTRIFICATION

Gentrification can be 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 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.

PROJECT GOALS

Celebrate

The 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 and the smell of the Haitian flavors.

Integrate

Integrate new people into the culture by creating a **place** where individuals can **come together** to trade, entertain, network and dine.

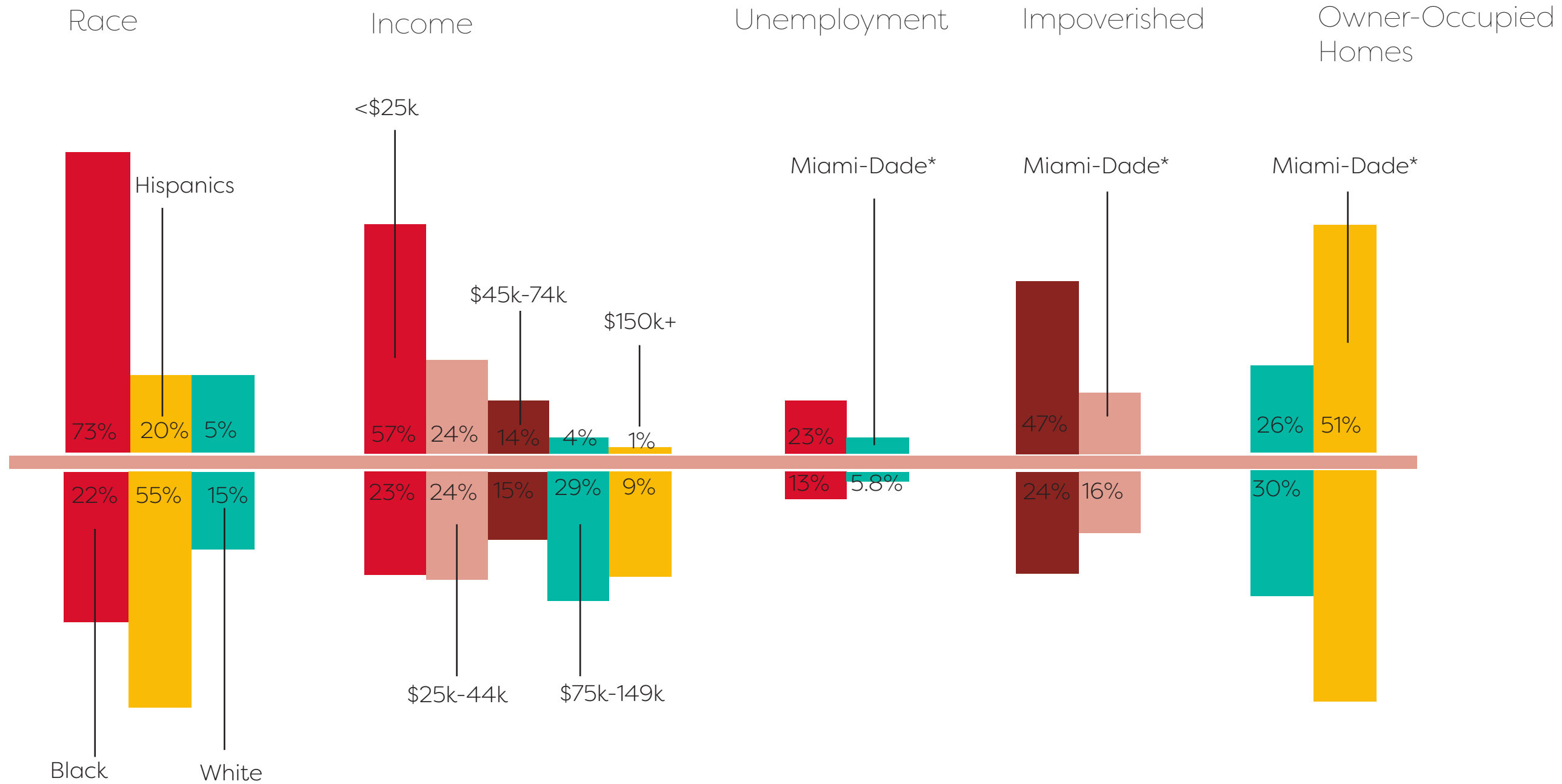
Collaborate

Create a **collaborative space** where people will have the opportunity to **meet others** with **similar interests** in a more **professional environment** or in groups.

DEMOGRAPHICS

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

Little Haiti

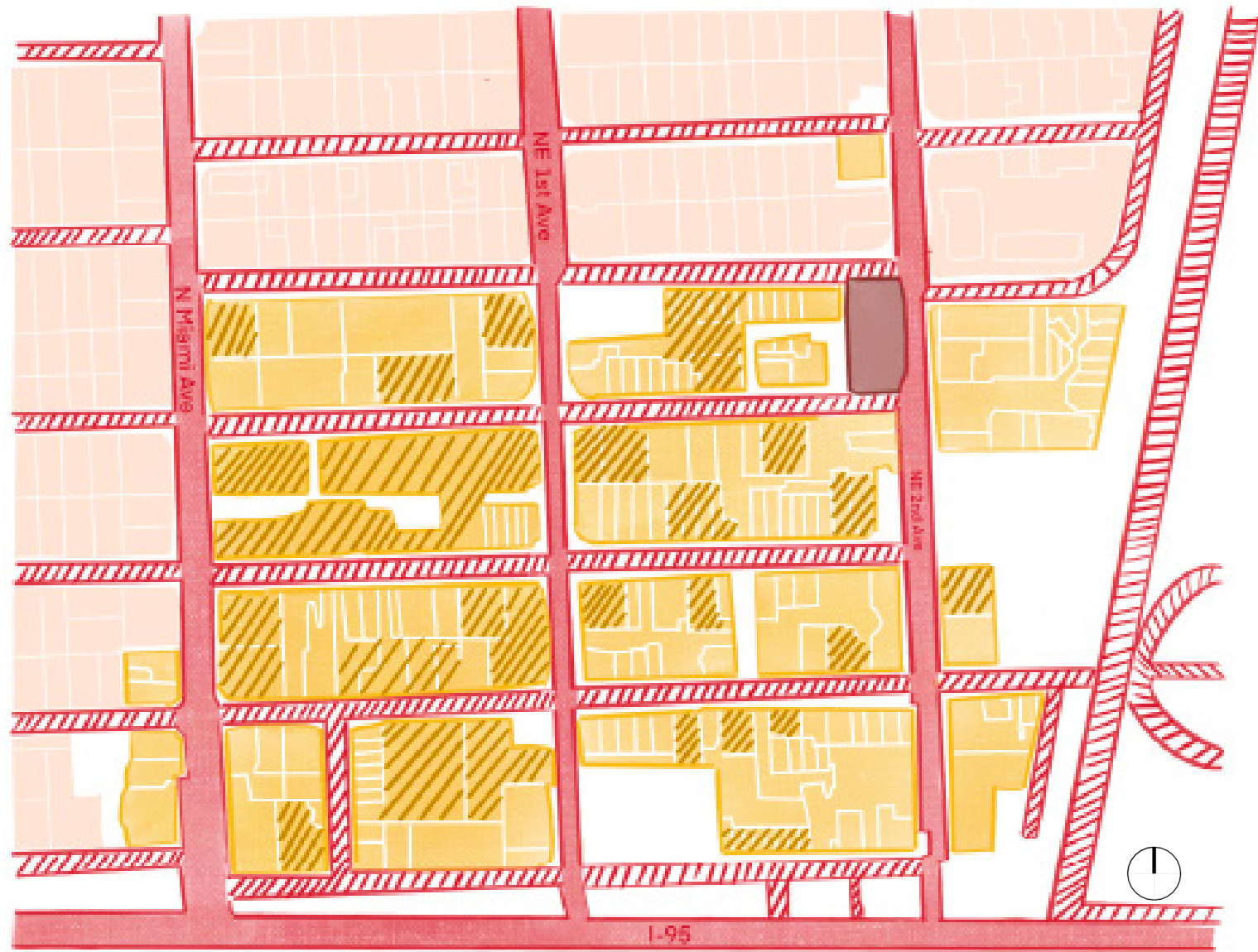


*For Comparison Purposes

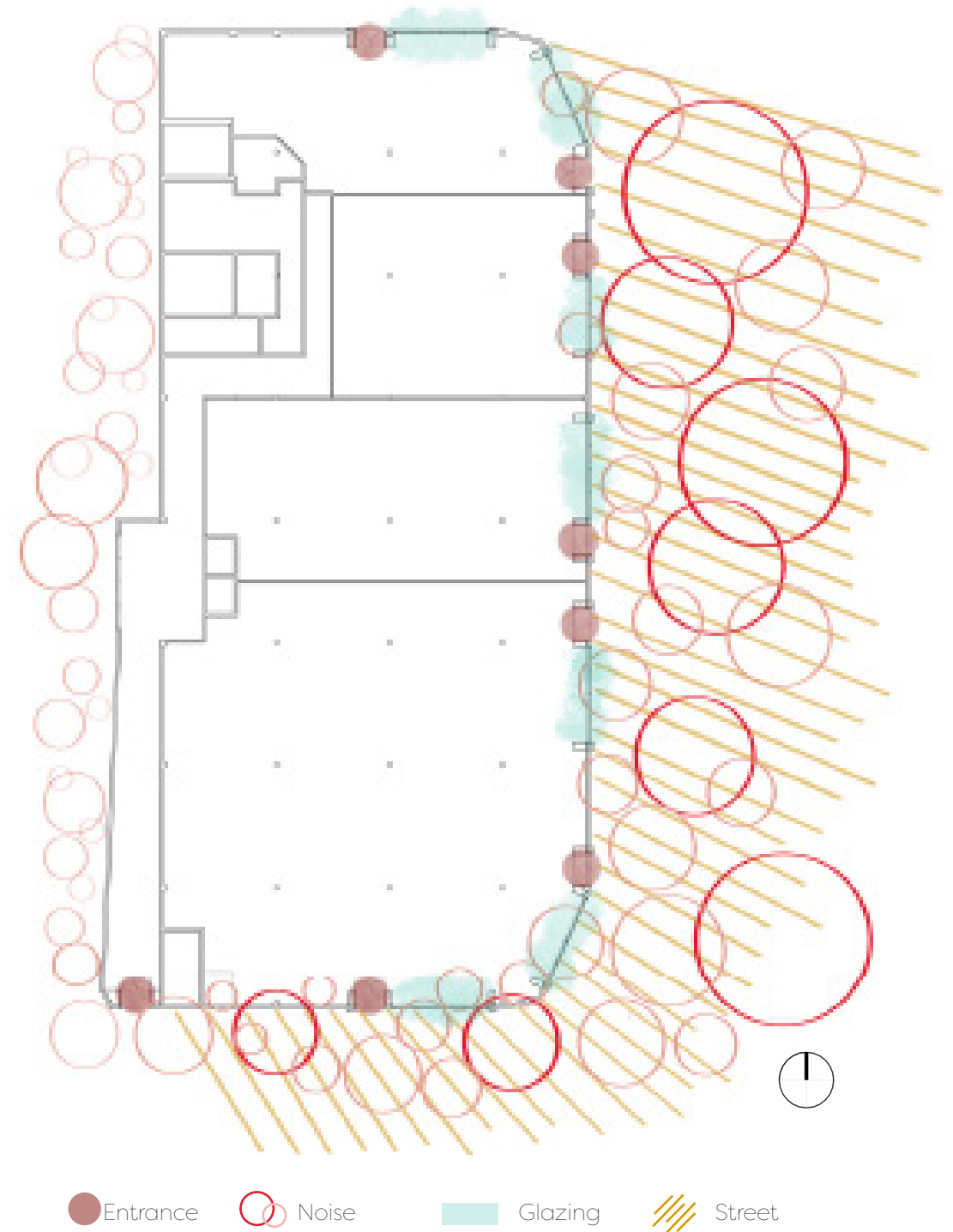
Design District

SITE & BUILDING ANALYSIS

The 4100 building is surrounded by a large area of high end **luxury retail** with a large 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 integrating into the area.



Primary Secondary Site Location Commercial Luxury Entertainment Residential



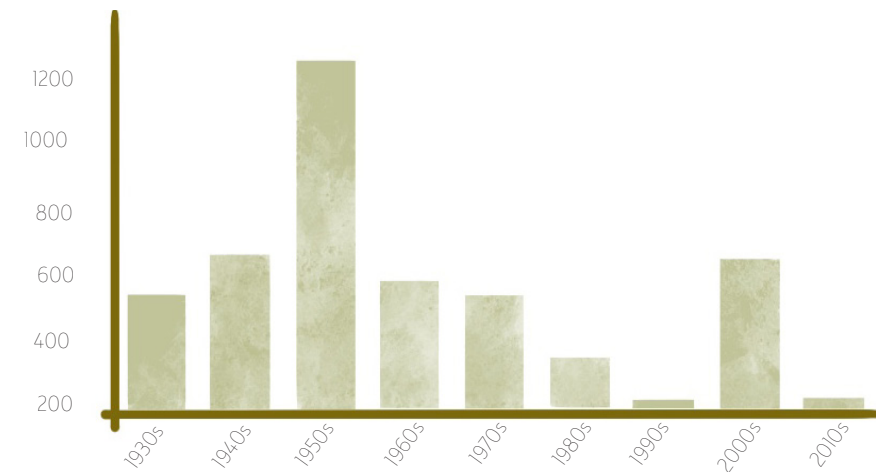
The East facade of the building faces NE 2nd Ave and produces ample **noise pollution**. Multiple entryways offer **accessibility**, since most of Design district is within walking distance. Predominant East facing windows cause the building to feel **enclosed**, since no Glazing patterns are present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



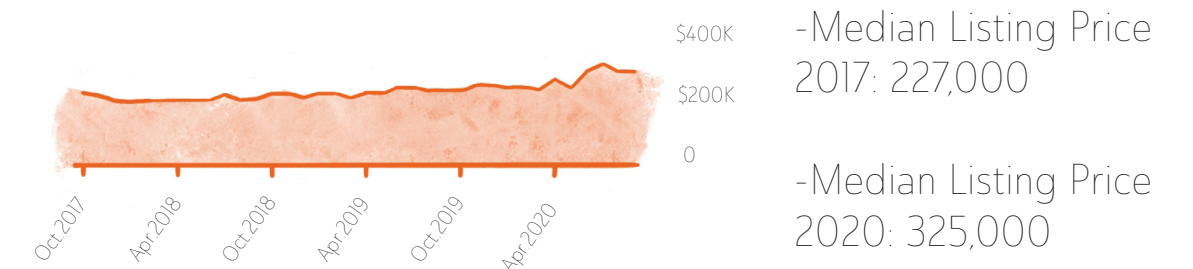
REAL ESTATE

- Households 4,563
- Average Household income \$ 62,273
- Living above poverty line 9,240
- Living below povert line 3,394
- Only 26.1% of Little Haiti's housing population are owner occupied

Construction in Little Haiti



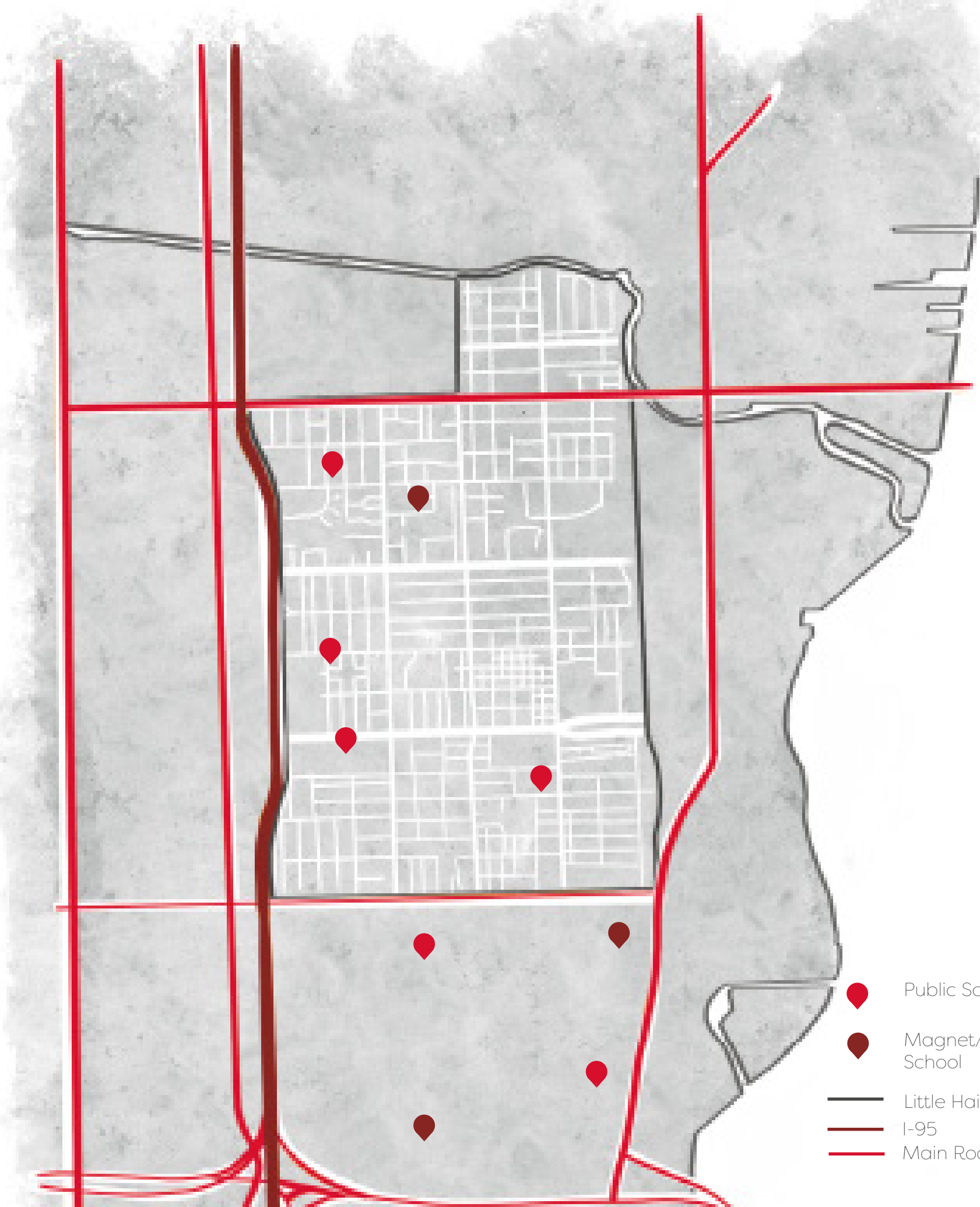
Market



Conclusion

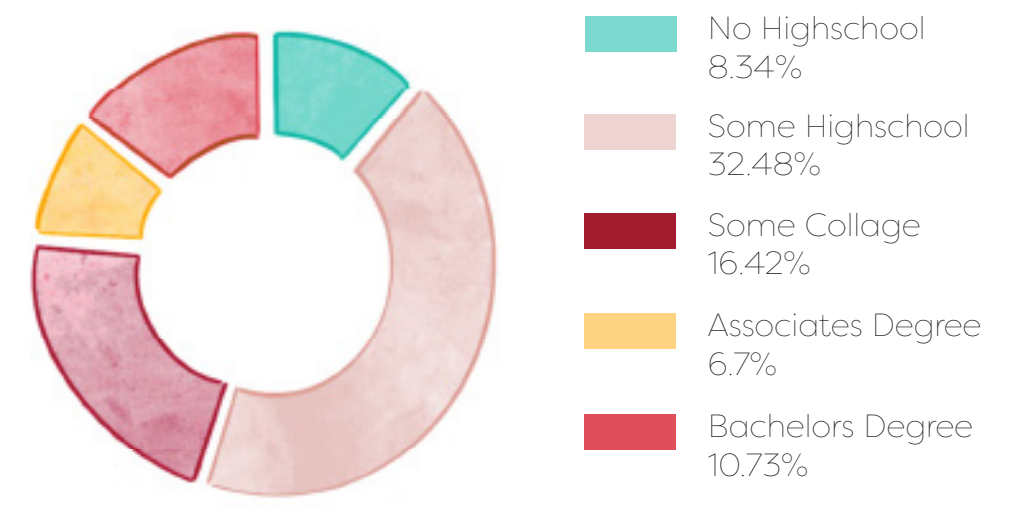
Due to the **rise in property value** by 25% each year and an **average income of 62K**, it is safe to say that it is **difficult** for the community of Little Haiti to **purchase a home**. Resulting in **74%** of household populations **renting**. With 53% of homes **built before 1960** it is likely that most homes are in **disrepair**.

All of these factors make the community of **Little Haiti** extremely **susceptible** to becoming **displaced** when **developers buy property** in the area. Due to the **low price rate** in comparison to the rest of Miami, and the **high elevation** of 13ft above sea level.



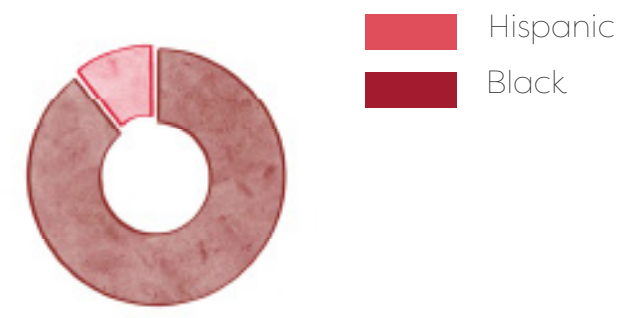
- Public School
- Magnet/Private School
- Little Haiti
- I-95
- Main Roads

EDUCATION

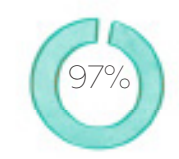


Edison Park K-8 Center

School Demographics



Low-income families



Analysis

The **education** statistics of Little Haiti represents a **large number** of **people** with **low education** levels and limited higher education.

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

In Little Haiti there is an **education disparity** when comparing **public schools** to **private and magnet schools** in the same area.

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

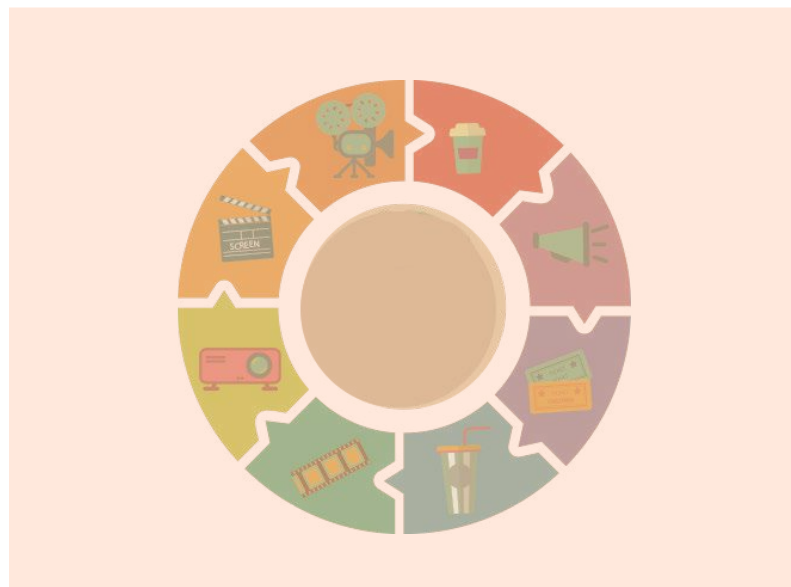
PROPOSAL

TEND to the community...welcomed, embraced and celebrated.



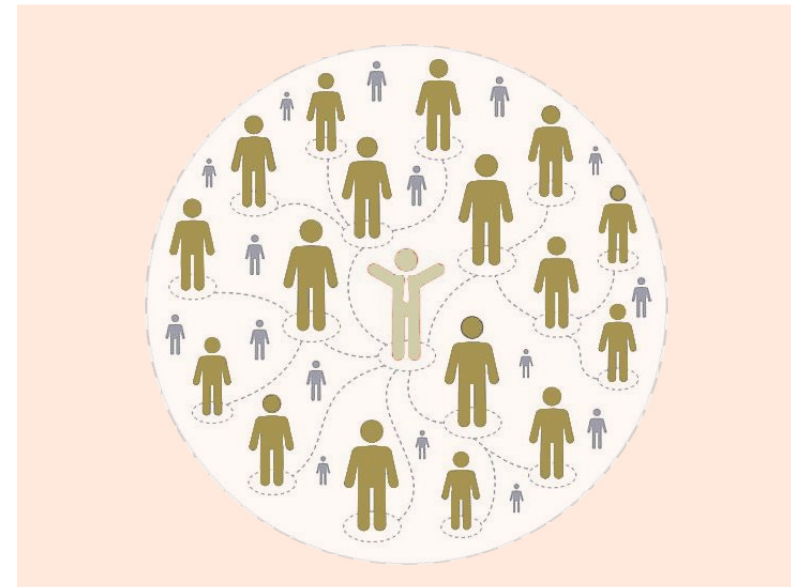
Trade

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.

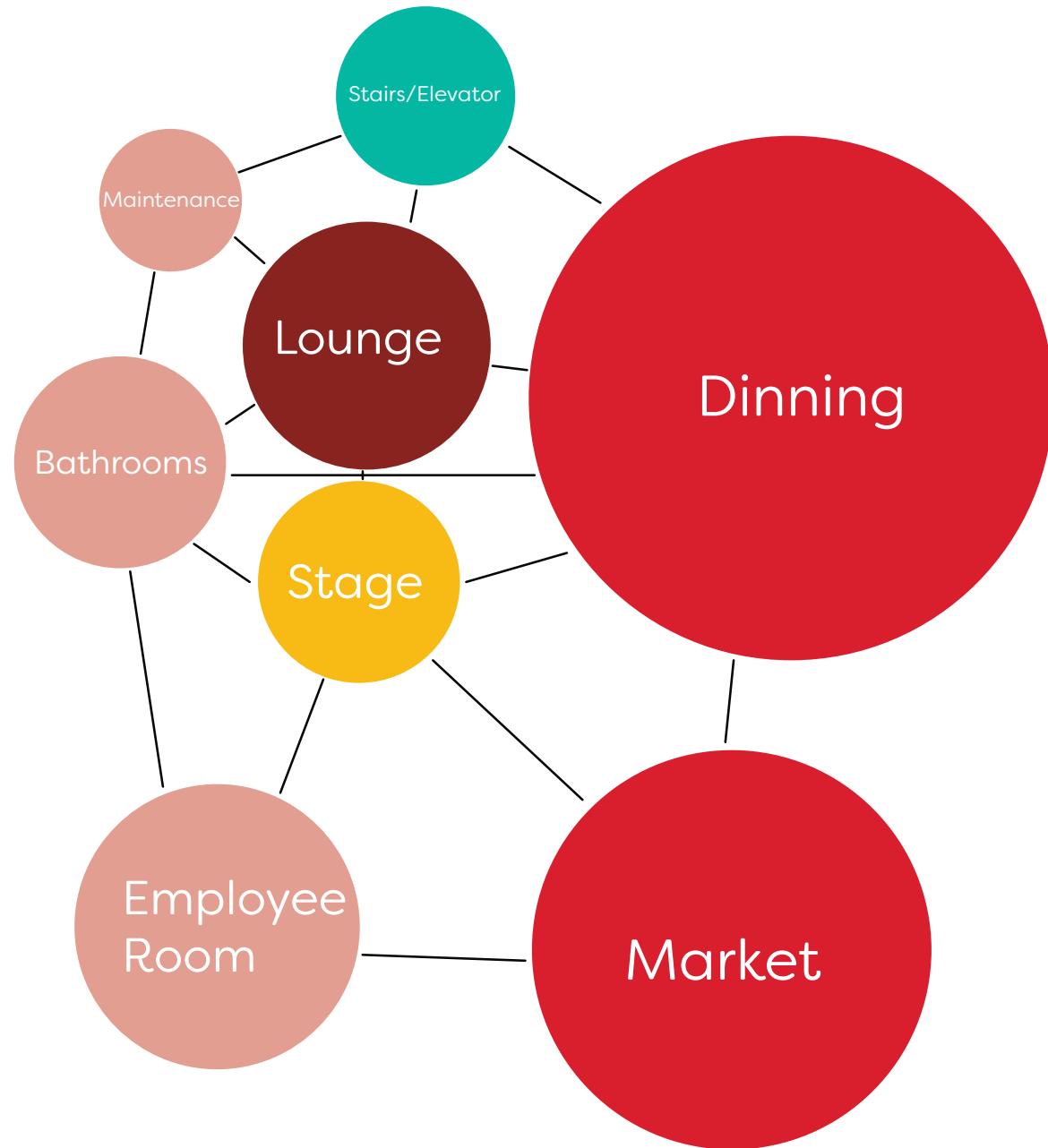


Dine

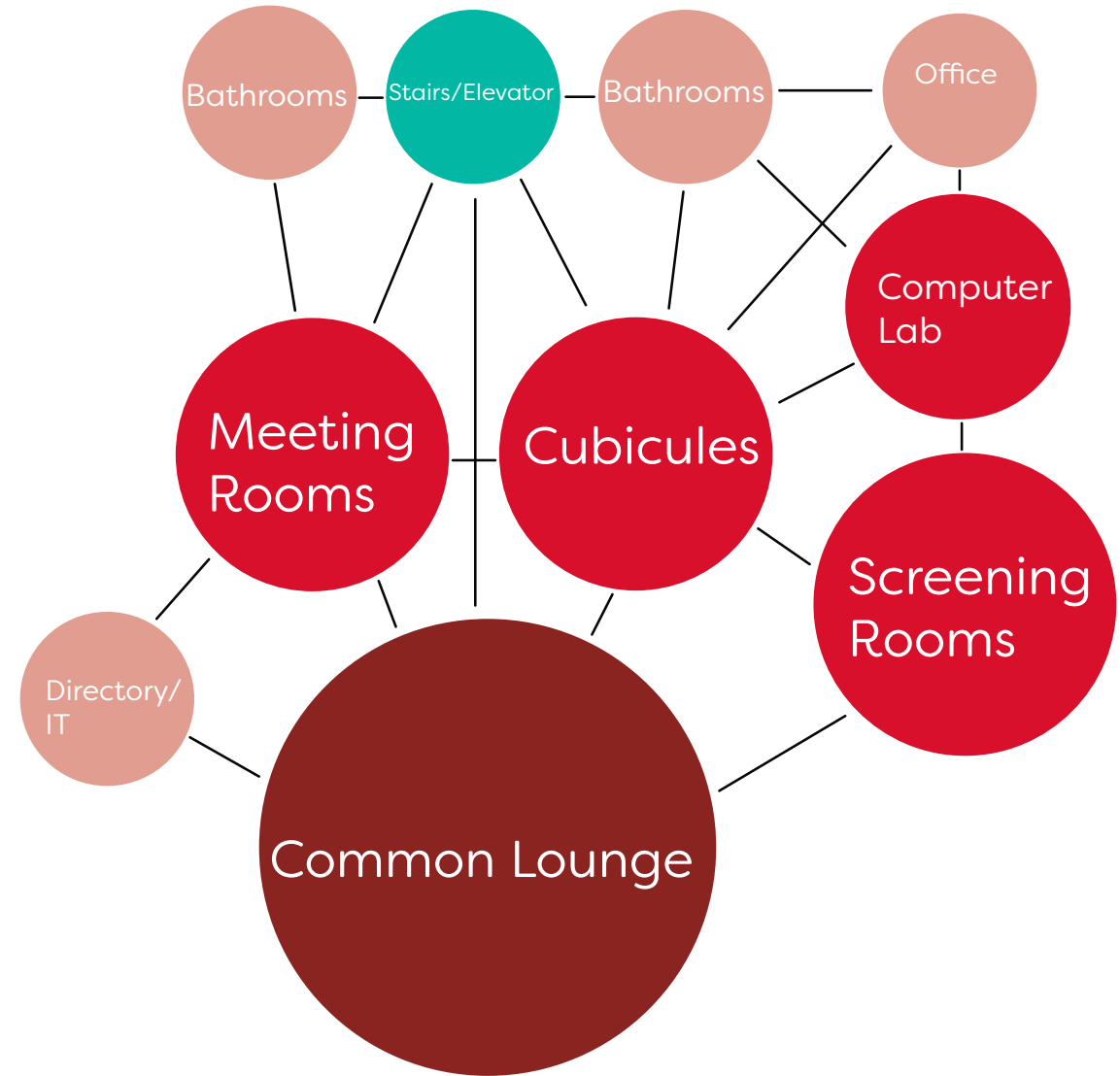
Authentic dining options influenced by Caribbean flavors that celebrate the surrounding culture that makes Miami.

ADJACENCY DIAGRAMS

1st Floor



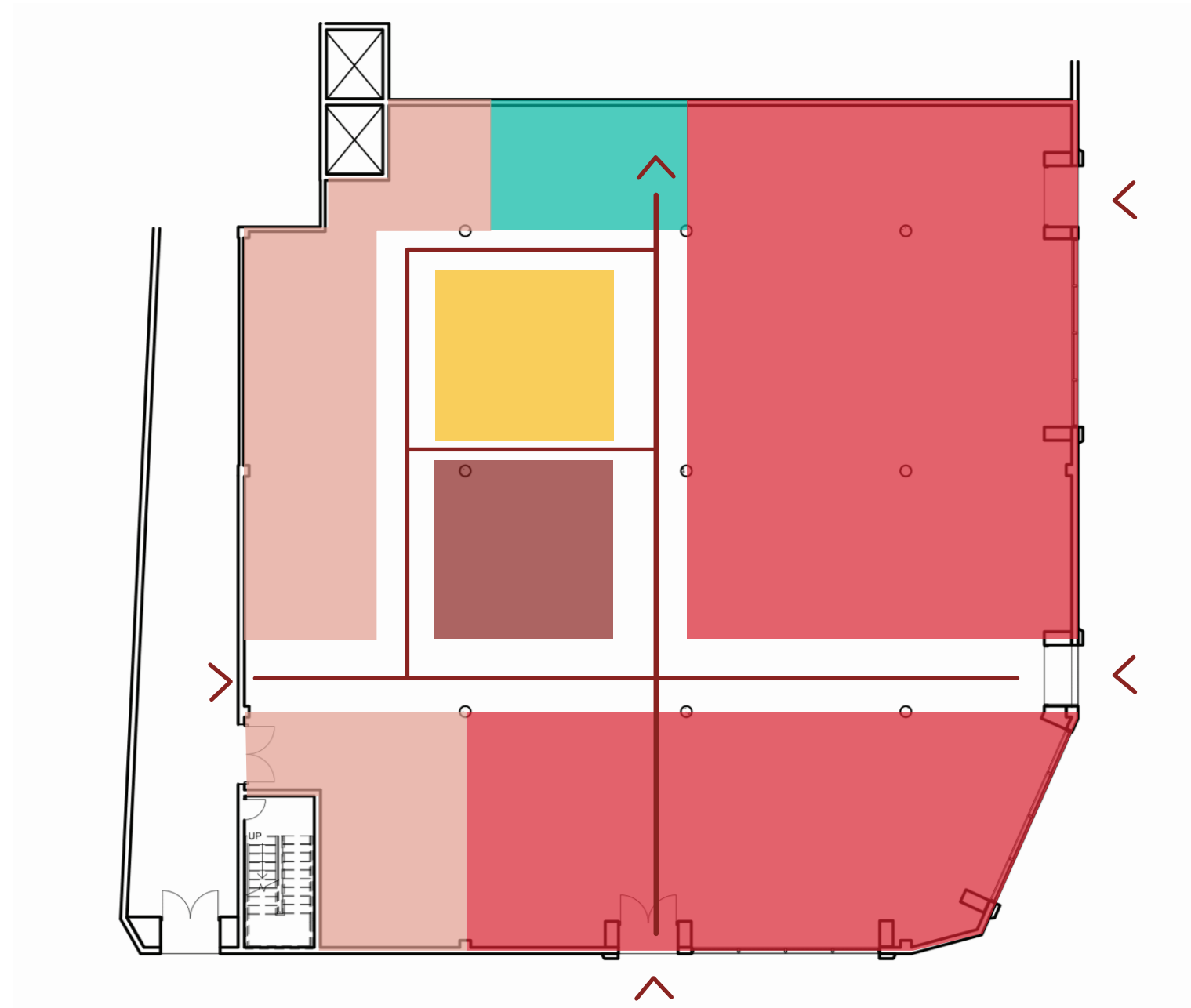
2nd Floor



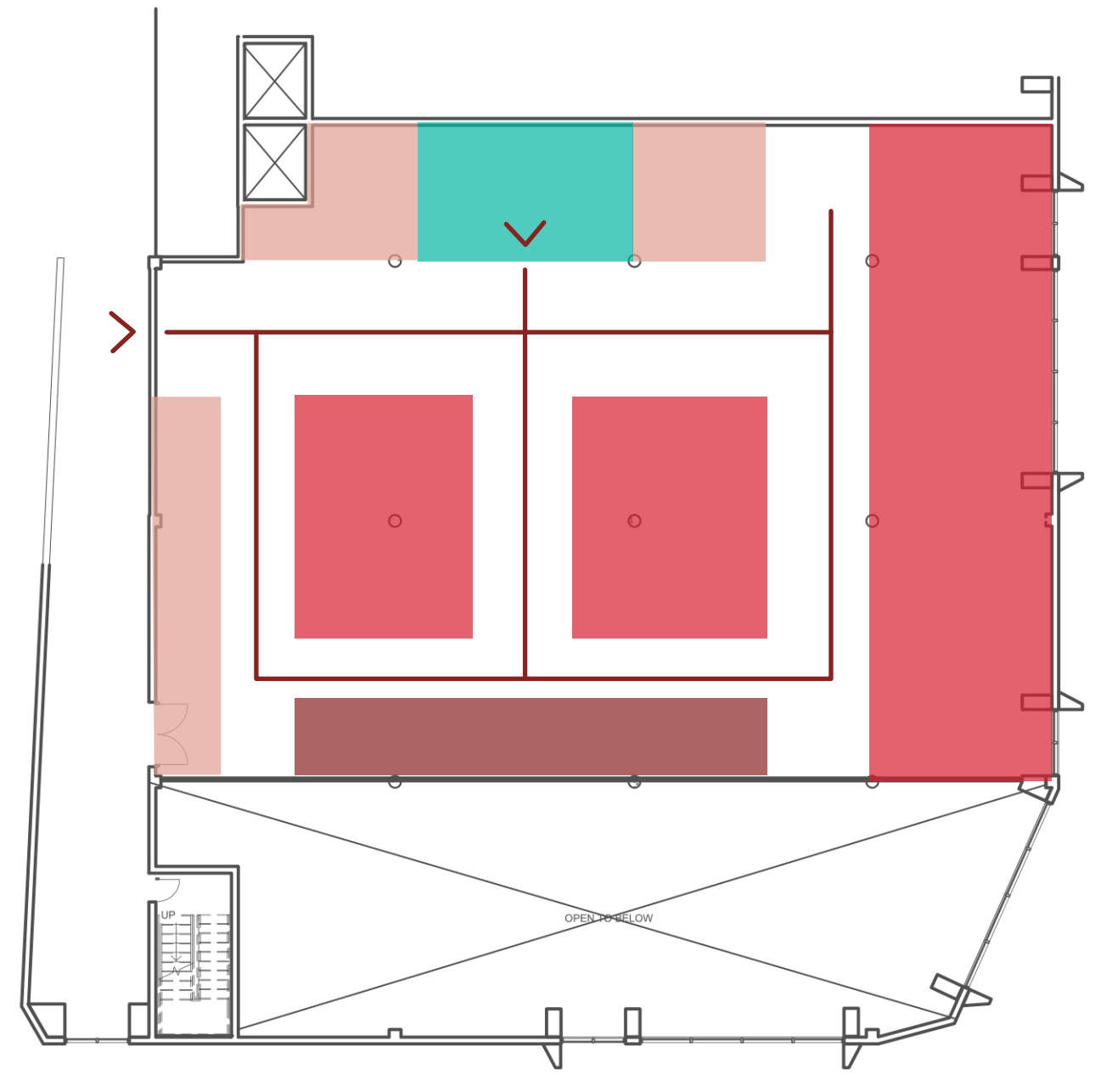
■ Main Spaces ■ Sitting Areas ■ Minor Spaces ■ Entertainment ■ Vertical Circulation

BLOCKING DIAGRAMS

1st Floor



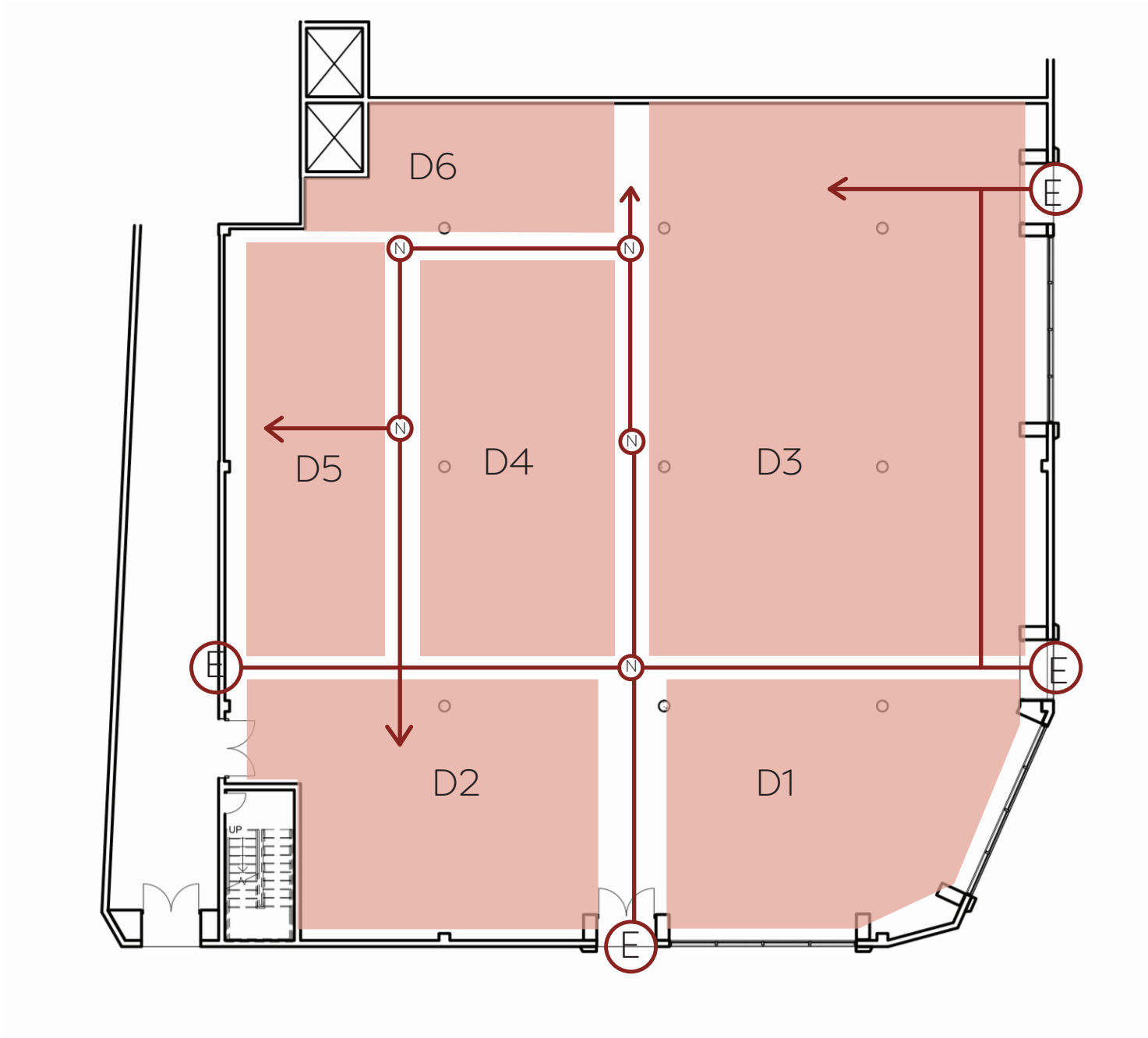
2nd Floor



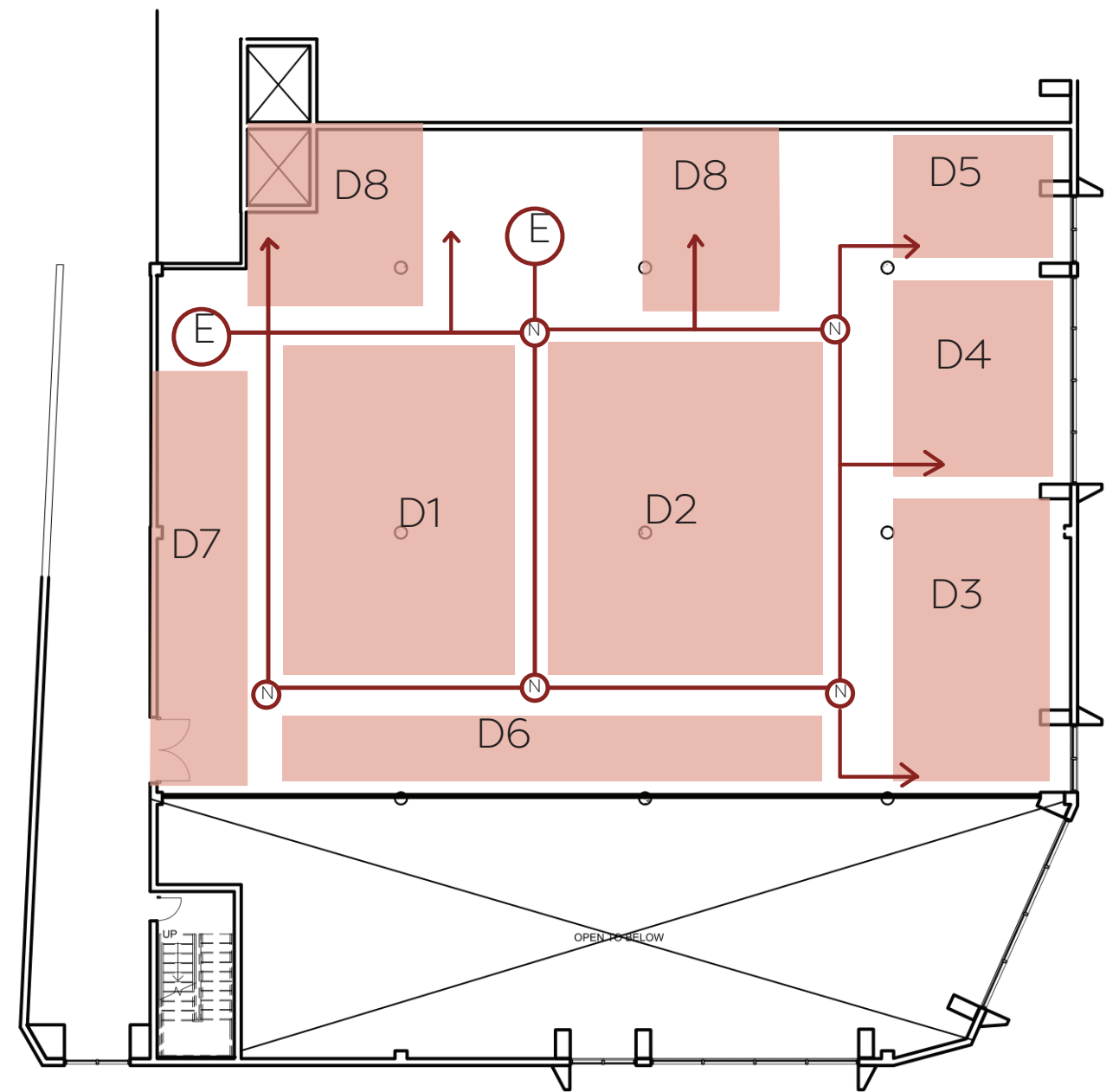
■ Main Spaces ■ Sitting Areas ■ Minor Spaces ■ Entertainment ■ Vertical Circulation — Circulation < Entrance

PARTI DIAGRAMS

1st Floor



2nd Floor



D=Domain E=Entrance N=Node

PROGRAM LIST

Spaces 1st Floor	Square Footage	Description	Spaces 2nd Floor	Square Footage	Description
Restaurant	Seating 2400 sqft Kitchen 1600 sqft	Authentic Creole comfort food restaurant, with dishes from Haiti, as well as other Caribbean countries.	Meeting Rooms	Large 780 sqft Small 600 sqft	Rooms that people can rent in order to hold meetings of a professional nature.
Market	2000 sqft	Indoor organic farmer's market, where fresh local produce will be sold every day	Studio	700 sqft	Space for students to work on their artistic craft.
Lounge	1000 sqft	Will provide a space for people to sit and have a drink, and enjoy the performance or live music provided.	Screening Room	700 sqft	Student and professional presentations.
Stage	200 sqft	Diferrent styles of entertainment, vary depending on availability.	Computer Room	500 sqft	Computer lab available for anyone that needs it.
Bathrooms	400 sqft	For men, women and family	Directory	120 sqft	Information area.
Management Office	200 sqft	Runs the business and maintenace side of the location	Bathrooms	400 sqft	For men, women and family
Maintenance Room	130 sqft	Where the maintenance supplies are kept	IT Room	100 sqft	Controls technology aspects of the space

BRAND & CONCEPT

ini..united

The brand name *ini* means **united** in creole, having the main **purpose** in both languages help **reinforce** this idea of **unification**.

Concept Statement

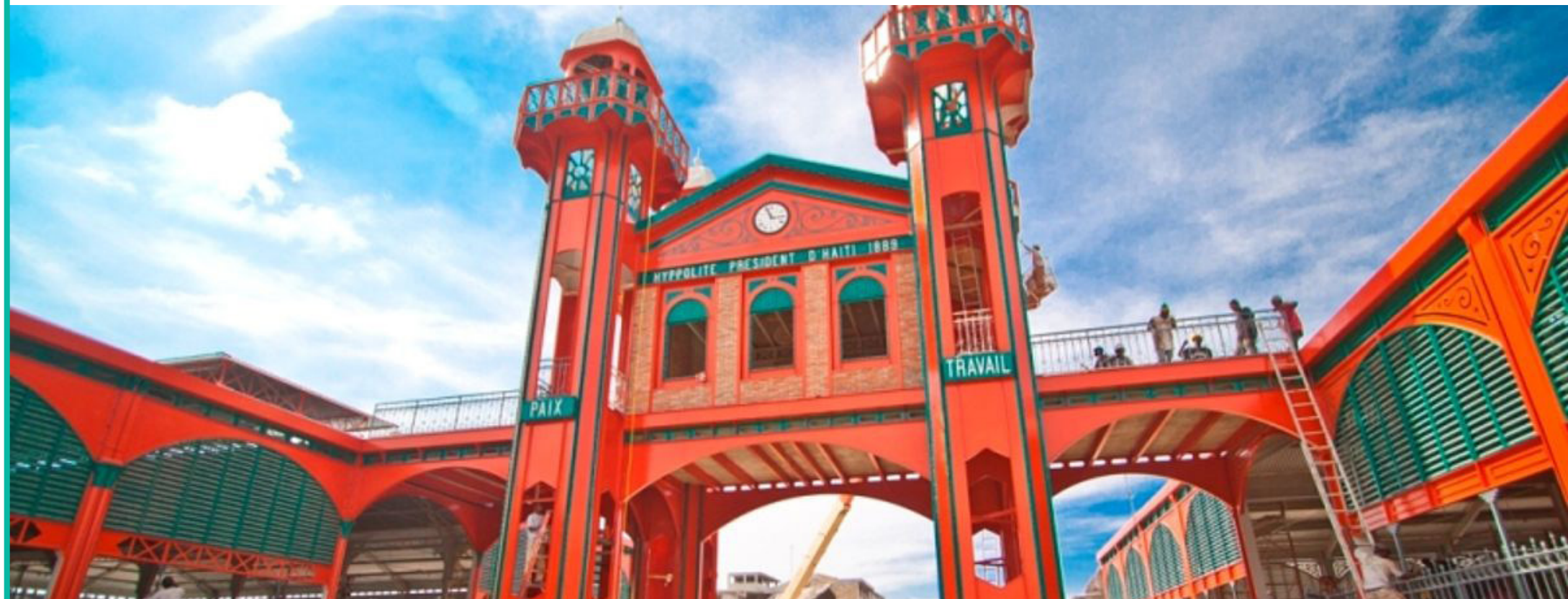
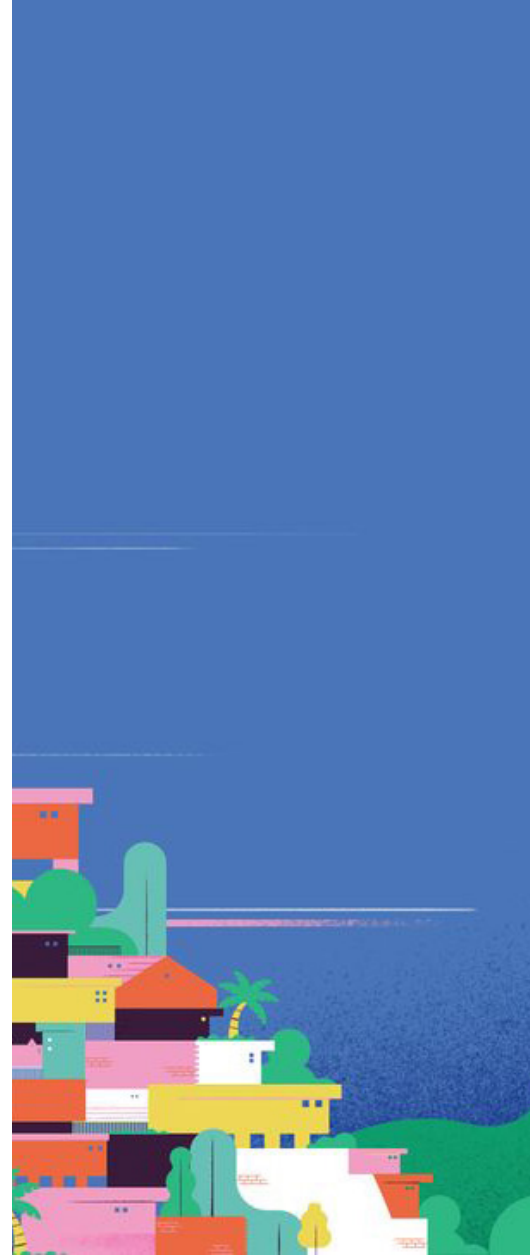
The main purpose of the *ini* project is to **provide** an **outlet** for the **community** of **Haitian Americans** to **thrive**. Designing **functional spaces** that the people of Little Haiti can **own, use and consume**. This will give them the **opportunity** to **raise capital** and **uplift** their **culture**. It will also give the **public** a chance to comfortably **embrace** an essential part of **Miami's identity**.



INSPIRATION

The inspiration for this concept is based on many different aspects of the Haitian culture, some that were considered:

- makeup
- landscape
- interiors
- national bird
- fruits
- art
- architecture
- beaches
- national flower



BRAND IMAGE

Logo



The logo contains the color palette with a simple **circular design** to **emphasize** the **unity** of Haitian and American cultures, as well as a **woman dancing** Yanvalou (Haitian Vodou dance) to **highlight** the celebratory **spirit** of the **Haitian culture**.

Color Palette



The color palette was inspired by an **eyeshadow palette** who's brand is promoted for **African** influenced **cultures**. As well as **Haitian** cultural **icons**.

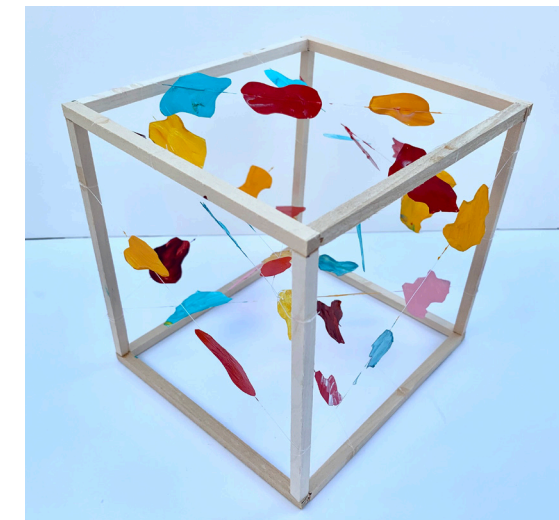
Vodou Doll Color Symbolism:

Red: power, energy

Blue: love

Yellow: success, confidence

Model



The model is **inspired** by the intended material and the **color palette**, with **influence** of a **Haitian art** expressed in a **minimalistic** manner.

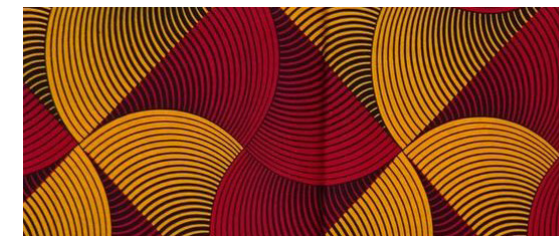
Materials



Having **wooden** elements will give an inviting **warm** and **organic** feel to the space.



Glass will emphasize the **natural light**, the interior view from the street will help the space **self promote** and give a more **open concept** feel.



The **pattern texture** will bring a **Caribbean vibe** and **attitude** to the spaces.

CLIENTS



Owners

Primarily **members** of the **community** of Little Haiti would be **welcomed** and **incentivized** to open their doors at the location.

Users

Primarily the **people residing** in the **boundaries** of the **neighborhood** of Little Haiti, we would like to **give** them the **opportunity** to acquire steady **employment**.

Consumers

Everyone is **welcome**, we aim to **attract** the **crowd** of the Design District while **maintaining** the **integrity** of Little Haiti.

SERVICES



Restaurant

Authentic Creole **comfort food** restaurant, with dishes from Haiti, as well as other Caribbean countries like Jamaica, Dominican Republic, Puerto Rico, Cuba and the Bahamas. It will have a **cozy upscale** feel with **reasonable prices**.



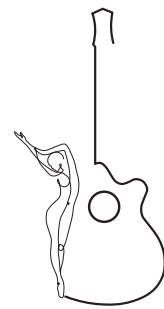
Market

Indoor **organic** farmer's market, where fresh **local produce** will be sold every day. Consumers will have the **option** to buy **seasonal produce** as well as **staples** of the **Haitian** pantry.



Lounge

The lounge will **provide a space** for people to **sit** and have a **drink**, wait for their table at the restaurant or simply come and **enjoy the performance** or live music **provided** in the evenings.



Stage

Every evening the stage will **light up** with a different form of **entertainment**, from traditional Yanvalou dances, to live Caribbean music, singing and even stand-up comedy.



Network

With several different **spaces dedicated** to the **individual needs** of the Little Haiti, the networking area will **provide** much needed **educational resources** to an under privileged community.

SERVICES & PRODUCTS

Spaces 1st Floor

Service and Products

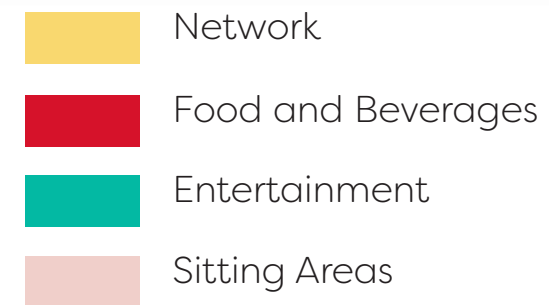
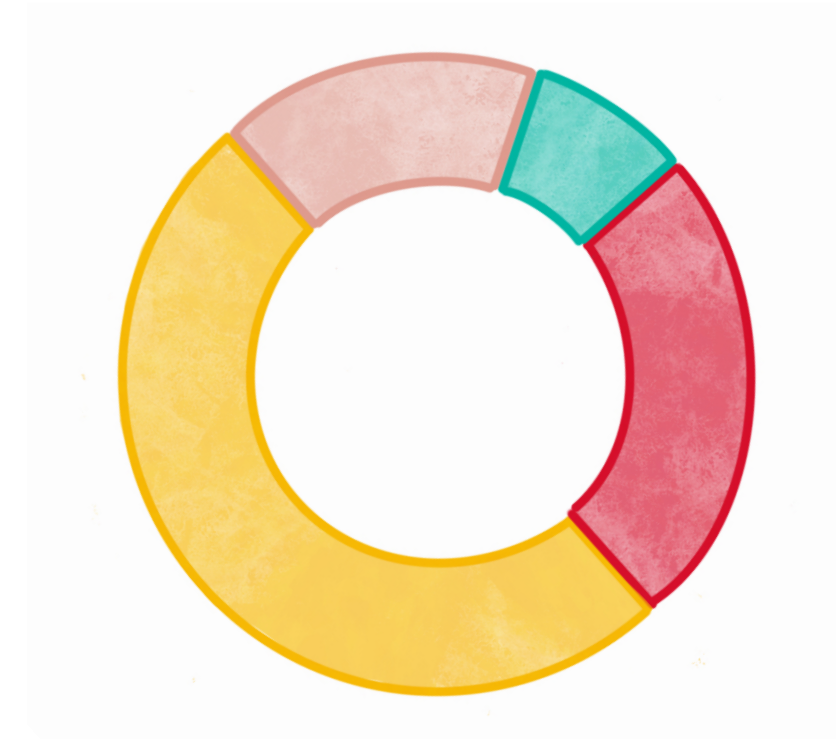
Restaurant	Authentic creole comfort food. Dishes: Makawoni au graten (mac & cheese) , Bouillon Soup (mixed cabbage soup), Tchaka (vegetable stew), Griot (roasted pork), Legim (beef and vegetables), Tassot (goat meant) , Haitian Patty (puff pastry), Joumou (pumkin soup), Poulet aux noix (chiken and cashews).
Market	Organic farmer's market style Products: fruits, vegetables, spices, legumes, seeds, nuts, yams, breads, coffee, soaps, candles, oils, textiles.
Lounge	Bar and seating area facing the stage Products: Kremas (Haitian celebration drink) as well as a full array of cocktails.
Stage	Diferrent styles of entertainment, vary depending on availability. Services: Dance, music, karaoke, plays, comedy

Spaces 2nd Floor

Services and Products

Meeting Rooms	Rooms that people can rent in order to hold meetings of a professional nature. Services: 3 Large (12 people capacity), 4 Small (6 people capacity)
Studio	Space for students to work on their artistic craft. Products: large mess table, easels stand, canvases, watercolors, oils, acrylics, pottery, charcoal, brushes, etc.
Screening Room	Student and professional presentations. Products: Large whiteboard, Projector, seating for 30.
Computer Room	Computer lab available for anyone that needs it. Products: 30 new computers, free wifi, Windows 10 or latest OS.
Common Area	Space for people to study or work. Products: booths, seating area, charging stations, free wifi.
Directory	Information area. Services: appointment to use certain spaces in the facility, connection to jobs in the area.

Pie Chart



CONCLUSION

In order to **tend** to the **community** through the **unity of trade, entertainment and dining experiences** under the same roof, the **space** must be designed to **accommodate** a **large number of people** with mainly an **open floor plan**, but also leaving room for some private spaces.

Incorporate the **luxury retail feel** of the Design District with the **rich Haitian culture** of the community of Little Haiti.

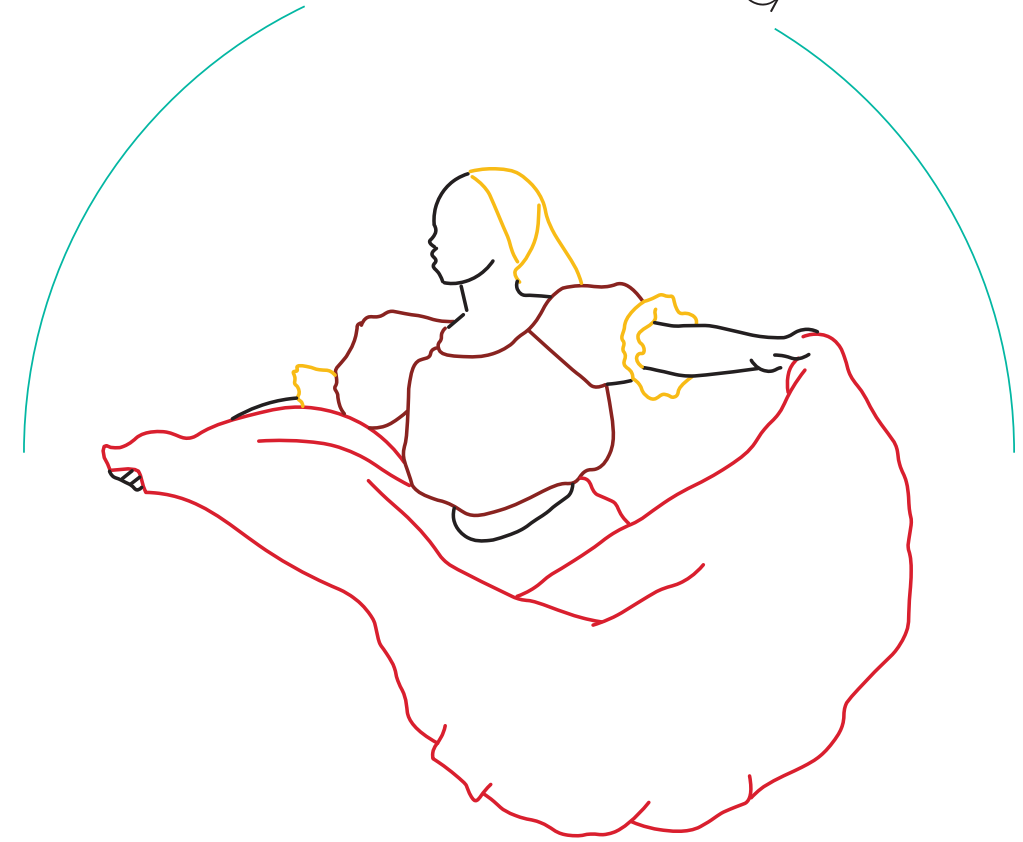
The **restaurant** will **highlight** the **taste and comfort** that Creole food brings.

The **market** will give users an **outlet** to **sell** their produce and merchandise, while **providing buyers** authentic **Haitian products**.

The **lounge and stage** will provide a **source of entertainment** for consumers while celebrating the **local talent**.

The **networking area** will provide students, entrepreneurs and professionals an outlet where they can **study and work**, and **provide** the necessary **materials to succeed**.

ini...united



MATERIALITY

The materials chosen are meant to represent the dimensional culture of Haiti.



ARTIST



JOSEPH ANDERSON

Joseph Anderson was born in the capital of **Haiti**, Port-au-Prince. His **talent for art** has been present in his life **since** the **age of 12**.

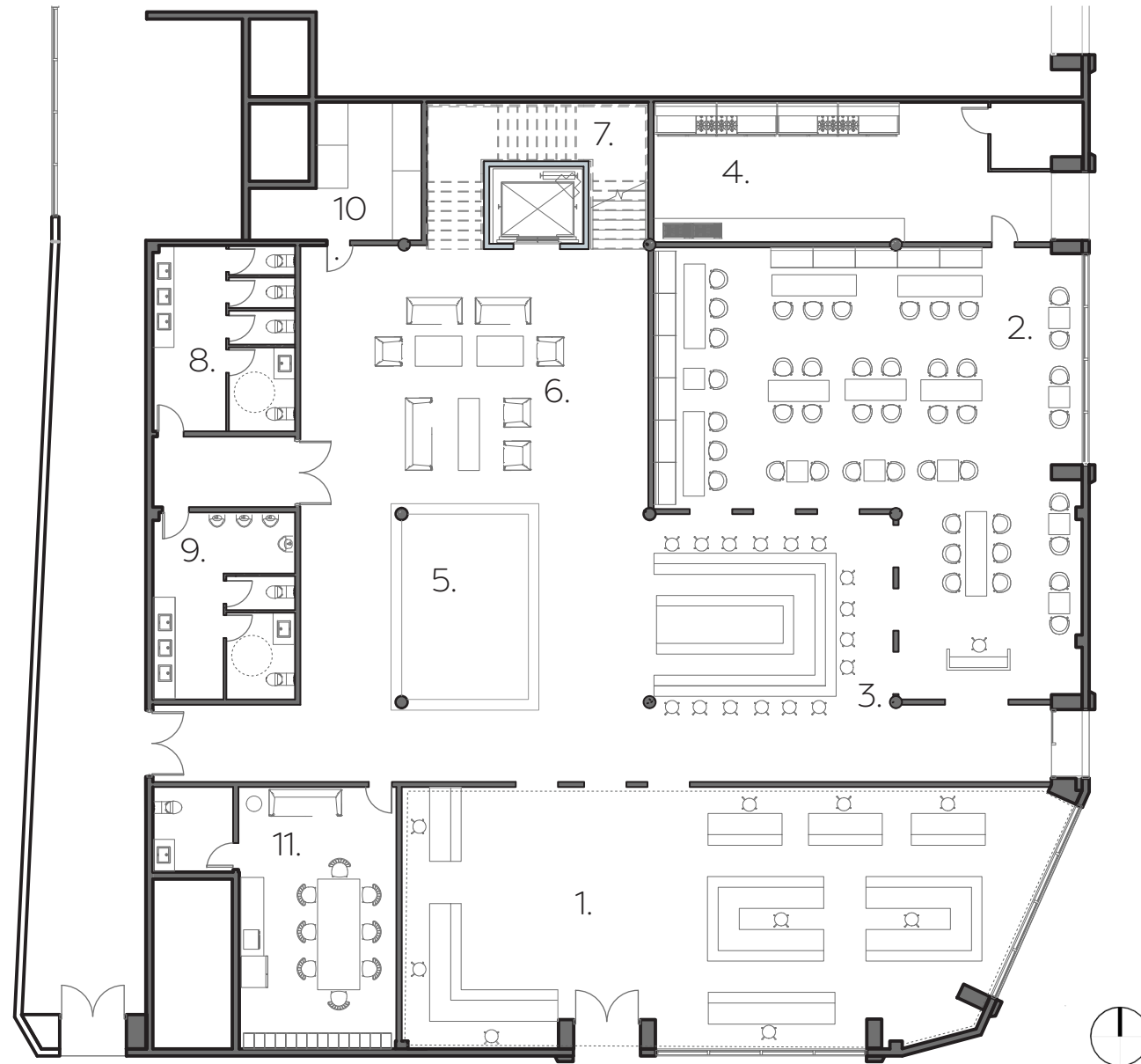
With his own **unique style** Anderson manages to **evoke** strong **emotions**, through the use of bold, precise strokes as well as having a colorful palette.

VASAR HAITI PROJECT

Anderson is part of the Vassar Haiti Project. A **humanitarian effort** to **promote** Haitian **art** and foster **sustainable development** of the island.

PLANS

1ST FLOOR



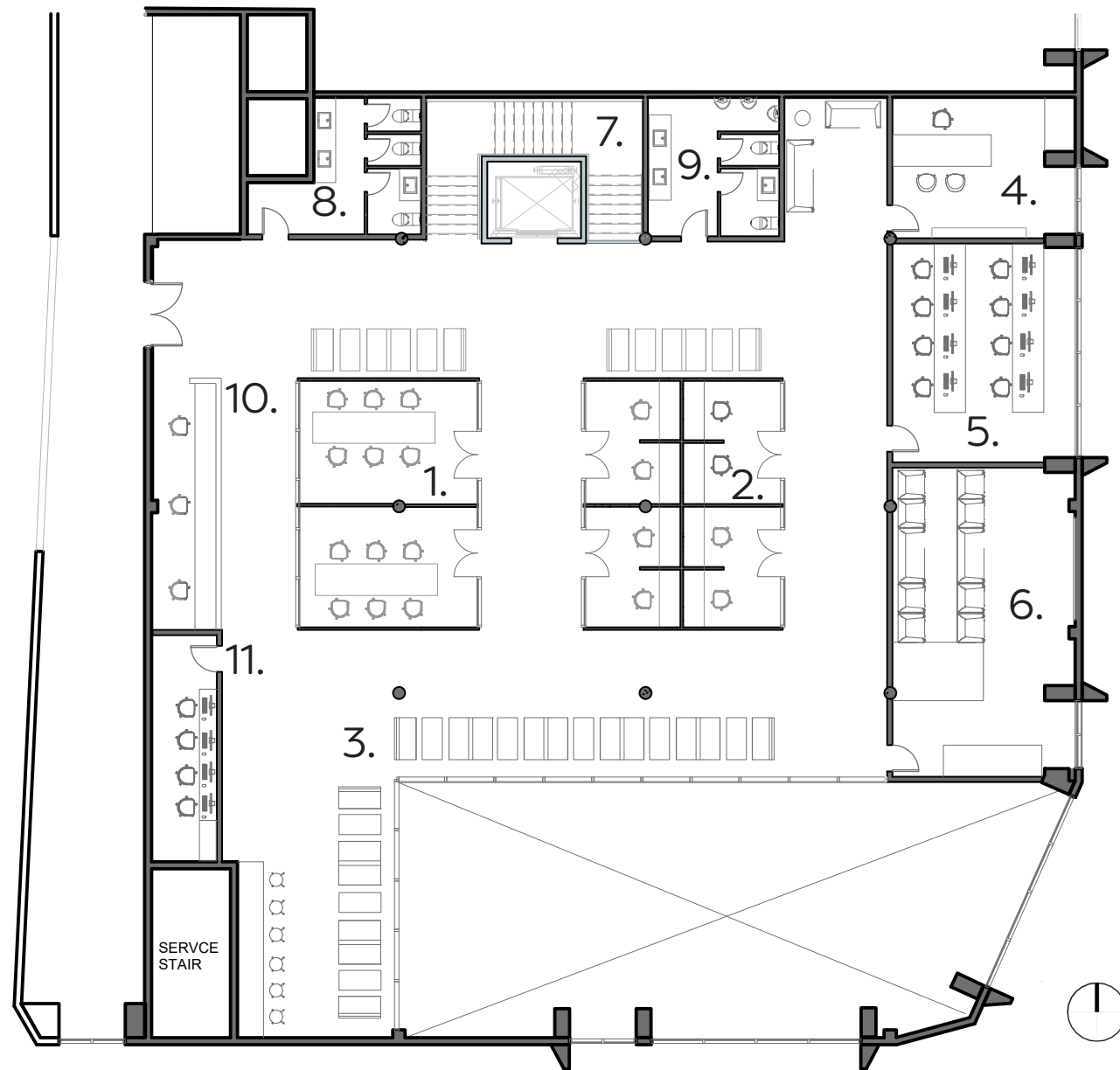
Legend

- 1. Market 1600 sqft
- 2. Restaurant 2200 sqft
- 3. Bar 200 sqft
- 4. Kitchen 1600 sqft
- 5. Stage 200 sqft
- 6. Lounge 800 sqft
- 7. Stairs/Elevator 100 sqft
- 8. Female Bathroom 300 sqft
- 9. Male Bathroom 280 sqft
- 10. Maintenance 200 sqft
- 11. Employee Room 500 sqft

1"=1/16'

PLANS

2ND FLOOR



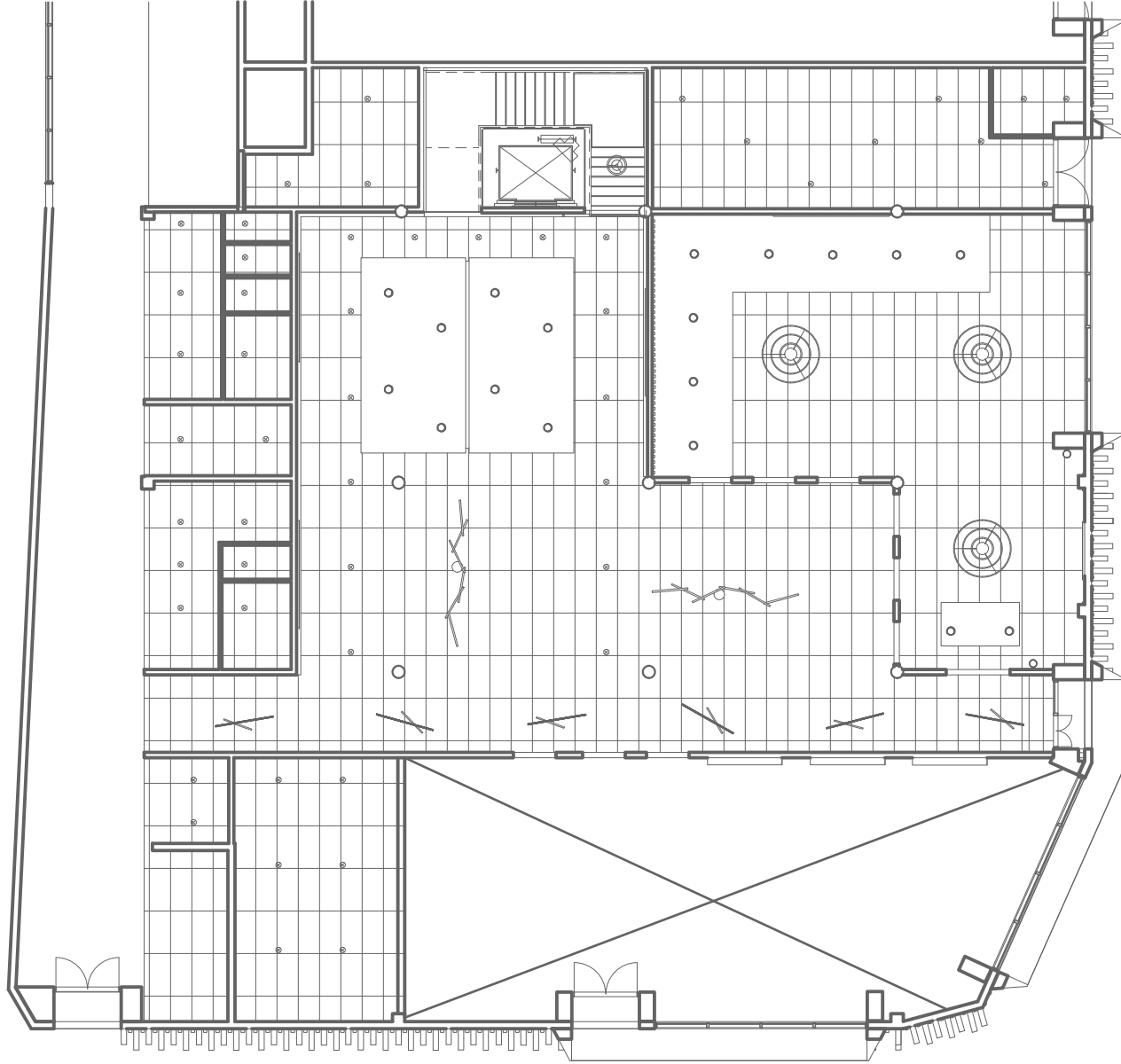
Legend

- 1. Meeting Rooms 780 sqft
- 2. Cubicle Rooms 400 sqft
- 3. Common Area 1000 sqft
- 4. Office 400 sqft
- 5. Computer Lab 500 sqft
- 6. Screening Room 500 sqft
- 7. Stairs/Elevator
- 8. Female Bathroom 200 sqft
- 9. Male Bathroom 200 sqft
- 10. Directory 120 sqft
- 11. IT Room 100 sqft

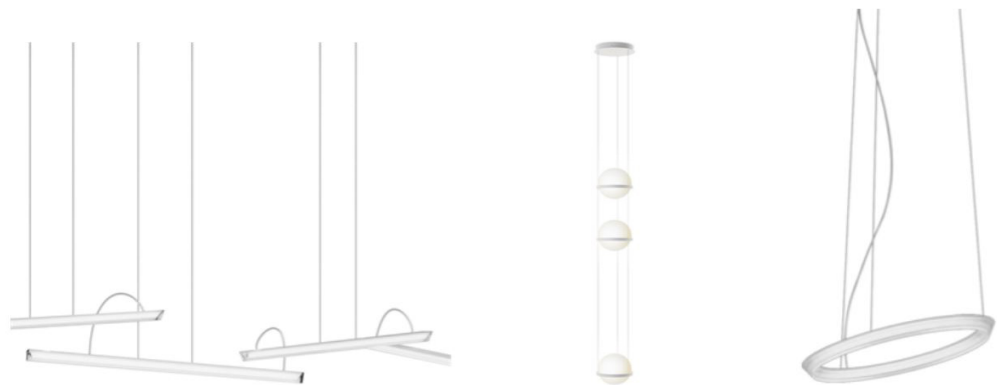
1"=1/16'

RCP PLANS

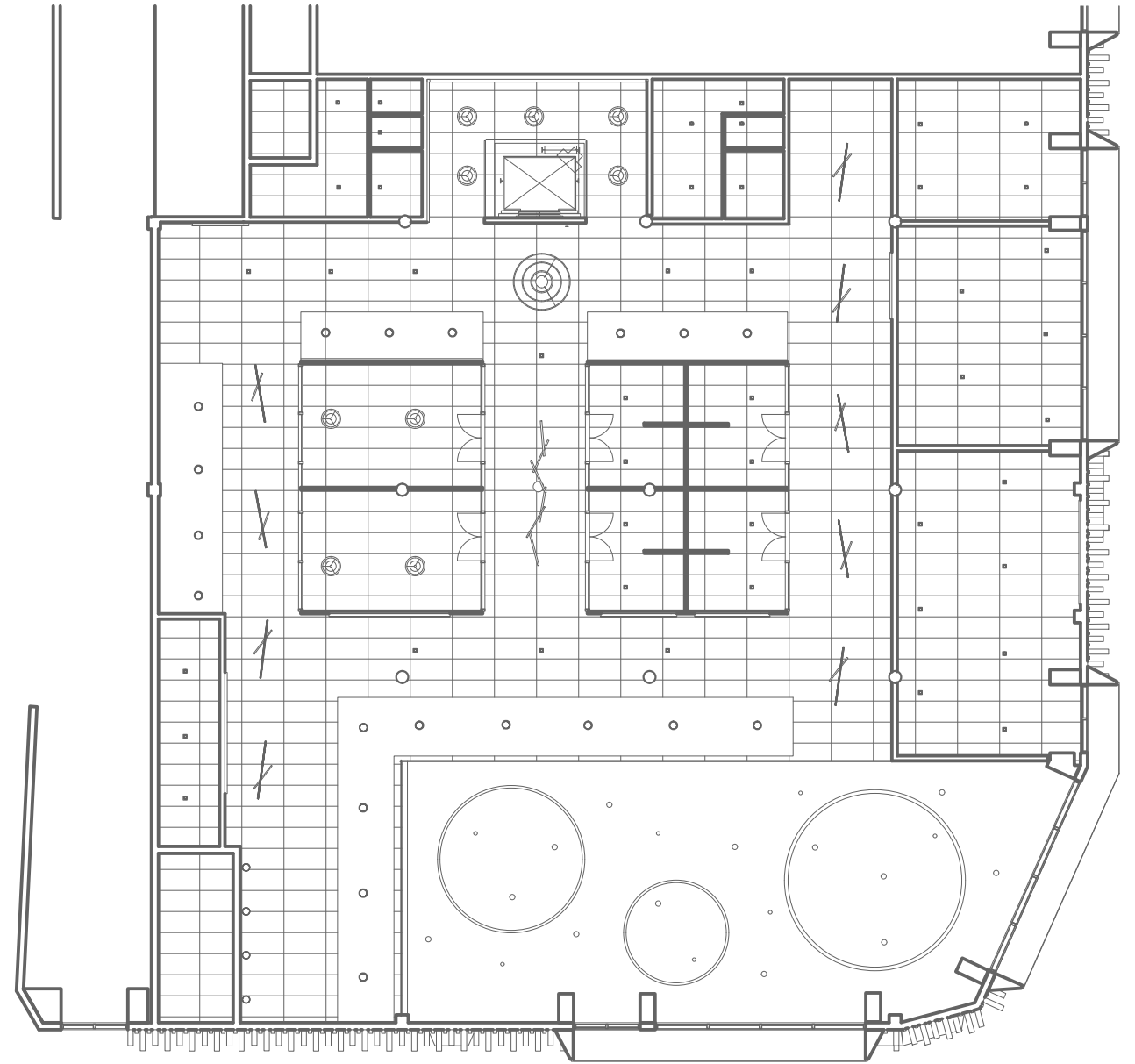
1ST FLOOR



Pendant Lights



2ND FLOOR



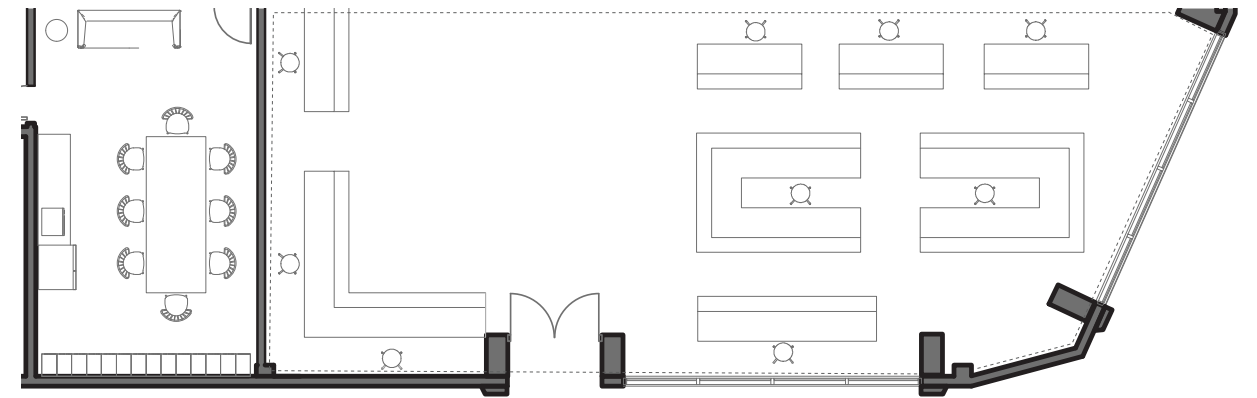
Sconce Lights





FACADE RENDER

I took **inspiration** from Joseph Anderson's painting, to **create** a **facade** that spoke to **Haitian roots**. Used **linear** wood **slabs** and placed them in a way where organic **movement breaks** the **rigidity** of the pannels and **creates** a subtle **balance**.



FACADE RENDER

NIGHT TIME



FACADE RENDER

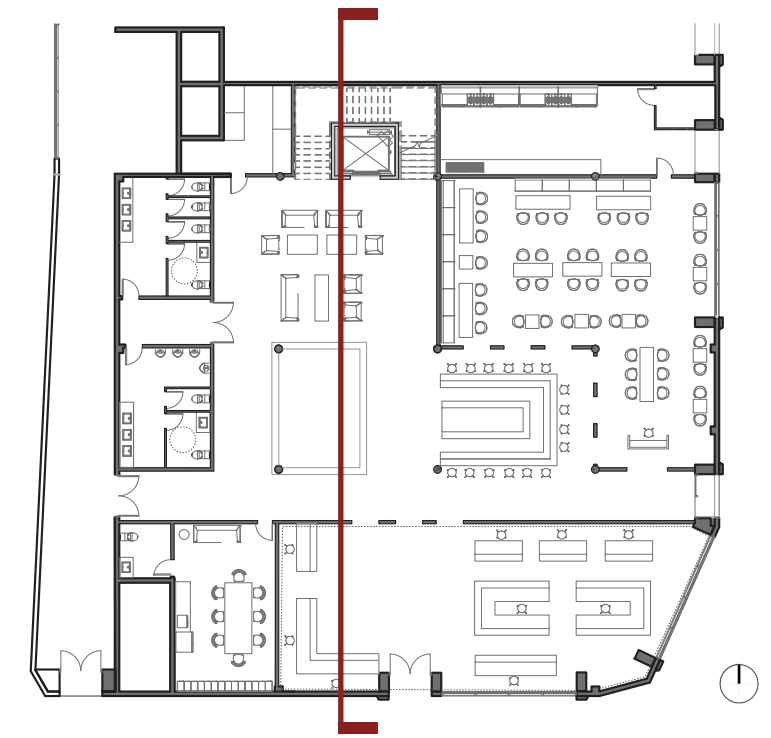
NIGHT TIME



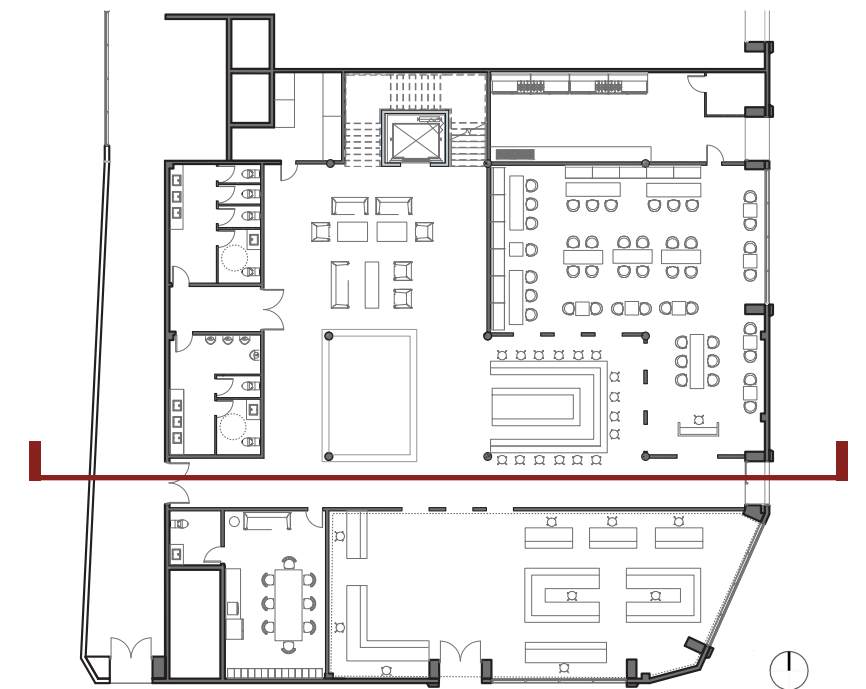
FACADE ELEVATIONS

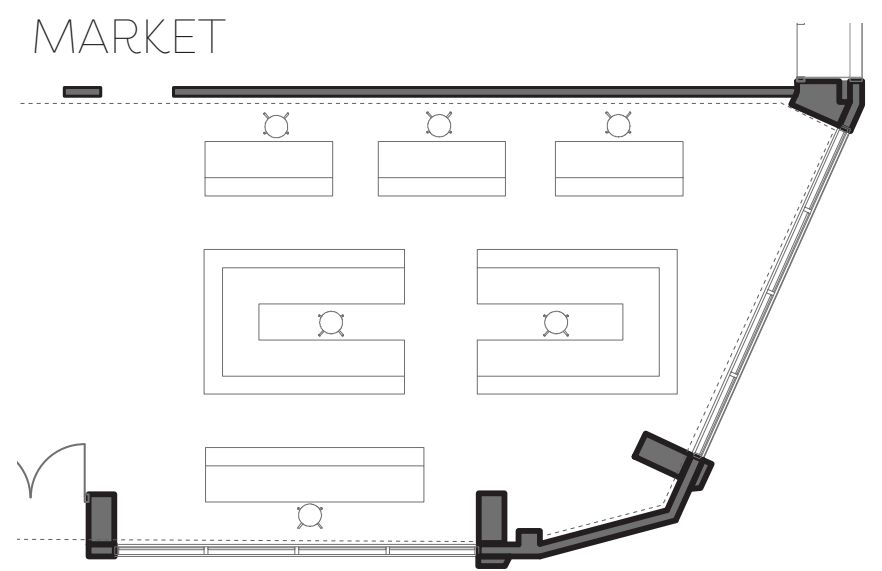


LONGITUDINAL SECTION



TRANSVERSAL SECTION



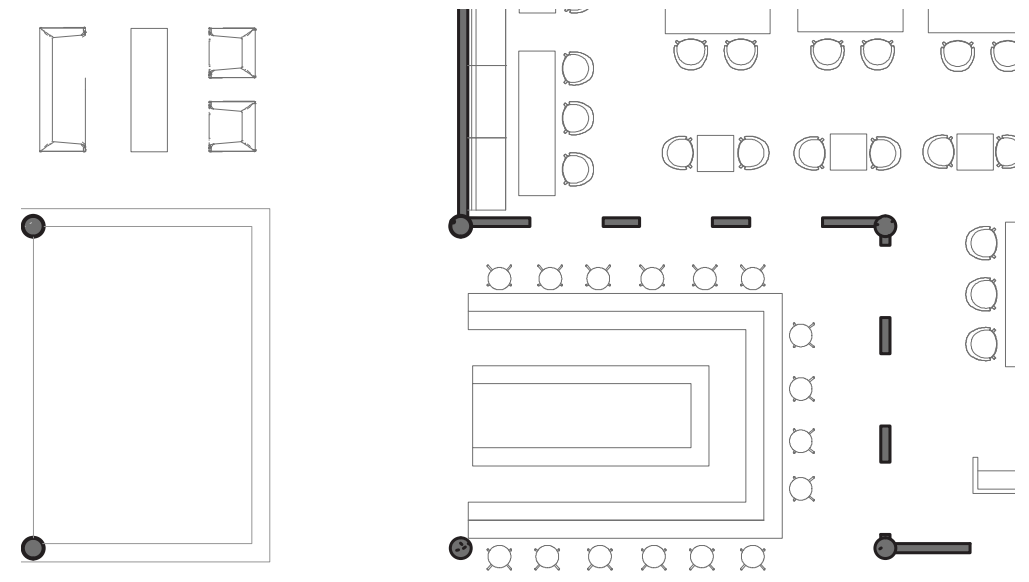


RENDERS

1ST FLOOR

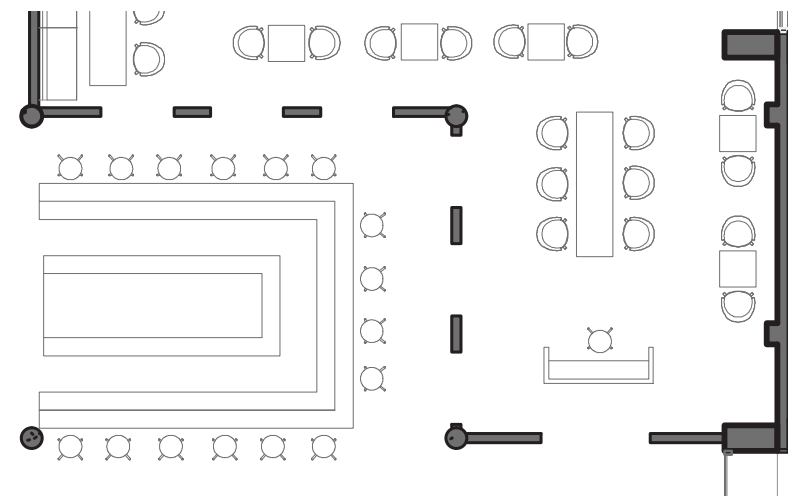


RESTAURANT ENTRANCE





BAR

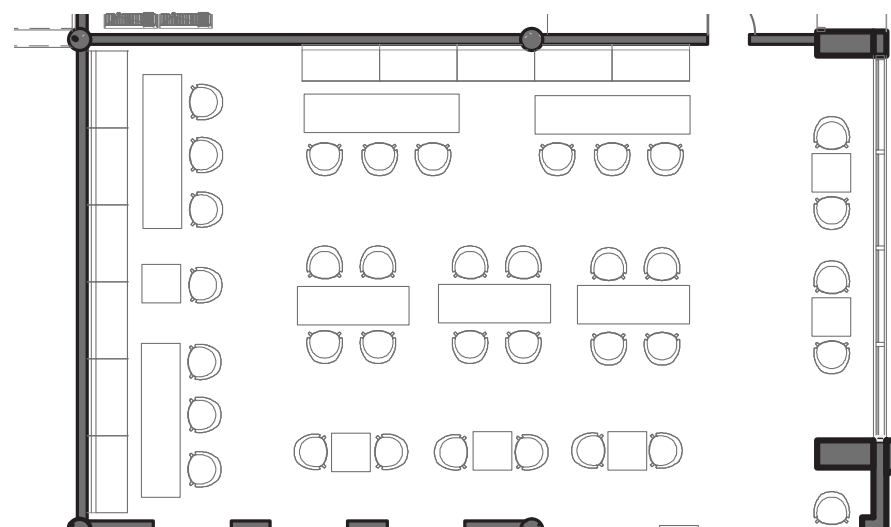


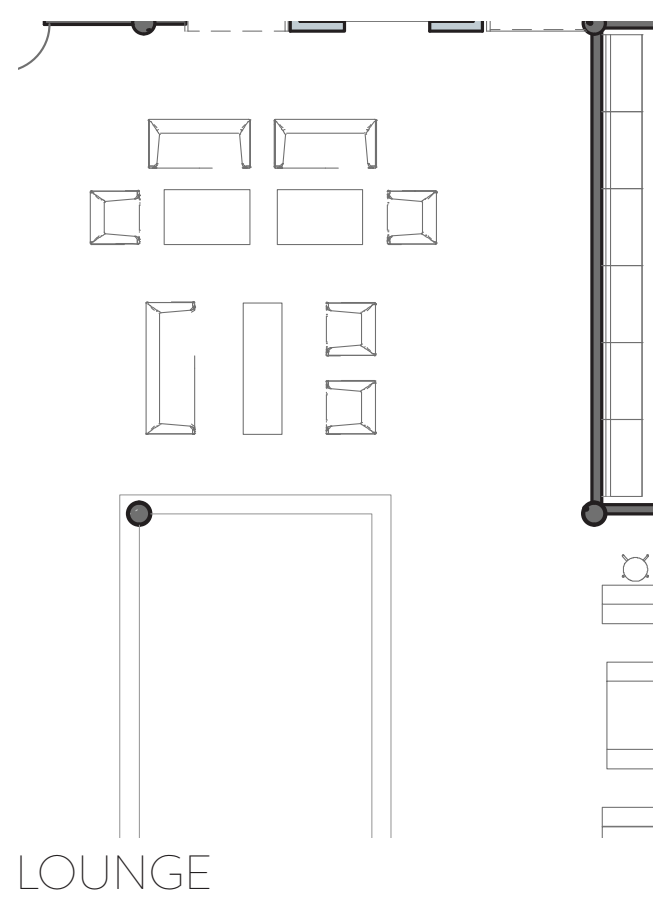
RENDERS

1ST FLOOR



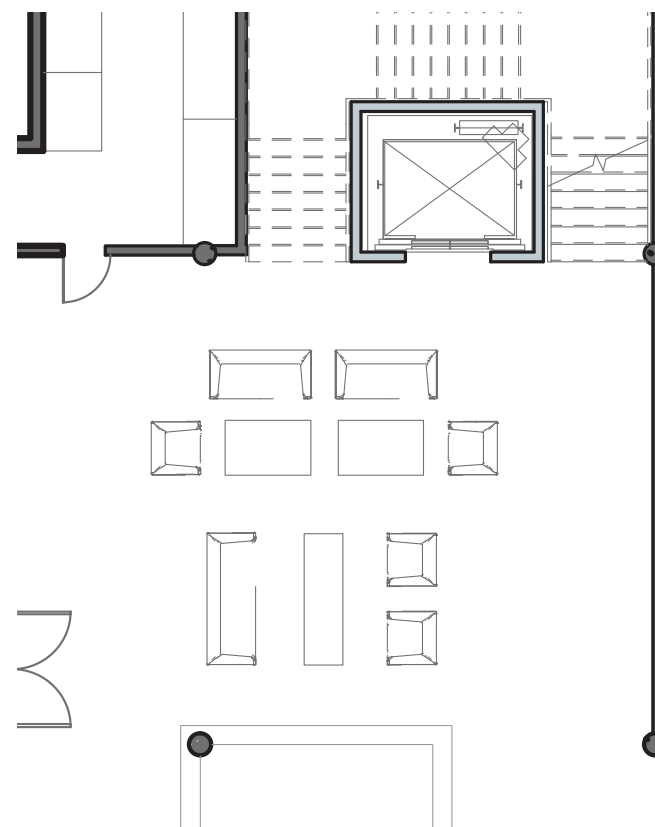
RESTAURANT





RENDERS

1ST FLOOR



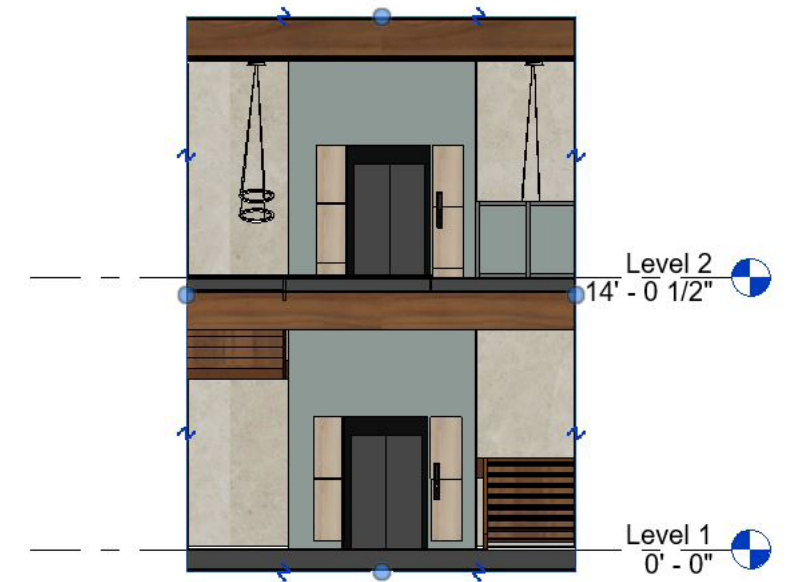
1ST FLOOR ELEVATIONS

LOUNGE



Level 1
0' - 0"

STAIR



Level 2
14' - 0 1/2"

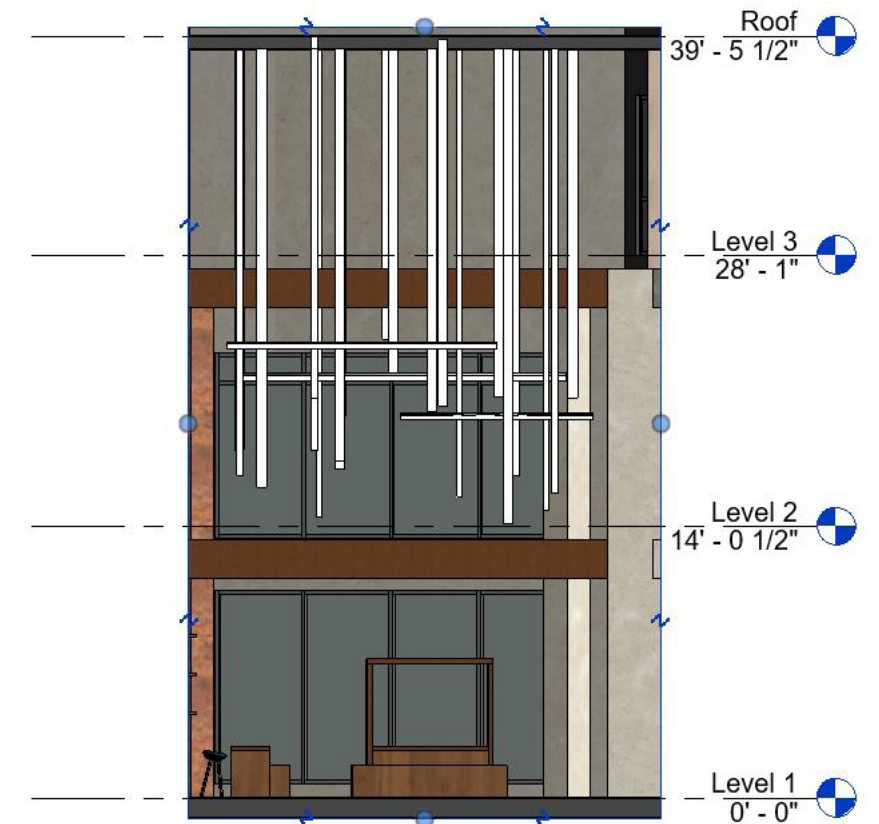
Level 1
0' - 0"

RESTAURANT



Level 1
0' - 0"

MARKET



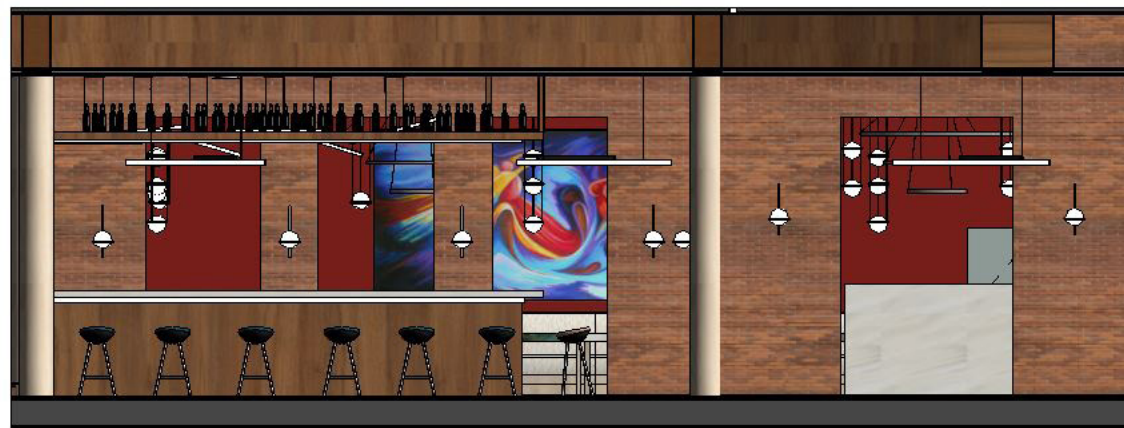
Roof
39' - 5 1/2"

Level 3
28' - 1"

Level 2
14' - 0 1/2"

Level 1
0' - 0"

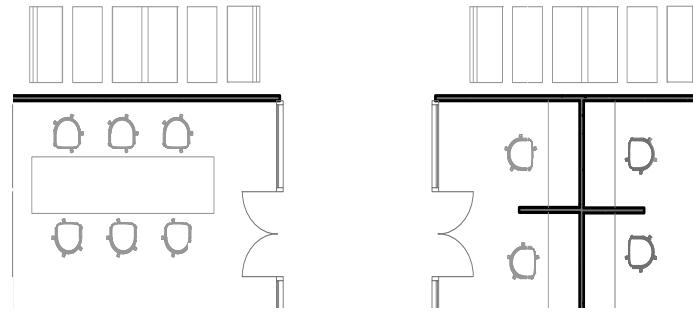
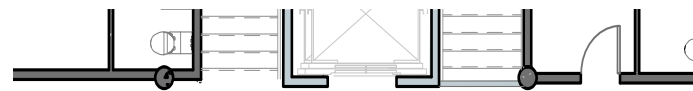
BAR



Level 1
0' - 0"



MEETING ROOM ENTRANCE

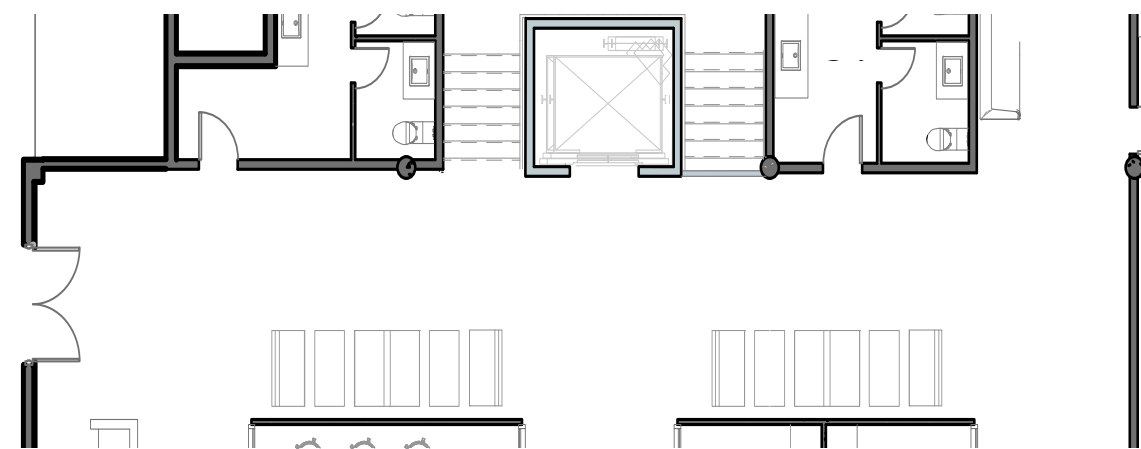


RENDERS

2ND FLOOR

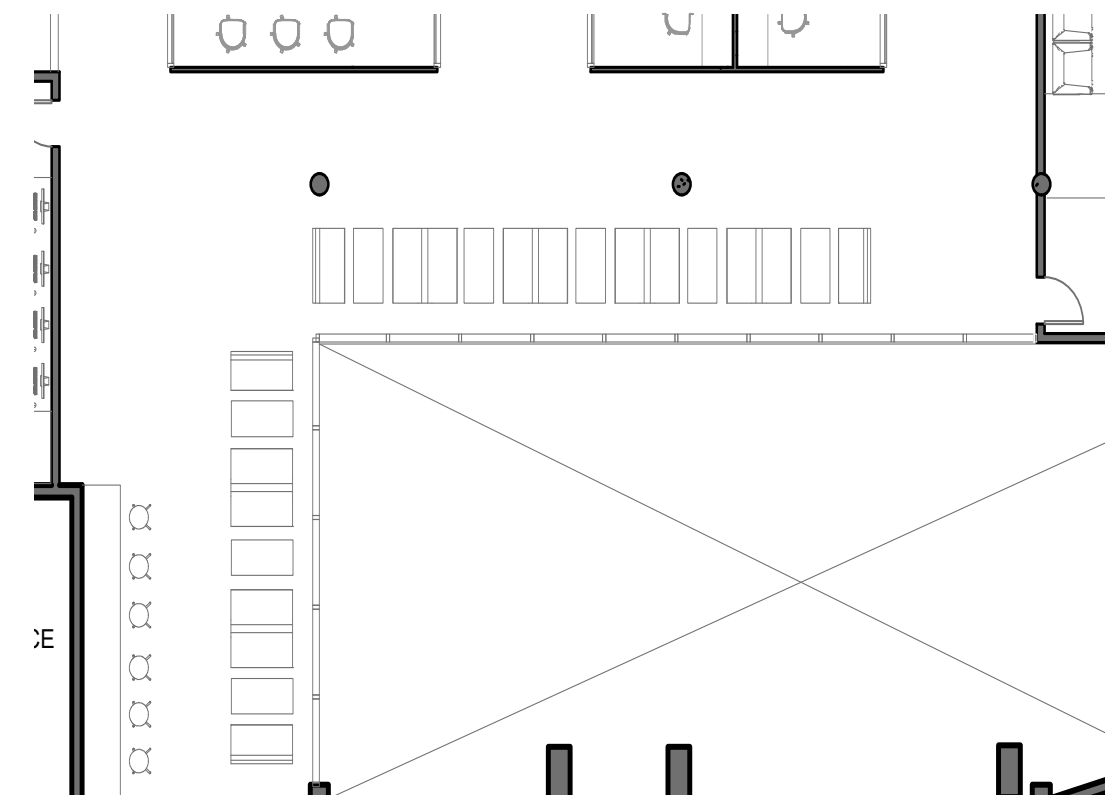


ENTRANCE





COMMON AREA



RENDERS

2ND FLOOR

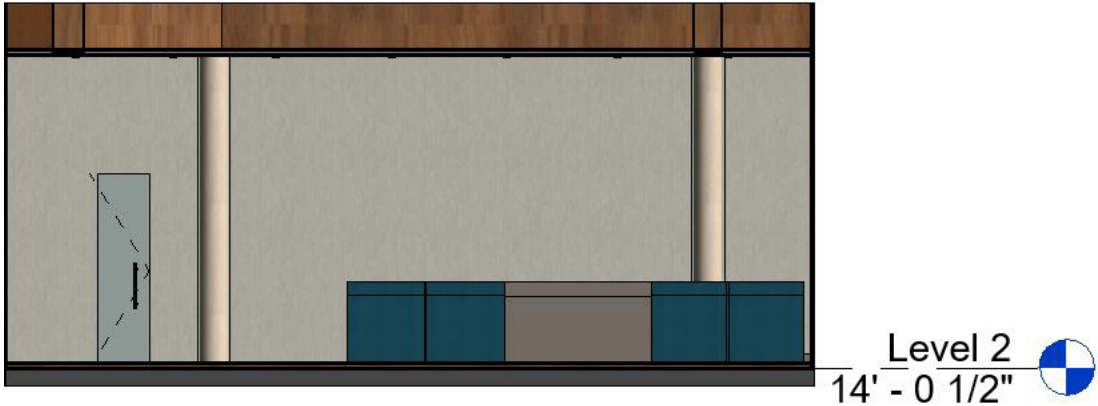


2ND FLOOR ELEVATIONS

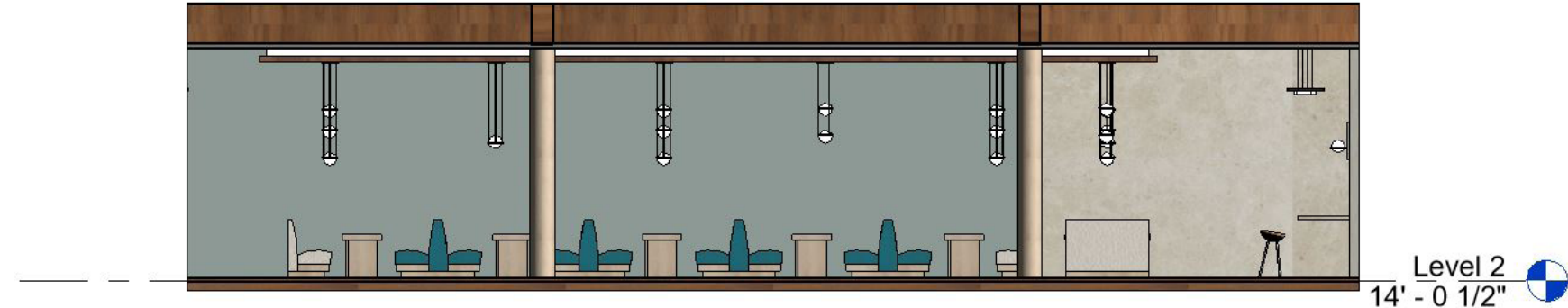
MEETING ROOM



SCREENING ROOM



COMMON



COMPUTER ROOM



References:

<https://thehaitiproject.org/>

<https://thehaitiproject.org/shop>

<https://thehaitiproject.org/artists-bios>



Camille Lagomasino | Final G1 2020 | Esperanza Muino | Janine King