WYNWOOD
STREETSCAPE
ACKNOWLEDGEMENTS

Written by Elsa A. Hiraldo
Spring 2020

In Collaboration With:
University of Miami, School of Architecture, FAIR Program - Professor Wyn Bradley
ArquitectonicaGEO, Ben Hutchens

Special Thanks To: Elfis Hiraldo
## CONTENTS

<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>001</td>
<td><strong>INTRODUCTION</strong></td>
</tr>
<tr>
<td></td>
<td>History of Wynwood - 01</td>
</tr>
<tr>
<td></td>
<td>Neighborhood Identity - 07</td>
</tr>
<tr>
<td>002</td>
<td><strong>STREETSCAPE CASE STUDIES</strong></td>
</tr>
<tr>
<td></td>
<td>Boulevard - NW 5TH AVENUE - 13</td>
</tr>
<tr>
<td></td>
<td>Pedestrian - NW 24TH STREET - 19</td>
</tr>
<tr>
<td></td>
<td>Main Street - NW 2ND AVENUE - 25</td>
</tr>
<tr>
<td>003</td>
<td><strong>SOLUTIONS</strong></td>
</tr>
<tr>
<td></td>
<td>Sustainable Streetscape - 33</td>
</tr>
<tr>
<td></td>
<td>Street Landscape - 35</td>
</tr>
<tr>
<td></td>
<td>Paving - 37</td>
</tr>
<tr>
<td></td>
<td>Water Conservation - 39</td>
</tr>
<tr>
<td></td>
<td>Security and Safety - 41</td>
</tr>
<tr>
<td>004</td>
<td><strong>CONCLUSION</strong></td>
</tr>
<tr>
<td></td>
<td>Next Steps - 43</td>
</tr>
</tbody>
</table>
Today, streetscapes play an important role in many cities and neighborhoods. They are what define the character of a city. Wynwood, which is a neighborhood located in Miami, has become a very tourist zone due to its artistic character. However, the streets lack of providing a space where visitors and locals can feel comfortable and safe while contemplating the art on the street walls. For this reason, my research will focus on providing solutions that will improve the streetscape of three important streets in Wynwood by making them more pedestrian friendly.
Josiah Chaille and Huge Anderson purchased Wynwood, which was a farmland during this period. They subdivided the land and sold it.

The American Bakeries Company built a factory to make and distribute Merita Bread at NW 32nd Street in Wynwood.

Josiah Chaille and Huge Anderson purchased Wynwood, which was a farmland during this period. They subdivided the land and sold it.

The American Bakeries Company built a factory to make and distribute Merita Bread at NW 32nd Street in Wynwood.

Coca-Cola opened up a bottling factory at 301 NW 29th Street.

Wynwood had a population of 40,000 people and 33% were from Puerto Rico.

The Fashion District center

1926

1928

1977

1984

1992

2002

Goldman bought two dozen warehouses, which become art studios, galleries and restaurants.

Sam Keller introduced Art Basel in Miami Beach.

2015

2020

2021

Mixed use buildings like Wynwood 250 started to emerge.

The Wynwood Art District Association was founded.

1917

1926

1928

1926

1977

1984

1992

2002

Fashion District center

Fashion District

Street Art

Art District

International Destination

Josiha Chailie and Huge Anderson purchased Wynwood, which was a farmland during this period. They subdivided the land and sold it.

The American Bakeries Company built a factory to make and distribute Merita Bread at NW 32nd Street in Wynwood.

Coca-Cola opened up a bottling factory at 301 NW 29th Street.

Wynwood had a population of 40,000 people and 33% were from Puerto Rico.

The Fashion District center

1926

1928

1977

1984

1992

2002

Goldman bought two dozen warehouses, which become art studios, galleries and restaurants.

Sam Keller introduced Art Basel in Miami Beach.

2015

2020

2021

Mixed use buildings like Wynwood 250 started to emerge.

The Wynwood Art District Association was founded.

1917

1926

1928

1926

1977

1984

1992

2002

Fashion District center

Fashion District

Street Art

Art District

International Destination
TYPES OF STREET

NW 1ST AVENUE - Residential

NW 5TH AVENUE - Boulevard

NW 2ND AVENUE - Main Street

NW 24TH STREET - Mixed Use

One way
NEIGHBORHOOD IDENTITY

ARCHITECTURE
New and existing structures

STREET ART
Walls

RESIDENTIAL LIFE
Apartments

COMMERCIAL/RETAIL
Restaurants and shops
002 CASE STUDY

- Boulevard - NW 5TH AVENUE

- Main Street - NW 2ND AVENUE

- Pedestrian - NW 24TH STREET
“Streets are means of transport and connections to many places whether we walk, cycle, use public transport or drive but they are also places in their own right, not just passages from one location to another, and they are vital in giving a distinctive character to an area and providing structure for a village, town or city.”

Petra Funk
NW 5TH AVENUE EXISTING CONDITIONS

STREET DIMENSIONS
Sidewalk: 10'-10''
Travel lanes: 21'
Parking: 10'-6'
Median: 12'-6''
OPPORTUNITIES

NW 5TH AVENUE - Boulevard

- Flexible space for community events
- Add pavers
- One lane street
- Add native planting
- Reduce traffic
- Shade
- Crosswalk reference
- Bio-swale
- Cables under ground
- Paved sidewalk
- Wider sidewalk
- Add trees
- Paved sidewalk
- Flexiable space for community events
- Fleixable space for furniture and frontage zone
- Light post
- Parallel parking
- Bike path references
Potential for development

Keep historical

Frontage zone

Pedestrian zone

Furniture zone

Parking

Travel lane

Median

Bio-swale

Space for furniture

Drop off and pick up

Car and bike lane

Space for frontage sitting

Crosswalk refuge

Paved street

17th

NW 5TH AVENUE - Boulevard
NW 24TH STREET EXISTING CONDITIONS

NW 24TH STREET
One way
Mixed Use

STREET DIMENSIONS
Sidewalk: 10'-6"
Travel lane: 14'
Parking: 9'

NW 2ND AVE
NW 5TH AVE
NW 24TH ST
NW 23RD ST
NW 21ST ST
NW 20TH ST
NW 24TH ST

RETAIL
RETAIL
OPPORTUNITIES
NW 24TH STREET - Pedestrian

- Pedestrian street that connects NW 2ND AVE and NW 5TH AVE.
- Street should be paved.
- No parallel parking.
- Cables under ground.
- Flexible space for retail furniture.
- Lighting post.
- Reflective water surface.
- A place to gather for events.
- Shade.

LOCAL PRECEDENT

- Lincoln Road
- Giraida Plaza
- Design District
- Espanola way
NW 24TH STREET - Pedestrian

- Frontage zone
- Pedestrian and furniture zone
- Keep historical
- Mirror bridge
- Water surface
- Stone pattern
- Reflective water surface
- Flexible space for furniture
- Public gathering space

NW 24TH STREET - Pedestrian

- Frontage zone
- Pedestrian and furniture zone
- Keep historical
- Mirror bridge
- Water surface
- Stone pattern
- Reflective water surface
- Flexible space for furniture
- Public gathering space

Frontage zone
Pedestrian and furniture zone
Keep historical
Mirror bridge
Water surface
Stone pattern
Reflective water surface
Flexible space for furniture
Public gathering space
NW 2ND AVENUE EXISTING CONDITIONS

STREET DIMENSIONS
Sidewalk: 10' - 10"
Travel lane: 17'
Parking: 10' - 6'
NW 2ND AVENUE - Main Street

**OPPORTUNITIES**

- Flexible space for furniture
- Wider sidewalk
- Lighting post
- Better crosswalk reference
- Pedestrian crossing distance should be shorter
- More trees
- More shade
- Cables should be placed underground
- Pervious concrete
- Bike references
- Adjust parallel parking to make sidewalk wider
- NW 2ND AVENUE - Main Street
- Pedestrian crossing distance should be shorter
- Flexible space for furniture
NW 2ND AVENUE - Main Street

Artistic crosswalk reference
Shade
Bike path reference
Removable sitting
Parallel parking
Flexible space
003 SOLUTIONS

- Sustainable Streetscape
- Street Landscape
- Paving
- Water Conservation
- Security and Safety
Sustainable streetscape ensures that streets are durable and function as a better ecosystem while generating systems that manage storm water runoff and at the same time reduce carbon footprint. Sustainable streetscape also adds aesthetic value, economy growth, environmental health and safety to a neighborhood. For this reason, sustainable streetscape creates an eco-friendly environment to live, visit and work. Locals and tourists would enjoy having an outdoor lunch, a pleasant walkable sidewalk, a bicycle path and a safe place to connect other places.

There are three elements that play an important role in a sustainable streetscape design which are lighting, permeable pavement and bio-swales. For instance, solar power lighting can reduce light pollution and could benefit a city’s economy by reducing the total power consumption. Permeable pavement decreases the flow of surface runoff water into a sewer system, which makes water penetrate the subgrade and keep plants in healthy conditions. As permeable pavement, bio-swales are practical in retaining water. They help filter water into the ground which keeps soils in good conditions and improves the growth development of plants.
Street landscape planting can improve the character of a neighborhood. They provide a friendly environment for drivers and pedestrians. Pedestrians benefit from the shade and shelter that street trees provide. Street trees also add visual interest and makes sidewalk hard surfaces more pleasant for pedestrians. Unlike rural sites, planting trees in an urban sites could be more challenging because of hardscape surfaces, poor soils, excessive heat, poor water quality and air pollution.

To conserve street landscaping in places as Wynwood, the urban site conditions should include:

- Protecting the roots of the vegetation from being compacted or not retaining water
- Providing sufficient and adequate space for above and below ground landscape. This helps trees to grow in healthy conditions.

Street landscape that are planted and placed properly in an urban site as Wynwood can:

- Softens the hardscape surface of a sidewalk
- Reduces the local island heat effect
- Improves air quality
- Provides shade
- Improves the visual aspect of streets

**SHRUBS**

- Acer rubrum
- Cassia Grandis
- Cassia Javanica

**BIODIVERSITY**

- Euphoria oetida
- Pimenta dioica
- Coccoloba diversifolia

**Street Landscape**

Street landscape planting can improve the character of a neighborhood. They provide a friendly environment for drivers and pedestrians. Pedestrians benefit from the shade and shelter that street trees provide. Street trees also add visual interest and makes sidewalk hard surfaces more pleasant for pedestrians. Unlike rural sites, planting trees in an urban sites could be more challenging because of hardscape surfaces, poor soils, excessive heat, poor water quality and air pollution.

To conserve street landscaping in places as Wynwood, the urban site conditions should include:

- Protecting the roots of the vegetation from being compacted or not retaining water
- Providing sufficient and adequate space for above and below ground landscape. This helps trees to grow in healthy conditions.

Street landscape that are planted and placed properly in an urban site as Wynwood can:

- Softens the hardscape surface of a sidewalk
- Reduces the local island heat effect
- Improves air quality
- Provides shade
- Improves the visual aspect of streets

**SHRUBS**

- Acer rubrum
- Cassia Grandis
- Cassia Javanica

**BIODIVERSITY**

- Euphoria oetida
- Pimenta dioica
- Coccoloba diversifolia
PAVING

Permeable pavements can be easily installed and maintained. They are also known for being a long-lasting method of paving. They have a positive effect on vegetation because they function as filters. Through the process of infiltrating surface water to the subgrade, the water can be cleaned.

ADVANTAGES OF PAVEMENT:

- Can cool paving surfaces through evaporation
- Reduces tire noise and traffic speed
- Increases traction during rain as standing surface water is absorbed
- Reduces storm water runoff
- Provides aesthetic appeal

TYPES OF PERMEABLE PAVEMENT

<table>
<thead>
<tr>
<th>Type</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pervious concrete</td>
<td>3 to $4/square foot</td>
</tr>
<tr>
<td>PICP pavement</td>
<td>3 to $4/square foot</td>
</tr>
<tr>
<td>Porous asphalt</td>
<td>$2/square foot</td>
</tr>
</tbody>
</table>

Permeable interlocking pavers

Permeable concrete

Permeable asphalt
Storm water management practice can be done through a bio-swale system. As pervious paving, bio-swales absorb water. Storm water runoff occurs when water flows rapidly over a surface that does not absorb water. This affects the environment because these storm water runoffs are contaminated. Therefore, they can also contaminate rivers, streams and vegetation. Bio-swales reduce water velocity and contribute in the process of filtering storm water runoffs.

According to a research done by the Michigan State University these are some of the benefits of a bio-swale system:

• Protects local waterways from stormwater pollutants
• Creates habitat for wildlife, including birds and butterflies
• Reduces non-point pollution by filtering stormwater
• Reduces standing water (puddles) that can attract mosquitoes
• Creates colorful gardens with a variety of flowers and plants year round
• Requires little maintenance after establishment
Better crosswalk definition makes pedestrian feel secure when crossing.

Lighting provides a comfortable and secure space and encourages outdoor activities. Outdoor lighting also highlights important architectural structures and building facades which adds value to the character of a neighborhood.
004 NEXT STEPS

Implementing artistic street elements such as:

Wayfinding and Signage
Benches
Bicycle Racks
Bollards
Litter Bins


