PORTMAN-CMC

MIAMI BEACH CONVENTION CENTER MASTER PLAN

DESIGN REVIEW
PUBLIC COMMUNITY MEETING
CITY COMMISSION WORKSHOP

PRESENTATION DRAFT 2/22/2013

PORTMAN HOLDINGS CMC Bal Harbour Shops CIRQUE DU SOLEIL
BIG JOHN PORTMAN & ASSOCIATES WEST 8 FENTRESS ARCHITECTS revuelta

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CONNECTIONS

PAST TO PRESENT

PARK TO PARK

NATURE AND CITY

INDOOR AND OUTDOOR

DAY AND NIGHT

PEOPLE TO PEOPLE

EVERY GREAT CITY HAS A GREAT SQUARE

Lincoln Center, New York
1.10 acres

Miami Beach Convention Center District
52.2 acres /
64.3 acres (Including adjacent streetscape)

Pritzker Lawn, Millenium Park, Chicago

2.09 acres

Miami Beach Convention Center District

52.2 acres /

64.3 acres (Including adjacent streetscape)

Bryant Park, New York
5.27 acres

Miami Beach Convention Center District
52.2 acres /
64.3 acres (Including adjacent streetscape)

EL PALIO DE SIENA

PLAZA VIEJA
HAVANA

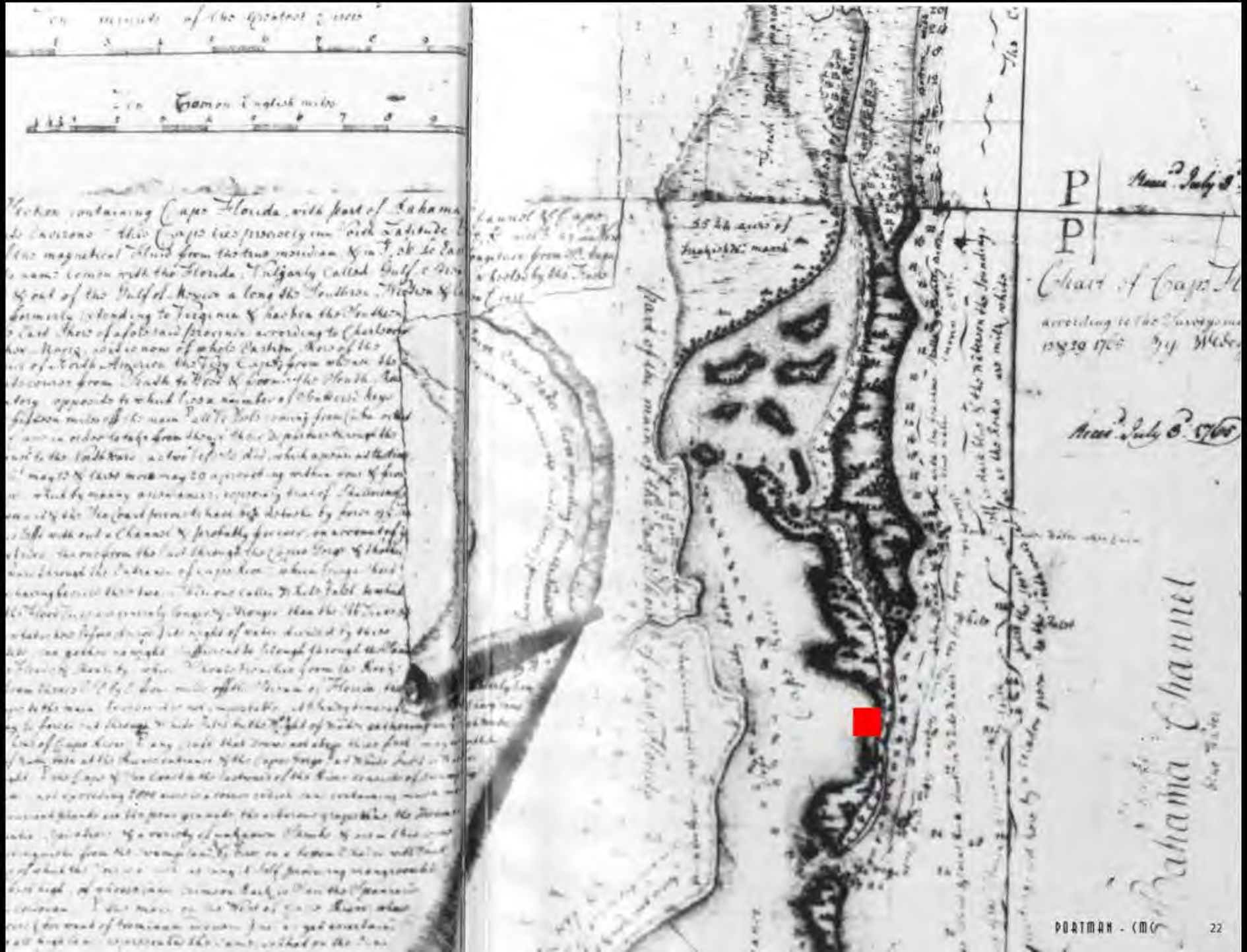
PIAZZA SAN MARCO
VENICE

POMPIDOU

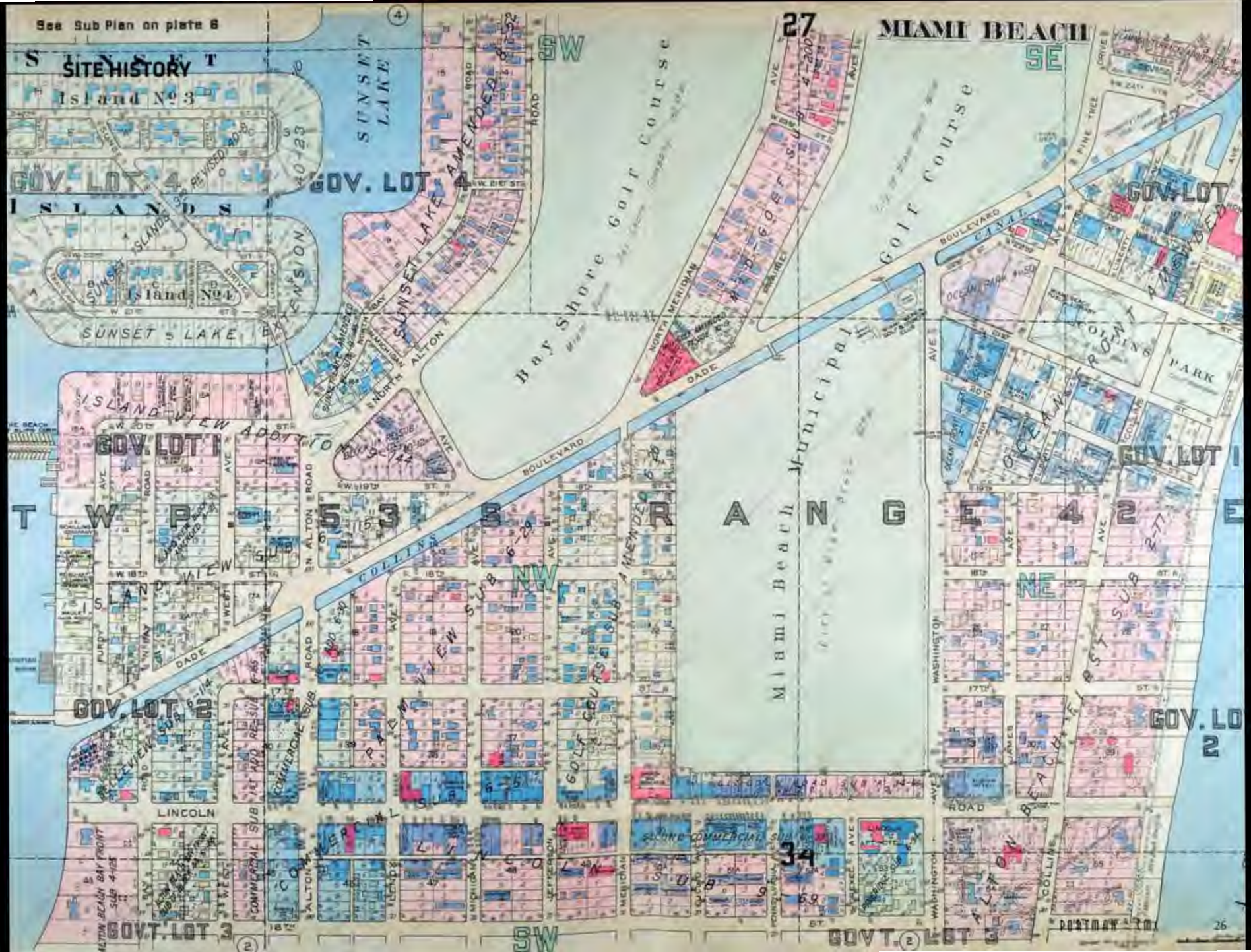
POTSDAMER PLATS
BERLIN

ROEMERBERG SQUARE
FRANKFURT

WHAT WOULD MAKE A SQUARE
DISTINCTLY MIAMI BEACH?


Common English miles
Chart of Cape
Bahama Channel

WINTER & DRY AT
BEACH, FLORIDA.


See Sub Plan on plate 6
SITE HISTORY
MIAMI BEACH
27
34
SW
SE
NW
NE
Island No 3
Island No 4
GOV. LOT 4
GOV. LOT 1
GOV. LOT 2
GOV. LOT 3
SUNSET LAKE
SUNSET LAKE AMENDED
SUNSET LAKE EXTENSION
Bay Shore Golf Course
Golf Course
Miami Beach Municipal
COLLINS PARK
OCEAN FRONT AMENDED
ISLAND VIEW ADDITION
ISLAND VIEW SUB
PALM VIEW SUB
GOLF COURSE SUB AMENDED
COMMERCIAL SUB
LINCOLN
ALTON BEACH FIRST SUB
ALTON BEACH BAY FRONT SUB
TWP. 53 S RANGE 42 E
BOULEVARD
DADE
NORTH ALTON
NORTH MERIDIAN
WASHINGTON
COLLINS
PORTMAN

LAKE PANCOAST
MIAMI BEACH GOLF CLUB
HOLOCAUST MEMORIAL
BOTANICAL GARDEN
SITE
COLLINS BLVD/CANAL
MAURICE GIBB
MEMORIAL PARK
MIAMI BEACH SOUNDSCAPE
West 8

Lincoln Road Mall

ESPANOLA WAY
PORTMAN - CMC

COLLINS CANAL

BANYAN TREE

PORTMAN - CMS

BAL HARBOUR SHOPS
GIORGIO AR

ST REGIS POOLSIDE

SOUTH BEACH

74S20

MARLIN

GREYSTONE
NEW MILLENIUM CASH
1920

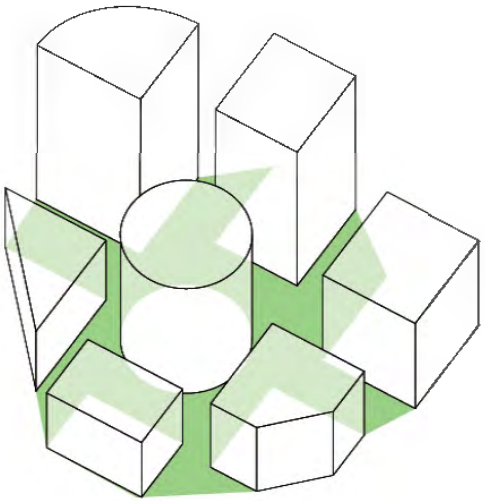
BACARDI BUILDING

LAPIDUS

MUSEUM OF ANTHROPOLOGY, MEXICO CITY

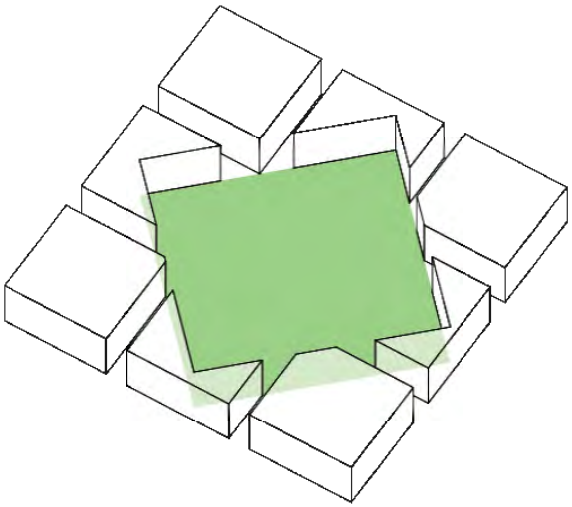
PROCESS

FOCUS ON PUBLIC SPACE AS A LANDMARK



RESIDUAL PUBLIC SPACE BETWEEN LANDMARKS

FOCUS ON PUBLIC SPACE AS A LANDMARK



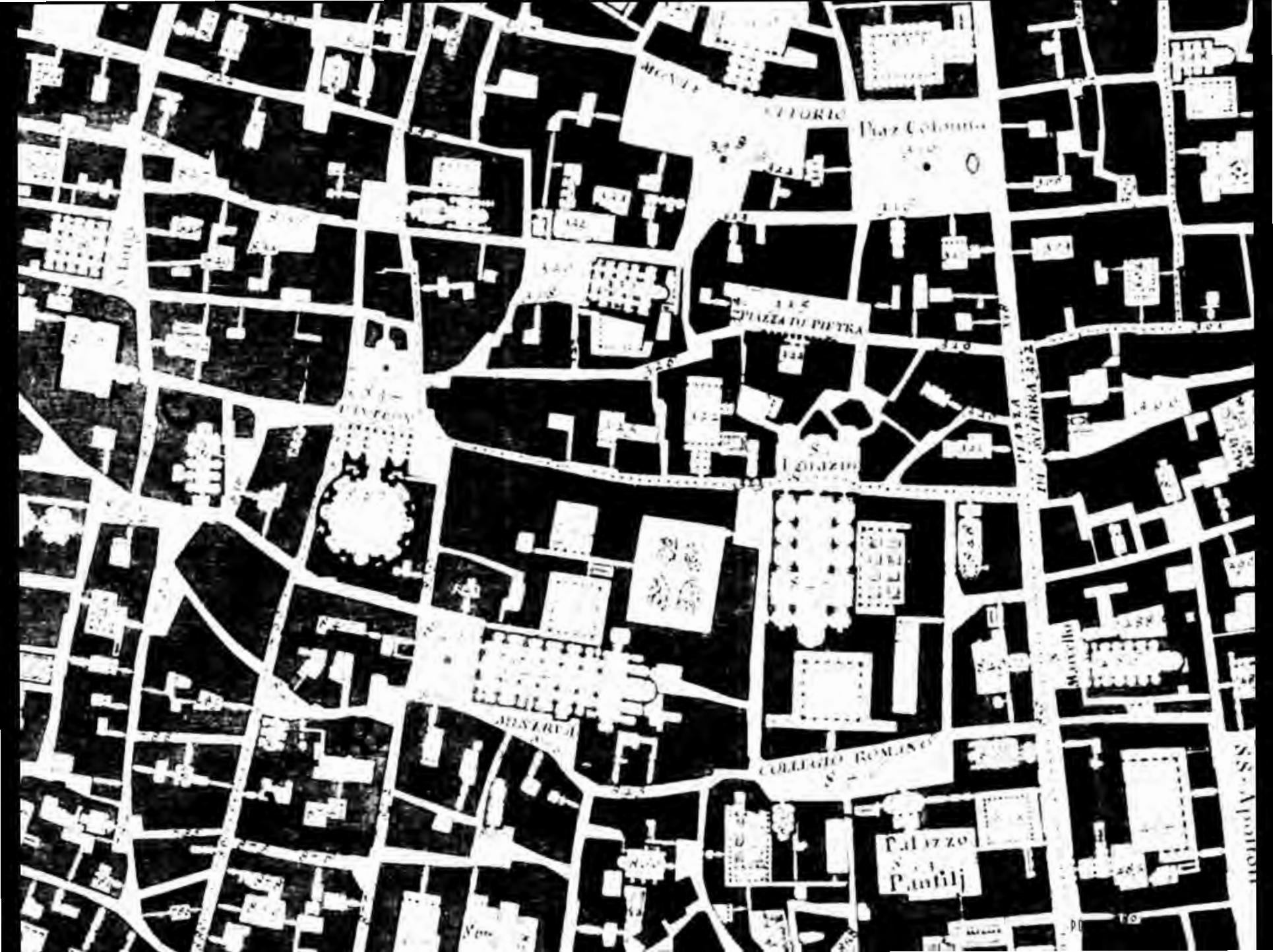
SCULPTED PUBLIC SPACE AS A LANDMARK

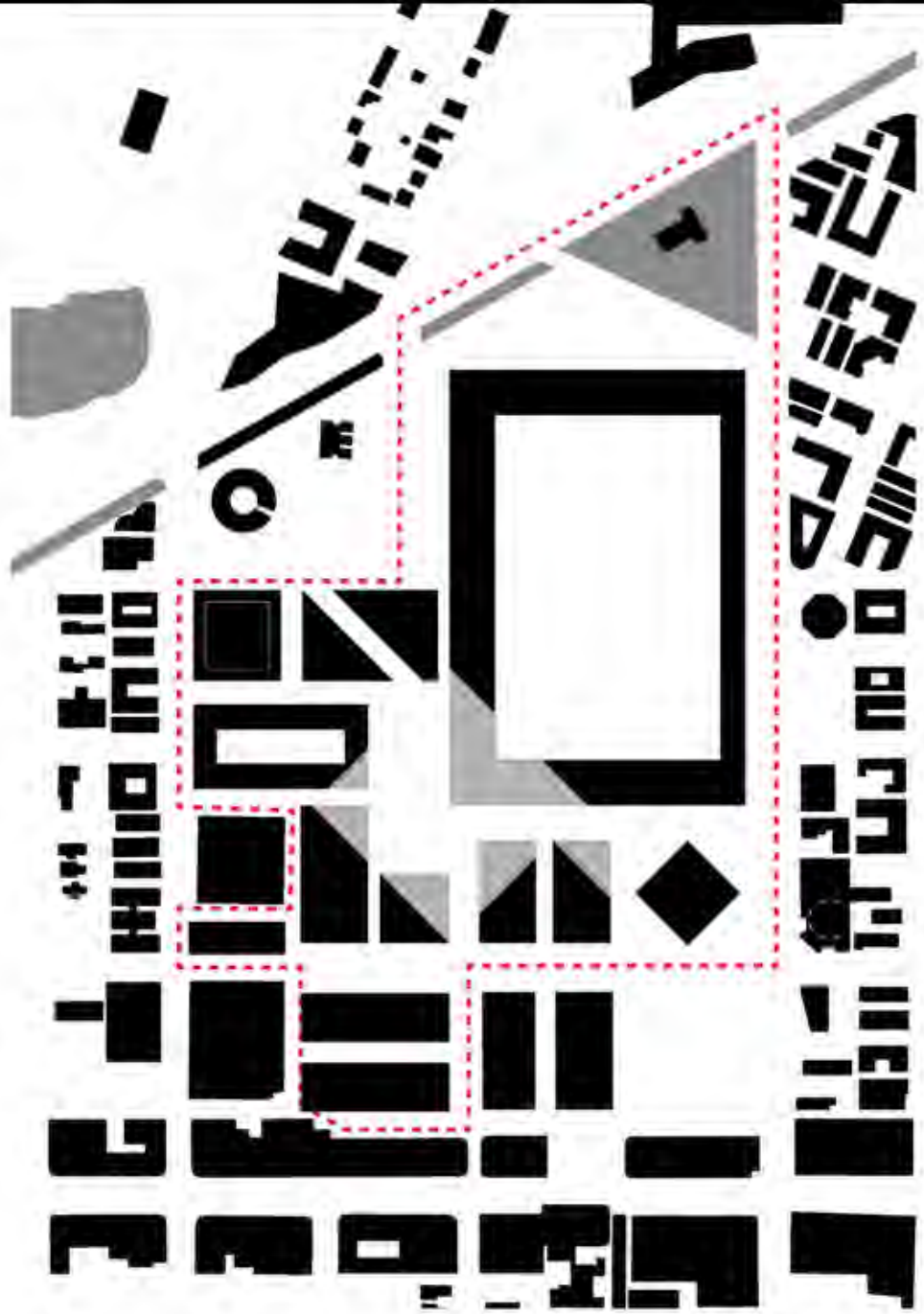
LAS RAMBLAS

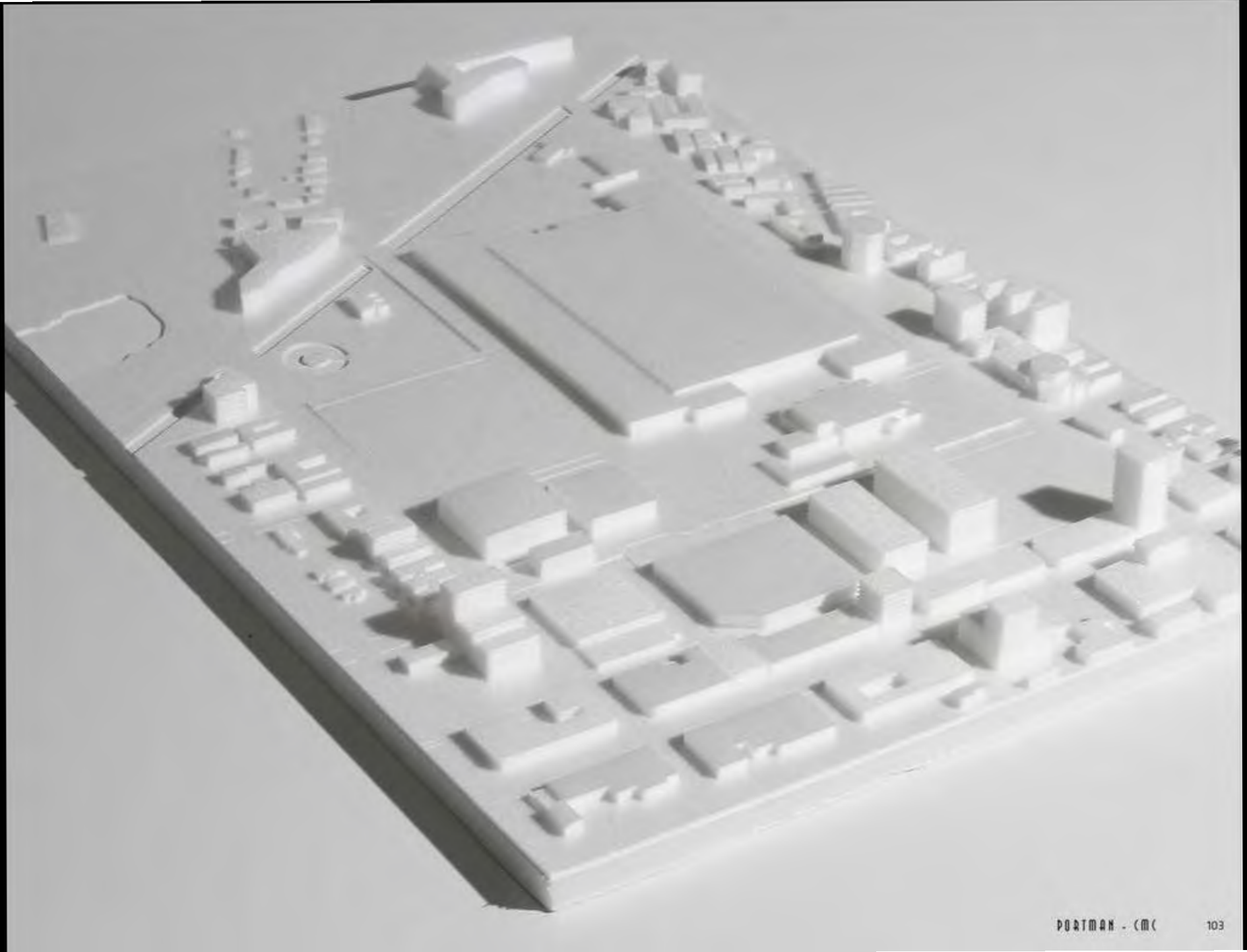
PLAZA REAL

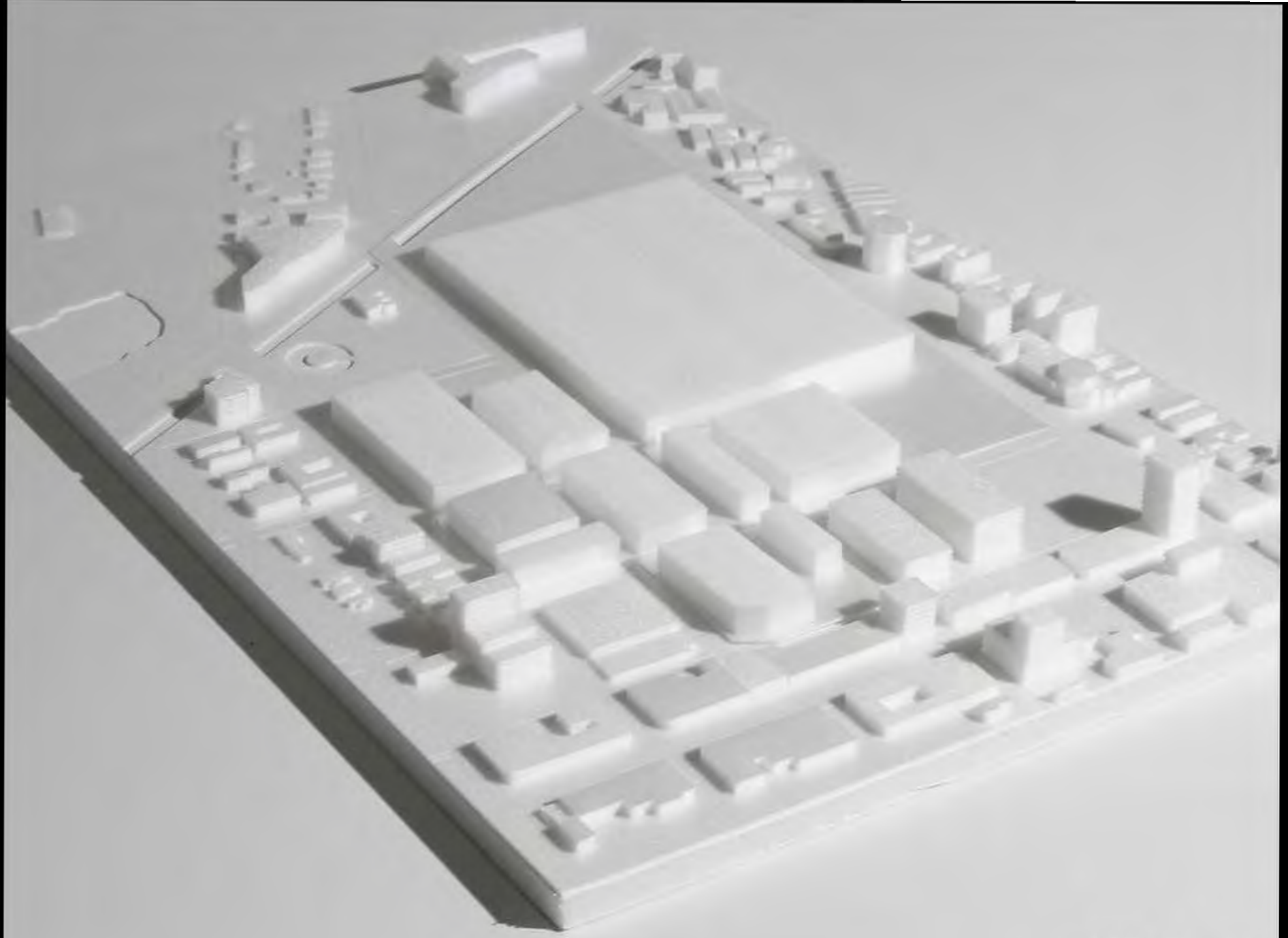
PLAZA REAL
BARCELONA

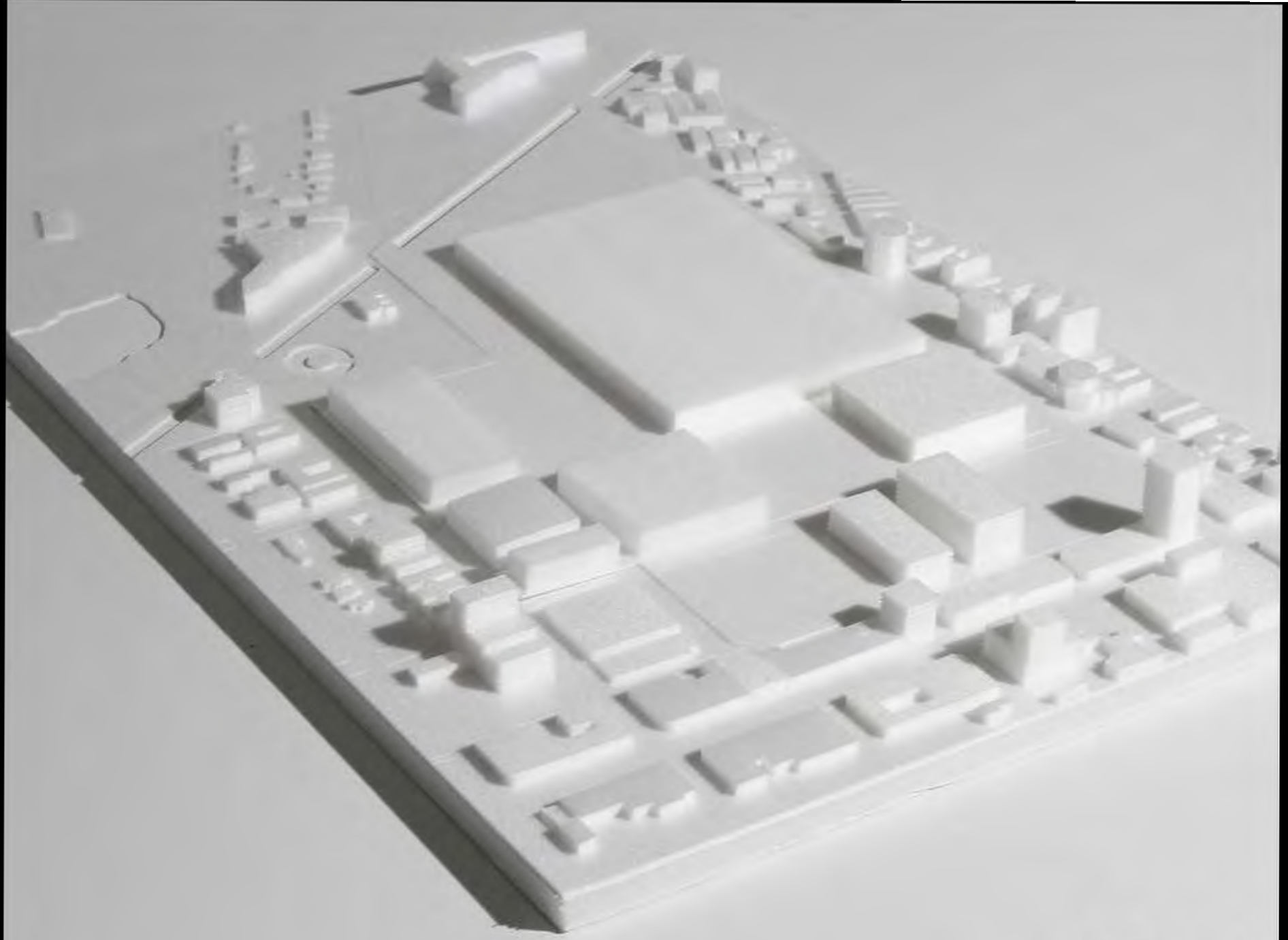
Piazza di
Monte Cavallo
Palazzo
Rospigliosi
PITO

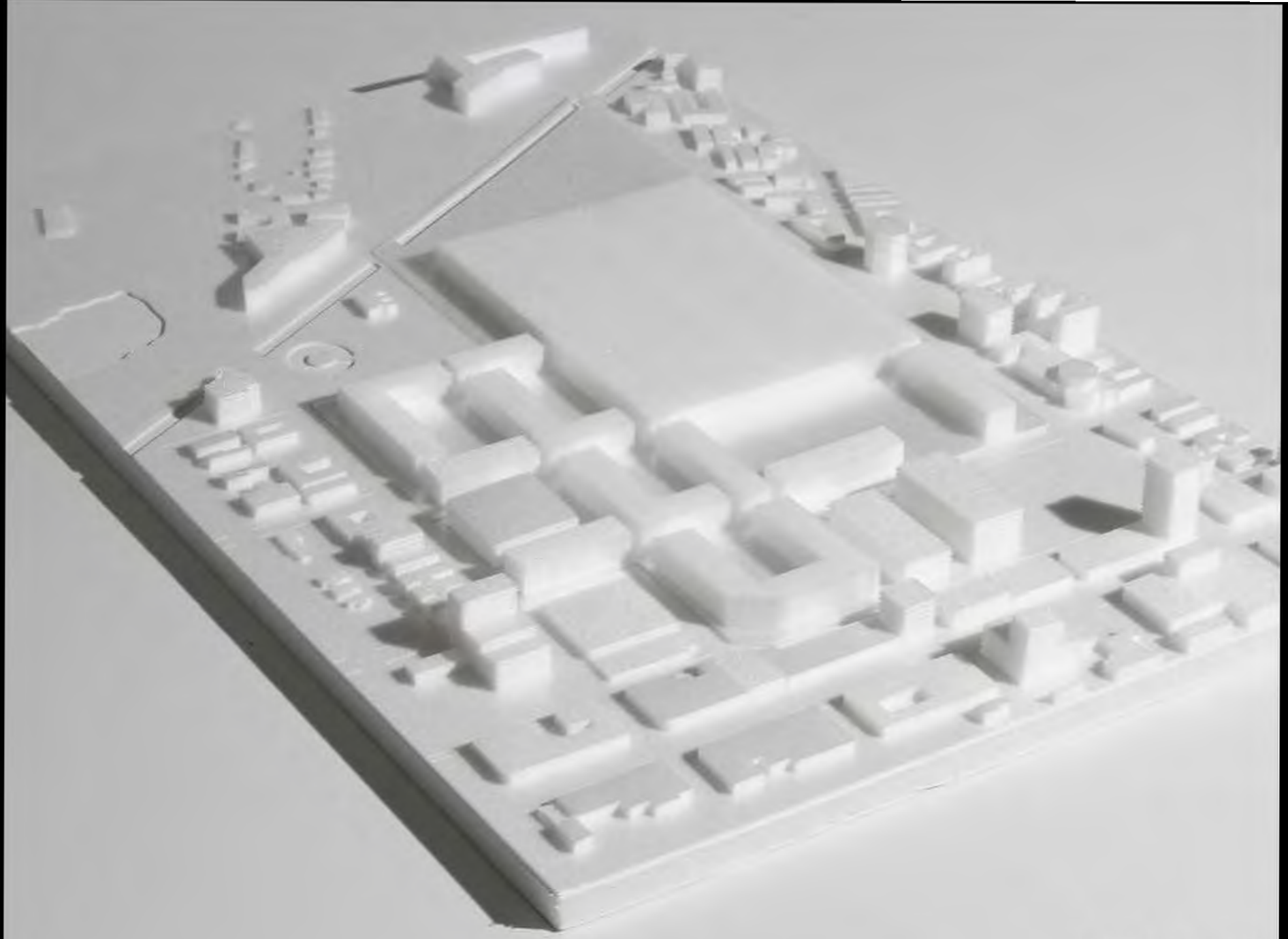

Piaz Colonna
PIAZZA DI PIETRA
S. Ignazio
COLLEGIO ROMANO
Palazzo
Panfilj

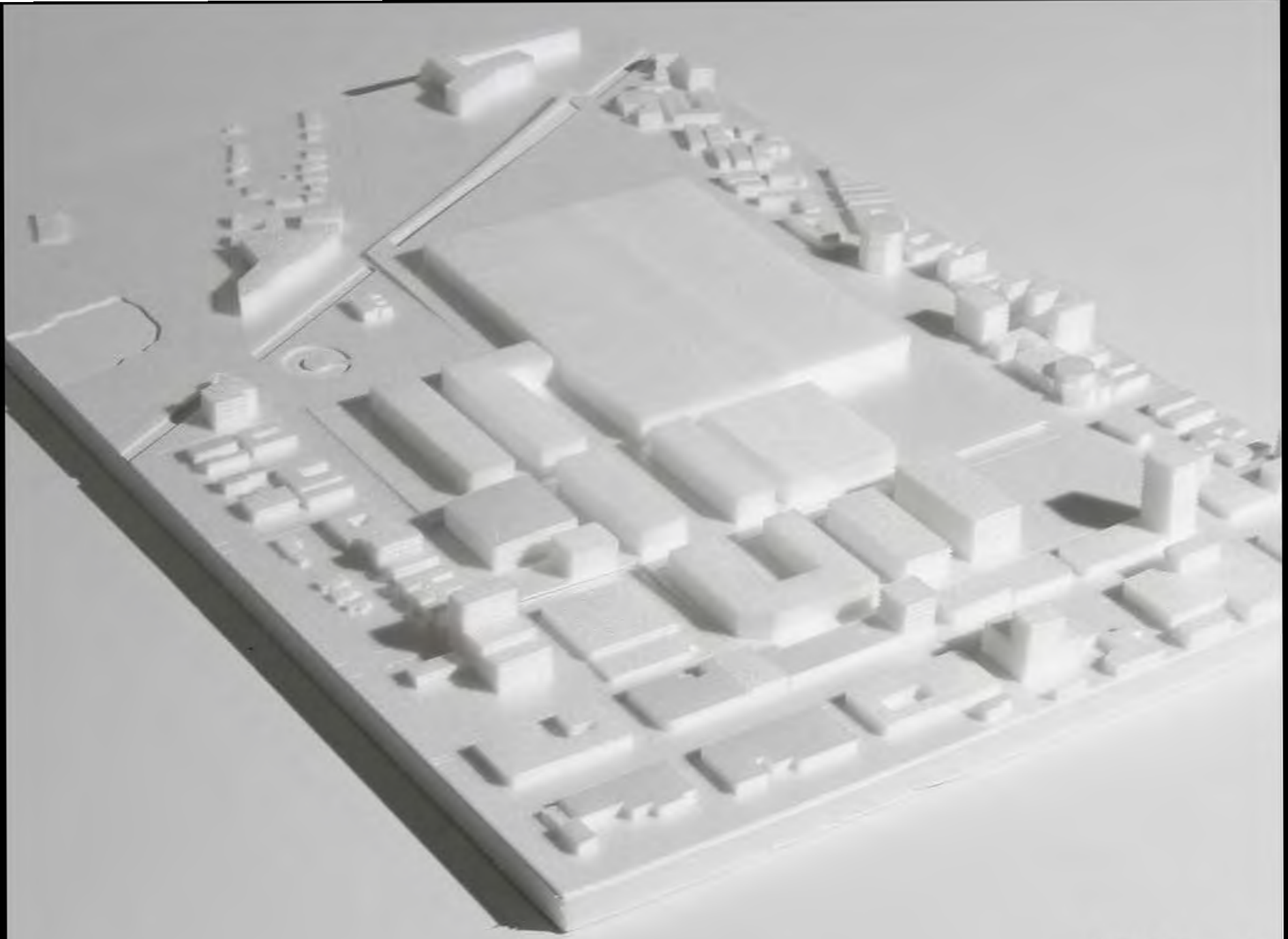


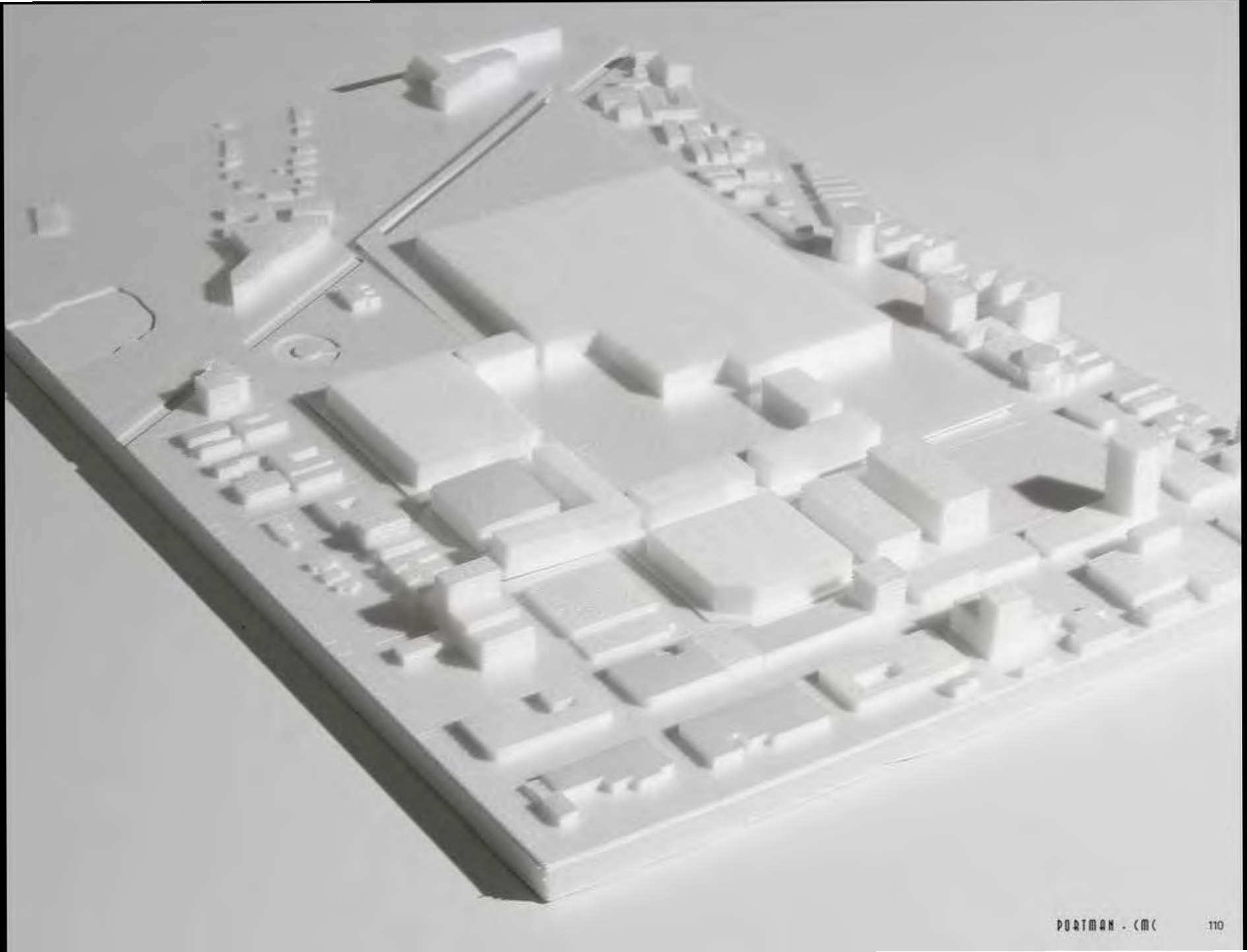


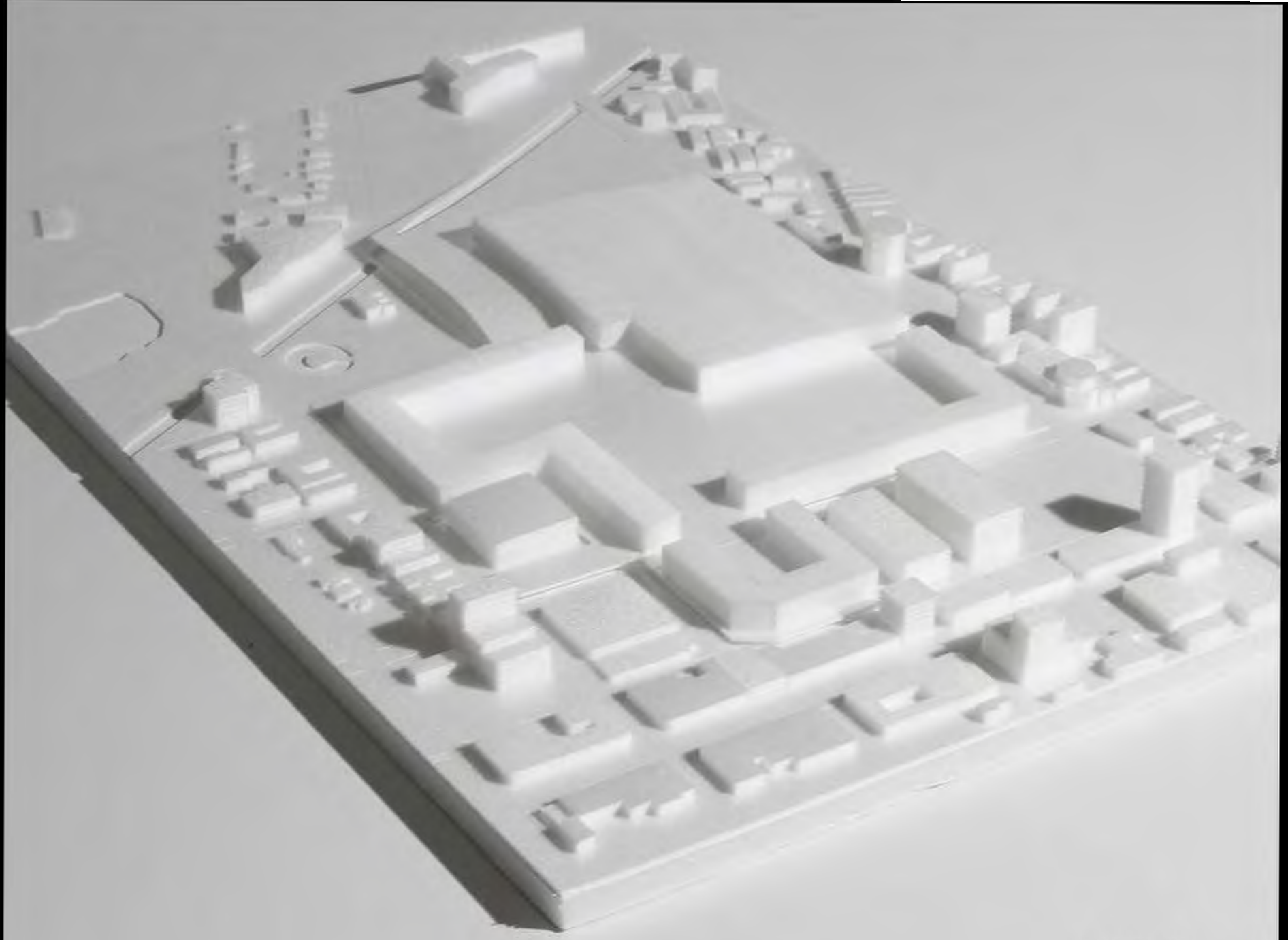


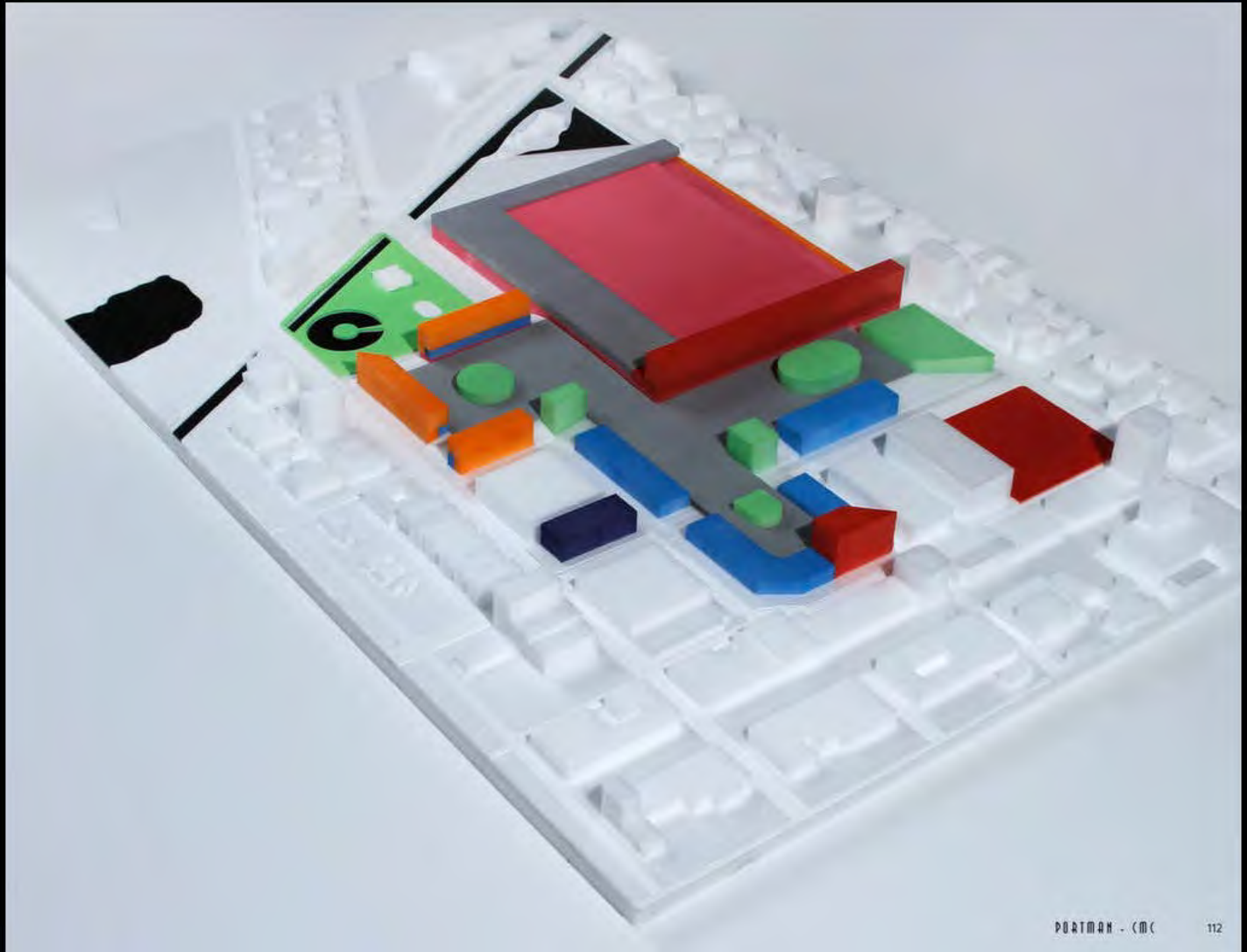


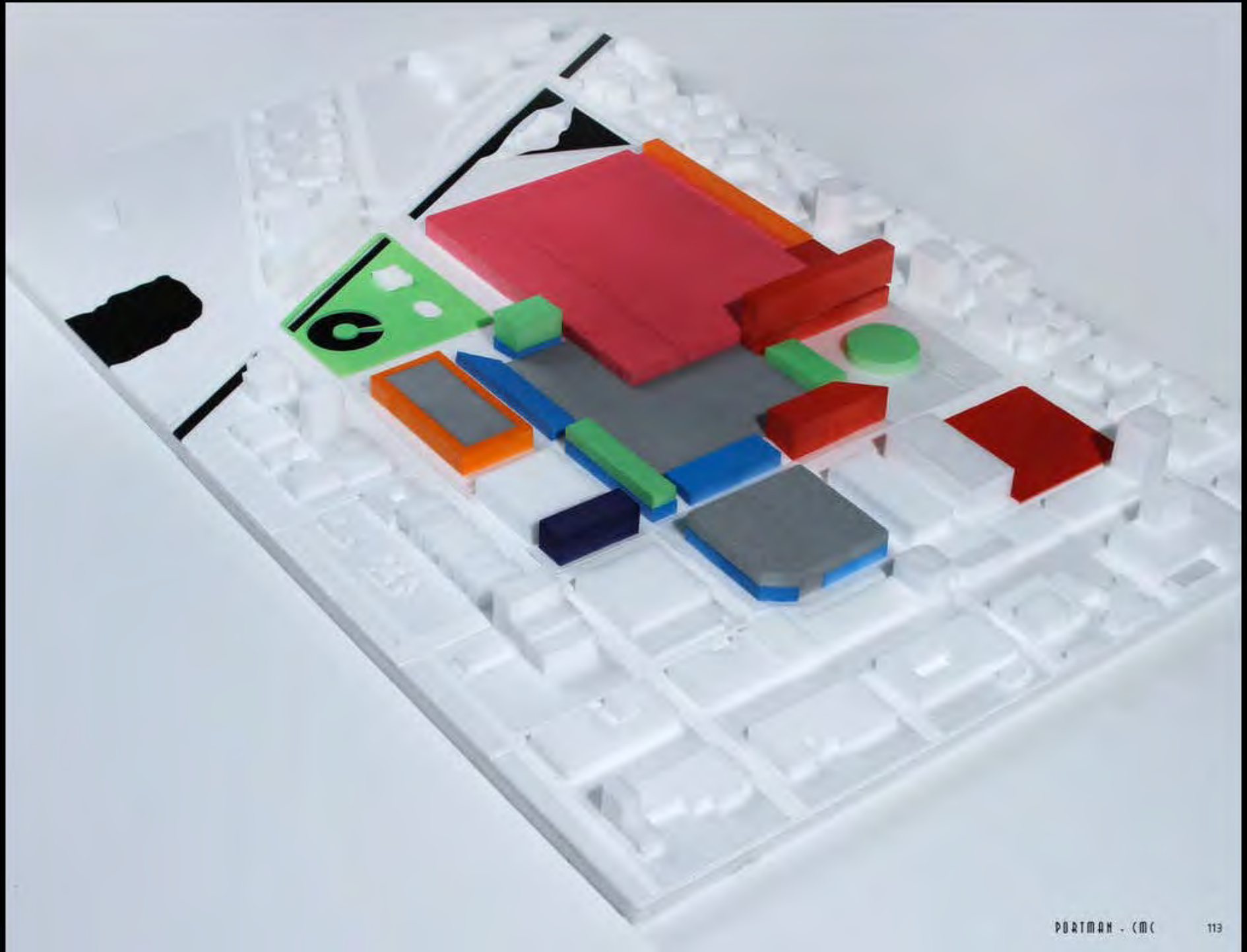


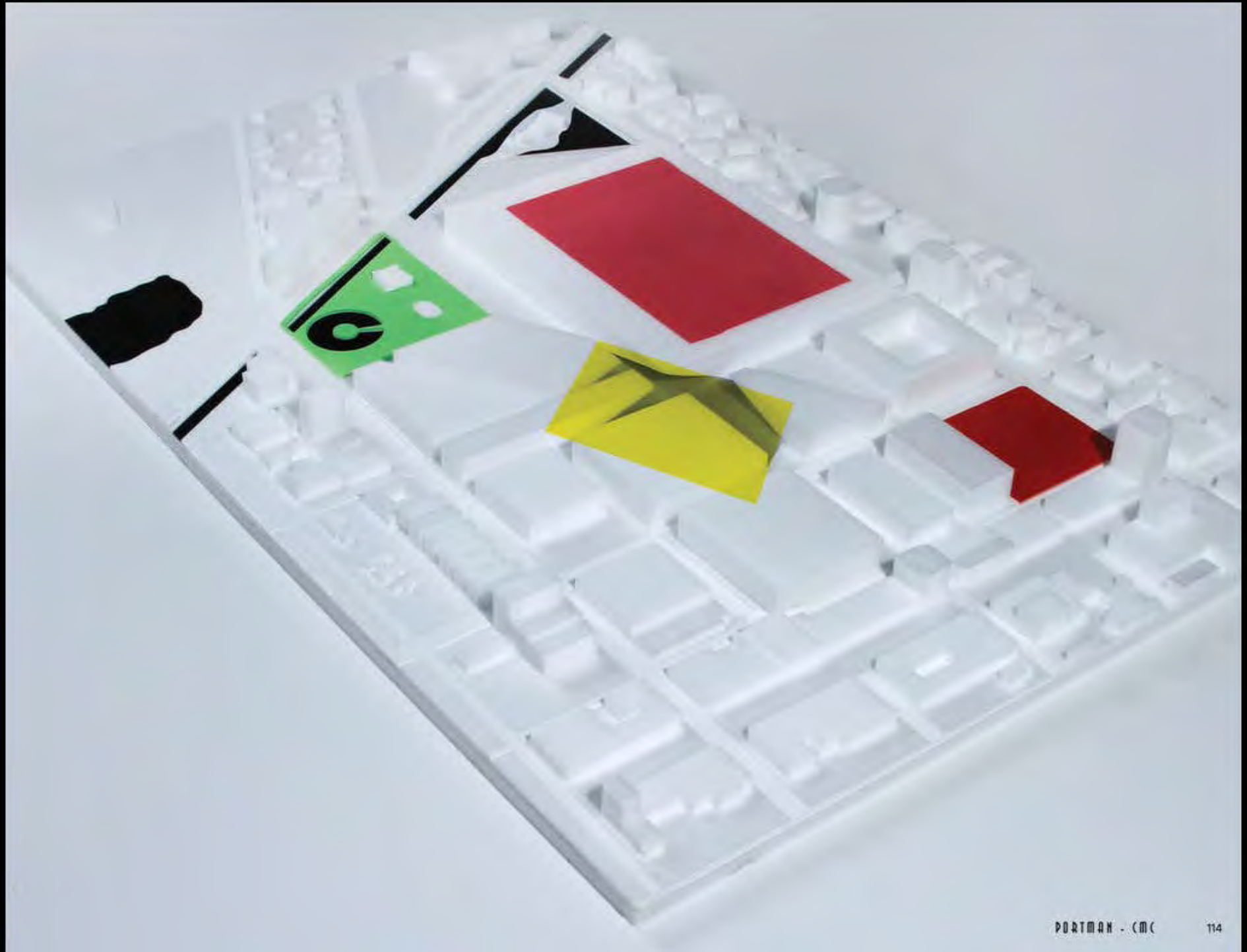


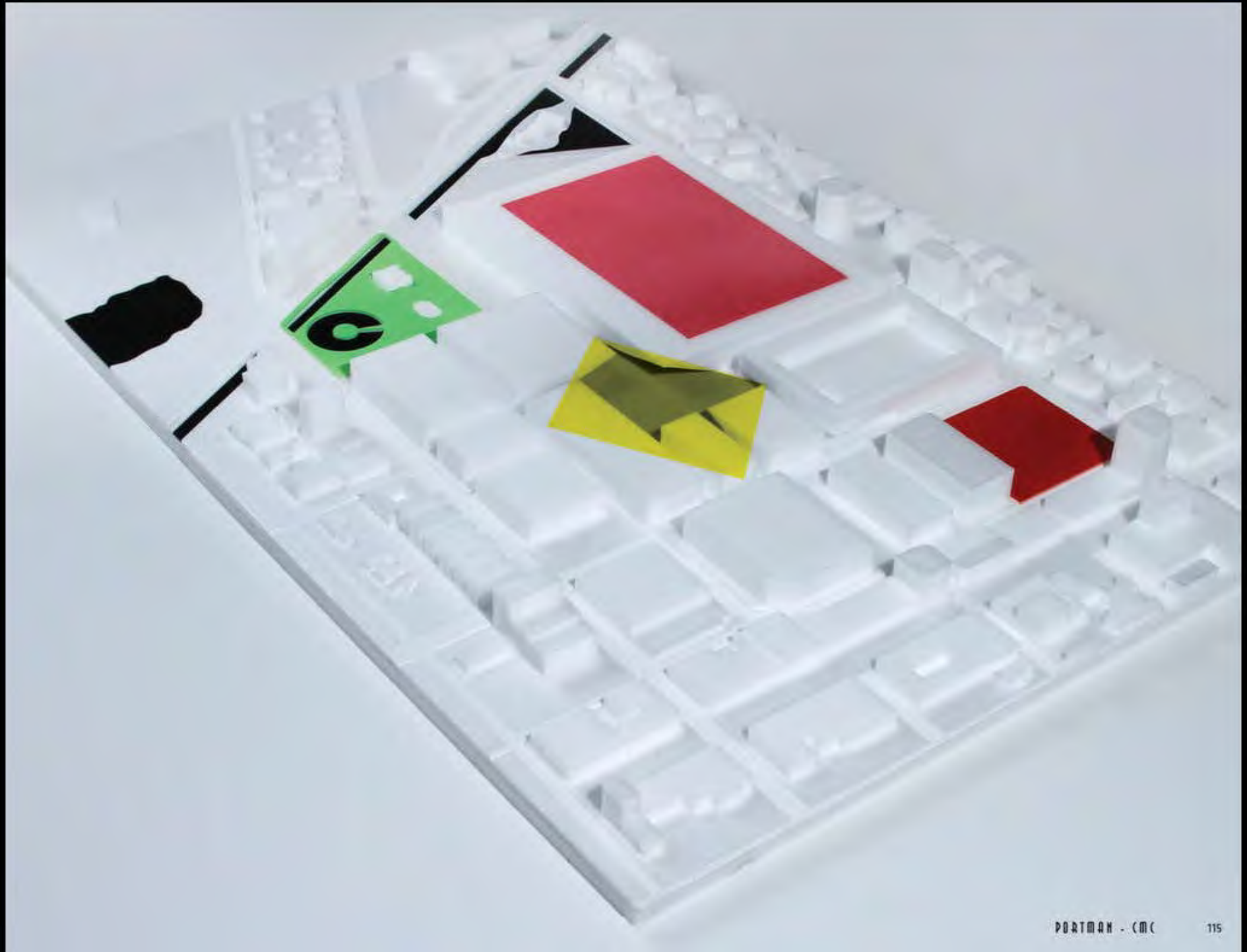


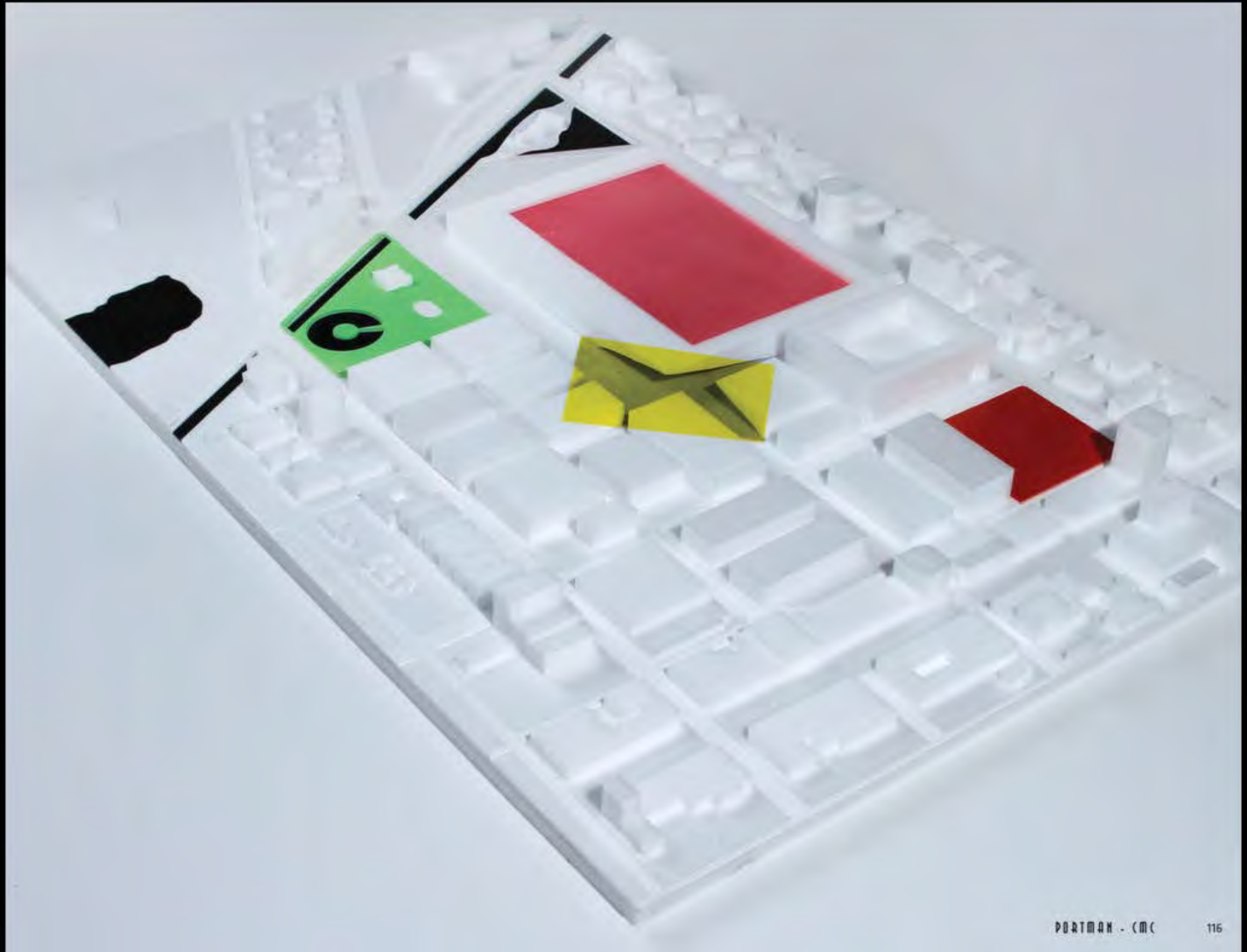


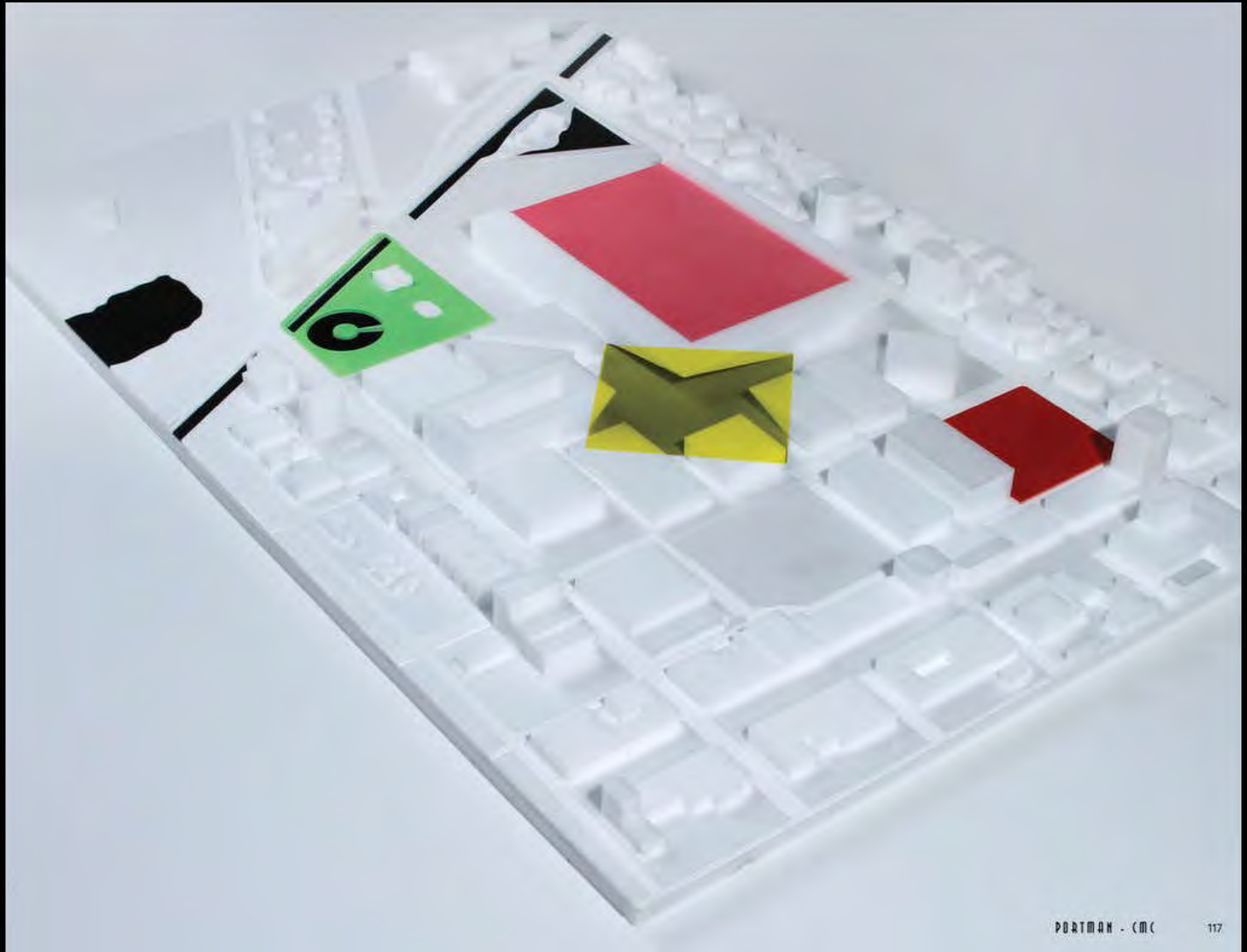


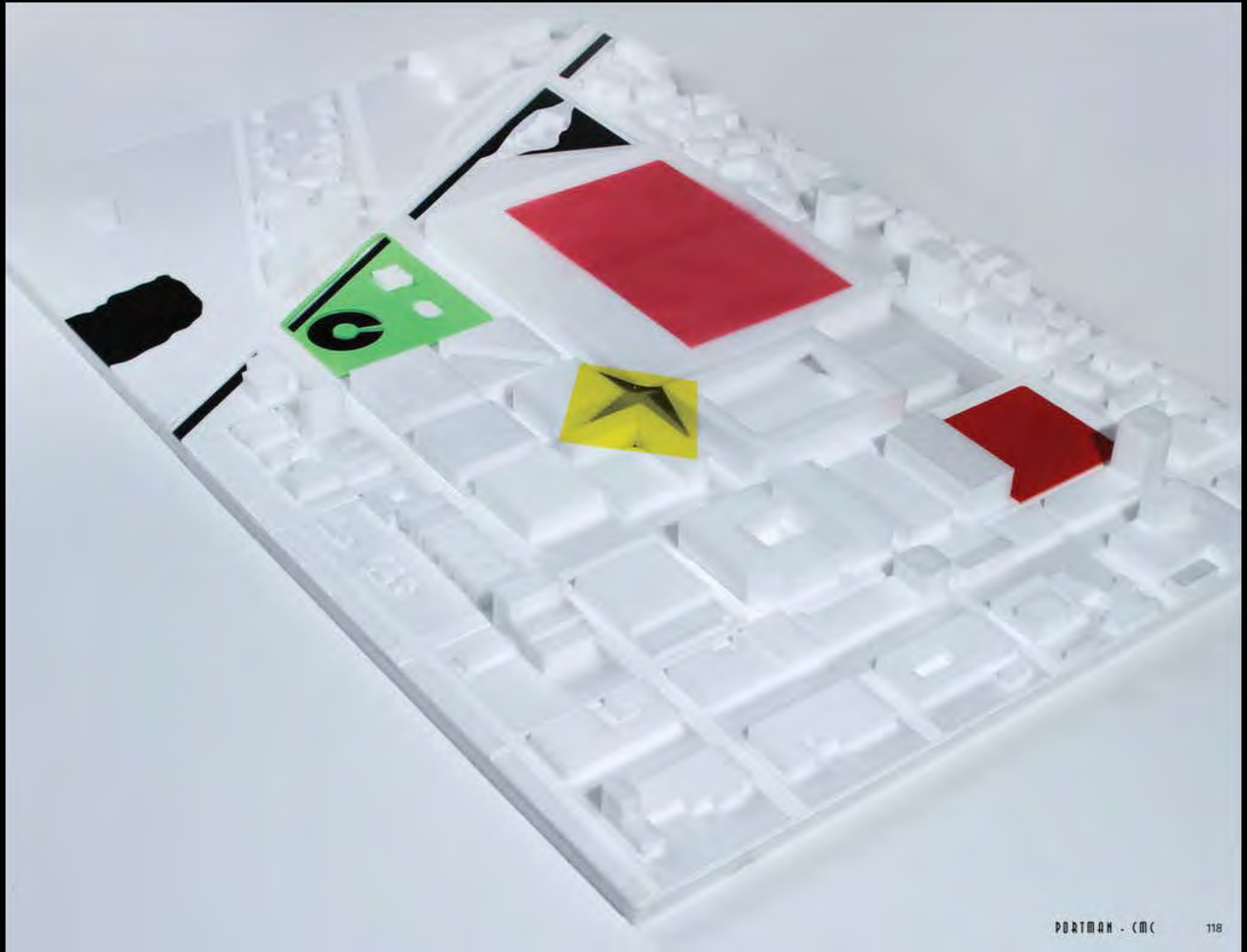


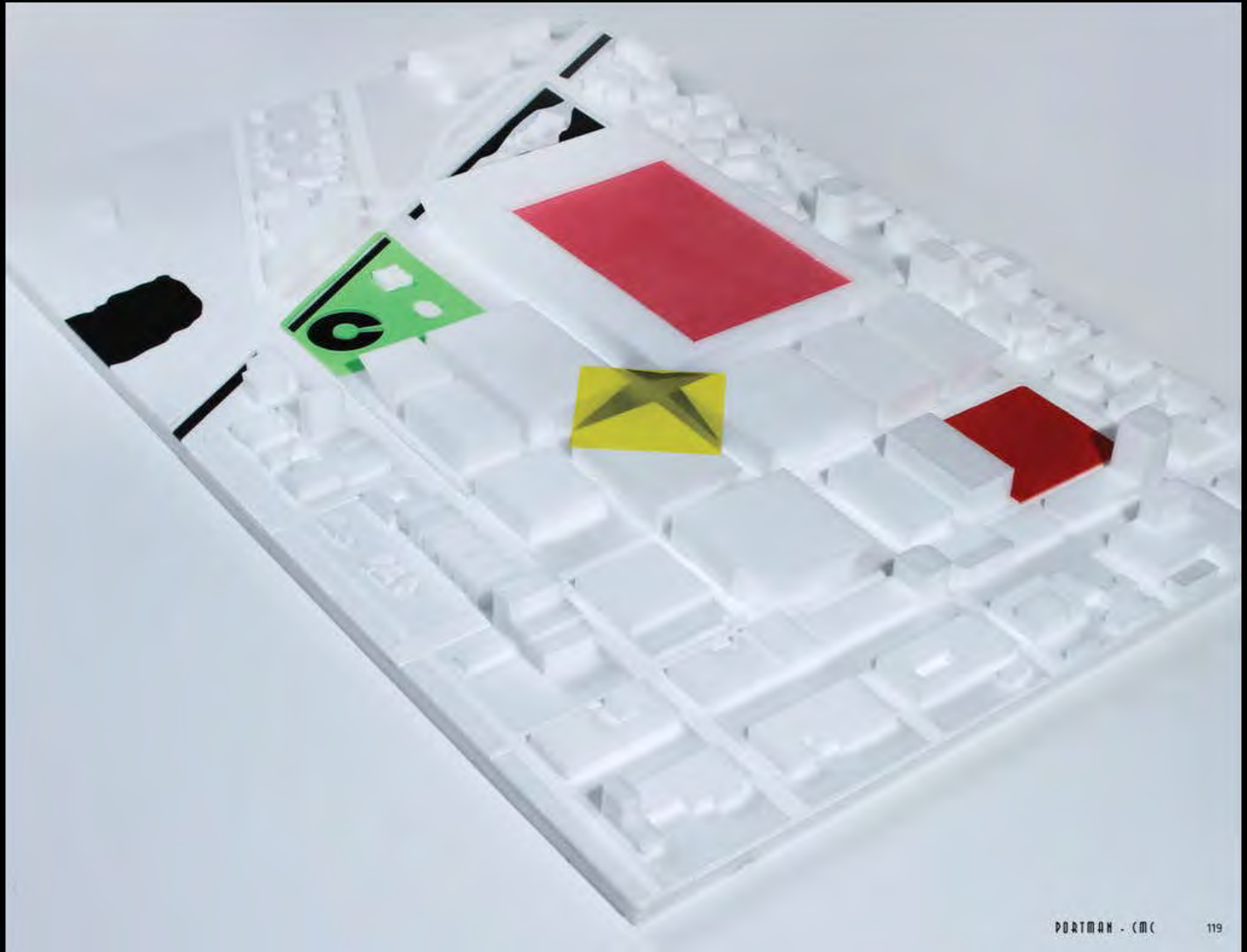


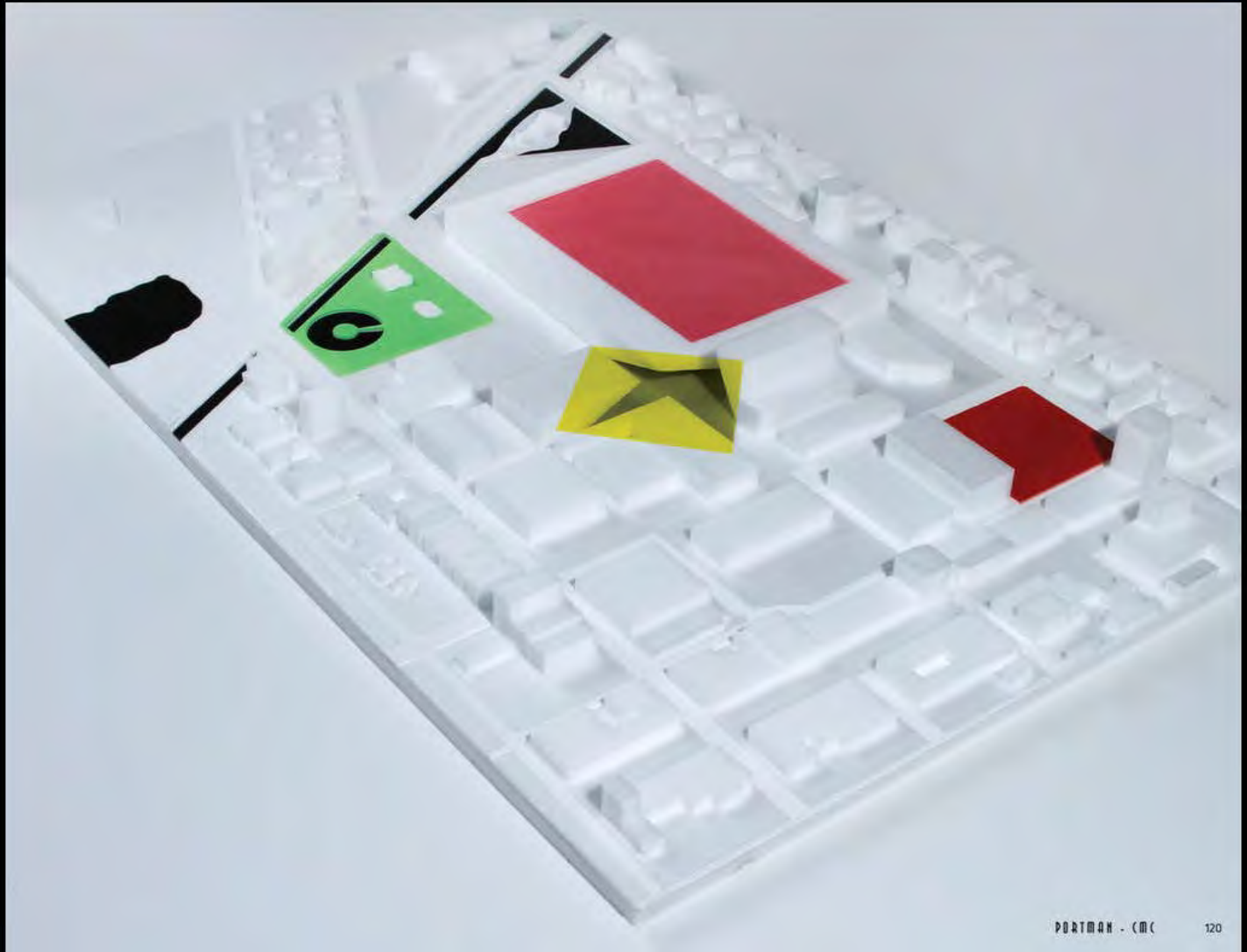


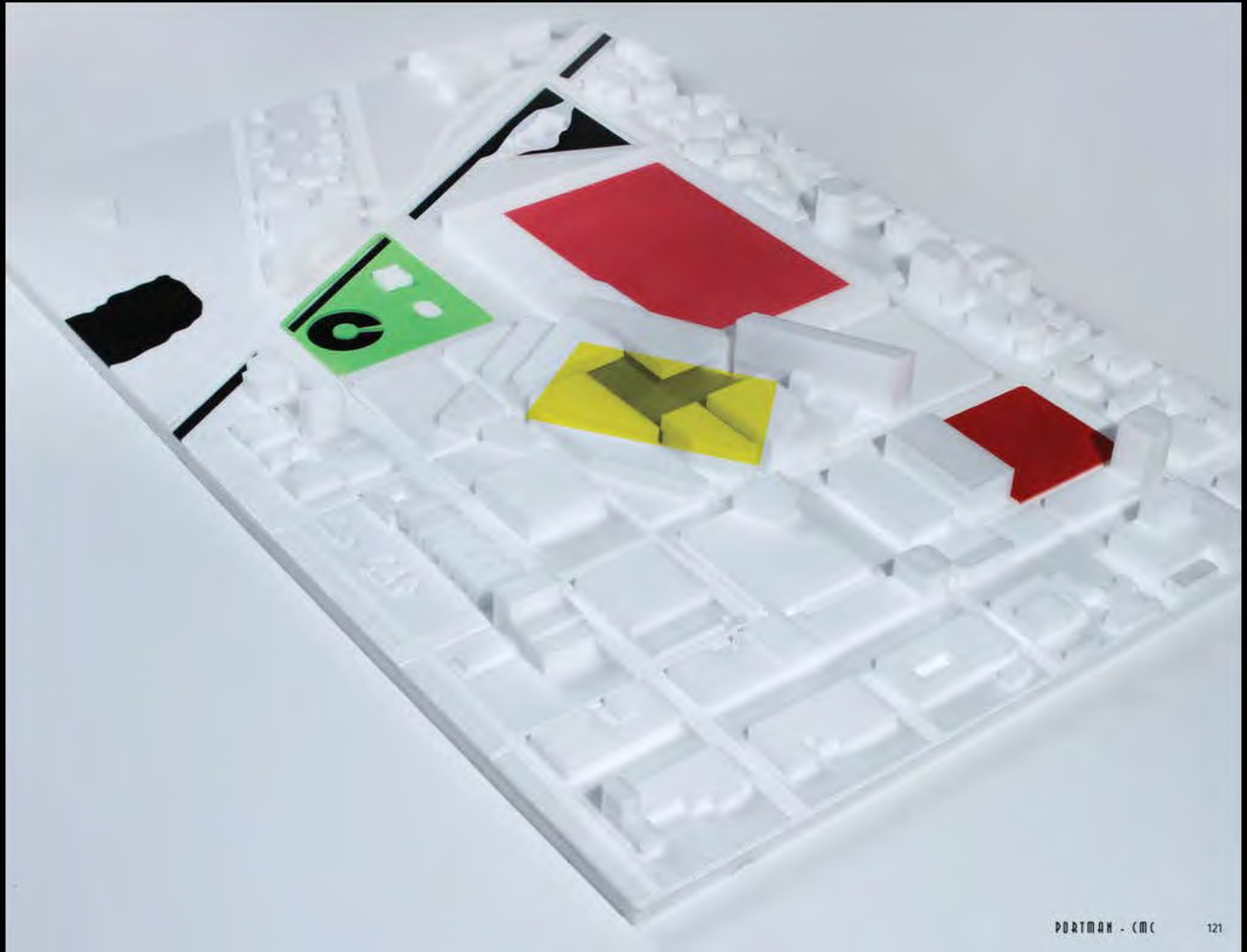


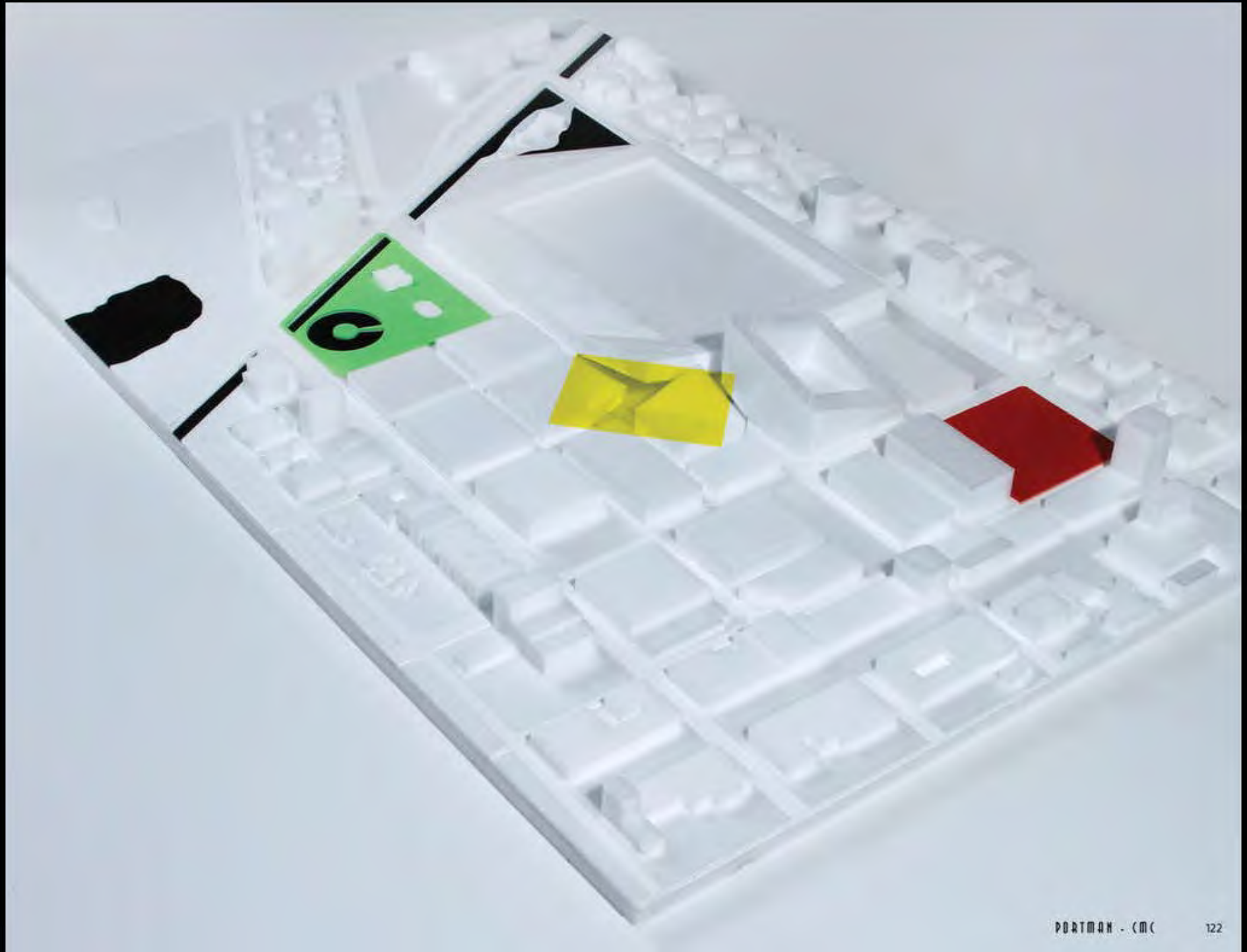


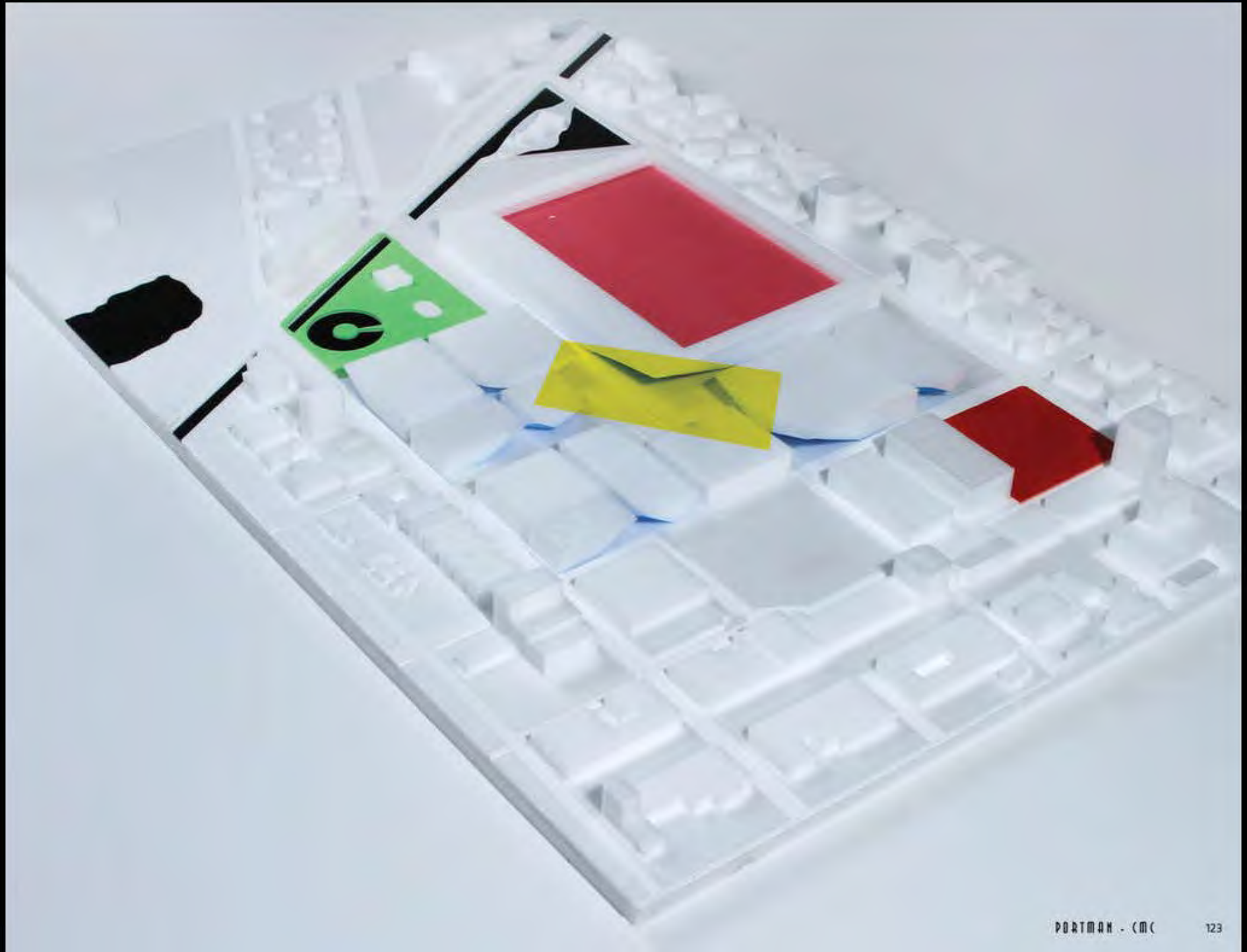


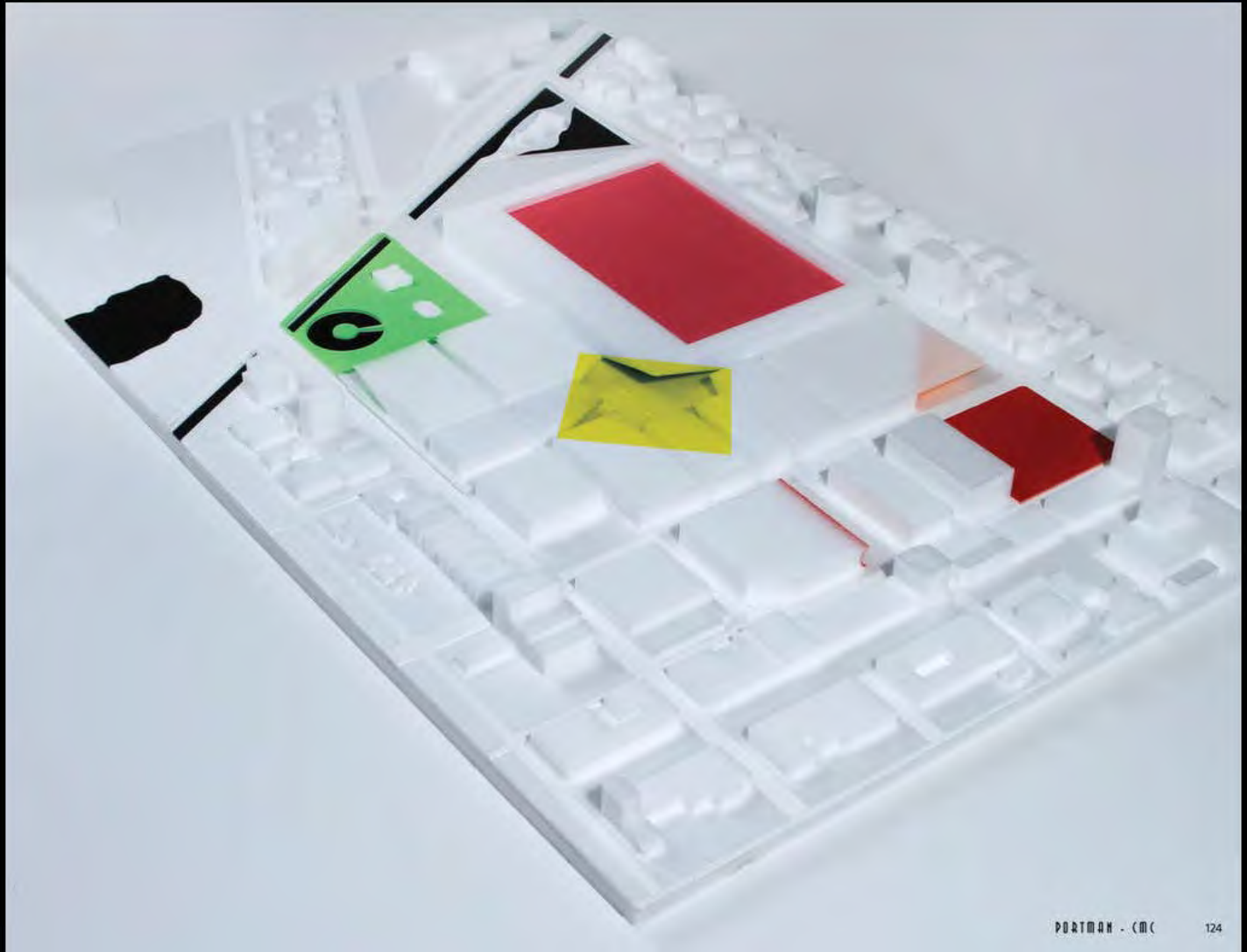


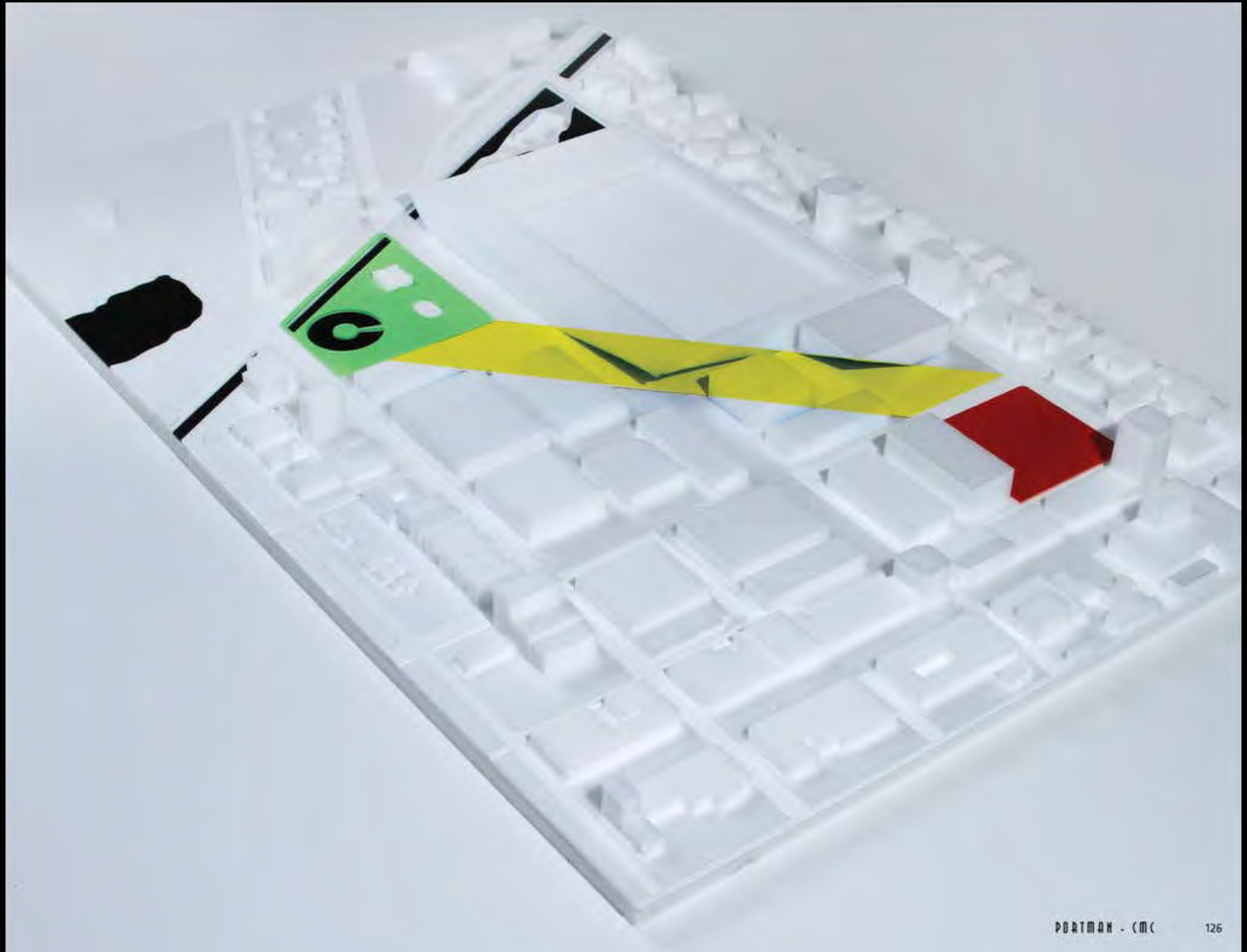


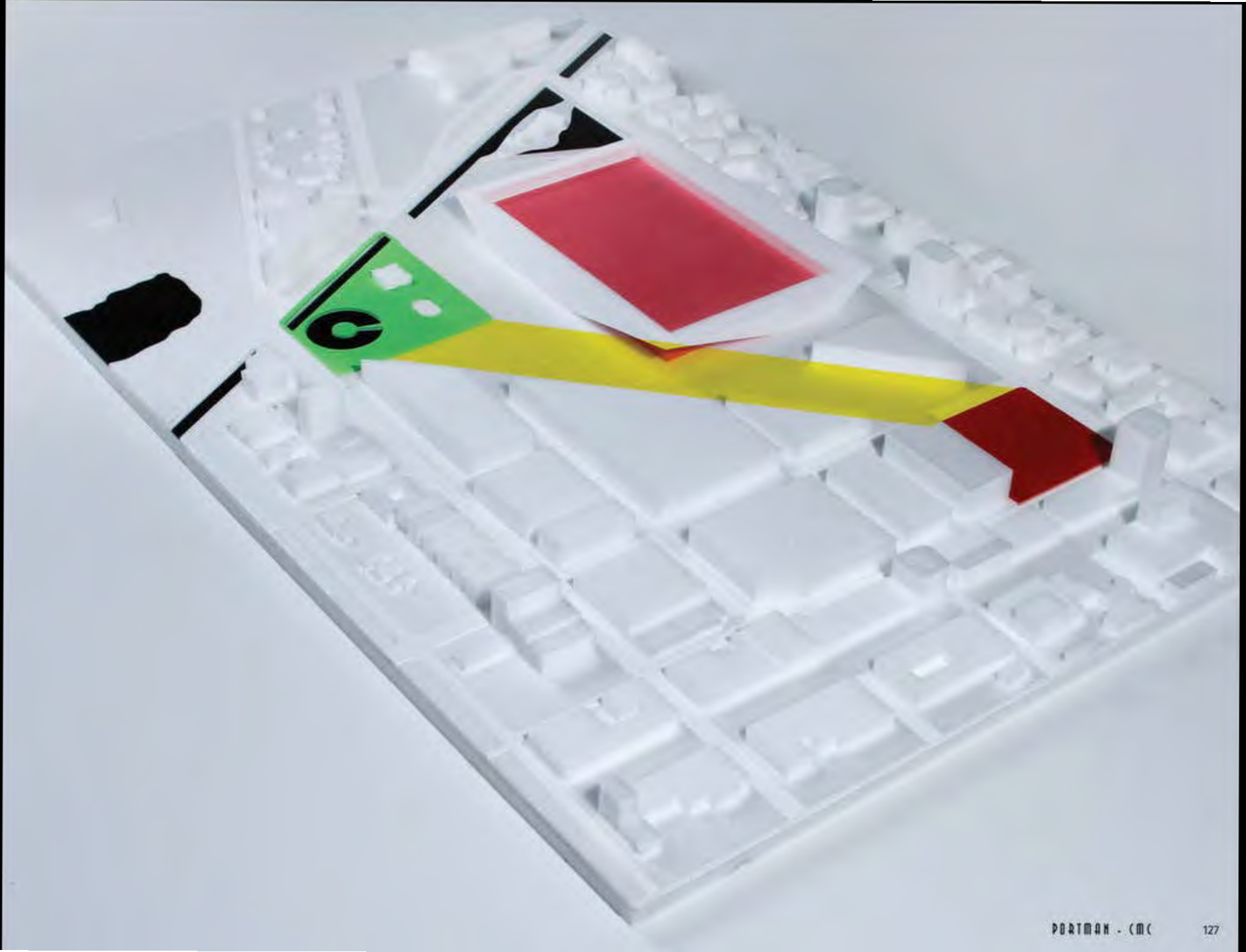


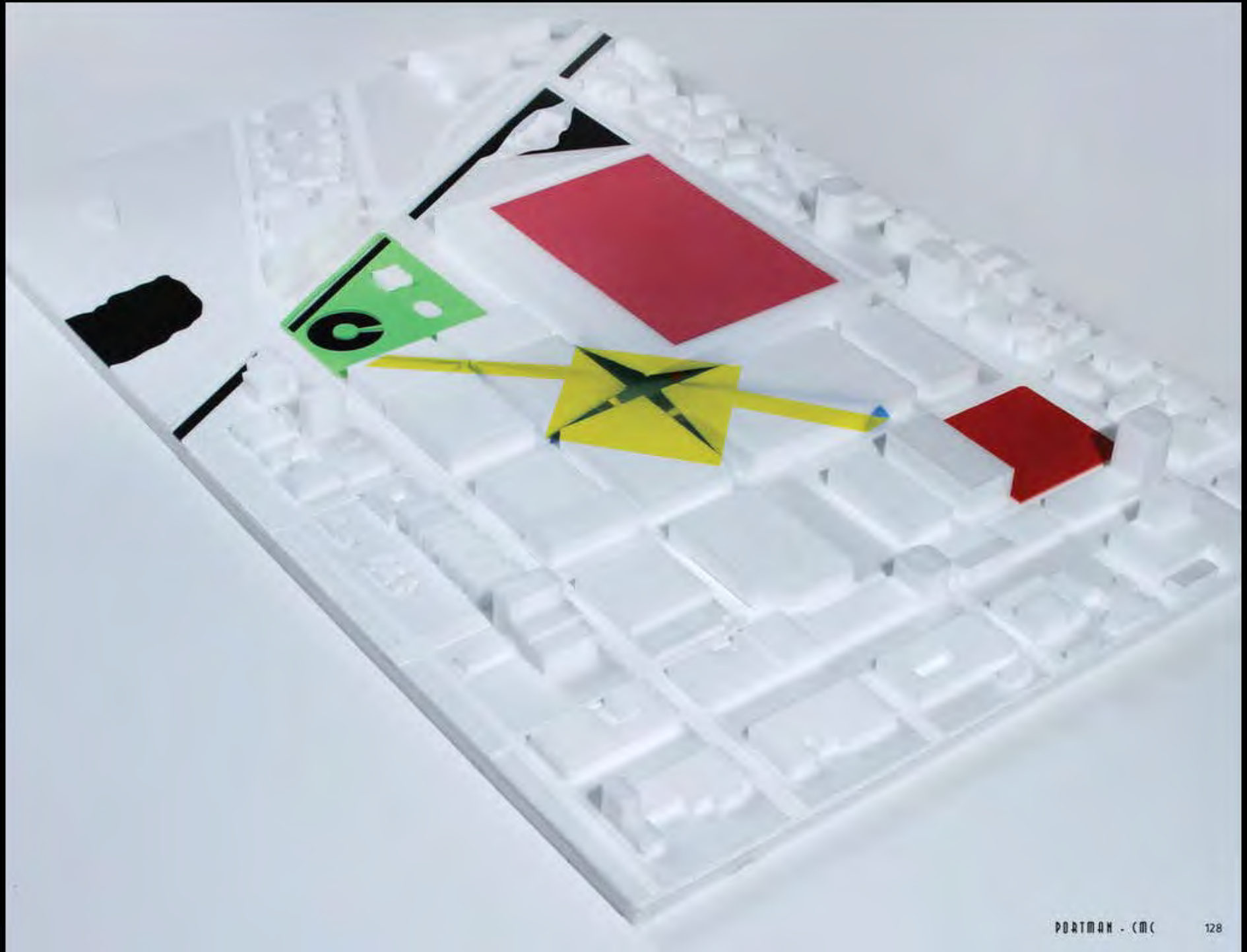


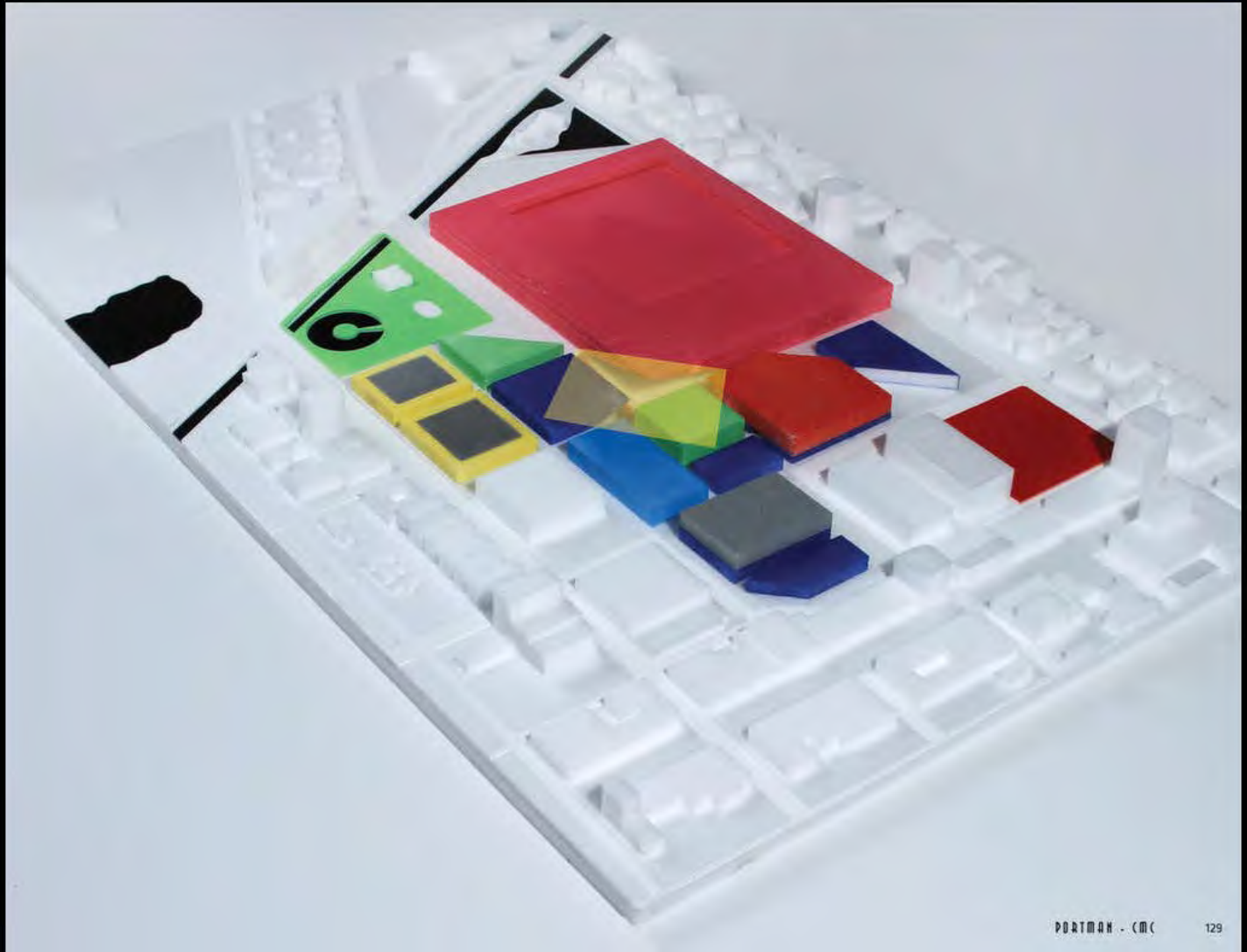


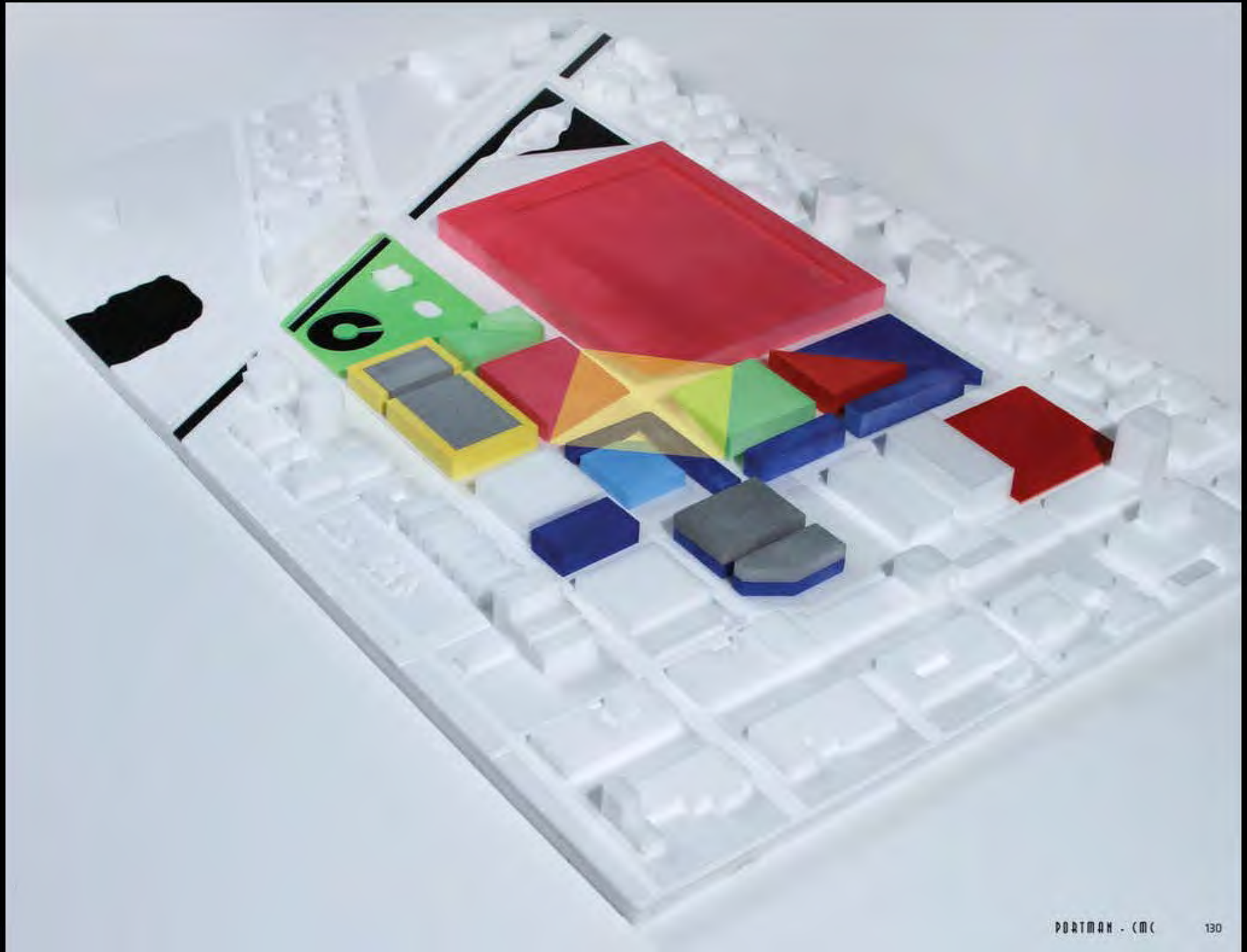


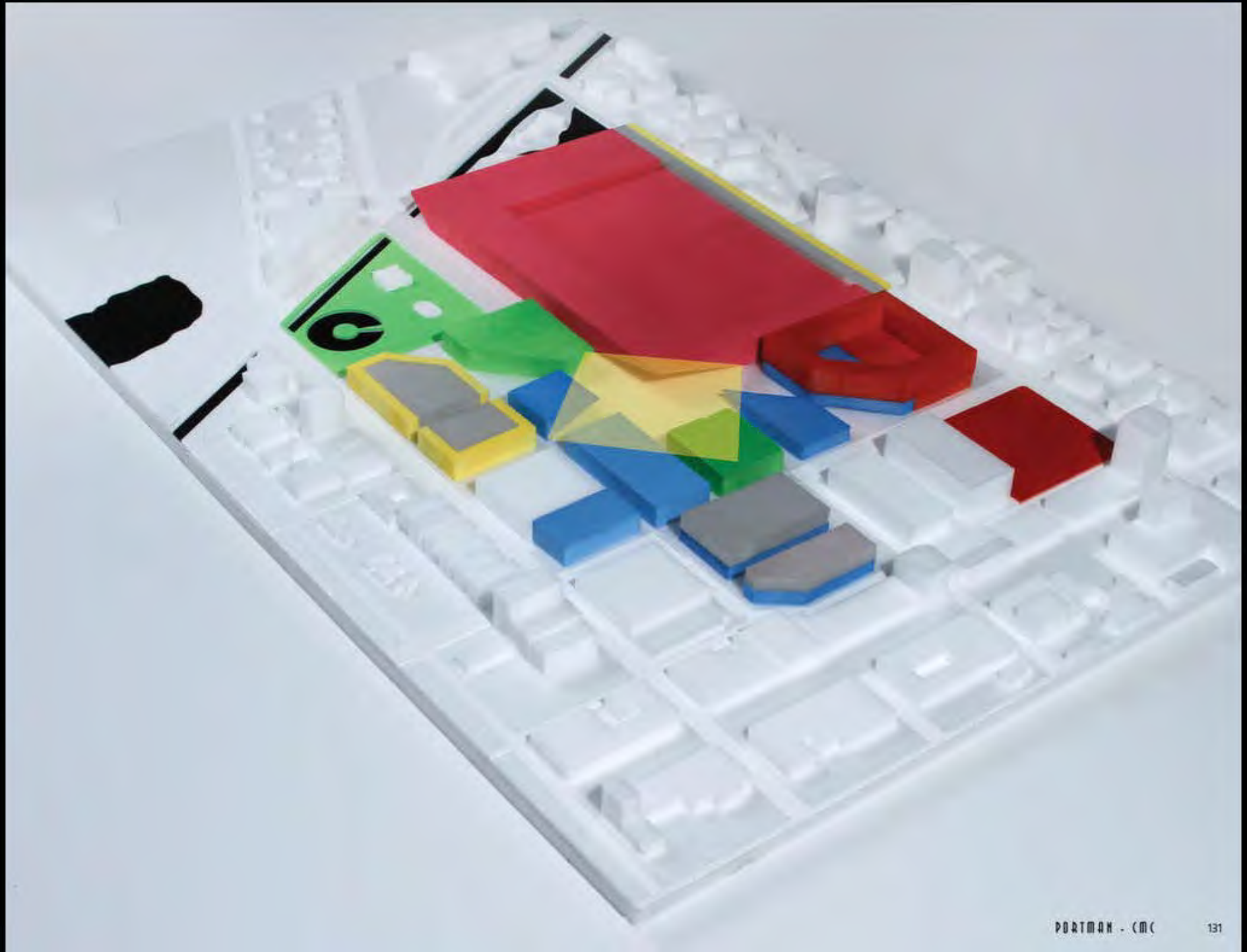


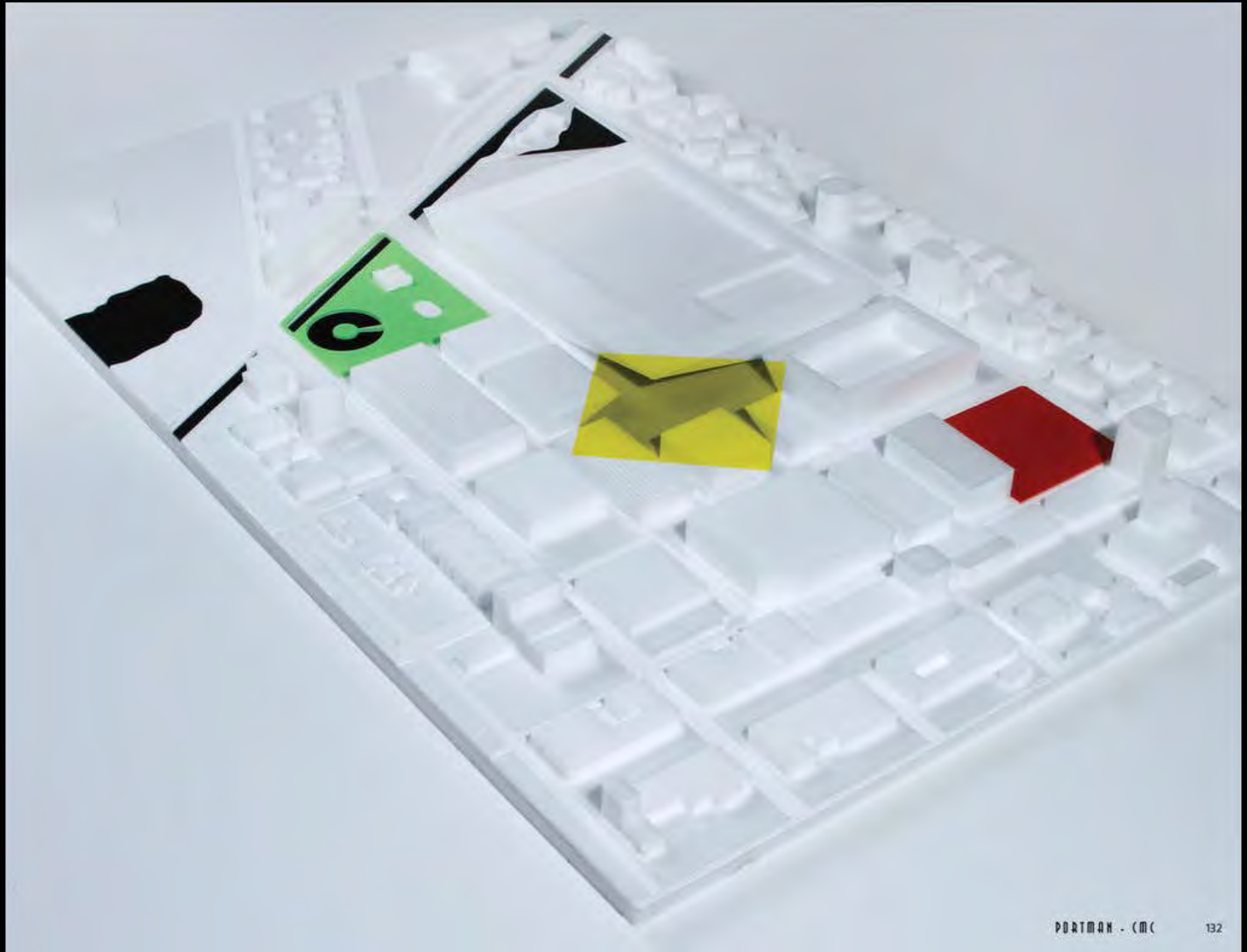


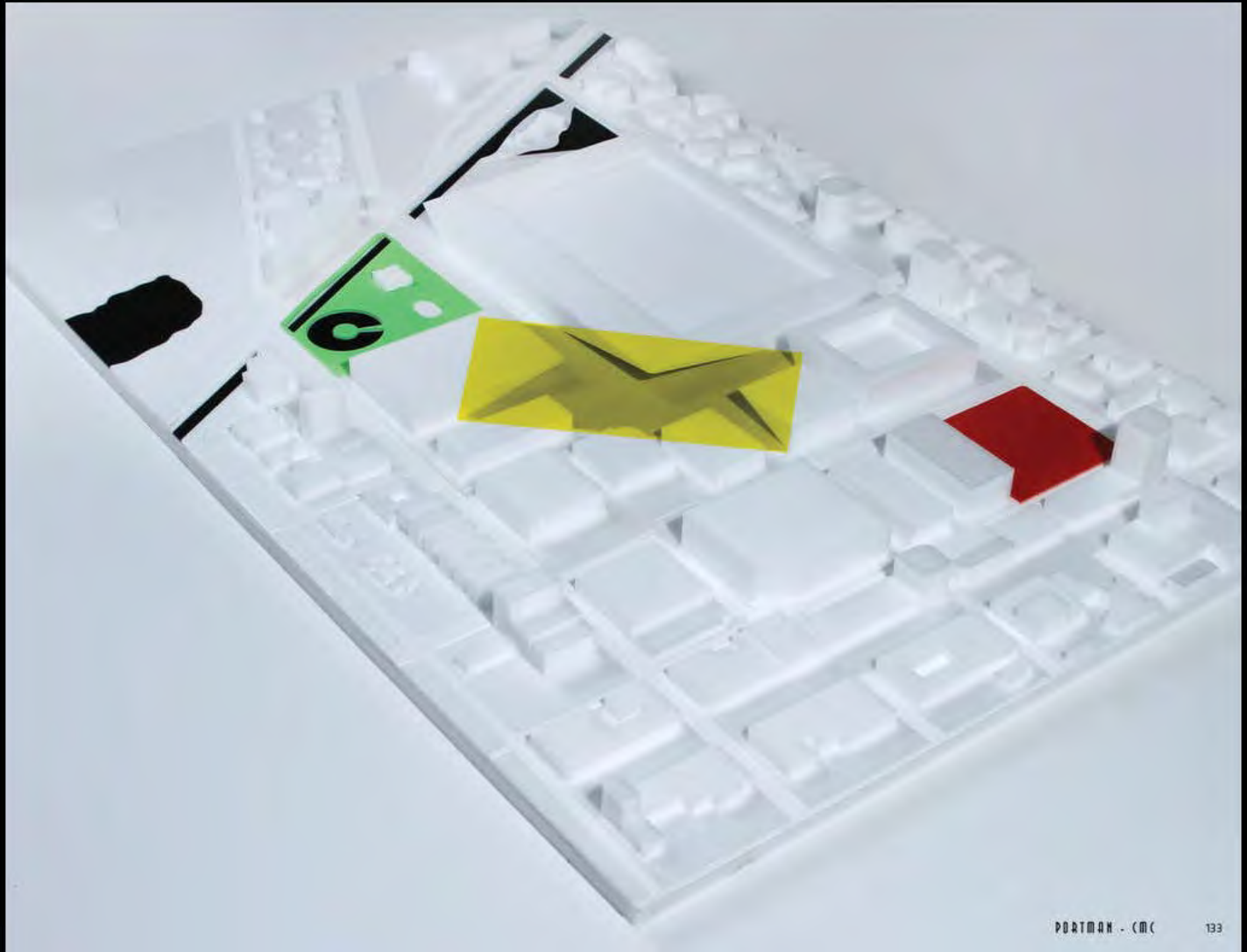


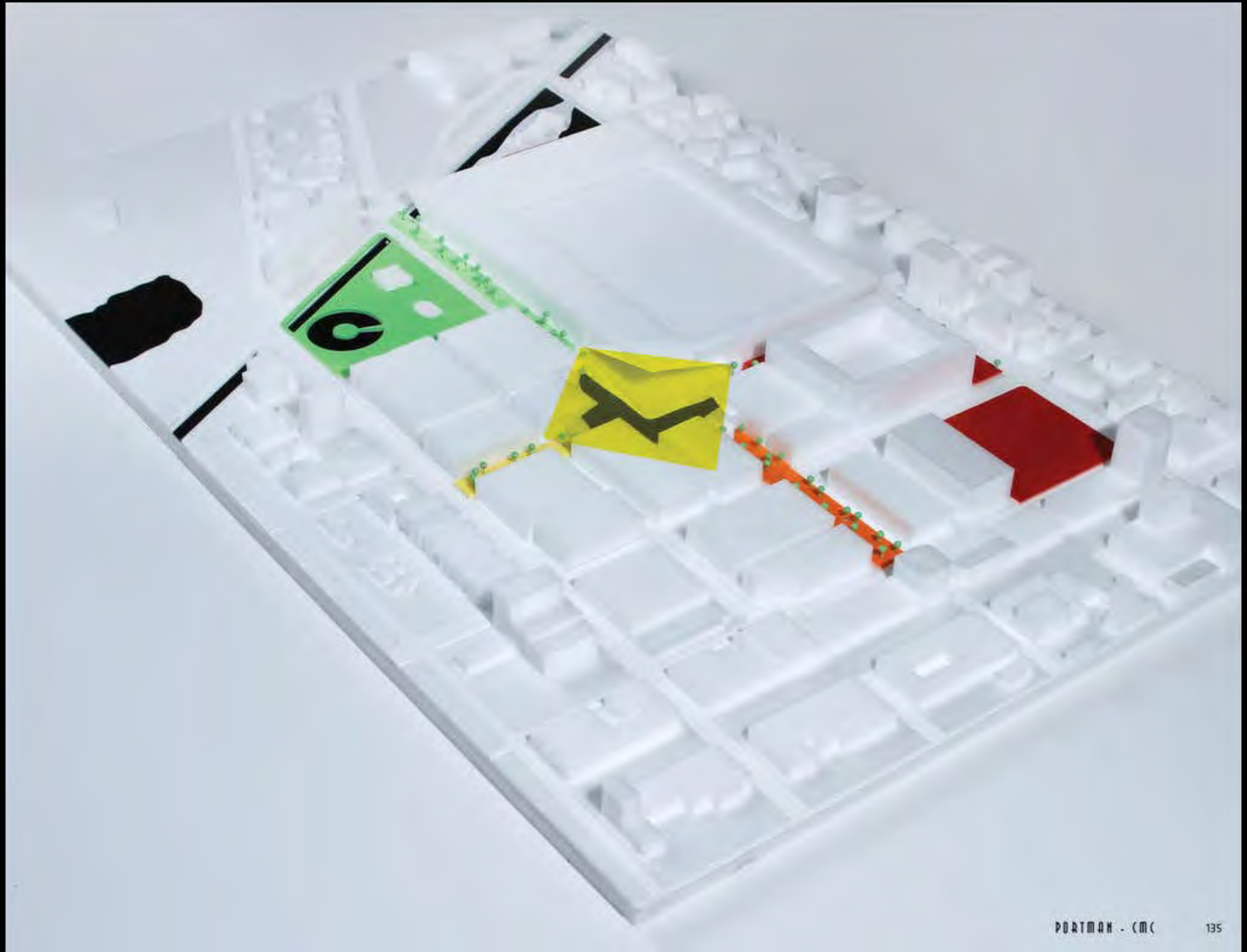


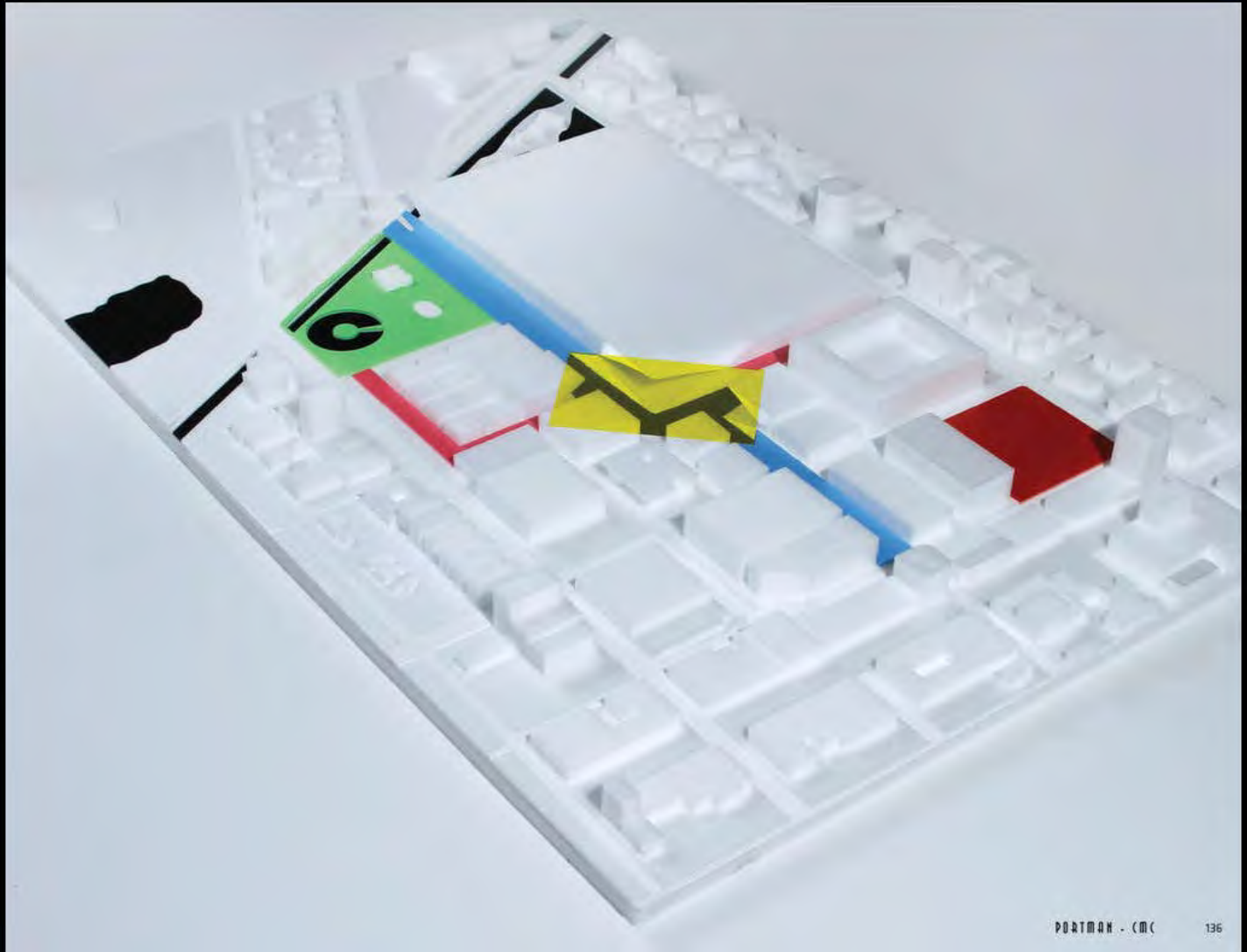












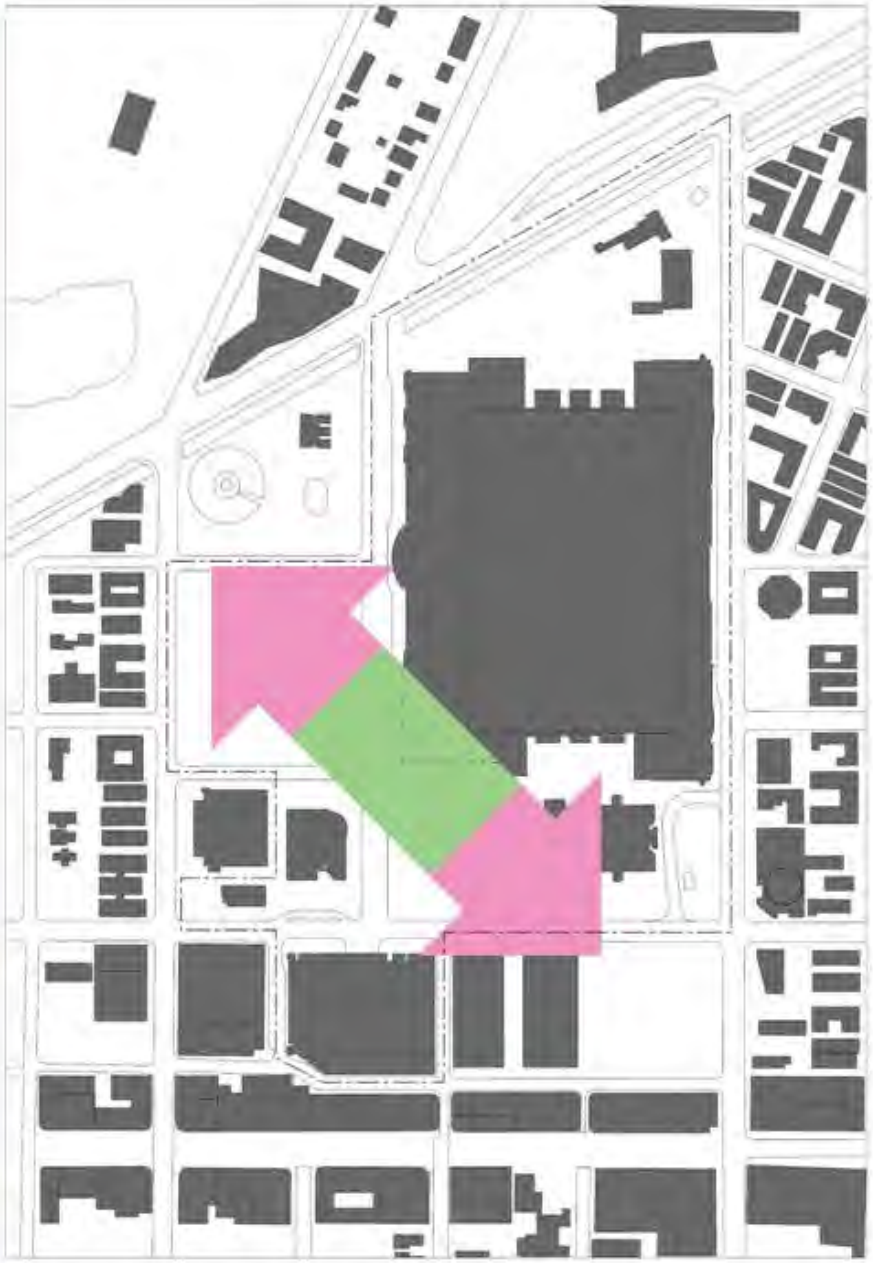
PUBLIC COMMENTS

WE WANT LESS CONCRETE AND MORE GREEN SPACE!

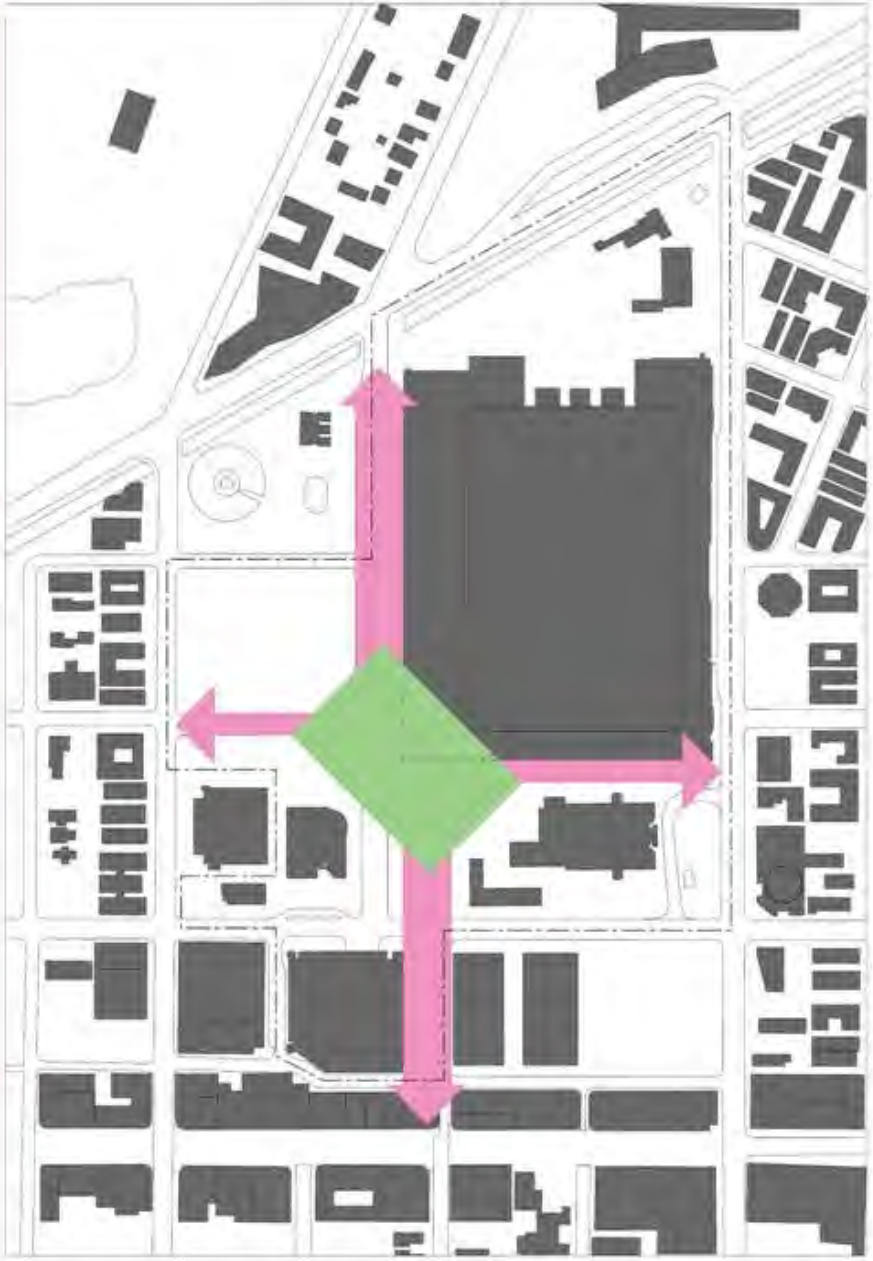
A NEW GREEN SQUARE COULD BE CREATED FOR MIAMI BEACH.

WE WANT MORE CONNECTIVITY!

THE SQUARE CAN BE RE-ORIENTED TO CONNECT THE TWO PARKS.



THE SQUARE CAN CONNECT TO COLLINS CANAL, RESIDENTIAL AREAS, PARKS, AND LINCOLN ROAD.



NO ADDITIONAL TRAFFIC ON WASHINGTON!

ALL DROP-OFF, LOADING, AND ENTRANCES WILL BE CONSOLIDATED TO THE NEW WEST WING.

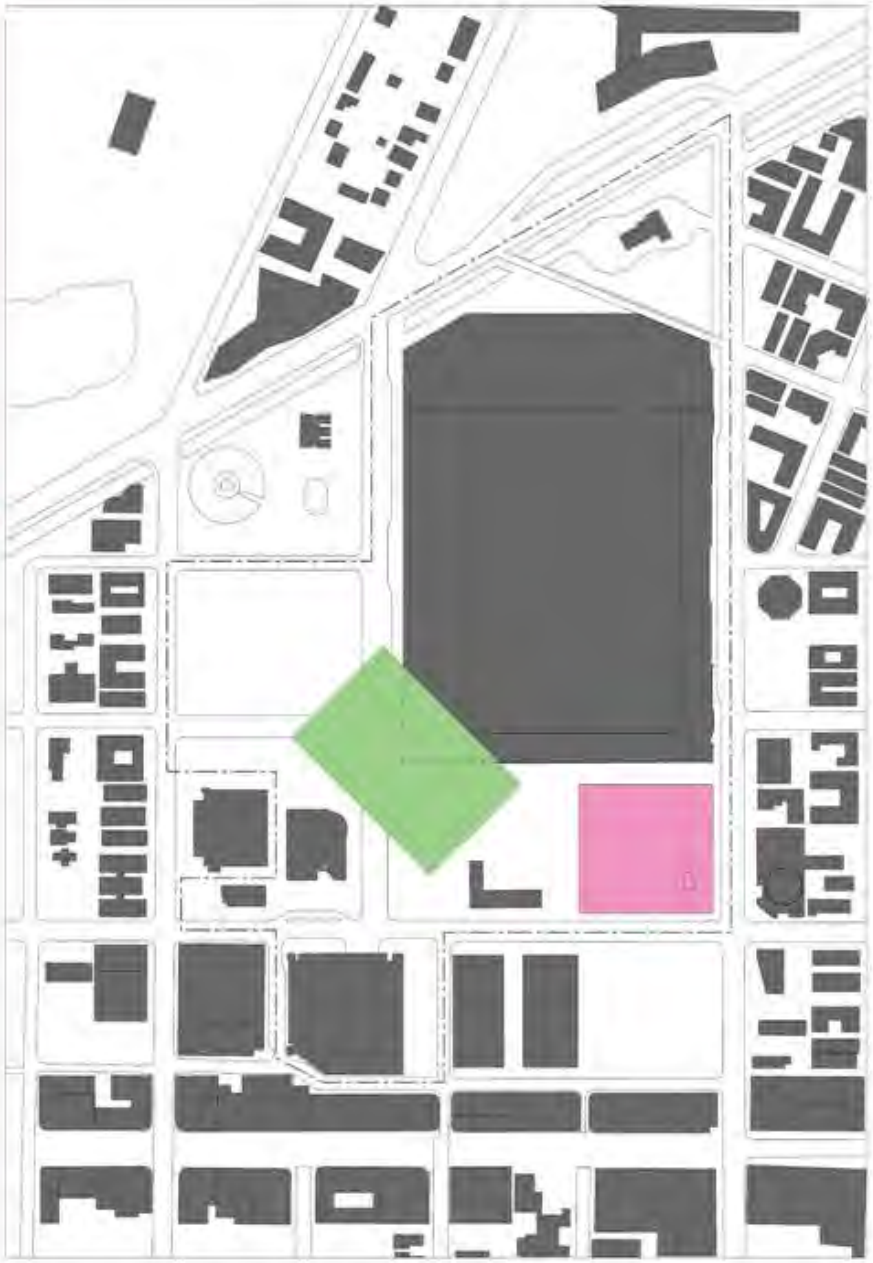
WE WANT A WORLD CLASS CONVENTION CENTER!

WE COULD CREATE A NEW BALLROOM FACILITY ON THE OPEN WEST LOT OR...

WE COULD CREATE A NEW NORTH BALLROOM WING AND NORTH LAKE DISTRICT CONNECTING TO CARL FISHER CLUB.

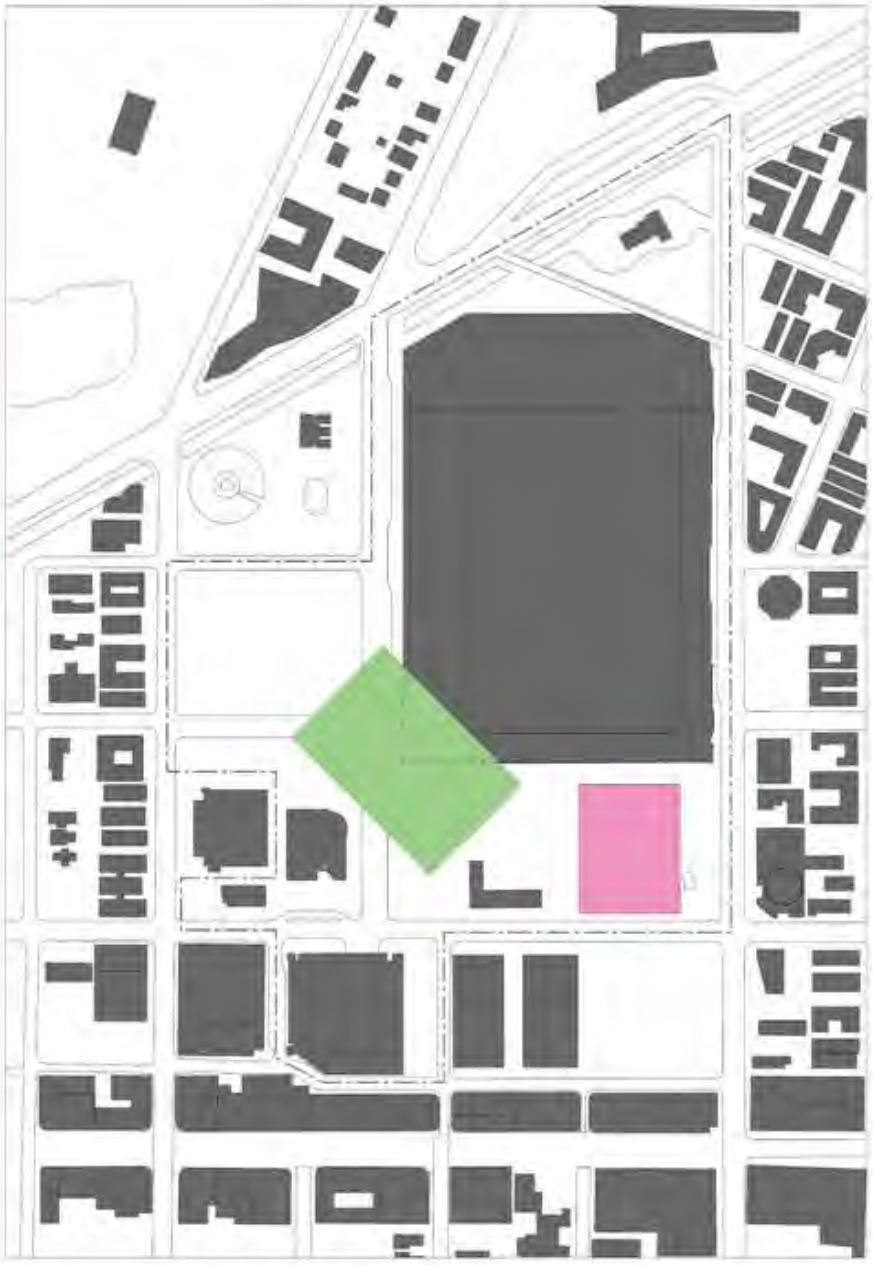
WE COULD CREATE A NEW NORTH BALLROOM WING AND NORTH LAKE DISTRICT CONNECTING TO CARL FISHER CLUB.

A NEW CONVENTION CENTER HOTEL COULD BE PLACED TO THE SOUTH.



PLEASE RESPECT THE SYNAGOGUE!

WE COULD PUSH THE HOTEL FOOTPRINT BACK FROM WASHINGTON TO CREATE A GREEN ZONE.



DON'T DISRUPT SOUNDSCAPE!

WE LOVE SOUNDSCAPE TOO - AND WILL WORK WITH NWS TO ASSURE LUMINOSITY AND SOUND LEVELS WILL NOT BE DISTURBED.

WE WANT TO PRESERVE THE LEGACY OF JACKIE GLEASON!

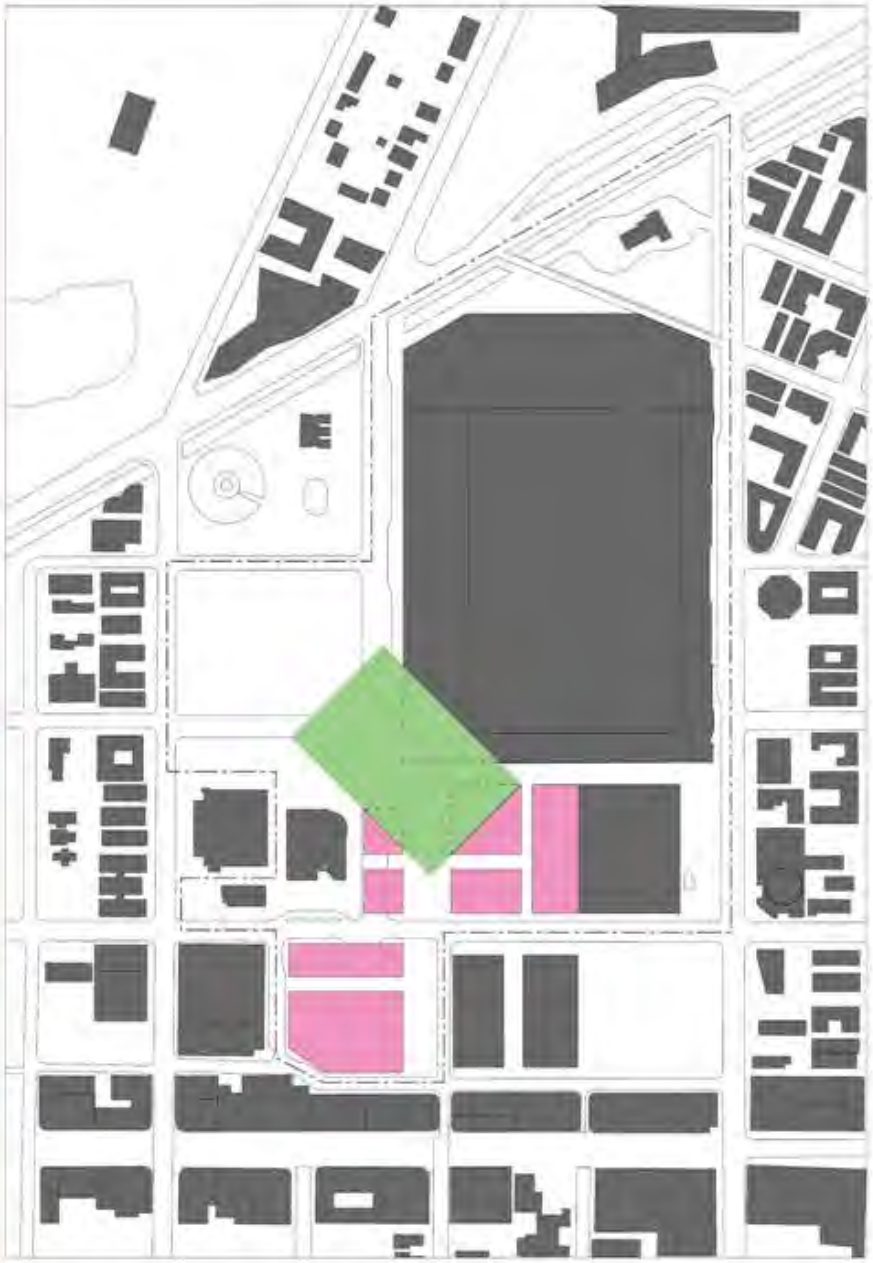
WE ARE COMMITTED TO HONORING THE LEGACY OF JACKIE GLEASON, AND PROVIDING A GREAT NEW THEATER.

WHAT WILL HAPPEN TO CITY HALL?

CITY HALL WILL BE PRESERVED AND RECEIVE A PROMINENT POSITION ON THE NEW SQUARE.

WE WANT MORE CONNECTIONS THROUGH THE SITE!

WE COULD COMPLIMENT THE ACTIVITY ON LINCOLN WITH A NEW UNIQUE DINING, RETAIL, AND ENTERTAINMENT EXPERIENCE.



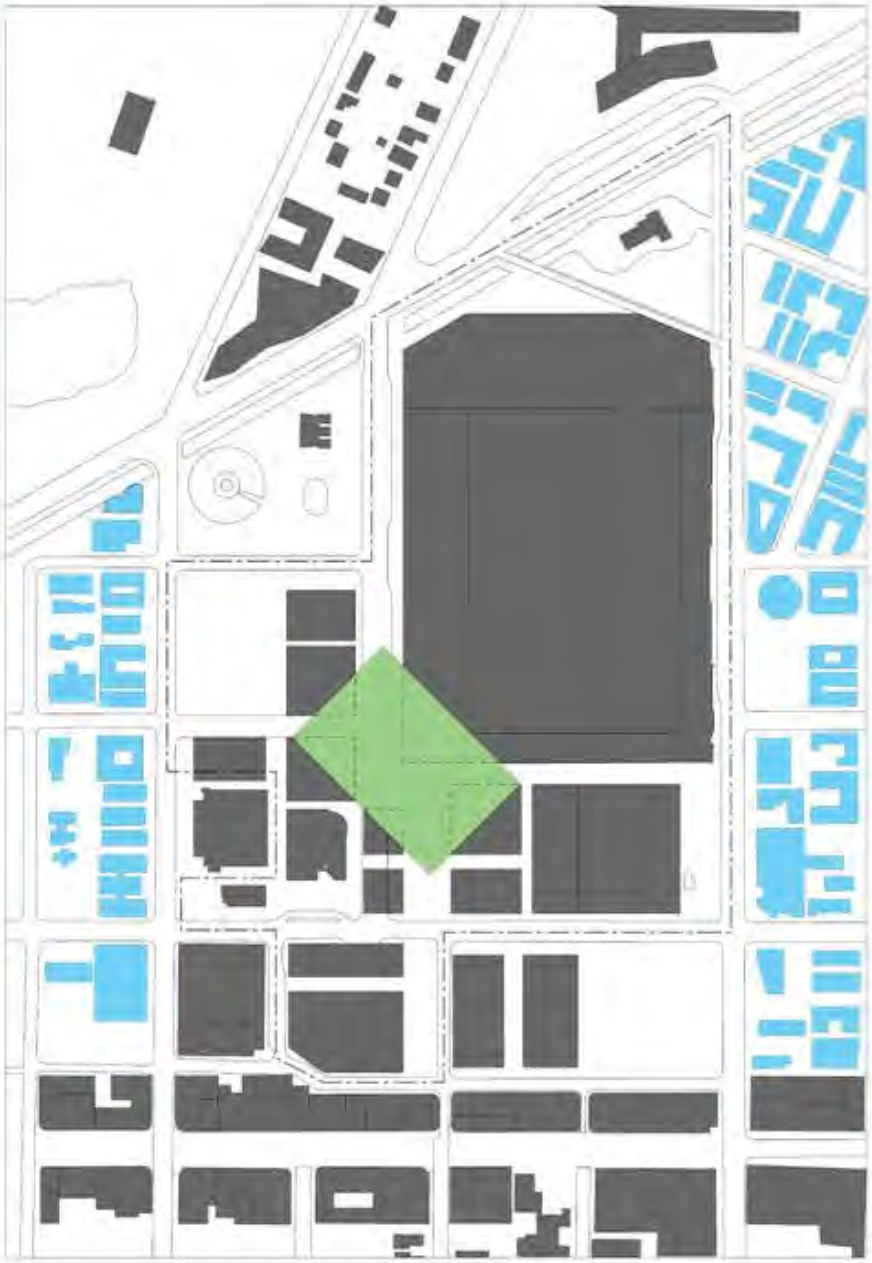
WHAT WILL HAPPEN TO THE COMMUNITY CENTER?

NEW COMMUNITY PROGRAM WILL ACTIVATE THE SQUARE TOGETHER WITH ADDITIONAL DINING AND ENTERTAINMENT

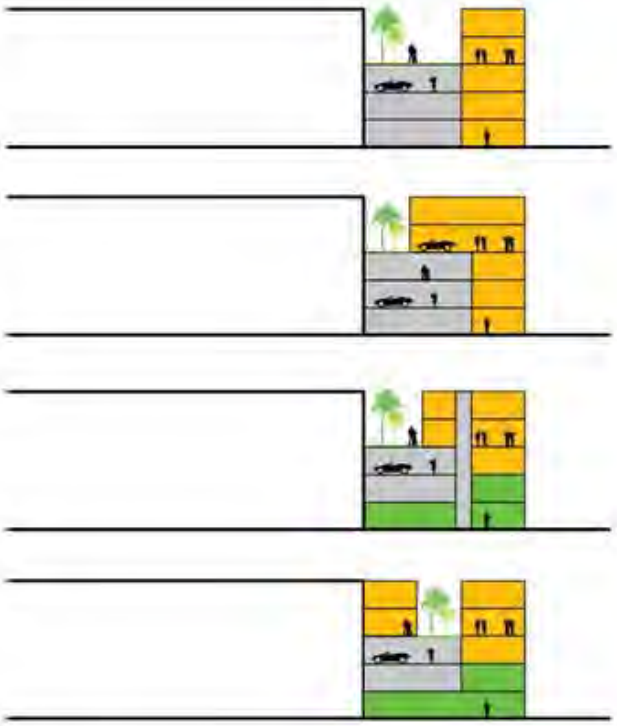
WHERE WILL THE PARKING GO?

PARKING WILL BE DISTRIBUTED ACROSS THE SITE TO MINIMIZE IMPACT AND ELIMINATE BOTTLENECKS.

PLEASE RESPECT THE SCALE AND CONTEXT OF THE RESIDENTIAL NEIGHBORHOODS!



RESIDENTIAL EDGES COULD BRING DOWN THE SCALE TO THE EAST AND WEST.

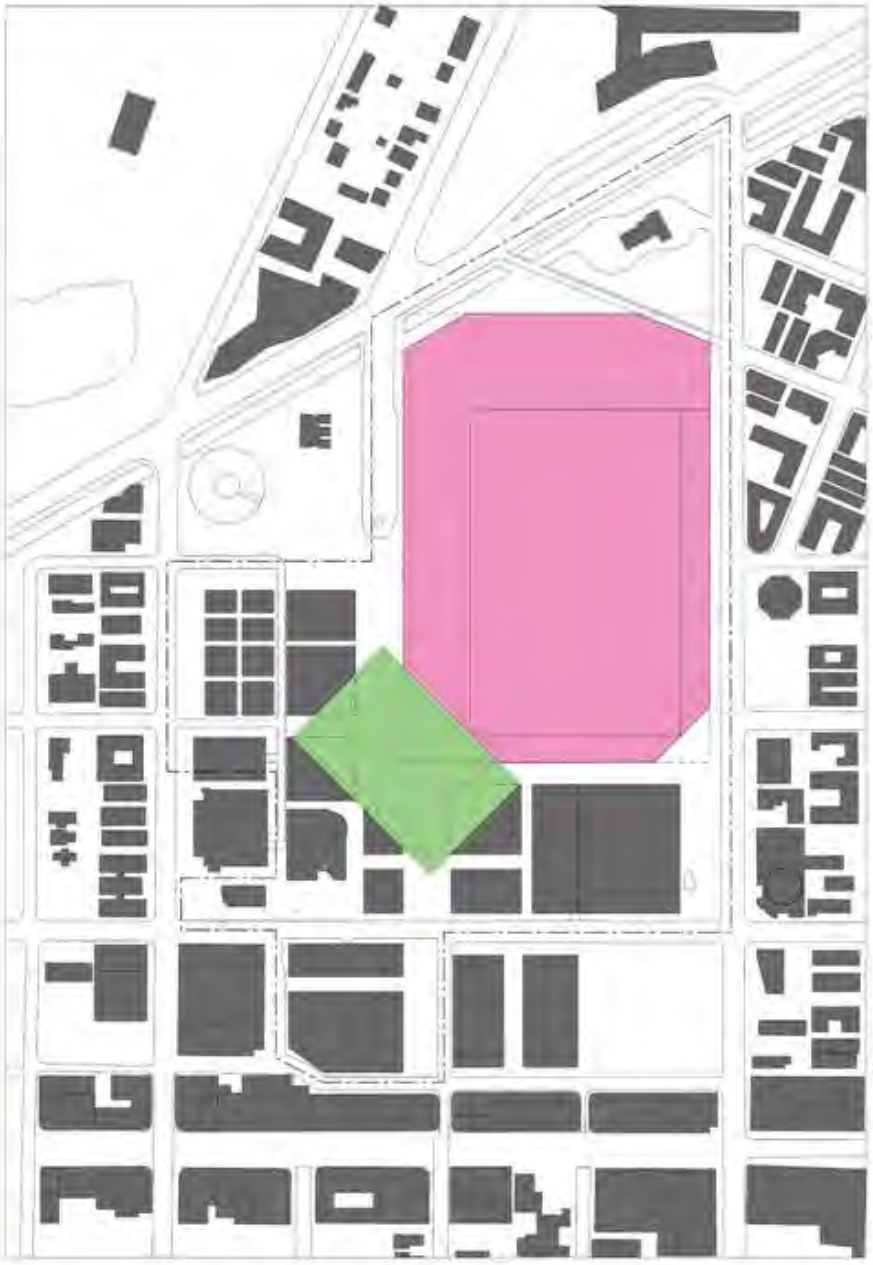


PLEASE RESPECT THE BOTANICAL GARDENS AND HOLOCAUST MEMORIAL!

BY DISTANCING THE BUILDINGS AWAY FROM THE PARKS, BREAKING DOWN THE SCALE, AND LIMITING VEHICULAR TRAFFIC, A GREEN CONNECTION TO THE SQUARE CAN BE CREATED.

PLEASE BE SUSTAINABLE AND ENVIRONMENTALLY FRIENDLY!

IN ADDITION TO RICH GREEN PUBLIC SPACES, THE NEW CONVENTION CENTER WILL FEATURE THE LATEST SUSTAINABLE STRATEGIES AND TECHNOLOGIES SUCH AS SOLAR ENERGY AND WATER CONSERVATION.



PINWHEEL MASTERPLAN

PROGRAM

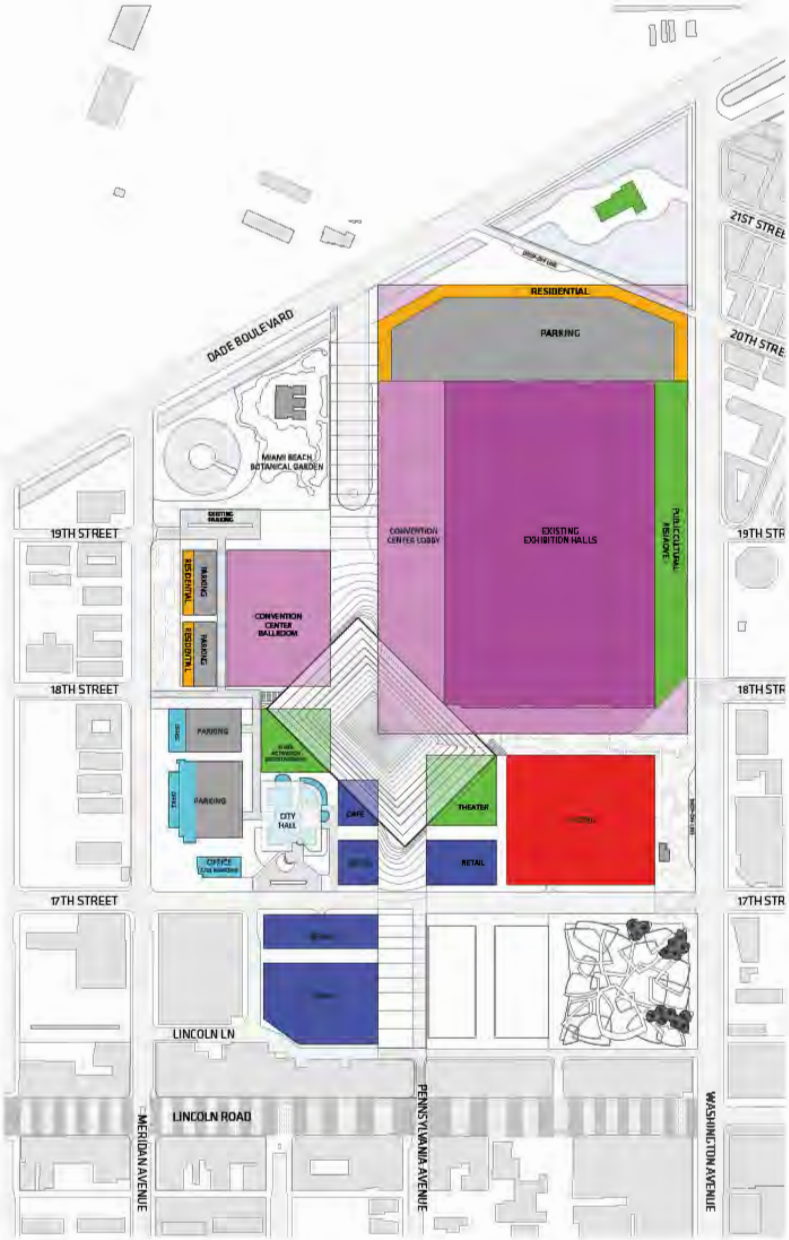
- CONVENTION - EXHIBITION
- CONVENTION - SUPPORT
- HOTEL
- RETAIL
- RESIDENTIAL
- CULTURE/RECREATION
- OFFICE
- PARKING

PORTMAN - CMC

PINWHEEL MASTERPLAN

PROGRAM

WEST BALLROOM



- CONVENTION - EXHIBITION
- CONVENTION - SUPPORT
- HOTEL
- RETAIL
- RESIDENTIAL
- CULTURE/RECREATION
- OFFICE
- PARKING

PORTMAN - CMC

PINWHEEL MASTERPLAN

SITE PLAN

WEST BALLROOM

PORTMAN - CMC

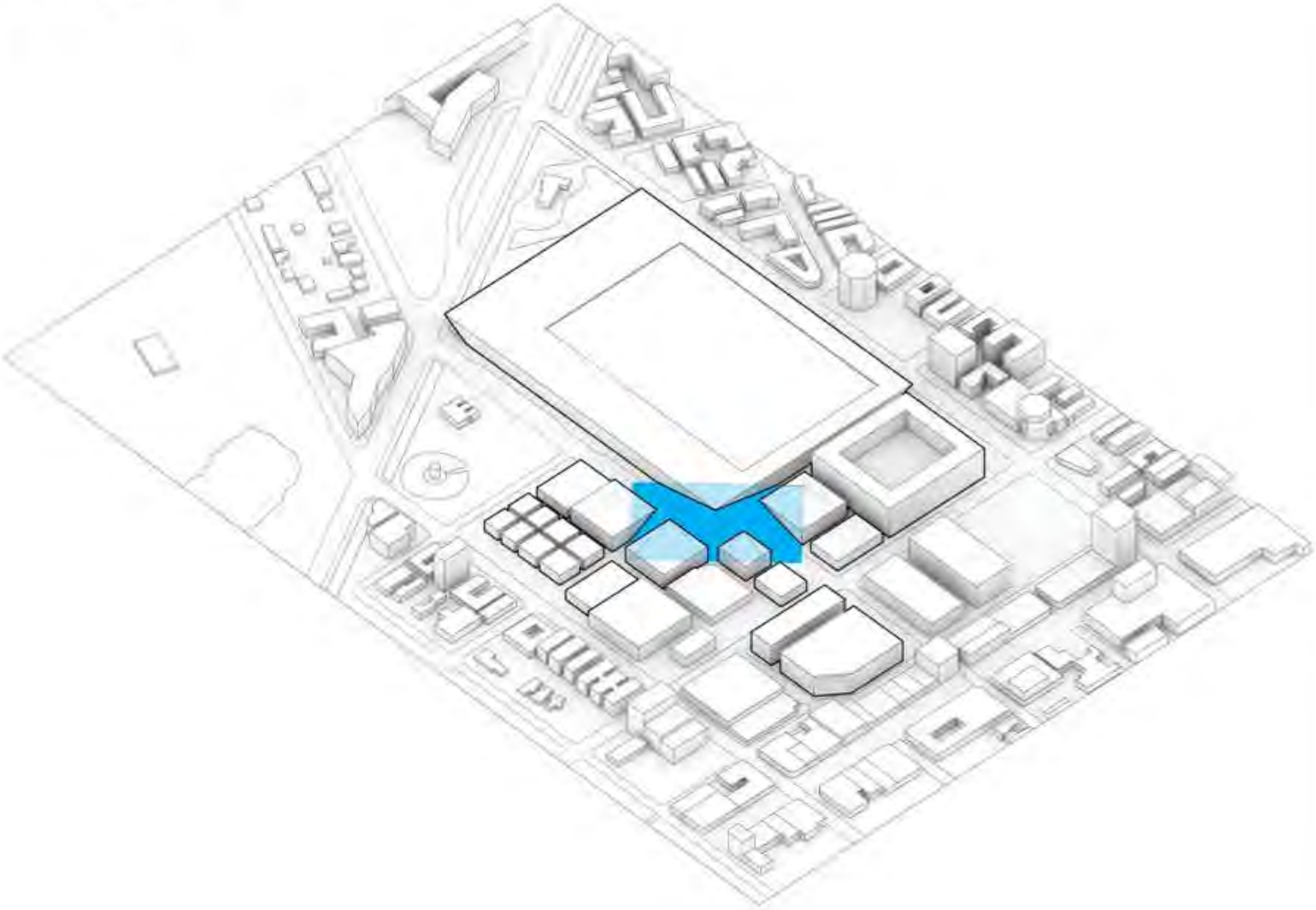
DIAGONAL MASTERPLAN

SITE PLAN

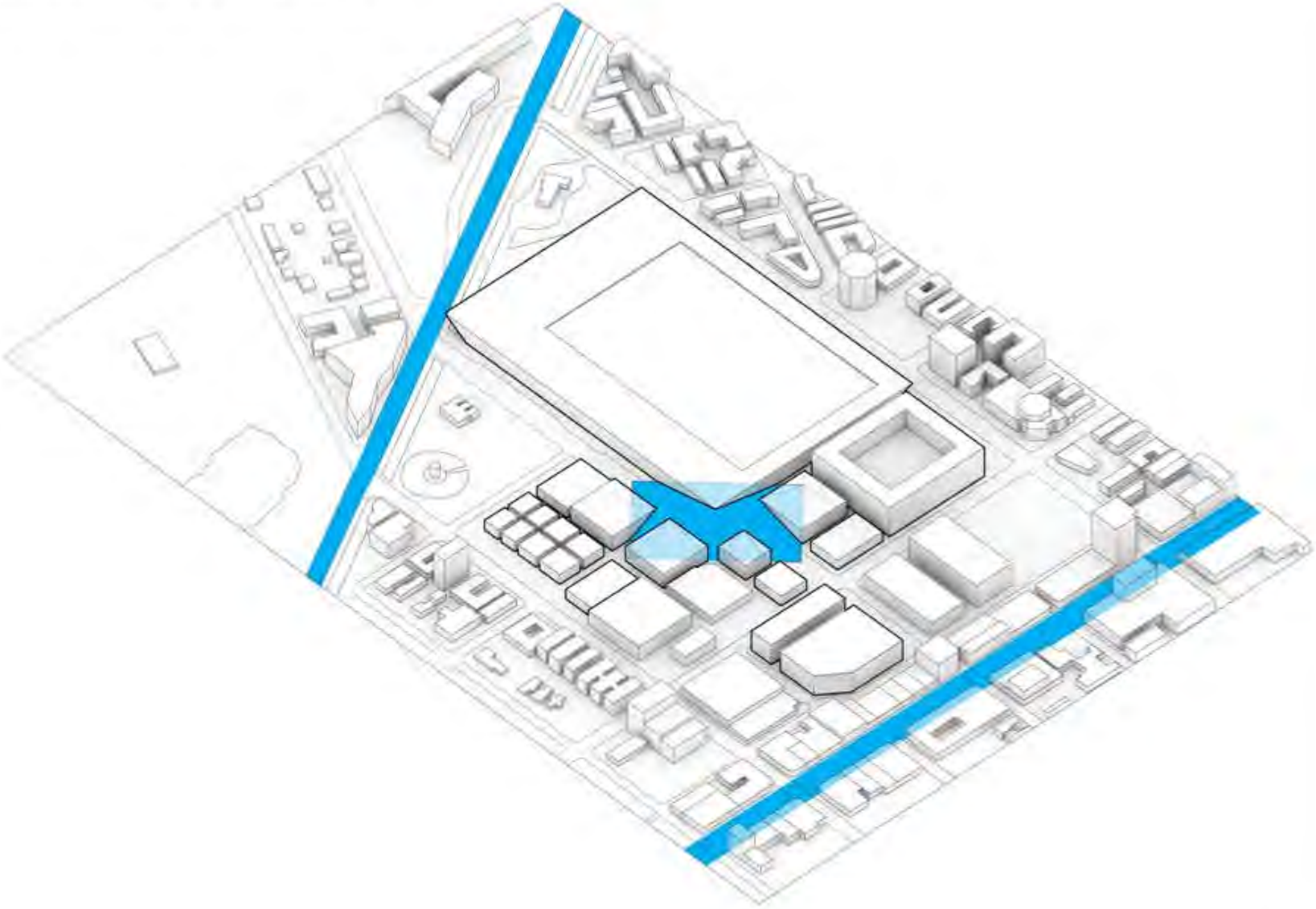
WEST BALLROOM

PORTMAN - CMC

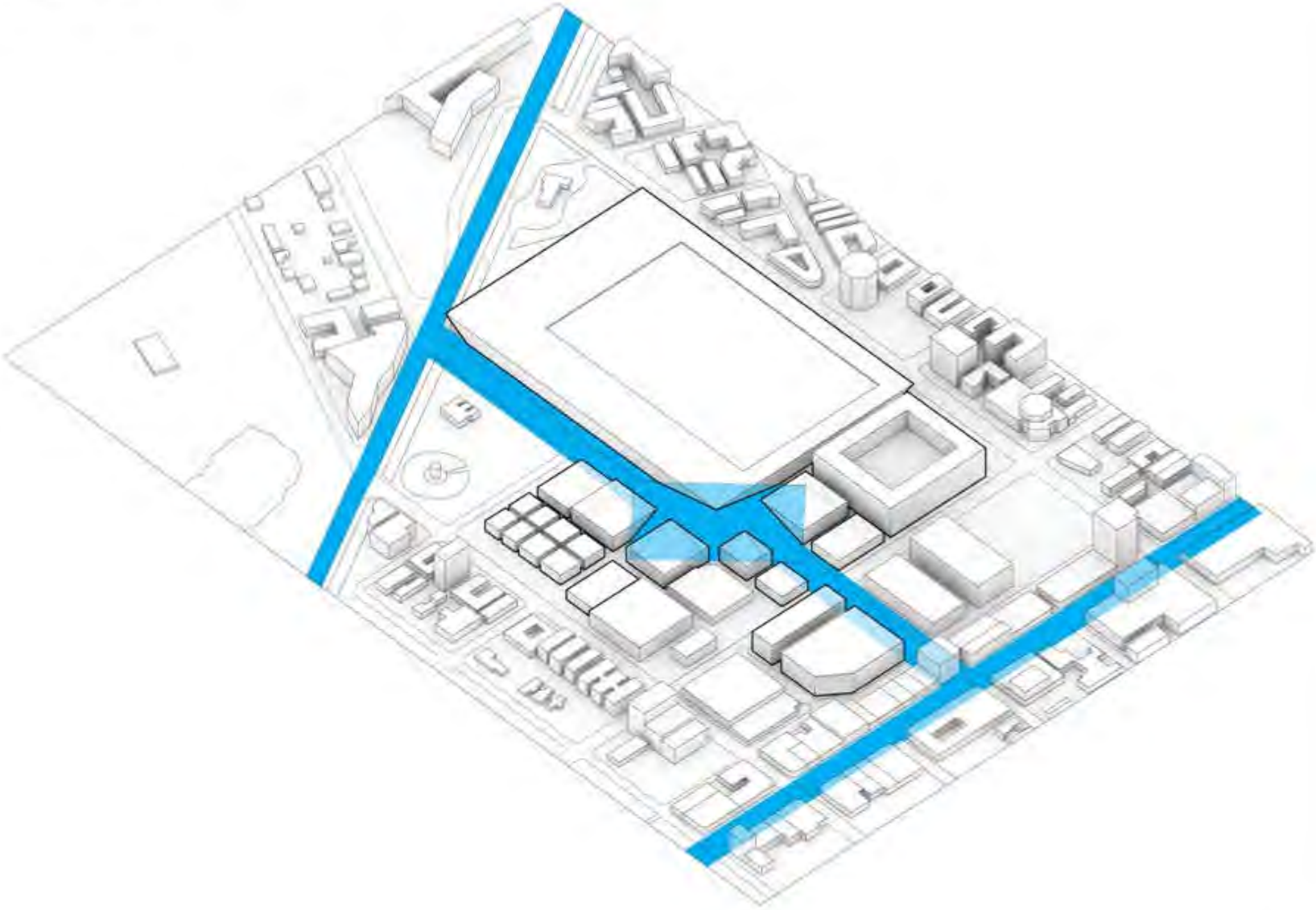
THE NEW SQUARE



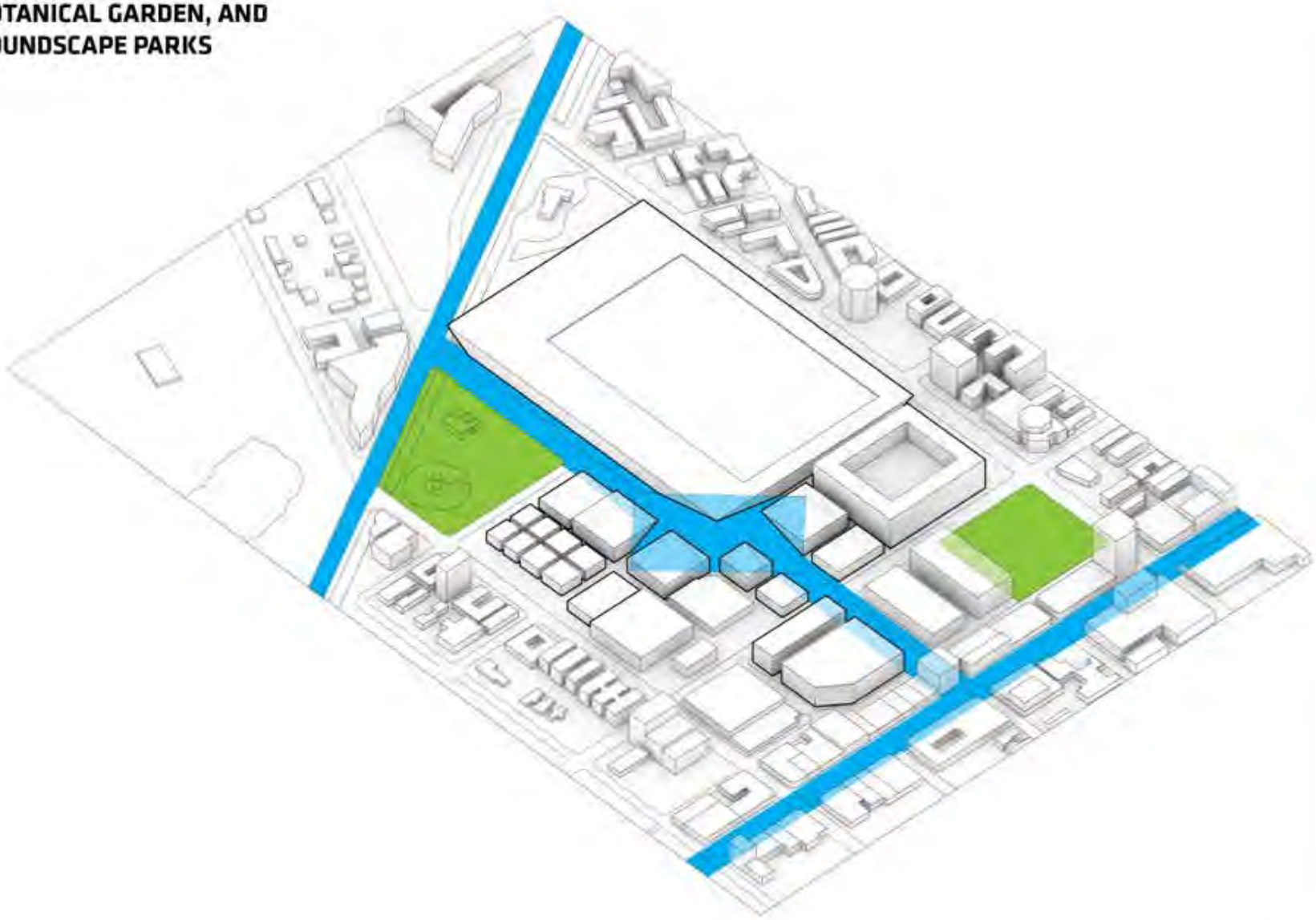
COLLINS CANAL AND LINCOLN ROAD



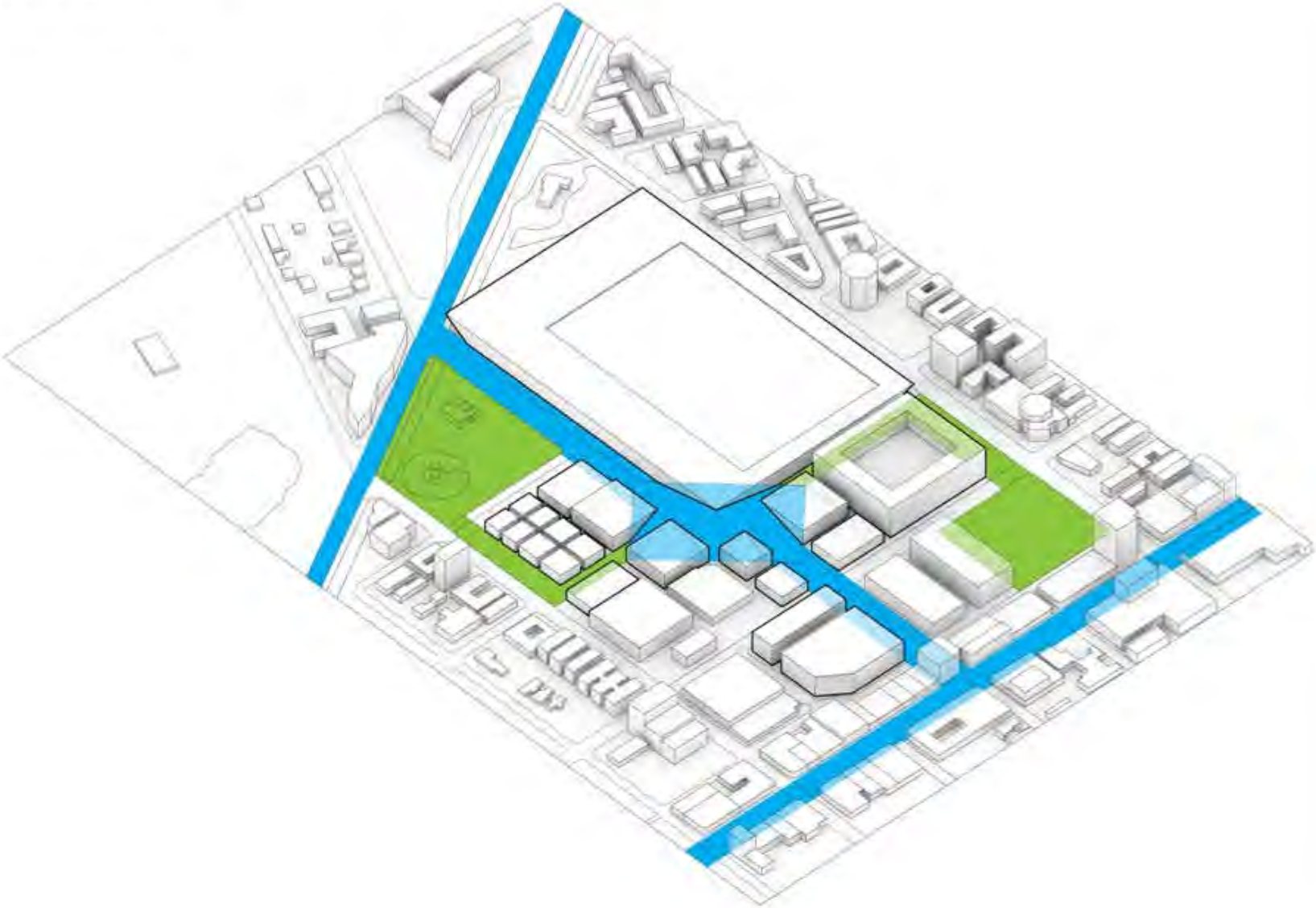
N-S CONNECTION



HOLOCAUST MEMORIAL, BOTANICAL GARDEN, AND SOUNDSCAPE PARKS

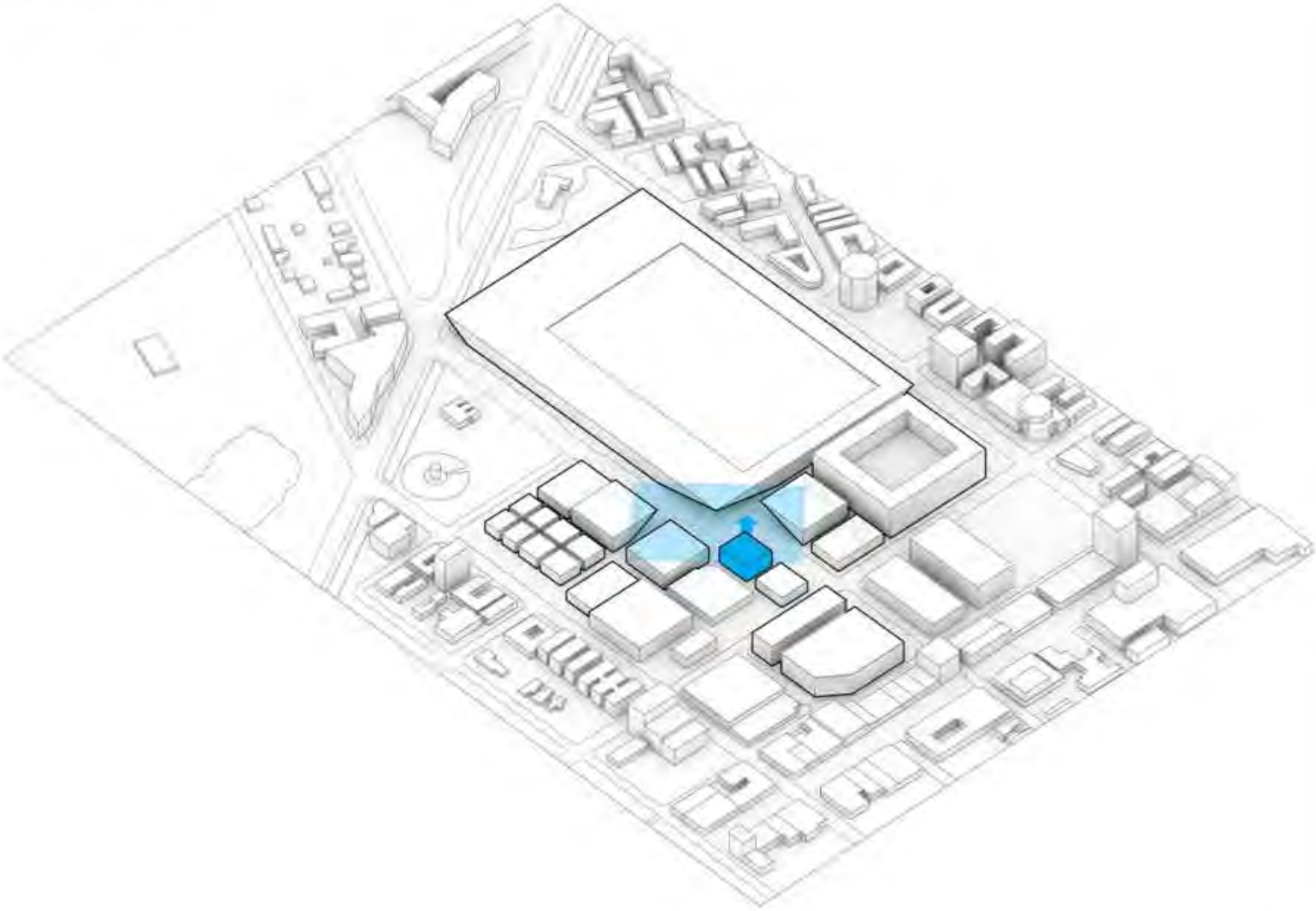


E-W CONNECTION

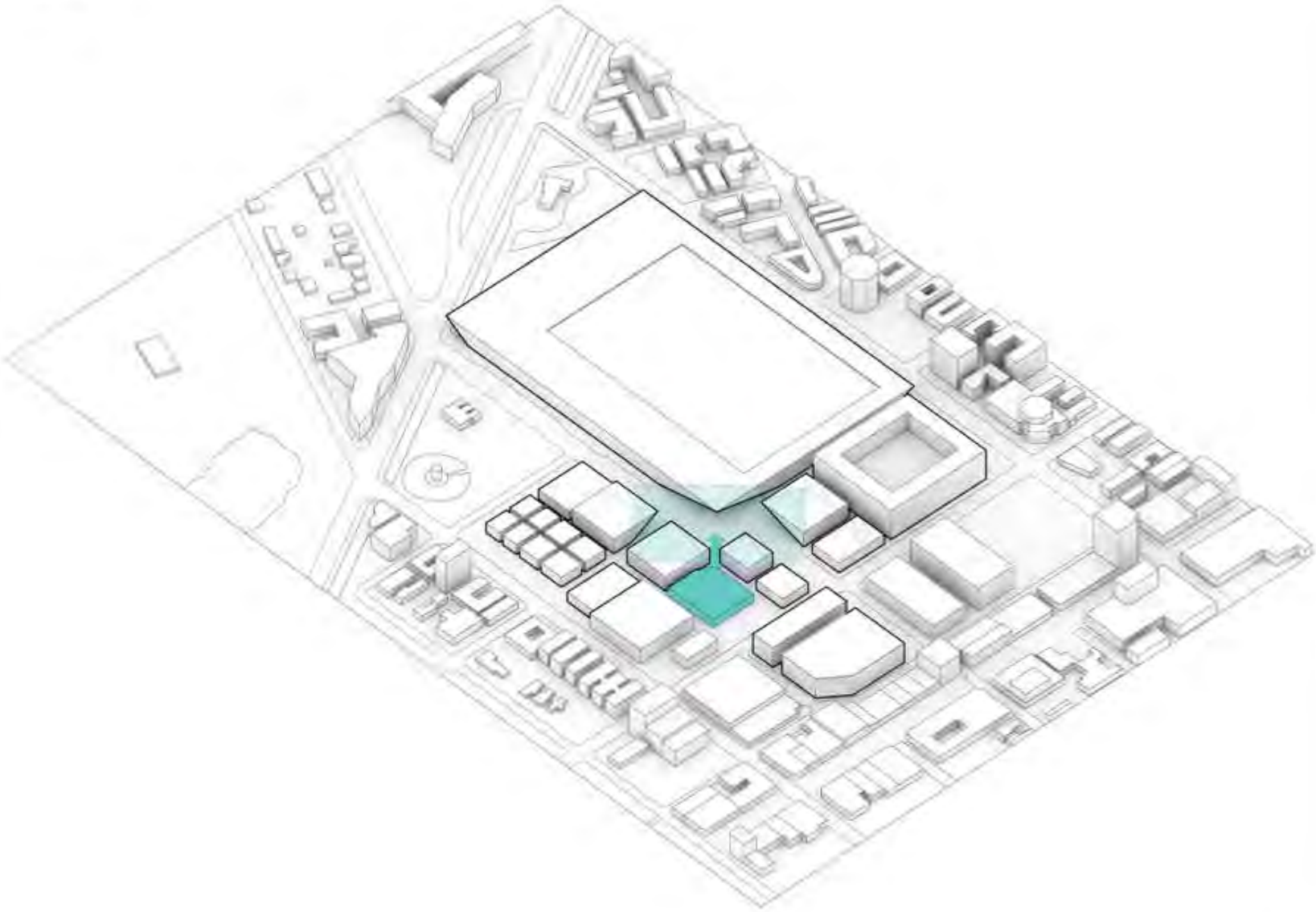


THEATER

RESTAURANTS

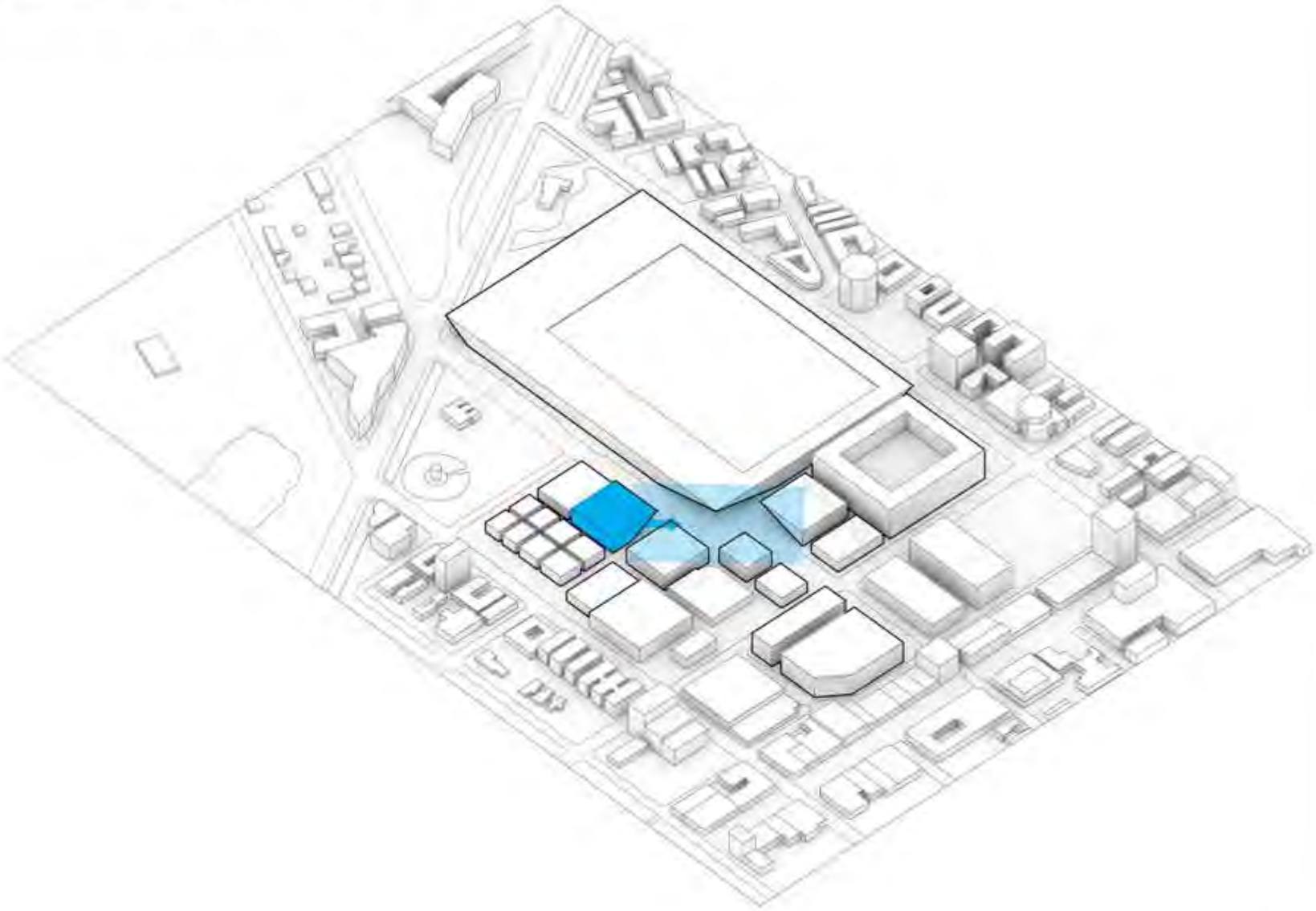


CITY HALL

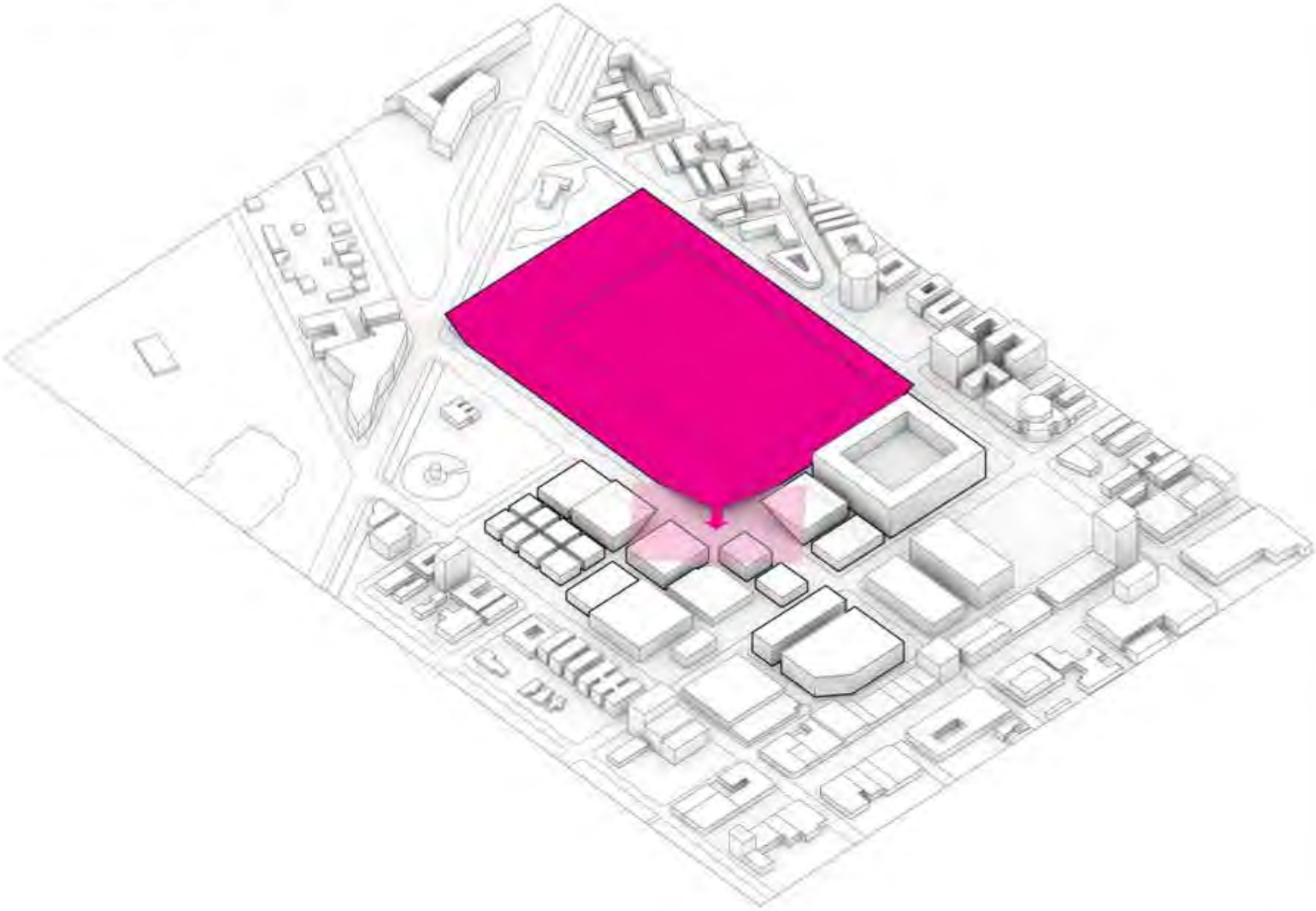


COMMUNITY PROGRAM

ENTERTAINMENT/RESTAURANTS

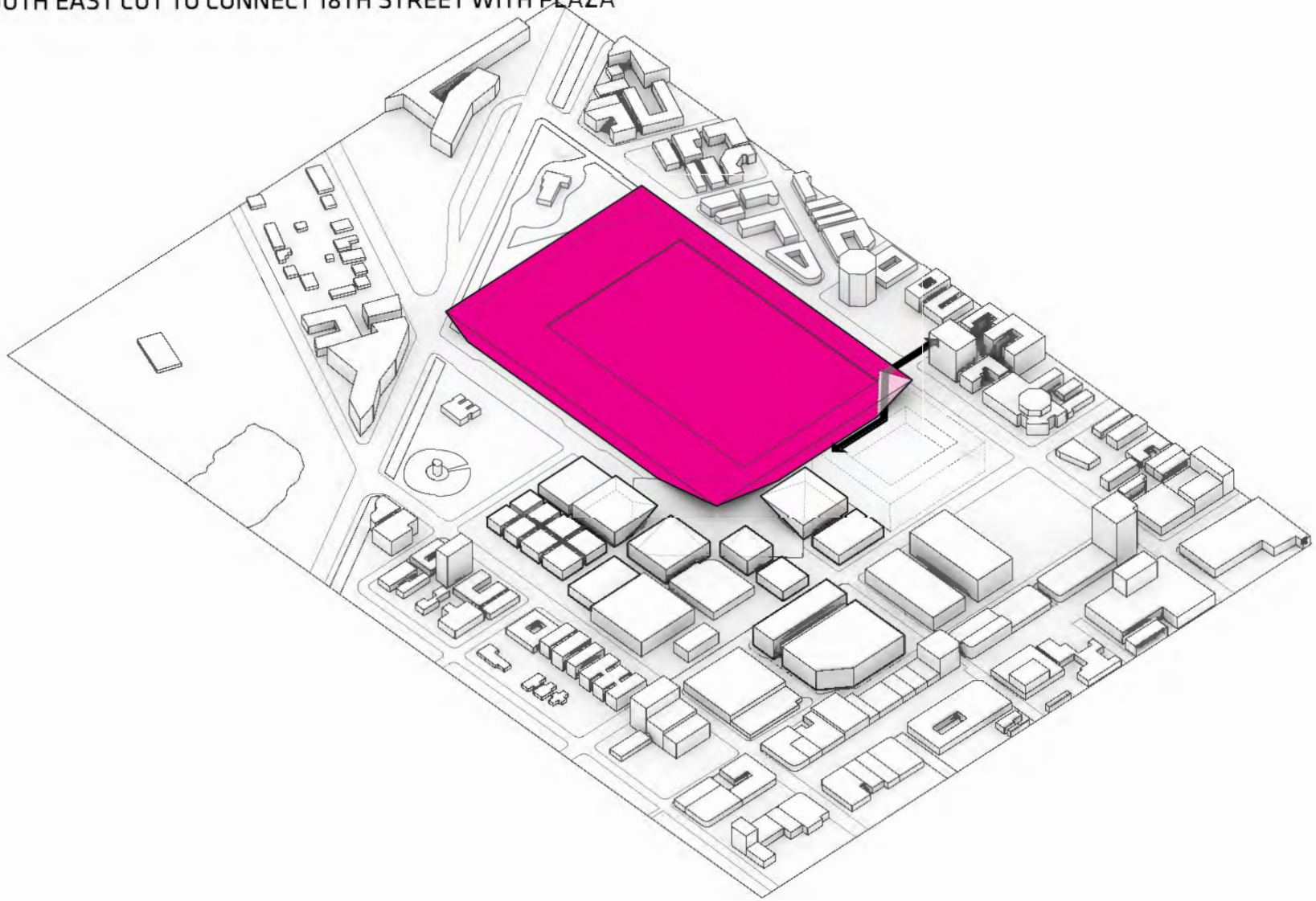


CONVENTION CENTER

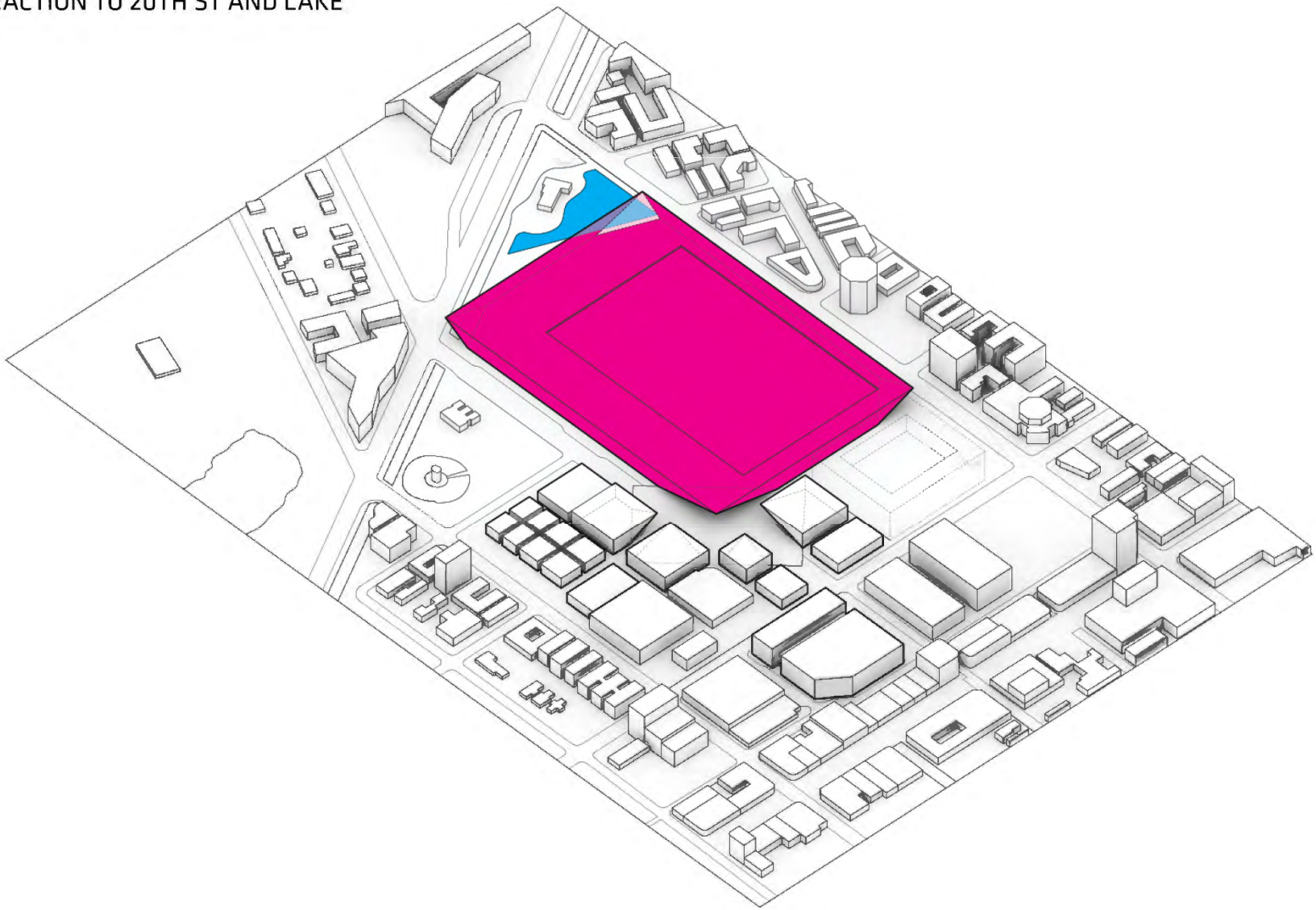


CURRENT CONVENTION CENTER

SOUTH EAST CUT TO CONNECT 18TH STREET WITH PLAZA

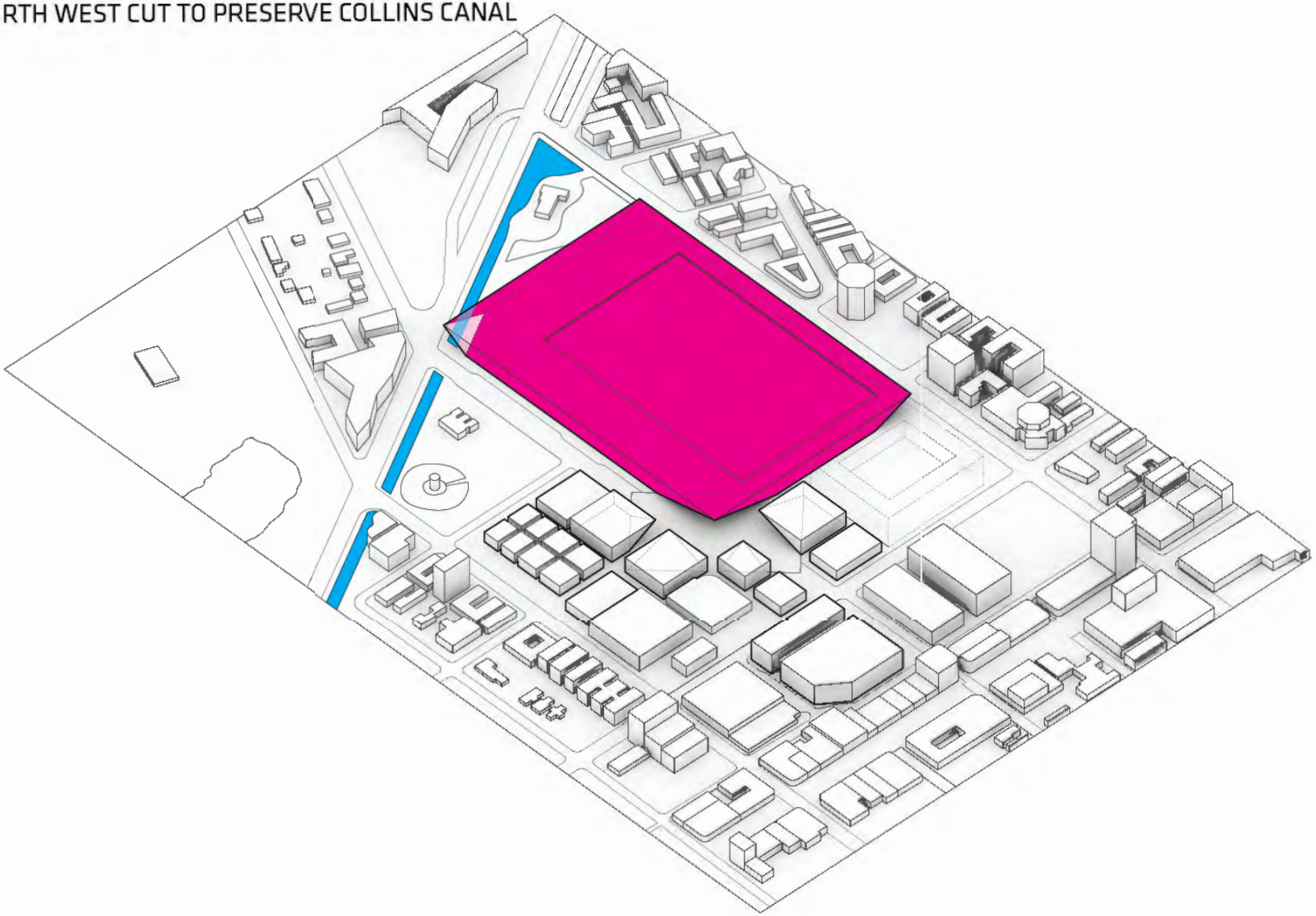


CURRENT CONVENTION CENTER
REACTION TO 20TH ST AND LAKE

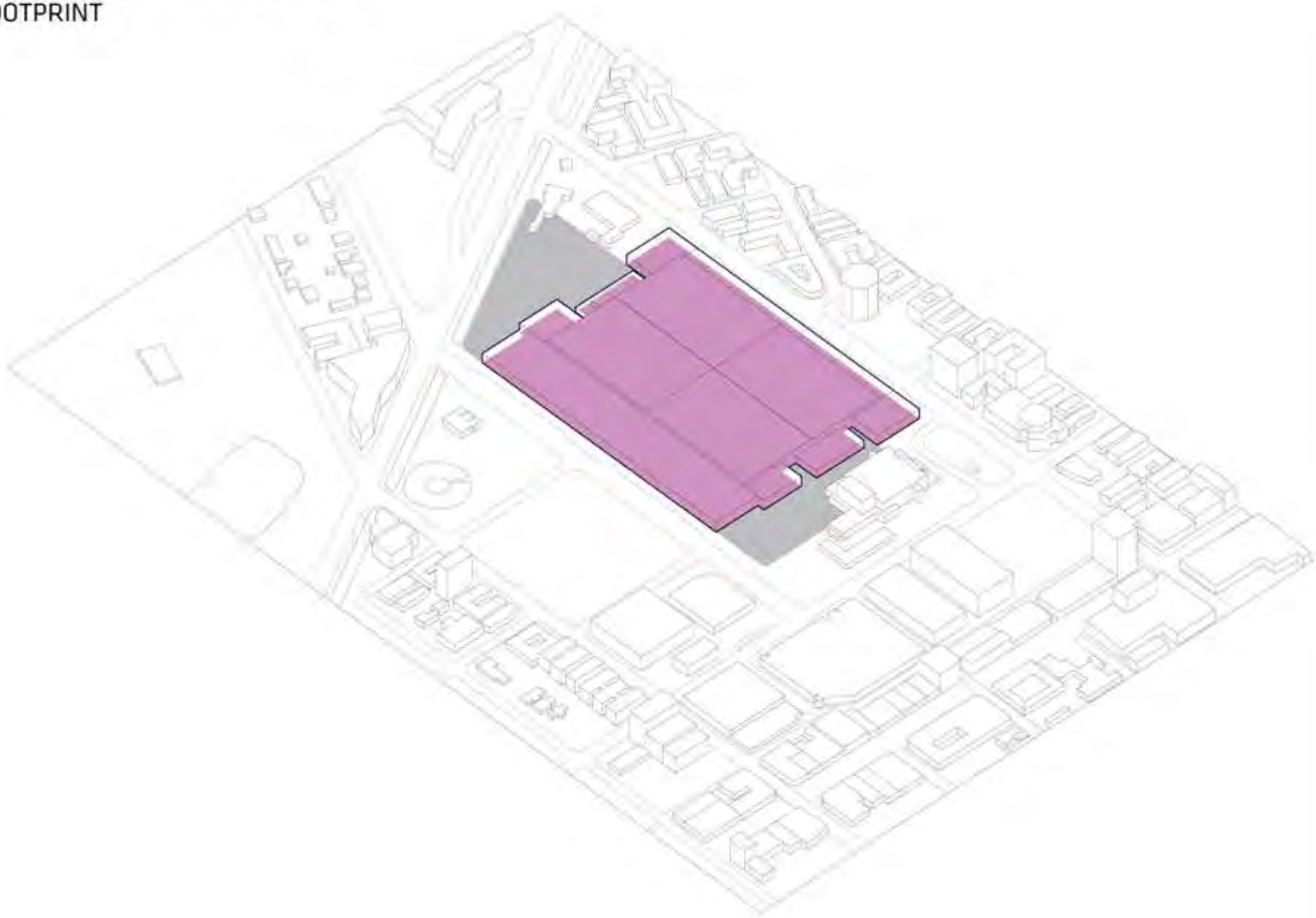


CURRENT CONVENTION CENTER

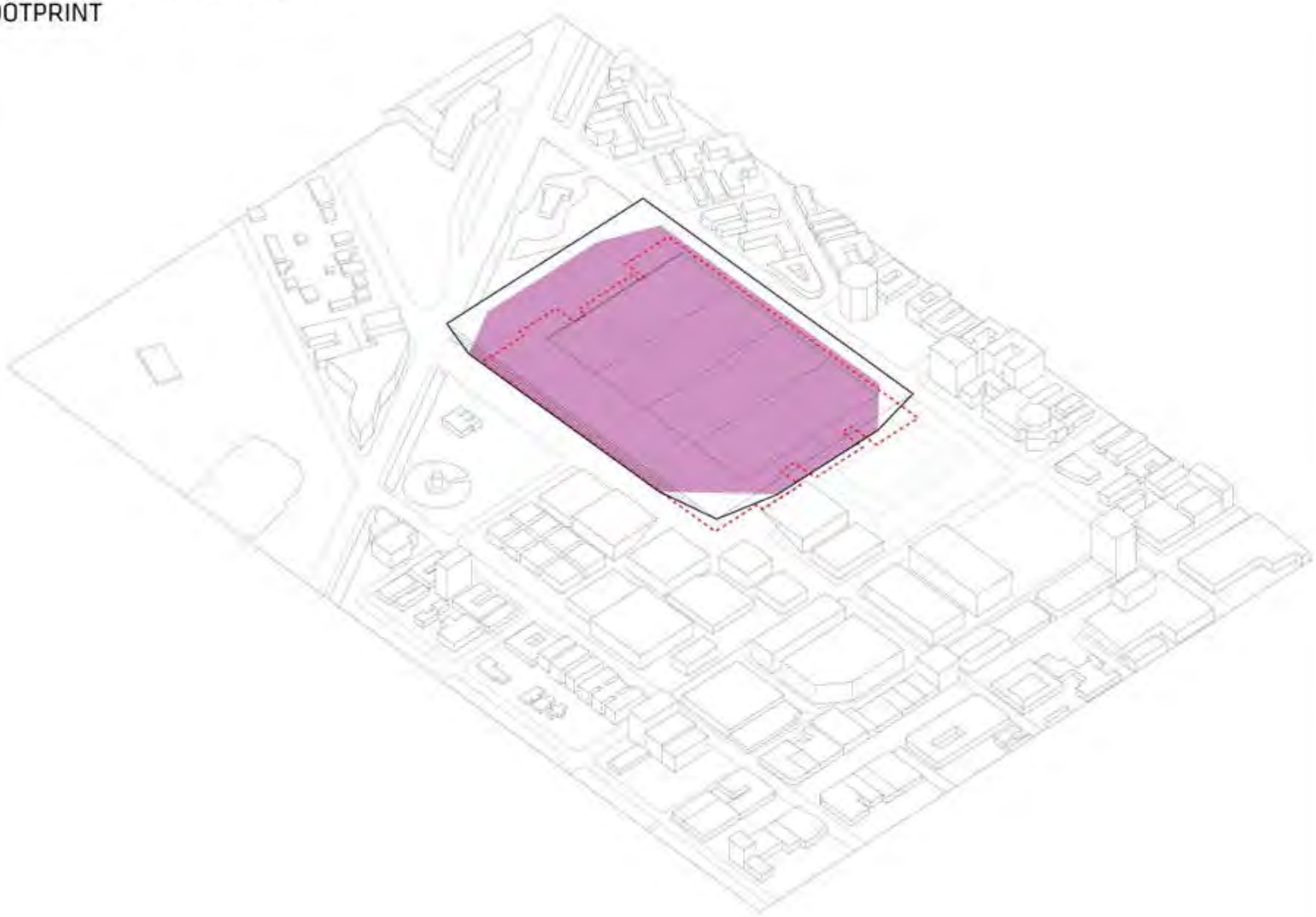
NORTH WEST CUT TO PRESERVE COLLINS CANAL



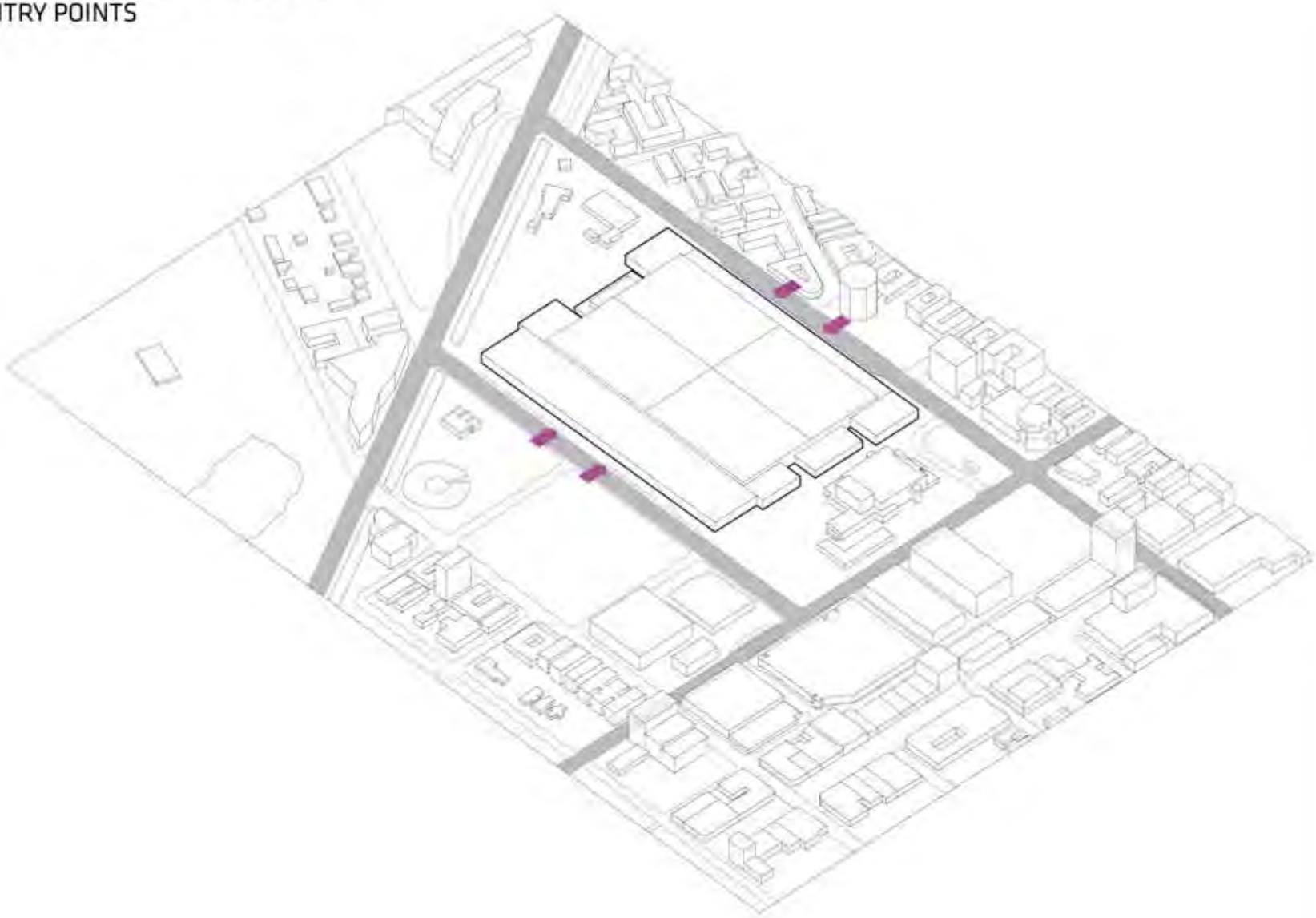
CURRENT CONVENTION CENTER
FOOTPRINT



NEW CONVENTION CENTER
FOOTPRINT

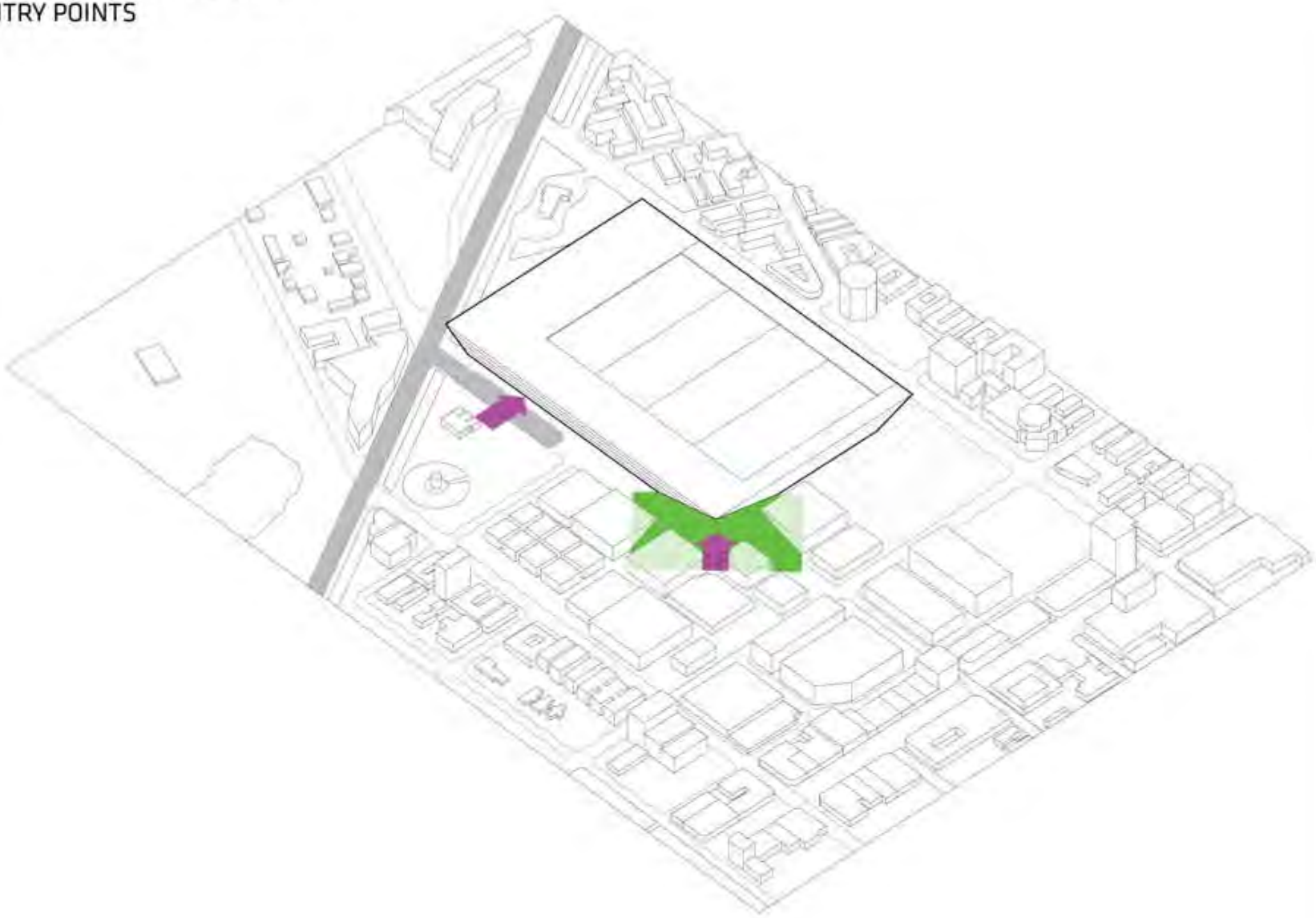


CURRENT CONVENTION CENTER
ENTRY POINTS

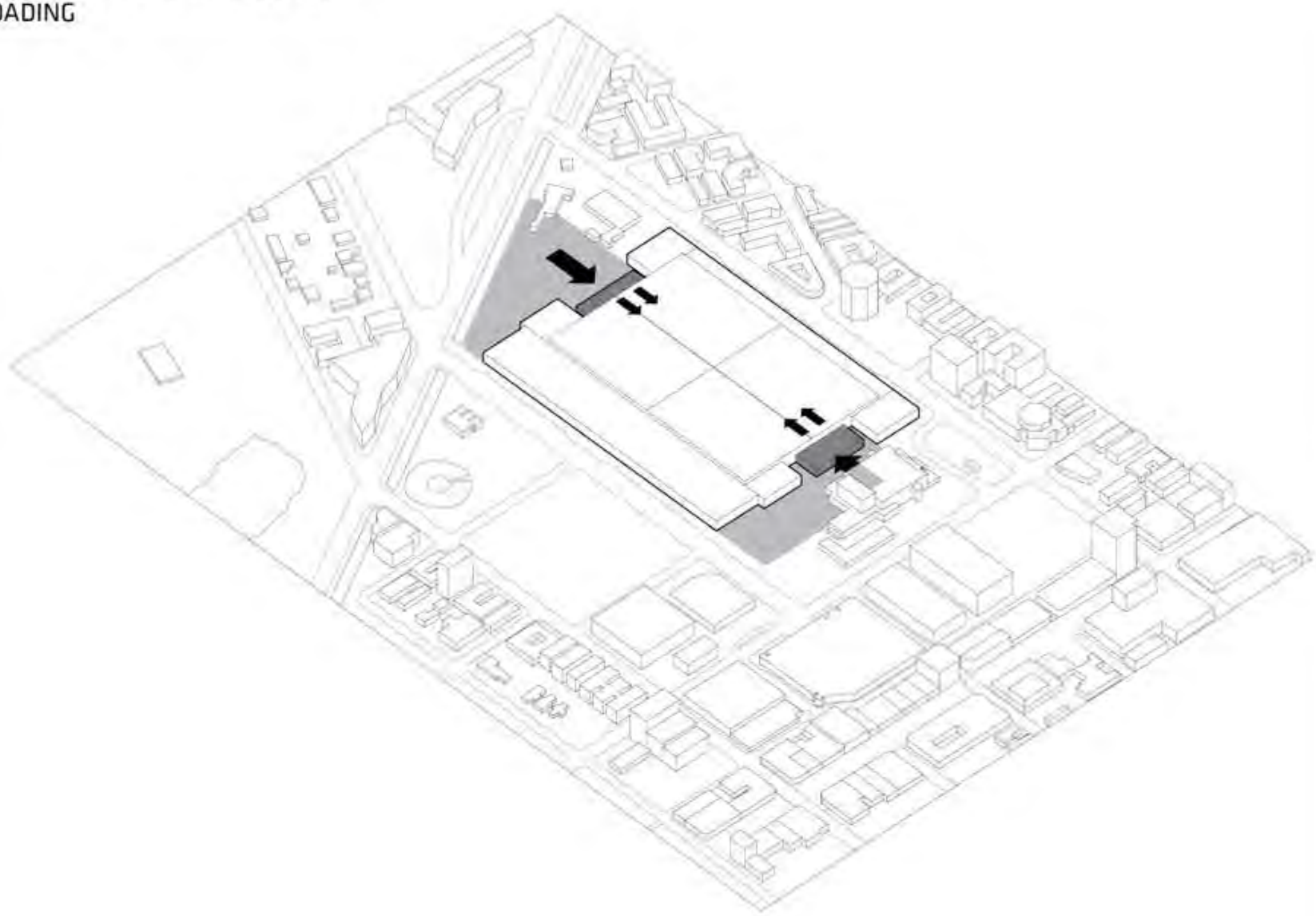


NEW CONVENTION CENTER

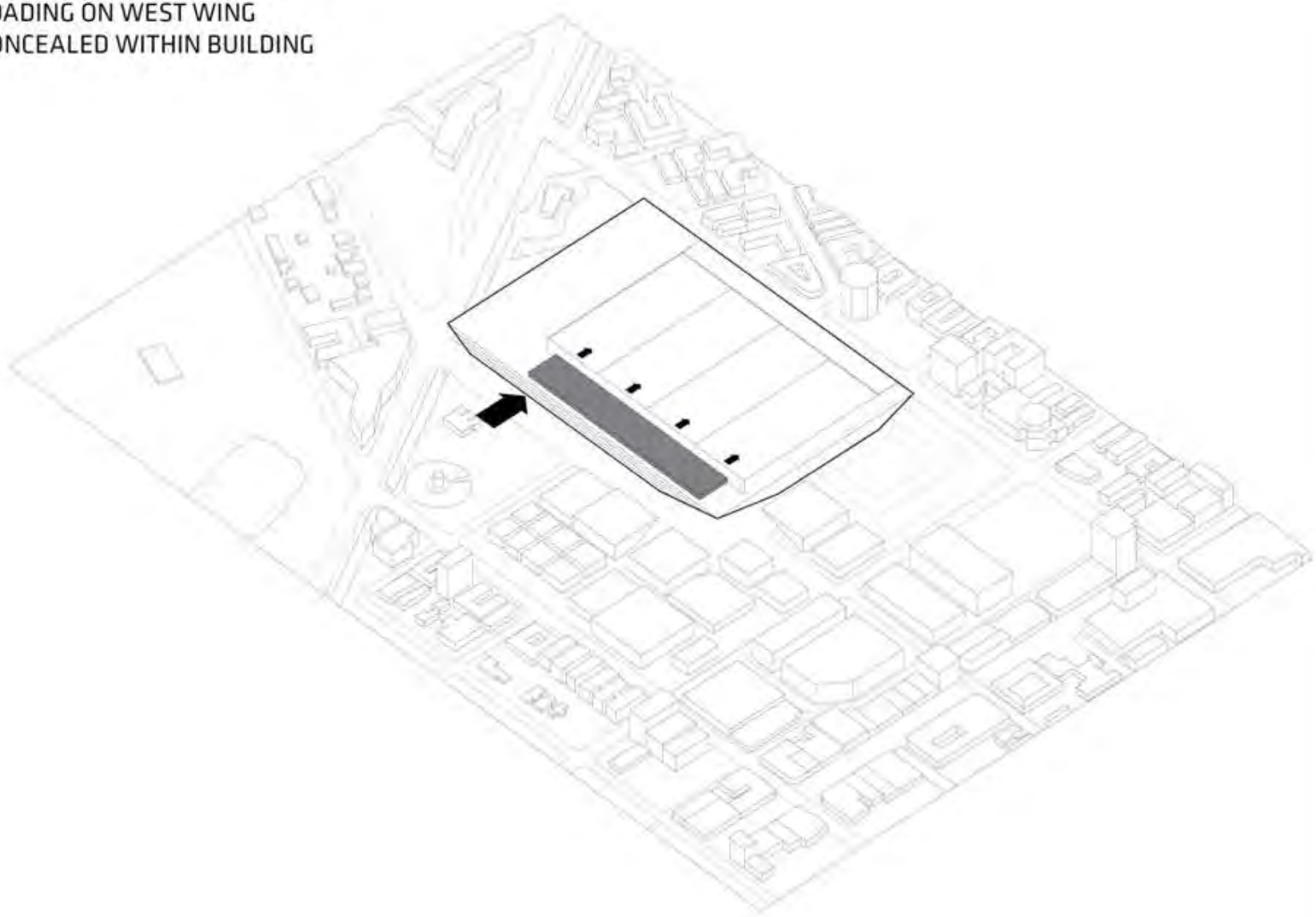
ENTRY POINTS



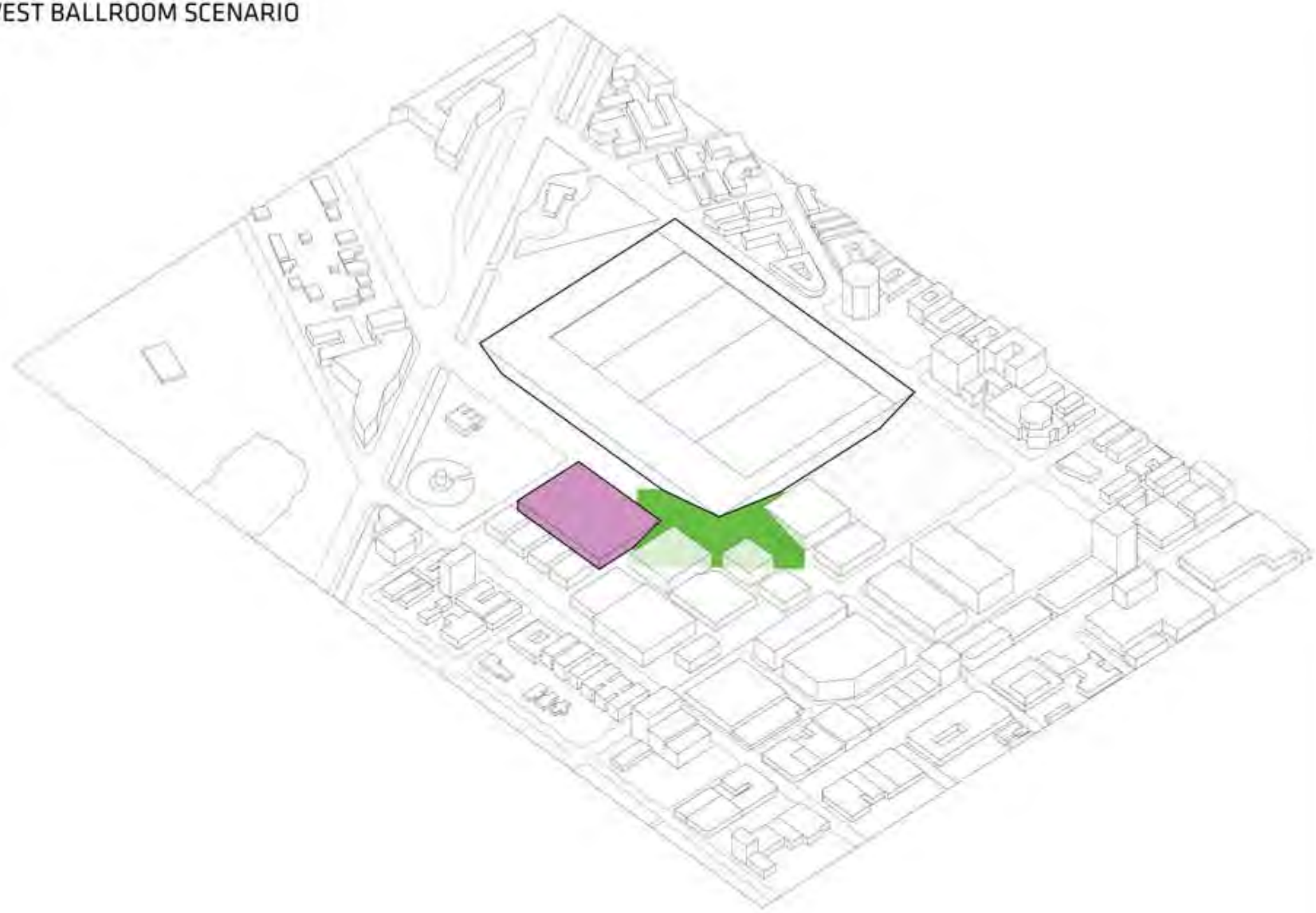
CURRENT CONVENTION CENTER
LOADING



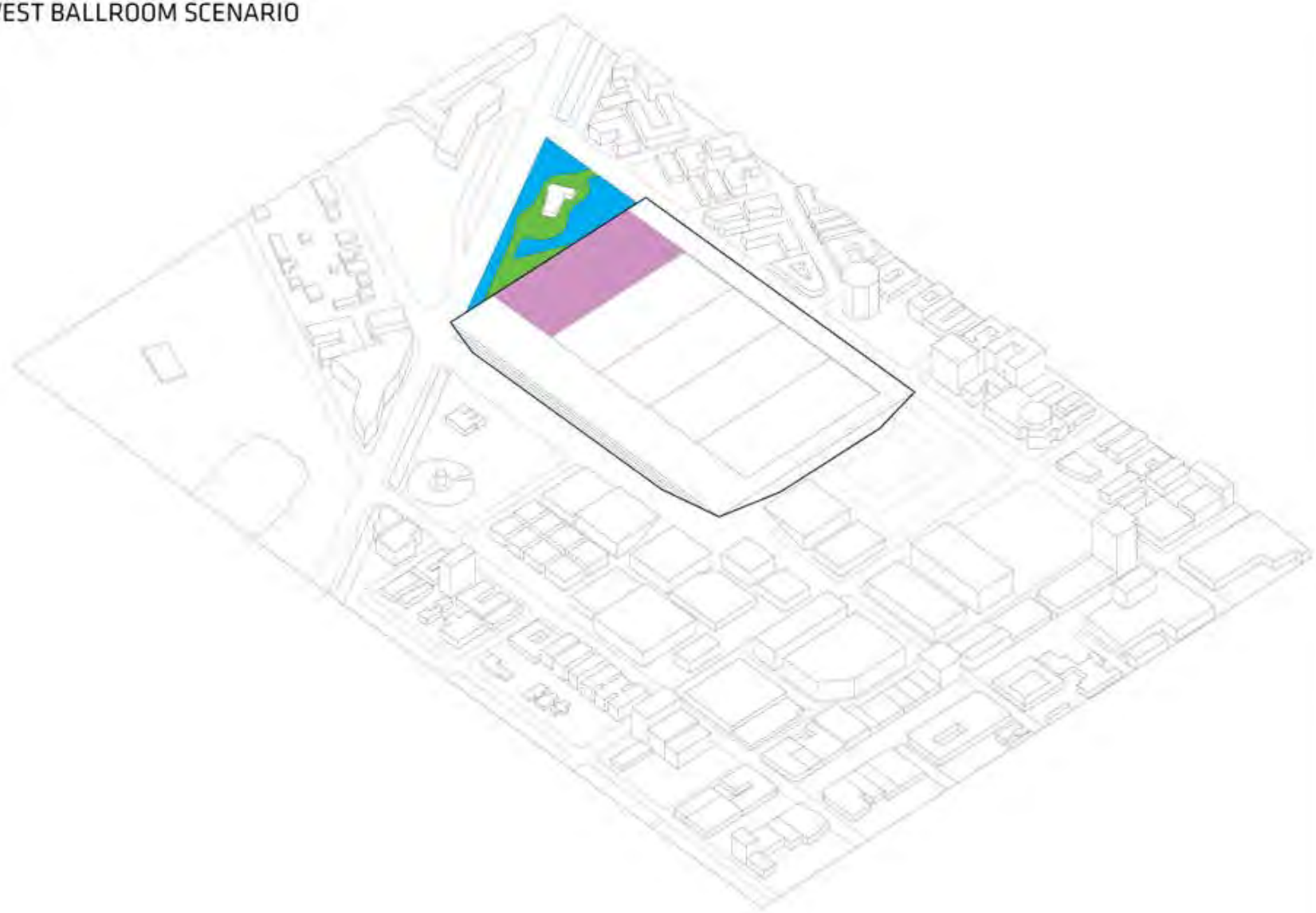
NEW CONVENTION CENTER
LOADING ON WEST WING
CONCEALED WITHIN BUILDING



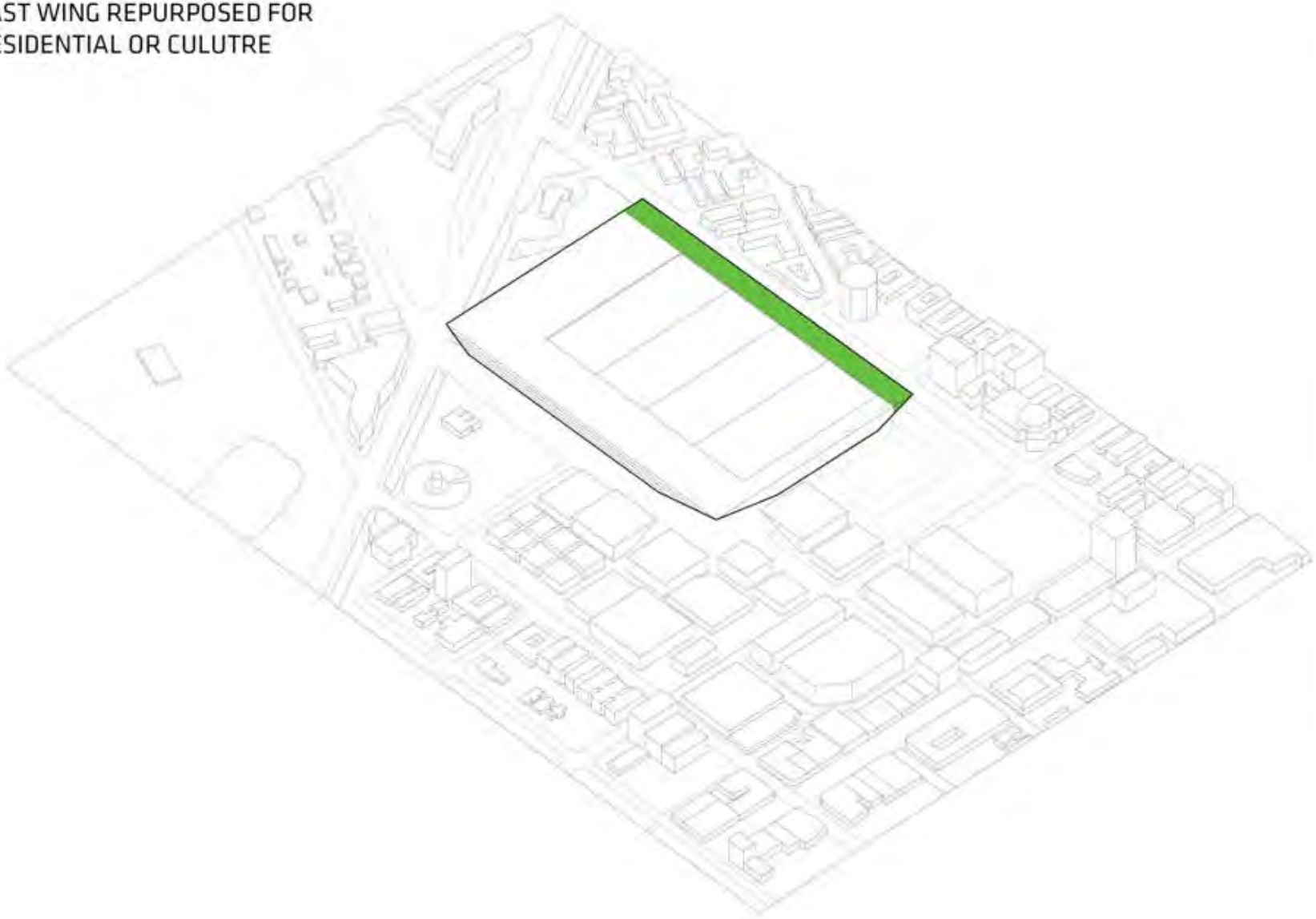
NEW CONVENTION CENTER
WEST BALLROOM SCENARIO



NEW CONVENTION CENTER
WEST BALLROOM SCENARIO

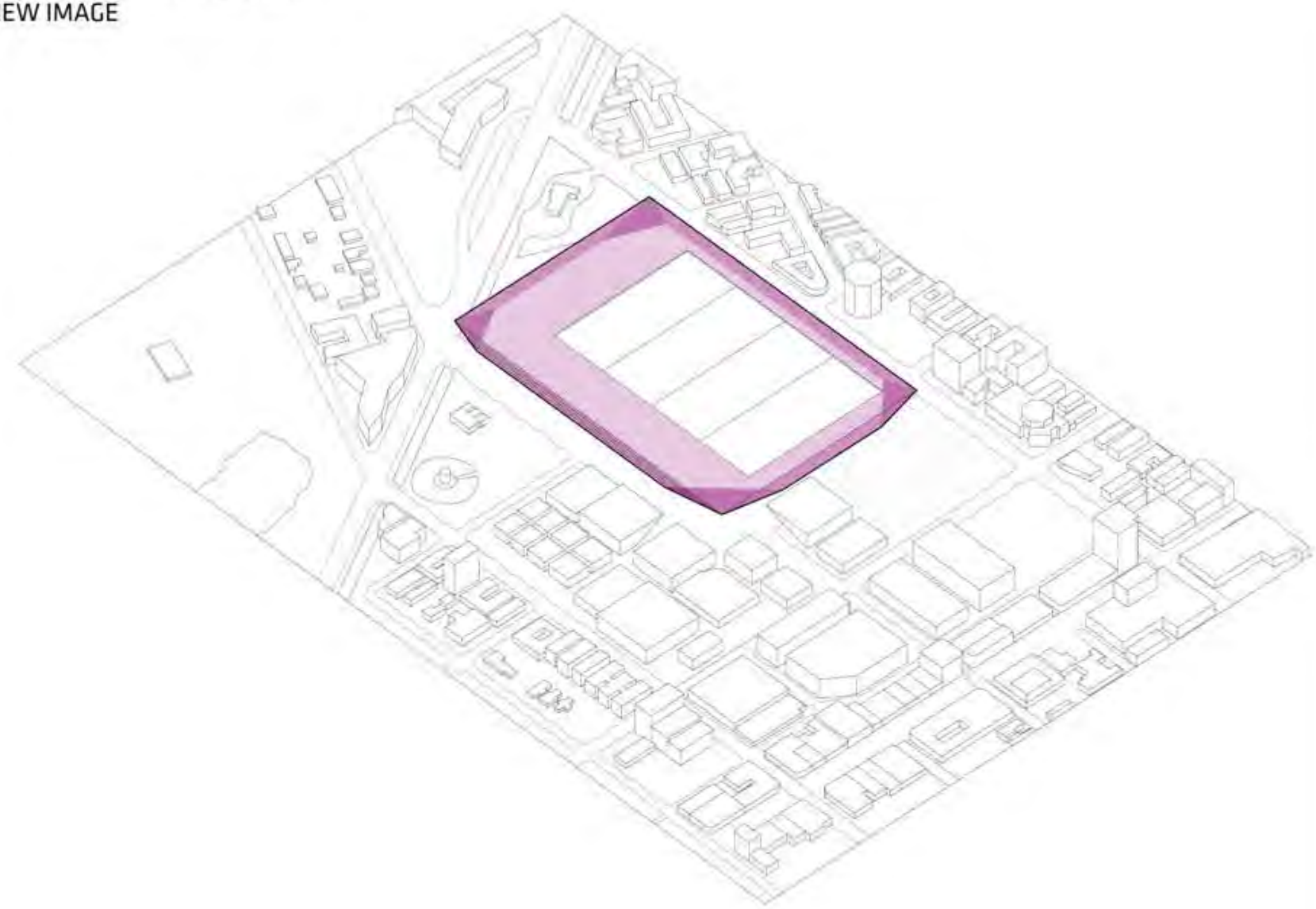


NEW CONVENTION CENTER
EAST WING REPURPOSED FOR
RESIDENTIAL OR CULUTRE

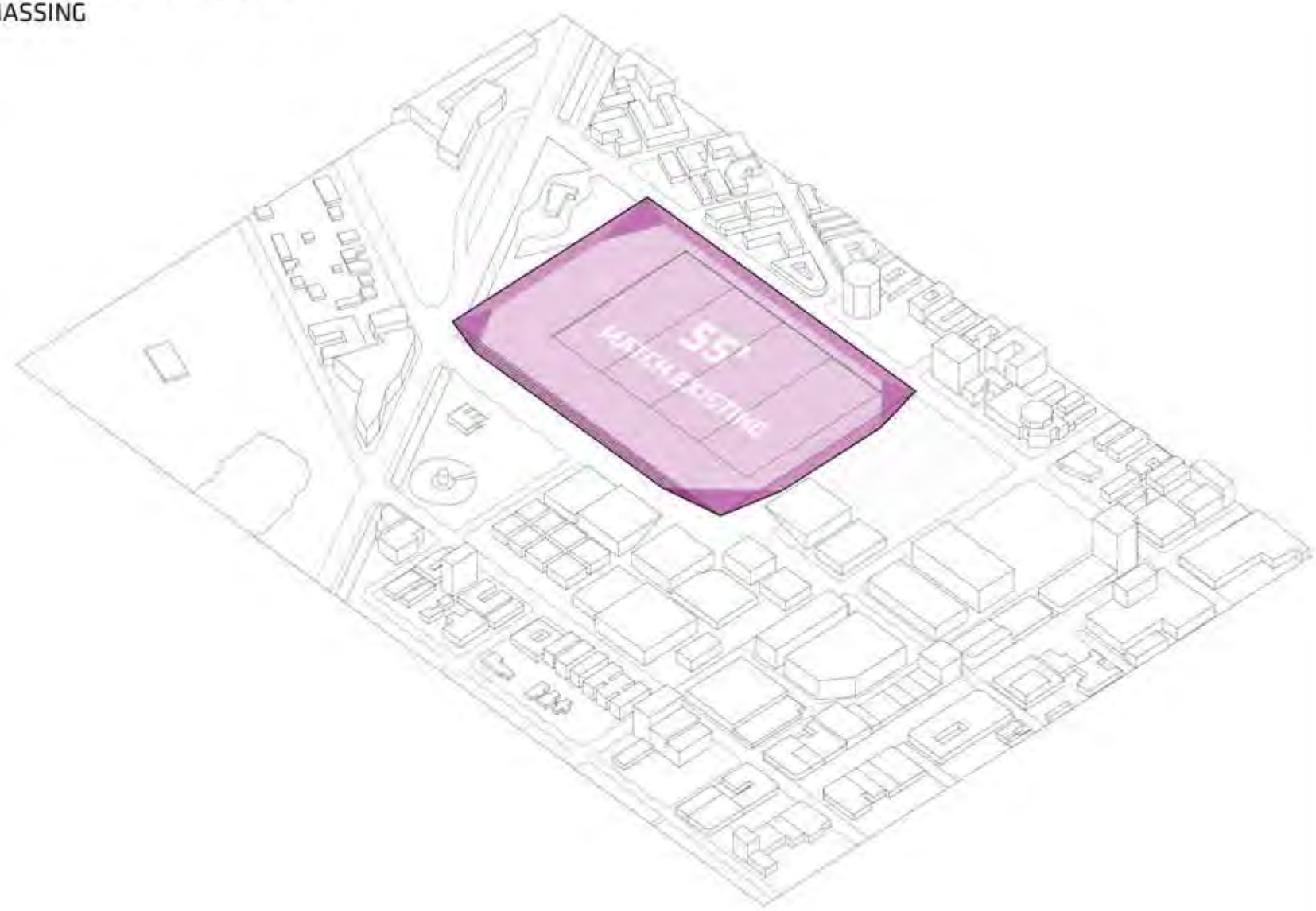


NEW CONVENTION CENTER

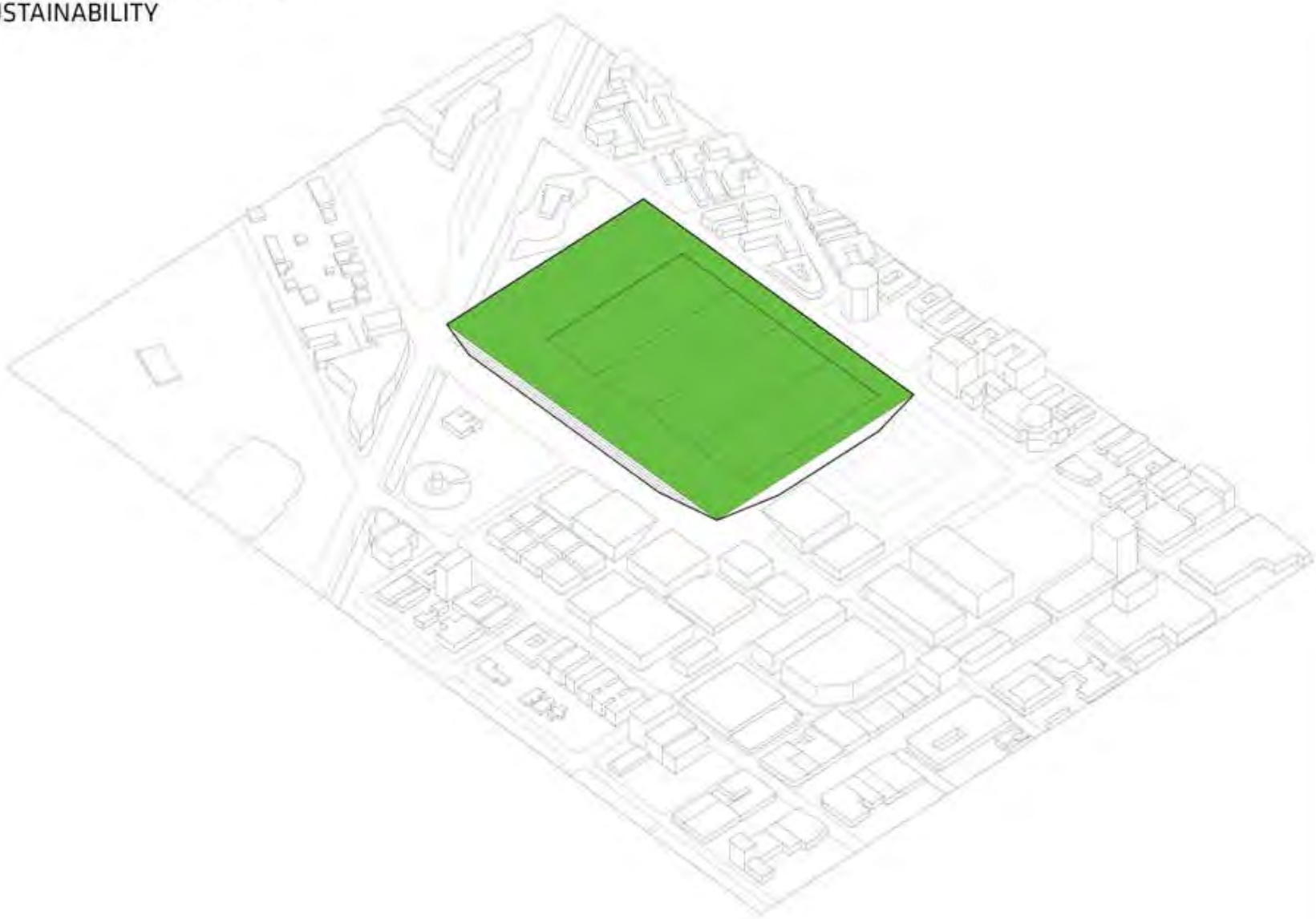
NEW IMAGE



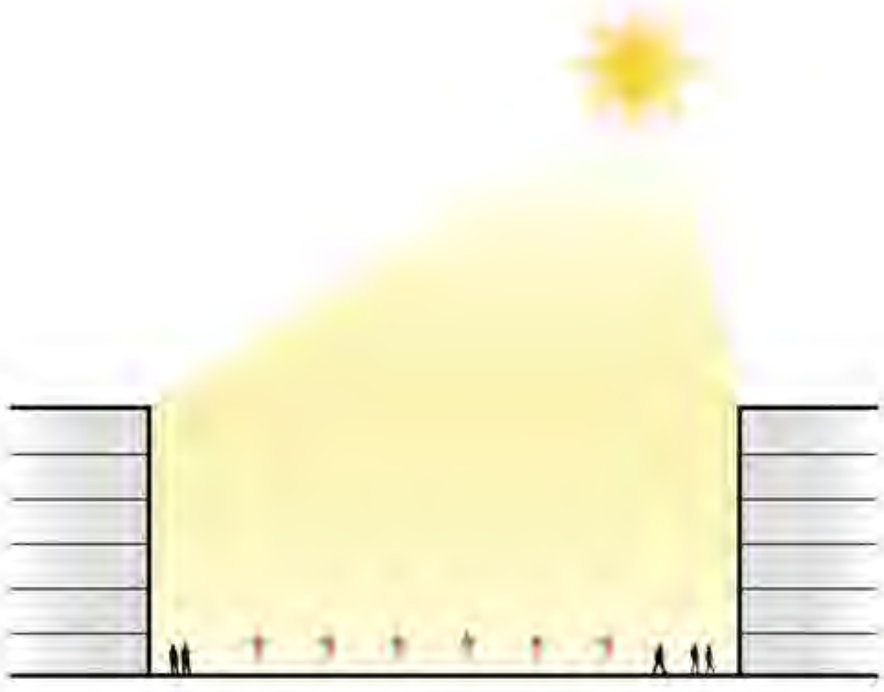
NEW CONVENTION CENTER
MASSING

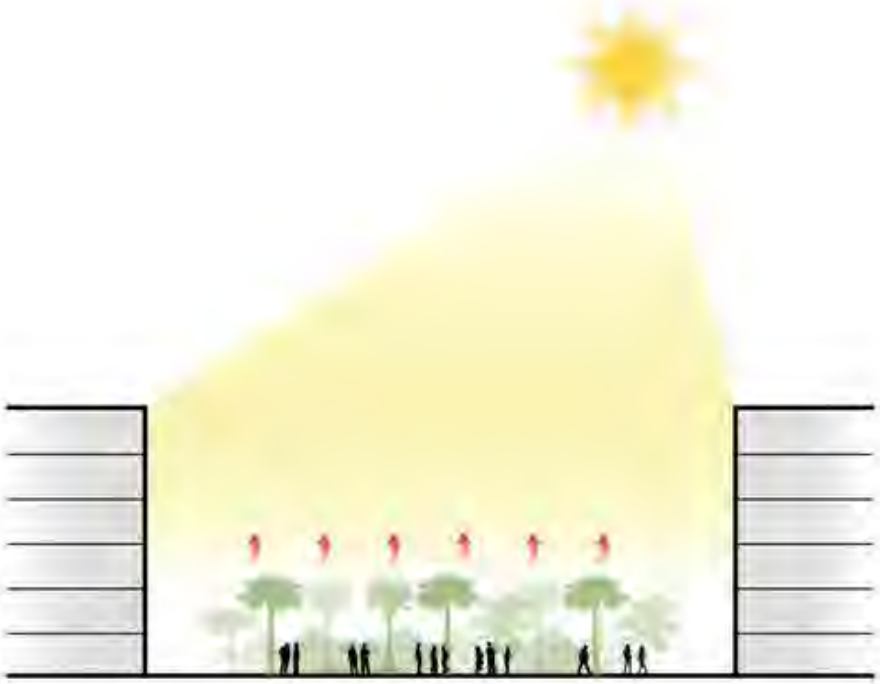


NEW CONVENTION CENTER
SUSTAINABILITY

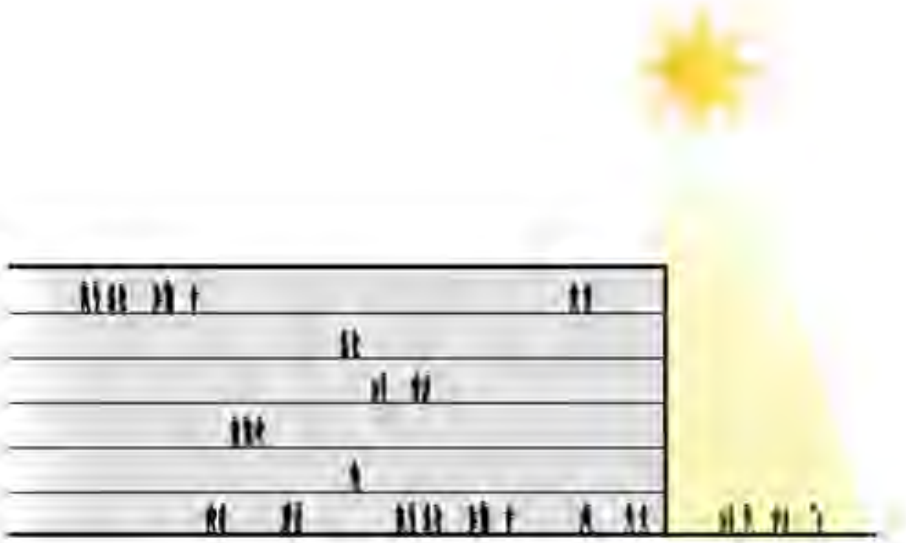


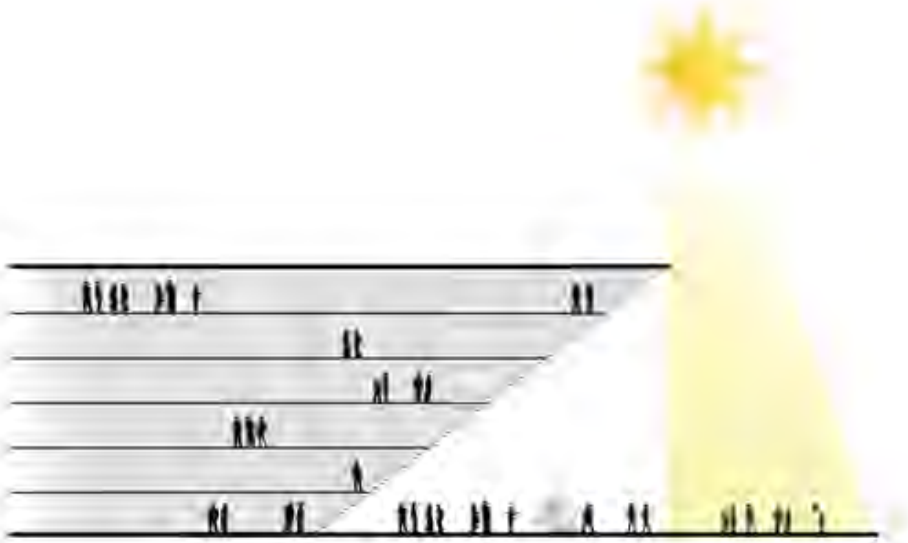
TYPICAL SQUARE





TYPICAL SQUARE

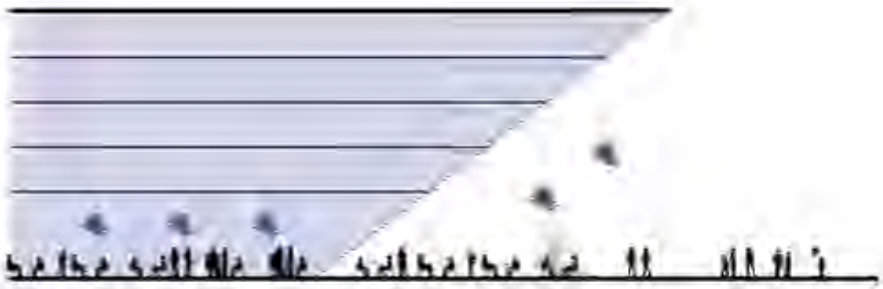


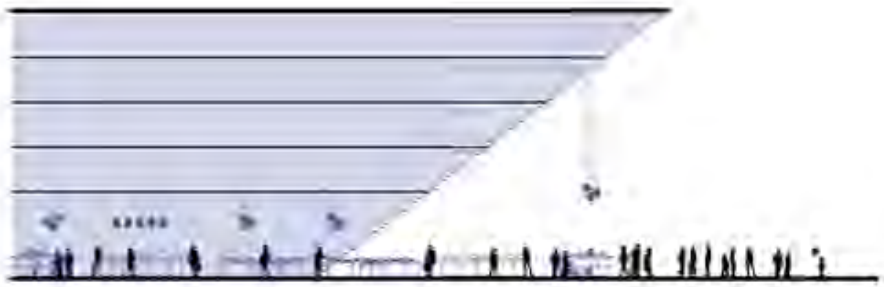


Art|Basel

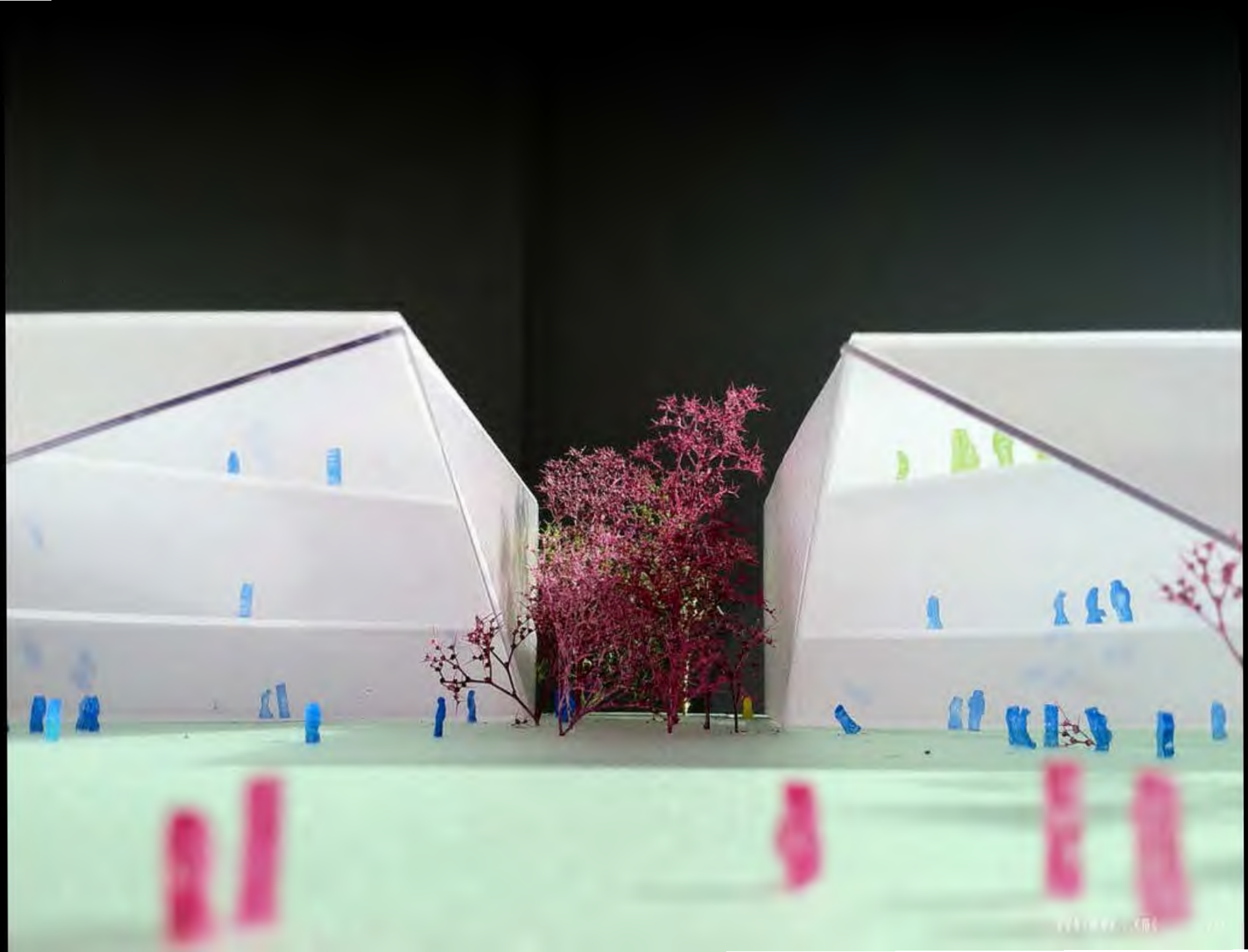
CONVENTION CENTER SPILLING OUT ON SQUARE

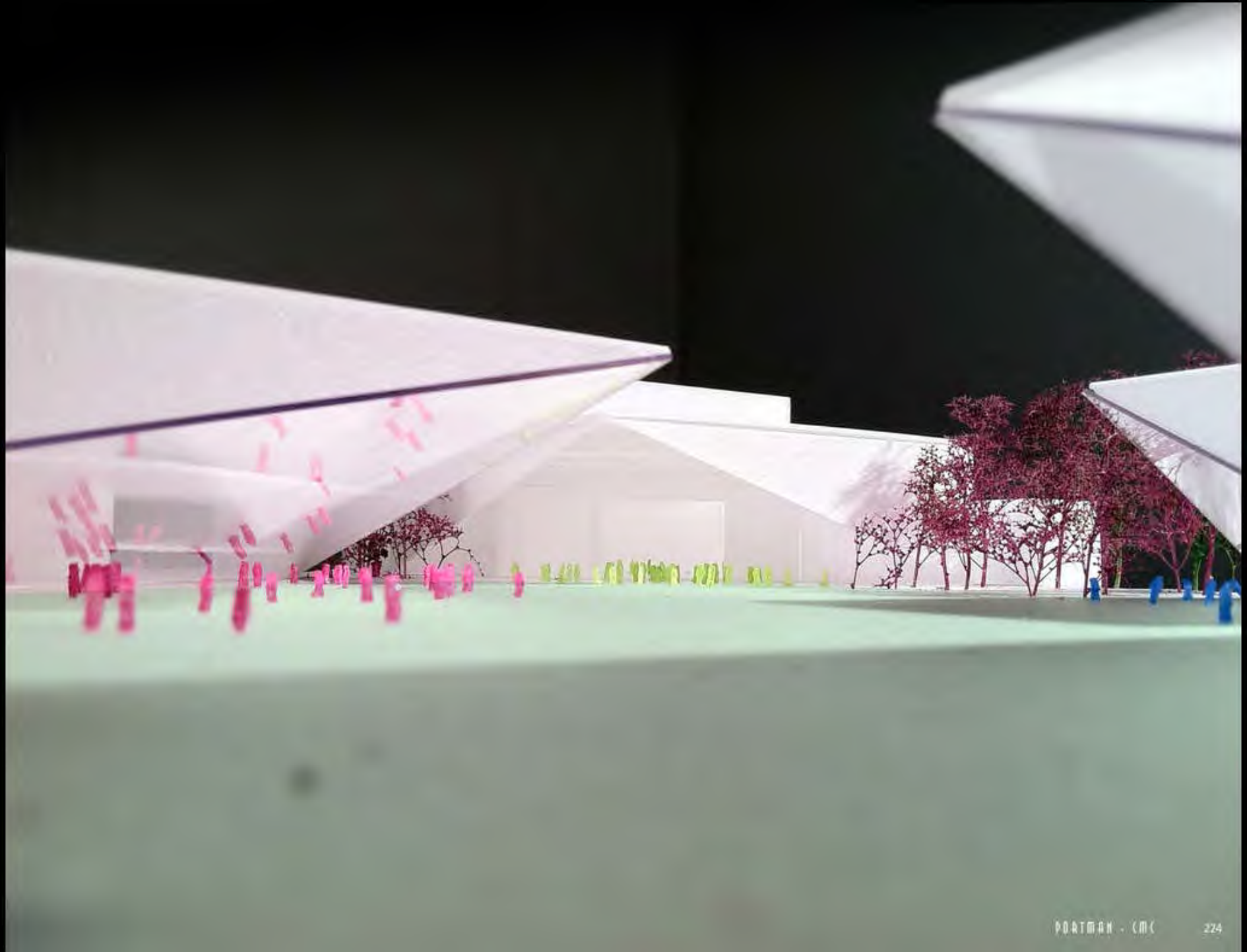
RESTAURANT/ENTERTAINMENT PROGRAM FLOWING ONTO SQUARE

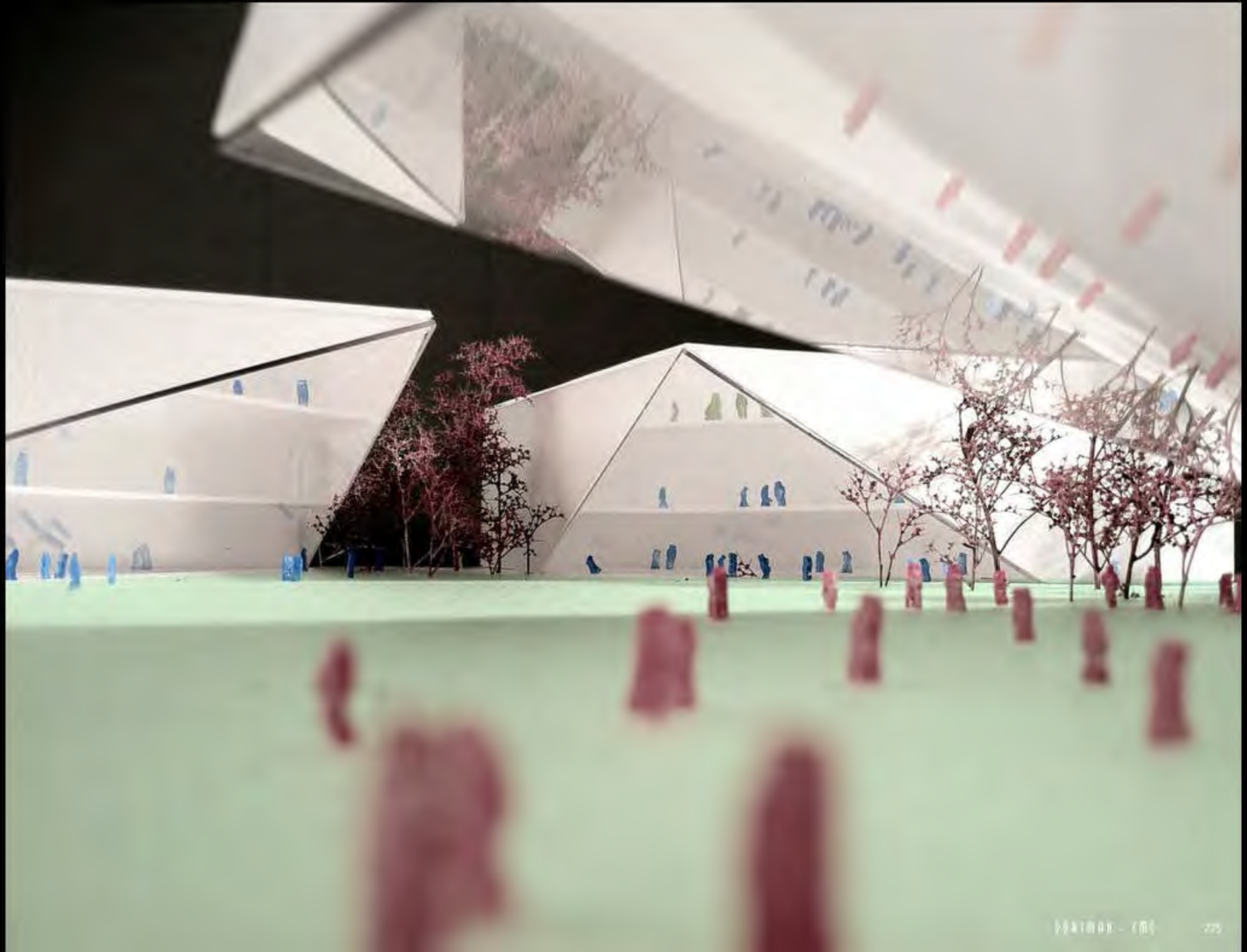




CIRQUE THEATRE SPILLING OUT ON SQUARE

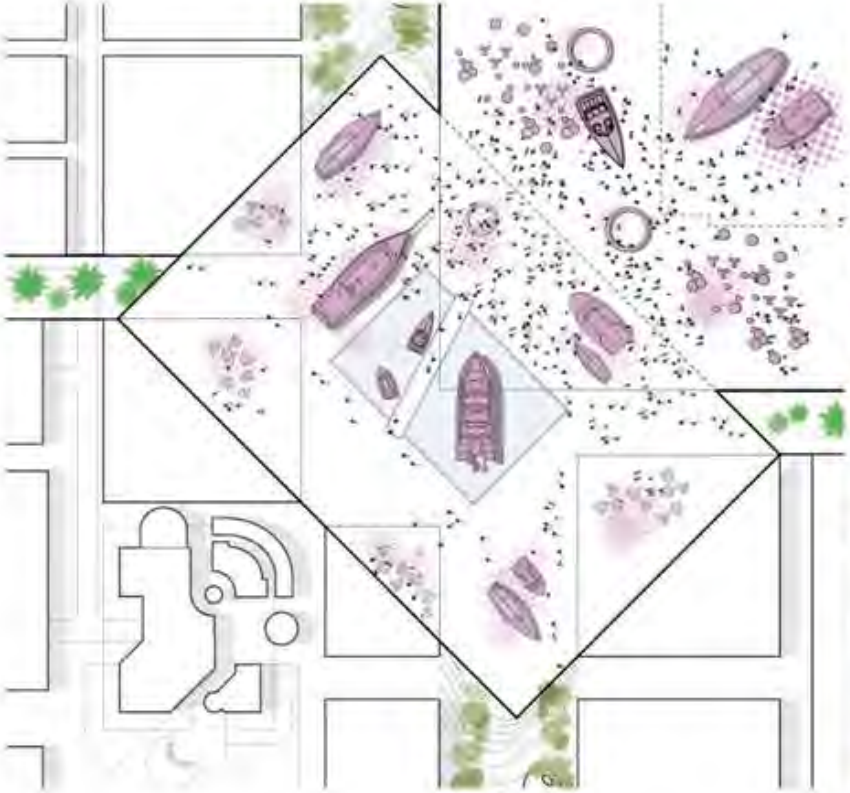






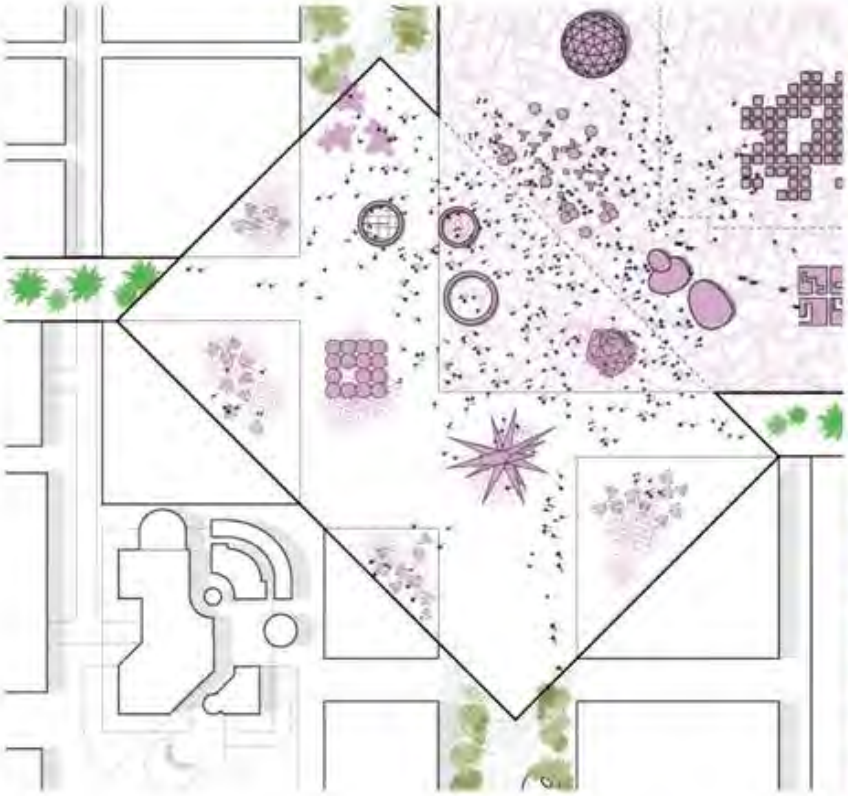
SQUARE CONFIGURATIONS

BOAT SHOW EXTENSION OF CONVENTION CENTER



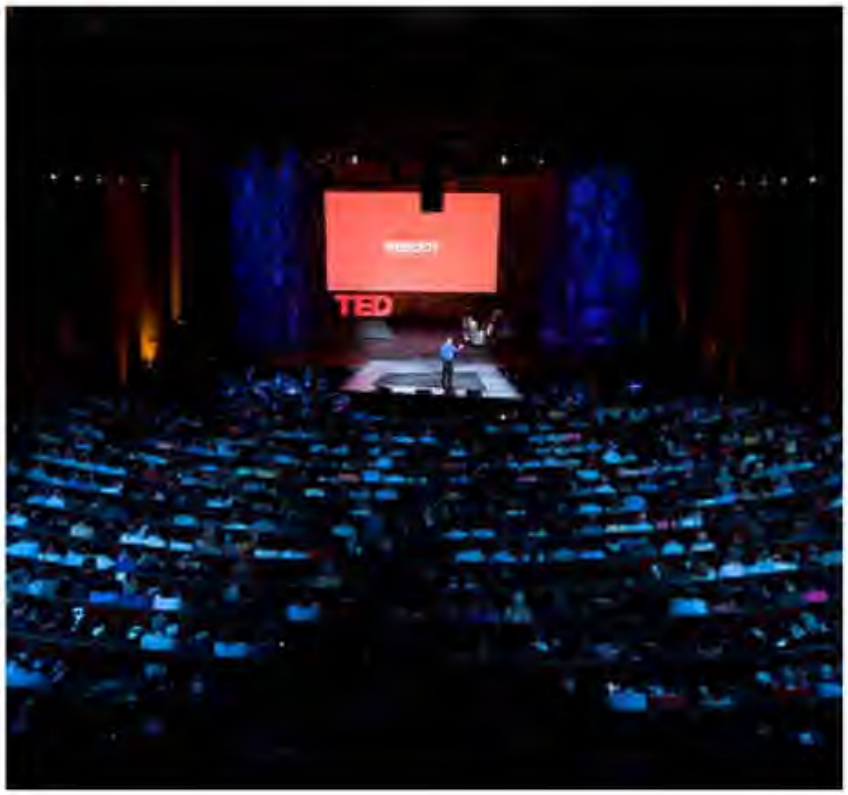
SQUARE CONFIGURATIONS

ART BASEL EXTENSION OF CONVENTION CENTER



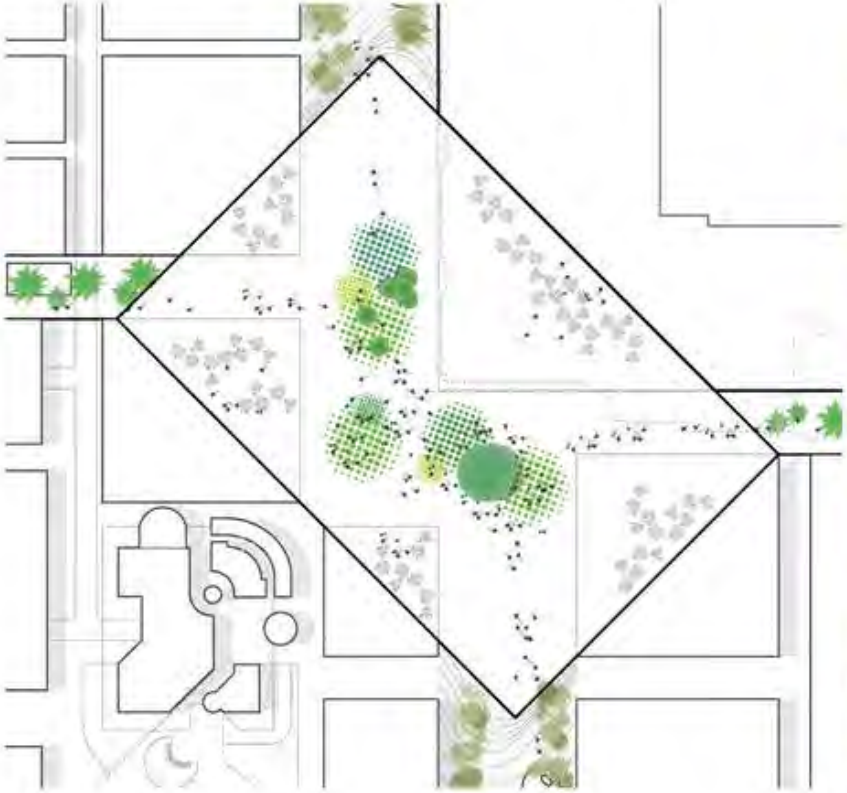
SQUARE CONFIGURATIONS
THEATER OUTDOOR PERFORMANCE

SQUARE CONFIGURATIONS
LARGE SCALE PUBLIC SPEECHES/CULTURAL EVENTS



SQUARE CONFIGURATIONS
MUSIC FESTIVAL

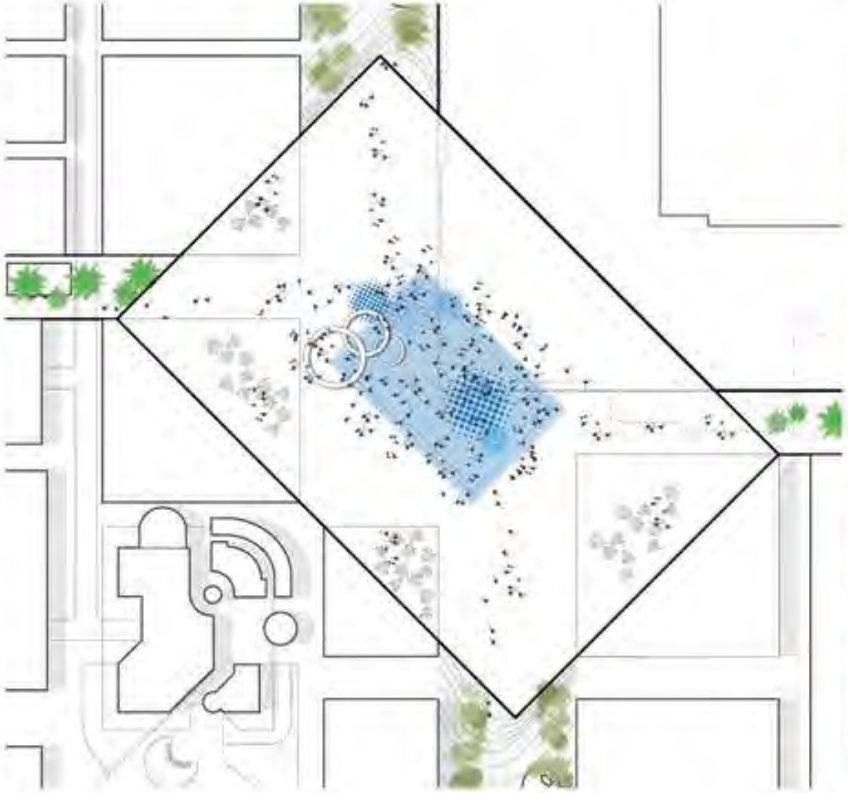
SQUARE CONFIGURATIONS
HOLIDAY CELEBRATIONS



SQUARE CONFIGURATIONS
EXHIBITION GAME SONY ERICSSON ATP TOUR

SQUARE CONFIGURATIONS
MARATHON FINISH

SQUARE CONFIGURATIONS
WATER PARC



SQUARE CONFIGURATIONS
FARMERS MARKET

SQUARE CONFIGURATIONS
OUTDOOR DINING EVENT

VIEW FROM BALLROOM

OUTDOOR PERFORMANCE

Entertainment venue

Featuring CIRQUE DU SOLEIL.

- Intimate multifunctional theatre of 500-700 seats, with possibility of reconfiguring to accommodate up to 1,000-1,200 people
- Fully integrated in the new convention center and plaza redevelopment
- Featuring elements to honor the Jackie Gleason theatre
- Active venue in both evening and day time with a variety of activities
- Possibility of both indoor and outdoor shows
- Possibility of sharing the venue with other tenants to offer a variety of performances

OUTDOOR PERFORMANCE

LANDSCAPE APPROACH

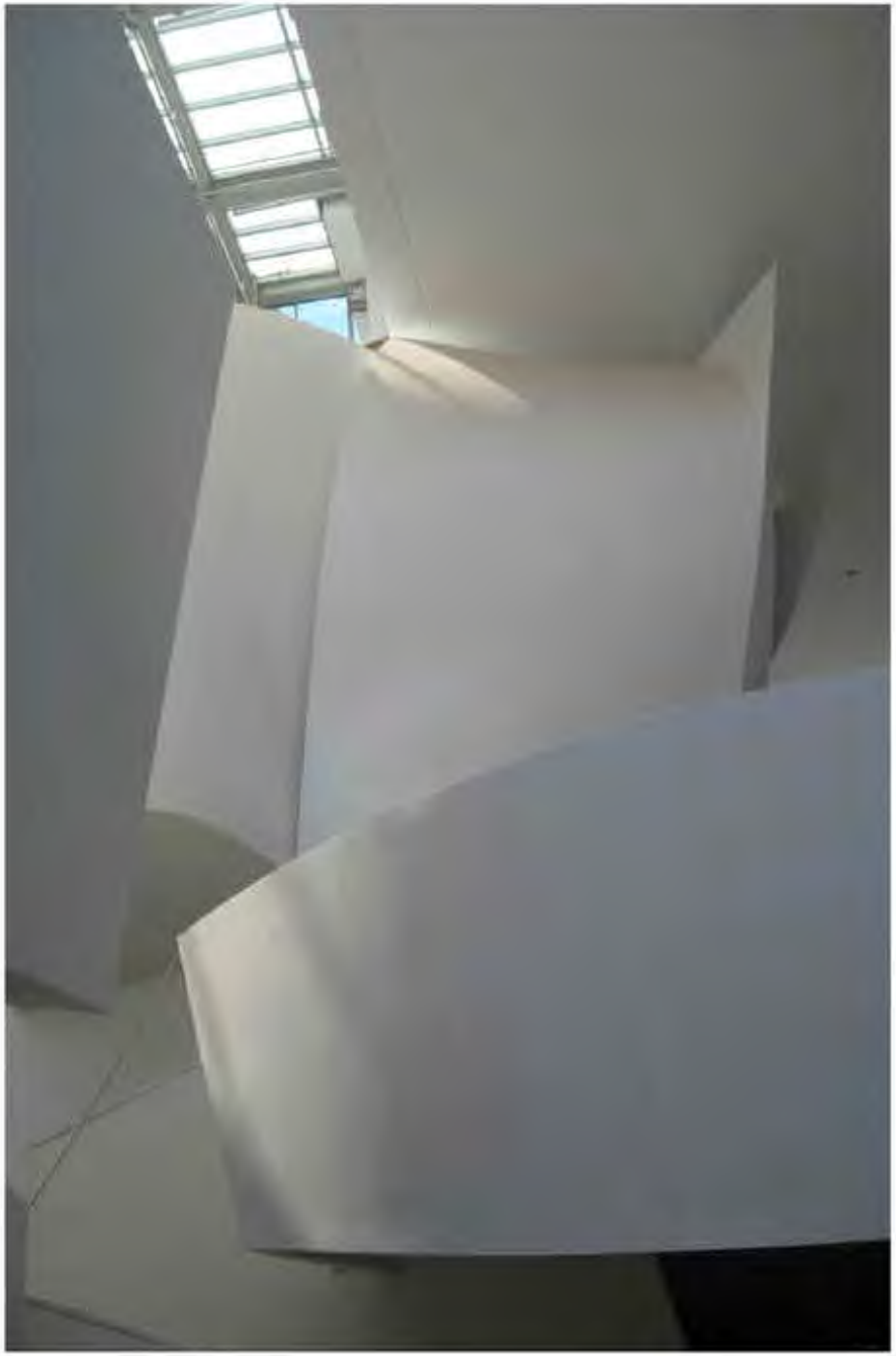
OPENED
JANUARY 2011

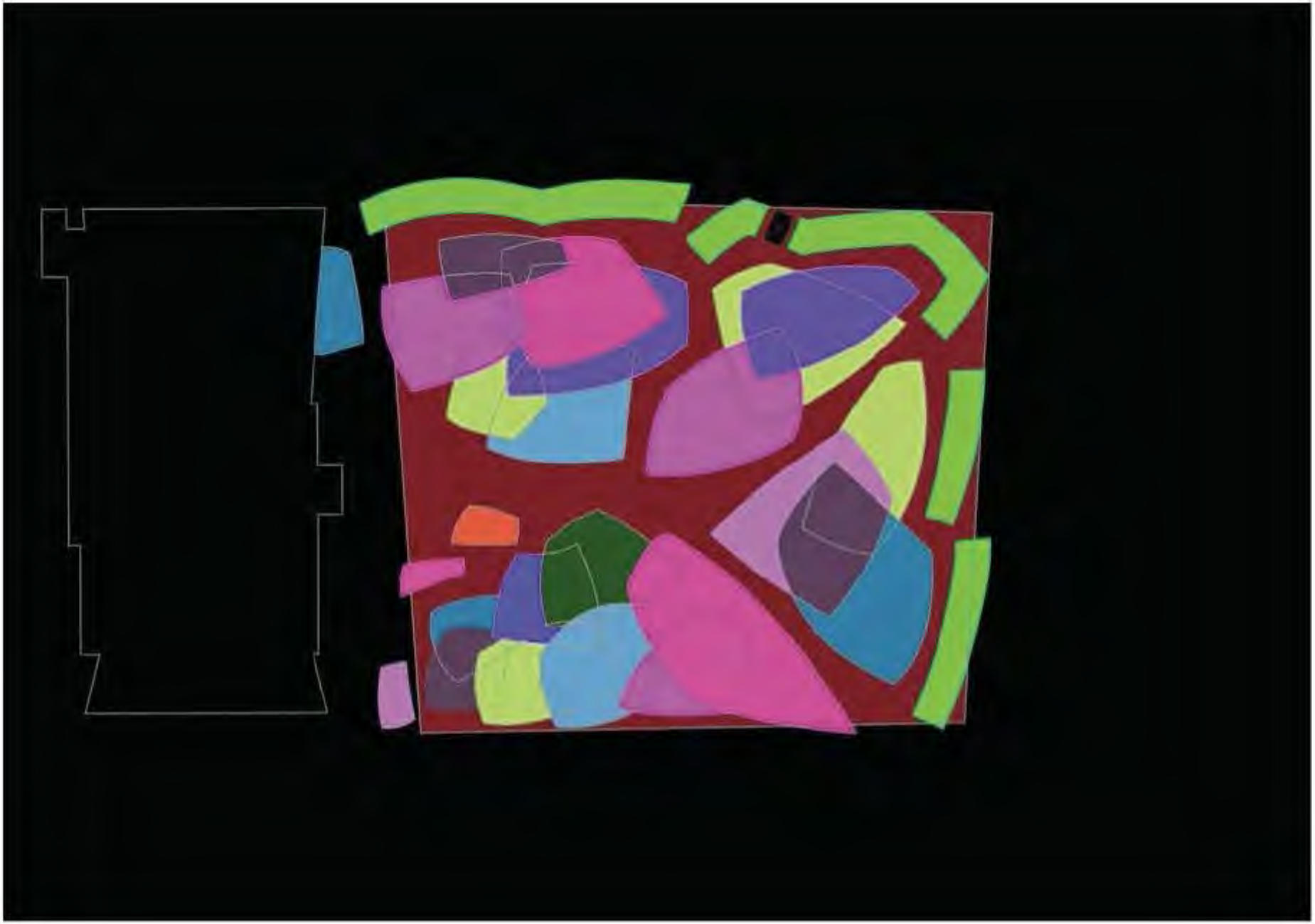
17TH STREET

PLAZA VS PARK

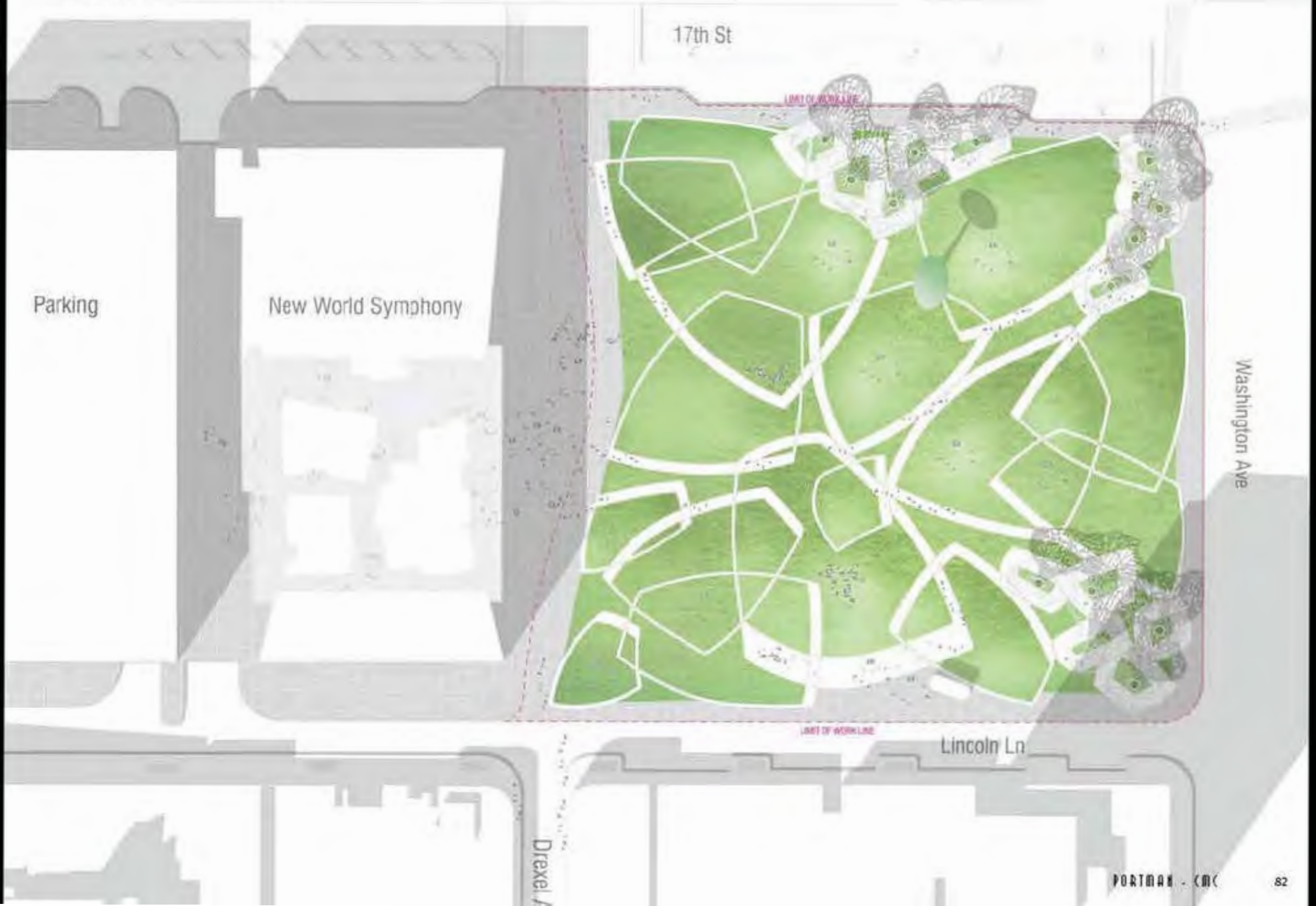
ICONIC PLANTING

January 2013





FINAL DESIGN



A COOL GREEN OASIS THAT SUPPORTS PROGRAM

7:56
7:56

SIMILAR SCALE

..BUT
NOT A DUPLICATE

A BLACK HOLE OF GREEN/SHADE

ONLY 124 EXISTING TREES WITHIN THE STUDY AREA!

A NEW *MULTI-LAYERED, EXTENSIVE* PUBLIC REALM:

1. STREETSCAPES
2. ART PARKS
3. NORTH LAKE DISTRICT
4. THE SQUARE

SHADE

LOADING /
DROP OFF
NEIGHBORHOOD
STREETSCAPES
CONNECTIVITY
CROSSWALKS
TRAFFIC CALMING
CROSSWALKS
BOULEVARDS
SMALL STREETS
LINCOLN ROAD
CONNECT TO URBAN FABRIC

WATER FEATURE

PROGRAMMABLE SPACE

PINWHEEL SCHEME

DIAGONAL SCHEME

SHADE+ COLOR+BOTANIC
DIVERSITY

SHADY PERIMETER

JACKIE GLEASON
THEATER
CONVENTION CENTER

EVER CHANGING PUBLIC ART PARKS:

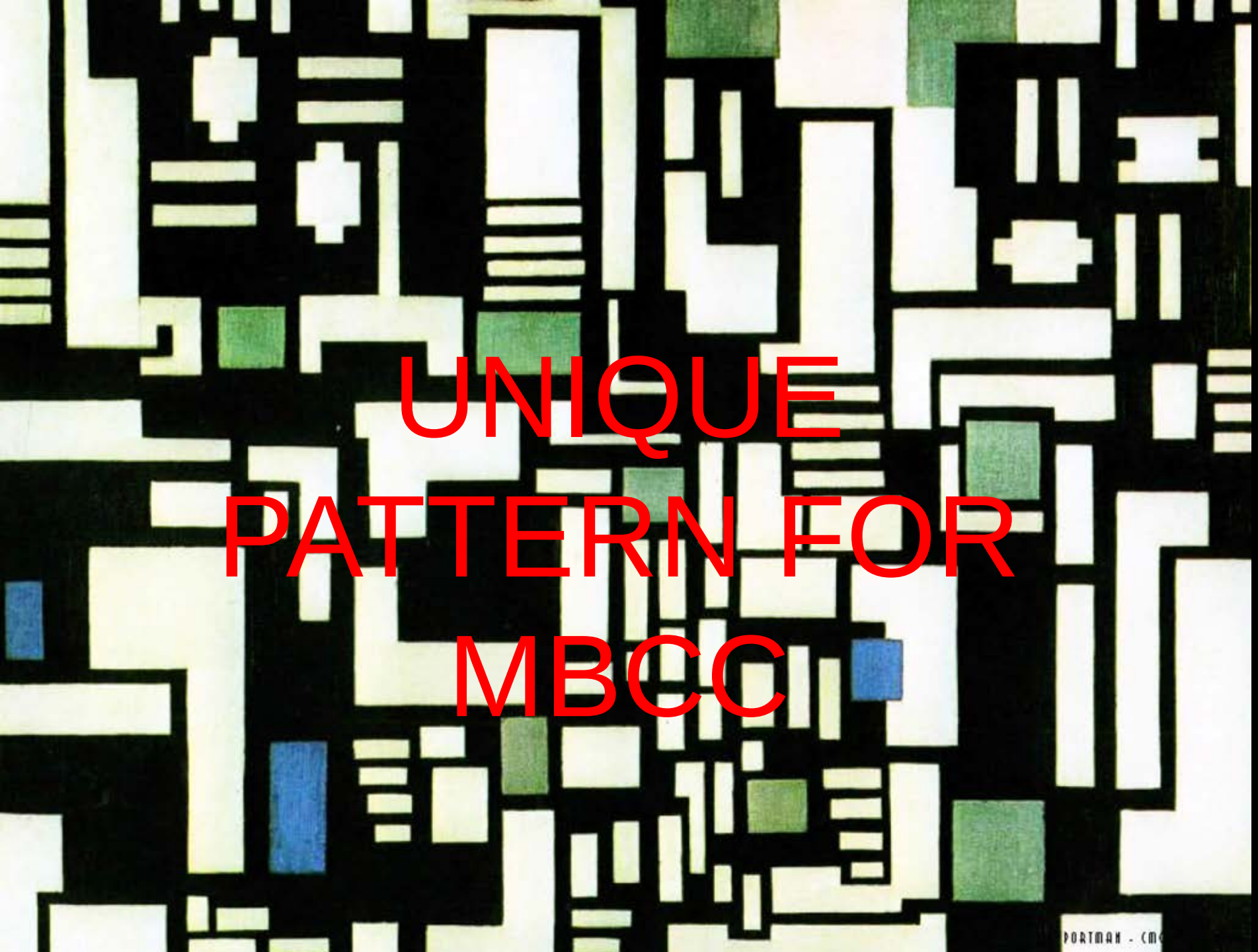
TEMPORARY
EXPERIMENTAL
PERMANENT
LOCAL *AND* INTERNATIONAL
VISUAL, AUDIO, VIDEO

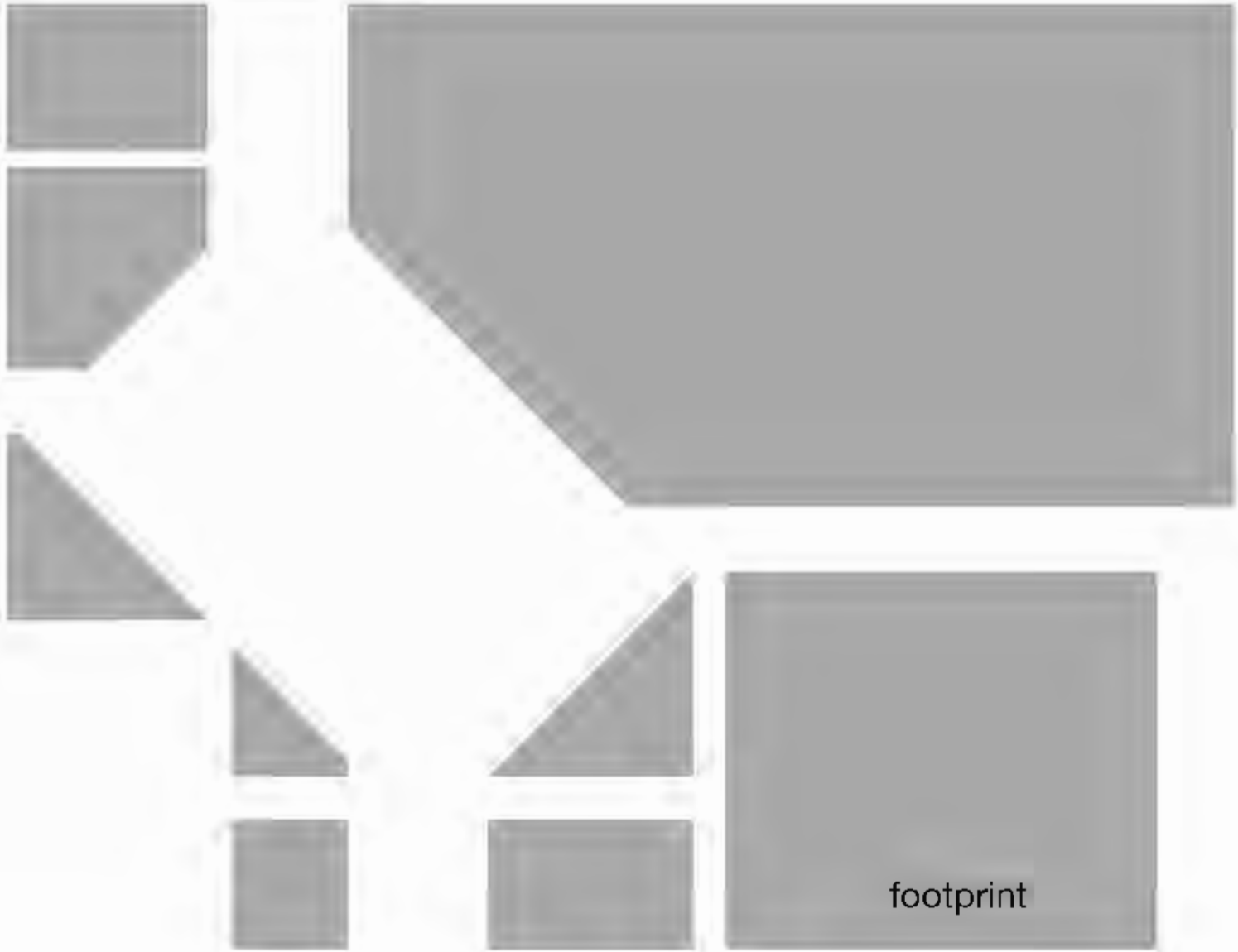
NEW 21ST CENTURY LANDSCAPES:

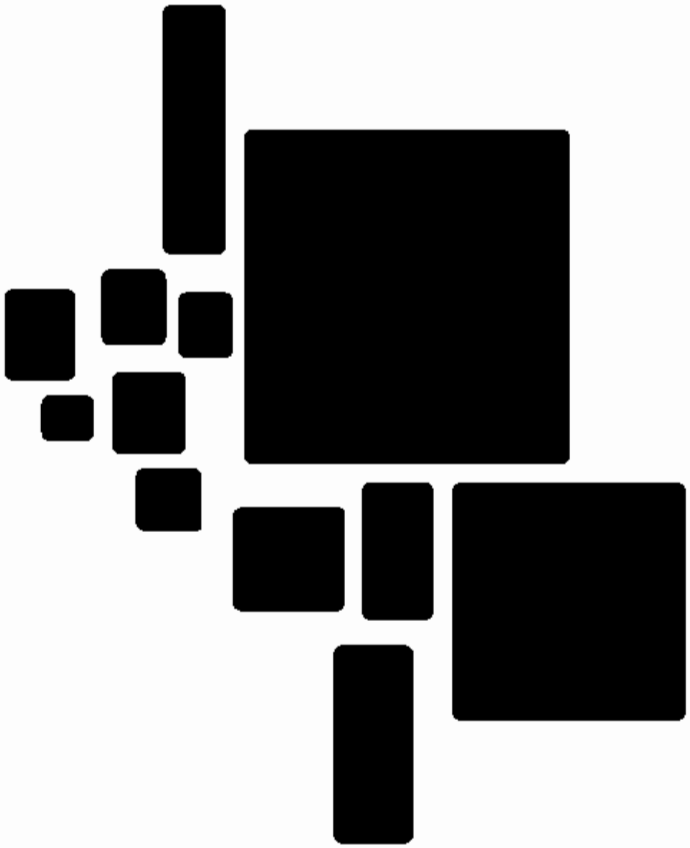
SALT WATER
+
STORMWATER
+
ECOLOGY

30% OPEN SPACE (16.5 acres)
1000 NEW TREES (10 x improvement)

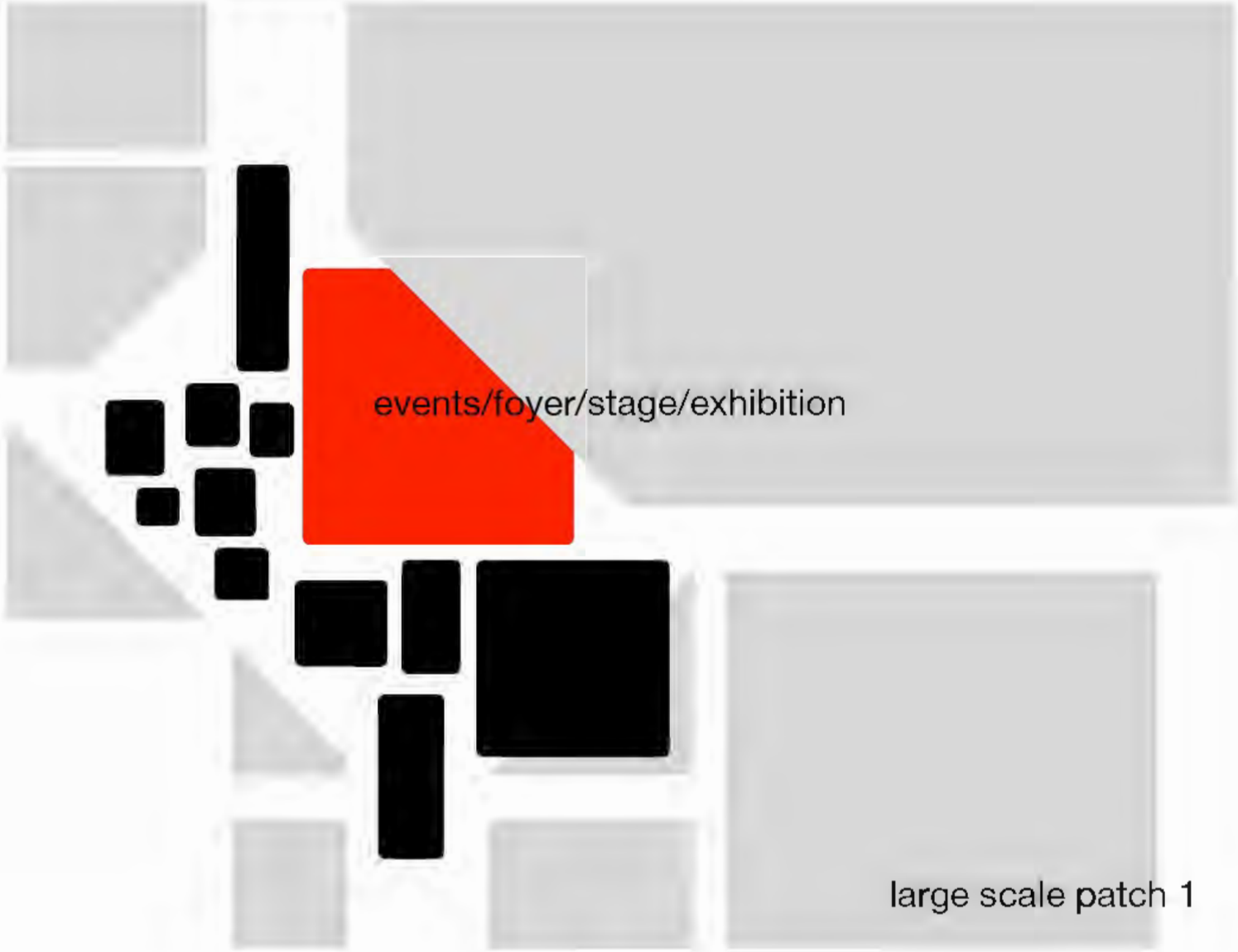
THE SQUARE: A NEW OASIS

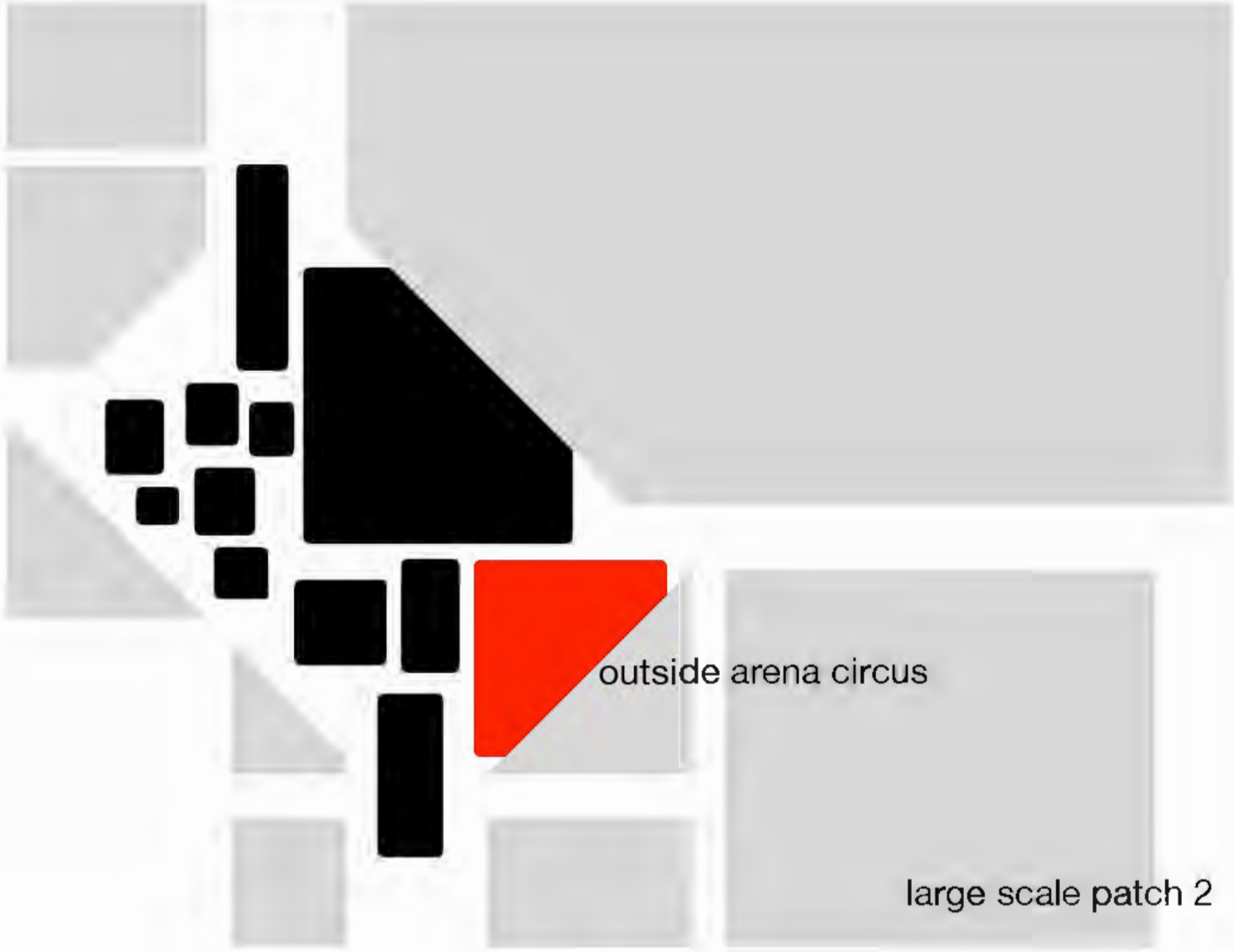

UNIQUE
PATTERN FOR
MBCC

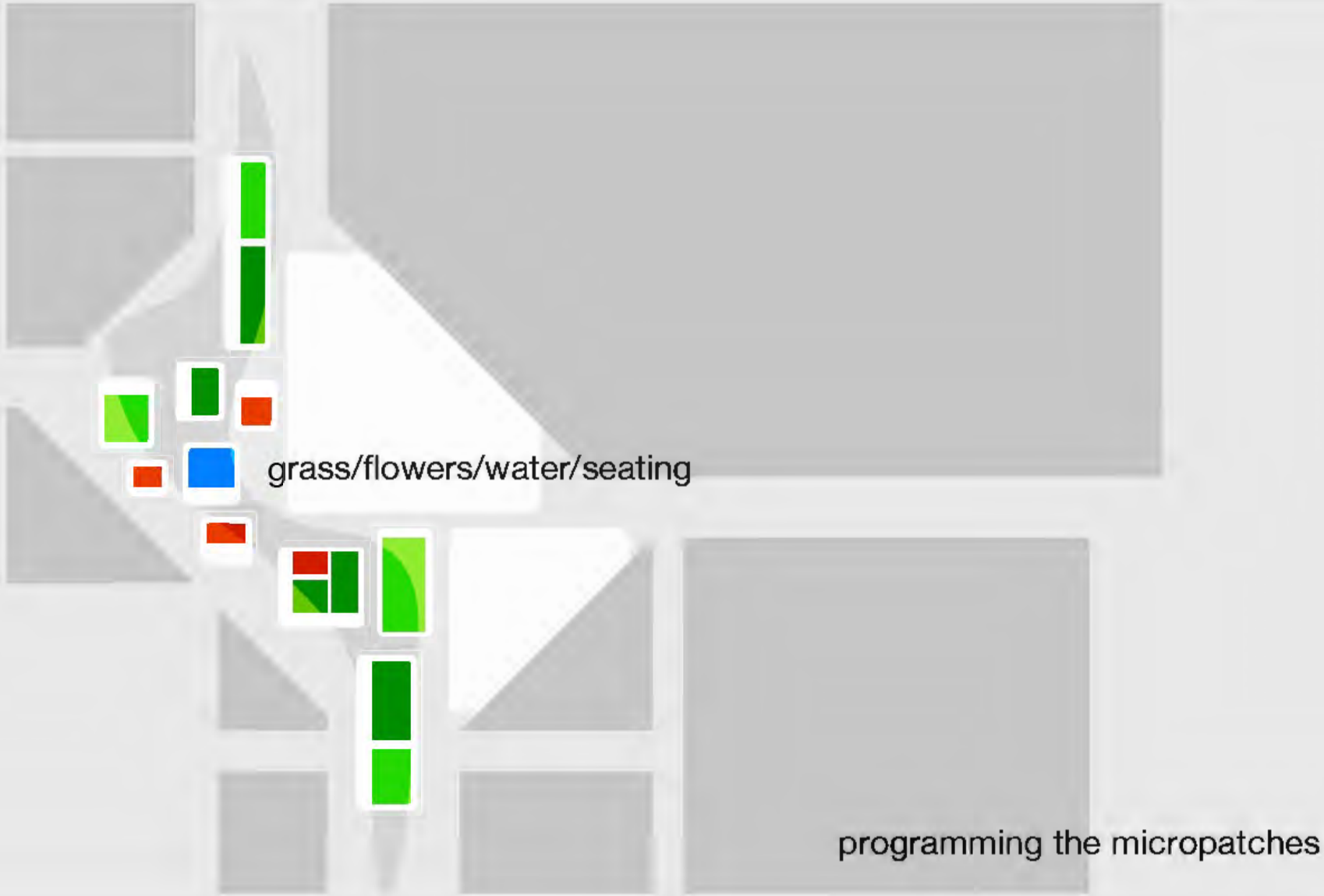

footprint

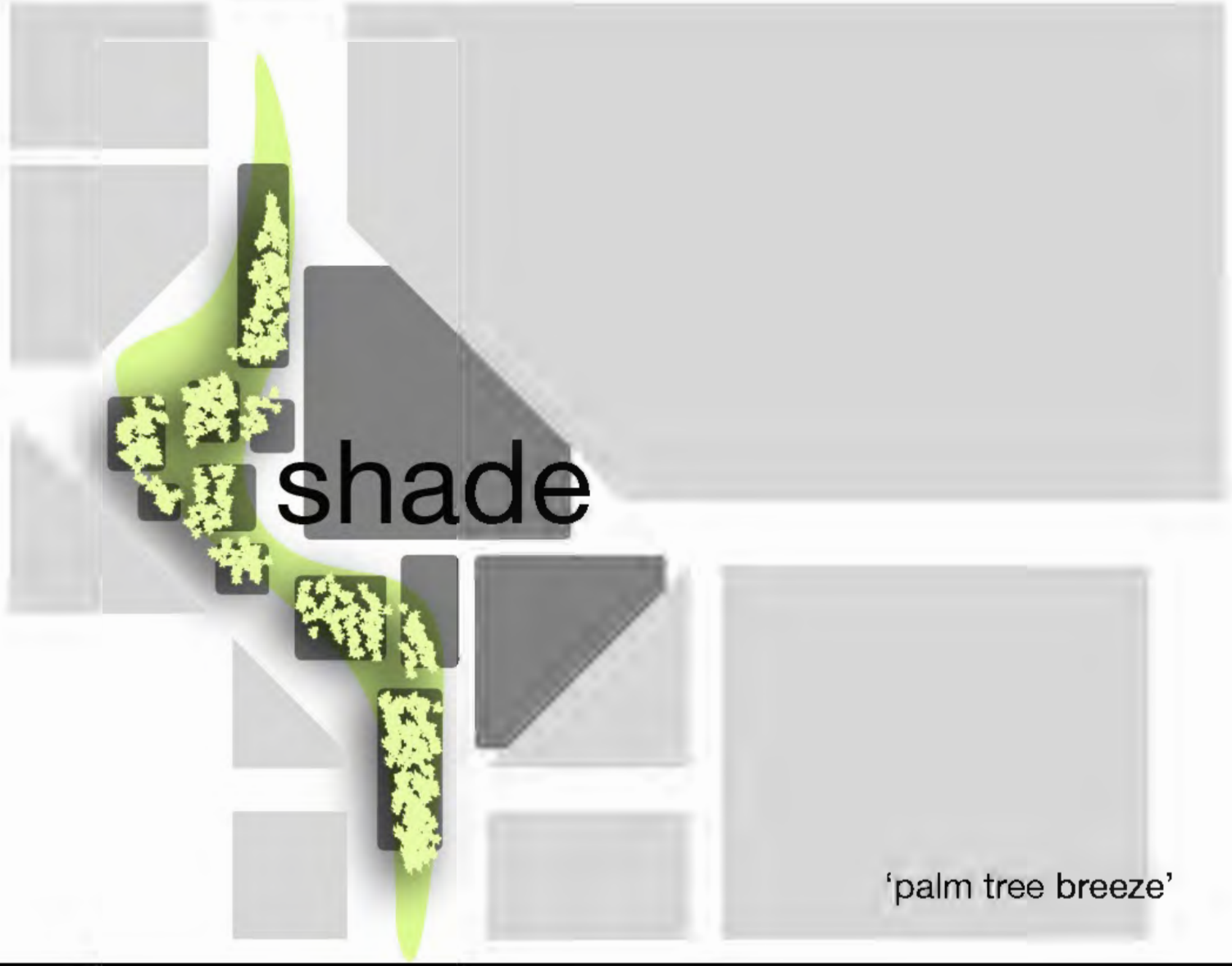


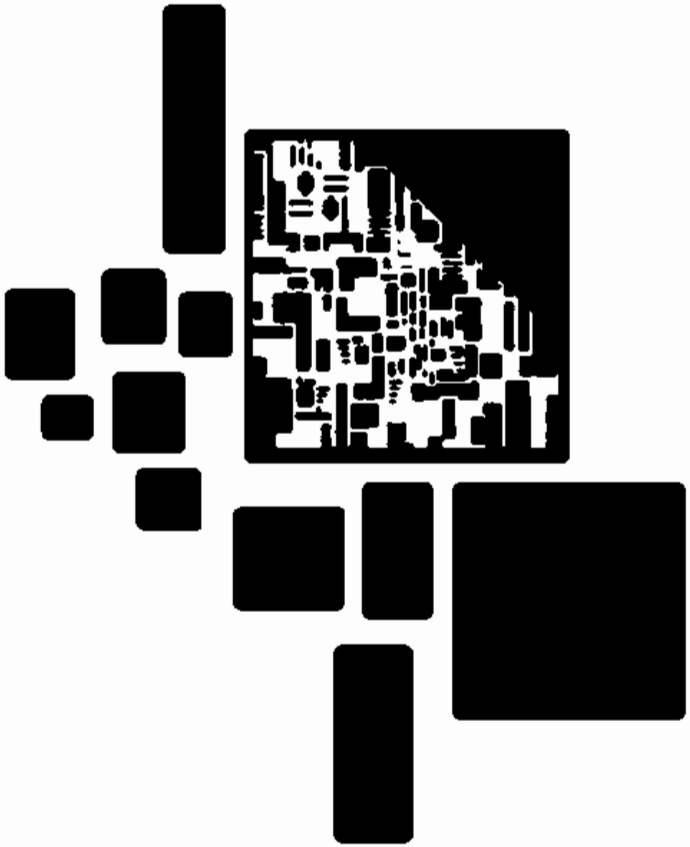
patches


events/foyer/stage/exhibition
large scale patch 1

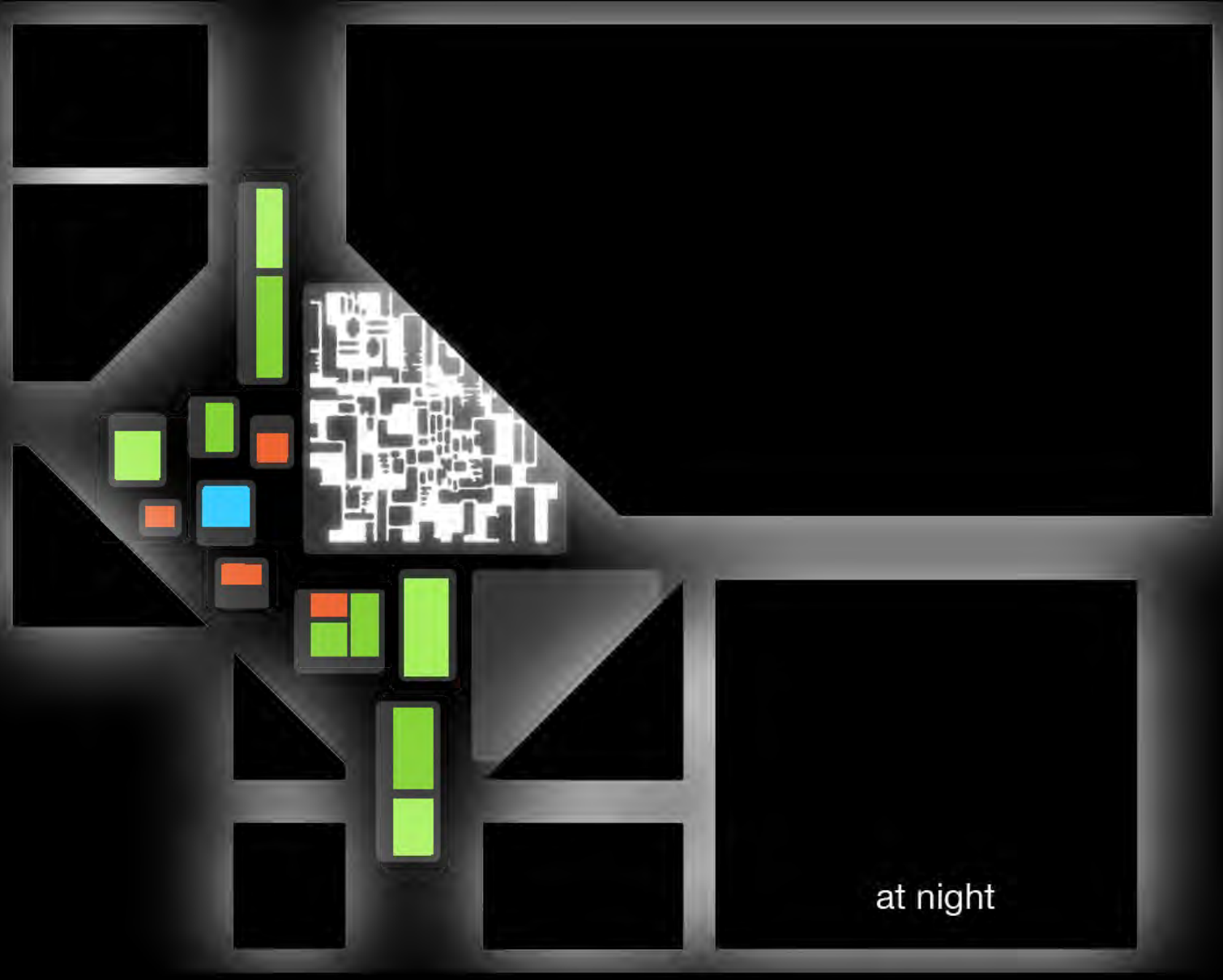

outside arena circus
large scale patch 2

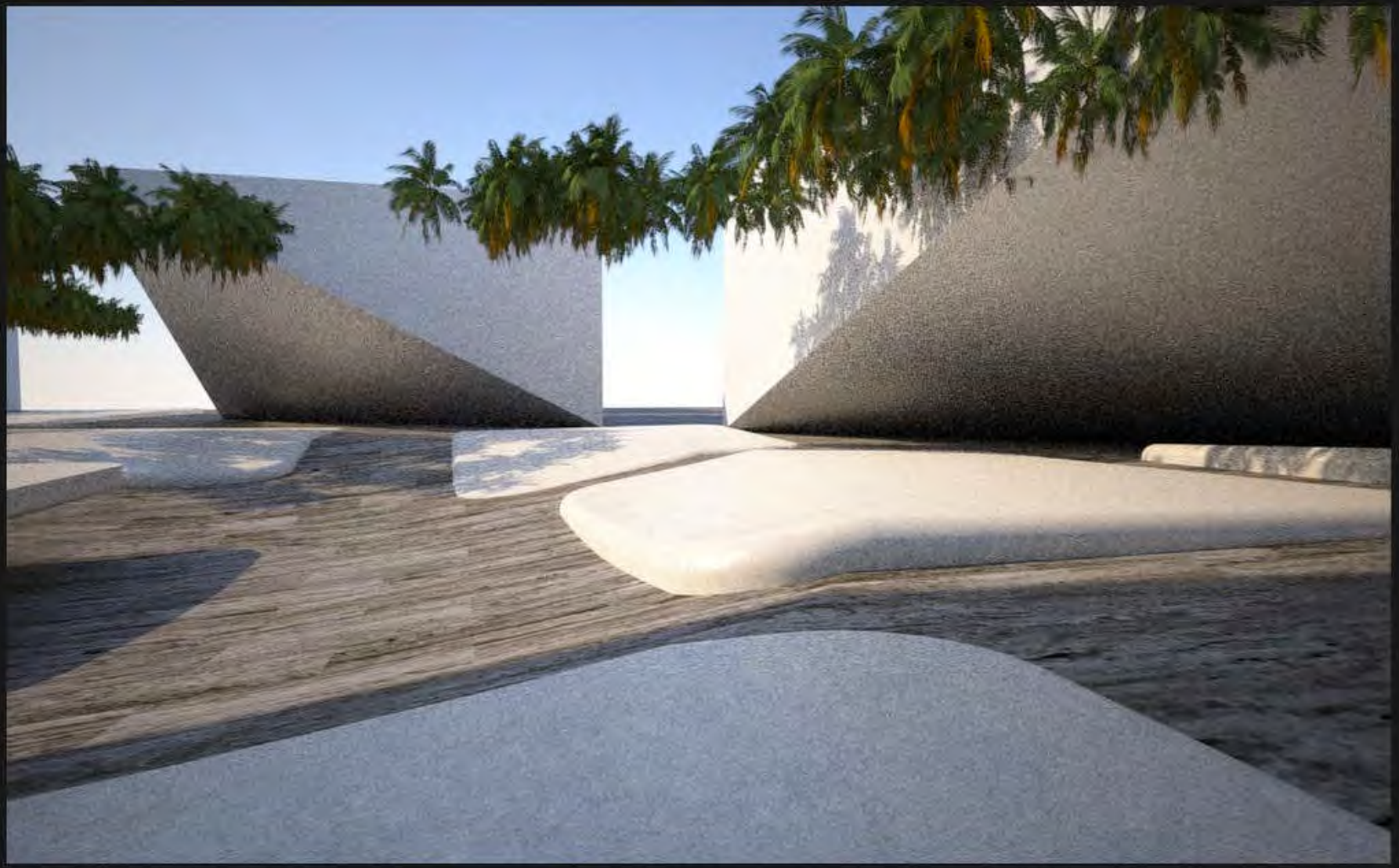

grass/flowers/water/seating
programming the micropatches


shade
'palm tree breeze'



van doesburg light installation
reflecting at the facade


at night



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