CASE STUDY

MIAMI - BRICKELL

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Three elements define Brickell’s character:

1. Its density, as a result of being an urban core.
2. Its increasing walkability, using sidewalks and transforming a public transit corridor.
3. Its mixture of uses, with residential high-rises, retail ground floors and commercial uses (mostly for hotels).

How an Unlikely Plot of Land Will Transform Miami

Welcome to The Underline, the 1.5 mile linear park bringing wellness, art, and safety to the vibrant coastal city.

Image credits: Miami Herald, Architectural Digest, and Google Street View.

2.2] BUILDING TYPOLOGIES

- high-rises (20+ stories)
- homogeneous landscape
- low-rise optional for other uses

Image credits: Miami Herald and Google Street View.
density radiates out from the waterfront

private waterfront

fenced

blocked access

Image credits: Google Maps & Street View
The Code and the Atlas

Miami’s zoning has two components: a **form-based code** that defines a series of transects and districts, and their parameters for urban design.

This code is accompanied by an **atlas**, a map that illustrates how the transects are organized in a semi-concentric manner. Brickell, near the city’s downtown, is considered an urban core transect (or T6 in the code)
**CASE STUDY**

**MIAMI - BRICKELL**

**SECTION**

3] BACKGROUND

**TITLE**

3.2] FORM-BASED CODE

2008
Foreclosure crisis severely slows new development

2009
Miami21 is approved as a groundbreaking effort in form-based zoning
- transects + atlas
- streamlined
- permits "by right"
- special area plans

2013
Private developers start building under the new code

2015
Brickell City Centre is developed as a special area plan

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3.3] GROWTH OPPORTUNITIES

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Image credits: Wikimedia Commons

Image credits: Miami Geographic
SUMMARY OF ZONING REGULATIONS (See Appendix for supporting research)

<table>
<thead>
<tr>
<th></th>
<th>ZONING DISTRICTS</th>
<th>URBAN CORE T6-48a O</th>
<th>URBAN CORE T6-48b O</th>
<th>URBAN CORE T6-8 R</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>LAND USE</td>
<td>residential, lodging, office, commercial, civic, civic support, educational</td>
<td>residential, lodging, office, commercial, civic, civic support, educational</td>
<td>residential, lodging, office, commercial, civic, civic support, educational</td>
</tr>
<tr>
<td>2</td>
<td>FLR (floor lot ratio)</td>
<td>11 / 50% additional Public Benefit</td>
<td>18 / 50% additional Public Benefit</td>
<td>5 / 25% additional Public Benefit</td>
</tr>
<tr>
<td>3</td>
<td>SITE COVERAGE</td>
<td>80% (1-8 stories), 18,000 - 30,000 sf, (above 8 stories)</td>
<td>80% (1-8 stories), 18,000 - 30,000 sf, (above 8 stories)</td>
<td>80% (1-8 stories), 18,000 - 30,000 sf, (above 8 stories)</td>
</tr>
<tr>
<td>4</td>
<td>SETBACKS</td>
<td>10 ft min, 20 ft (above 8 stories)</td>
<td>10 ft min, 20 ft (above 8 stories)</td>
<td>10 ft min, 20 ft (above 8 stories)</td>
</tr>
<tr>
<td>5</td>
<td>HEIGHT</td>
<td>2-48 floors max, with bonus up to 89 stories</td>
<td>2-48 floors max, with bonus up to 89 stories</td>
<td>2-8 stories max, with bonus up to 12 stories</td>
</tr>
</tbody>
</table>

NOTES
- T6-48a and T6-48b are the same except for the Floor Lot Ratio: FLR 11 and FLR 18
- non-permitted uses: industrial, adult entertainment
- Development in a Civic Space Zone should have a minimum of fifty percent (50%) of its perimeter enfolding a Thoroughfare

Practicum: Residential Planning in Global Cities | Columbia GSAPP - PLANA9121 2021 | Kate Dunham
### 4.3] ZONING EXPLAINED

#### BUILDING DISPOSITION

<table>
<thead>
<tr>
<th>Lot Occupation</th>
<th>Building Placement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a. Lot Area</strong></td>
<td>5,000 s.f. min.</td>
</tr>
<tr>
<td><strong>b. Lot Width</strong></td>
<td>100 ft min.</td>
</tr>
<tr>
<td><strong>c. Lot Coverage</strong></td>
<td>80% max.</td>
</tr>
<tr>
<td><strong>- 1-9 Stories</strong></td>
<td>18,000 s.f. max. Floorplate for Residential &amp; Lodging, 30,000 s.f. max. Floorplate for Office &amp; Commercial</td>
</tr>
<tr>
<td><strong>d. Floor Area Ratio (FAR)</strong></td>
<td>T6-48: 11 / 50% additional Public Benefit T6-48b: 18 / 50% additional Public Benefit</td>
</tr>
<tr>
<td><strong>e. Frontage at Setback</strong></td>
<td>70% min.</td>
</tr>
<tr>
<td><strong>f. Open Space</strong></td>
<td>10% Lot Area min.</td>
</tr>
<tr>
<td><strong>g. Density</strong></td>
<td>150 du/acre max.*</td>
</tr>
</tbody>
</table>

#### BUILDING SETBACK

<table>
<thead>
<tr>
<th>Building Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a. Principal Front</strong></td>
</tr>
<tr>
<td><strong>b. Secondary Front</strong></td>
</tr>
<tr>
<td><strong>c. Side</strong></td>
</tr>
<tr>
<td><strong>d. Rear</strong></td>
</tr>
<tr>
<td><strong>e. Abutting Side or Rear T5</strong></td>
</tr>
</tbody>
</table>

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**T6-48**

#### BUILDING HEIGHT

[Diagram showing building height specifications]

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*Image credits: Miami21 Zoning Code*
A few areas within the studied T6 transects are zoned as Civic Zones. As illustrated below Civic Zones can be designed for all transects, from rural to densely urban. This allows the form-based code to incorporate public spaces and green spaces throughout the city adjusting to different urban environments.

**C IVIC ZONE** consists of public use space and facilities that may contrast in use to their surroundings while reflecting adjacent sidewalks and landscape.

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**THE URBAN CORE ZONE** consists of the highest density and greatest variety of uses, including Civic Buildings of regional importance. Anachronism of small blocks that ThermalFires with wide sidewalks, with shady tree planting, and Buildings set close to the Frontage with frequent doors and windows.
## 4.4] EVALUATION

### PROS
- Clear graphic representation of building codes, bulk and public space regulations, and guidelines for developers
- Swift review process
- Ensures higher standard of urban design
- Enables a more ecologically friendly urban fabric by promoting landscaping
- Promotes walkability and enforces pedestrian safety through design
- Encourages active transportation and proper streetscape design
- Allows for flexibility and changes to built form under special circumstances to promote heterogeneous urban landscapes

### Cons
- Can be more difficult to implement in transects with no development pressure
- Could be more costly to developers, especially in the context of projects for low-income communities
- Encourages development of unaffordable housing
- Strict design guidelines can become hard to amend or adapt over time
- Sustainable development could fall behind on new technologies and strategies
- Miami has promoted walkable streets in high density urban areas, yet most of these zones are marketed to tourist and high-income populations. We recommend to incorporate affordable housing by reframing Public Benefits to include equity considerations
- High density transects are situated along the waterfront, resulting in high risk for flooding. Waterfront development should incentivize more green infrastructure strategies to manage environmental risks
- In order to mitigate climate-related risks and promote diversity, high-density zones within urban core transects could be dispersed along a larger area, and not clustered along the waterfront

## 5A] APPENDIX - BIBLIOGRAPHY

**REFERENCES:**


