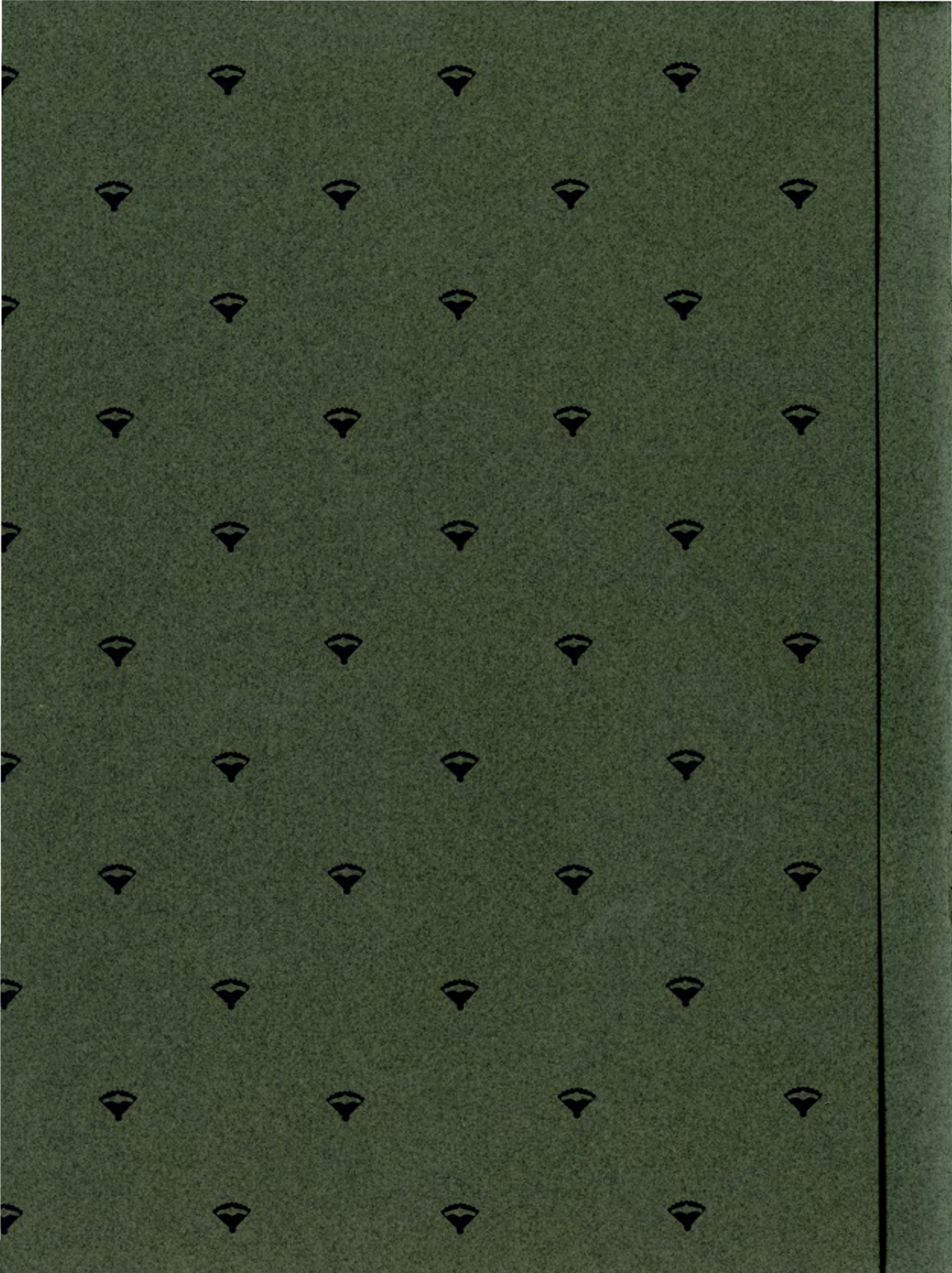




# THE CONCEPT







"The park setting is the critical element to creating a unique waterfront environment—and it is here we find the clues to designing the project."

# THE PARK

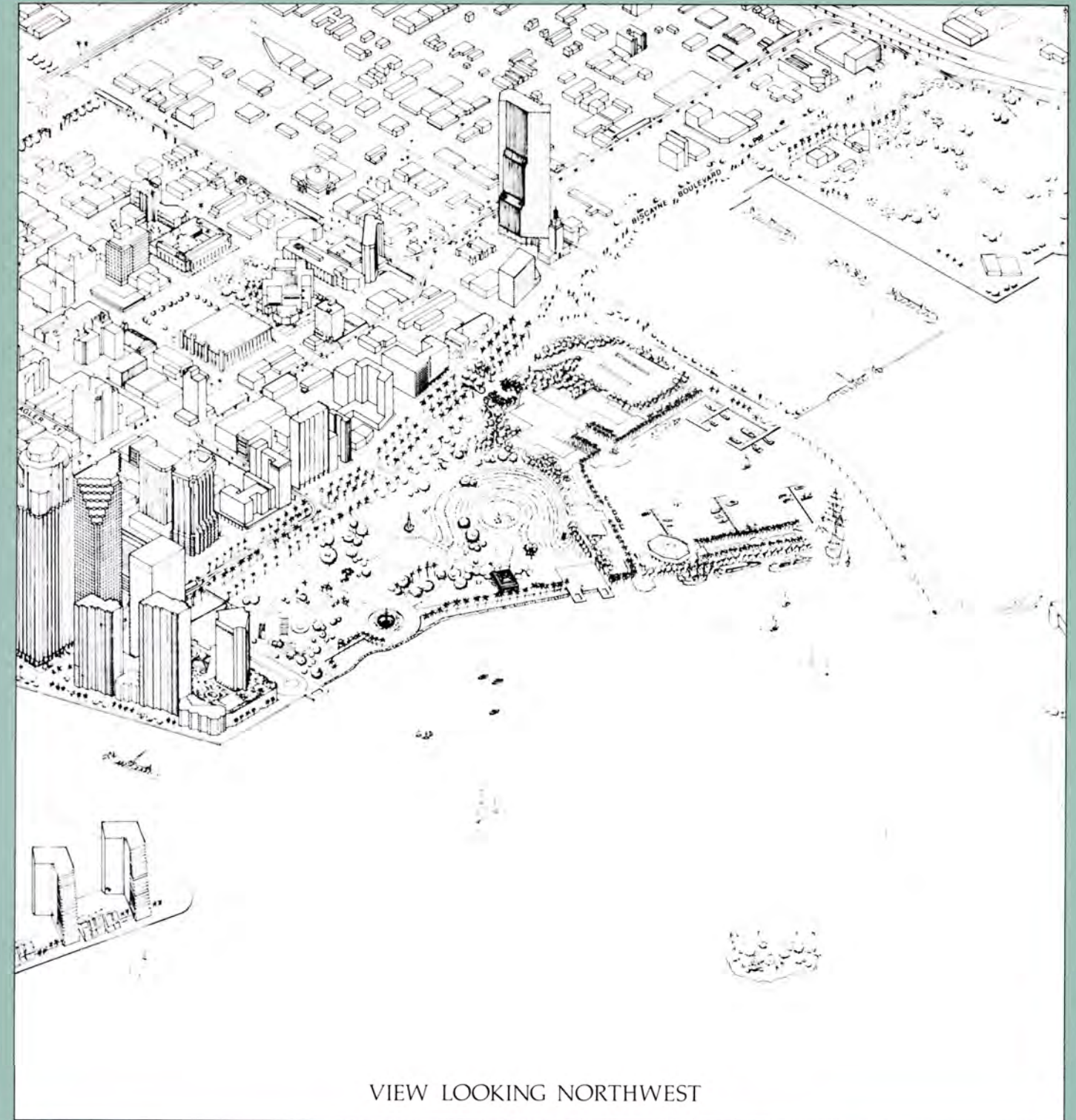
Bayside represents the City's single best opportunity to forge a strong, active and meaningful connection which links the park, the bay, and the City together. The Bayside site is a Park site. It has been since Bayfront Park was constructed in 1925. Working from the splendid plan for updating Bayfront Park design by Isamo Noguchi, we have forged several strong ties to the Park; direct connections with the Amphiwalk and Amphitheatre; footpath tie-ins with the Noguchi Light Tower and adjacent walkways; an extension of the Baywalk; a central focus to the Park.





"A strong, visible link from the City to the Bay is vital to the success of Bayside in the Park".

**THE CITY** The Bayside site extends from Biscayne Boulevard to Biscayne Bay. We have situated our buildings and planned our pedestrian walkways so that exciting elements of our project span this entire distance. The central spine of our project is oriented along 4th Street N.E. running from Government Center to the Bay. This strong west-to-east axis we have created makes 4th Street a major new downtown pedestrian artery, which itself begins to define an important new commercial district north of Flagler Street and east of Government Center. The view looking down 4th Street through the project and across the Miamarina creates a direct connection of the Bayfront to the City, accessible from Biscayne Boulevard.



VIEW LOOKING NORTHWEST





"The uninterrupted sixty year relationship of the Bay and Marina in this location must be maintained and strengthened".

# THE BAY

Bayside In The Park is the one spot in the heart of Miami where people, the bay, and boats come together.

We have reinforced this feeling by increasing the public's access to the Miamarina area, improving the physical facilities in the Marina basin, and better showcasing the Marina and Bay for the public's enjoyment. We have selected our project's orientation to look towards the bay across the Miamarina with its visual excitement and waterfront activity rather than gaze at open bay waters.

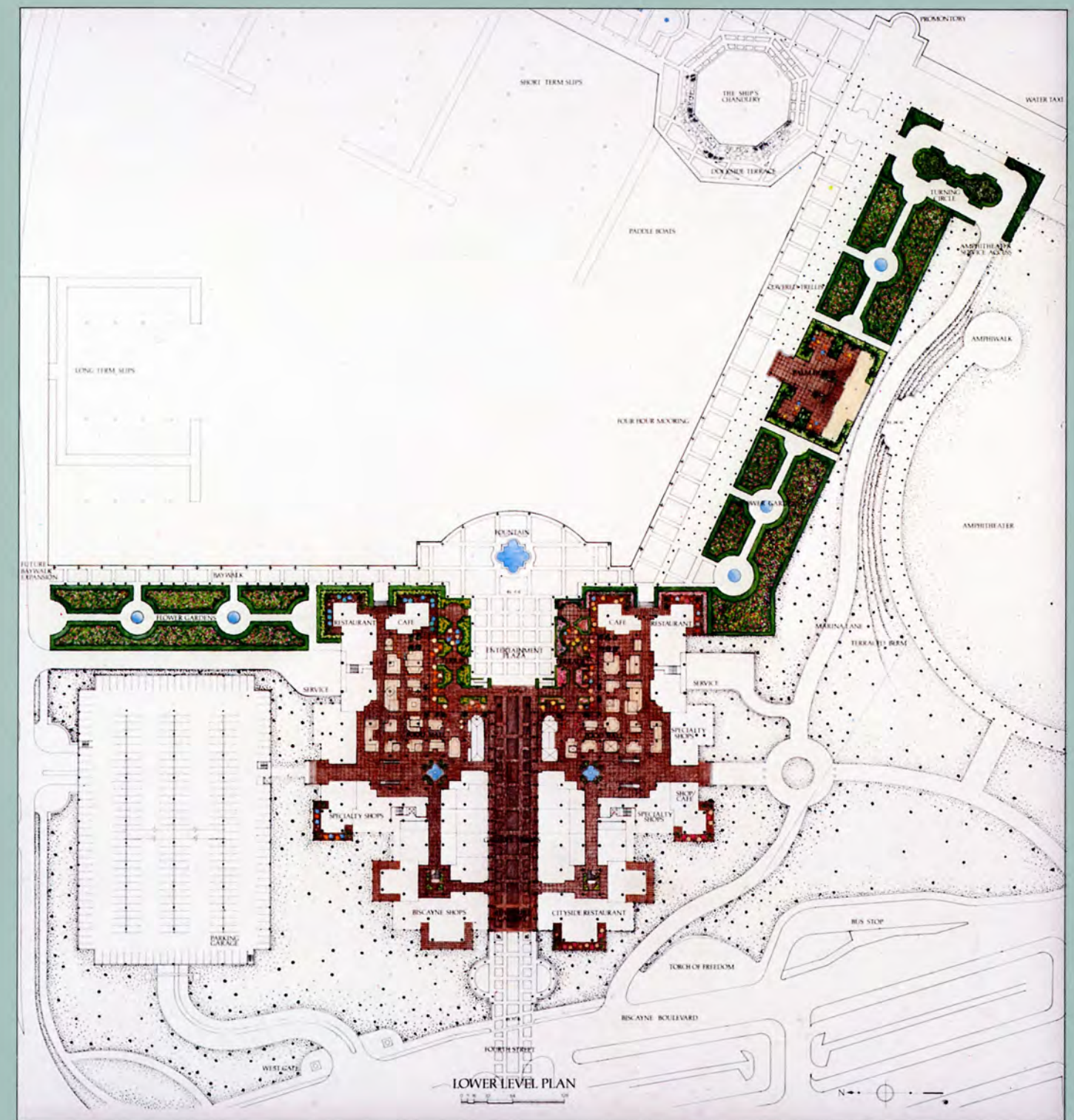






"The Bayside In The Park Project must evoke in people a sense about Miami, its heritage and its future."

**THE HERITAGE** The design of the unique buildings proposed for Bayside In The Park will stimulate a sense of discovery in people and draw them inside. The buildings seem to call from an age now past, an age of waterfront summer festival, park outings, grand tours to far-away places. An age of fun and freedom which emanated from special gathering places which celebrated those times. At the same time the buildings are contemporary and entirely appropriate to a park setting and to Miami. They are truly unique and will fascinate and inspire all who come.

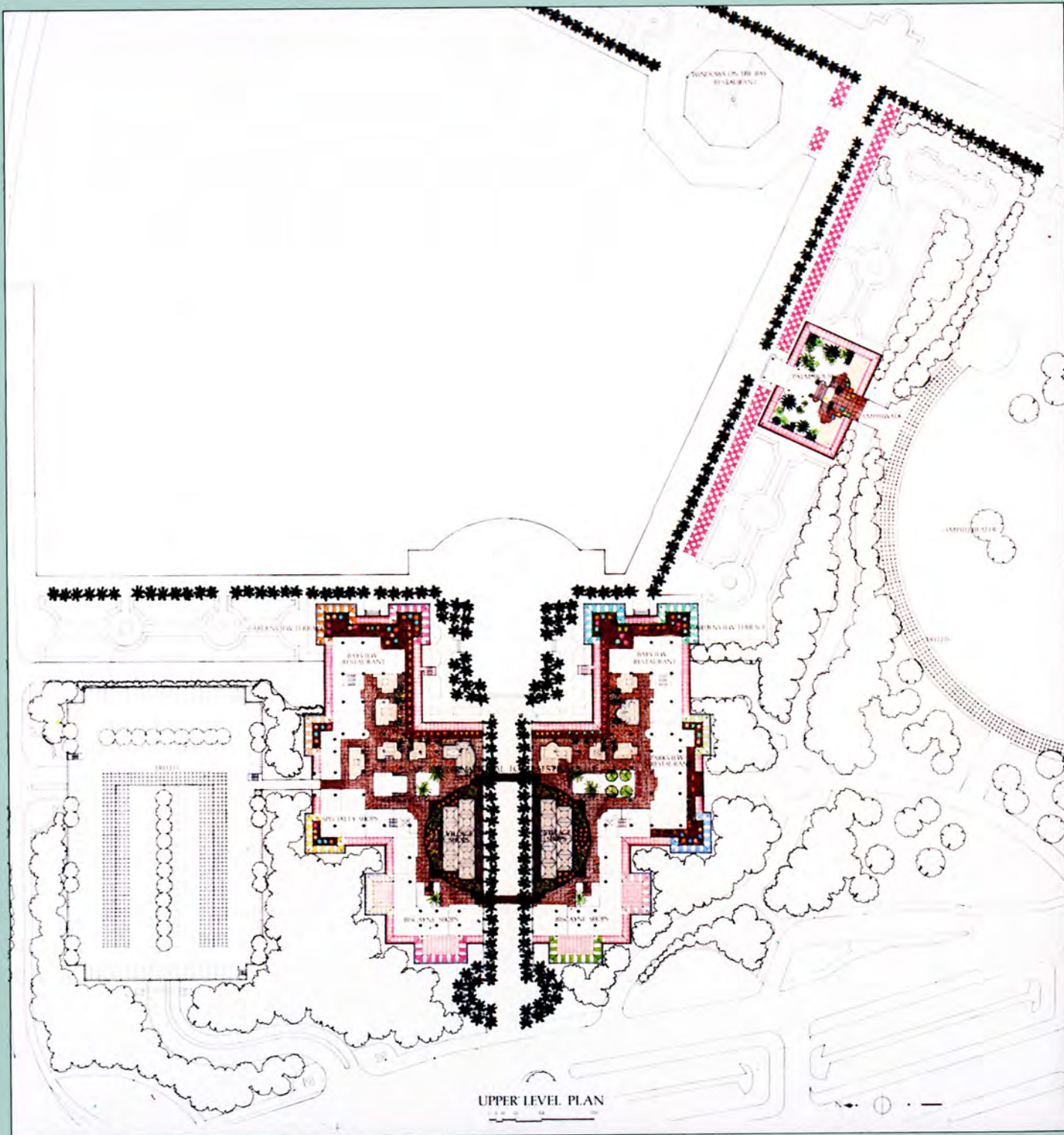






"The Bayside Building must feel City-like and Park-like at the same time . . . and be something that could be found only in South Florida, only for Miami, only for Bayside In The Park".

**THE DESIGN** Conservatories. Victorian Glasshouses. The Crystal Palace. Could anything be more appropriate to South Florida? They combine the sense of park, landscape, natural light, fresh breezes; they are definitely city buildings; they are timeless classics. In a slightly different form, glasshouses were a part of South Florida in the early part of this century. Our delineation for this type of building for Bayside In The Park, augments the traditional glasshouse design with brightly colored awnings, flags and banners. The resulting buildings are new and different and typical of the exciting architecture found in Miami today.

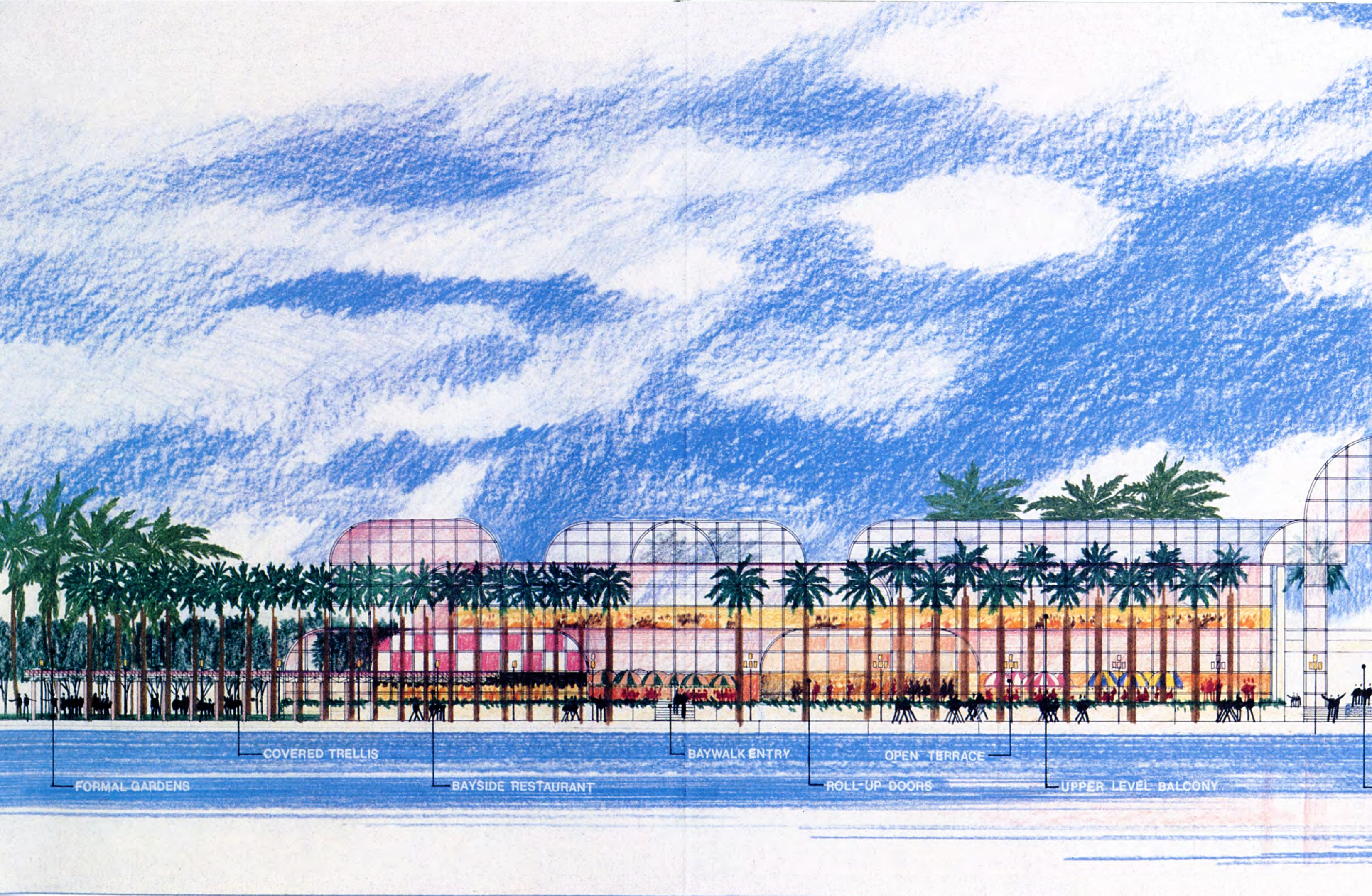




# THE OPENNESS







FORMAL GARDENS

COVERED TRELLIS

BAYSIDE RESTAURANT

BAYWALK ENTRY

ROLL-UP DOORS

OPEN TERRACE

UPPER LEVEL BALCONY





PLAZA FOUNTAIN

NORTH STREET GALLERY

UPPER LEVEL VIEWING BALCONY

COVERED DINING TERRACE

CANVAS AWNINGS

BRIDGE TO GARAGE

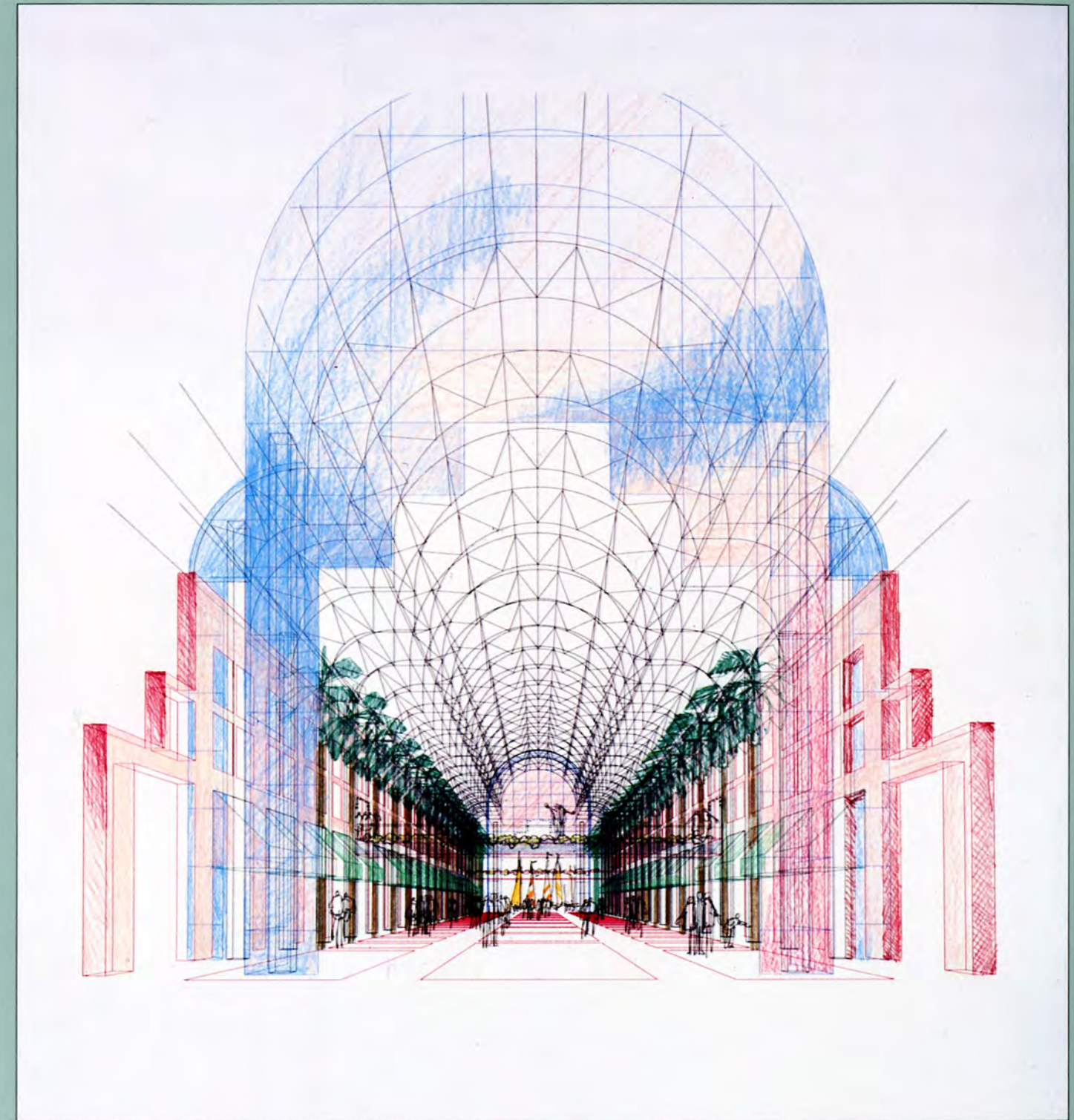
PARKING GARAGE





Miami is a city of festivals—at  
Bayside In The Park they'll find  
a home.

**THE FESTIVALS** The project is organized to encourage and accommodate City gatherings, festivities, City fairs, the Orange Bowl or Hispanic Heritage Festival, spilling out along the new marina edge, to Marina Pier, and the Baywalk. The project provides covered, shaded festival areas—expandable to the appropriate scales and scope of each such gathering so weekends, holidays, special times and events now have a special home at Bayside In The Park.







Bayside In The Park should be a living marketplace—where people are touched by the activity and become a part of it.



# THE MARKETPLACE Bayside In The

Park is organized as a market place for goods and foodstuffs, restaurants and specialty items to be touched, seen, walked through, delighted in and about—a casual setting but well organized, safe and thoroughly manageable. Within the food halls, the gallery, the Bayshops, the arcades and out into the park, visitors will delight in the hustle and bustle, the fun and frivolity of Bayside In The Park.

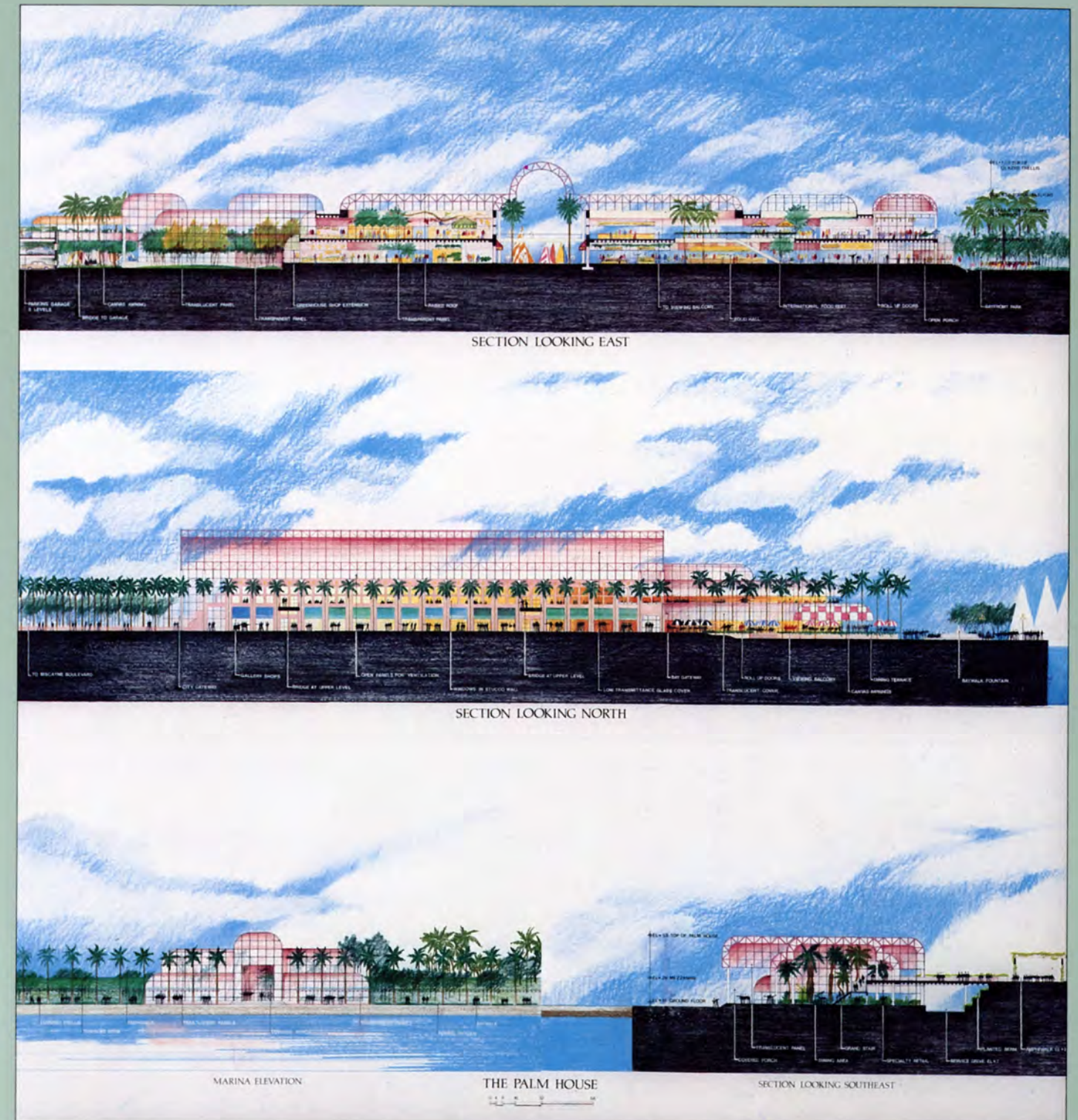




"Miami welcomes unique major attractions—Bayside is an important ingredient in the mix of offerings for residents and visitors alike".

# THE ATTRACTION

Bayside In The Park is as fresh and new and different as the new Bayfront Park. Together Bayside and the Park will be a vital resource which Miami's tourist and economic development campaigns can actively promote. Imagine the views afforded visitors when the fountains, surrounding park, and spectacular buildings are first seen, whether from the air, from cruise ships, from the ground ... They will be splendid! This project and the Park will meet the challenge of uniqueness and attraction Miami requires. Visitors will flock to Bayside. Residents will use it often.







"The success of Bayside In The Park lies in the ideas presented. They are the right ideas for Miami; they are the best ideas for Miami."



VIEW LOOKING SOUTH

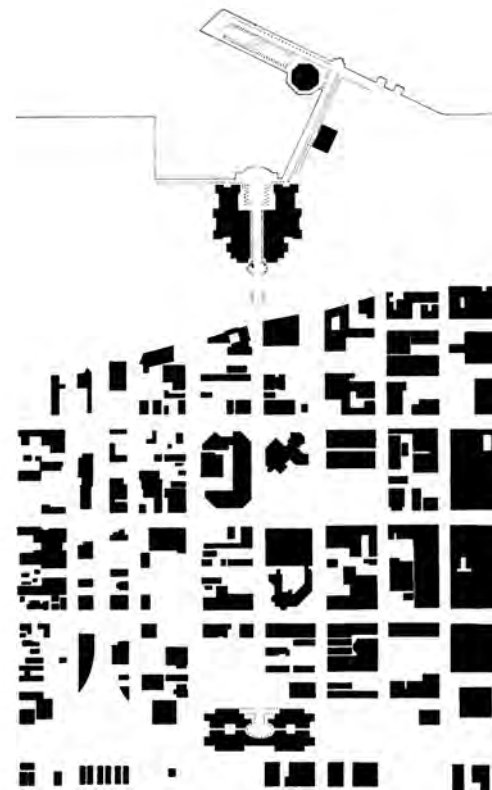


FIGURE GROUND

"The park setting is the critical element to creating a unique waterfront environment—and it is here we find the clues to designing the project."

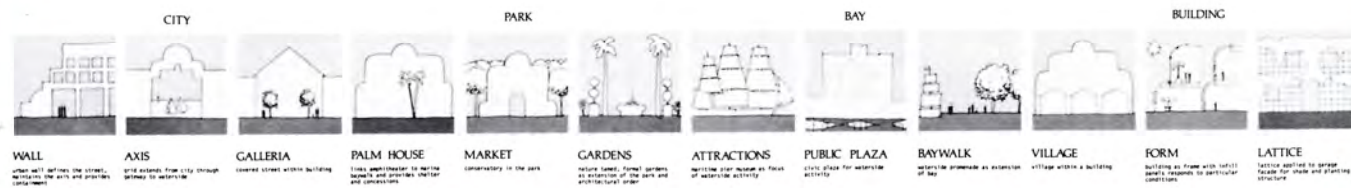
"A strong, visible link from the City to the Bay is vital to the success of Bayside in the Park".

THE BAYSIDE MARKET

	ENCLOSED FLOOR AREA	LEASABLE AREA
GROUND LEVEL	123,625	96,035
UPPER LEVEL	95,995	75,505
SUBTOTAL	219,620 SF	171,540 SF

THE PALM HOUSE

GROUND LEVEL	14,000	6,405
UPPER LEVEL	2,900	1,735
SUBTOTAL	16,900	8,140
TOTAL	236,520 SF	179,680 SF



DESIGN CONCEPT

# THE IDEAS

Bayside In The Park is the result of an intense, exhaustive collaboration amongst a highly motivated and creative group of people. There were no preconceptions about what form the project should take. The proposal process proceeded from analysis to postulation to testing to refinement to finished concepts. The process for making this proposal created the ideas for Bayside In The Park. A solution and team uniquely suited for Miami's most important project. In this proposal we truly are BAYSIDE IN THE PARK!





"Bayside In The Park has fulfilled its commitment to minority participation in every facet of the project".

John P. Boorn, President  
JMB/Federated Realty

# ALL THE PEOPLE

Minorities do and will continue to par-

ticipate significantly in every aspect of Bayside In The Park from design and development through construction and lease-up to management and ownership. Blacks and hispanics play important roles as architects and engineers, lawyers and contractors, tenants and landlords. Economic benefits from Bayside In The Park to the minority community have already begun to flow and will increase in size and breadth as our Bayside proposal is brought to fruition.

