

# DawnTown 2010: Seaplane Terminal



A public international architecture ideas competition for a new Seaport Terminal in Downtown Miami, to be located on Watson Island

Sponsored by the John S. and James L. Knight Foundation, the Miami Downtown Development Authority, Marquis, and Akerman Senterfitt.



Produced in partnership with the University of Miami School of Architecture, Florida International University School of Architecture, Miami Dade College School of Architecture, Design and Architecture Senior High (DASH), Miami Art Museum, and the City of Miami.



# DawnTown 2010: Seaplane Terminal



## Competition Brief

### 1. About DawnTown

DawnTown is the annual public international architecture ideas competition for Downtown Miami. DawnTown's mission is to bring creative architecture to Downtown Miami, and to help tell the exciting urban story of Downtown Miami to the world.

### 2. Site

Watson Island holds a dynamic and important position in Biscayne Bay off the coast of Miami. (SEE APPENDIX D for details) The island named for John W. Watson Sr., who was mayor of Miami from 1912-1915, and again in 1917-1919, was created by land reclamation in 1926 from dredging for the shipping channel providing access to the Port of Miami. Watson Island is close to downtown Miami and accessed only by the Macarthur Causeway and Bridge that help comprise highway 395, a major artery for Miami that services Miami Beach.

The land has had a history of usage due to its location that has been increasingly more prominent. In 1932, Watson Island was considered for the site of Miami's Pan-American Exposition, a World's Fair and "International merchandise mart". The Island has been home to the Miami Outboard Club and Marina as well as the Miami Yacht Club since 1946. For several decades the island was home to a seaplane terminal named Chalk's. In the Summer of 2003, an animal attraction called Jungle Island relocated to the island and two years later, the Miami Children's Museum followed suit. There is a public boat slip adding to the islands access as well as one helipad, and another helipad is proposed just to the East of the Children's Museum, but as of the date of this brief, is not active.

A new project that further anchors the importance of the island and its location is the Miami Port Tunnel project which broke ground on May 24<sup>th</sup>, 2010. The tunnel will connect Watson Island to Dodge Island, the home of one of the largest cruise ship and cargo ports in the world. The project is scheduled to be completed by May 2014 and will traverse under the shipping channel, helping alleviate the current traffic congestion in downtown.

There are proposals to create a new development on the site. The Flagstone Property Group is currently developing a project known as Island Gardens. In 2004, the City of Miami and Miami-Dade County approved the project, a luxury hotel complex that includes retail, residences, and a marina for mega yachts. Although the project was approved, as of July 2010 there has been no progress made as far as construction and because of the economic crisis the entire project is in financial limbo. The projected cost of the project is at \$600 million. The Island Gardens development will be located adjacent to the Miami Children's Museum and on the east coast of the island.

The creation of Watson Island in 1926 instantly affected Miami's urbanism, infrastructure and future. The City's Western expansion toward the endangered everglades is finally coming to a close. With limited areas to grow, Miami is experiencing a resurgence of the downtown and a rethinking of the spaces in the city proper. The future of Watson Island is proving to be a nexus of infrastructure and development that is a key to the city. It is not unlikely that the seaplanes would create a cheap and flexible way to bring people to experience all that Downtown offers: the largest finance district south of New York City, two brand new state of the art museums and public park, a world renowned performing arts venue, a world championship caliber basketball team, and a major cruise ship terminal. Similar to how the train system helps link the northeastern states of the country, this project could do the same within Florida and the Caribbean. The creation of a genuine seaplane terminal would help define Downtown Miami as a major transportation hub.

### **3. Program**

In order to be considered meritorious by the jury, each entry must address the following program, which includes architecture, urban design, and landscape architecture. Specific information such as, exact site dimensions, building square footages, program, photos, will be attached later in this document:

- The proposed terminal will be new, consisting of a terminal, hangar, site accommodations and restaurant / lounge. Square footages will be provided for each of the uses and designers should not go over the allotted amounts. **See Appendix B.**
- The design and materials must consider the climate of Miami, the heat, humidity, rain, and sometimes hurricanes.
- All building designs should be innovative and express the spirit and civic pride of Miami (as the entrant understands it) and the importance of infrastructure, particularly transportation, resulting in a unique setting.
- Design must reflect study of all elevations, can incorporate sustainable features and techniques, and should assume no budget, zoning, or arbitrary design restrictions. However, designers will not go past the boundaries as allotted by the information given on the maps.
- Designs will be cognizant of potential development of the Island Gardens project, because of its approval. However, since its current situation is unknown, it is up to the designer as to include it in their schemes and they will not be penalized for not including it.

- Connection between the terminal and downtown Miami is important to consider. Think of how people will access this site. An automobile isn't the only way to approach Watson Island.
- The passenger base for the airline will be diverse; commuters and tourists alike. Someone who commutes to Miami might be resident from the Bahamas who comes to shop, or a resident of Tampa who does business in the financial district several days a week. A tourist could be a Miami resident heading to Paradise Island to take advantage of the resorts and casinos, or simply someone who wants to expedite their trip to Key West in under half an hour.
- Designs should take into account the type of aircraft used, which is the Grumman Albatross. The seaplane terminal will handle only 35 round trip flights per week.
- Design must explore providing visual connection from Bicentennial Park, as well as the view from Dodge Island. The experience of taking off from Biscayne Bay creates a thrilling moment and a tourist attraction for those people at the park, and as well as those arriving via cruise ship.
- Focus Point: Designs should take advantage of the unique program and site to create an iconic and memorable place that brings significance to Watson Island. Although not connected to the main land, the island is still a part of the downtown. It can be seen from a majority of high rises and serves as a connector to and from downtown Miami.

#### **4. History of Chalks International Airlines & Aircraft**

The subject of DawnTown 2010: Seaport Terminal is on the site of the old Chalk's International Airlines found on Watson Island. Founded by Arthur Chalk in 1917, the company started as a charter plane service that eventually grew into a full-fledged airline flying routes to St. Petersburg, West Palm Beach, Bimini, and the Bahamas. Planes originally docked at Bayfront park, but service became so successful, that 1926 the business moved to Watson Island.

In the 1920's, Arthur saw another boom in business because of the prohibition era in the United States. This meant that many bootleggers used the airline to bring in contraband into the country. When prohibition was repealed, his clientele switched to fishermen. He was able to keep the rights to his land, even when the City of Miami wanted to evict him for property taxes. However, he claimed ownership to the land via "squatter's rights", and the airline stayed on Watson Island. Arthur ran the company until he retired at the age of 64, and then served as a board member until his death in 1977. Chalks International Airlines had changed ownership several times after, but the airline and his last name have always remained the same.

After the September 11 Attacks, Chalks had to relocate due to security concerns being so close to the port of Miami. After moving to Ft. Lauderdale, the airline suffered its first crash in its 88 year history in 2005. This resulted in a suspension in operations, but later resumed in 2006. As of 2007, the airline ceased all service from Ft. Lauderdale, but does continue to provide charter service.

The planes used by Chalk International Airline were originally designed for military use. The Grumman Mallard was first built in 1937, and able to hold 11 passengers. The Grumman Albatross, first built in 1947, could accommodate 28 passengers. A full schematic will be available later in the brief.

## 6. Schedule

Launch Date	Thursday 08/26/2010
Questions Deadline	Wednesday 09/22/2010
Answers Posted	Wednesday 09/29/2010
Registration Deadline	Wednesday 10/20/2010
Materials Deadline	Thursday 10/28/2010
Award Ceremony	Friday 12/03/2010

## 7. Jury

The following individuals have agreed to participate in the Competition jury:

- Jean Francois Lejeune, *Graduate director, University of Miami School of Architecture*
- Dennis Scholl, *VP/art +Miami program director at the John S and James L Knight foundation*
- Charles Kropke, *Owner of Chalks International Airways*
- Erick Goldemberg, *Principal, MONAD Studio and FIU Architecture Professor*
- Javier Betancourt, *Deputy Director of the Miami Downtown Development Authority*
- Francisco Garcia Iglesias, *Director of Planning for the City of Miami*

However, DawnTown reserves the right to substitute or otherwise change jury membership at their sole discretion and without notice. The jury acts completely independently of DawnTown, its directors, officers, employees, and agents.

## 8. Criteria

The jury will make its selections based on subjective evaluation of how well each entry addresses the program and context outlined above.

## 9. Award Ceremony

Jury selections will be announced at an award ceremony on the morning of Friday, December 3, 2010 from 8:30 to 10 AM in Downtown Miami. The venue for the award ceremony will be announced at a later date. VENUE TBA.

Prize winners will be contacted in advance of the award ceremony, and must submit a max 3-minute video (maximum 30MB) that must be uploaded to YouTube. The video will be played during the ceremony.

At the award ceremony, many entries will be displayed on easels and/or video screens. However, space and time limitations will most likely preclude display of all entries. DawnTown reserves the right to select entries for display at its sole discretion.

## 10. Prizes

Prizes will be as follows: first prize \$8000; second prize \$4000; third prize \$2000. Honorable mentions may be selected in the jury's sole discretion.

**NOTE: CASH PRIZES MAY BE CONSIDERED INCOME BY THE UNITED STATES INTERNAL REVENUE SERVICE ("IRS"), AND MAY REQUIRE WITHHOLDING OF ESTIMATED TAXES. NO PRIZE SHALL BE PAID UNLESS AND UNTIL THE WINNER PROVIDES DAWNTOWN WITH A SOCIAL SECURITY NUMBER OR OTHER UNITED STATES INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER. DAWNTOWN SHALL, IN ITS SOLE DISCRETION, DETERMINE ANY AMOUNT TO BE WITHHELD. AFTER A PRIZE IS PAID, THE WINNER MAY REQUEST FROM THE IRS A REFUND OF THE AMOUNT WITHHELD. DAWNTOWN SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY SUCH REQUEST FOR REFUND OR ANY DECISION OF THE IRS REGARDING SUCH REQUEST.**

For instructions on how to obtain an Individual Taxpayer Identification Number, please see:

[www.irs.gov/businesses/small/international/article/0,,id=96696,00.html](http://www.irs.gov/businesses/small/international/article/0,,id=96696,00.html)

## 11. Registration Eligibility

The competition is open anyone anywhere in the world, including architects, landscape architects, designers, engineers, artists, and students, and excluding members of DawnTown and its Topic Committee.

## 12. Registration Procedure

Registration may be as an individual or team. To register, an individual or team must send an email by the Registration Deadline to [dawntownreg@gmail.com](mailto:dawntownreg@gmail.com) and include all of the following information: name,

- Email, at least one email is needed if the entry is a team
- address
- city of each individual
- country of each individual
- team name, if any

Only an individual or team that strictly complies with these requirements will be registered for the Competition ("Registrant").

Within five business days of receiving such email, DawnTown will reply with Registrant's registration confirmation and number, which must appear on all required entry materials, i.e. each drawing sheet, both physical and/or electronic ("Materials").

## 13. Entry Materials

In order for a Registrant to be reviewed by the jury and eligible for one of the cash prizes, Registrant must file all Materials by the Materials Deadline listed above. Only Registrants may file Materials. Each Registrant is responsible for ensuring and confirming that all Materials are received by DawnTown on or before the Materials Deadline.

Required Materials are two sheets of original drawings, subject to the following conditions:

- Each sheet must be **rectangular and horizontally** oriented.
- Each sheet may be a maximum of 24 inches by 36 inches, and Registrants are encouraged to maximize the dimensions of their sheets.
- Each sheet must include the Registrant's registration number in characters at least 1/36 of the height of the sheet, and no other identifying information that could be connected to an individual or team member. This requirement will be strictly enforced to ensure each Registrant's anonymity and the impartiality of the jury.
- Each sheet must also include the DawnTown Miami 2010 logo (see link in the Appendix A) at least 1/12 of the height of the sheet.
- One of the two sheets must include a perspective rendering at least 15 inches by 15 inches, including blank space, with no other images superimposed over it. The same sheet must also include at least 50 words of text describing the main ideas of the proposed design.

- The other sheet may include any drawings the Registrant deems appropriate. Such drawings may include plans, elevations, axonometric views, details, and additional perspective renderings.

Sheets must be submitted in two forms: printed and mounted on "foam core" or other rigid board, and as high-resolution electronic jpg files.

In order to protect the environment by reducing packaging materials, sheets must be printed in Miami at FedEx Office and Ship Center. FedEx Office will print 24x36 inches or similar, full-color photographic quality on heavy paper, and will mount printed sheets on foam core board and laminate with UV-protection coating. The retail price for printing two such boards is \$180 plus tax, but FedEx has arranged a discount for DawnTown Registrants of \$10 per board and taxes included, for a total of \$160.48.

To print your sheets, if the image files you want to print are 8 MB or smaller, you may email files and a scan of the payment form fully completed (in space for "Customer Name," write name and registration number) to [USA5045@fedex.com](mailto:USA5045@fedex.com) and copy [mgr5045@fedex.com](mailto:mgr5045@fedex.com). In the body of the email, you will need to write **“PLEASE WAIVE PROOF”** since you will not be picking up the poster.

If your image files for printing are **larger than 8 MB**, you must use **FedEx Office Print Online**. **Detailed instructions on how to use FedEx Office Print can be found in Appendix E of this document.**

If you have any questions or problems, call +1 305 672 1177 and ask for **Pablo Lopes Da Silva**. He can also be reached at the following email: [Pablo.Lopesdasilva@fedex.com](mailto:Pablo.Lopesdasilva@fedex.com)

Printed sheets must be ready for pickup from FedEx Office at or before 5 PM on the Materials Deadline. Please plan on sending the files 2 days in advance to the FedEx office.

Drawing sheets must also be filed (in electronic form) directly with DawnTown by sending an email to [dawntownmaterials@gmail.com](mailto:dawntownmaterials@gmail.com) with "**DawnTown Materials [registration number]**" as the subject and jpgs of the sheets as separate attachments, each between 1 MB and 5 MB file size. This email with attached jpgs of the sheets must be received by 5 PM on or before the Materials Deadline.

If DawnTown has not received both required sheets in both printed and electronic form by 5 PM on the Entry Materials Deadline, the entry will be incomplete and will not be judged. Physical models will not be accepted. Any materials filed, whether complete or incomplete or not accepted, will not be returned to Registrants.

## **14. Questions**

Questions regarding contest brief and requirements may be sent to [dawntownquestions@gmail.com](mailto:dawntownquestions@gmail.com) by 5 PM on or before the Questions Deadline listed above. Responses will be posted on the competition website ([www.dawntown.org](http://www.dawntown.org)) on the “Answers Posted” date listed above, and emailed to all Registrants as of that date.

## **15. Authorship**

By filing any Materials, each Registrant certifies that such materials and their content are entirely the Registrant's own and does not infringe any patent or copyright, and releases to DawnTown, its successors and assigns, sponsors and partners, all rights of publication and exhibition of such Materials.

## **16. Ownership and Use of the Design Submissions**

Each Entrant retains control of intellectual property contained in any Materials filed. However, by filing any Material for the Competition, each Entrant agrees that DawnTown owns any such material and may use such material for any purpose reasonably related to the Competition.

## **17. Disqualification**

Any competitors who do not strictly comply with any of the rules and requirements set forth above will be disqualified and their Materials will not be reviewed by the jury.

## **Appendix A - Links**

Google Maps

[Link to Google Maps - Watson Island](#)

Bing Maps

[Link to Bing Maps – Watson Island](#)

Island Gardens Project:

<http://islandgardens.com/>

Port of Miami Tunnel:

<http://www.portofmiamitunnel.com/>

Dodge Island:

<http://www.city-data.com/neighborhood/Port-of-Miami-Miami-FL.html>

Miami Downtown Development Authority

[www.miamidda.com](http://www.miamidda.com)

DawnTown 2010 logo

<http://www.flickr.com/photos/dawntownmiami/4873077443/in/set-72157624558306273/>

Site Photos\*

<http://issuu.com/dawntownmiami/docs/watsonislandphotos2010>

CAD Drawings\*

[http://issuu.com/dawntownmiami/docs/cad\\_drawings](http://issuu.com/dawntownmiami/docs/cad_drawings)

\*You will need to print the pages from Issuu in order use them. They will print as PDF's.

## Appendix B – Programming Guide

The following is a program breakdown of a seaplane terminal. The uses have been broken down into the 4 main areas. This should serve as a GUIDE template when designing. There are some functions that can be merged, others that can be removed altogether and others that can be added.

### TERMINAL:

**Public uses:** Restrooms, Luggage Pickup, Storage, Waiting Room, Observation Deck, Departing/Domestic Concourse, Security Screening, Check in Counters.

**Operational uses:** Administrative offices, security stations, control room, luggage handling, staff restrooms and lounge.

**Customs:** holding cell, staff offices, security checkpoints, luggage pick up, screening rooms, arrival lounge

**Services:** Mechanical rooms, repair rooms, janitorial storage, trash storage room.

**Corporate:** President’s office, Management offices, Conference rooms

### HANGAR:

**Service:** Parts storage, staff room, staff restrooms, storage for two Grumman Albatross seaplanes.

### RESTAURANT / LOUNGE:

**Public uses:** Restrooms, dining room, outdoor seating area.

**Operational:** Kitchen, staff room and lockers, cold and dry storage spaces.

**Services:** Delivery, trash rooms, storage.

### SITE ACCOMMODATIONS:

**Public:** Parking lot, taxi stand, bus drop off, valet drops off.

**Operational:** Landing strip, tarmac, boarding stairs, fuel track parking, luggage carts

## SEAPLANE TERMINAL – PROGRAM ANALYSIS SUMMARY

1	TERMINAL	13,085
2	HANGAR	11,395
3	RESTAURANT & LOUNGE	4,960 (29,440 BUILDING)
4	SITE ACCOMMODATIONS	46,950
1+2+3+4	GRAND TOTAL	76,390

## Appendix C – Technical Information

Grumman Albatross

[http://en.wikipedia.org/wiki/Grumman\\_Albatross](http://en.wikipedia.org/wiki/Grumman_Albatross)

<http://www.tactical-life.com/online/news/grumman-albatross-seaplane/>

<http://tpaero.com/Albatross.html>

Information on Seaplanes

<http://www.seaplaneinternational.com/2010/01/18/three-continents-three-seaplane-ports/>

Online Seaplane Magazine

<https://www.seaplanes.org/>

## Appendix D – Site Breakdown



North is up.

## Appendix E – Printing

Please follow the printing instructions ONLY if your image files are larger than 8MB and need to use the Fedex Online Printing.

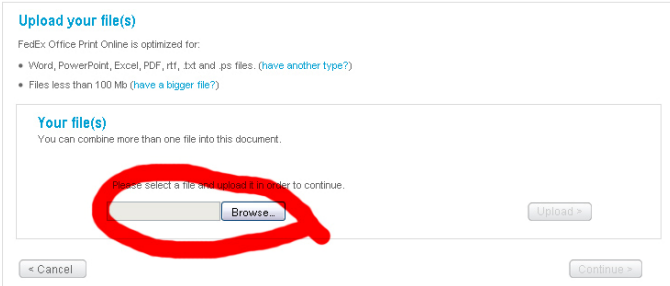
STEP 1: Go to: <http://www.fedex.com/us/office/copyprint/online/print/index.html> and click on Print Online Now:

The screenshot shows the FedEx Office Print Online website. At the top, there is a banner with various printed items like brochures and postcards. Below the banner is the site title "FedEx Office<sup>SM</sup> Print Online" and a "Printer-Friendly" icon. A navigation bar contains links for "Overview", "How does it work?", "Compare to DocStore", and "FAQs". The main heading is "ONLINE PRINTING MADE SIMPLE." with a prominent "Print Online Now" button circled in red. Below this, there is a section titled "Get results with FedEx Office<sup>SM</sup> Print Online" with a sub-heading "Whether you want printed products to spread the word about a project or you have a quick deadline to meet, FedEx Office<sup>SM</sup> Print Online has easy-to-use solutions that work hard for you. It's simple to order today." On the left side, there are menu items for "Brochures, Booklets", "Newsletters", and "Posters".

STEP 2: Choose the CUSTOMIZE button

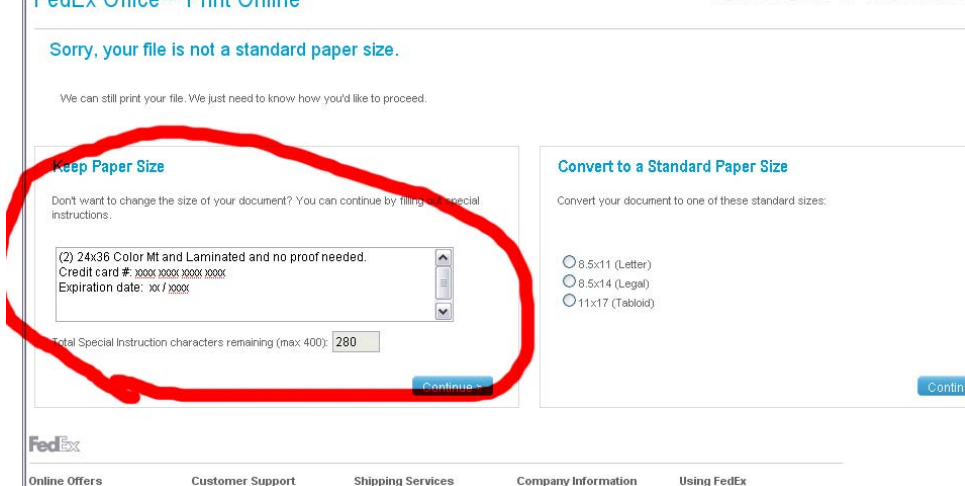
The screenshot shows the product selection page. It features a grid of product categories, each with a "Choose" button: Presentations, Manuals, Tri-Fold Brochures, Flyers, Sell Sheets, and Postcards. Below this grid is a section titled "Or want to set your own print options?" with a "Customize" button circled in red. To the right, there is a sidebar with a "FedEx Office Print Online" logo, a "Become a Registered User" button, and a "Track your print order" section with a "Track" button. At the bottom, there are "Demo" and "Tutorial" links.

**STEP 3:** Upload your PDF files. You can enter each file one at a time or make a combined PDF containing both of your entry sheets. Make sure your sheets are at the right size of 24 x 36. Please name your files with your registration number and the letters A and B so FedEx knows there are 2 files. *EXAMPLE: registration number 12345, then you would name the files 12345\_A, and 12345\_B.*



The screenshot shows the 'Upload your file(s)' section of a web interface. It includes a list of supported file types (Word, PowerPoint, Excel, PDF, etc.) and a 'Your file(s)' area with a 'Browse...' button circled in red. There are also 'Cancel' and 'Continue' buttons at the bottom.

**STEP 4:** Keep Paper Size. In the instruction box type: *“DawnTown Design Competition Quantity (2) 24x36 Color Mounted (mt) and Laminated on Foam Core and No Proof Needed”*. You will need to enter your credit card number and expiration date in order to pay for the posters. Hit continue until you reach the Select Delivery Options



The screenshot shows an error message: 'Sorry, your file is not a standard paper size.' Below the message, there are two options: 'Keep Paper Size' and 'Convert to a Standard Paper Size'. The 'Keep Paper Size' option is circled in red and contains a text area with the instruction: '(2) 24x36 Color Mt and Laminated and no proof needed.' Below the text area are fields for 'Credit card #' and 'Expiration date'. There is also a 'Continue' button at the bottom right of the 'Keep Paper Size' section.

**STEP 5:** Make sure you select PICK UP AT FEDEX OFFICE. Under the Zip Code, enter: 33140.

Select Delivery Options

Asterisk (\*) indicates a required field

**Delivery options:**

- Pick up at FedEx Office
- Ship via FedEx (fee-based)

Search for FedEx Office Center

Find a FedEx Office Center near you

\* ZIP: 33140 - or -

Address: \_\_\_\_\_

\* City: \_\_\_\_\_

\* State: -select- ▼

Search

**STEP 6:** Select the Miami Fontainebleau location

Search for FedEx Office Center

Find a FedEx Office Center near you

\* ZIP: 33140 - or -

Address: \_\_\_\_\_

\* City: \_\_\_\_\_

\* State: -select- ▼

Search

Best centers

Where would you like to pick up your order?

<b>1. Miami FL Fontainebleau</b>	1.16 miles	Select
4441 Collins Ave Miami Beach, FL 33140 (305) 672-1177		
<b>Your order will be ready at approximately 05:00 PM on 08/25/2010</b>		
<a href="#">Location hours</a>		
<b>2. Miami FL South Beach</b>	2.69 miles	Select

**STEP 7:** Fill out the next form as you see here. Your contact information goes below, under the gray bar where it says “Sender”

The screenshot shows a form with two main sections: 'Recipient' and 'Sender'. Both sections are highlighted with red circles. The 'Recipient' section has a 'Same as sender' button and fields for First name (JOACHIM), Last name (PEREZ), Company (DAWNTOWN), Phone (305 579 6675), Alt. phone, and E-mail (DAWNTOWNMATERIALS@GMAIL). The 'Sender' section has a 'Same as recipient' button and fields for First name (YOUR NAME GOES HERE), Last name (YOUR NAME GOES HERE), Company (REGISTRATION NUMBER), Phone (PHONE #), Alt. phone, and E-mail (YOUR EMAIL ADDRESS). On the left side, there is a vertical bar with text including 'ked up.', '0.8 miles', and 'nge center >>'.

**STEP 8:** Place your order. Please remember to email Pablo Lopes da Silva at the FedEx office or call the FedEx office to confirm that your payment has been processed and your files were received.

Pablo’s email: [Pablo.Lopesdasilva@fedex.com](mailto:Pablo.Lopesdasilva@fedex.com)

FedEx center phone number: +1 305 672 1177

The screenshot shows a 'Place Order' page. At the top, there is a purple header with the text 'Place Order'. Below the header, there is a message: 'Online preview, pricing, payment, and order tracking are not available for orders with special instructions. Because your order contains special instructions, you must contact the FedEx Office center listed below to complete your order, determine final pricing and provide information. Please allow at least 30 minutes before contacting the center to ensure your order was received.' Below this message, there are two main sections: 'Order summary' and 'Contact information'. The 'Order summary' section lists: Custom test2.pdf, 1 page, 1 copy, Collated, Single sided, Color, Standard, Laser Standard White 24# paper, No bindings or finishes, 0 tabs, 0 inserts, and Special Instructions (to view/edit use the button below). The 'Contact information' section lists: Recipient: TEST TESTER, 11234, (786) 234-5678, TESTER1111@YAHOO.COM; and Sender: TEST TESTER, (786) 234-5678, TESTER1111@YAHOO.COM. At the bottom, there is a 'Requested by:' field with the value '08/25/10, 05:00 PM (EDT)' and a 'Delivery method:' field with the value 'Pick up at FedEx Office'.

