Zyscovich Architects is an integrated urban design, architecture, and interior design firm headquartered in downtown Miami with additional locations in New York City, Orlando, West Palm Beach, and Colombia. The firm has been widely recognized as a leader in the design of urban projects as well as the development of the urban design methodology entitled, Real Urbanism®. Zyscovich’s professional staff includes registered architects and interior designers, LEED® Accredited Professionals, certified urban planners, and construction professionals, allowing the firm to provide an integrated approach from inception through completion. Our clients are from the public and private sectors and our projects include master plans for cities and sites, office facilities, mixed-use projects in urban settings, hospitality and entertainment venues, educational facilities, multifamily residential buildings, airports and parks.

The Zyscovich Education Group was formed in 1982 to address the specific needs of our educational clients. The group consists of over 40 highly-trained professionals who focus exclusively on the design of public, private and charter schools. To date, the group’s experience comprises over 250 educational facilities including elementary, middle, K-8, high and vocational schools, as well as college and university facilities.

The Zyscovich Education Group expertise spans from master planning and programming, to high performance (LEED) school design for new construction, prototype development, and restoration and renovation work.

Zyscovich is committed to the incorporation of LEED principles within our designs. Through the application of sustainable design tenets we are able to create educational facilities that provide highly efficient operational systems, healthy environments for the occupants, and buildings that actually enhance the learning process. We are proud to be the architects of the Florida Atlantic University Pine Jog Environmental Education Center and Pine Jog Elementary School, the first LEED Gold certified public school in the State of Florida. Our designs for these facilities have allowed educators to incorporate both the structure and the surroundings into the curriculum as a way to help students learn environmental stewardship.
BERNARD ZYSCOVICH, FAIA, Managing Principal, has been probing the parameters of design innovation for more than 40 years as a dedicated urbanist and preservationist. His writing on architecture and urban design has been published widely in numerous magazines and his book, *Getting Real About Urbanism*, was commissioned by the Urban Land Institute and published in 2008. Bernard has given lectures on his theory of Real Urbanism® to a variety of groups including the Urban Land Institute, the Florida Redevelopment Association, the Florida Institute for Government at Florida Atlantic University, the National Association of Homebuilders, the New York Metro Transit Authority TOD Coordination Council, and the National Housing and Rehabilitation Association. He currently lectures on Real Urbanism® at Florida Atlantic University’s School of Urban and Regional Planning. After studying urban design at the Universita’ di Architettura in Venice, Italy, Bernard received his architecture degree at New York’s Pratt Institute.

JOSE MURGUIDO, AIA, REFP, CEFP Principal and Partner, manages the firm’s academic and governmental projects. Over the past 31 years, he has overseen the firm’s design and construction of more than 250 educational facilities—from elementary, middle and high schools to university facilities. His expertise extends from academic facility planning, programming and design to urban design, site analysis, contract administration and ADA and life safety compliance. Under his guidance, the education team has developed a variety of high performance and green building designs for educational facilities, including Florida’s first LEED Gold public elementary school. Jose holds a Bachelor of Architecture from Pratt Institute and an MBA.

ANABELLA VOGELER SMITH, IIDA, Principal and Director of Interior Design, is known for her superb eye for sophistication and detail. From tailored sleek to provocative, each interior expresses her signature modern glamour. Since joining Zyscovich in 1993, Anabella has led the firm to recognition for its polished, cutting edge approach to interior design and has contributed to the firm’s emphasis on innovation and leadership through a commitment to design that minimizes environmental impact and emphasizes the integration of efforts. Born in Venezuela, she studied Architecture at the Universidad Simon Bolivar in Caracas and received a Bachelor of Architectural Technology from Florida International University.

SUTIA YAFFAR, ASSOC. AIA, LEED® AP Principal and Director of Design, has been with the firm since 1998. Ms. Yaffar oversees the design of projects ranging from multifamily high-rise towers to the master planning of new and redeveloped neighborhoods. She has also contributed to the firm’s emphasis on innovation and to the development of Bernard Zyscovich’s theory of Real Urbanism®. Ms. Yaffar speaks nationally on the subject of architecture and urban planning; most recently for the Florida American Planners Association, Florida Atlantic University John Scott Dailey Institute of Government, and the Urban Land Institute Southeast Florida/Caribbean District Council. Suria received her Bachelor of Architecture from the University of Miami and her Master of Architecture from Princeton University.

MARIO SUÁREZ-PARRA, ASSOC. AIA, LEED® AP Mario Suárez-Parra, a Principal at Zyscovich Architects with 20 years of experience, is responsible for leading several of the firm’s major national and international institutional projects including airport terminals for passengers and cargo, government and corporate offices in South Florida, as well as major mixed-use urban facilities, including hotels, shopping and luxury multi-family housing. Mr. Suárez is an expert in managing complex phased projects, and has overseen the design and construction of projects with areas greater than 200,000 m2.
Recent Awards

Learning By Design 2012
Honorable Mention Award
Pine Crest Upper School

LEED Silver Certification 2012
Pine Crest Upper School

FEFPA 2011 Architectural Showcase
First Place Award
Pine Crest Lower School

FEFPA 2011 Architectural Showcase
First Place Award
FAU AD Henderson University School Addition

Sustainable Buildings Industry Council 2011 Special Citation for Integrated Design Process
Pine Jog Elementary School & FAU Environmental Education Center

School District of Palm Beach County Foundation of Excellence 2010
Honorable Mention Addition Project Village Academy

Learning by Design 2010
Outstanding Project: Campus Buildings
Pine Crest Lower School

School District of Palm Beach County Foundation of Excellence 2009
Best New Construction Project
Hope-Centennial Elementary School

Best of 2009 Judges Award
Southeast Construction
Pine Jog Elementary School & FAU Pine Jog Environmental Education Center

Best Green Building Award 2009
Southeast Construction
Pine Jog Elementary School & FAU Pine Jog Environmental Education Center

AIA Florida 2009
Merit Award of Excellence
Little Haiti Cultural Center

Gold Citation Educational Interiors Showcase 2009
American School & University
Pine Jog Elementary School & FAU Pine Jog Environmental Education Center

AIA Florida 2008-09
Firm of the Year

Excellence in Construction EAGLE 2008
Pirtle Construction Corporate Office

Building of America Award 2009
Real Estate & Construction Review
Glades Middle School

Building of America Award 2009
Real Estate & Construction Review
Coconut Palm K-8 Academy

FEFPA 2009
Architectural Showcase First Place
Pine Jog Elementary School & Pine Jog Environmental Education Center
School District of Palm Beach County/Florida Atlantic University

FEFPA 2009
Architectural Showcase Merit
Allapattah Flats K-8 School
St. Lucie County Public Schools

FEFPA 2009
Architectural Showcase Merit
Miami Beach Senior High School
Miami-Dade County Public Schools

IDA 2008
Best Hospitality Project
Cobb CineBistro Miami

IDA 2008
Best Residential Multifamily Project
2 Midtown Condominium

AIA Florida 2008
Excellence in Architecture
The Meridian

APRA Florida 2008
Excellence in Planning
West Palm Beach Planning and Zoning

Associated Builders & Contractors 2008
ABC Excellence in Construction
Pirtle Construction Corporate Office

Associated Builders & Contractors 2008
ABC Excellence in Construction
West Broward High School

School District of Palm Beach County Foundation of Excellence 2008
Outstanding New Construction Project
Pine Jog Elementary School

DesignShare 2008
Recognized Value Award
The FAU Pine Jog Environmental Education Center & Pine Jog Elementary School (International Award)

American School & University 2008
Excellence in Educational Architecture
Glades Middle School

American School & University 2008
Excellence in Educational Architecture
Village Oaks Elementary School Modernization

School Planning & Management 2008 Education Design Showcase
Honorable Mention
Aventura Waterways K-8 Center (MDCPS Prototype K-8 Schools)

Green Building of America Award 2008
Real Estate & Construction Review
Pine Jog Environmental Education Center & Pine Jog Elementary School

Green Building of America Award 2008
Real Estate & Construction Review
Pirtle Construction Office Building

Top Project in Florida 2008
Real Estate & Construction Review
Glades Middle School

Learning by Design 2008
Citation of Excellence Award
Pine Jog Environmental Education Center

FEFPA Architectural Showcase 2008
Merit Award
Glades Middle School
Representative Clients

Adolfo Dominguez
AIMCO
Al & Boymelgreen
American Airlines
Aries Development, LLC
Artspace Projects, Inc.
BCOM Investment Advisers, LLLP
B’nai Israel Synagogue
Bank United
Baptist Health South Florida, Inc.
Bet Shira Synagogue
Biscayne Development Partners
Brio Investment Group
Broward County
Broward County Aviation Department
Business Centers International
Charles E. Smith Residential
China Grill, Inc.
City of Cocoa Beach
City of Coral Gables
City of Coral Springs
City of Coconut Creek
City of Hollywood
City of Hollywood CRA
City of Jacksonville
City of Miami
City of Miami Beach
City of Miami Beach CRA
City of Ocoee
City of North Lauderdale
City of West Palm Beach
Cobb Theatres
Colonial Bank
Compson Development Corp.
Coolidge-South Market Equities, LP
Dade County Public Schools
Developers Diversified Realty
Diplomat Properties Limited Partnership
Enterprise Asset Management, Inc.
Equity One Realty and Management
Falcone Group, LLC
FEC Holdings
Flagler Holding Group
Florida Atlantic University
Florida International University
Florida East Coast Realty
Florida Turnpike Enterprise
Forest City Ratner Companies
Fortune International Realty
Full Spectrum of NY, LLC
Grove Isle Condominium Association
Häagen-Dazs
James B. Pirtle Const. Co., Inc.
Kaplan Learning Center
Lafayette Consolidated Government
Laquer Corporate Realty Group, Inc.
Lennar Homes
Lucille & Belvin Friedson
Loews Hotels
Main Highway Development, LLC
Marriott Hotels
McKinley Financial Services
Miami-Dade County
Miami-Dade Aviation Department
Miami-Dade Transit
Miami Downtown Development Authority
Midtown Equities
Millennium Development Enterprises, Inc.
Monroe County Public Works
New Stock Island Properties
New World Symphony
New York City School Construction Authority
Ocean Beach Resort Management
Ocean Properties, LTD
Ocean Reef Club
Omni Community Redevelopment Agency
OPAIN S.A.
Orange County Public Schools
Pine Crest Preparatory School, Inc.
Rabina Properties, LLC
Recreational Design & Construction
Regal Cinemas
South Florida Regional Transportation Authority
Shoma Development Corporation
Solaris Vail
Sonesta International Hotels Corporation
Sony Pictures
Specialty Restaurants Corporation
Spirit Airlines
St. Ann Catholic School
St. Lucie County School District
Talmudic University
Temple Beth Sholom
TGNC Development LLC
The School Board of Broward County
The School Board of Collier County
The School District of Palm Beach County
The Town of South West Ranches
Tobago House of Assembly
Town of Atlantic Beach
The University of Miami
United Association of JAPPY
VAHA Properties
VenCap Investments
Wood Partners
Wyndham Hotels
YUS Collins Realty, LLC
MASTER PLANNING
Zyscovich was hired by the Downtown Development Authority (“DDA”) to work in collaboration with the City of Miami and the Miami 21 Initiative to develop an updated master plan for downtown Miami – an area encompassing over 250 city blocks and consisting of numerous distinct neighborhoods.

The update of the Downtown Miami Master Plan is a further opportunity to create a “road map” that merges urbanism and architecture with market, economic, social, and service issues. It will set forth overall and district development strategies, and establish guidelines for future development, as well as requirements for improving and enhancing the public realm including:

- Recommending storm water improvements and sustainable urban concepts
- Coordinating with focus groups for retail, hotel, residential, and office uses
- Establishing a framework to coordinate new development with public realm improvements
- Establishing a market-based rationale for sustainable urban revitalization
- Establishing district development strategies
- Establishing a Public Realm conceptual plan
- Working with the transportation consultant to address development potentials
KEY FEATURES

- Downtown Redevelopment
- Urban Design
- Neighborhood and District Planning
- Community Outreach
- Zoning and Land Use Recommendations
- Streetscape Standards
- Master Planning
- Visioning
- Master Planning
- Visioning
- Waterfront Planning
- Transit-oriented Development
Downtown West Palm Beach Urban Regulations • West Palm Beach, FL

APA Florida 2008, Award of Excellence

Downtown West Palm Beach spans approximately 500 city blocks and encompasses several distinct neighborhoods that include historic, retail, residential, and commercial buildings. Working with an economic consultant, the design team modified the City’s previous master plan’s form-based approach by investigating planning potentials, development opportunities and appropriate planning and development standards, based on new neighborhood sub-districts. The final plan and subsequent regulations are reflective of the Downtown’s thirteen (13) Districts and their different characteristics and promote the concepts of “sustainability” and “quality of life”. The final plan, developed in conjunction with an Advisory Board, enables flexible building design by encouraging a variety of uses, heights, and forms to encourage more diverse architecture, augment development potential, and connect the two geographically separated retail anchor areas of Clematis and City Place with a new Central Business District.

Working in coordination with the City Planning Department, the Community Redevelopment Agency, and the State of Florida Department of Community Affairs, the design team has created thirty-one different zones to reflect the varying massing and heights for the thirteen Districts. The zoning language includes height and FAR bonuses for providing attainable housing, additional open space, and new streets. It also refines the City’s existing transfer of development rights (TDR) program by limiting the number of sites which may purchase transferred development rights to the urban core which has been designed to accommodate the tallest and most dense office buildings.
KEY FEATURES

- Redevelopment
- Urban Design
- District Planning
- Historic Preservation
- Zoning
- Streetscape Standards
- Infill Development
- Master Planning
- Visioning
- Waterfront Planning
The Zoning Regulations shall describe maximum development ENVELOPE; however, the ENVELOPE can never be filled.

FORM BASED TYPE A

Maximum Building Envelope

CAPACITY ENVELOPE TRANSLATED TO FAR

FAR Capacity
Midtown Miami Master Plan

Location: Miami, FL
Client: Biscayne Development Partners, LLC
This vacant, 56-acre site, which was used by the Port of Miami as a staging facility for truck containers was identified as an opportunity to reintegrate the city street grid and create a mixed-use district for the surrounding neighborhood. As the site’s master planners and master architects, the team partnered with the City of Miami to change the land use from Industrial to Restricted Commercial and create Special District Zoning and Design Guidelines.

The Plan:
- Created a vision and marketing strategy for one of the largest urban infill developments in the country.
- Reincorporated a derelict parcel into the surrounding urban fabric to improve the quality of life.
- Developed two distinct retail districts: a big box vertical retail district as a regional destination and lifestyle/service retail contained within the residential developments.
- Developed creative and flexible economic incentives.
- Utilized new zoning and design guidelines to circumvent long approval process.

Implementation Results:
- Master plan increased the value of the site from $9 million to $35 million.
- Over 50 percent of the site is under development or nearing completion.
- Every parcel has taken advantage of the FAR incentives.
- Created a substantial fund to develop quality of life improvements.
- A transportation plaza will incorporate a trolley into Downtown Miami.
KEY FEATURES

- Redevelopment
- Urban Design
- Zoning and Design Standards
- Infill Development
- Master Planning
- Sustainable Sites and Regulations
Miami Beach Convention Center District Redevelopment Plan

Location: Miami Beach, FL
Client: The City of Miami Beach CRA

1. Lincoln Road Cinema by Zyscovich
2. Historic structures saved and moved; street open to ocean front Loews Hotel
3. Lincoln Road Pedestrian Retail Street
4. Miami City Ballet by Arquitectonica

(LEFT PAGE)
Loews Convention Hotel and St. Moritz Hotel

(RIGHT PAGE - top to bottom)
1. Lincoln Road Cinema by Zyscovich
2. Historic structures saved and moved; street open to ocean front Loews Hotel
3. Lincoln Road Pedestrian Retail Street
4. Miami City Ballet by Arquitectonica

(RIGHT PAGE - left to right)
St. Moritz: condition in 1993
St. Moritz today: restoration of destination hotel by Zyscovich

CRA plan
In the early 1990s, South Miami Beach was in desperate need of investment and creativity. What began as negotiations between a grassroots community group seeking to preserve a small group of 1950s hotels and the City’s Mayor who wanted to develop a convention hotel on publicly owned land, launched this small district into one of the more popular tourist markets in the world. As part of the team developing the hotel project, Zyscovich prepared the district’s master plan and CRA plan. Ten years later, Zyscovich was hired to update the master plan. These three efforts together played a major role in revitalizing South Beach with the following outcomes:

- Construction of the Loews Hotel center complex and specifically design of the St. Moritz hotel and Anchor shops with structured parking
- Design of the 16th Street roadway extension to connect with the convention hotel
- Revitalization of the eastern end of Lincoln Road
- Design and construction of the Lincoln Cinema to anchor the western end of Lincoln Road
- A renewed cultural campus including a Regional Library, Ballet Center, and renovated art museum
- Master plan for a new public park framed by an expanded New World Symphony building presently under construction
Convention Center District Master Plan Update

Location: Miami Beach, FL
Client: The City of Miami Beach CRA
The initial purpose of the study was to identify appropriate uses for two central blocks of the city’s Convention Center District, used only for surface parking; and to address the expansion needs of the New World Symphony (NWS), which is building a state-of-the-art facility on one of the two 17th Street lots. Due to the strategic significance and future development alternatives of the site, the Zyscovich study evolved into a comprehensive master planning initiative that will transform the District into a global destination.

The master plan provides for: the regeneration of commercial activity on nearby derelict blocks; elimination of traffic congestion; and links among the ocean front hotels, retail and tourist streets, the Convention Center, the Cultural Campus, and the performing arts venues. It also identified opportunities for gateway entrance features, evaluated the need and location of an Intermodal Center, and for streetscape improvements for Convention Center Drive; streetscape improvements for 16th Street east-west corridor; potential re-zoning of 17th Street; analysis of the 21st Street Community Center and establishment of Dade Boulevard Traffic Circles; determination of the location and phasing of a garage and charging facility for the Electric Shuttle; development of the preferred lots for specialized meeting/exhibition space and parking for the Convention Center; short and long term plans for the location and development of the Garden Center; site development analyses relative to the New World Symphony (NWS) expansion plans; concept plan development for Pennsylvania Avenue garage façade retail; resolution of Drexel Avenue closing; resolution of Lincoln Road streetscape issues; and, streetscape design changes related to the bus route changes.
Zyscovich was commissioned by the City Council to prepare a reconstruction plan for five New Orleans neighborhoods adjacent to the French Quarter. The three primary goals of the plan were to establish consensus among historically divided neighborhoods, return a sense of normalcy as quickly as possible, and to create a plan that addressed the overall deterioration which pre-existed Katrina. The final plan was the basis for the receipt of Federal funding, and was a result of an intensive public involvement effort.

The final plan included the following elements:

- Methodologies for enhancing local neighborhood pride while transcending the differences to achieve shared opportunities.
- Identifying key corridors between neighborhoods to create a place where the communities can come together for new social and commercial use.
- Creating networks that tie into the tourist economy.
- Creating a dialogue with the community through public meetings and committees.
- Communication strategies.
City of New Orleans Post Katrina Neighborhood Redevelopment Plans • New Orleans, LA

KEY FEATURES

• Redevelopment
• Urban Design
• Neighborhood Planning
• Community Outreach
• Visioning
• Historic Preservation
• Urban Infill Planning
• Economic Growth
In response to the Mayor’s initiative to address growth management and reinvest in the disinvested communities in the largest city in the Country, the Jacksonville City Planning Department was charged with completing vision plans for the three most rapidly growing planning districts in the City and to overhaul the Future Land Use Element and Map to reflect these visions. Working with three separate steering committees, Zyscovich developed both a vision and implementing tool through the FLUM and FLUE.

The plans have achieved the following outcomes:

- Created an overall vision for corridor and nodal development citywide to enhance connectivity
- Developed concepts to reconnect neighborhoods
- Prioritized and redirected growth according to four development areas from the central urban core to suburban and agricultural lands
- Developed a series of implementable action items for three planning districts in the City
- Adopted a mechanism to implement the vision through the FLUE and FLUM
- Identified major projects, parks, and development opportunities in each of the planning districts
- Garnered community-wide support
Park Square at Doral Master Plan

Location: Doral, FL
Client: Shoma Development Corporation
One of South Florida’s largest urban redevelopment projects, Park Square at Doral is a 50-acre commercial and residential complex with approximately 2,000,000 SF of mixed-use development. The project includes 218,000 SF of office space, 157,000 SF of retail space and mid-rise, high-rise and single family residential. Zyscovich provided site analysis, master planning, programming, architectural design, interior design, and construction administration services.

Master planned to become a new city center for the municipality of Doral in western Miami-Dade County, the project includes 29 different building types to be built in several phases. Phase 1 is now complete and includes site infrastructure, roadways, and a 12-story office building with a six-level parking podium lined with ground floor retail. The interior spaces were designed with dramatic simplicity achieved through a minimalist design that fuses lofty proportions with elegant materials.

The commercial parcels will house a variety of tenants—mostly food and beverage and specialty boutiques—and will generally front the main entrance to the site. This will also be the main access to the retail area. In the center of the retail area, an elliptical circulation is the main focus of the commercial piece. This area also functions as a pedestrian plaza to be used for special events such as art festivals and farmer’s markets. The residential areas, which will have their own gated access, have designated green park spaces in between buildings, as well as a pedestrian circulation belt that connects all of the blocks. A large park is planned as a central focus that will consist of pedestrian paths and landscaped areas that will connect various recreation buildings, housing multi-purpose/community rooms, restrooms, and a gym. The three mid-rise residential buildings will be 11-14 stories and will include parking structures that will be screened from view by liner units along the street and along the main park area. As part of the recreational component, the top deck of these parking structures will house amenities such as pools & landscaping for the use of residents.
KEY FEATURES

- Redevelopment and Infill Development
- Overlay District
- Design Guidelines
- Public Realm
- Vertically Integrated Mixed-uses
- Local/Regional Transportation Analysis
- Transit Oriented Neighborhood Centers
- Public Streetscape Improvements
- Pedestrian Friendly
- Economic Feasibility Study
- Recreation and Open Space Development
The City of Coconut Creek commissioned the firm to create a vision and a development plan for 430 acres of predominantly undeveloped land which requires all buildings to be LEED® certified. Known as the Butterfly Capital of the World, Coconut Creek sought to transform this area into a downtown center, which would embody the uniqueness of the City. Following the County Mayor Kristin Jacob’s initiative to preserve natural resources and promote sustainable and green design, Zyscovich created a master plan which preserves the natural landscape and provides a blueprint for sustainable building design, while providing the first centralized mixed-use activity zone for the City’s residents. All buildings within the MainStreet District will be, at a minimum, LEED certified by the U.S. Green Building Council (USGBC) or certified by the Florida Green Building Coalition.

The master plan’s integrity relies on balancing the built environment with the natural environment by requiring that architectural character respond to South Florida climatic conditions. Additionally, buildings are required to contribute to vibrant urban streetscapes and enhance and reinforce open space to achieve sustainability. Through sustainable design and green design features, Coconut Creek’s MainStreet will be the first sustainable downtown in Florida.

The public’s participation in this planning process helped build support for the final plan and build consensus.

**KEY FEATURES**

- Urban Design
- Community Outreach
- Zoning and Land Use Recommendations
- Design Standards
- Master Planning
- Visioning
MIXED-USE

RETAIL • ENTERTAINMENT • HOSPITALITY
• OFFICES • RESIDENTIAL
Airport City Central Station

Location: Miami, FL
Client: Miami International Airport
This mixed-use facility is the signature complex of a 40-acre public-private development at the Miami International Airport. The Central Station design includes a MIA-mover station, a 4.5 star hotel, a conference facility, 30,000 sf of retail. The project also includes a luxury cruise lounge and restaurant. The complex is connected to the airport via two sky-bridges.
Bal Harbour Shops

Location: Bal Harbour, FL
Client: Bal Harbour Shops
In 1965, Bal Harbour Shops opened as the first exclusive high-fashion shopping center on what had been the site of a World War II army barracks. At the time, most malls around the nation were being built as enclosed, air-conditioned facilities with a mixture of moderately priced stores. Bal Harbour Shops defied the trend by creating a shopping destination with lush landscape and outdoor circulation to take advantage of the beautiful weather in South Florida. In 1982, the shops expanded with a second floor addition to satisfy the demand for high-end shoppers.

More than 45 years later, Zyscovich has been retained to design an extensive addition to this unique shopping center by adding over 200,000 square feet of high-end retail. The masterplan designed by Zyscovich, also includes a new anchor store, a new village hall for the City of Bal Harbour, Cinemas, Ballrooms, an addition of public green space, and parking to support the new extension. The planning and design of the extension to this distinctive shopping destination will help continue its successful trend and ranking as the most productive shopping center in the United States.
KEY FEATURES

- Existing retail: 500,000 sf
- Proposed extension retail: 200,000 sf (approx)
- Proposed Ballrooms: 31,000 sf (approx)
- Proposed Cinemas: 34,000 sf (approx)
- Existing parking: 1,400 spaces (approx)
- Proposed extension parking (all garage): 700 spaces (approx)
- Extension of retail atriums and lush landscape
- Increased pedestrian use
Located in the heart of the Miami Arts and Design district, this development is in walking distance to the Performing Arts Center, Downtown Miami and the Wynwood Art District. The project offers maximum water views of Biscayne Bay and the Atlantic Ocean, while the western exposures enjoy stunning sunset views. The mixed-use project is comprised of 3 high-rise towers ranging in height from 40 to 50 floors. The project includes 2 hotels – a 289 key luxury full service hotel and a 216 key select service hotel. The development also contains 672 residential units, and 180,000 sq ft of vertical department store and ground floor lifestyle retail. Amenities include a 15,000 sq ft resort-style pool deck with an infinity-edge pool, outdoor cabanas and al fresco restaurant area. Project also features a 15,000 sq ft spa, salon, and fitness center. Private upper pool deck for residents only, includes water features, sculpture gardens and an outdoor yoga studio. The residential tower also contains 10,000 sq ft for private functions and 1005 spaces of structured parking.
Lincoln Cinema & Retail Complex
Location: Miami Beach, FL
Client: Finestra Development & Regal Cinemas
The design of the Lincoln Cinema, the first movie theater built on Miami Beach in over 40 years, is a deliberate departure from the generic American multi-screen complex. In regard for its urban setting, Zyscovich determined that the show begins on the street with a tilting wall of colored glass panels that are backlit after dark. Conceptually, glass was applied for its connotations of modernity — of the way it represents openness, lightness, technical innovation, and progressiveness — hallmarks of the era out of which Lincoln Road was born in the 1930’s and of the present moment in architecture.

Glass also is used to turn the theater inside out, its transparency drawing the energy of the street life within and exhibiting the excitement of interior congregation to the outside.

The project also includes 35,000 SF of retail and restaurant space and a 287-car parking garage which was designed specifically to bring visitors out onto the sidewalk and into the urban experience, rather than directly into the theater.

**KEY FEATURES**

- Sense of Place
- Entertainment District
- Retail Corridor
- Mixed-use
- Pedestrian Flow
- Master Plan
- Parking Garage
The 500 Block

Location: Miami Beach, FL
Client: Coolidge South Equities
The 500 Block is an ensemble of one- and two-floor townhouse-style retail boutiques with a three-level parking garage. It is built on one of the most visible commercial sites in the South Beach historic Art Deco District, a neighborhood of modestly scaled apartments and hotels. The townhouse typography relates to the residential origins as well as to the scale and architectural patterns of this part of the city.

The greatest challenge of the design was the maximizing of ground level retail space while minimizing the interior circulation to the above-grade parking facility and adjacent alley. The firm devised an innovative ramping design that allows the boutiques to inhabit a completely different volume from the garage structure. Within this volume, each unit asserts itself toward the sidewalk at a different angle, individualizing its architectural identity which is further distinguished by varying applications of stone, glass, canopies, and eyebrows.

To further assert the building’s presence at a key portal to the city, the architecture is amplified by an origami-like metal screen that wraps around the building at the corner. Illuminated by a state-of-the-art lighting program, the screen transforms the façade at night into a beacon of changing color patterns. Additionally, the screen, which has become a city landmark, conceals the parking garage from view.

**KEY FEATURES**

- Retail
- Parking
- Infill Project in Historic Neighborhood
CinéBistro, Cobb Theatres

Location: Doral, FL
Client: Cobb Theaters
The interior design for the new Cobb CinéBistro Theatre brand calls upon the original glamour of the early movie experience and brings that ambience into the 21st century with such unconventional theater amenities as an elegant restaurant and bar and landscaped outdoor terrace. The movie-going experience, extended into an indulgence in fine dining and lounging, includes viewing within the comfort and luxury of a private theater.

An upscale restaurant and bar serves patrons before, during, and after performances. The restaurant is designed with sumptuous banquettes, slate flooring, and crystal chandeliers. The lounge, divided from the restaurant by a curtain of crystals, is detailed in deep golds and Chanel red. A red carpet leads into the theater which is furnished with leather oversized couches.

The Cobb CinéBistro Theatre brand extends to graphic presentation and packaging. Cinematic references such as actors and movie reels express both the glamour and history of early Hollywood. Zyscovich has helped Cobb extend the brand by designing theaters in Vail, Colorado and Atlanta, Georgia, which are under construction.
Cobb CinéBistro Theatre • Doral, FL

KEY FEATURES

- Concept Creation/Branding
- Space Planning
- Interior Design
- Millwork Design
- Artwork Design
- FF&E Selection
- Environmental Branding
Cinebistro, Cobb Theatres: Vail

Location: Solaris, Vail, CO
Client: Cobb Theaters
The 12,500 SF CinéBistro in Vail, Colorado was designed with a nature-centered theme that is infused with sleek modernity. Stone and wood wall finishes in warm grey tones are counterposed with stone flooring, and the coat room dividing the concierge area and restaurant/lounge is paneled in mirror for jewel-like effect. A large mantel with proportions evocative of a swank ski lodge wraps to the ceiling in the bar area where an oversized frame is graphically inscribed with famous quotations from the history of movies. A video screen is positioned along the bar back wall which is composed of metal beads that simulate an Austrian-style curtain. Thresholds to each of the black boxes are framed with ornate frames.

The black boxes are also designed with distinct themes: the subtle beige “ice” scheme bears the high faceting of a crystalline landscape; the warm tan “shadow” scheme evokes deep forest; and the “log” scheme emphasizes the verticality of Colorado’s native Aspen tree and draws upon the unique silvery gray of its bark.

Throughout the theatre runs a graphic pattern developed by Zyscovich to represent an abstract rendition of an Aspen tree forest.

**KEY FEATURES**

- Concept Creation/Branding
- Space Planning
- Interior Design
- Millwork Design
- Artwork Design
- FF&E Selection
- Environmental Branding
CinéBistro, Cobb Theatres: Atlanta

Location: Brookhaven Village, Atlanta, GA
Client: Cobb Theaters
Cobb CinéBistro Theatre • Brookhaven Village, Atlanta, GA

The 30,000 SF CinéBistro in Atlanta was created as a highly fashionable destination for patrons seeking fine dining and/or wine tasting with their movie entertainment. It comprises a lounging area, enoteca, and bar in addition to its seven black boxes.

Wine is displayed in twenty-five foot high shelves. A thirty-foot long canopy is made from variously colored cork which is extended as paneling along the interior’s vertical surfaces. Lounging areas are divided for privacy by thirty-foot high curtains.

The concierge desk and enomatic (wine dispensing) tables are wrapped in leather to add a twist of modern formality. At the back of the bar, a video wall is comprised of metal beading. Throughout the interior, the color palette is based on earth tones and includes ocre, carmine, mocha, and walnut.

Each of the seven black boxes is treated with two fabric patterns – a stripe and a solid – in differing color schemes that respond to the urban/industrial look. Each threshold to the black box as well as those for entrances to the theatre itself is dramatized by ornamental framing. Opening December 2011.

KEY FEATURES

• Space Planning
• Interior Design
• FF&E
• Environmental Branding
The concept and design of this techno-Oriental restaurant inverts the American style of upmarket exclusivity. Rather than the traditional emphasis on an atmosphere of privacy and quiet, the restaurant was designed for high energy and voyeurism. Conceived as both a dining and entertainment destination, its emphasis is an atmosphere of theater: great food in a crowded atmosphere with abundant visual stimulation. Everything from the materials and forms to the technology and menu were designed with a sense of the provocative. Even the bathrooms were given a communal effect with walls that allow the sound of conversation to permeate.

The geometry of the raw space allows the kitchen to be sited as a feature: The chefs can be viewed on wall mounted monitors throughout as well as through a window framed by walls that appear to project through the floor. Conveyor belts deliver food and drink at the bar.

The interior scheme also playfully reinterprets traditional decorative Oriental themes: The ceiling is designed in the form of a folding fan and ethereally lit. Shoji screens are fabricated from translucent Plexiglas and illuminated; another screen, separating the kitchen and dining rooms, is composed of perforated stainless steel panels. Concrete floors are inset with philosophical quotations in oxidized concrete. Illuminated columns are wrapped in a milky Plexiglas.
KEY FEATURES

• Space Planning
• Branding
• Interior Design

• Space Planning
• Construction Documents
• Interior Design
• FF&E Selection
Asia de Cuba

Location: Miami Beach, FL
Client: Jefferey Chodorow
Asia of Cuba, a South Beach restaurant and bar, was to be built inside a former 1920s bank located on Lincoln Road adjacent to the Lincoln Cinema. Designed in 1996, the 9,000 SF two-story interior and 5,000 SF rooftop were to accommodate 225 seats. Zyscovich, Inc. planned a dramatic setting in which the original double height windows and interior surfaces, such as the marble floor and walls, were preserved. Also retained were the original brass handrails, marble teller counter, light housings, and the vault. The design called for the addition of a translucent red glass cylinder, illuminated from within and housing a circular stair that reached up through the second floor to the roof. The cylinder would accommodate table seating.

Zyscovich, Inc. capitalized on the monumentality of the building’s original elements: The vault was to be used as a vestibule leading to the bathrooms; the marble teller counters would function as bars and a communal table. High tech metal mesh curtains and contemporary lighting provided dramatic contrast.

The restaurant’s kitchen was to be located on the second floor. Seating was designed for the first and second floors along with 20 bar seats on the rooftop. This rooftop site, intended as a tobacco lounge and bar, was to have been visually and physically tied to the adjoining Lincoln Cinema rooftop by a waterfall.

Zyscovich, Inc.’s plan for Asia de Cuba was approved under the City of Miami Beach’s historic preservation code. However, the project went unbuilt because the City refused to approve the rooftop design because of its potential noise factor.
Tambo South Beach
Location: Miami Beach, FL
Client: Alejandro Sucre
Tambo, a premier restaurant from Caracas, Venezuela, commissioned the firm to design their landmark South Beach restaurant location. The restaurant brand represents a fusion of Peruvian and Japanese design and cuisine. Zyscovich prepared kitchen and bar equipment layout, space planning, interior design, schematic design, design development, construction documents, furniture and equipment specifications, coordination and expedition of permitting process and management of bidding and construction administration.

The interior of the 85-seat restaurant is designed with a blending of dark, rich woods and light, gauzy fabrics, giving the interior a contemporary Asian elegance. A Latin influence appears in the customized concrete Spanish floor tiles. Custom lighting features are designed in origami-like folded paper forms.

KEY FEATURES

- Space Planning
- Interior Design
- FF&E Selection
Sardinia Ristorante

Location: Miami Beach, FL
Client: 1801 Purdy, LLC
The comfortable sophistication of Ristorante Sardinia derives from an interior design that is at once modern and welcoming. Rich woods and stonework impart a neighborhood ambience common to an urban osteria or trattoria or enoteca. Windows, subtly dressed in white sheers, and lighting modulated by sleek oversized cylindrical lampshades add to the unpretentious elegance.

A transparent “wall” of floor to ceiling wooden wine racks divides the restaurant’s private, formal side from the more casual side that opens onto sidewalk seating. A 7-stool dining bar faces the hearth, a fiery feature in a blue-tiled wall. The earthen palette of brick, stone, and tile is lightened by ample window exposures and spacious furniture arrangement that allows for dining in an uncrowded, yet casually intimate atmosphere.
KEY FEATURES

• Space Planning  
• Interior Design  
• FF&E Selection
HOSPITALITY
Airport City Hotel

Location: Miami, FL
Client: Miami International Airport
This parcel is on 4 acres of approximately 40 acres of landside development in the Miami International Airport. The project is a public/private partnership in response to Miami-Dade Aviation Department’s request to generate development solutions that will benefit the Aviation Department and Miami-Dade County.

The 4-star Pullman Hotel will have approximately 600 keys and will include a spa, restaurants, business center, pool deck, conferencing center and meeting rooms. The Hotel will be above an elevated level of active retail space that will link the North and South Terminals with sky bridges which will enhance the passenger and the airport visitor experience. This level bridges across the new public transit and passenger rail that will connect the Airport Terminal to the new Miami Intermodal Center and in the future can become the new “Central Station” of the Airport.
Midtown Hotel
Location: Miami, FL
Client: Biscayne Development Partners, LLC
Midtown Miami, likely one of the largest urban infill development projects in the country, encompasses a 56-acre site formerly used by the Port of Miami as a storage facility for shipping containers. Identified by Zyscovich as a potential mixed-use district in an early plan for the City of Miami, the firm identified which blocks should contain retail, which commercial/entertainment and which residential.

As the site’s master planners and master architects, the team partnered with the City of Miami’s planning department to examine the zoning and land use and to change the land use from Industrial to Restricted Commercial. Zyscovich then created Special District Zoning and Design Guidelines.

From that point, the neighborhoods within Midtown were further refined. The northeast portion of the site, known as the Entertainment Block, is planned as an intensely commercial zone created for use by the entire neighborhood and will provide continuous pedestrian activity within, and along, its northern edge which abuts the Miami Design District. It includes two office/showroom buildings with ground floor retail, dining, and shopping that are separated by a 1-acre park, as well as a condominium hotel with abundant corner uses and a community theater which will offer cultural activities.
Hollywood Ocean Village and Resort

Location: Hollywood, FL
Client: Ocean Properties
The Hollywood Ocean Village and Resort will combine hotel and retail facilities in an architectural setting that recalls the proportions of early Florida-style Mediterranean design. A second floor terrace, entered through both the exterior grand steps and the hotel lobby, will provide a panoramic gathering place. A ballroom with terraces on the east and west sides will offer views of the ocean, Boardwalk, and the Intracoastal Waterway. These and other hotel amenities will be available to the public.

Spanning the two blocks between the ocean and the Intracoastal Waterway, the Marriott Ocean Village and Resort will provide a social nexus for hotels guests and the community. High above the Boardwalk will be an elevated pool deck and spa with cascading, infinity edge swimming pools and a sunning terrace. Other amenities include a ballroom, conference rooms, entertainment venues, spa, restaurants, and retail.

The expansive views along the Boardwalk will be infused into the architecture through glass balconies on the guest rooms and generous glass door fronts for retail and restaurants. A parking garage will include spaces for municipal parking and for hotel guests.

**KEY FEATURES**

- Waterfront Hotel
- Retail
- Office
- Mixed-use
Mikado Hotel

Location: Miami, FL
Client: Florida East Coast Realty
Located in Miami’s Omni neighborhood, in proximity to the new Performing Arts Center, Mikado Hotel will be part of a large mixed-use development that includes two condominium towers. The four-star hotel will have 231 keys and will include a spa, restaurants, business center, pool deck, two ball rooms, and five meeting rooms. The building’s parking podium will be lined with ground floor retail and will have several floors of office space as well as an amenity deck, situated above the garage, where a full range of services along with meeting and break-out rooms will be provided. The tower will be occupied by hotel units. Zyscovich has designed the four-star hotel and mixed-use commercial building as a crisp, modern structure with a shifting fenestration pattern.
Stock Island Resort and Marina

Location: Stock Island, FL
Client: New Stock Island Properties, LLC
Stock Island is a 19.3-acre island on the Atlantic Ocean, just north of Key West, that presently serves the local fishing and small boating community. Its owner plans to sell the existing boat slips and rebuild the piers to finance the construction of a mixed-use marina/yacht club/hotel/retail project that will become a destination for mega yachts as well as sport boats and fishing vessels. It will also include three parking structure, a ferry terminal, and housing for fishing crews.

The hotel will have 210 lodge units comprising smaller (450 SF) rooms and larger (600 SF) rooms as well as a ballroom, meeting rooms, offices, and an event area. The yacht club will be designed more exclusively than the hotel and will offer a superior menu of amenities to guests of its 88 units.

The project is anchored by the marina which will include a boat yard for maintenance, repair, and fueling as well as approximately 365 dry docks and 300 wet slips. The retail community of fishing-oriented shops will have 68,706 SF of space to accommodate units ranging in size from big box to smaller stores. They will line the parking structures which are designed to hold 769 spaces. The marina also comprises 42 low income housing units for boat crew and eight executive units.

Promenades on both the land and water sides of the marina will facilitate access and sociability.

The project will also act as a staging area for recovery after hurricanes. Its construction will be Category 5-proof and will be outfitted with back-up electricity and other emergency provisions.
RESIDENTIAL
2 Midtown

Location: Miami, FL
Client: Midtown Group
As the first new building in an entirely new 37-acre downtown neighborhood, 2 Midtown Miami was designed as both metaphor and concrete reality. The 28-floor tower, modeled on the urban streetscape to come, comprises residential and work/live space, recreational and athletic amenities, ground level retail, and internal parking. The project represents Bernard Zyscovich’s vision of “a highly functioning 21st Century city if created from scratch.”

A 28-story landscape of varying facades and heights, the building is an assemblage of exterior and interior volumes. From Midtown Boulevard, the design appears to be of a 12-story building composed of interior courts. From the mews, it is a row of three-story walk-ups. Such unexpected architectural punctuation mirrors the philosophy that, ideally, cities, towns, neighborhoods, and their buildings should be unpredictable, shaped by the unexpected and as interesting as urban life itself.

The project’s mix of residential and live/work units allows professionals, such as designers, artists, or architects to live in the same building as their offices or studios or to be within walking distance. The concentration of 331 units provides density, a requisite for the psychological and energetic nourishment by which a city generates and regenerates. Equally important, the design’s mix of residential, commercial, business, and market accommodations promotes diversity, an inevitable result of density.

Zyscovich designed the complex with an internalized parking scheme, i.e. with residential units lining exposed elevations. Such a solution to urban livability removes cars from the street face, enhances pedestrian-friendliness, and integrates issues of access and security. Rather than sitting atop a parking podium, the building reaches the ground where street level space for retail, dining, and entertainment encourages 24-hour pedestrian activity, enhancing security and vitality.
KEY FEATURES

• Redevelopment and Infill Development in Urbanized Area
• Overlay District and Design Guidelines
• Public Realm
• Vertically Integrated Mixed-uses
• Local/Regional Transportation Analysis
• Transit-oriented Neighborhood Centers
• Public Streetscape Improvements
• Pedestrian Friendly Environment
• Economic Feasibility
• Recreation and Open Space Development
• Live/Work Uses
Grove Garden

Location: Coconut Grove, FL
Client: Main Highway Development
The project, designed and master planned by Zyscovich includes 38 condominium units and five two-story townhouses as well as 9,300 SF of retail space and two levels of underground parking with 104 spaces.

The retail area also includes a restaurant, gourmet market (with outdoor dining on the Main Highway-side courtyard) and 1,200 SF of rental office space on the Franklin Avenue side. The residential building is set back from Main Highway in order to preserve the view and setting. Its architecture was designed in the tropical “Old Grove/Key West” style, with tin roofs, indented porches rather than balconies, and latticed walls.
KEY FEATURES

- Zoning Change
- 104 Parking Spaces
- Dense Urban Setting
- Multi-purpose Facility
- Multifamily Residential
- Retail
- Office
The Meridian

Location: South Beach, FL
Client: Flagler Holding Group
The design of this 111-unit, six-floor condominium represents the simplest response to a difficult site. The highly irregular and restrictive property is located within the urban core of South Beach and includes one triangular corner as well as an extraordinarily long frontage along the boulevard elevation. Additionally, it faces a public memorial associated with numerous height and view issues. In the center of the site were hundreds of industrial piles, left from a previous uncompleted project. The firm incorporated the eccentric piles into the structural design by creating one large slab that extends across the site.

On the boulevard side the long, continuous façade undulates. At the apex where the two streets meet, the architecture rises above the sloping elevations in order to articulate the corner, in much the way of New York City’s Flatiron building. To satisfy the zoning requirement regarding height and views, a penthouse level was created with large, semi-enclosed terraces.

The Meridian comprises industrial-style lofts of various sizes and amenities, penthouses, townhouses, and two levels of parking. All lofts have twelve-foot-high ceilings and high windows and doors that open onto balconies. The top floor lofts have double height ceilings and rooftop terraces. A glamorously landscaped rooftop pool overlooks the city skyline.

**KEY FEATURES**

- Multifamily Residential
- Familiar with Miami Beach Regulatory Issues
- Integrated Architecture & Interior Design
- Grove Garden
- Zoning Change
- 104 Parking Spaces
- Dense Urban Setting
- Multi-purpose Facility
- Multifamily Residential
- Retail
- Office
Ponquogue Manor

Location: Hampton Bays, NY
Client: Hampton Bays
Ponquogue Manor is located off the Shinnecock Bay, at the end of a canal, and adjacent to existing marinas and a residential neighborhood. The elegant, tall hedges typical of a Hamptons streetscape will conceal the townhouse community, and the residences will orient toward the water. In keeping with Southampton’s architectural tradition, the design is based on the Shingle style, with each complex differing slightly from the others. The one-, two-, and three-bedroom units range in size from 1,000 SF to 2,500 SF. All will have beamed ceilings, fireplaces, and decks – some constructed with ground level terraces, others with roof decks. Three units of the condominium community will be reserved as seasonal rentals.

In addition to master planning and architecture, Zyscovich is also creating the Hampton Bays landscape design. The wetlands will be planted with native species and a storm water retention feature, designed with a walkway planted with irises, will provide natural mitigation to deal with heavy storm water erosion. The feature, both beautiful and environmentally responsive, resolves site erosion.
Village at Sailboat Bend

Location: Fort Lauderdale, FL
Client: Lennar Homes
Lennar Homes commissioned Zyscovich to master plan a 14-acre historic neighborhood site (previously surplus property owned by the Broward County School Board) to create an urban infill community. The site is located in proximity to Fort Lauderdale’s entertainment and cultural districts, including its performing arts center. This mixed-income urban renewal project has brought new life to the western edge of the city’s famed Las Olas Boulevard and includes a campus for artists.

Included at the Western edge of the development is the historic West Side School, which had been unused for decades. The building will be restored as an adaptive re-use by Artspace as a community facility and by the Broward County Historical Society. Restoration will be in keeping with the architectural character of the neighborhood which includes old Fort Lauderdale-style townhomes. Harmon Field Park, adjacent to the old school, will be refurbished and extended to an adjoining waterway. The park will serve as a civic space for both the new neighborhood and community at large.

**KEY FEATURES**

- Site Analysis
- Zoning and Code Analysis
- Sustainable Design
- Historic Neighborhood
- Master Planning
- Pedestrian Friendly
- Economic Feasibility
Artspace Sailboat Bend Lofts

Location: Fort Lauderdale, FL
Client: Lennar Homes
Artspace Projects was invited by the Broward County Cultural Division to help conceive of and implement arts-related work-force housing uses for a 14-acre site situated in a blighted historic neighborhood. Zyscovich Architects worked with Artspace to master plan and design the project. The first step in the design process was to create a master plan that restored the continuity of the green space including public access to the nearby river and siting the buildings in a way that re-established the neighborhood’s street grid. Included within the plan was the restoration of the historic West Side School, an adaptive reuse to provide a community center and offices for the County Historic Commission and Historic Museum, currently under construction.

The Artspace building itself comprises a new three story loft building including a range of 1 and 2-bedroom units. The units are made unique and specific to their live/work use through the inclusion of lower or operable bedroom wall dividers, allowing for more flexible use of the space as an art studio. A common gallery space is located on each floor rather than being consolidated on one floor. This provides a variety of types of gallery spaces, such as proximity to a large outdoor terrace, the individual studios, and also direct ground floor access. The kitchens were designed in a modular, almost furniture like fashion to help control costs whilst maintaining maximum flexibility.

The Village at Sailboat Bend has generated economic, cultural, architectural, and recreational diversity in a disinvested urban area and also contributed to the stimulation of investment and opportunity in Fort Lauderdale. The mixed-use urban infill introduced energy and new resources in the form of parks and green space and art and culture. The provision of workforce housing in proximity to the heart of downtown Fort Lauderdale has spurred urban investment and brought a workforce within walking distance of the retail, office, and cultural center on West Las Olas Boulevard.
Flamingo South Beach

Location: South Beach, FL
Client: AIMCO
By capitalizing on the unique assets of South Beach, Zyscovich transformed two 1960s
15-story, 550-unit residential towers for retirees into an urban 21st Century full-service
South Beach resort for renters. The $360 million project included the addition of a
32-story tower, 28 townhouses, 24 garden apartments, a 2,000-car garage, and a
4,000 SF state-of-the-art gym overlooking the water. The firm conceived a resort-like
manner of living by providing amenities that include a business center, dry-cleaning
drop-off, green grocer, magazine seller, cyber cafe, gathering areas wired for laptops,
a 24-hour doorman and concierge service.

The interiors of the existing towers were gutted and then transformed by a complete
renovation which included increasing the average unit size and adding new finishes,
carpeting, ceiling, windows, doors, appliances, and air conditioning. The bathrooms
were installed with new tubs, and each kitchen with new kitchen cabinets and appliances
including a combination washer/dryer. Above the 20th floor in the new tower, all
kitchens and foyers are outfitted with wood flooring, stainless steel appliances, wood
cabinets, and granite counters.

The main lobby is designed as a modern gallery of geometric shapes and rich materials.
Against starkly white walls and white terrazzo floors, architectural elements appear as
freestanding art objects. Furniture and art combine reds, yellows, and oranges. The
gray carpeting of the corridors is patterned with ellipses in three different shades of
orange, which mirror the form of the main tower.

Overall, the design created a high profile for the project, attracting renters and giving
the complex the feel more of a resort than an apartment complex.
KEY FEATURES

• Interior Architecture
• State of the Art Fitness Center
• Phased Renovations
• Relocation Analysis
• Facility & Feasibility Analysis
• Existing Condition Assessment & Analysis
• Scope & Program Verification
• Sustainable Design
• Phased Construction
• Residential Strategy
• Management Master Plan
• Landscape
• Open Space Development
SPORTS AND RECREATION
Mayport Fitness Center Addition

Location: Naval Station Mayport, FL
Client: US Marine Corps
Zyscovich, as part of a Design Build team with Sauer and TransSystems, is providing the design for the construction of a physical fitness center renovation and addition at the Mayport Naval Base. The project includes a new 50 meter indoor swimming pool with 2 movable bulkheads, and SAR Training area; 2 indoor multi-purpose basketball courts, 2 indoor racketball courts; a spin room; full locker facilities; showers; steamroom, and sauna. The facility also includes a child care facility. The project is projected for LEED Silver certification and will incorporate ATFP design.

The firms services included site planning, programming, architectural design, interior design, LEED Coordination and Design, and construction administration.
Camp Lejeune Fitness Center

Location: Camp Lejeune, NC
Client: US Marine Corps
Zyscovich, as a Design-Build Partner, is providing the design for construction of a physical fitness center at the Marine Corps Base at Camp Lejeune design for LEED Platinum certification. The facility will be constructed as a destructive weather shelter for extreme wind events, and will include: indoor swimming pool, indoor running track, gymnasium with basketball/volleyball court and spectator seating, racquetball courts, unit physical training/group exercise room, aerobic/exercise area, a cardiovascular training area and a weight training/body development area. Space shall be provided for equipment storage/gear issue area, administrating area including private staff offices, a fitness assessment room, and a laundry facility, vending area, separate men/women/family locker area with showers, toilets and sauna.
Ft. Lauderdale Aquatic Center

Location: Ft. Lauderdale, Florida
Client: Recreational Design and Construction, Inc.
Ft Lauderdale Aquatic Center – In planning for a facility like this that has an International competition component as well as community components, we need to pay attention to safety of the users and overall security of the facility. In this case, prior to evaluating final master planning options, we provide space planning options for the site indicating circulation elements and egress that take into account the different users of the facility. The program of the Aquatic complex is two large Olympic size pools and diving facilities for large scale competitions and summer camps and a community pools that is used every day of the year. In addition, the project includes a park across the street that contains a splash park and a 30 x 30 feet wave recreational pool. The splash park area is open to the public. The surface turns from concrete to spongy rubberized surface and the water comes from under the surface and also handles spray mist. This is the public/civic space of the park, where most of the children can enjoy the area and the families gather around.

Main pools are in close proximity to the changing rooms which reduces the amount of wet surfaces in the facility. We place the administrative facilities in the same area as the locker/ changing areas in order to increase the visual connection to other administrative staff such as life guards and first aid officers. The facility is designed with flexibility, during the summer time camp, the conference rooms and brake rooms are used by the children and the conference room is equipped to be used as the media office space during special events.
Tobago National Aquatic Centre and Indoor Sporting Hall

Location: Bacolet, Tobago
Client: Tobago House of Assembly, Division of Education, Youth Affairs and Sports
The Tobago House of Assembly, Division of Education Youth Affairs and Sports, retained Zyscovich Architects to prepare a Master Plan for the design of the Aquatic Centre and Indoor Sporting Hall at Bacolet, Tobago. The proposed Master Plan establishes a synergistic relationship between the existing Dwight Yorke Stadium and future aquatic facilities, velodrome, soccer fields, athletic dormitories, Indoor Sporting Complex, a Community Park with jogging track, and hotel site.

The Aquatic Center will be the first element of the Master Plan to be integrated with Dwight Yorke Stadium. It is composed of a three-meter deep competition pool, a dive pool with towers, showers and acclimation spa, and a warm-up/learn-to-swim pool. Also included as a part of the Aquatic Centre is a gymnasium building. The aquatic facilities and gymnasium will share amenities and elements, such as training rooms, toilet rooms, lockers and showers, offices, and storage and weight rooms.

The initial facilities are expected to allow the island to develop its sports tourist industry to host regional, national and local sporting events and to be the primary facility for the training of local and international athletes. In addition to the aquatic facility, indoor facilities in the Gymnasium Building will include: event seating, netball courts, basketball and volleyball courts, concessions, locker rooms, offices, meeting rooms, pressroom, and group toilet rooms.
Tobago National Aquatic Centre and Indoor Sporting Hall • Bacolet, Tobago
City of Coral Springs Sportsplex

Location: Coral Springs, Florida
Client: City of Coral Springs
Working closely in collaboration with the City of Coral Springs and the School Board of Broward County, Zyscovich prepared a master plan for the City of Coral Springs’ Sportsplex and the adjacent Coral Glades High School. The Sportsplex includes a 7,500 SF concession/storage & administrative building to hold sporting and community events. The park also contains competitive baseball, softball, football and soccer fields and accommodates the adjacent Coral Glades High School track, tennis and basketball courts. A “tot-lot” with shade structures and numerous picnic facilities are also provided in the park. Traffic patterns, parking and shared site infrastructure were successfully planned to enhance the functionality of both facilities while keeping the school facility secure and creating multiple joint-use opportunities and shared use economies.

The sports park’s parking and field amenities are used for both school and after hour community use via an interlocal agreement. The 2875-student station high school is composed of a two-building campus situated around a large courtyard. The assembly functions, such as the gym and dining facilities are housed in a one-story building opposite the courtyard. The courtyard is lushly landscaped and provides covered dining to encourage outdoor use. The two building campus easily facilitates after-hours assembly uses without opening the entire school to the public. The assembly building houses a state-of-the-art hurricane shelter.
Little Haiti Soccer Park

Location: Miami, FL
Client: City of Miami
The Little Haiti Soccer Park was first identified as a potential neighborhood improvement project when the City hired Zyscovich to prepare a parks improvement plan for Miami. One of two neighborhood parks, the Soccer Park will connect to the Little Haiti Cultural Campus via street improvements along NE 2nd Avenue. The project includes a professional regulation soccer field, a practice field, and a 750-seat grandstand. Other features include a vita course, tot lot, water play area, and a domino park, as well as landscape improvements to create a more inviting environment.

The project was planned to accommodate the addition of a second and third phase which will provide offices for parks and city employees as well as additional sports facilities. The first of these two phases is currently underway, with the other still planned for future development.
Jose Marti Park Community Gymnasium

Location: Miami, FL
Client: City of Miami
Zyscovich was hired to design a community gymnasium facility as a part of Jose Marti Park, located in downtown Miami. The project is a challenging addition due to the tiny size of the site, which runs underneath an I-95 overpass, is bisected by a residential street and contains major utility hubs feeding the City of Miami and Dade County. As a unique solution to the site's size constraints and urban setting, Zyscovich elevated the building to span the street, avoiding the underground communication cables and water and sewer lines. This innovative move simultaneously saved the City money and created prominence for the facility.

The building itself is forward-looking in its architectural expression and is reflective of the new image being cultivated by of the City of Miami - one of skyscrapers, glass and cosmopolitan living. The facility includes a gymnasium, a fitness center, an aerobics facility, locker rooms, administrative offices, storage areas and a seating area for 500 people, which will provide an additional community meeting place for Miami residents. In addition, the master plan and siting of the building improves the park’s connection to the Miami River at the southeast end of the park.

**KEY FEATURES**

- Programming
- Space Planning
- Master Planning
- Public Use
- Unique Design Feature
- Spanning City Street
- New Addition & Renovation
AVIATION/TRANSPORTATION
El Dorado New International Airport

Location: El Dorado International Airport - Bogota, Colombia
Client: OPAIN c/o Grupo ODINSA Centrol Empresarial Corporativo
Zyscovich and ADPI, under the direction of OPAIN, the Airport Concessionaire, reviewed the El Dorado Airport Master Plan initially prepared in 2001 by ADPI. Consequently, during the validation process of the Master plan, the consortium of Zyscovich and ADPI, planned an alternative proposal of a new unified passenger terminal to replace the previously proposed existing terminal renovation and the construction of a new independent international terminal. As a result of this evaluation, ADPI completed the Schematic Design Phase of the proposed unified scheme. Zyscovich, in an independent contract with the airport operators, is currently in charge of developing the design and to produced construction documents for the new International Airport.

In addition to improving the intrinsic limitations of renovating a terminal that was designed and built more than 50 years ago, the proposal improves substantially the passenger experience, the terminal’s commercial and logistical aspects, and provides for a more efficient hub operation. The updated alternative was developed for a new 34 gate terminal and master construction for the new El Dorado Airport will be accomplished in two phases which have been precisely planned so that operations and capacity are never, at any point, interrupted. The New Terminal will include separate international and domestic gates, with commercial and duty free areas, immigration facilities, offices, airline support spaces, and independent landside facilities. Following the new international security policies, the concept offers complete separation between arriving and departing passengers both in the international and the domestic side, and security check points for gate to gate connections for passenger in transit.

At project completion, El Dorado International Airport will have the capacity to process 12-15 million passengers per year. Besides domestic hub activity, Avianca presently uses El Dorado as an international hub.
KEY FEATURES

- Market Analysis
- Retail Concept Design
- Pedestrian/Passenger Flow
- Programming/Space Planning
- Landside Master Development
- Traffic Free Zone for Arriving/Departing Passengers at Ground Level
- Amenity Package Design
- Wayfinding
- Branding
Fort Lauderdale-Hollywood International Airport Terminal 4

Location: Fort Lauderdale-Hollywood, FL
Client: Broward County Aviation Department
Zyscovich, in a joint venture, created a concept design for a new international terminal at Fort Lauderdale-Hollywood International Airport. As the client’s needs have changed substantially since the initial programming effort, the project is currently under redesign as a substantial addition to the existing Terminal 4 that will provide an internal pre-security connection to the existing Terminal 3, greater efficiency and flexibility of the international operations, 14 international swing gates, a new international concourse and new offices for the Broward County Aviation Department.

The new design is intended to be flexible enough to respond to the Airport’s current needs for expansion while respecting the recently updated Master Plan, minimizing the need for temporary construction. While the design includes the full 14 gate facility, Construction Documents and Construction will be completed first for Phase One of the two-phased project.

Zyscovich is a 50-50 partner in a joint venture and is directly responsible for various portions of the scope throughout the duration of the project, including programming, design, construction documents and construction administration.

**KEY FEATURES**

- Substantial Retail in Terminal Building
- Landside Master Development
- Traffic Free Zone for Arriving/Departing Passengers at Ground Level
- Integral Security, Wayfinding, and Passenger Services
Airport City at Miami International Airport  a Public/Private Partnership

Location: Miami, FL
Client: Miami International Airport
Zyscovich is the lead architect and planner proposing 40 acres of new development at Miami International Airport. The proposed development is in response to Miami-Dade Aviation Department’s request to study the feasibility of such development and propose a revenue generating solution that will benefit the Aviation Department and Miami-Dade County.

Our team has proposed a private/public partnership directly with the Aviation Department that will allow for the maximum financial return to the Department and the County, minimizing development fees, while focusing on an extraordinary passenger experience.

The development comprising this new “Airport City” includes a new four and a half star, 400-room Hotel, with an active retail complex and a conference center, a 25-acre Office Development with a new MIC-MIA Station that will be the development’s hub of passenger traffic and retail, and a service plaza with a gas/service station and convenience retail. All these will be preceded by a relocation and consolidation plan for the Airport’s maintenance facilities, service yard and administrative Offices to an annexed parcel west of the airport. These elements, together with the existing airport terminal and the new public transit extension into the airport culminate to create our vision of a landmark urban center for Miami-Dade County.
Airport City at Miami International Airport a Public/Private Partnership • Miami, FL

KEY FEATURES

- Public-private Partnership
- Transit-oriented Development
- Significant Local and Regional Impact
- 40-acre Landside Development
- Airport City Concept
- Design Build
- Strategic Planning
- Urban Design
- Sustainable Development
- LEED® Projects
Airport City at Miami International Airport a Public/Private Partnership • Miami, FL
Colombian North East Airports

Location: Various Locations in Colombia
Client: Aeropuertos de Oriente S.A.S.
Zyscovich, was contracted by Aeropuertos de Oriente, the Regional Airports Concessionaire, to upgrade six existing airports located in the North East region of Colombia though a series of modernization projects. In addition to dealing with the limitation of renovating terminals that were designed and built more than 15 years ago, the proposal improves substantially the passenger experience and the terminal’s commercial and logistical aspects. With a philosophy of preserving the existing buildings by extracting the best architectural features, Zyscovich developed new façades that have aesthetic relationships to the particular locations and climate conditions. As a result of the contractual requirements between our client and the Colombian government, many of the specific areas had to be increased. Many of these additions are created to enhance security requirements, establish proper protocols for international arrival and departure, develop more efficient and cohesive passenger flows, retrofit baggage systems and bring the buildings up to current accessibility codes and international building codes. The new upgrades to the terminals created are also oriented to reorganize pre-security and post-security commercial concessions and restaurants to improve their functionality and viability.
Alfonso López Pumarejo Airport • Valledupar, Colombia

Proposed

Existing

Almirante Padilla Airport • Riohacha, Colombia

Proposed

Existing

Proposed

Existing
New International Cargo Facility

Location: El Dorado International Airport - Bogota, Colombia
Client: OPAIN c/o Grupo ODINSA Centro Empresarial Corporativo
Zyscovich was contracted to realize the design and the constructions documents for the new International Cargo facility at El Dorado International Airport in Bogota, Colombia. The new terminal consists of 36,000 sm (387,500 sf) of staging, processing, receiving/loading and office space necessary to process international cargo.

The new international cargo facility is a flexible space available for multi-tenant use with 80 loading docks and 7+ airplane parking positions. Built in 2 phases, the facility will be able to immediately accommodate the relocation of the existing cargo operation, while providing flexibility for the larger future operation. As the first new building to be constructed as part of the redevelopment of the Airport, this project allows for the first relocation of existing operations which will propel the remainder of the airport development.

Opain opted to use an alternative development proposed by a potential sub-concessionaire operator for the cargo terminal.

KEY FEATURES

- Architecture for Aviation Facilities
- Durable and Contextually Appropriate Materials
- Designed for Phased Construction
Concourse E-F Renovation, Miami International Airport

Location: Miami, FL
Client: Dade County Aviation Department
A section of the original Miami International Airport building constructed in 1947, Terminals E-F were completely renovated. Foremost were the relocation of the entire airport phone and data connections from this floor to another site; and replacement of the concrete barriers that divided international arrivals from their crowds of greeters. The firm created a full-height glass wall that safely separates travelers from greeters while making visible the drama of arrival. Selective transparency and open space were applied to reinforce the wayfinding and passenger processing.

Zyscovich also introduced a palette of rich and colorful materials, including terrazzo flooring, mosaic tile murals, and colored glass to reference the subtropical location. The rectilinear regimen of the original floor plan was turned into a sea of curvilinear design motifs and elements.
KEY FEATURES

• Federal Inspection Services
• Greeters Lobby
• Contextual Interior Design
• Mechanical/Electrical Systems Relocation
• Passenger Services Upgrades
Florida’s Turnpike Service Plazas

Location: Seven Locations
Client: Tower-OHL Group
Zyscovich, as a Design-Build Partner designed seven buildings for the newly selected concession-holder of Florida’s Turnpike Service Plazas. The project included new construction of four facilities and renovation of three existing facilities, all projected for a LEED® Silver rating.

Zyscovich presented a design strategy that focuses on Florida’s environment as it changes from the northernmost plaza at Okahumpka in North Florida to the southernmost plazas in Broward County. Each site offers new amenities, upgraded services, and more modern and contextual buildings. Included in the new facilities are outdoor dining areas, indoor gardens, higher ceilings, and maximized natural daylight.

As the project is designed for both the benefit of Florida’s Turnpike Enterprise and a private concession-holder, phasing and design coordination were critical elements. Zyscovich simultaneously designed the seven buildings with an emphasis on efficient constructability and minimal disruption of existing operations.

**KEY FEATURES**

- High Traffic Transportation Facilities Design
- Durable and Contextually Appropriate Materials
- Significant Food, Beverage and Retail Component
- LEED® Registered
Pompano Tri-Rail Station
Location: Pompano Beach, FL
Client: South Florida Regional Transportation Authority
Zyscovich has been commissioned, as a consultant to Kimley-Horn Associates, to prepare the architectural design criteria package for the design build rehabilitation/expansion of the Pompano Beach Tri-Rail Station. The project will be designed to LEED Silver standards and submitted for certification. The new project will include a new overpass and bridge, new platform to accommodate Tri-Rail and Amtrak train lengths, new platform and bus canopies, a machine-roomless elevator, solar flexlight laminate photovoltaics, LED lighting, green signage, bicycle lockers, and real time monitoring of energy consumption.

Positioned next door to the SFRTA regional offices, the station is to become the centerpiece to Tri-Rail’s updated facilities, showcasing their commitment to a sustainable future.

**KEY FEATURES**

- Design Criteria Package
- LEED® Silver
- Solar Flexlight Laminate Photovoltaics
- Green Signage
- Bicycle Lockers
- Real Time Data Monitoring
- Coordination with Various Agencies
PUBLIC
Little Haiti Cultural Center

Location: Miami, FL
Client: City of Miami
As part of a community redevelopment and enhancement effort for Miami’s Little Haiti neighborhood, Zyscovich was commissioned by the City of Miami CRA to create a parks improvement plan as well as a master plan and design for a new Little Haiti Cultural Campus. In addition to the planning, architecture, and interior design scope, Zyscovich assisted the client with feasibility studies that affected land acquisitions, presentations and programming meetings for the community, inclusion of a public solicitation for local art, street and sidewalk improvements, acceptance of unity of title for the land, programming for the performing arts spaces, and marketing material for potential sponsors and operators.

The new community-use campus maintained the existing Caribbean Marketplace and added two new buildings. The project includes a 250-seat theater with dance and drama rehearsal halls and a Cultural Center with an art gallery, arts and crafts workshops, and community meeting rooms. A large open plaza, designed to host outdoor community events, joins the two new buildings. Traditional Caribbean art and architecture influence combined with a modern representation inspired the design for the new Cultural Campus.

The Plan also includes the Little Haiti Soccer Field which connects to the Cultural Campus via street improvements. The project includes a professional regulation soccer field, a practice field, a 750-seat grand stand, a vita course, tot lot, water play area and a domino park. The project was also planned to accommodate the addition of a second and third phase which will provide offices for parks and city employees as well as additional sports facilities.

**KEY FEATURES**

- Cultural Center
- Community Enhancement and Redevelopment
- Gallery Exhibition Space
- Performance Space
- Renovation/Expansion
- Public Involvement
- Artist Selection and Integration
Arthur E. Teele Community Center

Location: Miami, FL
Client: City of Miami
Zyscovich designed the Arthur E. Teele Community Center as the second phase to the Little Haiti Soccer Park. This building houses the City’s local Neighborhood Enhancement Team offices. Park offices, restrooms, a Community Meeting room and a large Multi-purpose room. Additionally, the project has covered, exterior space designed as complimentary event space. The building is sited as to allow prominence on the street, while planning on a future connection to a third phase activities building and providing direct access to the soccer park amenities.

In order to expedite the project, the City requested that Zyscovich provide a re-use of an existing City Park Building from another neighborhood. As part of the scope, Zyscovich provided services to modify the building’s design so that it responded to the context of the Little Haiti Community, and in doing so, was able to better accommodate the neighborhood’s programming needs. Zyscovich provided re-design services and produced 100% construction documents in 5 weeks.
Coconut Grove Library

Location: Coconut Grove, FL
Client: Miami Dade County
The Coconut Grove Branch of Miami-Dade County’s library system is a public facility that is both culturally and historically important to the Coconut Grove neighborhood of Miami. The original small library building dating to the early 1900’s (left side of rendering) was expanded in 1963 with a tropical vernacular building. This split-level building had not been updated for accessibility since. Zyscovich has completed a program confirmation / feasibility study for accessibility compliance and expansion. This study was accomplished simultaneously with the schematic design phase. The estimated $2 million project was recently approved to move forward toward implementation.

The accessibility compliance includes the reconfiguration of ramps and steps, the addition of an elevator inside the existing building, and the expansion of bathrooms. The necessary expansion of floor space will be accomplished primarily under the existing main roof, by partially enclosing the perimeter veranda, yet without losing the visual effect of the wrap-around overhang. This creative approach will allow valuable floor space to be gained, while improving both building maintenance and security. A simple new entry lobby was required (glass element with signage in the rendering). This transparent, inviting volume ties the two existing buildings together with the entry plaza – and inside provides needed reception space while connecting the split levels.
Tribal Services Complex

Location: Brighton Reservation, FL
Client: Seminole Tribe of Florida
Commissioned by the Seminole Tribe of Florida, Zyscovich commenced the project by providing a facility needs assessment, program analysis and various conceptual massing studies to determine the space and functional requirements. The firm is now completing the master planning and architectural design for the two-building project that includes a centralized administration services building and a Police, Fire and Emergency Operations Center facility with an apparatus bay. The site is designed to meet EOC standards and the hardened facility contains all necessary emergency backup systems.

The project is designed to create a community centerpiece with respect to neighborhood scale, materials and character. The community focused, service oriented design will incorporate the adjacent existing community center and contains a “River of Oaks” main receiving plaza and shared community space.

The project is designed for LEED® Silver certification and the LEED Design components include: site; water efficiency; energy & atmosphere; materials & resources; interior environmental quality and innovation & design elements.

**KEY FEATURES**
- Secure Sallyport
- Property & Evidence Processing and Storage Center
- Training Rooms
- Records, Booking & Intake areas
- Secure Armory
- Patrol Room
- Detective Area
- Administration Area
- Chief’s Office
- Dispatch & Communications
- State-of-the-Art Telecom Systems
- Impound Yard
- Fueling Station for Fire & Road Vehicles & Police Equipment
- Helipad
- Hardened Maintenance & Storage Facility
- Telecommunications Tower for Emergency Communications
- Showering and Bunk Facilities
- Commercial Kitchen
- Conference Meeting Areas
New Scarborough Farmers Market

Location: Scarborough, Tobago
Client: Tobago House of Assembly
The New Farmers Market will be located on a prominent and important site in Scarborough. The site is the gateway location to important neighboring cultural and community facilities to the west, including the new Cultural Arts Facility, Shaw Park, Tennis Center and Scarborough Secondary School. The building placement and architectural design must therefore both recognize the important function the Farmers Market building will have as a gateway building to the neighboring community amenities and serve as a practical and efficient marketplace.

The Farmers Market building will be a major shopping destination therefore traffic considerations are paramount. The entry plaza at Milford Bypass and Orange Hill is paramount to efficient site operation as proper access to the market will be vital to the success of the facility. The Market must accommodate all forms of transportation including cars, taxis, trucks, commercial vehicles, and public buses as well as pedestrian traffic. The building’s curved design along its corner location intentionally bifurcates the site to minimize cross traffic between pedestrian and vehicular areas, enhancing safety and creating efficient circulation patterns. The main pedestrian entrance to the market is also located at the entry plaza, allowing easy public access to the building and providing a large gathering space for cultural activities.
Broward County Veterans Administration
Outpatient Medical Facility

Location: Sunrise, FL
Client: Department of Veterans Affairs
An 83,000 NUSF VA Outpatient Medical Facility that includes ambulatory care, dental facilities, minor outpatient operatory modules, recovery rooms, radiology and audiology suites. Zyscovich was retained when ownership of this project changed during project design and construction and the need for redesign, design verification and project management became necessary to complete the project that had been delayed for over 4 years. Zyscovich fast tracked the project and completed work estimated to take 9 months within a 5 month period.

The firm’s services included architectural design, construction documentation, permitting, and construction administration. The work included site and construction verification and redesign of various interior and shell components. The firm also analyzed and addressed deficiencies in space layout, mechanical, plumbing and the building envelope in order to ensure compliance with VA technical requirements including those found in the physical security design manual, VA Barrier Free design guide, AIA guidelines for construction of Healthcare facilities and other VA technical design manuals. This process included multiple design workshop meetings with various VA Department Heads to update the design to meet current needs and facility requirements. The facility design was adapted to incorporate the necessary level of flexibility to achieve the long term viability of the facility for the VA’s ever-evolving needs. The firm produced drawings for this project using the VA National CAD Standard Application Guidelines.

The final design employed multiple energy efficient components to create a highly effective facility. These components included mechanical, lighting, extra insulation, ice creation and storage, and significant natural light.
COMMERCIAL
BankUnited

Location: Miami Beach, FL
Client: Bank United
Park Square at Doral Office Building

Location: Doral, FL
Client: Shoma Development Corporation
Park Square at Doral Commercial Complex is a 50-acre project with approximately 2,000,000 SF of mixed-use development, including 218,000 SF of office space, 157,000 SF of retail, and mid-rise, high-rise and single family residential. The first project completed is the 12-floor office building with a 6-floors of parking lined with retail.

Zyscovich provided site analysis, master planning, programming, architectural design, interior design, and construction administration.
Baptist Health South Florida Corporate Headquarters Complex

Location: Miami, FL
Client: Baptist Health South Florida Inc
The Baptist Health South Florida’s new Corporate Administrative Support Building Complex will consolidate all corporate administrative offices into one central location that houses approximately 1,100 employees. The state-of-the-art complex will be designed with an emphasis on the health and well-being of Baptist employees, and incorporate technological innovations to create an advanced intelligent workplace. In addition to the office space, the building will consist of a day care, chapel, board room, wellness center, retail space, inventory distribution center, cafeteria and emergency command center. It will be designed for LEED Gold certification. Zyscovich is master planning the campus to accommodate a phased development as capital funds become available.

**KEY FEATURES**

- Space Planning
- Interior Design
- FF&E Selection
- Programming
Broward Government Center West Complex

Location: Fort Lauderdale, FL
Client: Broward County
Broward County sought to consolidate seven independent county departments previously dispersed throughout the city into two recently purchased adjacent, free standing buildings. Zyscovich had to conduct a relocation analysis, a feasibility study, a work flow analysis, and create stacking plans in order to integrate these departments in a manner that was conducive to efficient work flow within a department and throughout the division. Our design joined the two buildings under one roof by covering the previously unused open courtyard between the two buildings with a tensile structure roof and enclosing the two open ends with glass walls. This new location was designated as an information hub for the seven county departments. This concept not only physically joined the two spaces but also improved the delivery of customer service by providing one central location where the public could obtain information and determine which department they needed in order to complete their business. This creative solution eliminated the need to demolish and reconstruct the two separate buildings saving the client additional expense.

It was also crucial to create a design that the general public would find accessible and easy to navigate. The firm incorporated customer friendly components into the design and uniquely branded each of the departments through the use of bright colors. These colors were placed strategically throughout the main information hub and flowed into the respective departments distinguishing one department from the other and making the space simpler for the public to navigate.

KEY FEATURES

- Programming
- Space Planning
- Wayfinding
- Branding
- Renovation/Expansion
- FF&E Selection
- Interior Design
- Construction Documents
- Construction Administration
Capital Bank

Location: Miami, FL
Client: Capital Bank
Zyscovich worked with Capital Bank to relocate their downtown branch to an historical space located in the Alfred I. Dupont Building, Miami’s first downtown skyscraper. The building required restoration as well as a new overlay of modernity in function and technology to serve the needs of Capital Bank. The issue of furnishings and equipment was a major concern regarding appearance and historic compatibility. Throughout the planning and relocation, Zyscovich worked very closely with asset management companies, bank staff, construction managers, contractors, furniture purveyors and relocation companies to ensure the transition was as subtle and efficient as possible.

The firm was also engaged to develop a strategic relocation analysis and create a plan consolidating more than 200,000 SF of banking facilities within leased spaces into space within buildings that the bank owned. Capital Bank required a complete interior design strategy, from feasibility studies to a relocation analysis of their existing departments and projections of future growth. Departments included Domestic and International Lending, the Trust Department, bank branches, and a Post-Recovery Center as well as Executive Offices and backroom departments.
KEY FEATURES

• Relocation Analysis
• Interior Design
• Consolidation Plan
• Construction Documents
• FF&E Selection
• Space Planning
• Renovation
• Historic Restoration
Galaxy Elementary School Master Plan & Comprehensive Replacement

Location: Boynton Beach, Fl
Client: School District of Palm Beach County
Galaxy Elementary will be inventing a new direction for K-5 instruction in Palm Beach County, the nation’s 11th largest school district. This will be the first CHOICE (magnet) elementary school specifically designed to provide E3 learning to the District’s underprivileged and minority populations. The school curriculum will focus on Energy, Environment and Engineering and include a focus on science and math. To complement the curriculum, the school will also aim to be the first LEED Platinum school in the country to integrate the curriculum into building and site design. Our programming effort has created a new generation of DaVinci Studios (elementary science labs), Learning Studios (classrooms), and Wonderment Spaces (skills labs) to evolve the new curriculum. These new learning spaces will then be introduced to other elementary schools in the District.

The project itself involves the modernization and construction of an approximately 109,000 GSF, 751 student station elementary school and includes the replacement of an adjacent 4-acre city park facility. Two existing classroom buildings of +/- 10,000 GSF will be reused as ancillary space for teacher professional development.
Colegios Departamanto del Cesar

Location: Aguachica, Curumani, Codazzi (Cesar, Colombia)
Client: Gobernación del Cesar
The architectural design team has extensive experience in the design and construction of educational facilities worldwide. The professionals involved in this work have a high level of knowledge which requires the philosophical and pedagogical, cultural and civic elements the importance of a structural framework to ensure, facilitate and encourage students to enrich their knowledge and in turn provide the infrastructure to exalt the value of that person in their cultural context.

MEGA SCHOOLS The concept of education can integrate all levels of education under one umbrella. This will create a comprehensive educational complex in which the different levels collaborate and interact harmoniously helping the community development and creating a socio-educational center which highlights the unique qualities of each student while promoting an integration of population very cohesive and harmonious.

Functionally and philosophically, the concept of educational integration involves the unification of various parts of the educational process under one roof. Moreover, weather conditions and finding the best balance between light and natural ventilation, with enough shade to protect against heat regenerated by sunlight, are architectural response to an elevated deck joint, separate living spaces so to allow free flow of naturally cooled air living spaces. Consequently educational facilities have been
designed as a system of parts (like the traditional educational process), but integrated under a common structure by way of a large umbrella protects the parts of sun and rain, while allowing the uninterrupted flow of light and natural ventilation. We have called this physical response design, closely linked to functional and philosophical concept of the project, as the UMBRELLA FOR EDUCATION, because this item at a time integrator and protector has become the guiding principle of architectural design.

MEGA SCHOOLS The well count with three main elements: A roof that unifies the classrooms of Elementary, Middle and High on three floors. This also provides shade and allows cross ventilation between the rooms. The organizational plan is compatible with a philosophy of collaborative teaching.

The design seeks to foster an intimate level classrooms while also creates ample space for collective activities in the resort center. A central courtyard becomes a kind of Agora that literally and figuratively forms the heart of the school. The multipurpose room, cafeteria and a terrace green are the main elements of the Agora. Students have the opportunity to meet here in a central space that works at different levels and in turn serves several functions. One of these functions is the C.I.R.E. (Comprehensive Education Resource Center) which fulfills a function of both civic and student. Has been located C.I.R.E. on the second floor of this component as part of the main facade of the school. Accentuating the institutional character that deserves a major component of the school and leaving a covered space for the entry of students without building additional covered walkways. This center can be accessed both from the public area by area residents as college students. This is a full integration of city center / student.

Like the buildings of the main square of the town are connected along streets, classrooms make the environment the main square of this center which promotes informal communication and continuity of the student’s experience.

The cafeteria has a pitched roof that is accessible on both sides. Students are expected to learn from this structure and aims to use the building as a teaching tool, and a desire to reduce stormwater runoff, it also provides motivation for installing a green roof in which students can gather to learn not only in classrooms but outside.

This center can be accessed both from the public area by area residents as college students. This is a full integration of city center / student.
The second component is the umbrella that shelters the education of the young. The third component is the Civic Center / Community containing the areas of theater, museum exhibits, planetarium and Community Action.

Each of these elements is unique and characteristic features have been incorporated in each region to help facilitate and promote the interest of citizens to express and enrich the artistic level in a unique way to becoming part of the heritage of the culture of each location.

Overall design efforts have focused on creating a school wide, economically viable through the rational use of materials and construction methods. Have been carefully selected local materials with low maintenance and suitable climate.

Looking for a meaning not only functional but also aesthetically, with the aim of creating a socio-cultural value, an architectural identity and image for residents. These structures are designed giving a character and personality of places.

All structures through design respond to the climate of the region taking into consideration access, existing vegetation and guidance to the determinants of desolation and winds.
Miami Dade College Wolfson Campus Student Support Center

Location: Miami, FL
Client: Miami Dade College
Miami Dade College is the largest institution of higher education in America, enrolling more than 163,000 students at eight campuses throughout Miami-Dade County. Its mission is to provide accessible, affordable, high quality education by keeping the learner’s needs at the center of the decisionmaking process and working in partnership with its dynamic, multi-cultural community. The 14.5 acre Wolfson campus, located in downtown Miami, is within reach of the City’s financial, governmental and cultural hubs. Easily accessible by public transportation, the Wolfson Campus utilizes state-of-the-art technology throughout its seven buildings and houses the New World School of the Arts, one of the best art schools in the country.

The Miami Dade College Wolfson Campus Classroom Building project will provide approximately 110,000 gross square feet of new academic and support spaces.
Miami Dade College Hialeah Campus Remodeling/Renovation

Location: Hialeah, FL
Client: Miami Dade College
Zyscovich was selected to remodel and renovate the 59,000 SF 1790 facility to provide the following academic program & support spaces: classrooms, science lab suites, library/study space and office space. A connection between the MDC 1780 and 1790 facility on each of the four floors will create the following spaces as a part of the union: classrooms, multipurpose area, office space, the main entrance to both buildings, and the pedestrian & utilities connections to a future parking garage that will be located immediately to the south of both facilities. The student support functions located in the 1776 facility will be provided in the remodeled 1790 facility.

The remodeling and renovation of a small portion of the 1780 facility will provide the following academic program & support spaces: classrooms, testing, math lab suite, central food court & dining area/internet café. The 1776 one story building will be remodeled and renovated into the wellness center and related spaces. The extensive remodeling and renovation with addition will include all building systems (HVAC, electrical, plumbing, elevators, lighting, acoustics, etc.) and room finishes/furniture/equipment for all areas in the 1790 facility. The project design will incorporate the College’s prototypical learning environment planning principles, strive for LEED certification, include new student social environments where possible and specify standard College IT systems and furniture/equipment.
Pine Jog Elementary School and the Florida Atlantic University
Pine Jog Environmental Education Center

Location: West Palm Beach, FL
Client: School District of Palm Beach County
The SDPBC and FAU are pioneering a new direction for high performance schools in Florida. Their respective missions will be to inspire and excite Palm Beach County children and residents in the science and art of restoring the natural landscape and promoting our role as responsible citizens in safeguarding the planet’s natural resources. Collectively the partners are integrating the curriculum by combining both traditional and built environmental education to provide a comprehensive program of ecological awareness and stewardship. The entire 150-acre parcel will serve as an outdoor classroom and the two adjacent facilities will share numerous site, building system synergies and design features. FAU will offer built environmental education courses through its College of Education using both facilities as student teaching sites. The intention is to enrich both the FAU College of Education and Pine Jog K-5 curricula while training teachers who can intern in the Pine Jog facilities and relocate to other schools and districts, carrying the message of high performance schools, green building and environmental stewardship to other children around the country.

The partnership will provide ongoing environmental stewardship of the Pine Jog Nature Preserve. The site education curriculum will utilize the entire preserve with designed learning places in and around the structures that bring the outdoors inside and vice versa. These opportunities include butterfly gardens, water re-use demonstration areas, understanding solar paths and energy through the creation of an interactive sundial area and “Solar Plaza”, mitigation/restoration areas for older students to create themselves, and biological life cycle study areas of slash pines, gopher tortoises, native grasses, insects, lizards, and other native amphibians.
KEY FEATURES

- LEED® Certified Gold
- Master Planning
- Public Use
- Programming
- Phased Replacement
- Due Diligence/Site Investigations & Reporting
- Diverse Stakeholder Consensus
- Public Realm Improvements
- Enhancement of Natural Resources
- Office Space
The Zyscovich Education Group recently completed a new generation of prototype Pre-K-8 schools for the Miami-Dade County Public School system. These prototype facilities will be constructed on a minimum of 11 sites over the next five years. During an extensive research and development phase, Zyscovich analyzed designs and post-occupancy evaluations of K-8 facilities world-wide to learn what worked well in other educational environments and how to incorporate those best practices into the new K-8’s design. During this phase, the facilities list and program for the new K-8 were developed in conjunction with Miami-Dade district staff. High performance school design with the prototypical flexibility of Zyscovich solutions and LEED® principles will reduce first-time costs and operating expenses, preserve the environment and improve student performance, comfort, and safety.

The prototype design delivers a school comprised of a series of “protoparts:” modular classroom buildings, an assembly building and an administration/media building linked by “connectors” containing staircases, mechanical rooms, toilets and other support spaces. A variety of connector modules is provided creating classroom buildings which can respond to varying site conditions and configurations. The schools are designed with interchangeable materials and façades to blend with the environmental context and communities in which they are located. Current facilities include: Aventura Waterways K-8 Center, Coconut Palm K-8 Academy, Mandarin Lakes K-8 Academy, Dr. Rolando Espinosa K-8 Center.
Naples High School Master Plan & Gymnasium Replacement

Location: Naples, FL
Client: The District School Board of Collier County
Zyscovich was commissioned to revitalize the prestigious and historic Naples High School through the implementation of a new campus master plan and gymnasium addition. The campus master plan has incorporated the analysis of existing facilities, utilities, infrastructure, circulation patterns and facility program to determine the most efficient and appropriate implementation of current and future development on the site. The new gymnasium, designed as the first phase of development, has been located so as to take full advantage of the synergies created with the site's athletic amenities and to create a new entry to Staver Stadium. The facility will be located at the west side of the site adjacent to the existing stadium, allowing for all school operations and functions to be maintained during the phased replacement of the existing facility. Upon completion of the new gym, the existing structure will be replaced with a campus green, creating a new sense of place and a gathering area for all students.

The new gymnasium, locker room and weight room facility will incorporate the latest technologies for sports amenities, including a main game court, separate practice courts, retracting bleachers with stadium operation, operable basketball and volleyball standards, specialized athletic floors, physical education and varsity locker rooms, and state-of-the-art training equipment. The entry, hall of fame and gym design provide for extensive natural lighting, enabling Naples High School's proud tradition of excellence to be displayed. While optimally providing for the school's program needs, the design of the new Campus and Gymnasium Addition enhances the architectural character and civic presence of the school. The campus and facilities are designed to be easy to operate and maintain and to provide the students, staff and community with an attractive and exciting educational and sporting environment.
Miami Beach Senior High School Phased Replacement

Location: Miami Beach, FL
Client: Miami-Dade County Public Schools
The Miami Beach Senior High School phased replacement project is situated on a small but prominent urban site with limited access. The master planning included the analysis of 14 buildings, the phased replacement of 10 buildings, and the renovation/remodeling of an additional three buildings, all while more than 2,300 students were on campus attending classes.

The architecture celebrates the replacement of the original institution with a new invigorating and enriching facility. This two-phased project included the construction of a new state-of-the-art library, community black box theater and auditorium, as well as other program spaces. Phase I of construction included state-of-the-art classrooms and labs, as well as the library, auditorium and fine arts suite, followed by Phase II, which included a “Food Court” food service area and a “Health Club” physical education facility.
Miami Senior High Master Plan, Historic Restoration, Renovation, Remodeling and New Additions

Location: Miami, FL
Client: Miami-Dade County Public Schools
Zyscovich was commissioned by Miami-Dade County Public Schools to master plan the restoration of the historic Miami Senior High School to its original grandeur, while updating it to a state-of-the-art high school. Opened in 1928, Miami Senior High has played a role in the lives of generations of citizens throughout Miami, the state of Florida, and the nation. The once beautiful and elaborate school has been slated for major renovation and modernization, a project for which M-DCPS is committing significant resources. Known as “The Biltmore of Education,” its design includes grand interior spaces, open courtyards, colonnades and fountains.

The Zyscovich Education Group has fully analyzed where and how to uncover the original design and to place the required additions. The new plan balances preservation of the historic school while optimizing the existing facility to meet present-day teaching requirements. The firm worked with community leaders, M-DCPS and stakeholders in a way that allowed all to share in the vision of the school’s rebirth.

The existing historic high school’s buildings required a re-roofing approach that was compatible with the original historic buildings, yet incorporated a required number of updates to address structural strength and energy efficiency issues. The existing gypsum concrete roof deck is to be replaced due to inadequate uplift strength. Structural metal decking will be utilized and acoustical decking will be used in locations where the decking is exposed to the occupied interior of the building. Thermal insulation will be added on top of the roof deck, with modified bitumen roofing. High-strength barrel clay tile will be used on sloped roof areas, and reflective white cap sheet on low slope areas. Copper flashings, gutters and downspouts will complete the historically-appropriate re-roofing.
FAU A.D. Henderson University Middle School Addition

Location: Boca Raton, FL
Client: Florida Atlantic University
The AD Henderson University School is a K-12 lab school for the FAU College of Education, the objective of which is to create self-directed, autonomous learners who will experience diverse and transformative learning environments as they progress from kindergarten through 12th grade, from a structured teacher-directed traditional classroom during the early years to complete immersion in the College’s campus as high school seniors. The school’s mission to invent innovative, new learning environments to support multiple learning modalities both to enhance the teaching profession and to provide the highest level of learning to its students, has required the expansion of the facilities to enable this transition by incorporating new practices for learning. Through the process of multiple meeting discussions and the exploration of various concepts for instruction as well as learning, Zyscovich was directed to push the envelope of possibilities and to assist in transforming the programmed spaces to meet the current and future needs of the School.

The school is pioneering a new direction as one of the first entities to facilitate project-based cooperative learning methodologies within the development of a LEED Silver certified facility. The campus has been formed anew with the placement of the expansion. The new location redefines the center of the campus creating a space for circulation, gathering, assembly and teaching. This area allows for the mixing of various grade levels to share experiences and grow as a student body.
KEY FEATURES

- Master Planning
- Programming
- LEED Silver
- Occupant Safety Considerations
- Integration to Existing, Operational Campus
- Integration with Existing Buildings
- Facility and Feasibility Analysis
- Scope and Program Verification
- Enhanced Learning Environments
- Joint Use Spaces
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FEFPA 2011 Architectural Showcase Award of Merit
BREATHE DEEPLY. LAUGH HARD. LOVE LIFE. RECYCLE.