

THE SEED SCHOOL OF MIAMI



OVERVIEW

The SEED Foundation was selected by the Florida Department of Education to serve as the school operator for a new college-preparatory, public boarding school in Miami-Dade County, Florida.

SEED Schools integrate a rigorous academic curriculum with life skills and enrichment activities, all in a nurturing and safe boarding school environment.

The SEED School of Miami is unique in that both the Middle School and High School buildings are independent and designed to house the core academic spaces with the student housing directly connected to each building, creating a **live/ learn style environment**. Science and art classrooms, administrative offices, an academic resource center, dining hall, and health suite are located in a separate academic complex. The school opened its doors in 2014 at temporary facilities while funding for their proposed new campus is underway.



high school building seminar classroom and learning commons



A CATALYST FOR CHANGE

The SEED School of Miami is operated by the SEED Foundation, a national nonprofit that partners with urban communities to provide innovative educational opportunities that prepare underserved students for success in college and beyond.

The SEED Foundation is a catalyst for change in urban education. The organization has been nationally recognized by 60 Minutes, The Oprah Winfrey Show, the documentary film “Waiting for Superman”, researchers and education reformers, and the President of the United States, who called SEED “a true success story”. SEED schools are high-performing, college-preparatory boarding schools that serve underserved communities. SEED

seed campus main courtyard

schools provide an academically rigorous middle and high school option to urban families and students who seek a high-quality education. As public schools, SEED schools are tuition-free and may not choose their students; to determine enrollment, each school holds an annual lottery. In every year of SEED’s existence, the number of applications at each school has exceeded the number of spaces available. SEED’s model has proven successful: 93 percent of SEED graduates have been accepted to four-year colleges and universities; 92 percent of all SEED graduates have enrolled in college, and 64 percent are currently enrolled in college or have already earned college degrees.



high school building and courtyard

SOCIAL MISSION AND STUDENT CHALLENGES

Many urban children will not receive the education they need and deserve unless the shortcomings of their homes and communities are simultaneously addressed. A college preparatory boarding school provides the structured, safe living environment that many at-risk, urban children need to succeed. Such schools establish a community of teachers and learners in which instructors, mentors, and much-needed role models live alongside the students. Students participate in academic, athletic, developmental, and social activities; the learning and teaching environment inspires both instructors and students. A boarding school format affords students extra time and support to focus on basic skills development. This residential education model is crucial for some

students.

It is critical that the school serves the community at large, not just the students. Locating a school within the target students' community is a critical aspect of this mission. Proximity to the local community nurtures positive contact with family and local role models; students have the opportunity to improve their own communities through community service. This creates a unique moment in students' lives – the moment in which they become role models themselves. In addition, a school can provide other resources for the families that the school serves, helping to address the underlying problems that led to the need for a residential school.

kendall cottages site context



miami, florida



CAMPUS PLANNING AND THE BUILT ENVIRONMENT

The SEED Foundation was able to secure a long-term lease agreement and Zoning approvals to build the 5 building campus at the Kendall Cottages site in South Florida. The site was programmed for a phased campus build-out. The student population will not reach full capacity of 400 students until the school's 7th year of operation which will allow for fund raising to take place over a number of years. To accommodate the incremental campus growth, parking and traffic flow studies had to be evaluated, as well as queuing strategies for drop off and pick up for parents and busses.

The first phase will include demolition of existing buildings on site and the construction of the High School classroom/ dormitory building as well as temporary modular buildings. The modular buildings will house program spaces for some of the buildings that will not be fully built out in their final locations until the later phases. These modular buildings will house administration offices, classrooms and a multi-purpose space for dining and athletic use.

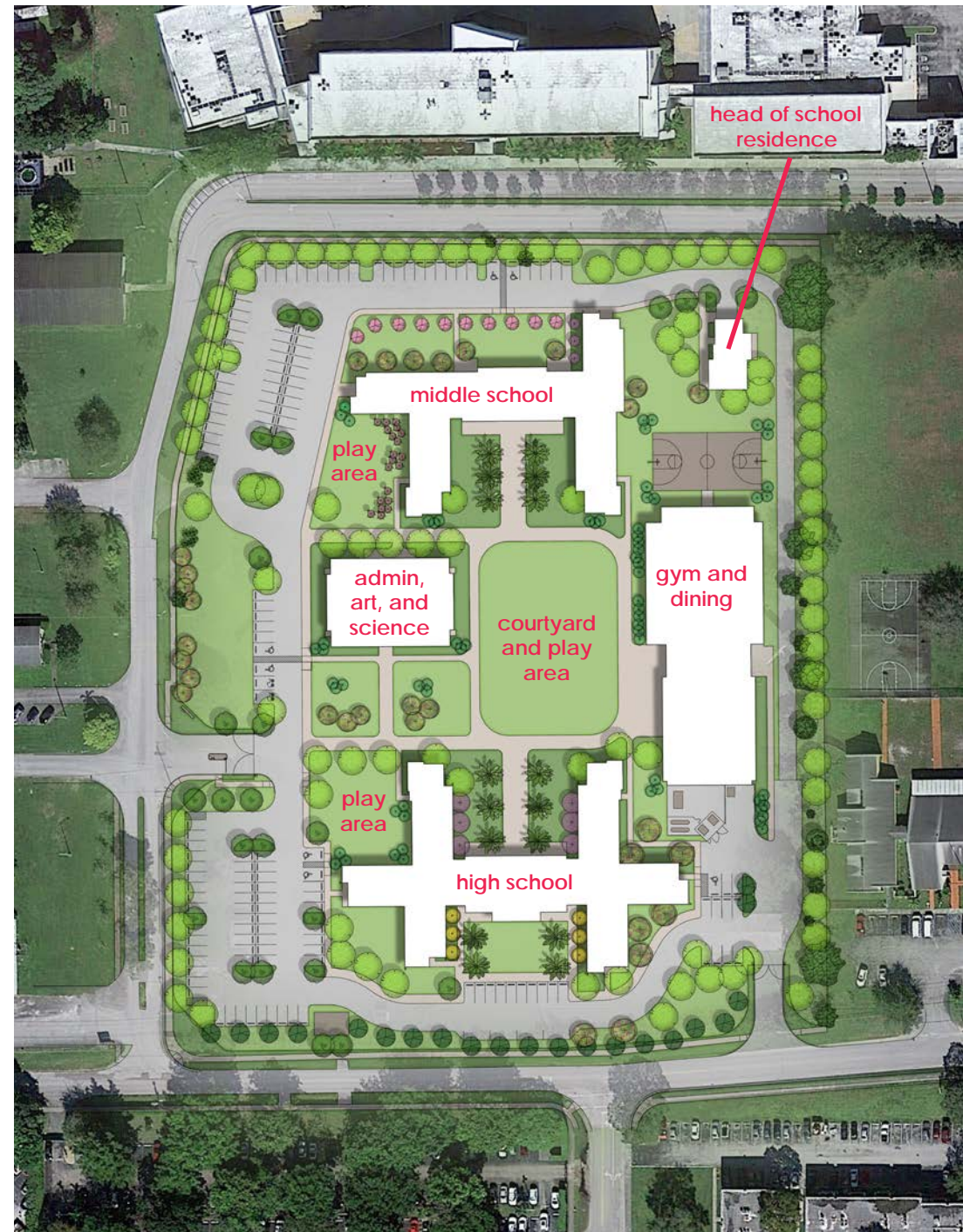
illustrative site plan, full build out

MASTER PLAN

The overall site plan layout for the full build out of the SEED Miami campus includes five buildings: the Middle School building, High School building, an Admin. / Classroom building, a Gymnasium / Student Dining building and a Head of School residence. A continuous loop drive will be provided around the outer perimeter of the site to provide fire and emergency access. Parking for staff residents living on campus as well as daily staff will be provided throughout the campus, with connectivity to building entrances through connected paved sidewalks. Covered walkway structures will be built at each of the buildings – providing added weather and shade coverage from the south Florida environment.

All of the buildings face an interior courtyard space, with the main entrances to each building directly off of the courtyard walkway. This interior centered arrangement will promote communication and activity across the entire campus, as well as help with security and visualization of the students during the day. The courtyard and the covered walkways also are opportunities for outdoor classroom, outdoor dining, and unique spaces for small group gatherings.

Individual outdoor play areas are provided near the Middle School and High School building, and an outdoor Basketball court is provided near the Gymnasium.



high school building dormitory halls

LIVE/LEARN CONCEPT

In the design for the SEED Miami campus, the Dormitory and Academic spaces will be housed in the same building, one each for Middle and High school students.

Dorm rooms are clustered at the end wings of the buildings, with the Classroom spaces gathered in the center of the building. The two programs intermingle together in the same building, which offer the student even more connection to all of the spaces they need to utilize during the day. In this setting, the 24-hour gift of time provided by the SEED School educational model gives the students even greater access to the unique live-learn environments created.

With the availability of living on campus, students at the SEED School of Miami are able to learn in nearly all of the spaces developed in and around the buildings on campus. And, with the year round naturally warmer atmosphere, students are able to take their learning spaces outdoors.



CLASSROOM CORRIDORS

At SEED, classroom designs are provided which accommodate flexible learning environments, with the most current digital media technology for learning. As a college-prep learning school, SEED's classrooms are not only set up in the traditional sense, but also are able to be combined with neighboring classrooms and office / tutorial spaces or, "Extended Learning Areas" by the use of moveable walls and open visual panels.

Small groups of students can break off from the larger classroom group and work in an adjacent space, all while still being physically and visually connected to their original classroom.

Faculty, Staff and Administrative Offices are located throughout the buildings providing an active adult presence and interaction with the students during the day.



*classroom
corridor*



*classroom
corridor*

learning lounge



learning lounge

ENERGETIC AND FLEXIBLE LEARNING SPACES

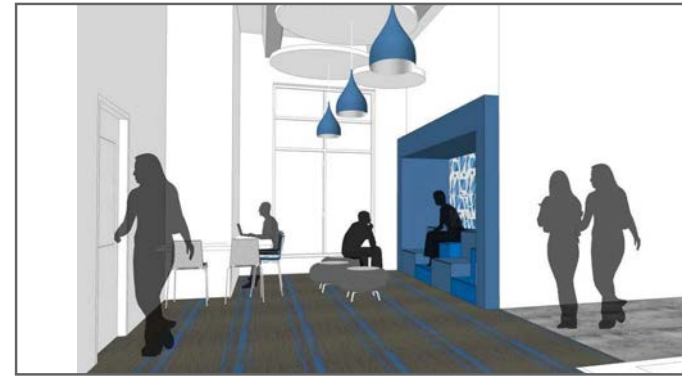
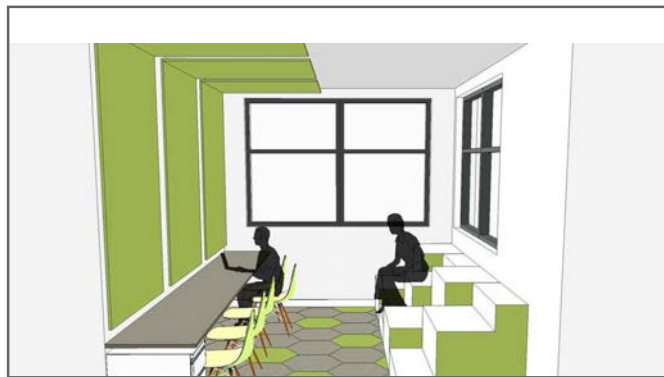
In SEED's unique model, it is important to provide a variation of the types of spaces available for learning. Giving the students the opportunity to create their own space, by moving furniture and arranging tables and chairs in the configurations most suitable for their needs gives the students the control. Students are able to take advantage of alternative spaces outside of the traditional classroom set up that are provided in the designs of both the Middle School and High School buildings. By also providing different finishes, furnishings and colors at each location, each individual area has a multitude of possibilities. Since much of the current learning styles at SEED are through project based learning and student centered organization, the flexibility that the set ups

of the alternative classrooms spaces such as the Lounges and House Gathering Spaces in the dorms allow promotes the varying learning styles of the SEED students and faculty in a very positive and successful way.

learning lounge



*dormitory house
gathering space*



learning lounge



*dormitory house
gathering space*

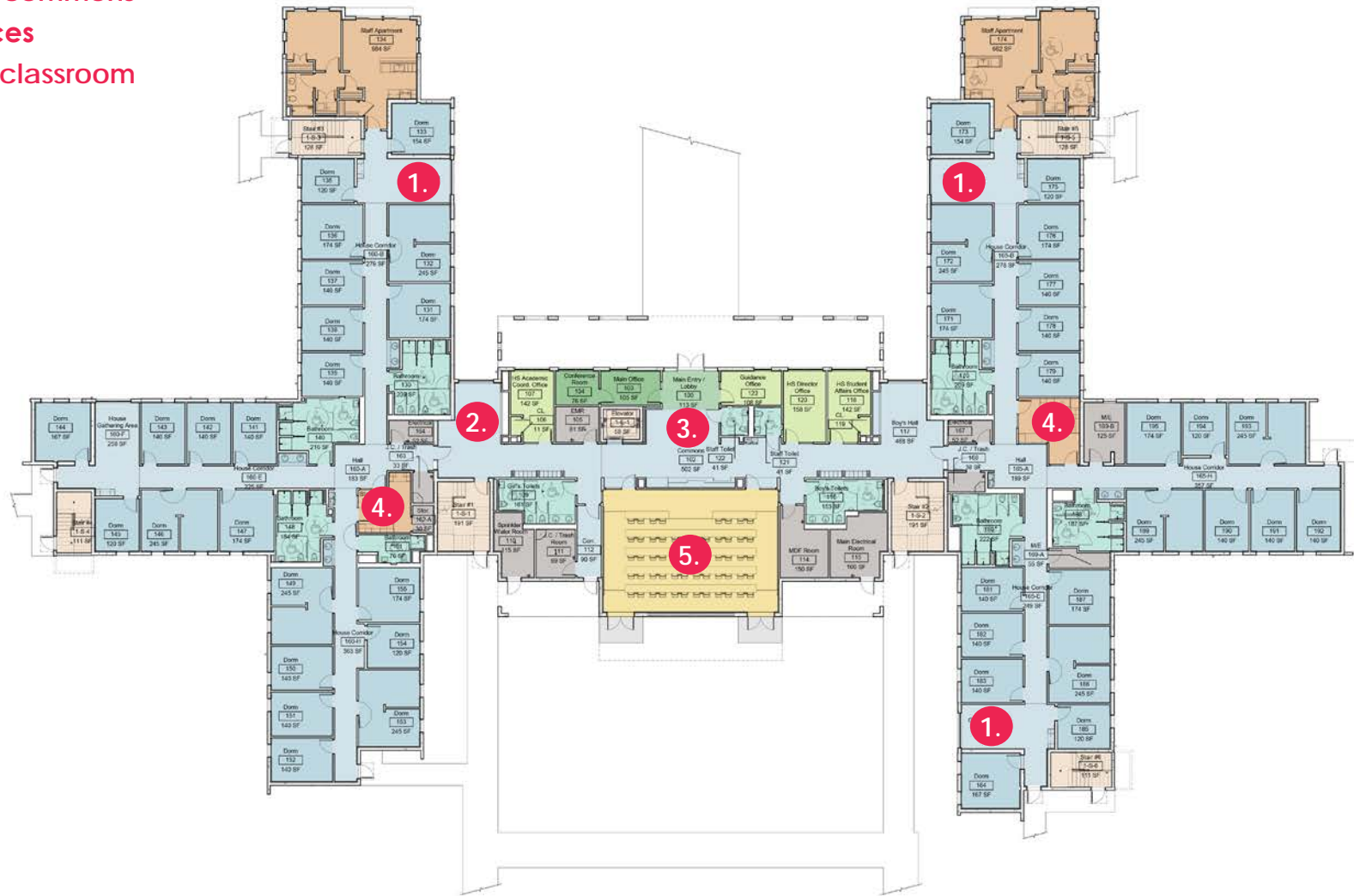
ENERGETIC AND FLEXIBLE LEARNING SPACES

In our design for the “Extended Learning Areas” and Lounges throughout the classroom corridors, it was important to provide energetic and modern elements that would help support the learning styles of SEED students. Pops of color, that tie the floors, walls and ceilings together help ground the open spaces into their own area outside of the busy-ness of the corridors. Changes in floor materials from polished concrete to comfortable carpeting indicate that people are moving from the classrooms to the dorm spaces when they enter the Lounge areas. Shared dormitory rooms are organized in clusters around a common area where students in each “house” cluster can gather and work on projects or homework. The residential life program spaces are

within proximity to the more formal academic spaces where the students go for their classroom learning.

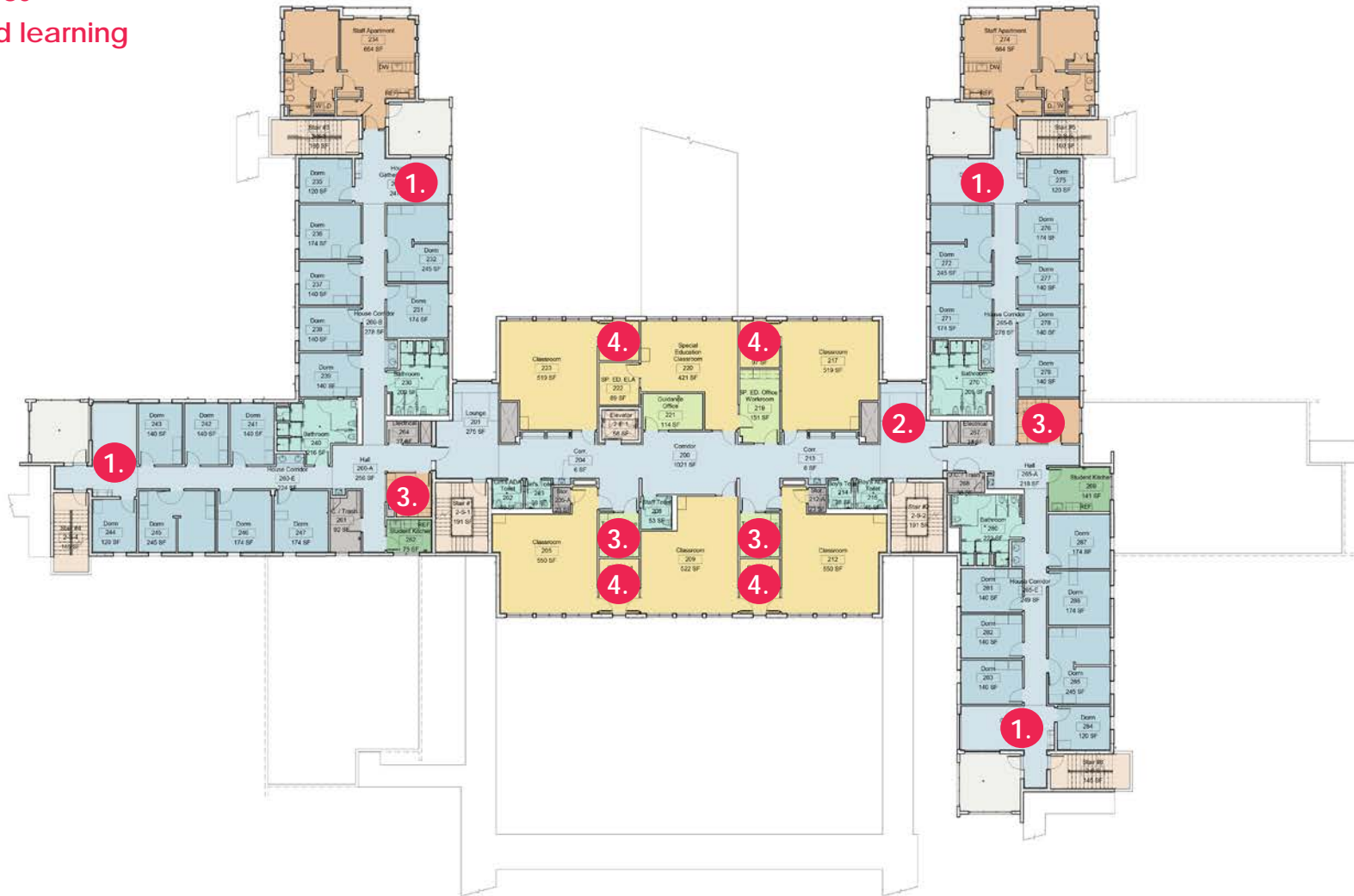
As the SEED School model starts with students at the 6th grade, the students live on their school campus from Sunday evenings to Friday afternoons – away from their families, friends, their homes and their neighborhoods. The dorm spaces provide the opportunities for the students to create their new home away from home – they can set up their spaces much like a college freshman does.

1. housing gathering areas
2. learning lounges
3. learning commons
4. staff offices
5. seminar classroom



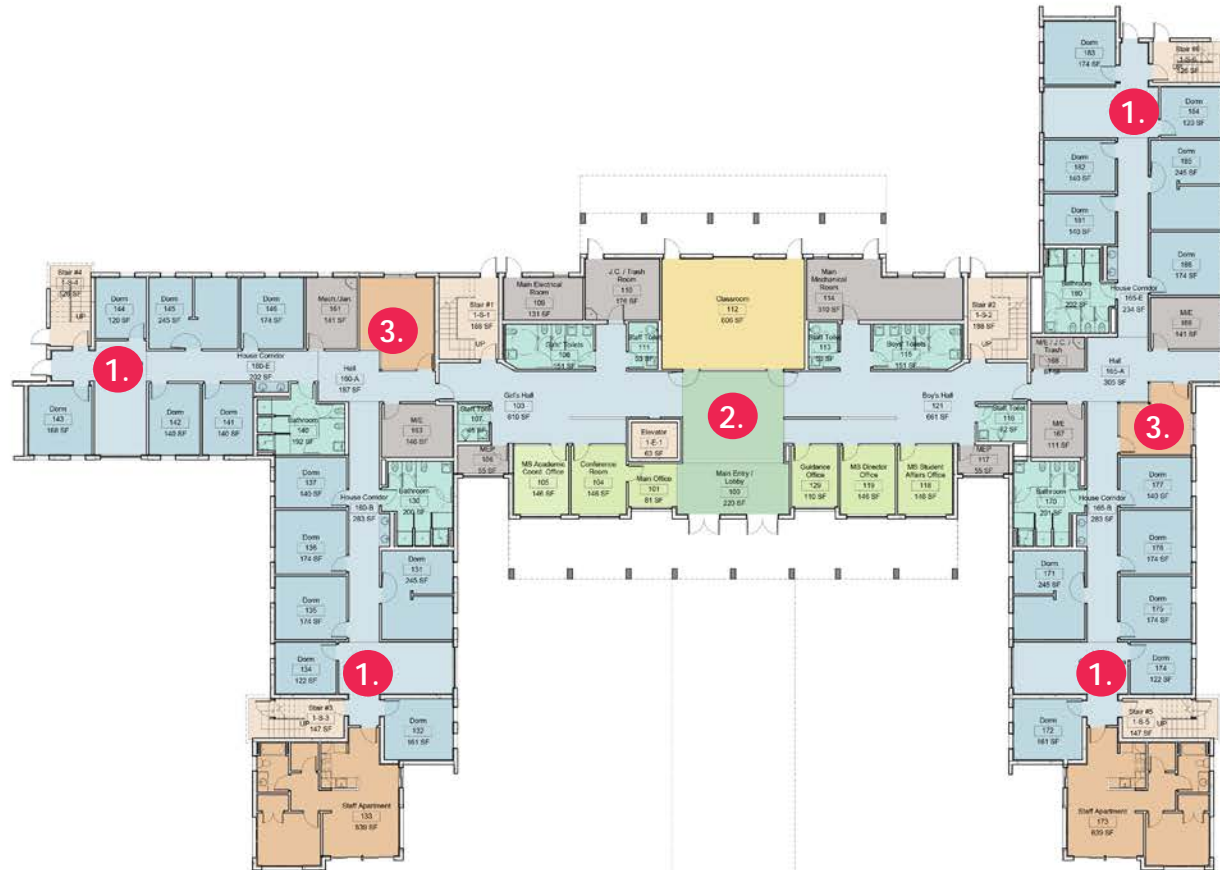
HIGH SCHOOL 1ST FLOOR

1. housing gathering areas
2. learning lounges
3. staff offices
4. extended learning areas



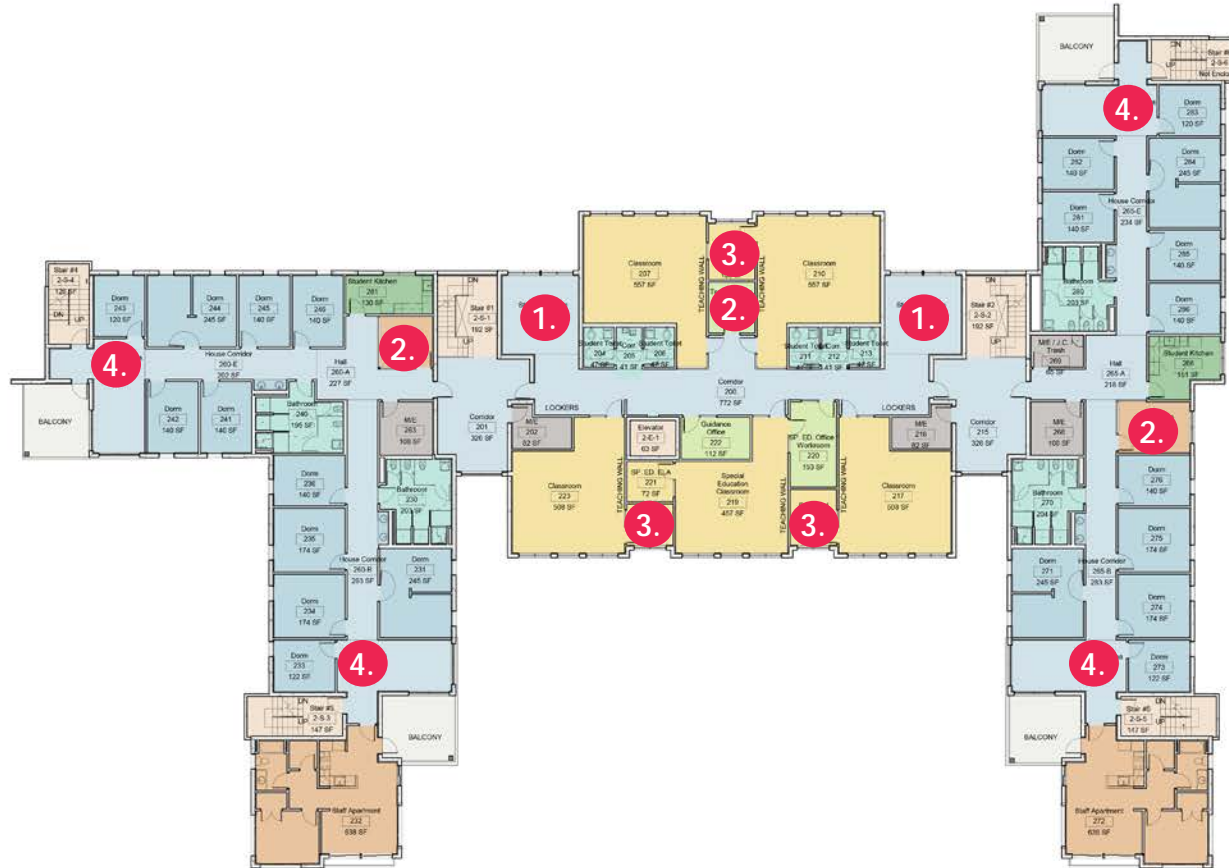
HIGH SCHOOL 2ND AND 3RD FLOORS

1. housing gathering areas
2. learning commons
3. staff offices



MIDDLE SCHOOL 1ST FLOOR

1. learning lounges
2. staff offices
3. extended learning areas
4. house gathering areas



MIDDLE SCHOOL 2ND AND 3RD FLOORS



GYMNASIUM AND DINING



HEAD OF SCHOOL RESIDENCE



ADMINISTRATION, SCIENCE, AND ART BUILDING



UNDERSTANDING FUNDRAISING AND CONCEPT DEVELOPMENT

Creating a SEED School requires a fine ballet of legislative, fundraising, financing, real estate, construction and hiring activities. If even one of these paths falls behind, the entire project is threatened so SEED has become accustomed to adapting the overall plan and keeping things moving.

The process allowed us to learn how to plan flexibly around complex funding issues, what works and what doesn't in terms of

student dorms, and a lot more.

While the SEED School of Miami represents a wonderful opportunity to design and then construct an entire boarding school campus, the process will still unfold over a number of years and therefore the design will need to adapt as fundraising priorities shift and student needs, teaching styles, technology and other best practices evolve.



THE SUCCESS STORY

The SEED Foundation believes there are at least four hundred kids in every city in America who could benefit from the support, stability and encouragement of a free, public, college-prep boarding school. They believe there should be a SEED School in every state, and are currently working to open schools in other locations. As these schools become realities, the prototypical design will be adapted to varying sites, climates and land use patterns found across the country.

Despite the complexities and obstacles involved in building a public boarding school, SEED's perseverance is making a real difference. SEED's future schools may look different but they will pursue the same mission: using a boarding school's "gift of time" to help students prepare for success in college and beyond.