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FIU and UM collect data to make housing affordable

JULIE WALSH
Contributing Writer
news@fiusm.com

Two Florida universities have come together to provide guidance on affordable housing in South Florida.

The partnership between FIU and the University of Miami resulted in the South Florida Housing Studies Consortium, an organization dedicated to promoting data and objective analysis-driven strategies to support research and recommendations on affordable housing.

According to Ned Murry, associate director of the University's Metropolitan Center, affordable housing is the number one public policy issue in South Florida.

Murry said that if the issue isn't addressed, it will begin to lose many young professionals.

"The creation of the South Florida Housing Studies Consortium was the result of a series of conversation I had with Ned Murry at the Metropolitan Center at FIU," said Robin Bachin, assistant provost for civic and community engagement at UM.

Both offices have been involved in research and analysis on affordable housing in South Florida.

According to Bachin, her office hosted a series of public programs based on affordable

housing and created a program called the Community Scholars and Affordable Housing, a spring semester course for professionals working in affordable housing and community development.

The course gives the office background and research on several housing-related issues, like financing affordable housing, designing for a diverse population, advocacy for housing affordability and more.

The Metropolitan Center at the University has also been involved in reports for Broward, Popeyes and Miami-Dade counties, based on housing and economic development.

The original "housing bubble", an economic issue impacting parts of the United States housing market in over half the American states, began in 2004, when housing costs started increasing.

According to Murry, after the bubble burst and economic recession, the numbers decreased slightly.

Today, Miami-Dade and South Florida are comprised of service spectrum employees, people who offer professional support service for businesses, who earn less than 80 percent of the area median income.

The service spectrum is also made up of students and graduates who are living in places that are considered unaffordable.

"The state government just don't have the resources and

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COLLEEN SANCLEMENTE/THE BEACON

Freshman marine biology major Katrina Abel tables at the presentation held by FIU's Climate Reality Project at the Green Library Breezeway.

funding priorities for affordable housing," said Murry. "We're hoping that they understand." He said that the South Florida

housing affordability is an inconvenience to the state government.

"The housing affordability

can neither depend on the federal or state government

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CALSA hosts second annual school supplies drive

GUETHSHINA ALTENA
Contributing Writer
news@fiusm.com

FIU College of Law and the Catholic Law Student Association are hosting their second annual Back-to-School Supplies Drive for underprivileged children.

Students are encouraged to participate by donating school supplies, and to drop them off at the FIU Law Library. The library is located across the Wellness and Recreation Center in the College of Law Rafael Diaz Balart Hall.

The student association has partnered with New Life Transitional Housing, a Catholic charity that provides services to

homeless families with children 18 and under. School supplies collected will be donated to kids in a homeless shelter, according to Reginald Guillaume, CALSA community outreach officer.

Children who benefit from the drive are elementary school, middle school and high school students. School supplies needed include, but are not limited to: crayons, pencil crayons, glue, erasers, sharpeners, scissors, markers, highlighters, rulers and calculators.

Donating to people in need through the supplies drive should be a good enough reason for the FIU community to participate, said Guillaume.

Communities have the responsibility to help each other and to lend a hand to the underprivileged, he said.

Guillaume said the students do not have materials to work properly at school and that that can be stressful for them.

"Those children deserve to at least be able to go to school and have the resources that they need to work successfully," Guillaume said. "With the school supplies drive, CALSA is hoping to take this burden off their shoulders."

CALSA is a student organization that provides College of Law students networking opportunities with Catholic professionals

in the legal field. The organization encourages dialogue on legal issues in the context of the Catholic faith, and it emphasizes the existence of Catholic law students and faculty in the College of Law.

Students should participate in the drive because it is a great cause, said Marlon Velez, secretary of CALSA. Velez

said that collecting school supplies will help students at the University to make a difference in the life of many homeless children.

He also said that the drive is also a great opportunity for students to familiarize themselves with the FIU Law Library. The library is open to any student with a Panther ID. When dropping off school

supplies, students can see the setting of the library.

Velez encourages students who have ideas, questions or comments to contact CALSA. The drive will end Friday, Oct. 9, and it will be open during library operating hours, which are Monday to Thursday from 7:30 a.m. to 11 p.m. and Friday from 7:30 a.m. to 8 p.m.

CALSA BACK-TO-SCHOOL SUPPLIES DRIVE

Final Day

Friday, Oct. 9

Open during library operating hours

College of Law Library hours of operation

Monday to Thursday - 7:30 a.m. to 11 p.m.

Friday - 7:30 a.m. to 8 p.m.

NATION & WORLD BRIEFS

Twitter CEO Jack Dorsey joins rare breed of leaders running two companies

Twitter transformed the way people shared stories, providing a glimpse into the world through 140-character bursts. Square made it easier for businesses to accept credit card payments through the tap of a mobile app. On Monday, the fate of both

companies became more closely intertwined when Twitter named Jack Dorsey — co-founder of both tech firms and Square CEO — its permanent chief executive. Now Dorsey, who took over as Twitter’s interim leader in July, is juggling both jobs.

Court orders EPA to revise ship ballast discharge regulations

Russian warplanes on bombing runs over Syria twice entered Turkish airspace over the weekend, causing “extreme danger” through “irresponsible behavior,” NATO said Monday.

Turkish fighter planes scrambled both times and identified the intruding aircraft, which then returned to Syria. The North Atlantic Council,

NATO’s decision-making body, said the Russian aircraft entered Turkish airspace in the southern Hatay province, despite “clear, timely and repeated warnings.” Turkish warplanes, in accord with NATO practice, responded to the incursions by closing in on them to identify the intruders, it said.

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University celebrates Coming Out Day

GRETHEL RAMOS FIAD
Contributing Writer
news@fiusm.com

National Coming Out Day is around the corner, and the University celebrates by hosting an event to bring awareness, to educate students and to embrace diversity.

The annual civil awareness day, which takes place Sunday, Oct. 11, recognizes members from the lesbian, gay, bisexual, transgender and queer community.

The University event will not be held exclusively to the LGBT community, however. It will be open to anyone who wants to show support through rainbows and cheers, said Jazmine Clifton, multicultural programs graduate assistant.

Participants at the event will visualize the process of the LGBT community sharing their sexual orientation. A physical door will be strategically placed, which people can walk through to get their pictures taken.

The idea is to bring light to the importance of accepting sexual orientations and gender identity and to spread the message to other people through different channels of social media, said Clifton, coordinator of the event.

“The door sketch is both humorous and serious,”

Clifton said. “We want to empower people by making fun of the stereotype.”

Students will have access to campus resources to educate themselves on the LGBT community or to seek counseling.

“Sometimes students

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Sometimes students don’t know who to talk to or where to go. This is an opportunity for them.

Jazmine Clifton
Graduate Assistant
Multicultural programs

”

don’t know who to talk to or where to go,” Clifton says. “This is an opportunity for them to get help in whatever point they are in their personal lives or whatever stage in their transition process.”

Volunteers at the event will come mostly from a queer study program that the University offers to individuals who want to learn about the history of the LGBT movement.

The event will also be an opportunity for people to get involved with the community, or to get educational support for each unique individual’s life. There will be a sign-in sheet, and individuals can write their emails to

receive information about future events related to the community.

There will be food and refreshments in the event as well as music from different genres and styles. Participants will be given gay pride symbols such as T-shirts and rainbow pins.

George Escobar, a political science major, said that the National Coming Out Day event will give people incentive to be who they are instead of conforming to a social norm.

“FIU is a progressive University that accepts students from all walks of life; interacting with students from multiple backgrounds has made the University more inclusive,” said Escobar.

Escobar also said that he sees the relevance of National Coming Out Day in the panorama of recent legislative decisions. He thinks that even though the Congress legalized sex marriage this year, discrimination continues to be a reality.

“Probably it is not as prevalent as it was before, but the ideology is still out there,” Escobar said. “You can change the law, but you cannot change the people, and that is the important part.”

The event will take place Friday, Oct. 9 from 10 a.m. to 4 p.m. at the Graham Center Pit at the Modesto A. Maidique Campus.

FIU and UM preserve housing affordability

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to provide money for construction or rental subsidies,” said Murry. “Therefore, the county governments are left to handle the affordable housing, locally... We have to come up with very creative solutions.”

Bachin said that the SFHSC can replace popular perception and allow elected officials, public policy makers and neighborhood non-profit organizations to look over housing needs.

The consortium will make data and objective analysis, the process of evaluating data using analytical and logical reasoning to examine a particular problem.

It will be presented to officials to give them an idea of how to quickly develop housing strategies to meet the needs of neighborhoods in Florida.

Policy makers and community organizations may know when a particular

neighborhood might have units of affordable housing.

According to Bachin, a good portion of those units are no longer going to be considered affordable within the next 10 years.

Bachin and Murry’s goal is to preserve the affordable housing that is present now, or aid the sections of South Florida where there are severe needs.

They will approach the situation by gathering the attention of high-performing economies in the country who recognize the importance of housing workers, according to Murry.

He hopes to figure out a way to come up with local financing and local land use strategies that can increase opportunities for affordable housing.

“We need to think about how we strategically use resources in order to meet the needs of our different neighborhoods and communities,” said Bachin.

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CONTACT INFORMATION

Modesto Maidique Campus:
GC 210, Mon-Fri 9:00 a.m.-5 p.m.
(305) 348-2709
news@fiusm.com

Biscayne Bay Campus:
WUC 124, Mon-Fri 9:00 a.m.-5 p.m.
(305) 919-4722
bbc@fiusm.com

Fax:
(305) 348-2712

Editor-in-Chief:
(305) 348-1580
sam.smith@fiusm.com

Advertising:
(305) 348-6994
advertising@fiusm.com

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Coloring books can relieve stress in adults

ANA BARRIOS
Contributing Writer
ana.barrios@fiusm.com

As a child, coloring was my favorite hobby because it was fun and relaxing to use different colors on black and white pictures. Coloring is always a great activity for children to express themselves as it allows them to color in images the way they want to based on their imagination.

Coloring is also a consoling method parents use to calm down their children if they are hyperactive or if the child is feeling impatient. However, whoever said that coloring was just for children? Even when we have all grown into adults, coloring is a creative activity we can still do to relieve stress.

Life isn't easy when you're an adult as we all have responsibilities such as school or work. Having a strict work schedule can lead towards stress, which can lead to a lack of sleep, an unhealthy diet and anxiety towards completing tasks immediately.

Nevertheless, many methods have been suggested by experts to help people in

managing their stress and to relax when completing important tasks. Some of the most popular methods are exercising, doing creative activities and yoga. However, many would be surprised that coloring is also suggested as a way for adults to relieve stress.

Coloring helps to soothe the mind by stimulating areas of the brain linked to motor skills, the senses and creativity. In the early 20th century, a psychologist named Carl G. Jüng was one of the first psychologists to recommend coloring as a relaxation technique.

He came to this conclusion by experimenting with mandalas - decorative concentric circles originating from India which takes great focus in designing as they are meant to be intricately detailed.

According to psychologist Gloria Martínez Ayala, coloring activates diverse areas of the brain's cerebral hemispheres by assimilating areas of the cerebral cortex relating to vision and fine motor skills. She also stated that coloring assists in lowering the activity of the amygdala, the part of the brain tasked with the purpose of controlling our emotion - it's this part of the brain that becomes affected by stress.

The amygdala is calm when we when we

focus on coloring because it keeps us from thinking about our worries.

Coloring has also become popular in different countries as well - becoming bestsellers the U.S., France and the United Kingdom.

“Coloring helps to soothe the mind by stimulating areas of the brain linked to motor skills, the senses and creativity.”

A French publisher by the name of Hachette has published a collection of twenty volumes of coloring books, titled Art-Thérapie, with a variety of drawings such as butterflies, flowers, cupcakes, graffiti and psychedelic patterns.

Coloring books have also trended in Spain as the Spanish cartoonist, Antonio Fraguas, published one called Coloréitor.

The most popular coloring book in the

U.S. is Secret Garden: An Inky Treasure Hunt and Coloring Book by Johanna Basford and has made top-selling lists, leading the author to produce two more books for her fans to enjoy. There are many different coloring books published by other authors or as magazine issues that you can find at your local Barnes and Noble Booksellers store, Michaels Arts & Crafts or Hobby Lobby. The internet is another way to find pictures for you to color and relax as well.

If you ever feel stressed out over completing assignments for school or tasks for your job, try coloring to relieve yourself of any pressures.

A drawing does not have to be complex to color away your stress; a simple drawing like a flower will do the trick in helping you to feel more relaxed.

The main purpose of coloring is to unwind and organize your thoughts by focusing on coloring a design instead of constant worries.

Let your imagination run wild by using various kinds of media such as markers, crayons or colored pencils. Be unique as you color your stress away and begin to feel at ease while coloring a picture or a pattern with intricate designs the way you like.

It's in our DNA: social circles 'genetically similar'

MICHELLE MARCHANTE
Staff Writer
michelle.marchante@fiusm.com

How boring would life be if friends didn't exist? They're like your unofficial family who happen to share your exact same interests and even if they don't, it doesn't matter because for some strange reason you just click.

It's almost automatic how you become friends with certain people - like it's just natural to be friends with them, but haven't you ever wondered why?

Well it turns out, it's not just experiences and laugh worthy moments that you share with them but also DNA.

According to a new study that was published in Proceedings of

the National Academy of Science by Nicholas Christakis of Yale University and James Fowler of the University of California, San Diego during July 2014, friends are often genetically similar and can share as much as one percent of the same gene variants.

Genetically speaking, this means that our friends share as much DNA strands with us as our fourth cousins

do.

Researchers aren't exactly sure why our social circles tend to be genetically similar people but they believe it has something to do with humankind's survival instinct.

During the study, researchers were able to discover that the common genes shared between friends were the genes that evolved the most rapidly over the past 30,000 years.

This led Christakis to conclude that, "it seems that our fitness depends not only on our own genetic constitutions, but also on the genetic constitution of our friends."

Further research proved that our friendships might indeed stem from a primitive survival instinct since the people we choose to surround ourselves with have vastly different immune systems.

This offers us extra "immunological protection" by helping our own immune system build defenses against diseases that could potentially harm us.

While genetic makeup may be part of the reason why we're friends with someone it can't be the only reason.

Researchers believe that DNA is a strong influence when it comes to our interests, and it probably is, but there are other outside forces to consider such as your environment and culture.

Besides, thinking that the only reason you're friends with someone is because you share similar genetic characteristics makes it sound too robotic, too predetermined, like we

don't have a say in the matter.

Not to mention that if the sole reason for friendships comes from survival in terms of genetics and immunity, then what does that mean in reference to when you lose a friendship?

Following the new view scientists have of humans being metagenomic, meaning that we're not just a combination of our own genes but of the genes of people with whom we closely associate with, then does that mean our genetic makeup suddenly went through some type of rapid mutation which made us become incompatible?

Friendship is a curious thing and scientists are curious people but it seems like further research on this topic will be needed before it can be officially stated that you can only be friends with people that are just like you, in the purest sense of the word.

When it comes to the nature of friendships, even if science is right and friendships only form through DNA compatibility, it doesn't really matter because at the end of the day, we choose to be friends with someone, we choose to create memories with them and we choose to make them important figures in our lives.

The best part about this scientific discovery though is that the next time your family asks you if you always have to hang out with your friends, you can look at them with a straight face and say, "they're essential to my survival," and actually mean it because Science says so.



ANGEL BANEAS/THE BEACON

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Phi Delta Theta hosts Special Olympics

KHALIFAH JAMISON
Contributing Writer
life@fiusm.com

On Tuesday, Oct. 6, 2015 at 9:00 am, Phi Delta Theta's first Special Olympics commenced at the softball fields of Tamiami Park. Phi Delta Theta teamed up with the Florida Special Olympics Miami-Dade branch to host a "Skills Drills" activity day for the participants. This event had a turnout of approximately 46 volunteers and over 200 athletes.

Athletes were bouncing around from station to station and learned the essentials of softball. These essentials include throwing, pitching, hitting, baserunning and catching. Phi Delta Theta made all the arrangements from

station set up to funding, while the Florida Special Olympics provided the all-stars.

"Our goal was to provide special needs kids an opportunity to be an athlete and show their potential," said Nick Kinslow, the community service chairman for Phi Delta Theta.

However, being part of a program that raises awareness for mental, physical and emotional disorders is something that is far from foreign for the Phi Delta Theta community. Just last weekend they participated in Miami's first annual walk for ALS. According to the ALS Association, ALS is defined as: "a progressive neurodegenerative disease that affects nerve cells in the brain and the spinal cord". \$68,508.42 was raised at the event to

support the fight against Lou Gehrig's disease -named after a brother of Phi Delta Theta that contracted ALS in 1939.

“

Our goal was to provide special needs kids an opportunity to be an athlete and show their potential.

Nick Kinslow
Community Service Chairman
Phi Delta Theta

”

Although this was the first Special Olympics the fraternity has hosted, they were in close ties with the Florida Special Olympics before this event. The group volunteered at a Florida Special Olympics soccer event last spring. They participated by manning the sign-up stations, the activity stations, and

maintenance. According to Kinslow, the fraternity loved and appreciated the objectives of the Special Olympics so

much that they reached out to the Florida Special Olympics and asked if they could host an event with them.

Florida Special Olympics replied with an email that went through the Honors College to Nick Kinslow. They accepted the offer and scheduled the event for Oct. 6, 2015.

"We have over 3,500 athletes in the Miami-Dade county area and over 17 different sports. Anytime an organization wants to help our kids have fun and express themselves, we are more than happy to help," a member from the Florida Special Olympics said.

The event ran until Wednesday, Oct. 7. The athletes played with full force during an intense game of softball against each other. Phi Delta Theta hopes to continue this new tradition by making the Special Olympics an annual event. However, instead of hosting it at the fields of Tamiami, they would like to move it to FIU's softball fields to facilitate expansion of the event as a whole.

"Providing a loving and caring atmosphere

where special needs kids can play and express themselves without disparaging remarks from others is crucial," said George Nina, the philanthropy chairman for Phi Delta Theta, when explaining why it is necessary for the Special Olympics to continue.

Furthermore, Phi Delta Theta hopes to continue their support for the fight against mental and physical disabilities by hosting an ALS awareness event this upcoming spring. It will be hosted on FIU's campus and will extend over a period of several days.

Phi Delta Theta looks forward to doing whatever they can do in order improve the lives others and increase awareness in their community.

‘Madden NFL 16’ review: Roughing the passer

ASIF KHAN
GamerHub.tv
[TNS](#)

The exclusive deal between Electronic Arts and the NFL can be a double-edged sword. The lack of a viable competitor to the Madden franchise can sometimes yield a mediocre annual release, but the exclusivity can create amazing experiences when the full force of the NFL is put behind one game. Unfortunately, despite a wealth of new ideas and some that even push the franchise forward, a series of bugs made "Madden 16" a disappointment.

One of its most notable new ideas is Draft Champions, an inventive take on the popular phenomenon of a fantasy football draft. There is definitely an element of randomness to what players pop up each round, and players may end up passing up on a perfect fit because there are too many good options in any given round. With only 15 rounds to draft, it is impossible to make upgrades at every position.

In my experience with Draft Champions, I found it best to draft to fit a play style. You better draft some offensive linemen if you plan on running the ball, but at the same time you have to balance your offensive and defensive picks. The draft is aided by the inclusion of Legends, like Christian Okoye, Herman Moore and Rod Woodson. The new mode can be unforgiving: Lose one game and you are out, albeit with some Ultimate Team cards as your reward. I wish there was a way to save the teams you have drafted to play with them later, but its novelty makes it a welcome addition to

the Madden family.

Other modes have received some tweaks. Connected Franchise Mode has added some in-game drive goals that dynamically update every time you take the field. This is just another way for players to increase their XP as well as give them an in-game confidence boost. Other changes, like additional management tools, a refined scouting system and a "To Do" tab, are definitely improvements over prior years. Ultimate Team received quite a few changes of its own. It's not my favorite mode, since I find the XP-to-currency exchange grindy, but as a popular mode I can recognize that it's made some smart improvements.

The core gameplay has undergone revisions of its own. The quarterback has more passing options with the addition of a touch-pass and additional control over passes. Wide receivers can select how to catch, giving an extra layer of strategy on the offensive side. Defensive players now have the option to play the ball or the receiver and minor changes for rushing the QB.

Despite all this, I found myself enjoying "Madden 16" much less than "Madden 15." Sometimes it takes a few years to shake out the bugs when EA makes meaningful changes to gameplay in their games, and this year's entry is a perfect example of that. The new receiver/defender gameplay features lead to more dropped passes, tipped balls and interceptions than in previous years, the improved collision detection has some bugs when it comes to players tripping over their own teammates, and the improved graphics seem to actually slow down the game at times.

‘The Martian’ is expected to win weekend’s box office

SABA HAMEDY
Los Angeles Times
[TNS](#)

"The Martian" is poised to dominate the first weekend of October at the box office with very little competition in the way.

The Ridley Scott-directed film, released by Twentieth Century Fox, could debut with between \$45 million to \$55 million, according to people familiar with pre-release audience-tracking surveys. Fox has a more modest forecast of about \$40 million.

Such a strong opening would help give Fox a much-needed boost at the box office. Last year, the studio finished on top with a domestic total of \$1.79 billion. Though not an industry record, it was Fox's best-ever tally in the U.S. and Canada, not adjusting for inflation.

This year, however, Fox is currently in fourth place, according to film research firm Rentrak. Though it has released 31 titles — the most out of any other studio — those films have grossed \$926 million, or 11.32 percent of the 2015 market share to date.

"You can be up one year and down the next, all it

takes is a couple of movies to change your fortune," said Paul Dergarabedian, senior analyst at Rentrak.

In Fox's case, there were some hits, such as the Melissa McCarthy comedy "Spy," and some massive flops, such as the reboot of "Fantastic Four."

Universal Pictures has made roughly \$2.26 billion, or 27.67 percent of the year's market share, making it the top studio with about 16 titles. Disney and Warner Bros. are in second and third with \$1.4 billion and \$1.3 billion to date, respectively.

Though Fox may not jump to No. 1 in the final months of the year, "The Martian" gives the studio a strong foot forward going into the holiday season.

The film, which cost \$108 million to make, follows astronaut Mark Watney (Matt Damon). After a mission to Mars, Watney is assumed to be dead, but he has survived and finds himself stranded alone on the hostile planet. The film also stars Jessica Chastain, Kristen Wiig, Kate Mara, Michael Pena, Jeff Daniels, Chiwetel Ejiofor and Donald Glover.

"Fox is in a wonderful position right now because everyone is talking about

"The Martian," " Dergarabedian said. "It's getting phenomenal reviews and it's on top of everyone's must-see list for the fall. Beyond that, they have a formidable marketing and distribution team who have put together a strong effort to raise the visibility of this movie."

Ahead of Thanksgiving, Fox will bring Charles M. Schulz's beloved cartoons to the big screen with "The Peanuts Movie." Also on deck in 2015: "Victor Frankenstein," which will be released Nov. 25, and "Alvin and the Chipmunks: The Road Chip," which will be released Dec. 23.

While no other films will open in wide release this weekend, Sony's TriStar label will release "The Walk" in Imax and other select large-format theaters only beginning on Wednesday.

The movie, which cost \$35 million to make, follows French high-wire artist Philippe Petit (Joseph Gordon-Levitt) as he walks the void between the World Trade Center towers. Sony expects the film to make about \$3 million over its five-day limited opening.

Ellen Page embraces open life, could not be happier

AMY KAUFMAN
Los Angeles Times
TNS

“I’m freezing,” Ellen Page said, tucking her hands inside her sleeves. She shrank down in a conference room chair, looking pained until a hotel attendant arrived with a pot of tea.

“I needed to heat up,” she said, cupping the drink in her palms. As she drank, she suddenly appeared less small. Her clothing no longer enveloped her. She held her shoulders back and made forceful eye contact.

Page, 28, has recently become acutely aware of how she carries her body. In the year and a half since she publicly came out as a lesbian, her posture has morphed. There’s less hunching over now, less looking at the ground.

“People close to me keep remarking on how different I am now,” she said. “And honestly, my body was different. I think I had just become really closed off. It’s a feeling that existed within me. Shame, I think. The word would be ‘shame.’”

Letting go of that feeling has proved transformative for the actress, who rose to fame in 2007 as the fast-talking pregnant teenager in “Juno.” She does not feel the need to hide who she is dating anymore; last month she walked down a red carpet with her girlfriend of nine months, visual artist Samantha Thomas. And for the first time she’s playing a gay character in a movie.

That film is “Freeheld.” The movie is based on the story of Laurel Hester, a New Jersey police lieutenant who fought to leave her pension benefits to her partner, Stacie Andree, while battling stage four lung cancer in 2005. Hester, played by Julianne Moore, repeatedly saw her request denied by five elected Ocean County officials

called freeholders. Page, who produced the project, has the role of Andree.

Coming out has clearly liberated Page, but she was cautious when talking about LGBT issues, choosing her words carefully so as not to offend. She repeatedly emphasized how privileged she was and listed statistics about homeless LGBT youth and the low life expectancy for transgender women of color. She downplayed any hatred spewed her way — sometimes quite literally — explaining that it’s relatively insignificant in comparison to the positive feedback she gets.

“I’m on Twitter and I’m gay, and I talk about gay rights, so that’s what’s going to happen. And it’s very minimal. Part of me is like, I don’t even want to give it the time of day. As a gay person living in Los Angeles, I get to do a job that I love that’s given me — let’s just be honest — money. I think it really is easy to forget what a lot of LGBT people face.”

She had a stark reminder recently while walking in New York City’s East Village with her arm around her girlfriend. A man spit on the couple, she said, imitating how he aggressively hocked a loogie in their direction.

“He was so loud,” she said. “Like, so loud I can’t explain it. It was actually really scary.”

Even so, she stressed, she wished she’d come out years ago.

“I look back now, and I’m like, ‘What was I so afraid of?’ But I was really scared. And what a ridiculous thing to be feeling. It got to a place where it actually felt wrong. It was unequivocally not only the right thing to do — but the thing to do. To be out. So I could live my life and be happy and be in relationships and be happy. And I couldn’t be happier. I could not be happier. I don’t know why I waited so long.”

Page has been attached to

“Freeheld” since she was 21, not long after a short documentary based on the couple’s story won an Academy Award. Back then, of course, she was terrified by the prospect of anyone in the business finding out her sexual orientation.

The longtime vocal activist on the environment (she’s appeared, for instance, on “Real Time With Bill Maher” to talk about the vanishing of bees) was silent on LGBT issues. She can recall wanting to tweet about gay rights and feeling too anxious, fearful that fans would subsequently ask if she was gay. Every documentary she watched about oppressed individuals — “God Loves Uganda,” “Pussy Riot: A Punk Prayer” — made her feel guilty about hiding her identity.

“It was like, ‘Dude, come on. What are you doing? What are you afraid of? Look what true, brave, courageous people do in the world. Just tell people you’re gay! What the heck?’” she recalled as she sat in that cold hotel conference room recently.

“I think a big part of why I wanted to come out was I did feel guilt. I felt guilt about not being a visible person for the LGBT community and feeling actually quite disconnected from the LGBT community and not wanting to feel that way anymore. Not wanting to feel how I felt, which was sad.”

So on Valentine’s Day in 2014, she gave an impassioned speech at a Human Rights Campaign conference, revealing she is a lesbian. The YouTube video of the talk quickly went viral and has since amassed more than 5 million views. While there are a handful of middle-aged out lesbian actresses — Jane Lynch, Portia de Rossi and Cynthia Nixon among them — Page suddenly became one of the only well-known lesbian stars who was also a millennial.

Since “Juno,” Page has been a busy working actress, with roles in high-profile studio movies including “X Men: Days of Future Past” and Christopher Nolan’s “Inception.” But up until now, her sexuality hadn’t been reflected in her role choices.

“There are so many straight love stories sent to young actresses in Hollywood,” noted Page’s “Freeheld” costar, Moore, who has become a close friend. “All these years, she’s pretending to be in love with men in movies. To be able to play your own sexuality when you never have before? It made her feel grounded. She felt celebratory.”

Page shared her contentment often with her “Freeheld” collaborators, telling director Peter Sollett after the first week of filming that she had never felt so fulfilled on a set. He said it was as if he were discovering a new talent at an open casting call.

“It was amazing how her physicality changed, and part of that was feeling less guarded psychologically,” said the filmmaker. “But she was also wearing the clothes of a mechanic character, and she was so much more at home in that costume. She’s been wearing these beautiful suits on the red carpet and dressing in a more masculine way, so that clothing was familiar and comfortable to her. It freed her up.”

Page still isn’t sure whether coming out will affect the types of roles she is offered. She doesn’t feel like it has so far but calls it a “we’ll see” situation. What she is certain of, however, with the clarity of hindsight, is that “being closeted affected my career way more negatively, even if being an out gay actress affects my career.”

“If you’re unwell and sad, if you’re not feeling inspired creatively, that shows. I wasn’t

feeling the love or excitement I used to feel about my job. And now I do feel that way.”

She’s especially amped on an Anthony Bourdain-inspired travel show she’s making with Vice, in which she’ll travel around the world exploring LGBT culture in different communities. And she and actress Kate Mara have teamed up with producer Christine Vachon to make a film that features a love story between two women.

Indeed, she plays straight characters in two of her upcoming films: “Into the Forest,” which she also produced, is about two teenage sisters facing the apocalypse. It was just picked up at the Toronto International Film Festival. And she recently wrapped “Tallulah” with Allison Janney, a movie about a woman who steals a baby from a capricious mother.

Casting based on sexual orientation is a topic that makes her visibly anxious to discuss. She said she understood, for example, why some in the transgender community are upset that straight actor Eddie Redmayne was cast in a transgender role in the fall release “The Danish Girl.”

“I think it’s hard in the sense that Eddie Redmayne is a superb actor,” she said. “But it’s tricky, because I totally understand that there’s so little opportunity for trans people, and they’re trying to say, ‘Hey, we need to be represented.’ But I personally am excited to go see Eddie Redmayne in that role. I’m excited to see (straight actresses) Rooney Mara and Cate Blanchett in (the lesbian love story) ‘Carol.’ I love ‘Blue Is the Warmest Color,’ and as far I know they’re not gay.

“I want to tell LGBT stories because I’m gay. I want to play a gay person. But I would never read something and be like, ‘Oh, she’s straight. I don’t want to play that.’”

Ryan Murphy reinvents television horror again

RICK BENTLEY
The Fresno Bee
TNS

Ryan Murphy has become the master of the macabre through his “American Horror Story” anthology series. Each transformation of the show has tapped into a different fear.

True horror fans loved the first season because the tale of a family in a house of murder took a psychological approach to terror. Fans with more of a taste for drama found that in the second season’s “Asylum.” The third season attracted a young audience with its creepy blend of witches and New Orleans.

“The fourth season, I think, was sort of the most artistically arty season, so then you get those fans,” Murphy says. “I think that the season we’re doing this year harkens back to the first season, which is much more rooted in, I think, honest, primal fears as the first season was.”

This season’s “American Horror Story: Hotel” focuses on the residents

of a creepy facility so encased in evil and weirdness that it takes someone as avant-garde as Lady Gaga to run the place. Other tenants include Sarah Paulson, Kathy Bates, Angela Bassett, Wes Bentley, Matt Bomer, Chloe Sevigny, Denis O’Hare, Cheyenne Jackson, Evan Peters and Finn Wittrock.

Fans of previous version of “American Horror Story” will spot a few more familiar faces as characters from other versions could end up checking in for a creepy stay.

Many of the core group of actors have appeared in past incarnations of the horror stories. The chief absence this year is Jessica Lange, who has been a central figure in each of the other configurations. All the actors have one-year contracts and she opted to take a year away from the horror to be in a play.

In putting the show together, Murphy and his team aren’t just looking for the best transformation to scare viewers. They look for stories that will test the talent who have come back for more.

“One thing that I always do with the

cast every year is I always say, ‘What have you always wanted to do or what have you always wanted to play?’ So this is a cast that’s very involved in a lot of those decisions,” Murphy says. “It sort of rises and falls. Some seasons, an actor will be specifically the lead. The next year, they’re supporting.”

Inspiration for new “American Horror Story” scripts from co-creator Brad Falchuk come from the actors. Because the team has worked with so many of the actors in so many ways, they know exactly what they can and cannot do.

It’s difficult to come up with different worlds each year, especially when they are as diverse as the New Orleans French Quarter and an insane asylum. But the writers know that the core group of actors will be able to handle whatever world is presented.

In “American Horror Story: Freak Show,” Paulson played a character with two heads. She’s back to a solo noggin for this year.

It’s a special kind of acting commitment as the players are not only

working on a one-year deal, but they must blindly accept that depending on the direction Murphy and his team go, they could be reduced from the status of starring roles they’ve had on other shows.

Part of the reason Murphy can get the actors to accept such a fluid situation is the fact that most of his repertory cast has either been a friend for years or he’s worked with them in the past.

Matt Bomer is a good example. The actor has just completed a long run on the cable series “Blue Collar” where he was one of the show’s two leads. Now, he’s part of the “Horror” ensemble.

But Murphy and Bomer had such a positive time working together on “The Normal Heart” that this series was the logical next step.

“I want my friends to be near me. I love them. Also, I’ve directed all of these actors in different incarnations, and from that comes this great shorthand. And I think they know that they are safe because we work together,” Murphy says. “They feel protected, and they are able to go to a certain place.”

VOLLEYBALL

KEEP ‘EM COMING

Panthers host FGCU and UNCC to finish homestand



MEGAN TAIT/THE BEACON

Middle Blocker Jennifer Ene about to hit the ball during the match against UTEP, where she and Katie Hogan led in the second set. The next home game is against the FGCU Eagles on Oct. 6.

STEFANO RIVERA
Contributing Writer
sports@fiusm.com

The women’s volleyball team is coming off consecutive home victories for the second time this season, improving its record to 6-3 at Lime Court. The Panthers have done this by defeating Marshall University 3-1 on Friday, Oct. 2 and University of Texas at El Paso on Sunday, Oct. 4 with a combined set score of 6-1.

Up next for the Panthers is a meeting with non-conference, in-state foe, Florida Gulf Coast University on Tuesday, Oct. 6, at 7 p.m. The Eagles come into the match with an overall record of 10-7. In their most recent game, they fell to Lipscomb University 3-0; however, the Panthers know not to take them easily.

Senior Eleonora Kazarian, and freshman Amanda Carroll, are both in the top-five in kills per set in the Atlantic 10 Conference. Meanwhile, freshman Maggie Rick, is second in the A-10 with 9.84 assists per set.

Head Coach Rita Buck-Crockett said, “FGCU is a very good team. They are going to be tough.”

This game will mark the 11th and final non-conference game of the season, in which the Panthers are 6-4. The team will not think of this as an ordinary game; instead, they’ll use it as practice for Conference USA games.

“We’ll do the same that we do for conference. For us, that’s training and it is preparing us for conference”, explained Buck-Crockett.

To close out the homestand, the Panthers

will get back to their C-USA schedule and host University of North Carolina at Charlotte on Friday, Oct. 9, at 7 p.m. The 49ers are 5-11 (2-3 C-USA) this season and on a three-game losing streak. They are coming off a close, hard-fought match against Rice University, in which they lost in five sets.

Senior Britney Leigh Held, sophomore Abreia Epps and senior Sarah McDonald, will all be on the Panthers’ watch list. Against Rice, Held finished with 36 assists and Epps and McDonald combined for 30 kills.

Aside from a meeting on Wednesday, Oct. 21, against Louisiana Tech University, the Panthers will not play at home again until Sunday, Nov. 1, when they take on University of Texas

at San Antonio. It is important for the team to use its home-court advantage while it lasts.

“It’s important to win, whether it’s home or away. Only eight teams get into the conference tournament, and we want to be one of those eight teams. When we have an advantage to win at home, we need to take advantage of it and go for it,” Buck-Crockett said.

The Panthers have had recent success with their new lineup change. The team is starting four middle blockers: junior Katie Hogan, sophomore Jennifer Ene, senior Gloria Levorin, and sophomore Brianna Gogins. The average height of these blockers is about 6 feet 3 inches, making it very difficult for other teams to hit successfully. The team is 2-0 so far with this lineup.

FOOTBALL

Panthers predicted to rebound in next game

JAKE’S TAKES



JACOB SPIWAK

Following an ugly, flat out unacceptable loss at the hands of the University of Massachusetts Minutemen last week, FIU faces a crucial must win game this Saturday, Oct. 10.

The Panthers (2-3) will be returning home for their Conference USA home opener against the University of Texas at El Paso Miners (2-3). Both of these teams are underperforming and coming off extremely disappointing losses, looking to save their seasons with a key conference victory.

FIU opened as a major favorite in this game, with the spread ranging anywhere from 13 to 15 points. Besides the UMass game, the Panthers haven’t played poorly this season. That line is based more on UTEP’s extremely lackluster play than it is on how well FIU had played earlier in the season.

UTEP’s season took a major hit when they lost star running back Aaron Jones for the year after just two games last month. They have a 2-1 record since Jones went down, but they haven’t been able to find somebody even close to as consistent as him out of the backfield. UTEP quarterback Ryan Metz has

been their leading rusher in each of the last two games, despite having just 63 yards COMBINED during that two-game span.

Metz has taken over as the starting quarterback for the Miners as a redshirt freshman, playing extremely well at times but also struggling mightily last week against the University of Texas at San Antonio. I expect the accomplished FIU senior cornerbacks Richard Leonard and Jeremiah McKinnon to feed on Metz’s inexperience and lead a defense that very well may force a handful of turnovers.

It remains to be seen if and when the FIU offense will finally play up to their ability, and this game certainly has potential for that to happen. UTEP doesn’t have a very strong pass defense, so hopefully we see sophomore quarterback Alex McGough given the opportunity to air the ball out down the field. McGough has done a great job completing his passes and leading the offense this season, but I think he’s been forced to throw way too many short passes. As long as the offensive line gives McGough enough time in the pocket, I don’t see any reason why the Panthers can’t look to move the ball with the passing attack.

FIU will need to move the ball much better than they did last week if they want a chance to win, and that should be much

easier to do against UTEP. This is a game FIU should definitely win, as they’re a much better overall team than the Miners on paper. Returning home should give them an additional push, especially if a decent number of fans and students make it out to Ocean Bank Field despite the 12:00 p.m. start.

In addition to their many advantages talent-wise, FIU should be motivated by the fact that they’re essentially playing for their postseason lives right now. FIU fully expected to be a legitimate contender this season, and a loss to UTEP would all but eliminate any chance of this team playing in a Bowl Game. Conference games are always the most important ones, and that importance is multiplied when so much is on the line.

Prediction: FIU defeats UTEP 28-13. Neither team has been all that great on offense this season, especially after UTEP lost their star running back in Jones. As disappointed as I was in FIU’s play a week ago, I see them rebounding in a key conference game. The defense will bounce back in a major way, and the offense will do enough to maintain control and take down the Miners.

“Jake’s Takes” offers commentary on the University football team with predictions or recaps of gameplay. For commentary, email Jacob at jacob.spiwak@fiusm.com.

CLUB SPORTS

Wrestling club gears up for season

ERIKA SEMPRUN
Contributing Writer
sports@fiusm.com

With a coach as qualified as Jim Warmington and a captain as passionate and driven as Joshua Baron, Florida International University's Wrestling Team surely demonstrates great potential this upcoming season. Warmington, a new member of the Panther family and two time Greco Roman Champion, Freestyle Champion, and National Team

Qualifier, is coaching FIU straight to victory. Baron, who's in his

second year at FIU and pursuing a degree in Business Management, is also

beginning his second year as captain for the wrestling team.

"It was a transition when I first started college and it's a huge responsibility,

but I wouldn't trade my position as captain. I like the challenge and more

importantly the sport," admits Baron, who earned the position as captain

“

Coach Warmington is an amazing coach; the team really has a lot to offer.

Joshua Baron
Captain
FIU Wrestling

”

early his

freshman year at FIU.

The returning leader decided to follow in his father's footsteps when he began his wrestling career seven years ago, before

attending Miami Killian Senior High School. Baron began his career as a Panther after he was offered the opportunity to wrestle in Oklahoma and was unable to attend.

Although Baron was unable to fulfill the plan he initially had in mind, he has

slowly come to realize that he's grown to love his school.

"I love attending FIU, and I love the team," says Baron. "Coach Warmington is an amazing coach; the team really has a lot to offer."

An exciting season for the Panthers approaches as the team prepares for matches against USF, UCF, UWF, and schools from across Georgia.

"Our match against UCF is definitely a big one for me, they're national qualifiers so the pressure is definitely on," Baron said. "Regardless, we've all been working really hard."

Freshmen Angelo Martinez, Carlos Cardenas and Robert Warmington all really bring something great to the table. With talent ranging from Japan to the United States, there's no doubt that this dedicated team will make it to the top.

FOOTBALL

Panthers' chance to reach six wins, another bowl game

PETE'S PICKS



PETER HOLLAND, JR.

The Panthers' chance at getting to six wins depends on two things: Marshall and Western Kentucky.

There are seven games left, including the ones against the two teams above, but the real test comes from those two, which are Conference USA's best defense and offense, respectively.

The Panthers started with a strong 2-1, but now at 2-3, I am second guessing their recent performances. Where do they go from here?

The two wins from the University Central Florida and North Carolina Central University are not necessarily quality wins. UCF lacks talent and NCCU is a sub-division team

The Indiana University and Louisiana Tech University losses were two of their biggest challenges this season. Despite the injuries and not showing out in the fourth quarter, the Panthers can still fulfill their destiny.

However, this will not be a walk in the park for the Panthers. They can start by beating their next opponent, University of Texas El Paso, at home this Saturday at noon.

At this point, the Panthers are in no position to declare any of their next games easy wins. The UTEP Miners, even though they have the same record as the Panthers, are also going to come out with something to prove.

The Panthers have four more home games, including the one against UTEP. Their next three are the Homecoming game against

Old Dominion University, University of North Carolina at Charlotte, and WK.

I project this Panthers team, healthy and mentally prepared, to be 3-1 in their home games with their only loss being against WK.

That could be a huge boost.

The next five conference games should be must wins after a devastating loss against the University of Massachusetts.

Good thing for the Panthers because their next five games are against teams with the same record; the only exception is Florida Atlantic University, they are 1-3.

Half way through the season, this is the opportunity for the Panthers to get back to their winning ways and regain their confidence and rhythm like they had in the beginning.

Also the Panthers need quality wins as well. As I mentioned earlier their two wins came from UCF, who still haven't won a game yet and NCCU, an FCS School. Those were gimmies!

It would have been a huge win for the Panthers if they defeated Indiana, a team that almost defeated the defending national champions and number one ranked Ohio State University Buckeyes. And they could have beaten Louisiana Tech's team, who are projected to not only win the West division of C-USA, but probably the whole conference. The Panthers were at least talented enough to hang around and not get blown out against those teams.

Even a win against UMass would have helped their chances. It's not a quality team like Indiana or LA Tech, but it would have given them three wins and they would have needed

three more wins to be bowl eligible.

The Panthers still have to play back to back away games against Marshall, who has the country's best defense, and WK, who's ranked number three in the country in total offense.

Those are the quality teams the Panthers have left on their schedule. Not saying it's impossible to beat the two heavyweights in their division, but getting a win from one of them if not both can most likely guarantee them a bowl bid.

But the Panthers offense is below average and needs to step it up the rest of the season if they want to get at least six wins. Even though the defense is under achieving and there are players injured, they are ranked number 42 overall in total defense. But the defense can't bail them out every game when they need to, and the offense has to find a way to get in scoring position.

After the UMass game, Head Coach Ron Turner apologized to Panther Nation for what he called an "embarrassment."

Penalties played a key role in the loss to UMass. Now the Panthers have 38 total penalties this season, which is ranked 18 in the country. They give up 325 total yards in penalties, which is ranked number 31 in the country. It's quite funny how Turner stresses about playing disciplined football but there is no execution from the players.

With all these stats, it would be near impossible for the Panthers to have a winning season. It could not only affect the team, but Turner's job might be in jeopardy as he only has five wins throughout his two seasons as head coach.

And the NCAA could take away their division one privilege and downgrade the Panthers to a sub division team if the fans don't attend home games. I believe this team can turn it around

despite digging themselves in a deep hole. This is their opportunity as we reach the second half of the season.

The Panthers begin their second conference game and second home game against

UTEP this Saturday at 12 p.m.

Pete's Picks offers commentary on football games, player and standings. For commentary, email Peter at sports@fiusm.com.

FIU FOOTBALL
vs. UTEP
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Swimming off to a first place start

LOUIS AGUDELO

Staff Writer

sports@fiusm.com

The reigning Conference USA champions FIU Panthers began their title defense this last weekend in Jacksonville, and did so with a splash.

The FIU women's swim and dive team defeated a UNF squad that included 10 Florida natives 168-90, and topped GSU and their overwhelming 12 member freshman class 155-103, while posting 11 first place finishes this last Saturday, Oct. 3.

Although Head Coach Randy Horner made it very clear that he and his team weren't very worried about results going into their first meet saying that it would be seen more as an opportunity for his swimmers to work

on their technique and get a bit more training in, no one's smile shone brighter immediately following the team's dominance than Horner.

With everything going on around the defending champs, team spirit is the best it has ever been.

According to coach Horner that could prove to be very valuable for the long season ahead of this team.

Saturday was only the first of the eleven meets Florida International will compete in, before C-USA championships at the end of February.

The Panthers will take part in the second meet of the season when they host Dual-A-Palooza in just a couple short weeks from Saturday.

The dual meet will host the visiting Rice University Owls,

BOOKS ON THE BAY



BRYAM RICUARTE/THE BEACON

Richard Blanco speaks at the FIU One Book event on Biscayne Bay Campus for Diversity Day on Tuesday, Oct. 6.

the University of Miami Hurricanes, and the Florida Atlantic University Owls.

It will be a two day event starting Saturday October 16th at FIU's home pool, the Biscayne

Bay Aquatic Center.

It will certainly be interesting to see if FIU approaches this meet as just another meet, or a chance to set the tone for the rest of the season, and perhaps

the decade against their toughest in-conference competition in Rice, and regional rivals Miami and Florida Atlantic.

Design for PortMiami soccer stadium revealed

ANDRES VIGLUCCI &

PATRICIA MAZZEI

TNS Staff

A group led by retired English soccer star David Beckham is set to unveil its design for a European-style, open-air futbol stadium at PortMiami that would frame full-frontal views of the downtown skyline and bayfront through an undulating canopy and create a new public plaza reminiscent of Rome's Spanish Steps at the water's edge on Biscayne Bay.

The release of the proposed stadium renderings and their purposeful "wow" factor, scheduled for Monday, is intended to build support for locating the home of Beckham's newly awarded Major League Soccer franchise on a contested piece of the port's Dodge Island.

"We think it's time to share our vision," said John Alschuler, Beckham's New York-based real-estate advisor, in a wide-ranging interview. "Let's have a full, vigorous public debate about it.

"We feel a stadium downtown can be a key contributor to the revival of a great city. David loves what it's becoming, and much of that energy is downtown."

The fairly fleshed-out stadium blueprint, a collaboration between Miami's Arquitectonica and 360 Architecture of Kansas City, is designed to capitalize on a bay location that looks back toward downtown -- providing visitors a spectacular vista, Alschuler said, "that only fish and private yachts" can now enjoy.

The overall site plan, by Arquitectonica, envisions connecting the stadium and plaza to downtown

Miami via an unused drawbridge that would be converted into a linear park for pedestrians. The plaza, ringed by dining and retail establishments, would be programmed by the team with outdoor film screenings, concerts, World Cup broadcasts and other events throughout the year. The stadium would face the plaza with shops, maybe a Beckham museum, and open terraces. It would also have a nightclub open year-round to the public.

"We have a chance to do something special," Alschuler said. "It can be one of the great stadiums."

The contemplated site has raised opposition from key port tenant Royal Caribbean Cruises, whose headquarters abuts the site, and some Miami-Dade County commissioners who are concerned it could bring more traffic to the port and interfere with port operations or future expansion. A Royal Caribbean spokeswoman did not respond to an email seeking comment on the plans.

Alschuler concedes that the site poses complex "landlord-tenant issues," including where to put parking for more than 5,000 cars.

But he says traffic and scheduling studies conducted by his team show that games, held mostly at night, would not overlap with cruise ship arrivals or boardings, which take place during the day. And he said a study of parking shows thousands of available spaces within a short walk of the stadium in downtown Miami, with one caveat: the team would pledge not to schedule games at times when the Miami Heat plays at nearby AmericanAirlines Arena.

If the County Commission doesn't agree that soccer at the port is

a good idea, "we'll play somewhere else" in Miami, Alschuler said.

"We want to come to the port only if we're an asset to the port," he added. "If we're a liability to the port, then we shouldn't be there."

While the plan reasserts the port site as the Beckham group's strong favorite, the investors say they're also seriously considering three other sites as backups: land abutting Marlins Park, the preferred alternative; an industrial parcel adjacent to Miami International Airport's auto-rental and mass-transit hub; and by Florida International University at Tamiami Park.

The land just west of Marlins Park in Little Havana belongs to the county, city and several private owners. The original vision for the ballpark included a soccer stadium, and Alschuler said he has been in talks with the Marlins. But the key player would be the city, and Mayor Tomas Regalado has said he is not inclined to turn over public land to a soccer team without voter approval.

The FIU site had not been mentioned before, and seems unlikely, considering that the university would like to expand into the park fairgrounds and already faces a fight with the Miami-Dade County Fair over use of the property.

Also for the first time, Beckham's group acknowledged an interest in potentially overseeing the development of the rest of the port site, at the southwest corner of Dodge Island, where port administrators have been looking to build a massive office and commercial district to bring in new revenue.

The 7 million-square-foot plan port administrators have pitched

for the site, Alschuler contends, is unfeasible and would badly hurt downtown Miami, which is already struggling with high office-vacancy rates. Instead, the team believes the soccer stadium and plaza would leave enough space for construction of about 1 million square feet of ancillary development, including a hotel, restaurants and shops.

"We're the way to square the circle of how you get development here, but not pose a threat to downtown," Alschuler said.

Arquitectonica's stadium renderings show four accompanying buildings on the western portion of the parcel. Those are conceptual and meant only to suggest how a fully developed site might look, Alschuler and Arquitectonica principal Bernardo Fort-Brescia said.

The group does not want to actually build out the commercial projects, Alschuler stressed. But it would be willing to serve as the site's "master developer," charging the county a fee to create a plan for the property and manage it. Developers would bid competitively for projects, which would be awarded by the county commission and pay market rents to county government.

"This is county land," Alschuler said. "It should be open and competitively bid."

The mix of uses and open space on the site, he said, satisfies requirements set by Miami-Dade Mayor Carlos Gimenez and would ensure it will be a vital, active part of downtown Miami. Stadiums plunked down by themselves without a broader development strategy usually fail to improve their surroundings.

"When done poorly, a stadium

can be an anti-urban object, and there's lots of examples of that," he said.

The financing of the stadium, however, would not depend on the accompanying development, Alschuler said. The team says it will cover stadium construction without county funds and pay rent for the land, though it is seeking a sales-tax rebate from the state like the one granted to other professional sports franchises in Florida. The group has a construction cost estimate, Alschuler said, but he declined to reveal it.

Still to be determined, he said, is how the cost of public improvements, such as the pedestrian path, a baywalk and the plaza, would be covered. He said it should be split in some equitable proportion between the team and local government.

The team also cannot afford to pay for a multistory parking garage by itself, but has proposed sharing one with Royal Caribbean. To make room for it, the stadium could provide accommodation for the cruise company's daycare center, which sits directly east of the stadium site, Alschuler said.

The Beckham group is also in "active discussions" with the University of Miami about sharing the stadium with the Hurricanes football team, which now plays at the Miami Dolphins' Sun Life Stadium under a long-term lease. That would require the soccer stadium, now designed for about 20,000 to 25,000 spectators, to grow to about 40,000 seats, complicating the parking picture and scheduling, he said.

The group expects to decide within 60 days whether the UM idea is feasible, Alschuler said.