

Byron Carlyle Theatre

Just as the City can help spark redevelopment by changing the streetscape, the City can create and anchor development project that embodies the vision for the Town Center.

The Byron Carlyle, could be that catalytic project. The theater opened as an independent movie theater in 1968 and later expanded into a Regal Cinema which shut down in 2002. The City acquired the property and leased the space out, most recently to O Cinema, a non-profit, independent cinema which utilizes one theatre. Due to the nature of its use, the building has expansive blank walls with few doors and no windows.

This site presents a unique opportunity for the City to create a catalyst project to help facilitate the vision of a pedestrian main street. The building occupies the entire street frontage along 71st Street from Byron Avenue to Carlyle Avenue. The site also has more depth than most of the lots along this street. The simple ownership and size of the property make the site easier to redevelop than others along this street.

By carefully conceptualizing the redesign of this property, the City could begin to implement the Town Center concept with mixed-use, multi-story development and encourage further development along 71st Street. Some of these uses could include a library, an economic incubator to spur entrepreneurship in the area, or a welcome center. The new building could include office spaces and/or civic uses in to the upper floors.

Key Recommendations

- Rebuild 71st Street as a walkable Main Street
- Encourage the consolidation of lots in the Town Center District, by reducing parking requirements.
- Ensure Design Guidelines include:
 - Setback new buildings ten additional feet from the property line along 71st Street to accommodate wider and active sidewalks.
 - Allow taller buildings up to 12 stories in the Town Center, provided that floors above the first four stories, fronting 71st Street, step back at least 25'.
- Create a Beach Plaza at the start of 71st Street.
- Utilize the Byron Carlyle Theatre site as a catalyst building project.
- Raise 71st Street to become resilient to sea level rise.