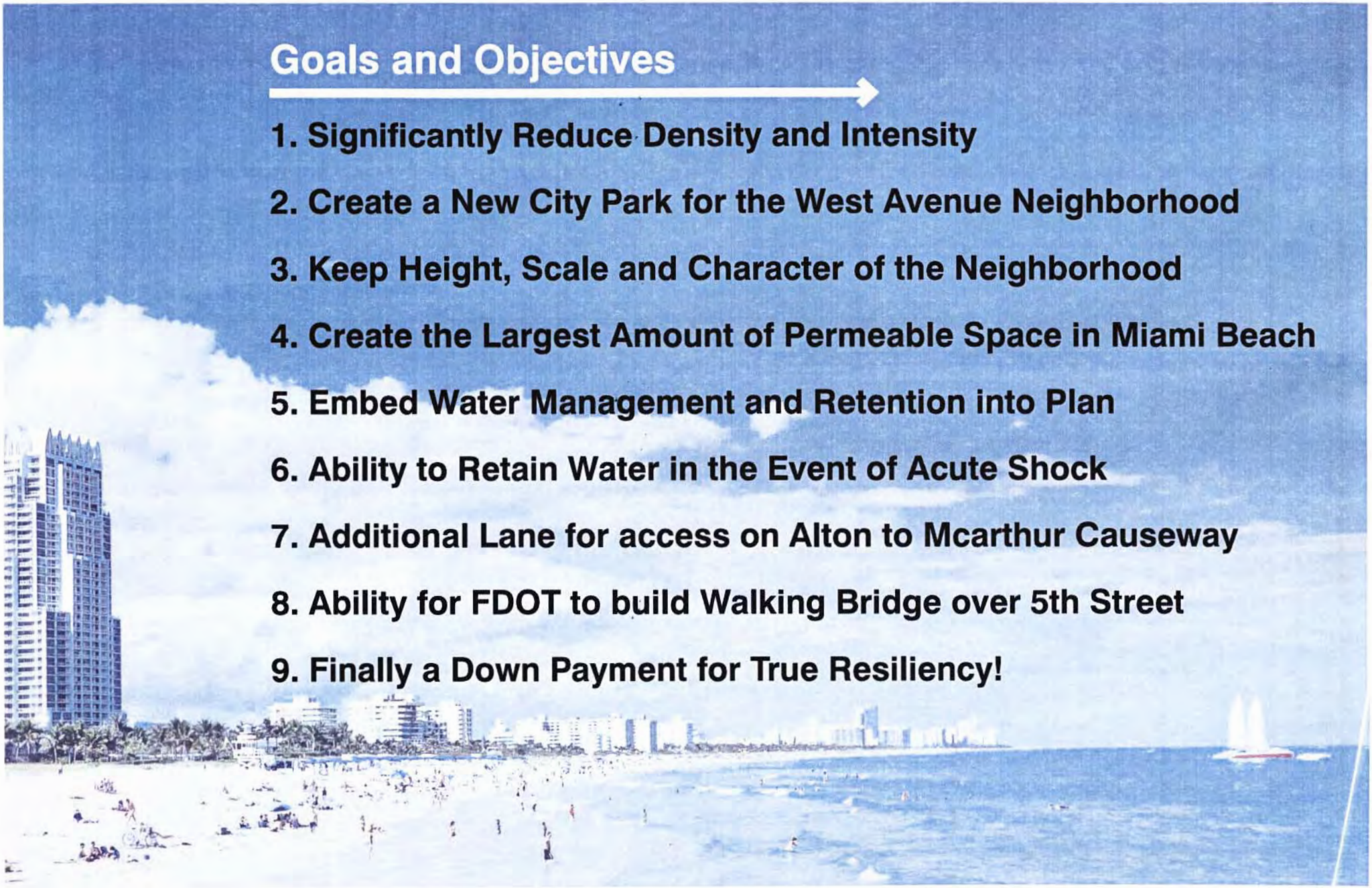


Goals and Objectives

1. Significantly Reduce Density and Intensity
2. Create a New City Park for the West Avenue Neighborhood
3. Keep Height, Scale and Character of the Neighborhood
4. Create the Largest Amount of Permeable Space in Miami Beach
5. Embed Water Management and Retention into Plan
6. Ability to Retain Water in the Event of Acute Shock
7. Additional Lane for access on Alton to Mcarthur Causeway
8. Ability for FDOT to build Walking Bridge over 5th Street
9. Finally a Down Payment for True Resiliency!

MESSAGE

FROM MAYOR DAN GELBER

Dear Resident,

If you live in the West Avenue neighborhood you are probably aware of the three block lot between Alton and West Avenue from 5th to 7th streets. It is deserted other than the 7-11 and a shell of the old South Shore Hospital.

For years the future of this lot has been the subject of much debate. Rather than continue accepting this eyesore, I would like to address its future and want to engage the residents most impacted.

There are two options.

The first is to hope that the lots are filled within the current development guidelines. Currently, the areas height limitations and applicable FAR *(Floor Area Ratio - "FAR" is the way the city's development code constrains the amount of building on a specific parcel of land)* would allow the developer or subsequent developer to build low-rise buildings throughout the three lots that would have between 485 and 510 units.

Here is a rendition of a project that has already been approved.

While it is relatively low in height, it is high in density and will effectively create a wall from 5th to 7th street on West Avenue.

I am not a big fan as all this project will do is bring greater intensity into an already congested intersection.

There is another option that is being floated by the developer and some of the neighbors.

If the City would agree to give a variance to allow the Developer to build a taller and skinnier building on the 5th street block (which is currently beyond the Developer's rights), the Developer would agree to donate most of the remaining land on the 6th and 7th street blocks for a park of between 3 and 4 acres.

It could include many amenities consistent with the neighborhood such as dog park, tot lot, health walk, and possibly water elements. It would also include commercial/residential elements on the east side of the 6th and 7th street lots that would permit cafes to activate the area. The developer would build and grant easements for a walk-over that would connect the bay walk from south of 5th to north of 5th. All of these details are up for discussion.

Here is one rendition of option #2 that the Developer provided.

From my perspective this plan is intriguing. A tall skinny building will have less residents and many of them will likely not even live here full time. The current development plan will

likely have many more full time residents who will further congest the area. And of course there would be no park in option #1. The Developer would have to find a way to accommodate the parking for the Floridian that currently uses a surface lot on 7th street.

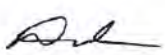
As is often the case, the challenge to finding consensus is in the details. And there are many details at issue:

- The height of the building;
- The size of the floorplate of each floor;
- The building's orientation;
- Whether we allow the Developer to move some or all of his FAR from 6th and 7th street to 5th;
- The size of the park;
- How close the park is to street level grade;
- Parking for the Floridian residents across the street

I have convened a series of meetings with the Developer and various residents – as might be expected, different iterations of option #2 have emerged. A group of interested residents have created their own iteration of option #2. I am sure other versions will emerge. No decisions have been made, but I am committed to moving this towards consensus.

At the next City Commission meeting (on Wednesday morning) we will briefly discuss this item without public debate and likely refer it to our Land Use Committee where it is my hope that it will receive plenty of attention and community input. I urge you to engage our Commission and City Staff so we, as a community, can make an informed and thoughtful decision.

Thanks,



Dan

Sea-level rise is affecting the ability of South Florida's stormwater drainage system to quickly dispose of water after torrential rainstorms. - Robert Duyos / Sun Sentinel

EDITORIALS

Wake up, South Florida! Speak up on sea-level rise

MIAMI HERALD EDITORIAL BOARD

May 19, 2018 01:54 PM
Updated May 19, 2018 04:42 PM

You know the boiling frog story. A frog is put in a pot of water that is slowly brought to a boil. By the time the frog senses danger, it's too late. Froggie's a goner.

Well, wake up, folks. South Florida is Ground Zero for sea-level rise and unless we address

"...unless we address the insidious rise of water around us, much of our region, our culture and our legacy is going to disappear."

- Miami Heral Editorial Board, May 19,2018

EDITORIALS

Aging flood-control systems can't protect South Florida from sea-level rise

EDITORIALS

Three newspapers confront one challenge: Sea-level rise is real, South Florida needs all hands on deck — now

South Florida and Sea Level: The Case of Miami Beach

Principal Investigator
Charles Waldheim

Lead Researchers
Aziz Barbar, Rosetta Elkin, Helen Kongsgaard, Jessy Yang.

Project Team
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Harvard University Graduate School of Design
Office for Urbanization

Mohsen Mostafavi, Dean
Charles Waldheim, Director

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Harvard University
Graduate School of Design

OFFICE FOR URBANIZATION

SOUTH FLORIDA AND SEA LEVEL

The Case of Miami Beach

"The infrastructure we have is built for a world that doesn't exist anymore."[1]

Nicole Hernandez Hammer, 2015
Environmental Studies Researcher, Union of Concerned Scientists

Fig. 1. Aerial view of South Beach looking south.

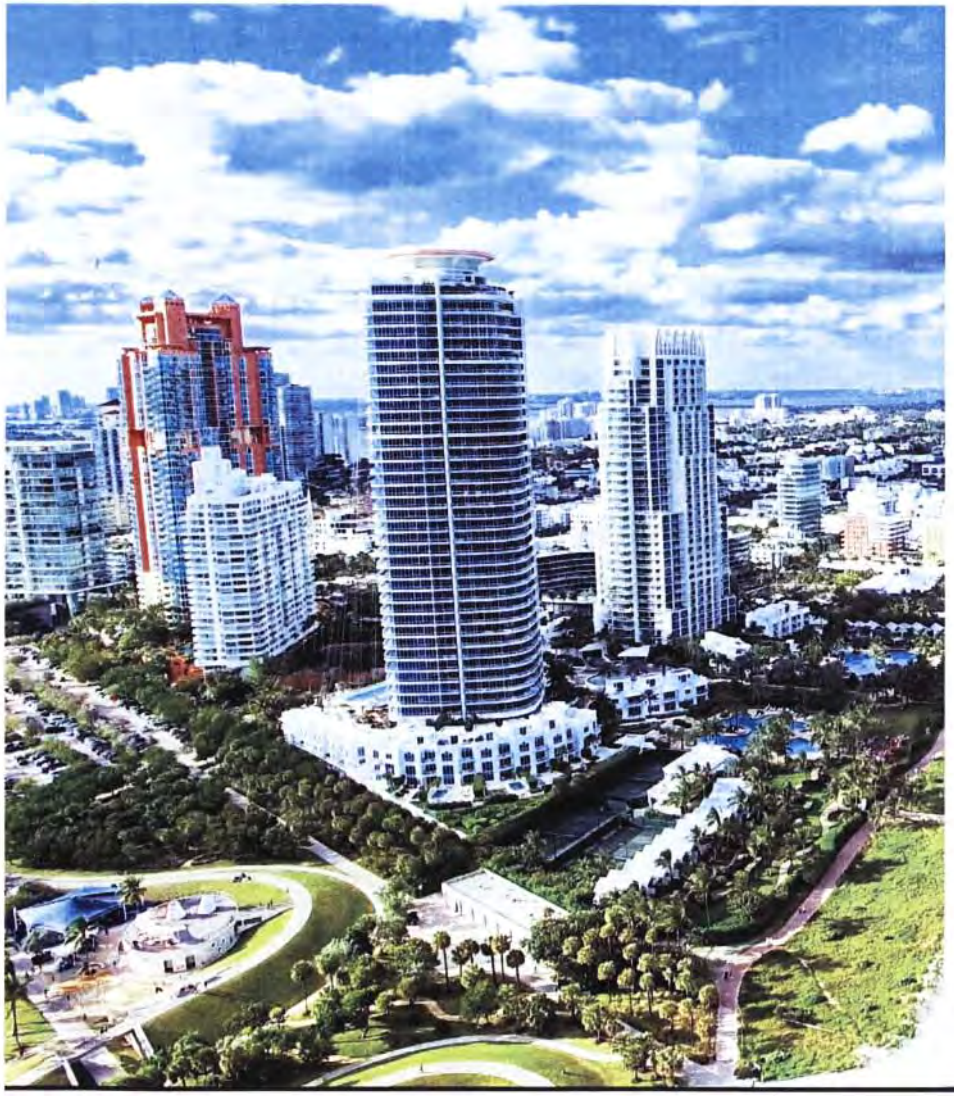

SITE
"The City of Miami Beach should expand flood mitigation projects from single purpose engineering to functional green infrastruture" - P.18 Harvard Research Report, 2017

SOUTH POINTE PARK

5TH & ALTON PARK

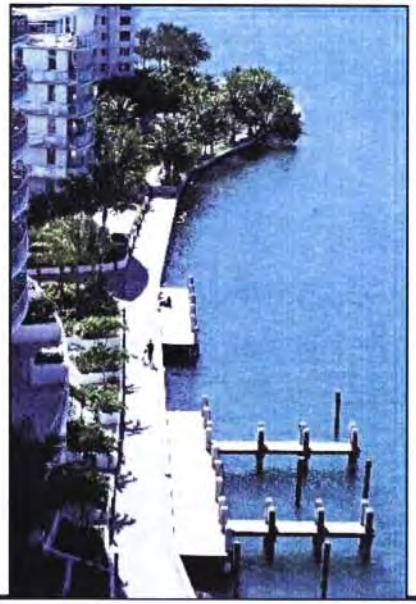
"...increase permeable surfaces, maximize on-site stormwater capacity..."

- P.18 Harvard Research Report, 2017



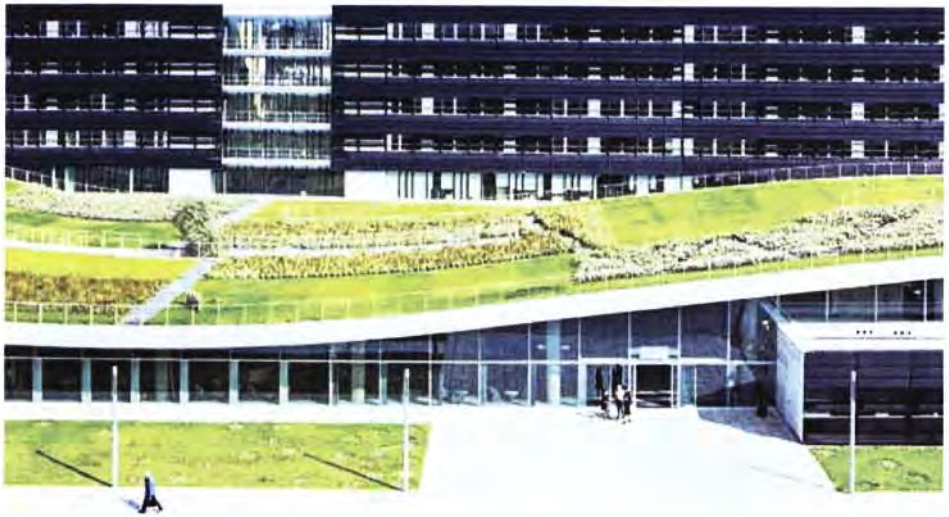
"...develop codes and massing strategies to rewrite existing regulations, maximize permeable ground,increase on-site stormwater retention, and incentivize development interest."

- P.24 Harvard Research Report, 2017



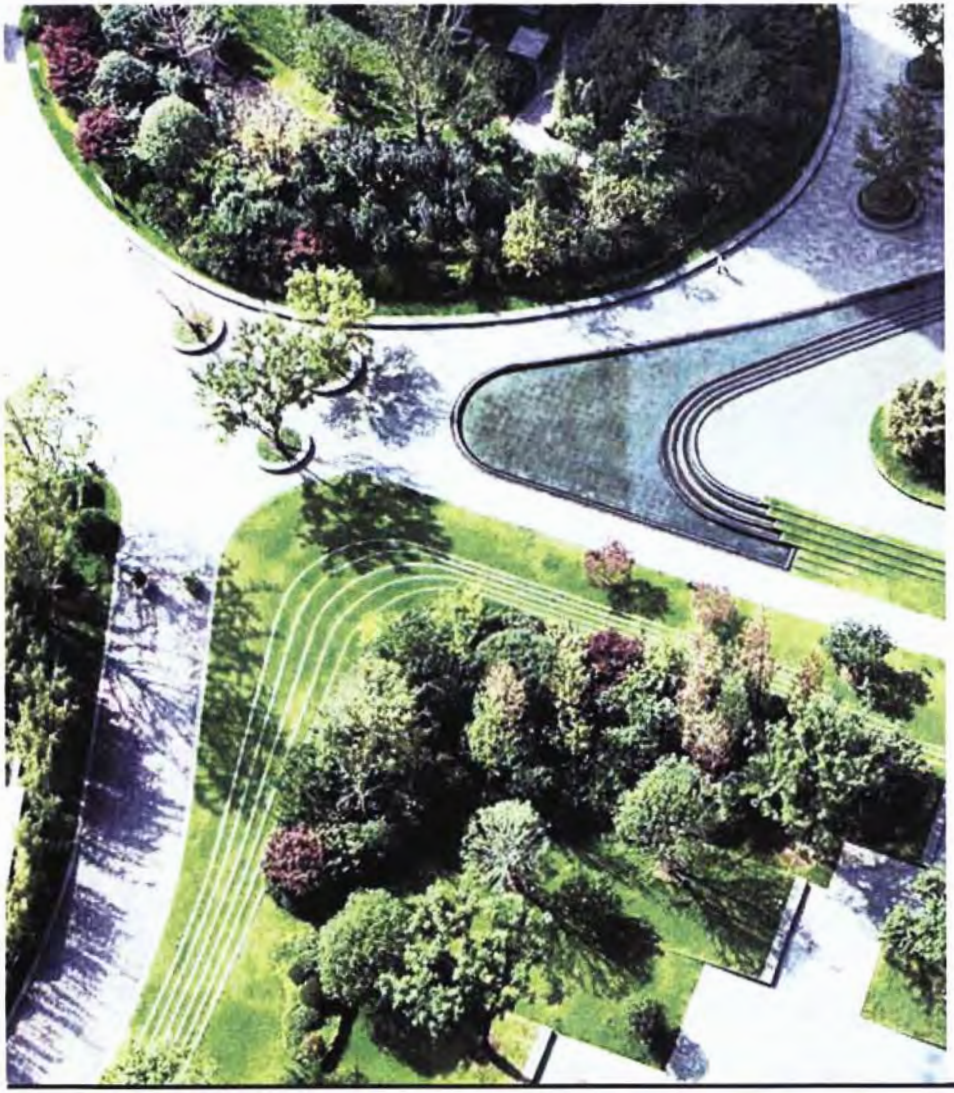
"...reconceive the Biscayne Bay coastline as a living seawall that also connects a system of elevated street-end plazas over pump stations with a continuous public bay walk."

- P.26 Harvard Research Report, 2017



"...roof gardens hold stormwater and reduce freshwater consumption for irrigation purposes."

- P.122 Harvard Research Report, 2017



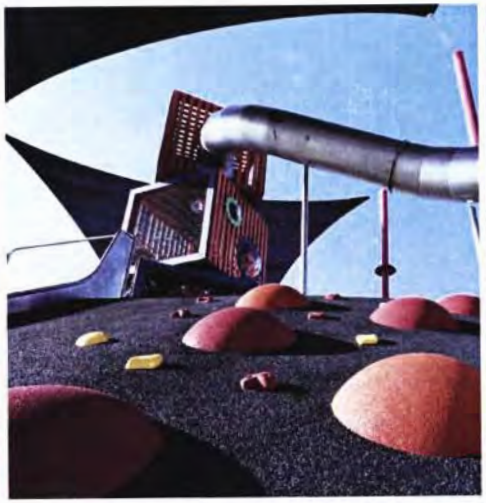
"Beyond flood pumps, raised roads, and sacrificial floors, incorporating landscape conditions and hybridized systems offers an opportunity to augment existing flood resistant infrastructure."

- P.58 Harvard Research Report, 2017

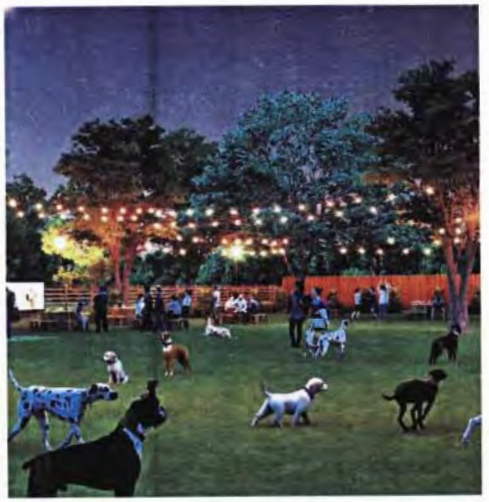
ACTIVE DESIGN

INTERACTIVE WATER FEATURE

CALISTHENICS GYM



MULTIGENERATIONAL PLAYSCAPE



DOG PARK

FLEX SPACE

DAYTIME PARKING

WEEKEND MARKETS

EVENING ACTIVATION

PRINCIPAL ELEMENTS

PINK PATH
NELSON ST CYCLEWAY, AUCKLAND, NEW ZEALAND

BUILDING CUTOUT
THE STANDARD HOTEL, NEW YORK CITY

GARAGE FACADE TREATMENT
DESIGN DISTRICT, MIAMI

PARK FEATURES

PROTECTIVE BERM

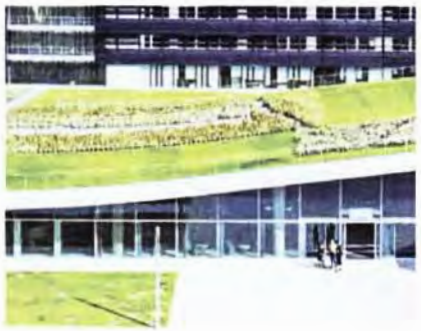
SPLASH PAD

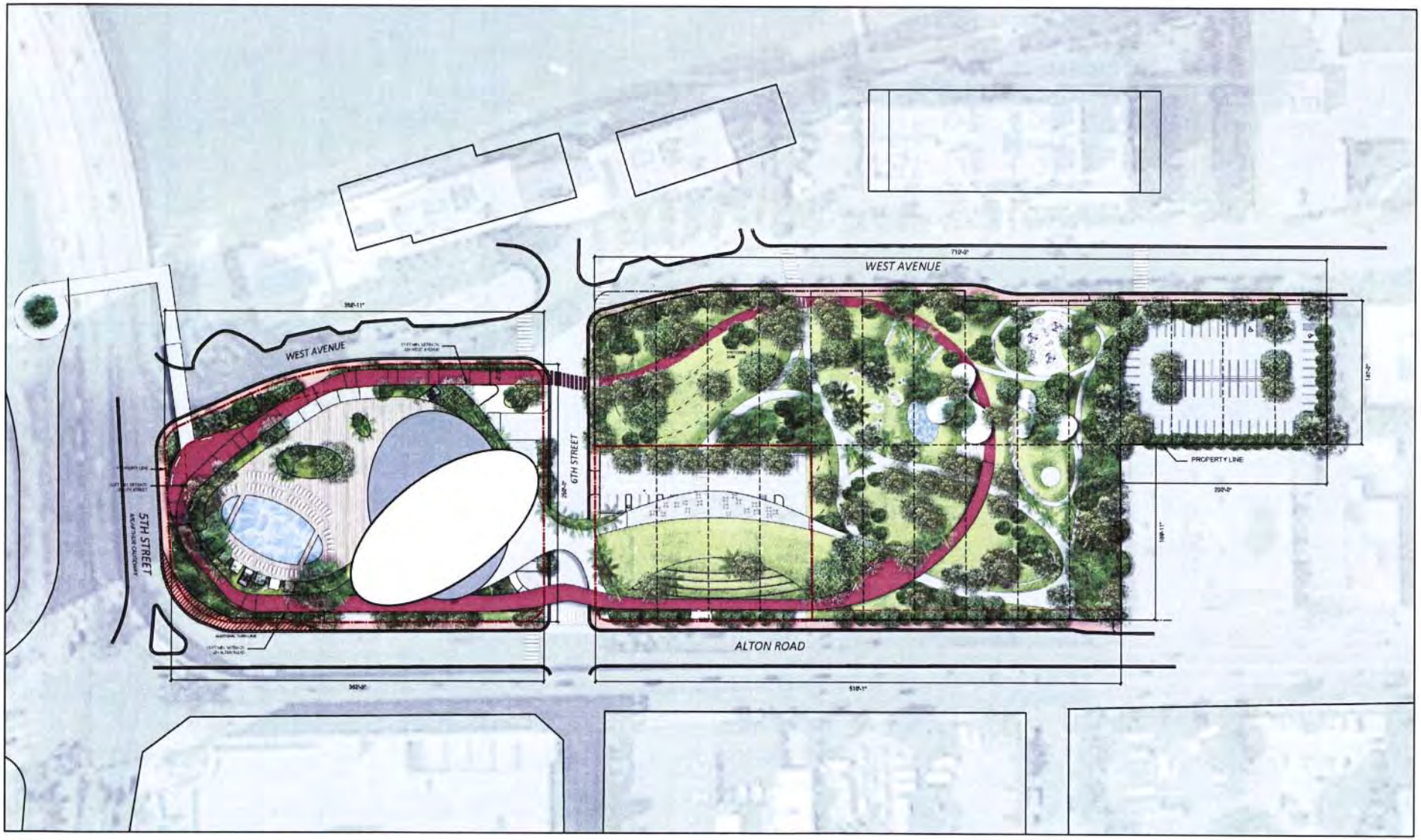
DINING

PLAYSCAPE

GRAND TERRACES

GREEN ROOF





ARQUITECTONICA

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500 - 600 - 700 ALTON ROAD

MIAMI BEACH, FL 33139

RENDERED SITE PLAN

DATE: 10/23/2018

A1-00

OVERALL SITE PLAN

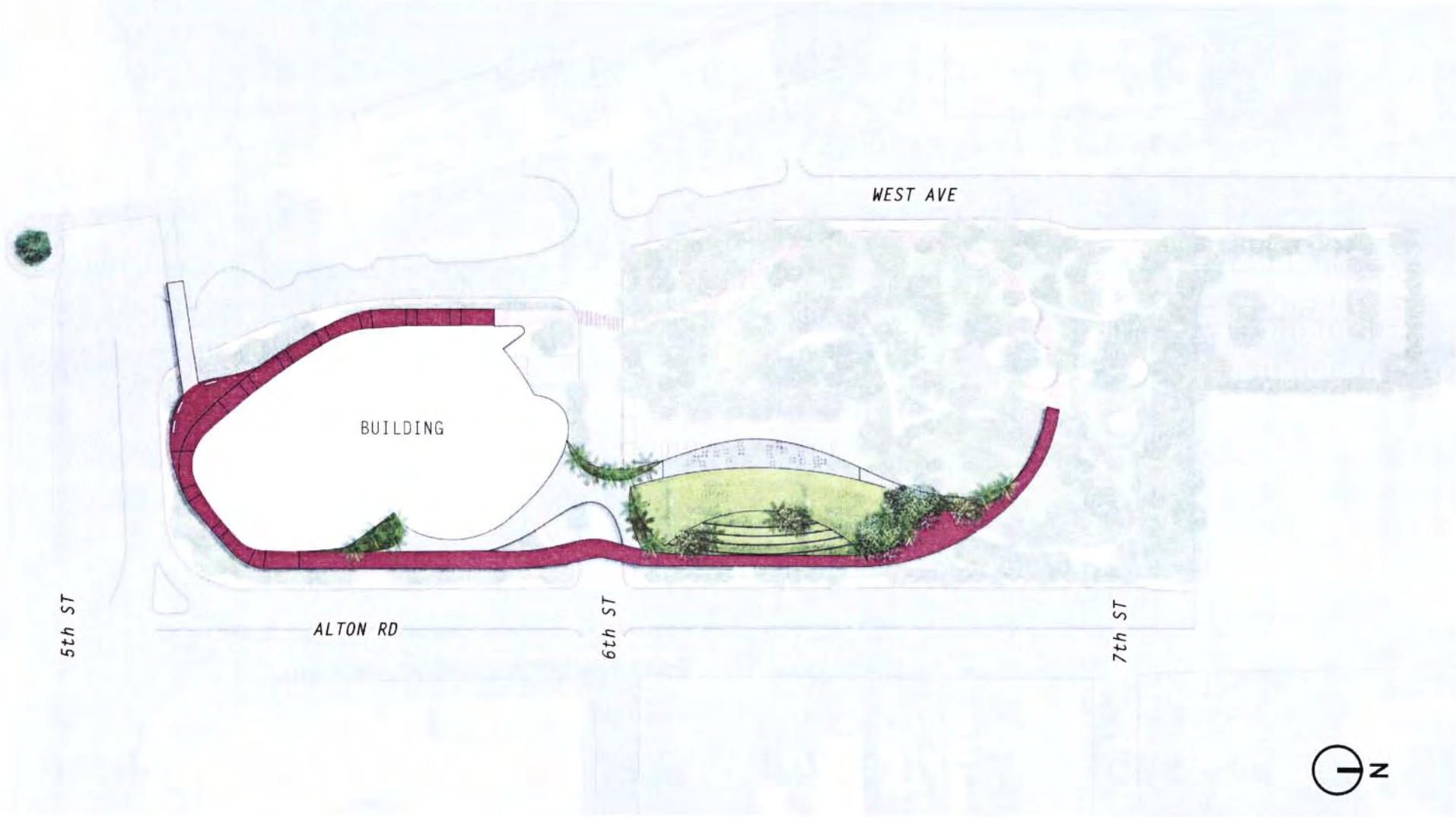
ground + second level

ARQUITECTONICAGEO

GROUND LEVEL SITE PLAN

ARQUITECTONICAGEO

SECOND LEVEL SITE PLAN



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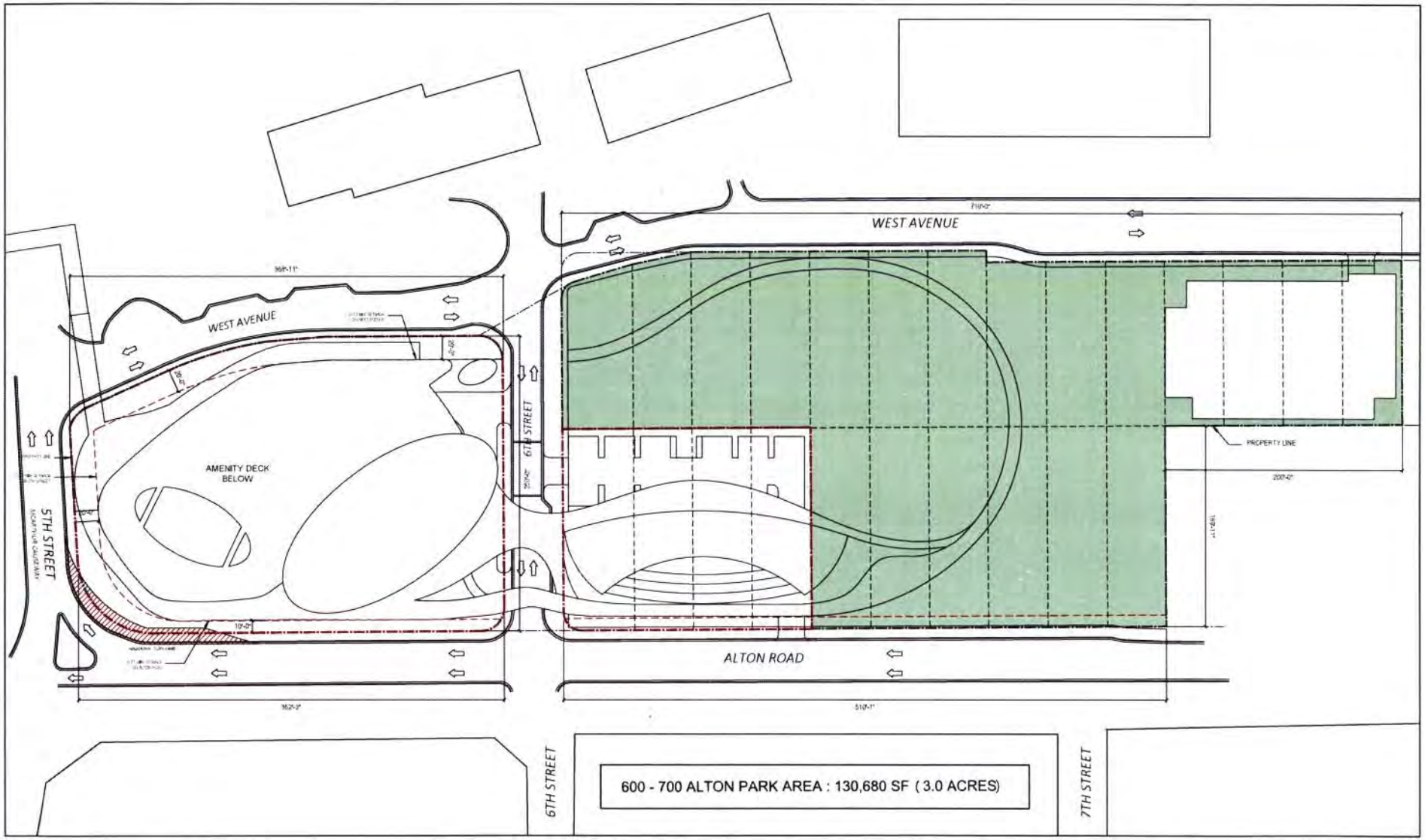

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600-700 ALTON PARK AREA

DATE: 10/23/2018

A0-09B

ARQUITECTONICA
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T 305.372.1812 F 305.372.1175

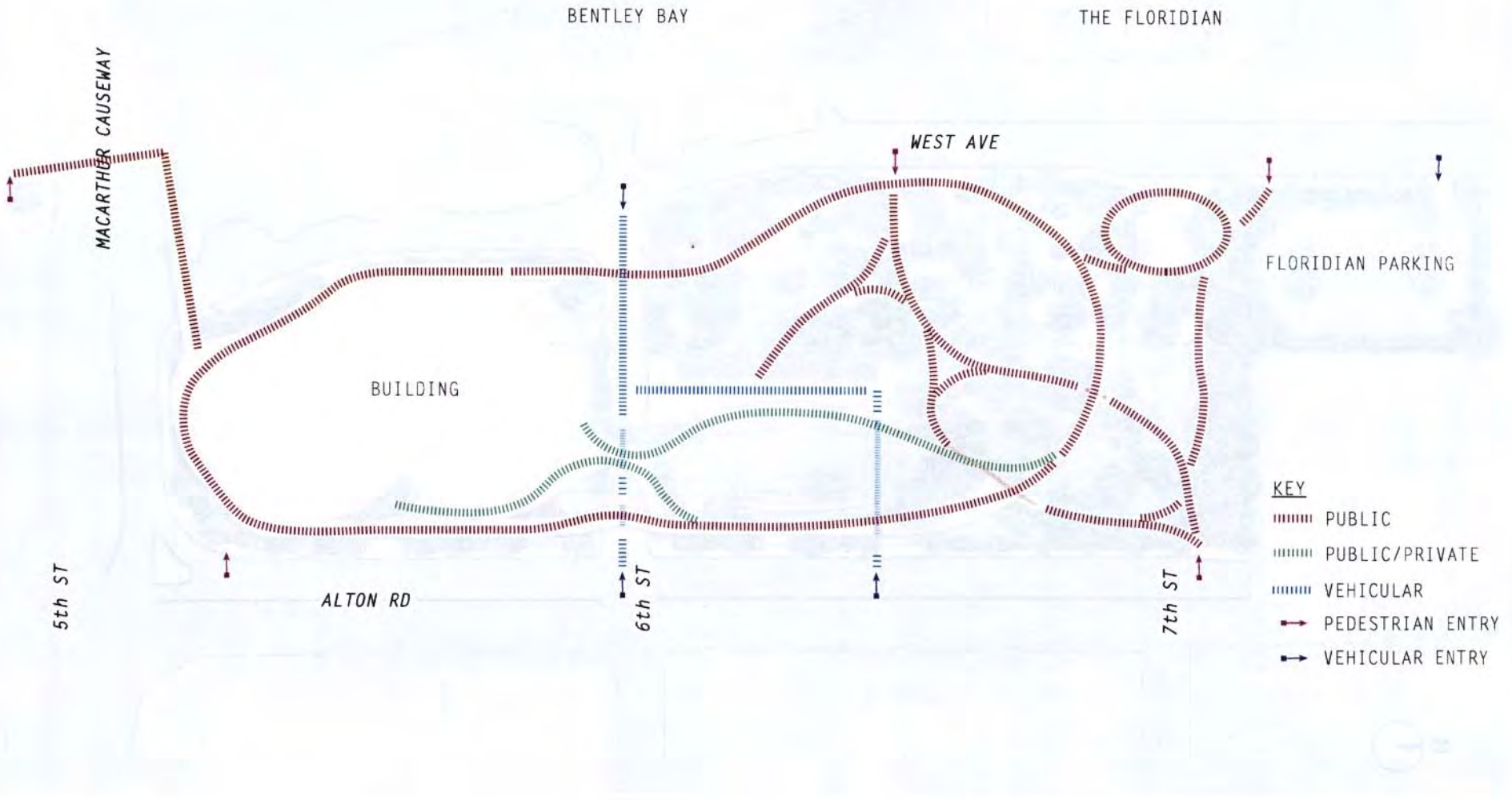
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

TOTAL PARK AREA

DATE: 10/23/2018

A0-09C

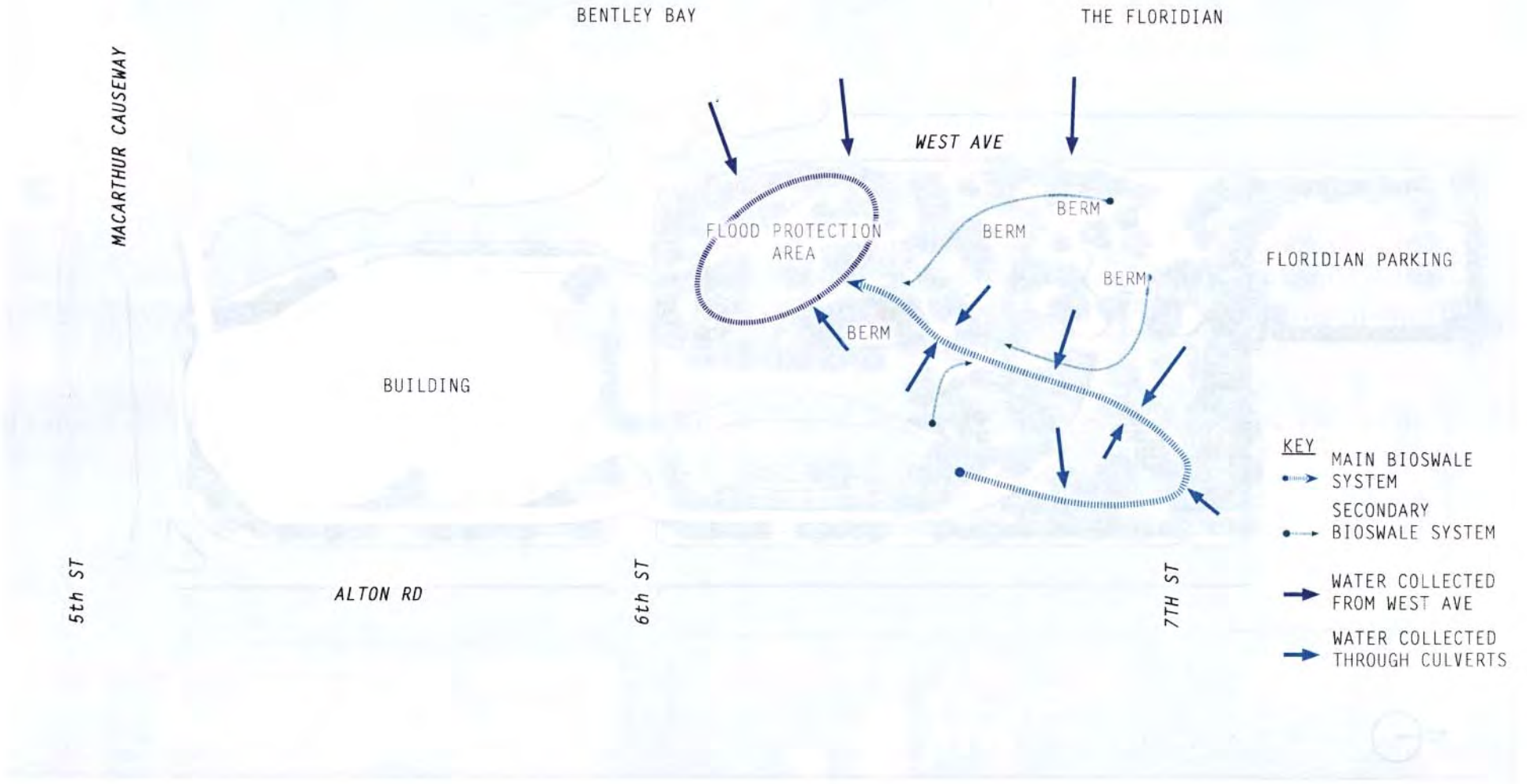
CIRCULATION



PERIMETER **CIRCULATION**

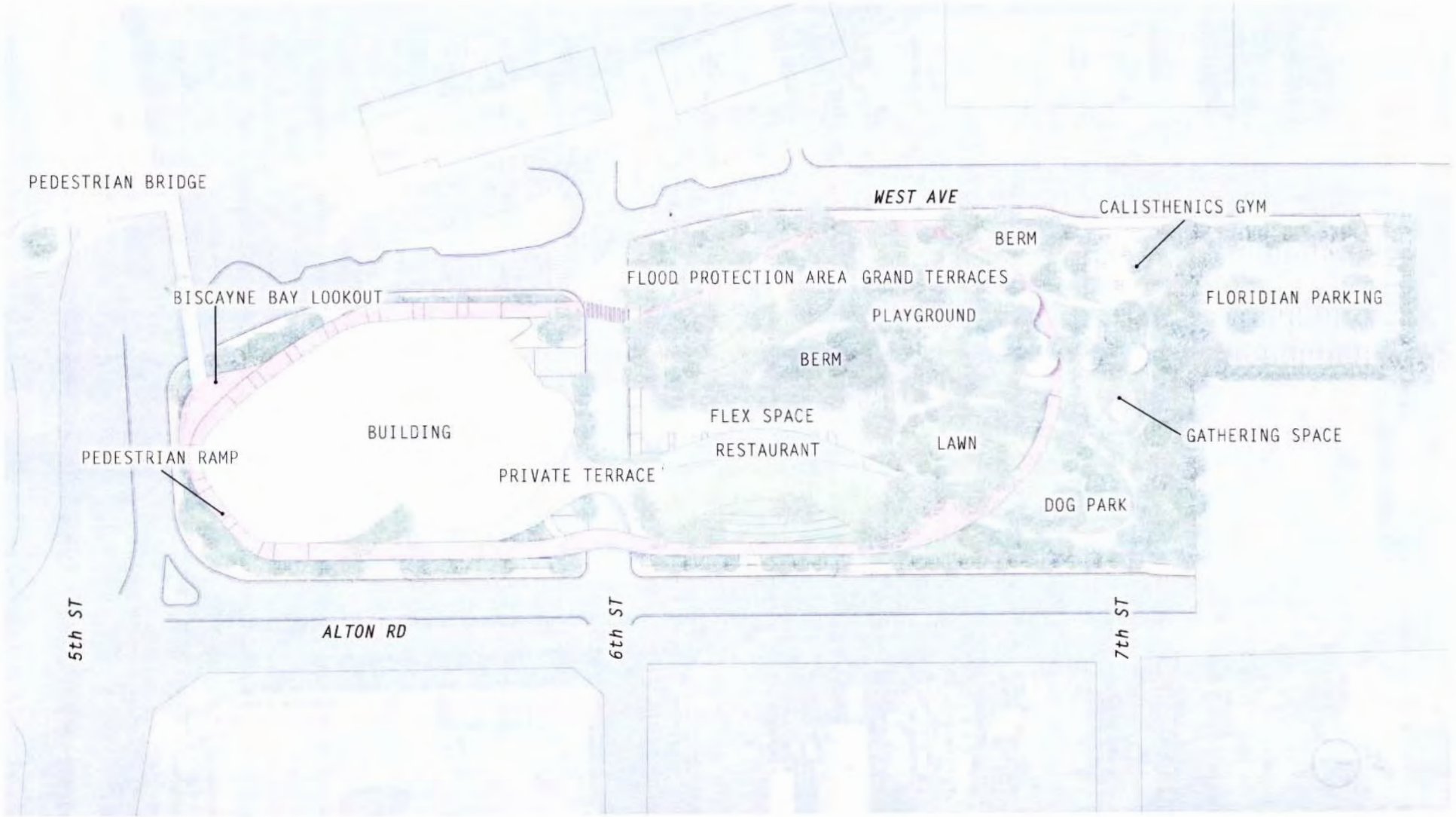
ARQUITECTONICAGEO

INTEGRATED BIOSWALE SYSTEM



ARQUITECTONICAGEO

PROGRAM



MATERIALS

resilient | pervious

OOLITE

PERVIOUS CONCRETE

TURF + LATTICE PARKING PAVERS

POROUS ASPHALT

PLANTING PALETTE

trees →

CONOCARPUS ERECTUS
GREEN BUTTONWOOD

BURSERA SIMARUBA
GUMBO LIMBO

FICUS AUREA
STRANGLER FIG

CONOCARPUS ERECTUS VAR SERICEUS
SILVER BUTTONWOOD

PISCIDIA PISCIPULA
JAMAICA DOGWOOD

QUERCUS VIRGINIANA
SOUTHERN LIVE OAK

SIMAROUBA GLAUCA
PARADISE TREE

trees/shrubs →

COCCOLOBA UVIFERA
SEAGRAPE

CEIBA PENTANDRA
KAPOK TREE

ARDISIA ESCALLONIOIDES
MARLBERRY

CAPPARIS CYNOPHALLOPHORA
JAMAICA CAPER

CHRYSOBALANUS ICACO VAR ICACAO
COCOPLUM

COCCOLOBA DIVERSIFOLIA
PIGEON PLUM

EUGENIA FOETIDA
SPANISH STOPPER

shrubs →

GYMNANTHES LUCIDA
CRABWOOD

KRUGIODENDRON FERREUM
BLACK IRONWOOD

CHRYSOBALANUS ICACO
COASTAL COCOPLUM

DODONAEA VISCOSA VAR. VISCOSA
VIRGINIA KEY VARNISH LEAF

ARGUSIA GNAPHALODES
SEA LAVENDER

PSYCHOTRIA NERVOSA
SHINY-LEAF WILD COFFEE

RANDIA ACULEATA
WHITE INDIGO BERRY

PLANTING PALETTE

SOPHORA TOMENTOSA VAR. TRUNCATA
NECKLACE POD

SURIANA MARITIMA
BAY CEDAR

ZAMIA INTEGRIFOLIA
COONTIE

CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY

groundcovers ⟶

BORRICHIA FRUTESCENS
SEA OX-EYED DAISY

IPOMEA PES-CAPRAE
RAILROAD VINE

HELIANTHUS DEBILIS
EAST COAST BEACH
SUNFLOWER

palms ⟶

HYMENOCALLIS LATIFOLIA
SPIDER LILY

ERNODEA LITTORALIS VAR LITTORALIS
BEACH GOLDEN CREEPER

SABAL PALMETTO
CABBAGE PALM

SERENOA REPENS
SAW PALMETTO

flood protection area ⟶

CHRYSOBALANUS ICACO
COCO PLUM

SERENOA REPENS
SAW PALMETTO

SABAL PALMETTO
CABBAGE PALM

SPARTINA BAKERI
CORDGRASS

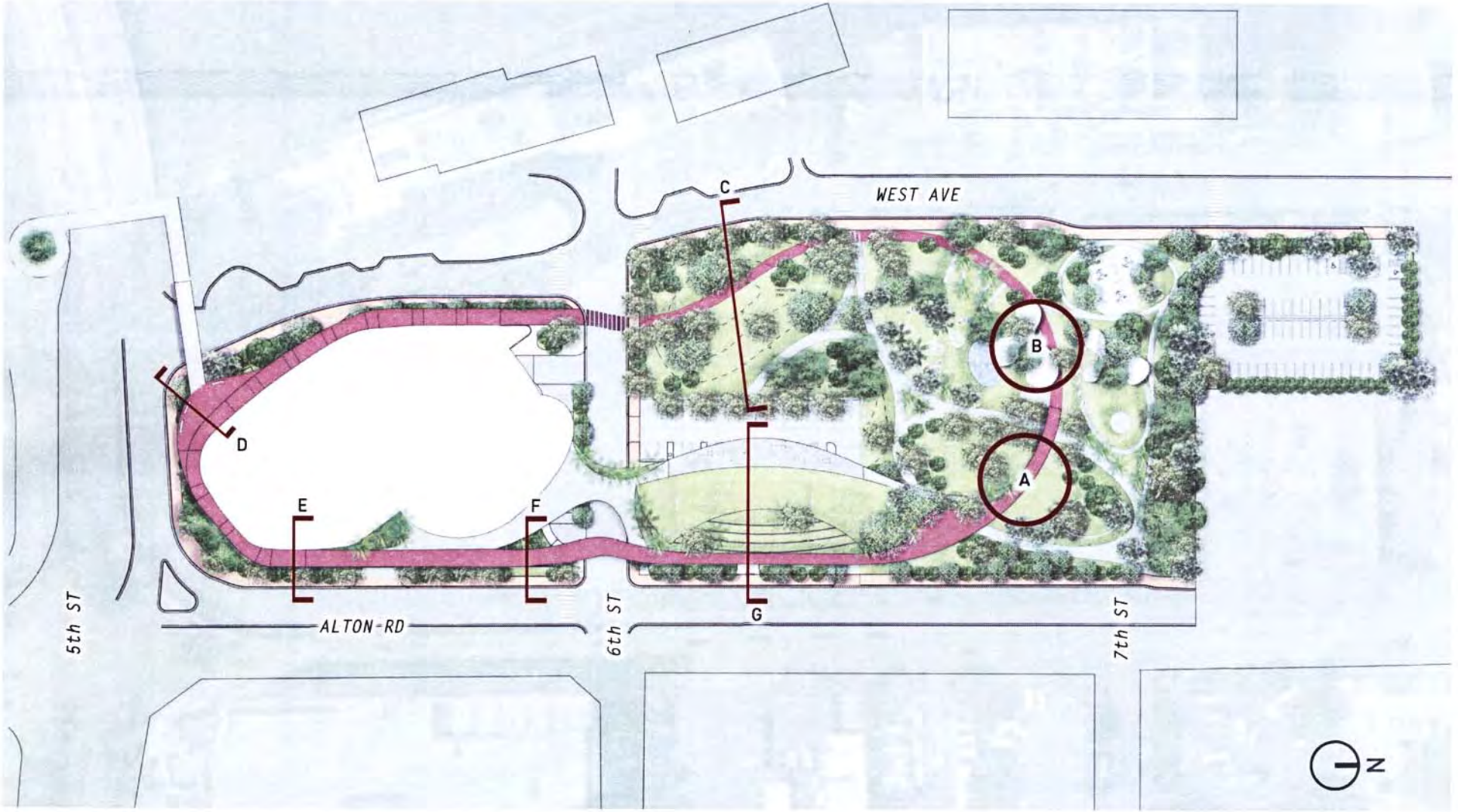
TRIPSACUM DACTYLOIDES
FAKAHATCHEE

ACROSTICHUM DANAEIFOLIUM
LEATHER FERN

CONOCARPUS ERECTUS
GREEN BUTTONWOOD

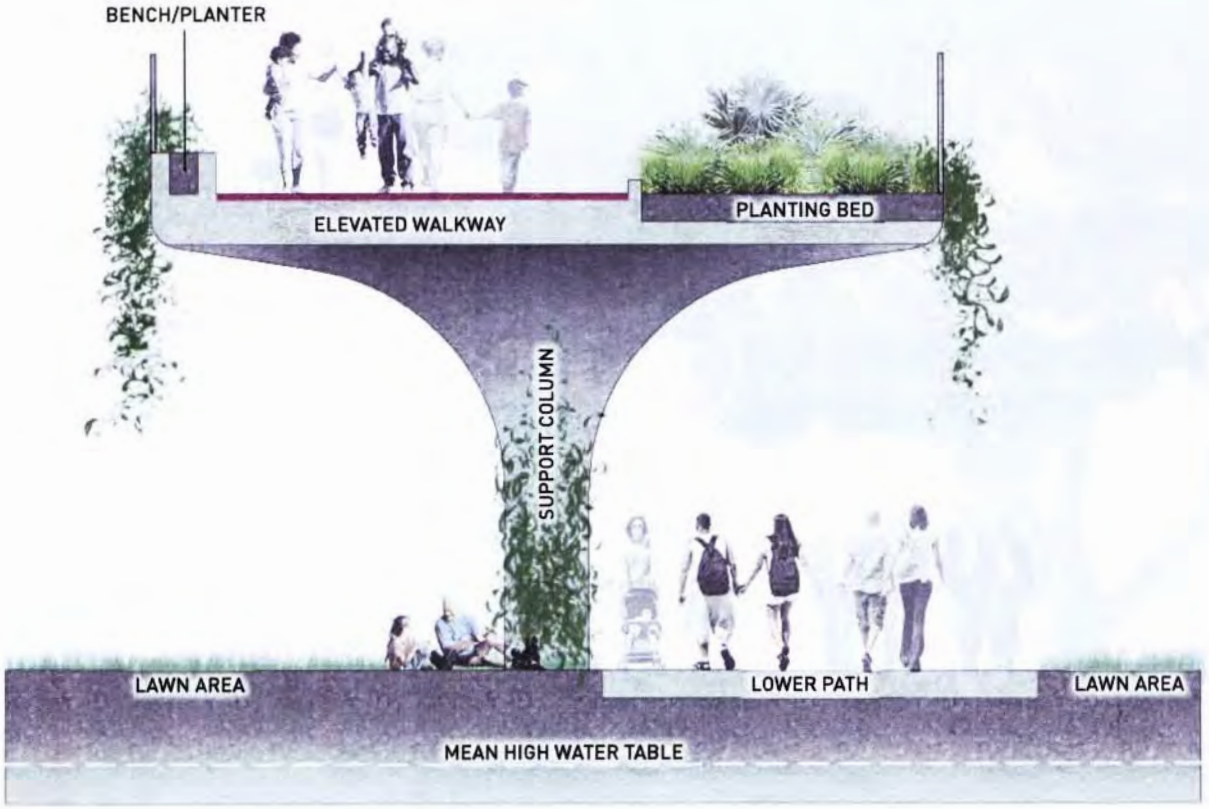
BURSERA SIMARUBA
GUMBO LIMBO

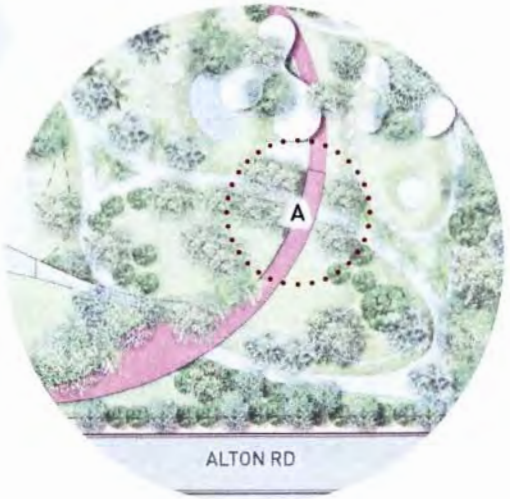
SECTION CUTS



A. **ELEVATED WALKWAY**

hanging garden | support column | lower path

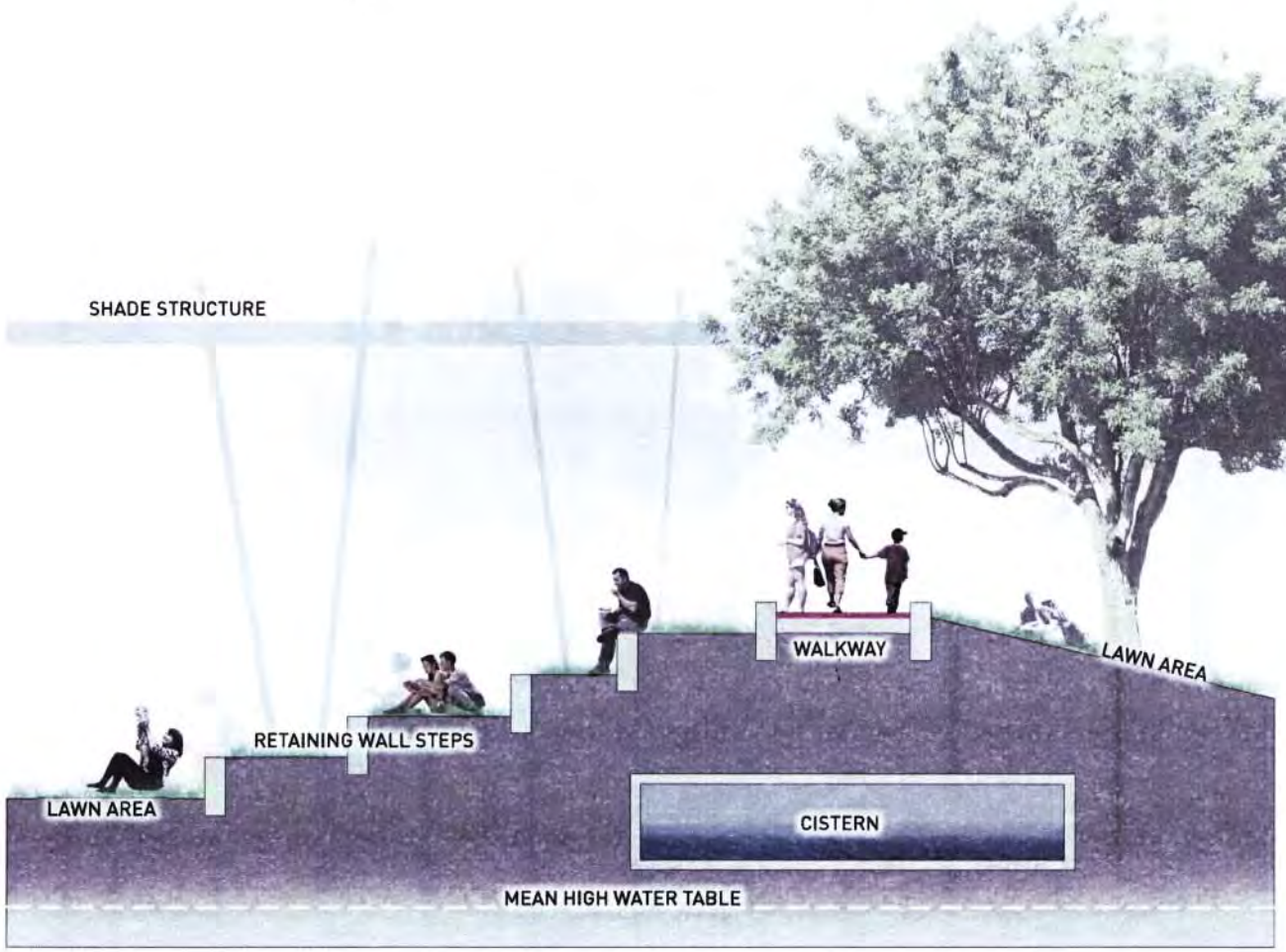




ARQUITECTONICAGEO

B. **GATHERING SPACE + CISTERN**

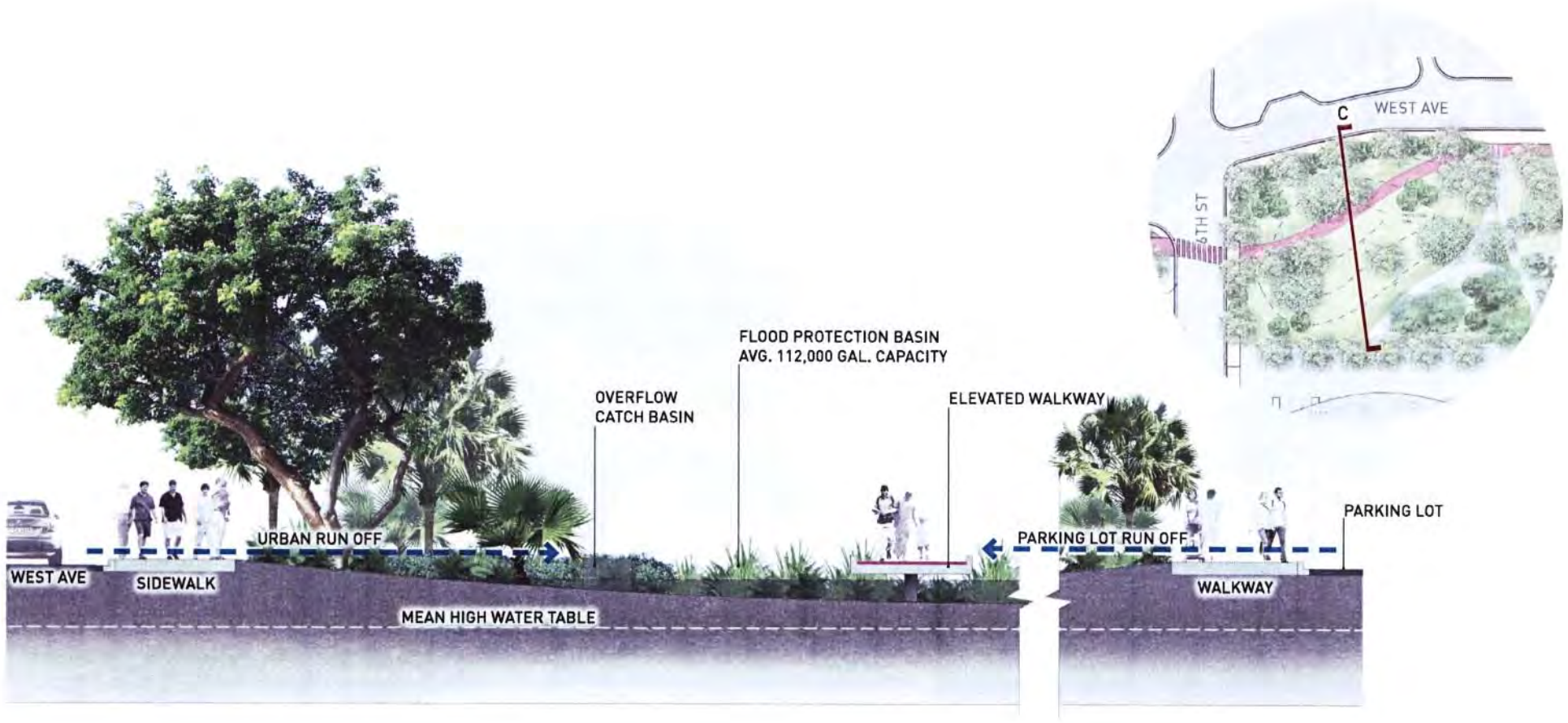
overflow storage



ARQUITECTONICAGEO

C. **FLOOD PROTECTION BASIN**

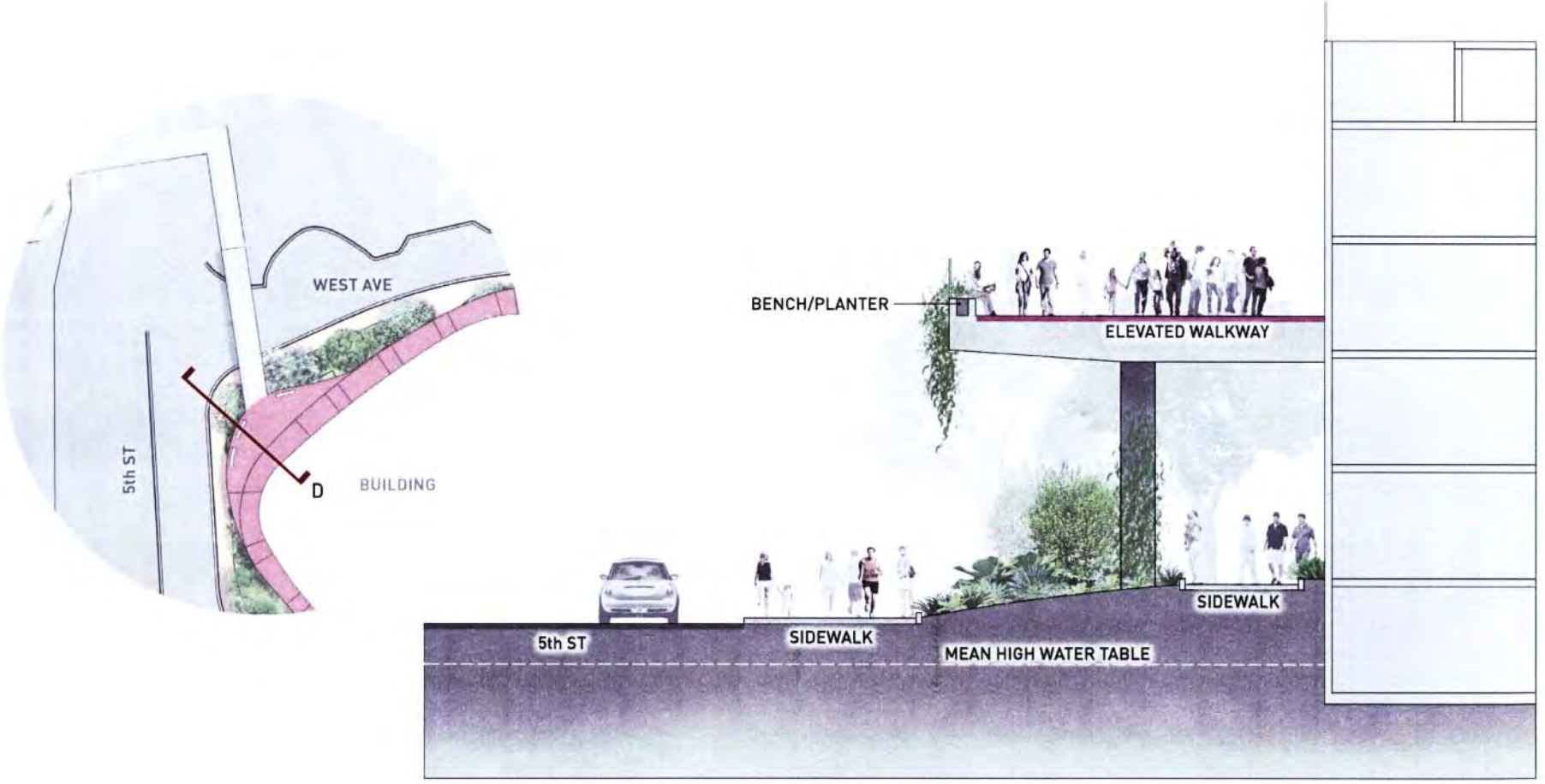
overflow storage



ARQUITECTONICAGEO

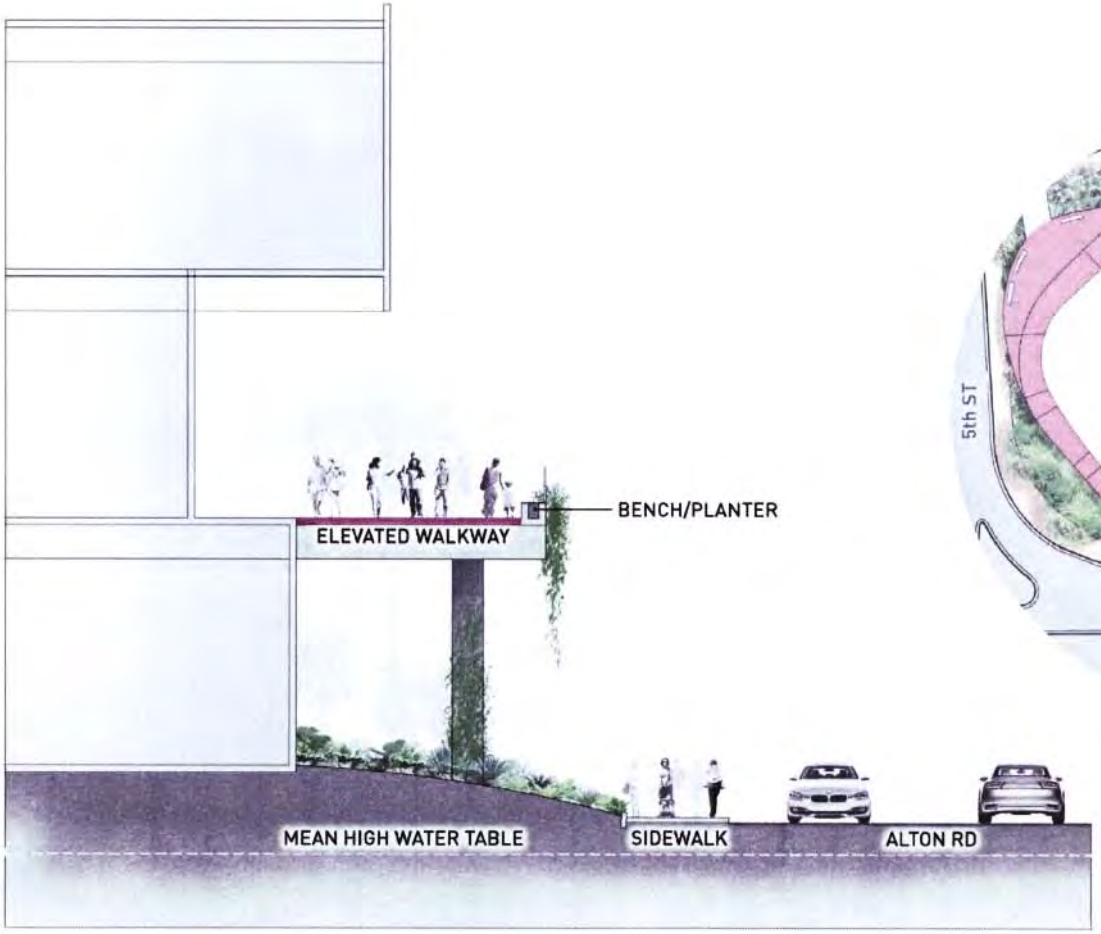
D. **FLYOVER WALKWAY to SITE TRANSITION**

upper + lower paths | 5th ave



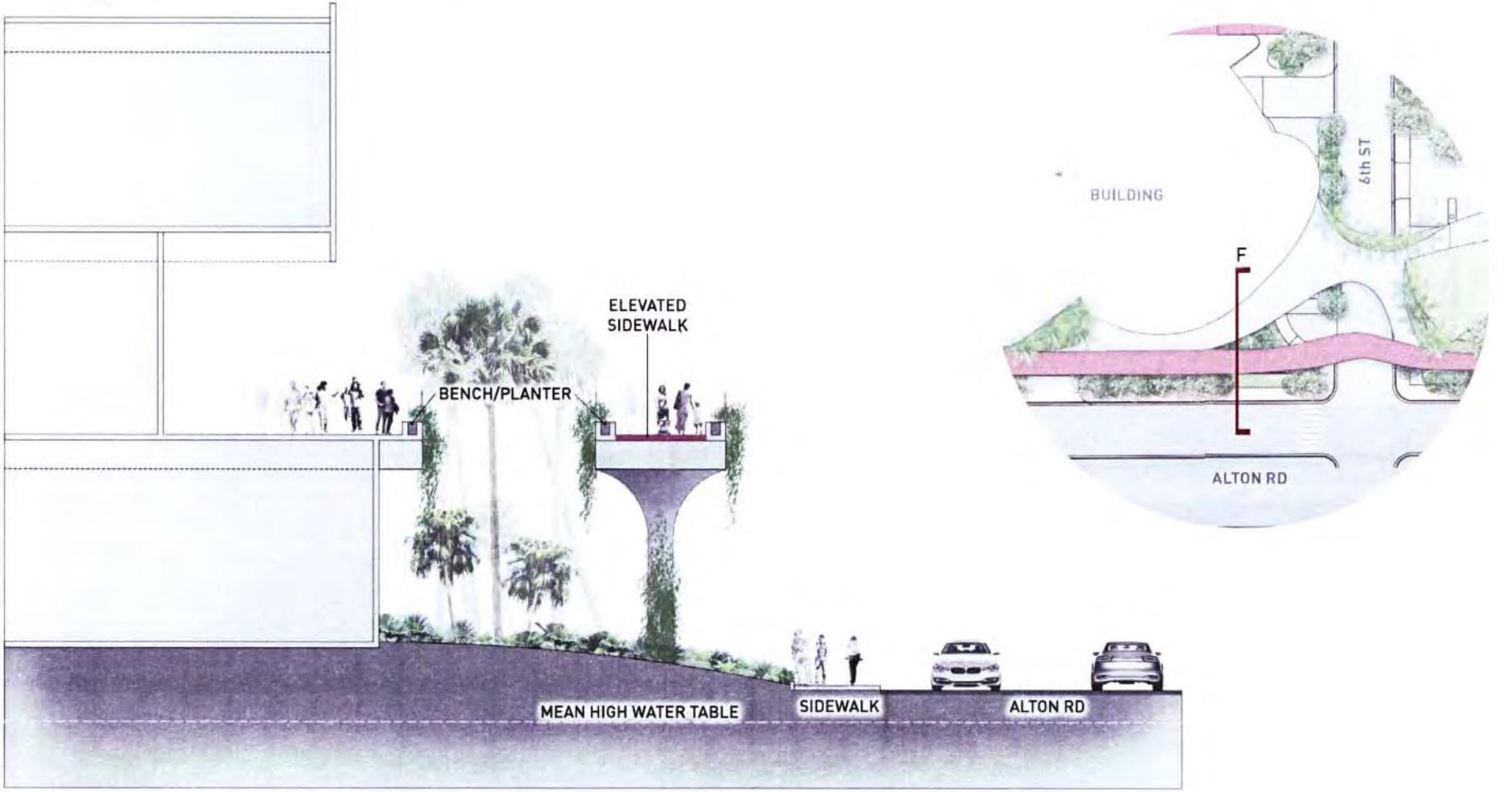
E. **PUBLIC / PRIVATE INTERSECTION**

upper + lower path | alton rd



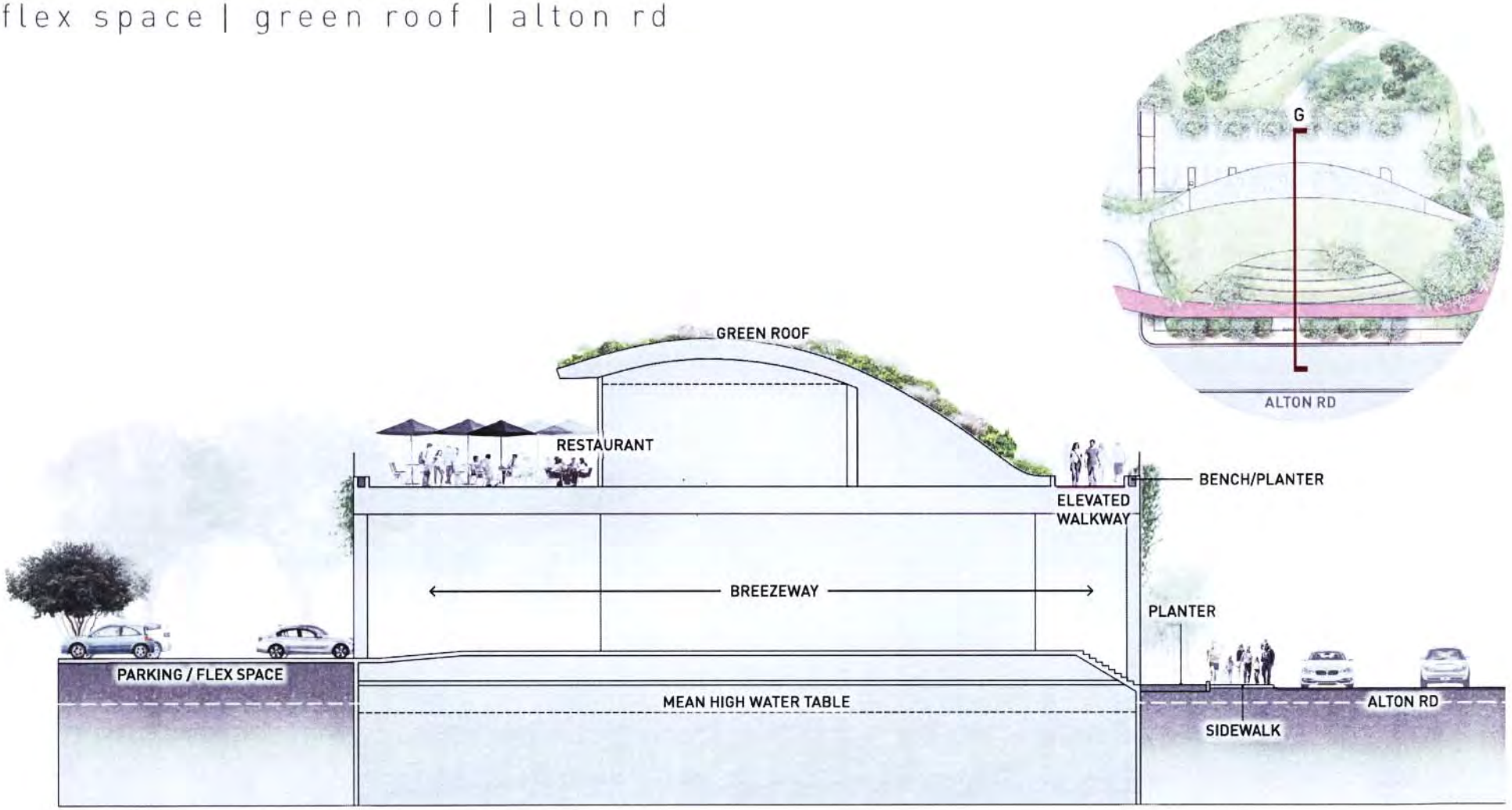
F. **UPPER LEVEL WALKWAY TRANSITION**

planting + architecture | alton rd



G. **RESTAURANT / RETAIL**

flex space | green roof | alton rd



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MIAMI BEACH, FL 33139

EAST ELEVATION - RENDERED

0 10 20 50 100 ft

DATE:
10/23/2018

A2-02

ARQUITECTONICA
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

WEST ELEVATION - RENDERED

DATE:
10/23/2018

A2-04

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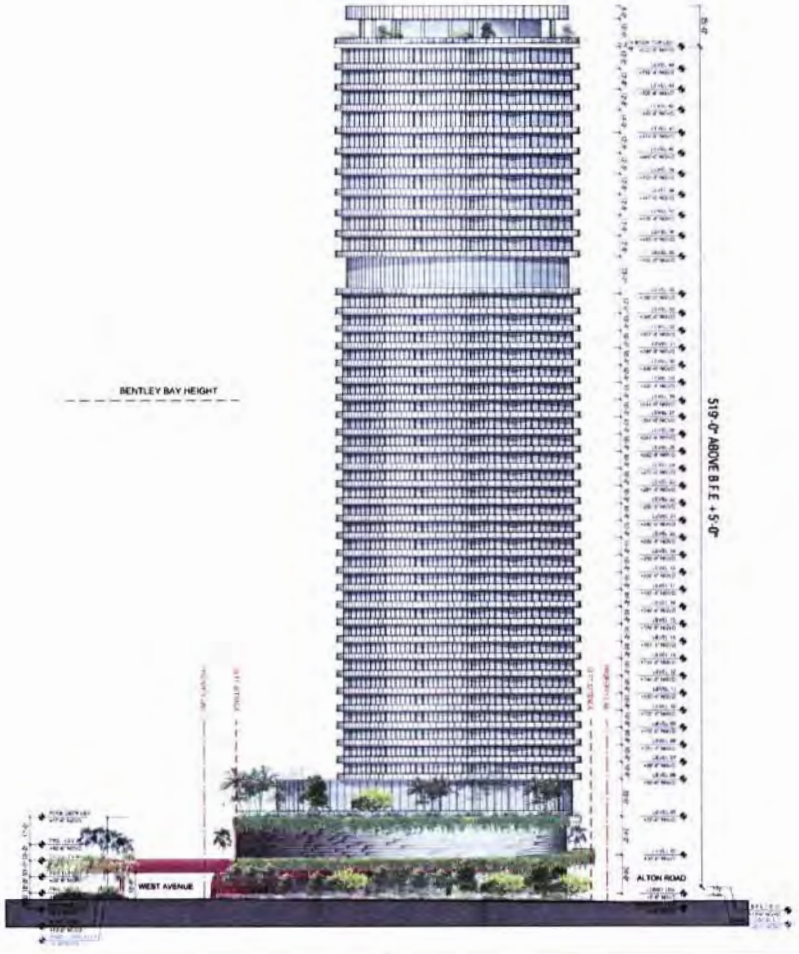
T 305.372.1812 F 305.372.1175

500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

NORTH ELEVATION - RENDERED

DATE:
10/23/2018

A2-06



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500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

SOUTH ELEVATION - RENDERED

DATE:
10/23/2018

A2-08

ARQUITECTONICA
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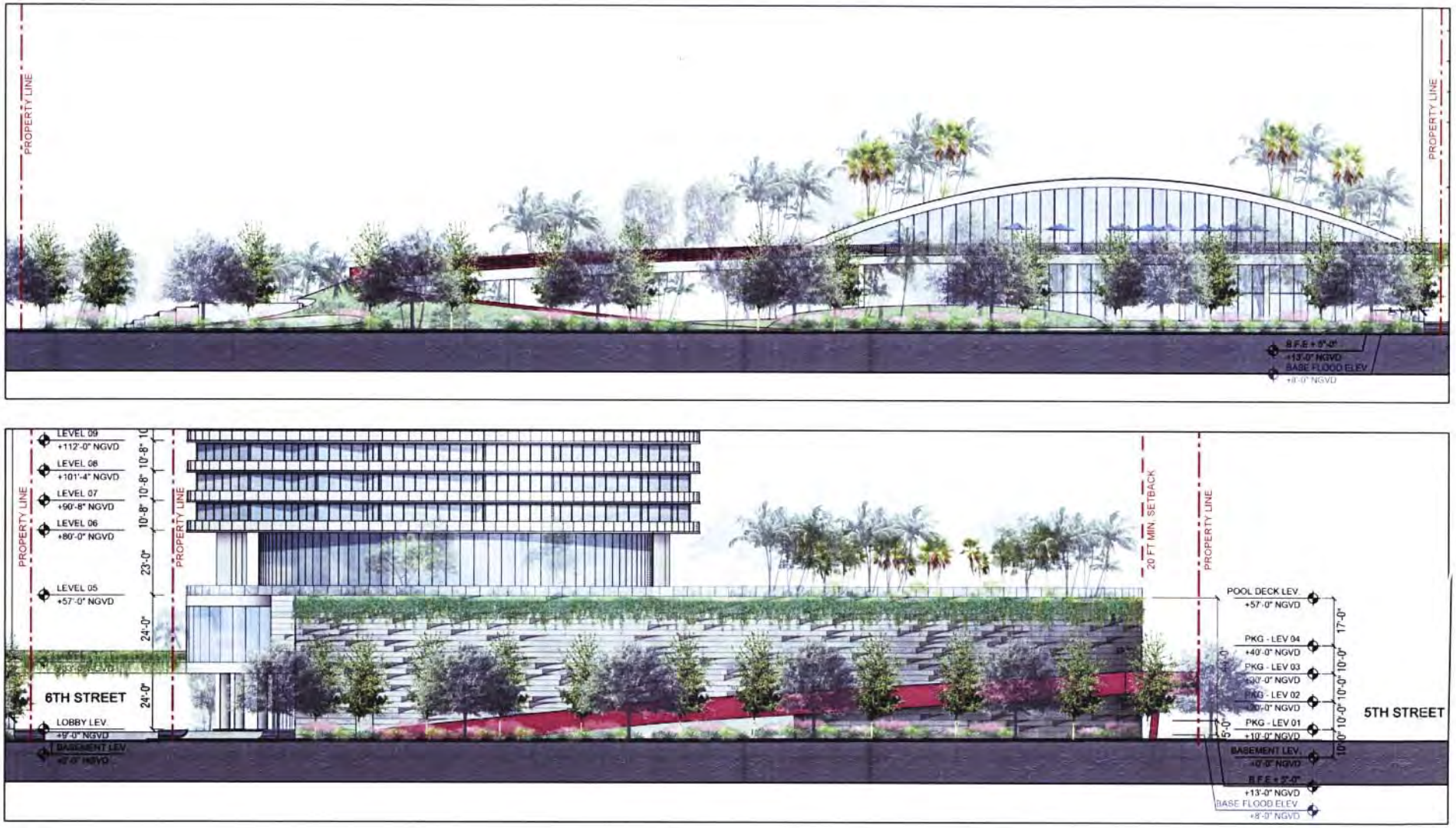
MIAMI BEACH, FL 33139

STREET ELEVATION - ALTON ROAD

DATE:
10/23/2018

A2-09



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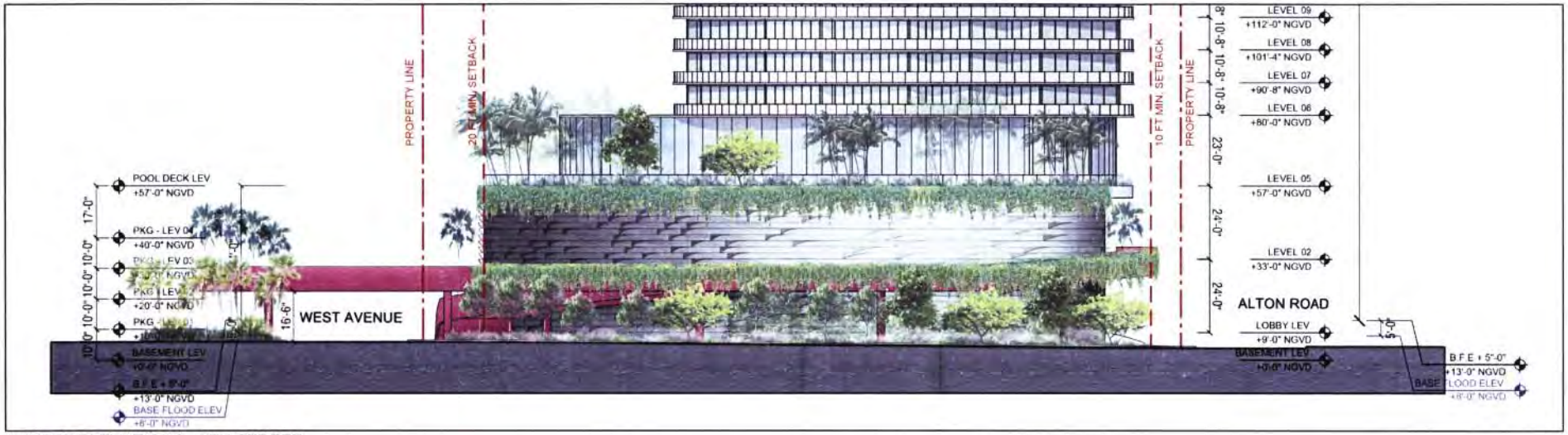
STREET ELEVATION - WEST AVENUE

DATE:
10/23/2018

A2-10



STREET ELEVATIONS - 5TH STREET

STREET ELEVATIONS - 6TH STREET

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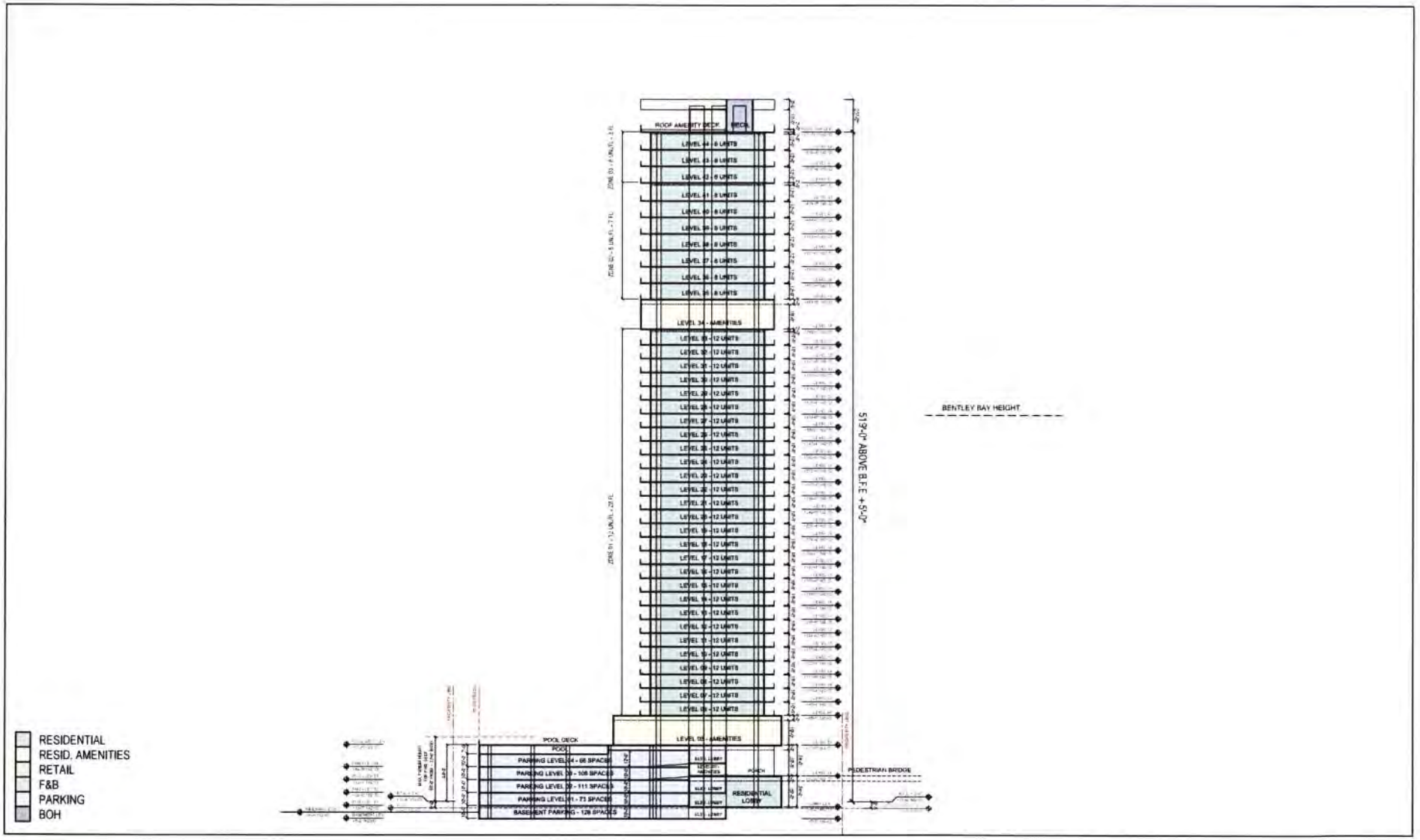
500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

STREET ELEVATIONS -
5TH STREET / 6TH STREET

0' 5' 10' 20' 50'

DATE:
10/23/2018

A2-11



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500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

CROSS SECTION - 519 ft

DATE:
10/23/2018

A3-01

ARQUITECTONICA
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

RENDERING 01

DATE:
10/23/2018

A4-01

Note: rendering doesn't show latest tower design

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

RENDERING 02

DATE:
10/23/2018

A4-02

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

500 - 600 - 700 ALTON ROAD

MIAMI BEACH, FL 33139

RENDERING 03

DATE:
10/23/2018

A4-03

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

500 - 600 - 700 ALTON ROAD

MIAMI BEACH, FL 33139

RENDERING 04

DATE:
10/23/2018

A4-04

ARQUITECTONICA

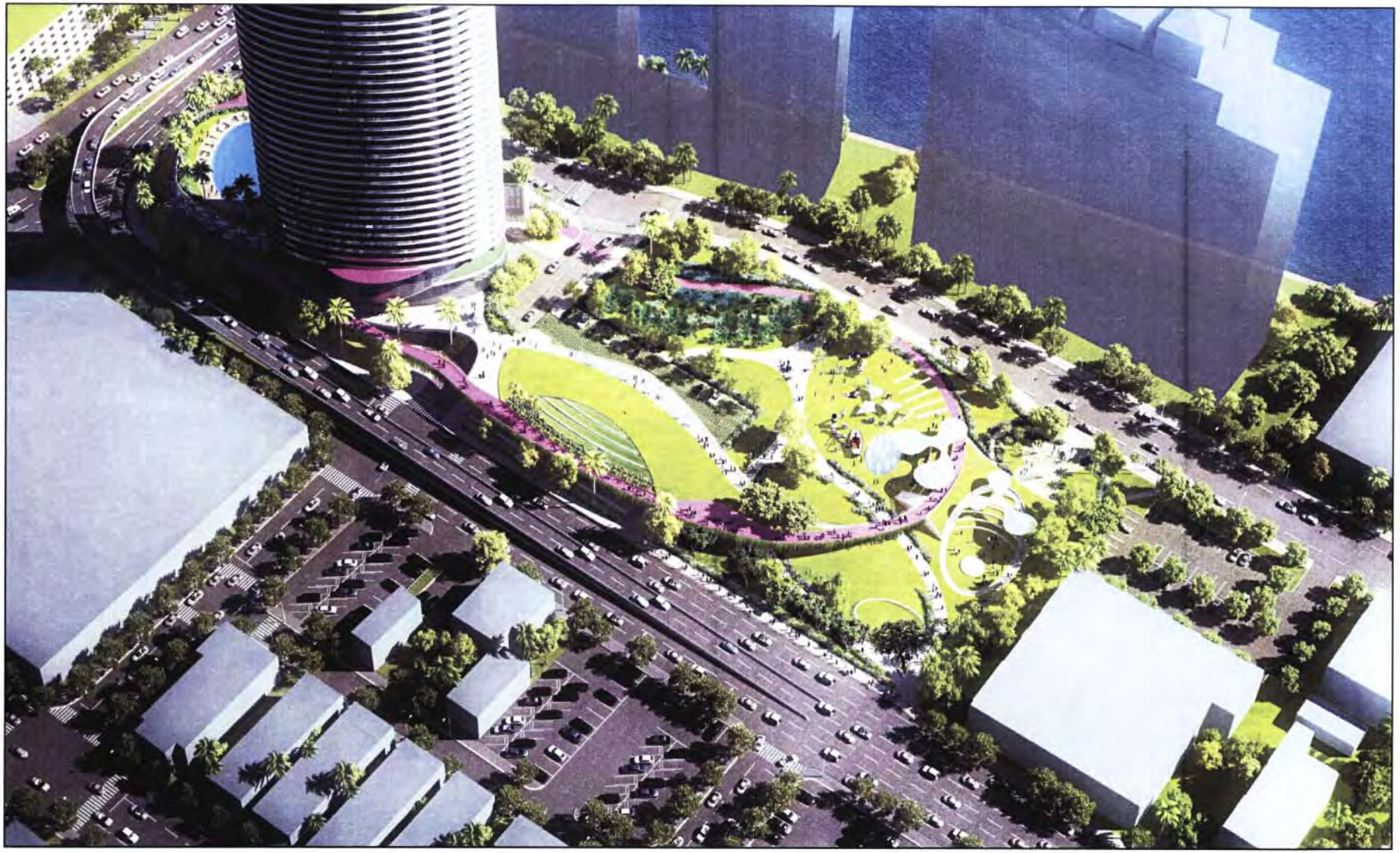
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

RENDERING 05

DATE:
10/23/2018

A4-05



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
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500 - 600 - 700 ALTON ROAD
MIAMI BEACH, FL 33139

RENDERING 07

DATE:
10/23/2018

A4-07