

# OCEAN TERRACE NEIGHBORHOOD

CITY COMMISSION MEETING

OCTOBER 17<sup>TH</sup>, 2018

INITIAL MEETING WITH CLIENT TO COORDINATE SCHEDULES + DELIVERABLES

[APRIL 19<sup>TH</sup> - COMPLETED]

WORKING GROUP MEETINGS:

1<sup>ST</sup> MEETING: LISTEN ("WHAT ARE THE ISSUES")

[JUNE 12<sup>TH</sup> - COMPLETED]

2<sup>ND</sup> MEETING: FEEDBACK ("THIS IS WHAT WE HEARD")

- I.E. DRAFT URBAN DESIGN PLAN

[JULY 11<sup>TH</sup> - COMPLETED]

3<sup>RD</sup> MEETING: RECOMMENDATIONS ("THIS IS WHAT WE RECOMMEND")

- I.E. FINAL URBAN DESIGN PLAN

[AUGUST 29<sup>TH</sup> - COMPLETED]

CITY COMMISSION MEETING TO PRESENT THE FINAL URBAN DESIGN PLAN.

[ANTICIPATED OCTOBER 17, 2018];

INDIVIDUAL FOLLOW-UP MEETINGS WITH THE CITY PLANNING,  
ECONOMIC DEVELOPMENT AND PUBLIC WORKS DEPARTMENTS

INDIVIDUAL MEETINGS WITH REPRESENTATIVES OF CITY OWNED  
PROPERTIES LOCATED WITHIN THE STUDY AREA

INDIVIDUAL MEETINGS WITH CITY ELECTED OFFICIALS

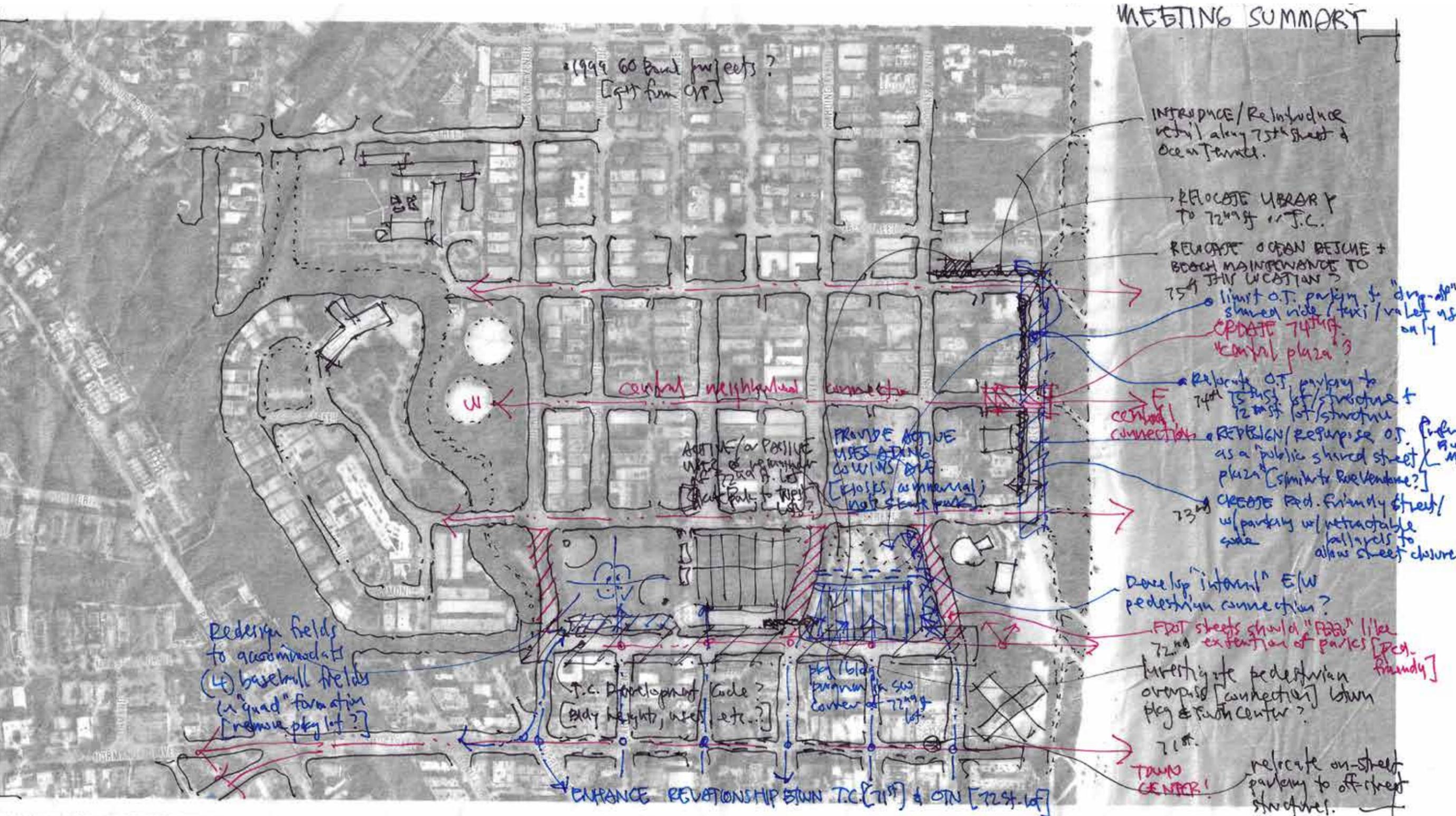
MEETINGS WITH OTHER CONSULTANT TEAMS

MEETING SUMMARIES:

- JUNE 12<sup>TH</sup> - WORKING GROUP 1
- JUNE 20<sup>TH</sup> - PARKS & RECREATION
- JUNE 20<sup>TH</sup> - PLANNING
- JUNE 20<sup>TH</sup> - BANDSHELL
- JUNE 29<sup>TH</sup> - CIP
- JUNE 29<sup>TH</sup> - TRANSPORTATION & PARKING
- JULY 11<sup>TH</sup> - WORKING GROUP 2
- JULY 19<sup>TH</sup> - TRANSPORTATION
- JULY 19<sup>TH</sup> - NORTH SHORE YOUTH CENTER
- AUG 29<sup>TH</sup> - WORKING GROUP 3
- OCT 17<sup>TH</sup> - CITY COMMISSION

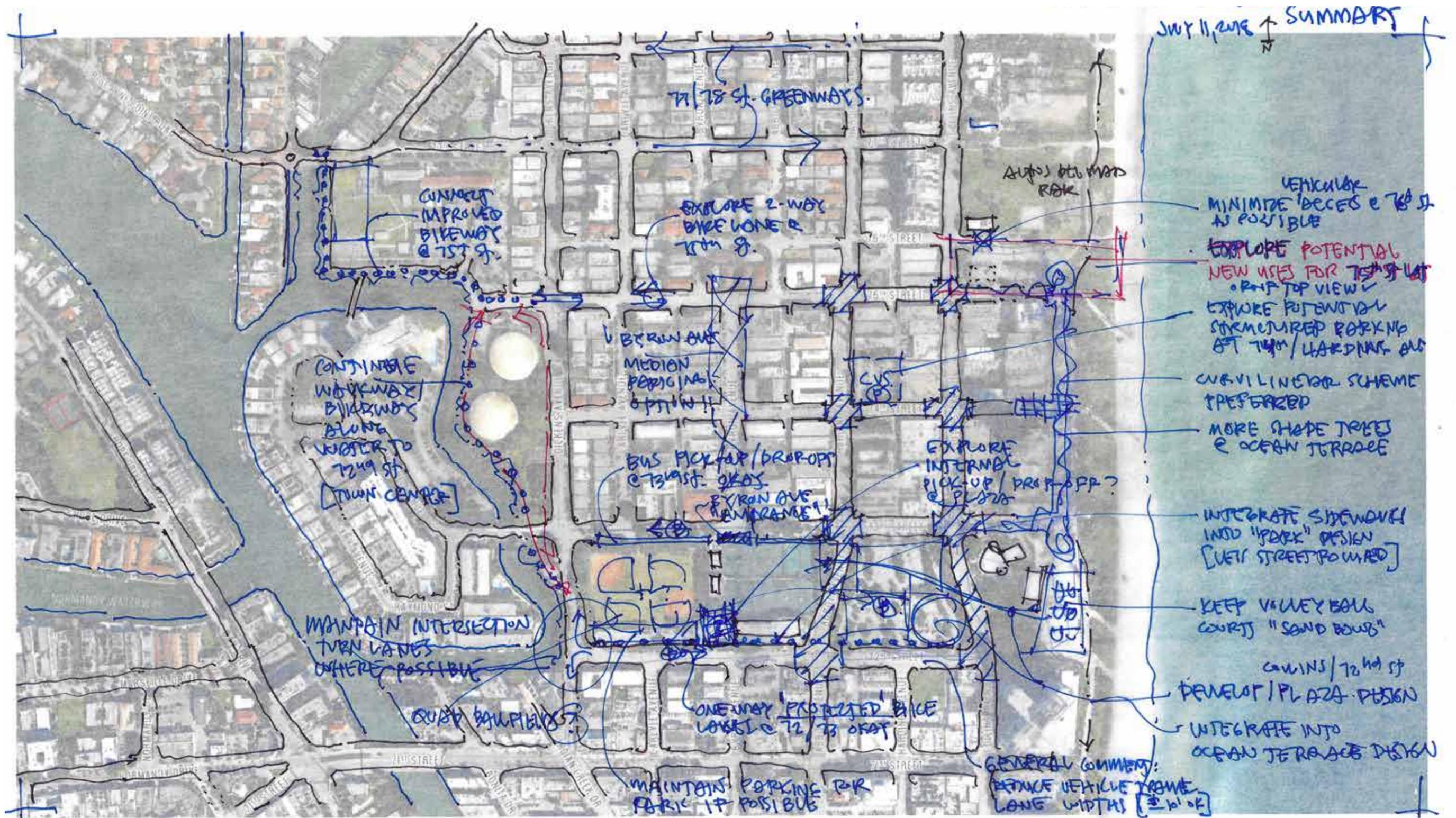
# WHAT WE HEARD

## WORKING GROUP 1 MEETING SUMMARY

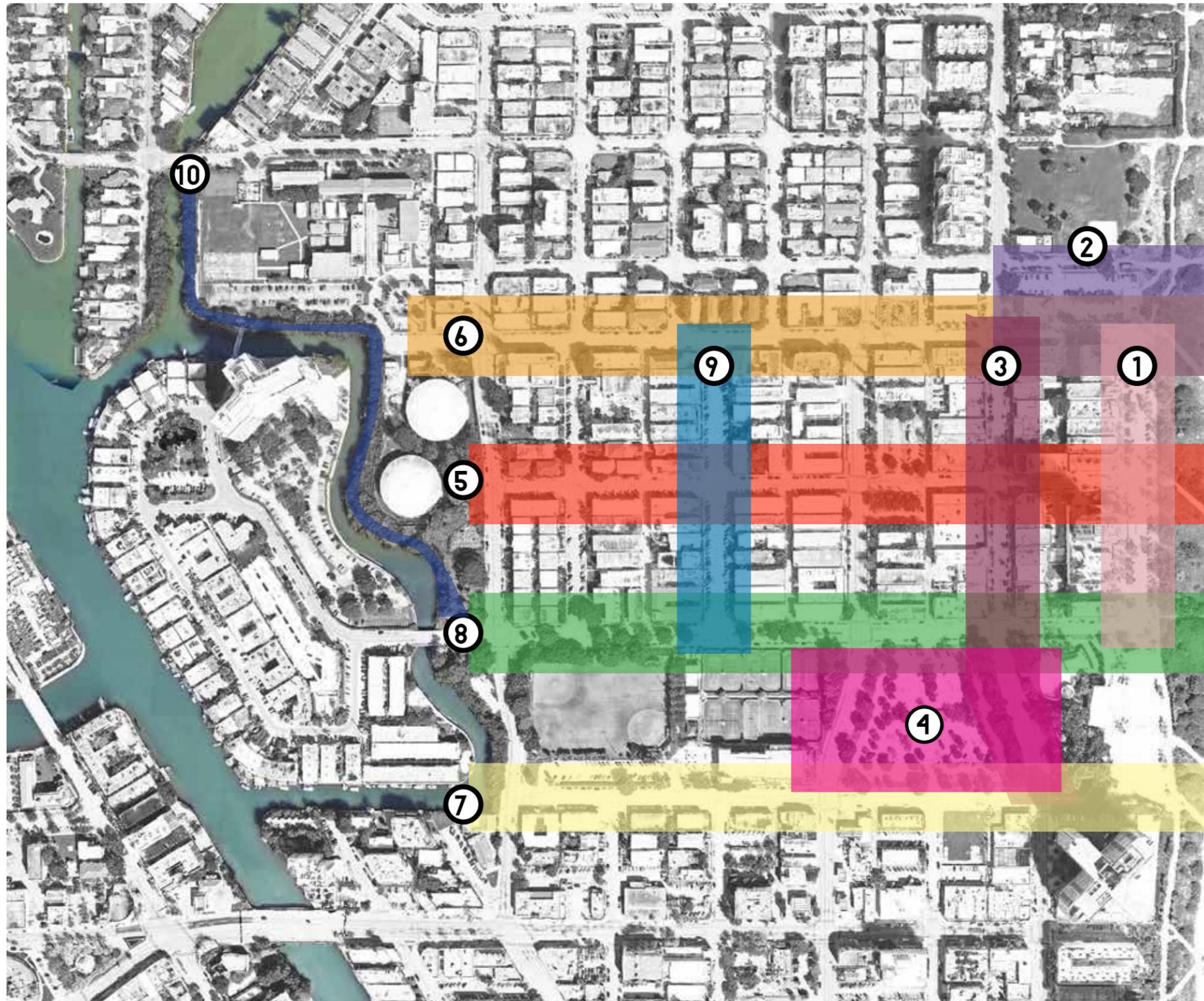


# WHAT WE HEARD

## WORKING GROUP 2 MEETING SUMMARY



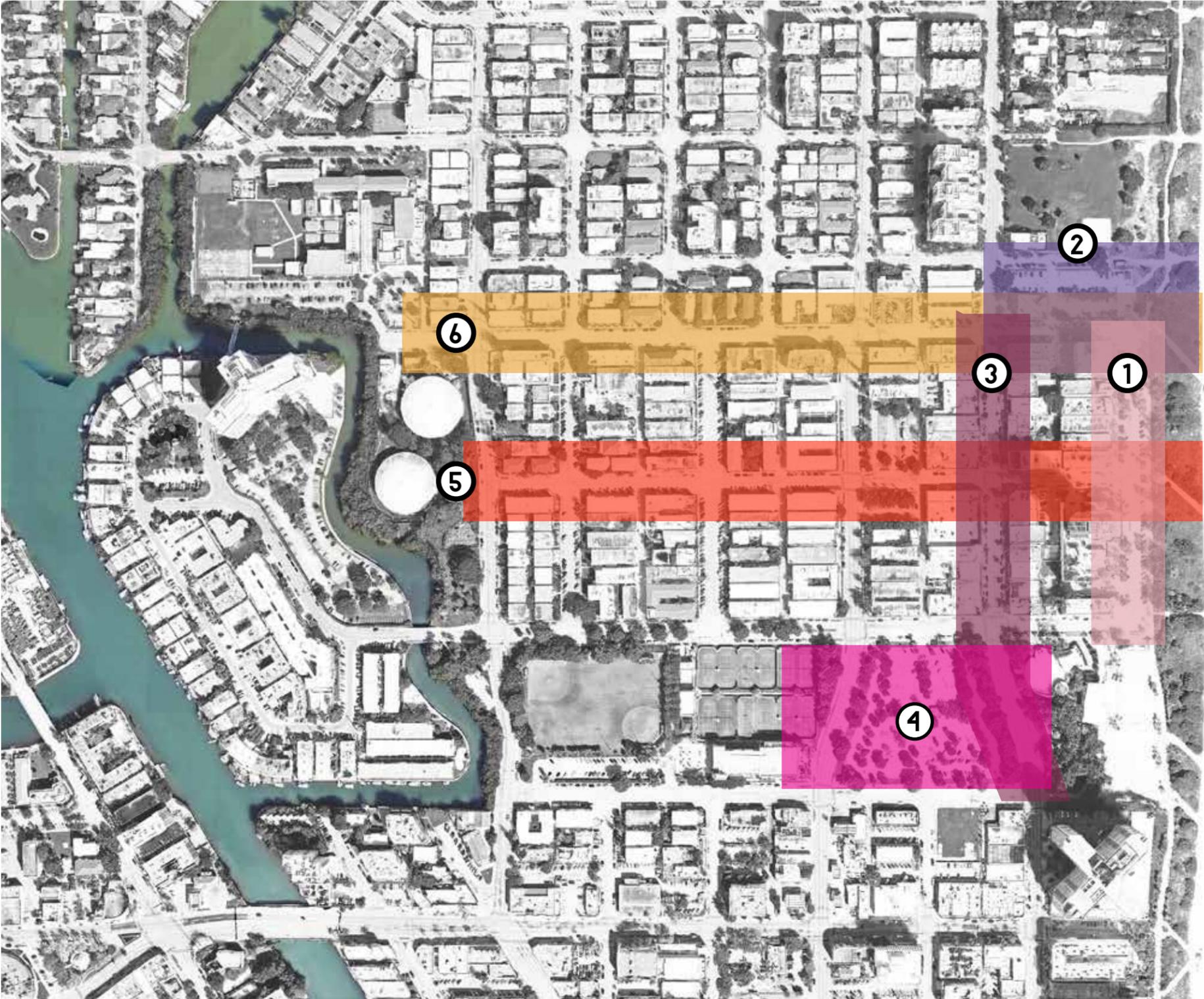
# OCEAN TERRACE NEIGHBORHOOD PROPOSED CONNECTIONS + ONGOING CITY INITIATIVES\*



- ① OCEAN TERRACE
- ② LIBRARY & PARKING LOT
- ③ COLLINS AVENUE
- ④ NSYC TO BANDSHELL
- ⑤ 74<sup>TH</sup> STREET
- ⑥ 75<sup>TH</sup> STREET
- ⑦ 72<sup>ND</sup> STREET\*
- ⑧ 73<sup>RD</sup> STREET\*
- ⑨ BYRON AVENUE\*
- ⑩ TATUM WATERWAY SHARED USE PATH\*

\* ONGOING CITY INITIATIVES

# OCEAN TERRACE NEIGHBORHOOD PROPOSED CONNECTIONS

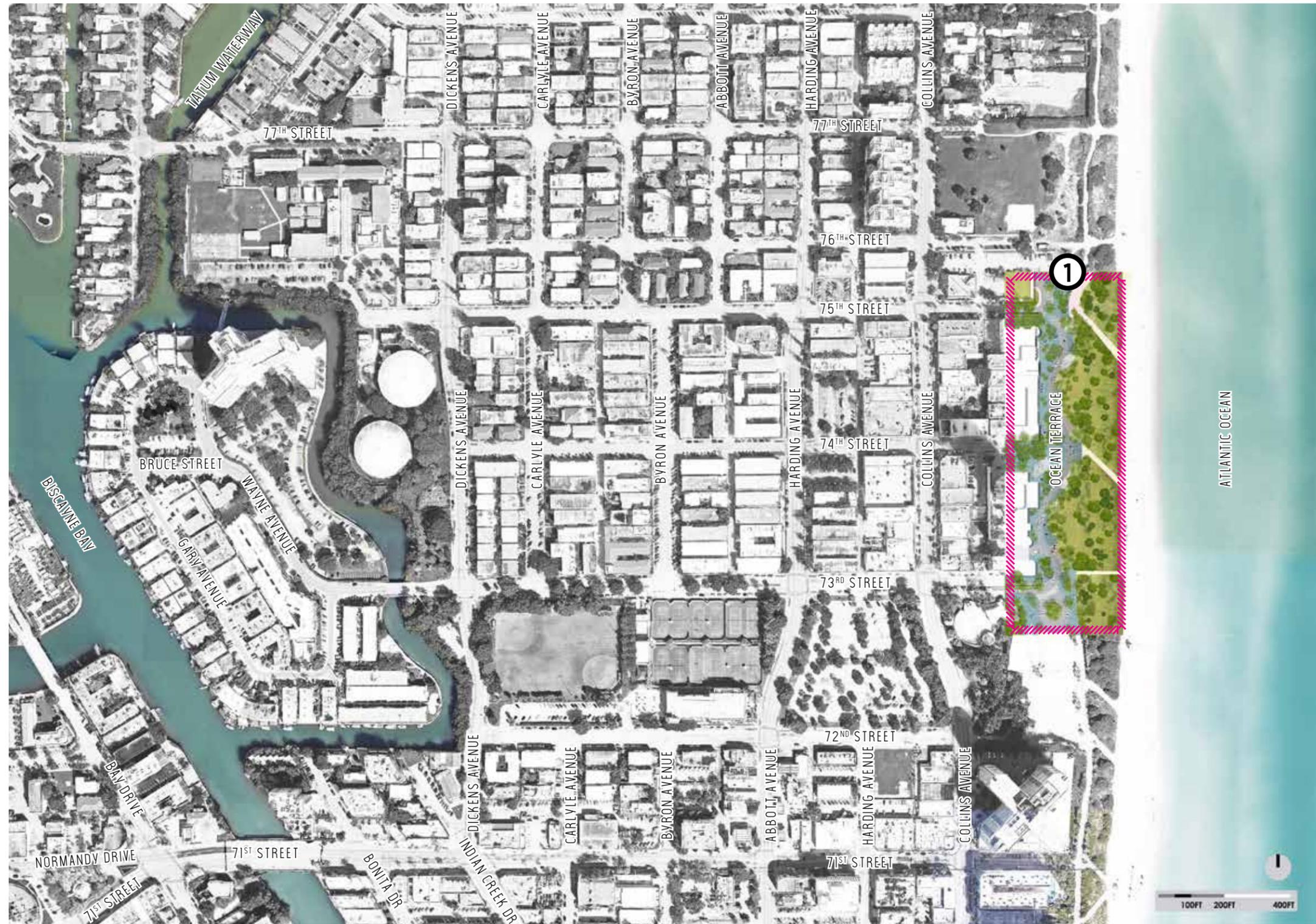


- ① OCEAN TERRACE
- ② LIBRARY & PARKING LOT
- ③ COLLINS AVENUE
- ④ NSYC TO BANDSHELL
- ⑤ 74<sup>TH</sup> STREET
- ⑥ 75<sup>TH</sup> STREET
- 72<sup>ND</sup> STREET\*
- 73<sup>RD</sup> STREET\*
- BYRON AVENUE\*
- TATUM WATERWAY  
SHARED USE PATH\*

\* ONGOING CITY INITIATIVES

# OCEAN TERRACE NEIGHBORHOOD

## 1 | OCEAN TERRACE [PROPOSED CONNECTION]

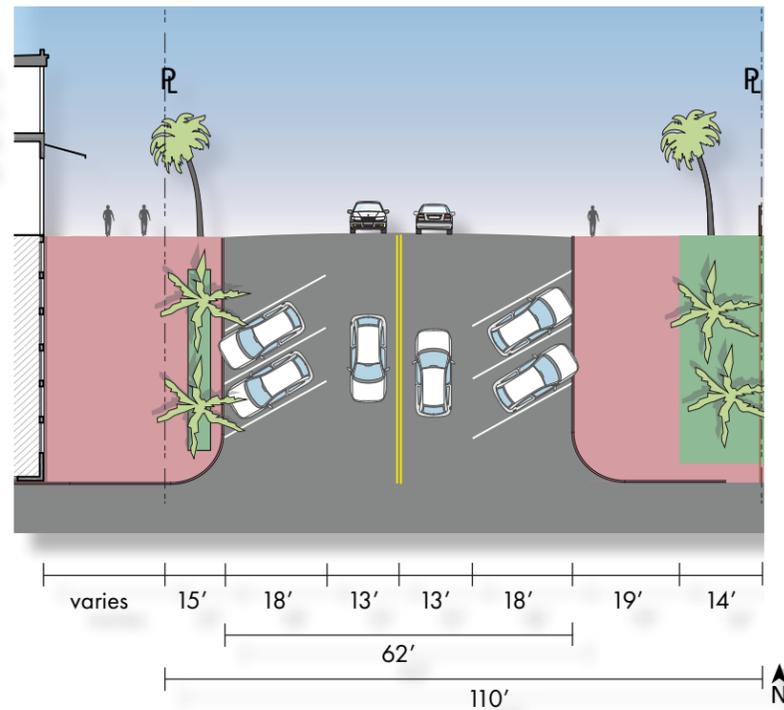


# ① | OCEAN TERRACE NOBE MASTER PLAN [ADOPTED]

## Ocean Terrace

### Existing Conditions

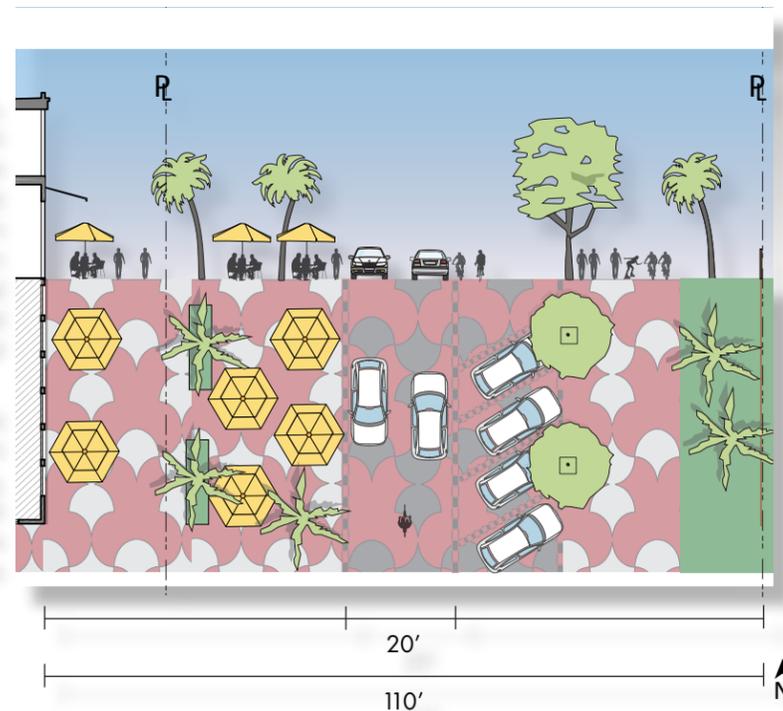
The existing condition of Ocean Terrace is one with angled parking on both sides of the street, few shade trees and a very wide pavement area to cross.



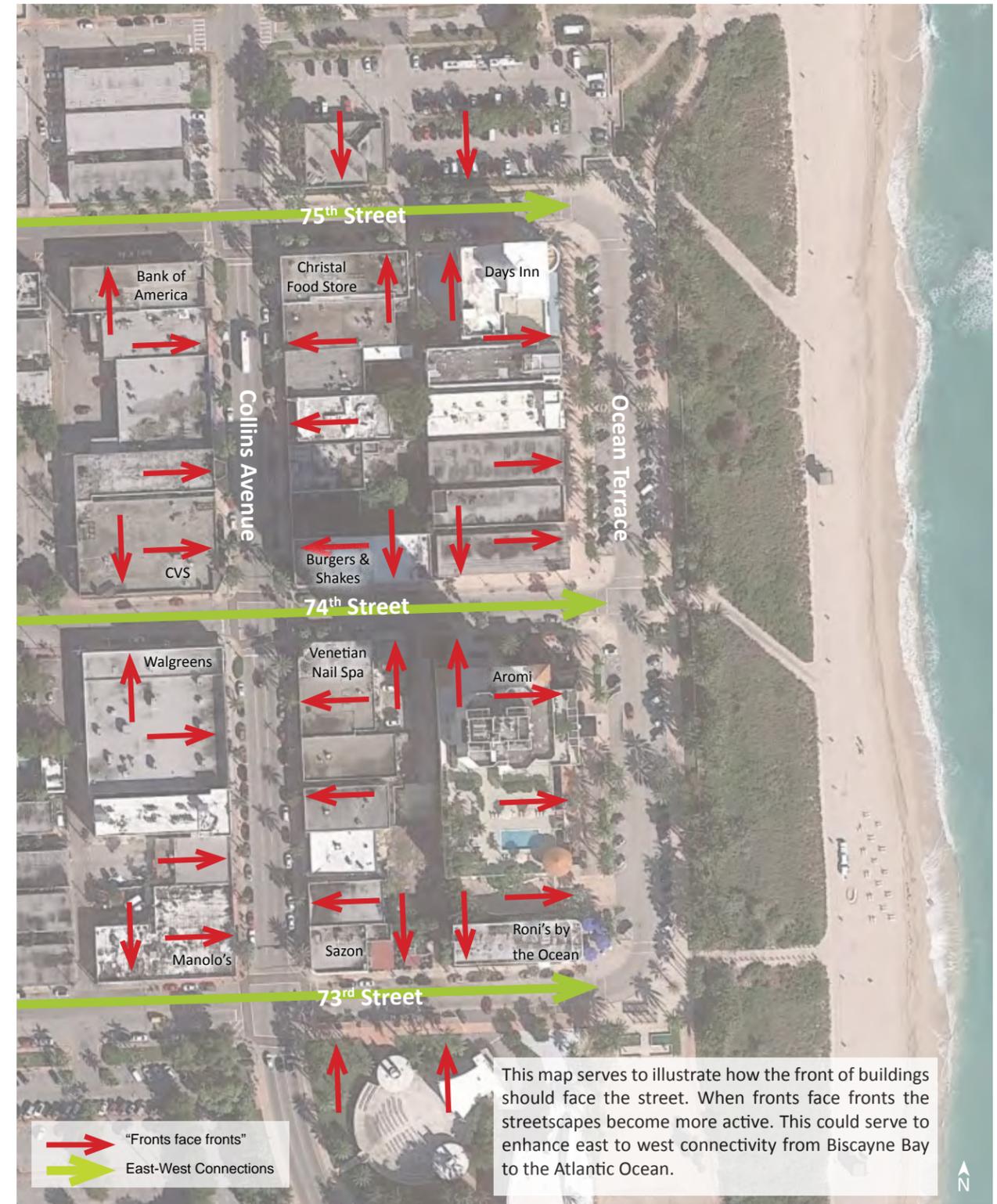
### Shared Space

Designed as a curbsless shared space, Ocean Terrace can become an elegant public space in Miami Beach. The pavement design can subtly indicate primarily pedestrian space from space that cars may occupy. At certain key times, such as during festivals and street fairs, the street can be closed to cars completely with simple metal bollards.

What is key is that Ocean Terrace remain a street accessible to all with vehicular access, ample parking, bicycle lanes, sidewalks, and transit access. Residents will still need to maintain access to parking entrances located on Ocean Terrace.



FROM NOBE MASTER PLAN 2016

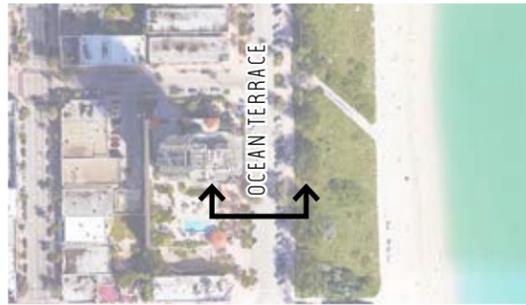


DRAFT

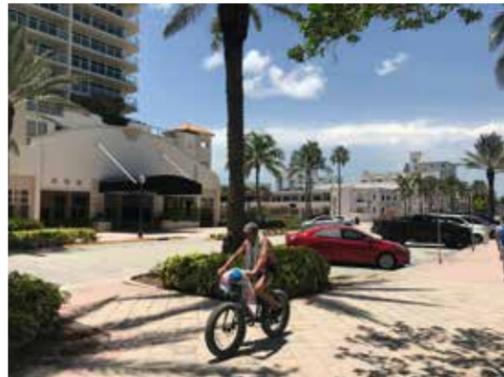
This map serves to illustrate how the front of buildings should face the street. When fronts face fronts the streetscapes become more active. This could serve to enhance east to west connectivity from Biscayne Bay to the Atlantic Ocean.

Chapter 2 | Five Big Ideas [2.11]

# ① | OCEAN TERRACE STREETSCAPE CONDITIONS [EXISTING]



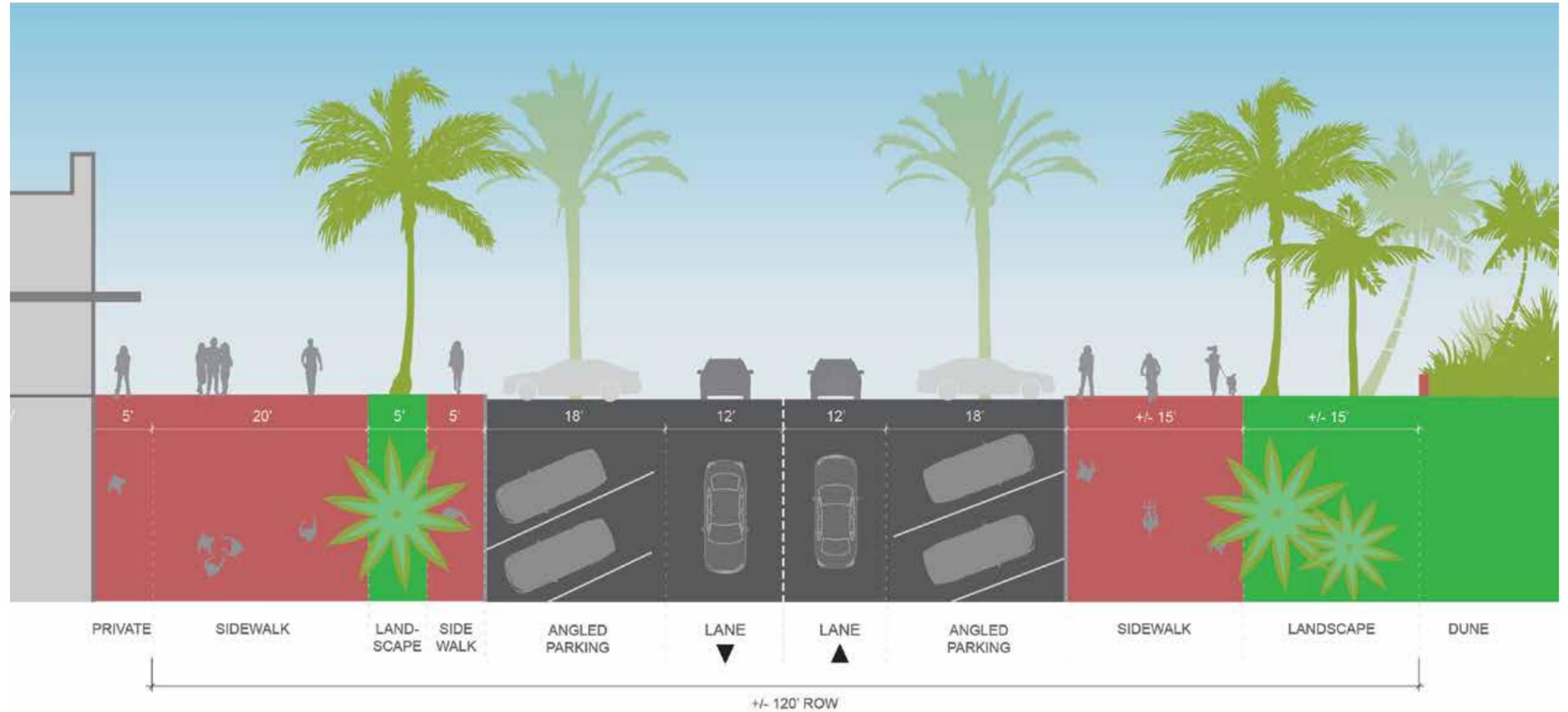
OCEAN TERRACE + 73<sup>RD</sup> STREET [LOOKING NORTH]



OCEAN TERRACE + 74<sup>TH</sup> STREET PLAZA [LOOKING NORTH]



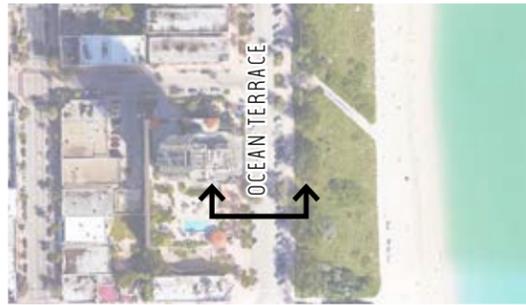
OCEAN TERRACE + BEACHWALK [LOOKING NORTH]



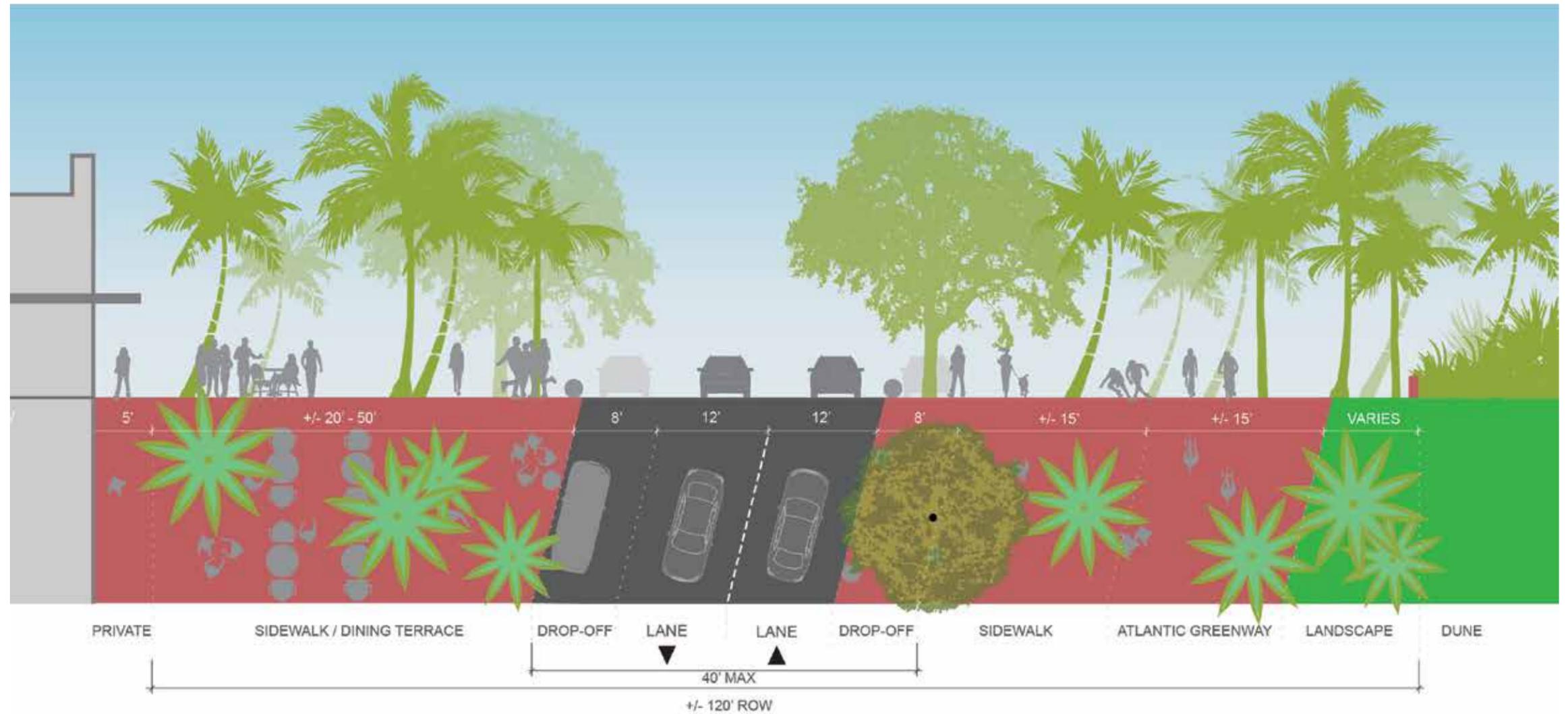
① | OCEAN TERRACE  
INSPIRATION IMAGES [CURVILINEAR]



# ① | OCEAN TERRACE STREETSCAPE CONDITIONS [PROPOSED]



## PEDESTRIAN ORIENTED SHARED STREET



### POTENTIAL PARKING IMPACT

EXISTING: +/- 70 SPACES (DIAGONAL)

PROPOSED: +/- 6 SPACES (DISABLED)

### POTENTIAL TREE CANOPY IMPACT

EXISTING: +/- 37 PALMS

PROPOSED: > +/- 75 PALMS & TREES

DISPLACEMENT OF +/- 64 SPACES TO POTENTIAL POTENTIAL DOUBLING OF TREE CANOPY  
75<sup>TH</sup> STREET MIXED-USE, PARKING STRUCTURE

# ① | OCEAN TERRACE STREETSCAPE IMPROVEMENTS [PROPOSED]

## PEDESTRIAN ORIENTED SHARED STREET



PUBLIC DROP-OFF AREAS

CLOSEABLE STREET

PLAZA W/ DINING TERRACES

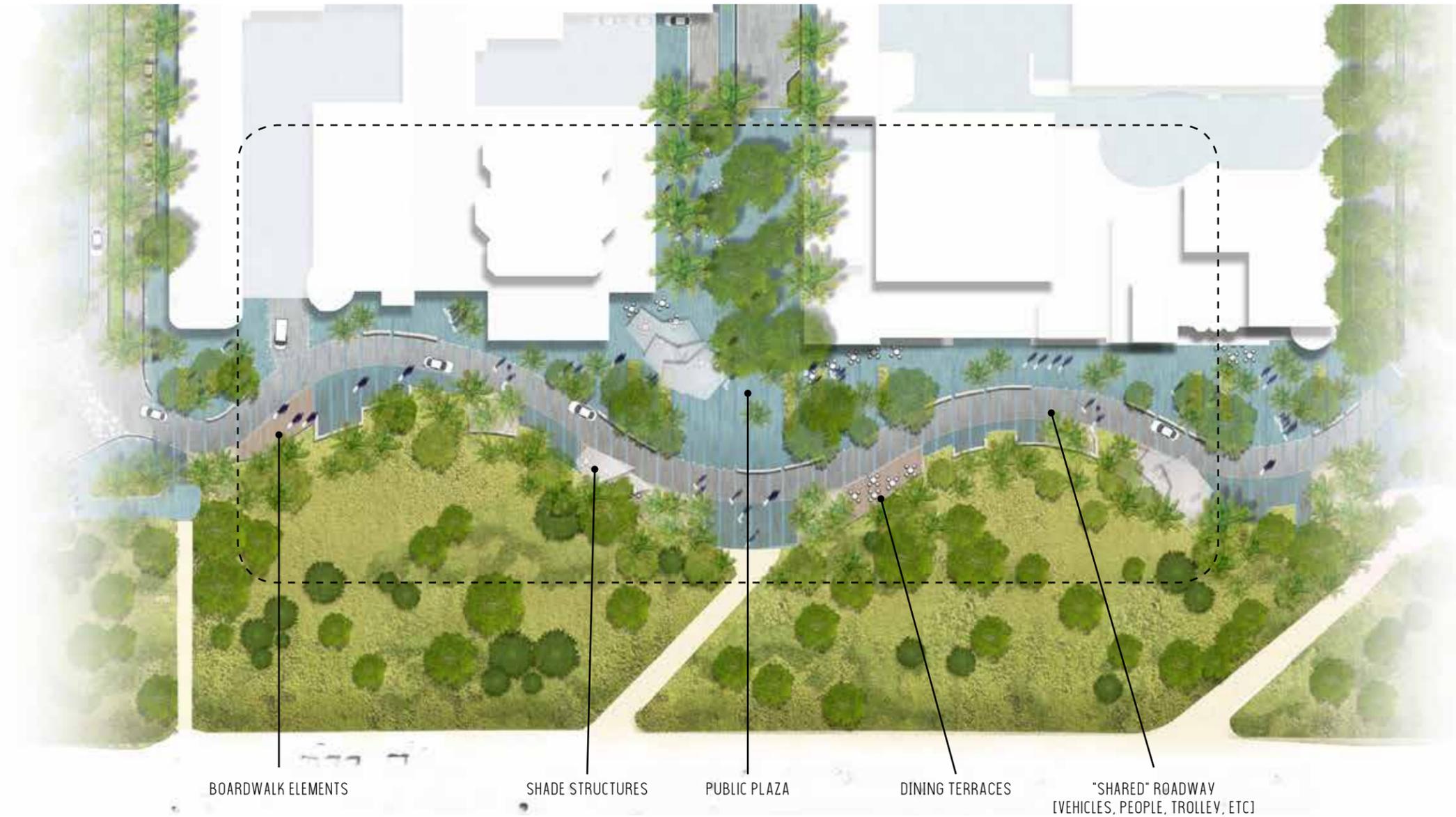
CLOSEABLE STREET

MIXED USE PARKING STRUCTURE

① | OCEAN TERRACE  
@ 73<sup>RD</sup> STREET [PROPOSED]



# ① | OCEAN TERRACE @ 74<sup>TH</sup> STREET [PROPOSED]



# ① | OCEAN TERRACE @ 75<sup>TH</sup> STREET [PROPOSED]



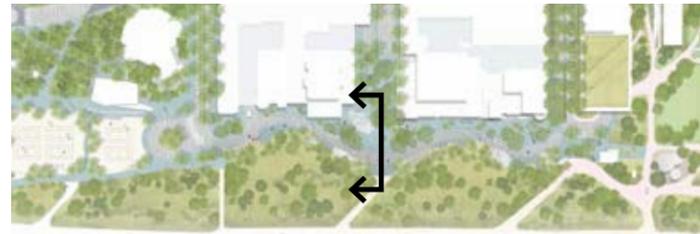
# ① | OCEAN TERRACE WEST - EAST SECTION [PROPOSED]



## SECTION @ OCEAN TERRACE



# ① | OCEAN TERRACE WEST - EAST SECTION [PROPOSED]



## SECTION @ 74<sup>TH</sup> STREET PLAZA



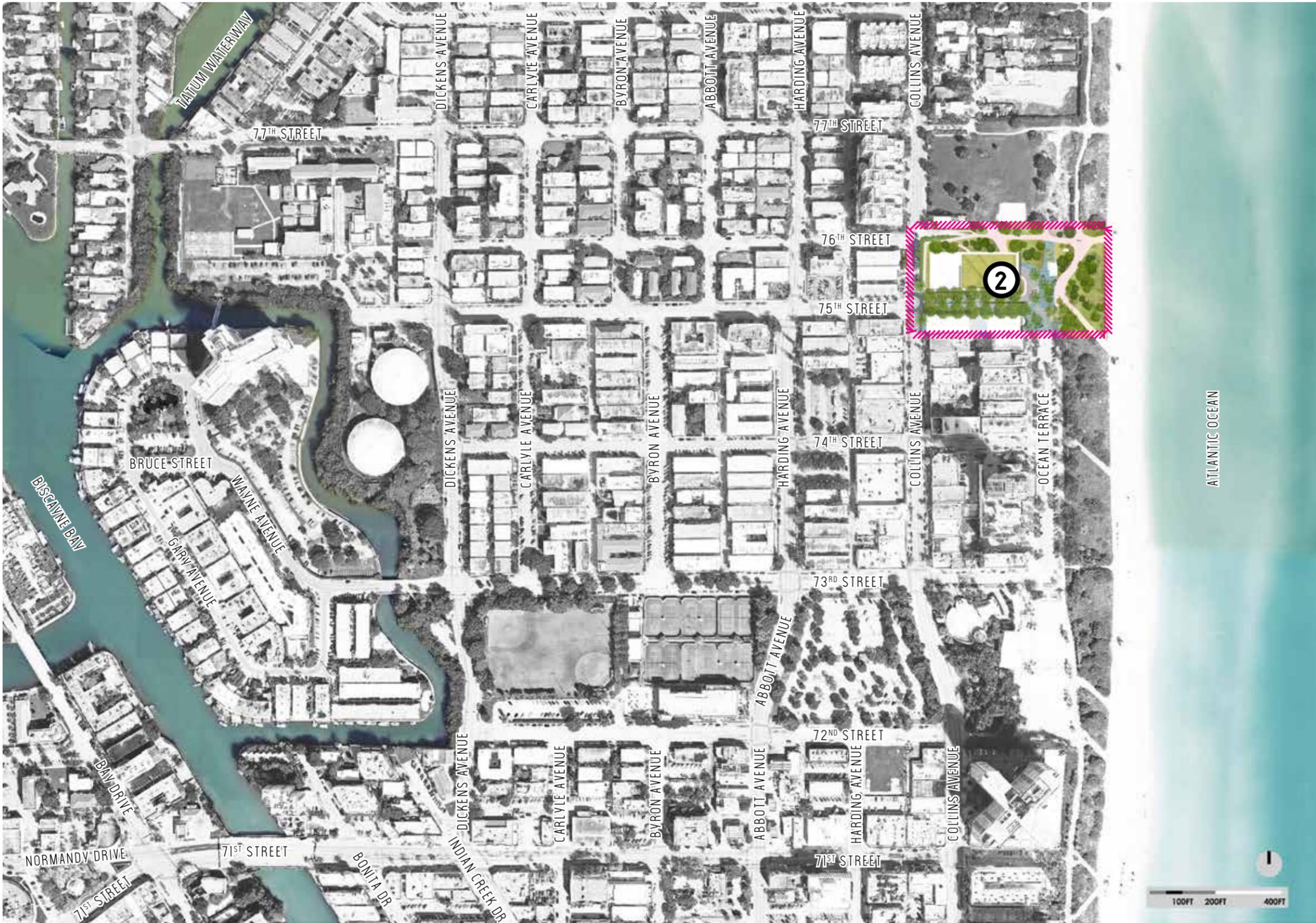
① | OCEAN TERRACE  
VISUALIZATION @ 73<sup>RD</sup> STREET LOOKING WEST [PROPOSED]



① | OCEAN TERRACE  
VISUALIZATION @ 73<sup>RD</sup> STREET LOOKING NORTH [PROPOSED]



② | LIBRARY + 75<sup>TH</sup> STREET PARKING LOT [PROPOSED CONNECTION]



② | LIBRARY + 75<sup>TH</sup> STREET PARKING LOT  
 STREETScape CONDITIONS @ 75<sup>TH</sup> STREET LOT [EXISTING]



COLLINS AVENUE + 76<sup>TH</sup> STREET LIBRARY [LOOKING EAST]



75<sup>TH</sup> STREET + COLLINS AVENUE [LOOKING EAST]



LIBRARY [LOOKING EAST]



OCEAN TERRACE + 75<sup>TH</sup> STREET [LOOKING WEST]



LIBRARY + 75<sup>TH</sup> STREET [LOOKING EAST]

## North Shore Branch Library

One of the key recommendations made by North Beach stakeholders who participated in the Mayor’s Blue Ribbon Panel on North Beach in 2014 and 2015 was to “Relocate the library from its current location at 7501 Collins Avenue, to a more centrally-located and modern site in the Town Center” (cited from North Beach Revitalization Summary Report, November 20, 2014).

A couple of questions arise: Where should the library be relocated? What should happen with the current library site?

### Relocating the Library

The North Shore library’s proximity to the beach makes this public asset unique, as it is the only facility of its type located in such a desirable location, steps from the beach. However, one of the complaints about the current library facility is that it is outdated and does not meet the functions or have the selection of books that one finds at larger regional facilities like the Miami Beach Regional Library in South Beach.

Town centers should host City offices, banks, post offices, and other public services. These types of institutions, both public and private, give a “center” its primacy. North Beach’s post office is currently located on 71<sup>st</sup> Street across from the Byron Carlyle Theater. If the Byron Carlyle Theater is one day to be redesigned, one of its potential new uses could be the creation of a ‘21<sup>st</sup> Century library’ that could consist of a media center and community space that would provide Wifi access and computers that could be used by local residents to access the Miami-Dade County Library System’s Online database.

### Re-purposing the Current Library Site

It is important to note that the library site is a public facility owned by the City and that a portion of the current library is within the Coastal Construction Line. This line makes it difficult, if not impossible, for any buildings larger than the current footprint to be built. Any new uses would likely to be smaller in size. New buildings on the Coastal Construction Line are intended to have a lighter environmental footprint than what they replace.

New public uses could include outdoor dining under a public pavilion. South Point Park in South Beach includes a popular coffee and non-alcoholic frozen drink concession alongside a space that can be rented by members of the public for events. Similar low impact, community-serving, City-owned opportunities should be investigated.

Another public use to explore is an Ocean Rescue Station. The City of Miami Beach Ocean Rescue Division provides for the safe swimming and beach protection to all Miami Beach residents, visitors and tourists in designated areas. The responsibilities of Ocean Lifeguards include accident and drowning prevention, public education, citizen assist, search and recovery of lost children, basic life support, and swimmer rescues.

The Miami Beach Ocean Rescue Headquarters is located at 1001 Ocean Drive in South Beach. Ocean Rescue has three sub-stations located at South Pointe Park, 53<sup>rd</sup> Street and Collins Avenue and 79<sup>th</sup> Street and Collins Avenue.

The plan recommends establishing an advisory group to explore the possibilities for relocating the Library to the Town Center and re-purposing its current location for either public concessions, Ocean Rescue, a combination of the two, or some other appropriate use.



North Beach stakeholders would like to see the North Shore Library located at 7501 Collins Avenue relocated closer to the Town Center

### Recommendations

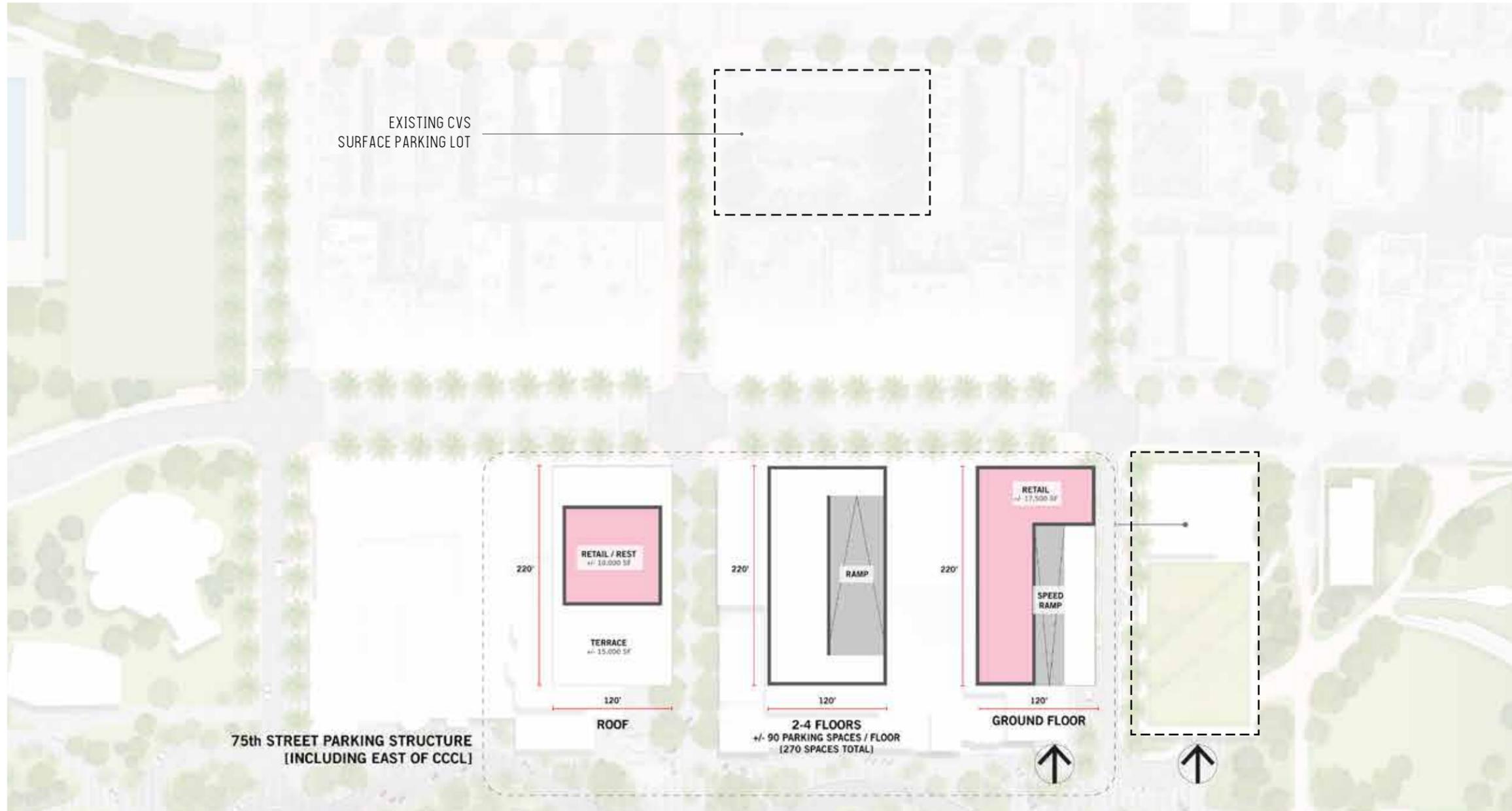
#### West Lots

- Make landscape and streetscape improvements on the West Lots.
- Issue a Request for Proposals to assess what the private market would be willing to build in the West Lots in accordance with plan principals.

#### North Shore Library

- Establish an advisory group to explore the possibilities for relocating the Library and re-purposing its current location.

## 2 | LIBRARY + 75<sup>TH</sup> STREET PARKING LOT STRUCTURED PARKING OPTION [PROPOSED]



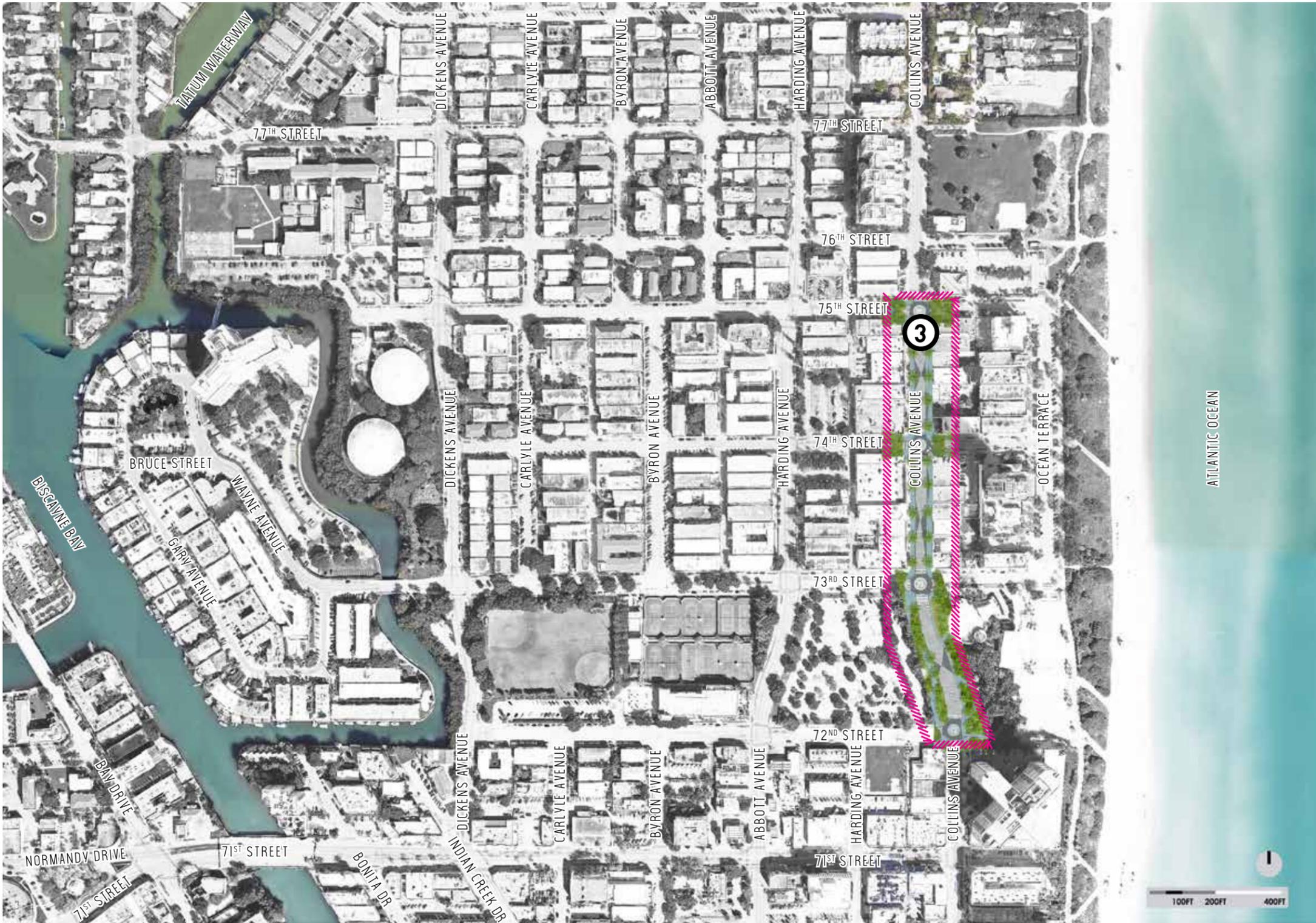
### EXISTING

- LIBRARY BUILDING WITH PLAZA FRONTING COLLINS AVENUE
- THREE-BAY SURFACE PARKING LOT BETWEEN LIBRARY AND BEACH (+/- 108 EXISTING PARKING SPACES)

### PROPOSED

- RELOCATE LIBRARY USE TO 72<sup>ND</sup> STREET PROJECT (ONGOING CITY INITIATIVE)
- MAINTAIN PARKING AT THIS LOCATION (TO INCLUDE DISPLACED OCEAN TERRACE PARKING)
- REPLACE EXISTING BUILDING AND SURFACE PARKING LOT WITH A NEW STRUCTURED PARKING DECK (+/- 240 POTENTIAL PARKING SPACES)
- PROVIDE NEW GROUND FLOOR RETAIL ALONG COLLINS AVE AND 75<sup>TH</sup> STREET
- PROVIDE NEW BEACH PATROL OFFICES AND PERHAPS BEACH MAINTENANCE FACILITIES
- PROVIDE INTEGRATED DESIGN CONNECTION BETWEEN ALTOS DEL MAR PARK AND OCEAN TERRACE

3 I COLLINS AVE - BTWN 72<sup>ND</sup> AND 75<sup>TH</sup> STREETS [PROPOSED CONNECTION]



③ | COLLINS AVE - BTWN 72<sup>ND</sup> AND 75<sup>TH</sup> STREETS  
STREETSCAPE CONDITIONS [EXISTING]



COLLINS AVENUE + BANDSHELL [LOOKING NORTH]



COLLINS AVENUE + BANDSHELL [LOOKING NORTHEAST]



73<sup>RD</sup> STREET + COLLINS AVENUE INTERSECTION  
[LOOKING NORTH]



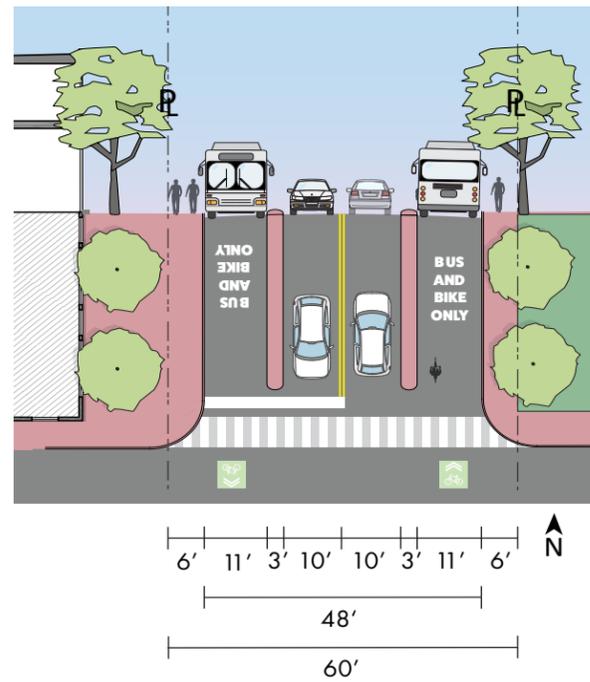
75<sup>TH</sup> STREET + COLLINS AVENUE [LOOKING EAST]



COLLINS AVENUE + 77<sup>TH</sup> STREET [LOOKING SOUTH]

### ③ I COLLINS AVE - BTWN 72<sup>ND</sup> AND 75<sup>TH</sup> STREETS MIAMI BEACH INTERMODAL HUB OPTION [ONGOING CITY INITIATIVE]

**Collins Avenue at 71<sup>st</sup> Street  
Two-Way Travel & Dedicated Transit**

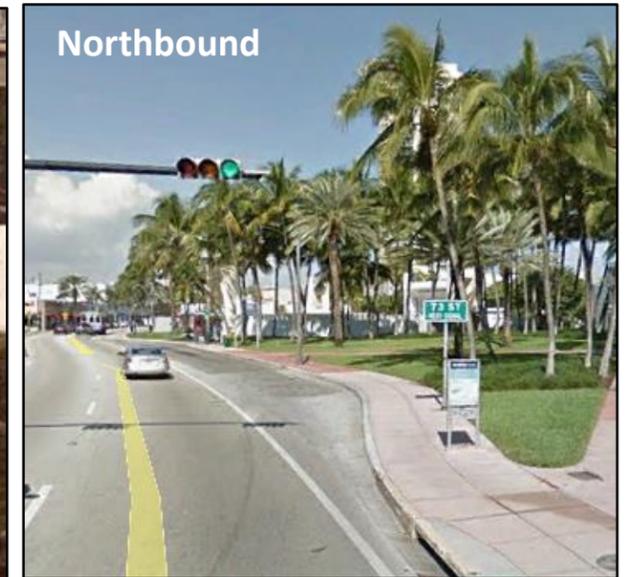
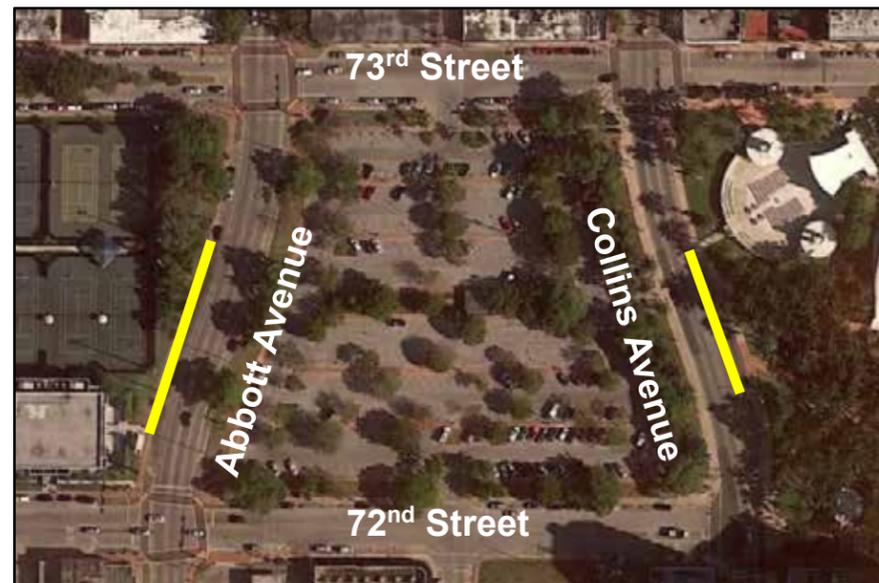


FROM NOBE MASTER PLAN 2016

*Figure 14. Alternative A Site*

**Name:** Harding Avenue/Collins Avenue Split Configuration (existing layout)

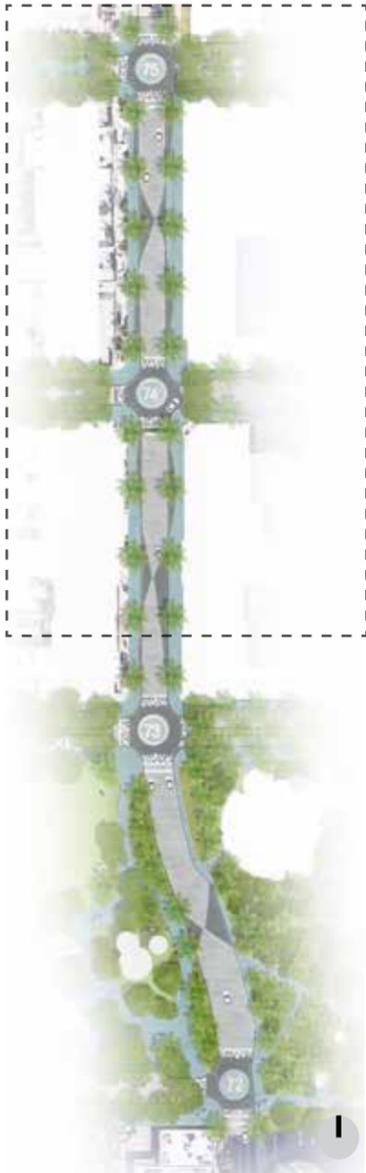
**Aerial and Street View:**



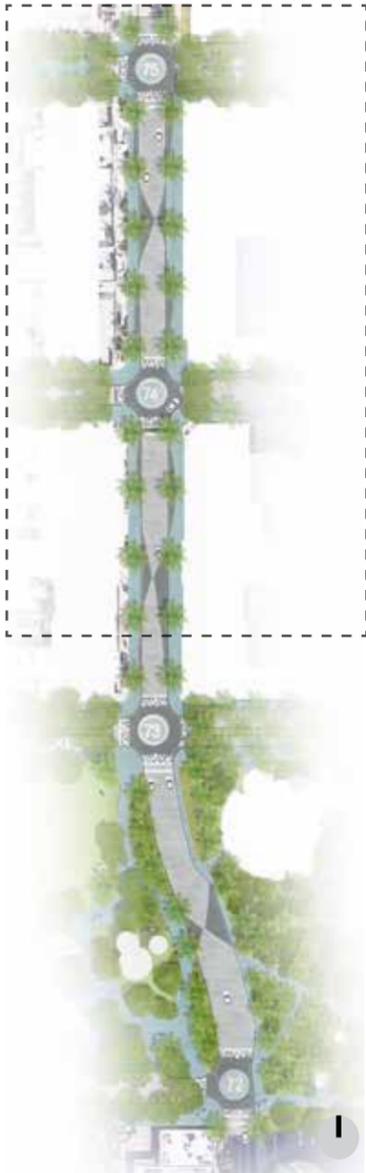
FROM MIAMI BEACH INTERMODAL HUBS FEASIBILITY STUDY 2018

STATUS: PENDING COMMUNITY + COMMITTEE REVIEW

③ | COLLINS AVE - BTWN 72<sup>ND</sup> AND 75<sup>TH</sup> STREETS  
POTENTIAL CHARACTER IMAGERY



③ I COLLINS AVE - BTWN 72<sup>ND</sup> AND 75<sup>TH</sup> STREETS  
POTENTIAL CHARACTER IMAGERY



4 | YOUTH CENTER TO BANDSHELL [PROPOSED CONNECTION]



④ | YOUTH CENTER TO BANDSHELL  
STREETSCAPE CONDITIONS [EXISTING]



COLLINS + 72<sup>ND</sup> STREET [LOOKING NORTH]



72<sup>ND</sup> STREET LOT + ABBOT [LOOKING WEST]



73<sup>RD</sup> STREET + 72<sup>ND</sup> STREET LOT ENTRANCE [LOOKING SOUTH]



72<sup>ND</sup> STREET LOT + HARDING [LOOKING NORTH]



72<sup>ND</sup> STREET LOT + HARDING [LOOKING WEST]

## 4 | YOUTH CENTER TO BANDSHELL PLAN NOBE [ADOPTED]



Mid-term Improvements

### General Recommendations

- a** Commercial kiosks activate the public space
- b** An all-wheels skate park offers an amenity to the neighborhood
- c** A recreational field can be used for a variety of sports including soccer
- d** A civic use such as a library, community center or other, further builds on the public uses on the adjacent blocks
- e** Green space serving the surrounding businesses and residences
- f** Compatible new buildings face the street and locates parking in the rear
- g** Street trees enhance the pedestrian environment
- h** Convert Collins Avenue to two-way traffic; include a dedicated bus lane and on-street parking

### Mid-term Improvements

In the near future, on-demand car sharing and transit use are anticipated to increase. A balanced mix of transportation options, including efficient buses, a connected bike network, walkable streets and a connected street network for cars will further decrease the need for abundant parking at all hours. Self-driving vehicles may also further change the mobility needs of the community.

A parking strategy that accommodates current and future demand should be developed. The plan should balance on-street and off-street options, and provide for easy access and efficient use of space. The City can also require new development projects to prepare and implement a transportation demand management plan to reduce parking demand and greenhouse gas

emissions. These development standards and rules can reduce Vehicle Miles Traveled (VMT) and promote transit, car sharing, bicycle parking, and other VMT-reduction strategies.

As mobility options improve, and fewer parking spaces are required, the remaining spaces can be converted into additional green space, creating a complete public space within the Town Center. With improved pedestrian, cyclist, and trolley/transit facilities, on-street parking, smaller surface lots will provide ample parking options to meet existing demand, while encouraging foot traffic.

A bus transfer station could also be created using a small footprint within the parking lot. Such a facility could further encourage the use of mass transit over cars.

### Long-term Possibilities

Someday, the city might also *consider* the option of constructing a mixed-use parking garage, with retail, commercial, and office or residential units lining the garage on all sides. The scenario illustrated here holds open the option of building a public parking garage as a last resort, in the distant future, should it ever actually prove necessary.



Long-term possibilities

# Site Options



**DESMAN** BUILT FORM  
Design Management ARCHITECTURE

**MIAMI BEACH**

STATUS: IN COMMITTEE REVIEW

# 4 | YOUTH CENTER TO BANDSHELL PROPOSED STREETScape CONDITIONS



MIXED USE  
PARKING STRUCTURE  
[ONGOING CITY INITIATIVE]

MULTI-USE FIELD  
[ONGOING CITY INITIATIVE]

INTEGRATED STREETScape +  
ALL WHEELS PARK OR PLAZA  
[ONGOING CITY INITIATIVE]

PLAYGROUND  
[PROPOSED CONNECTION]

④ | YOUTH CENTER TO BANDSHELL  
 POTENTIAL CHARACTER IMAGERY | MULTI-USE FIELD + PLAYGROUND



MULTI-USE FIELD  
 [ONGOING CITY INITIATIVE]

INTEGRATED STREETScape +  
 ALL WHEELS PARK OR PLAZA  
 [ONGOING CITY INITIATIVE]

④ | YOUTH CENTER TO BANDSHELL  
POTENTIAL CHARACTER IMAGERY | PLAZA



MIXED-USE  
PARKING STRUCTURE  
[ONGOING CITY INITIATIVE]

INTEGRATED STREETSCAPE +  
ALL WHEELS PARK OR PLAZA  
[ONGOING CITY INITIATIVE]

④ | YOUTH CENTER TO BANDSHELL  
 VISUALIZATION @ COLLINS & 72<sup>ND</sup> LOOKING NORTH [PROPOSED]

EXISTING



PROPOSED



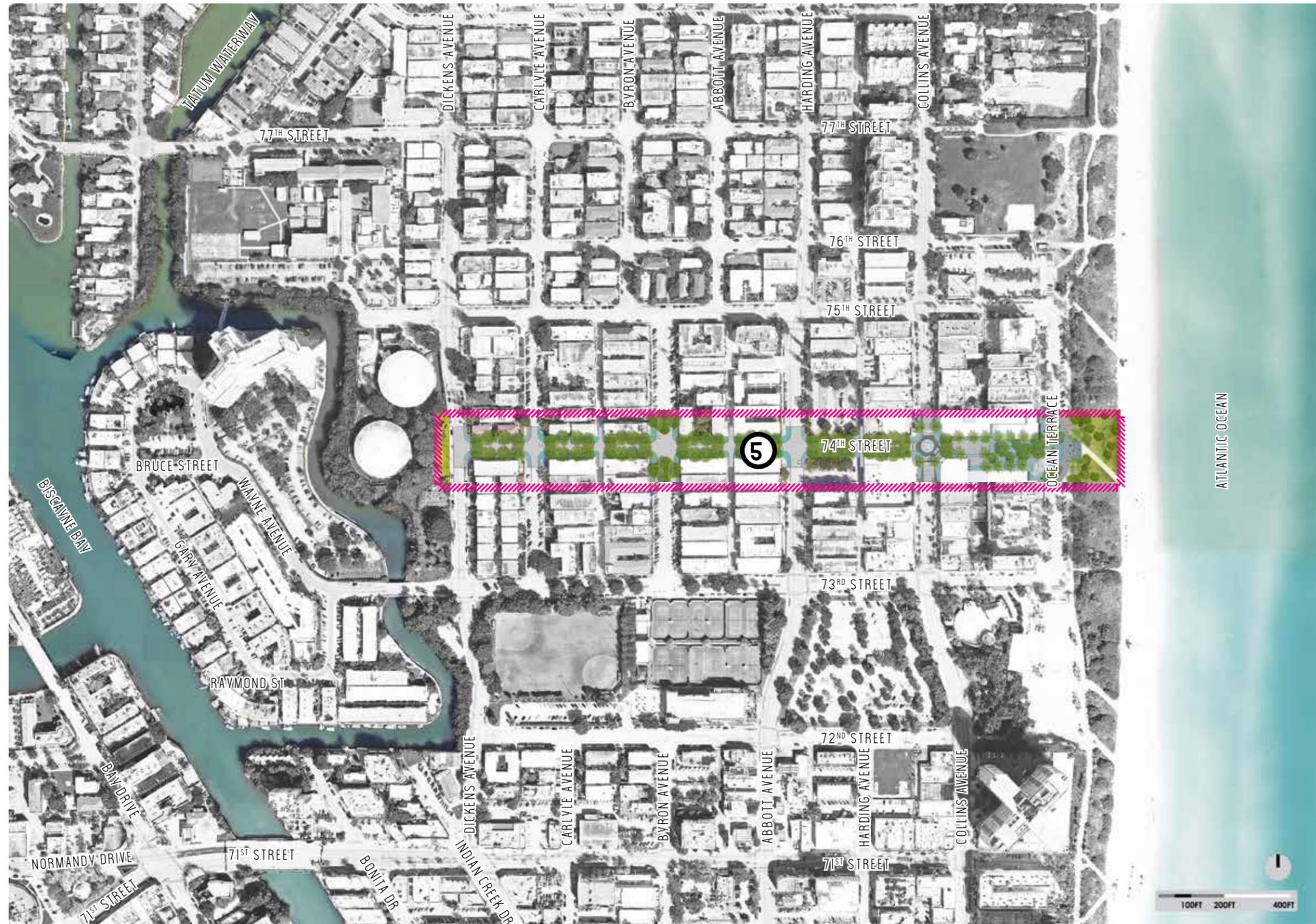
INTEGRATED STREETScape +  
 PARK / PLAZA IMPROVEMENTS  
 [ONGOING CITY INITIATIVE]

CROSSWALK + ROADWAY  
 HARDSCAPE IMPROVEMENTS  
 [PROPOSED CONNECTION]  
 [MUST BE COORDINATED WITH FDOT]

OCEAN TERRACE NEIGHBORHOOD  
 HARDSCAPE IMPROVEMENTS  
 [PROPOSED CONNECTION]  
 [MUST BE COORDINATED WITH FDOT]

# OCEAN TERRACE NEIGHBORHOOD

## 5 | 74<sup>TH</sup> STREET [PROPOSED CONNECTION]



5 | 74<sup>TH</sup> STREET

STREETSCAPE CONDITIONS [EXISTING]



74<sup>TH</sup> STREET + CARLYLE AVENUE [LOOKING WEST]



74<sup>TH</sup> STREET + BYRON AVENUE [LOOKING EAST]



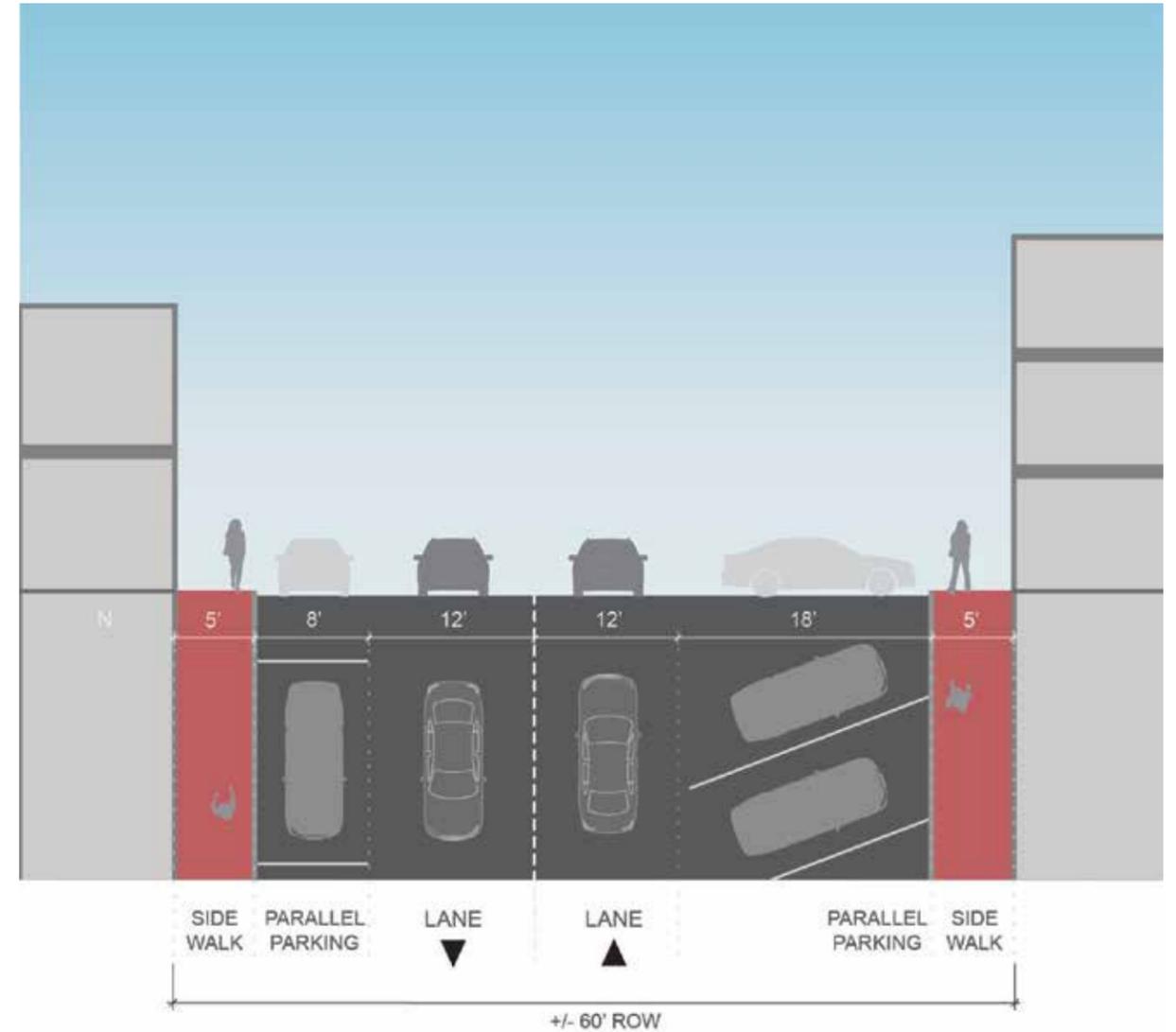
74<sup>TH</sup> STREET + BYRON AVENUE [LOOKING WEST]



74<sup>TH</sup> STREET + CARLYLE AVENUE [LOOKING WEST]



74<sup>TH</sup> STREET + LOT ALLEY [LOOKING WEST]



5 | 74<sup>TH</sup> STREET

STREETScape IMPROVEMENTS [CONCEPT]



**POTENTIAL PARKING IMPACT**

EXISTING: +/- 33 SPACES (PARALLEL)  
 +/- 53 SPACES (DIAGONAL)  
 PROPOSED: +/- 66 SPACES (PARALLEL)

POTENTIAL REDUCTION OF +/- 20 SPACES

**POTENTIAL TREE CANOPY IMPACT**

EXISTING: +/- 0 STREET TREES  
 PROPOSED: +/- 40 STREET TREES

POTENTIAL INCREASE OF +/- 40 TREES

6 | 75<sup>TH</sup> STREET

STREETScape CONDITIONS [EXISTING]



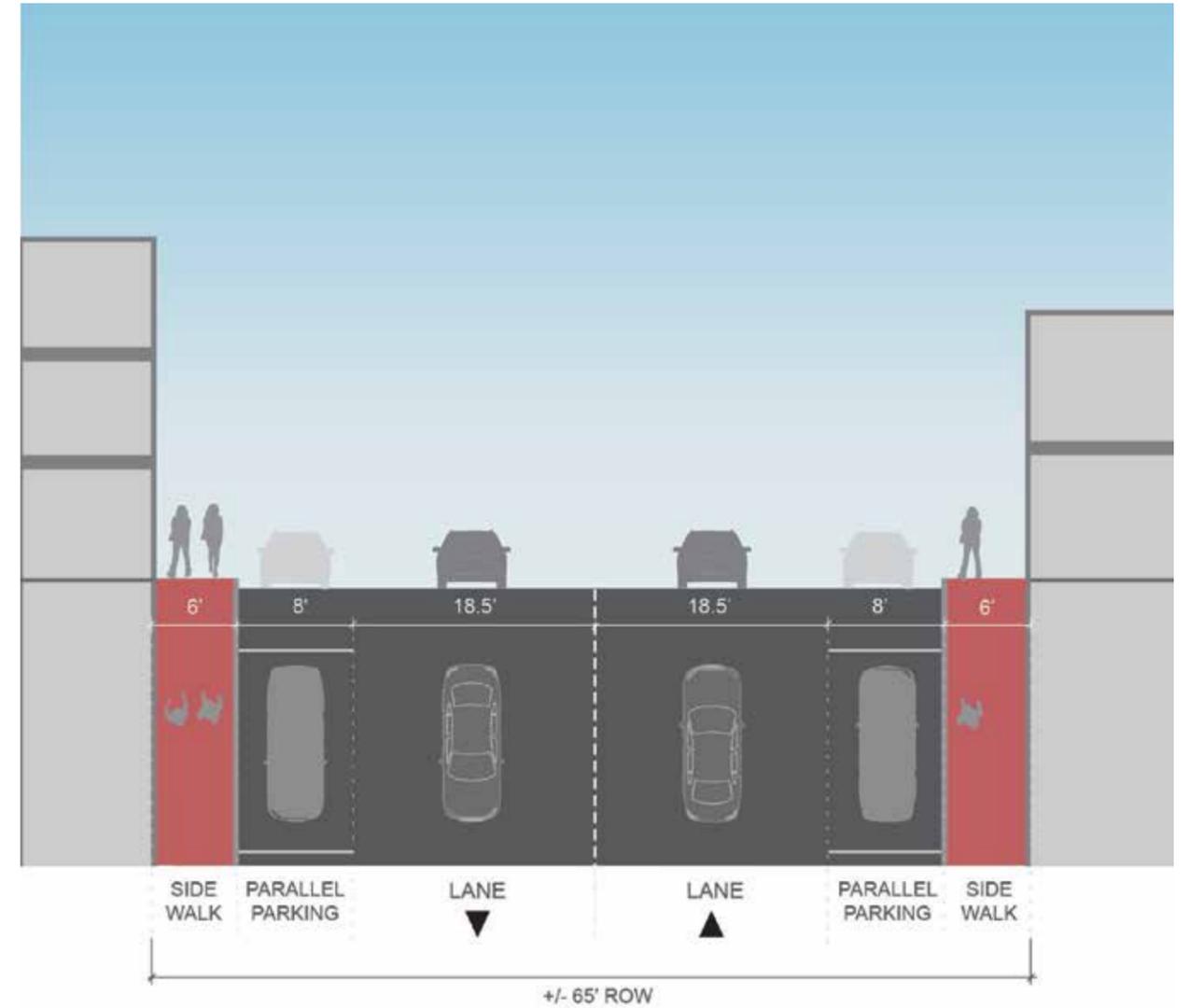
75<sup>TH</sup> STREET + DICKENS AVENUE [LOOKING EAST]



75<sup>TH</sup> STREET + DICKENS AVENUE [LOOKING WEST]



75<sup>TH</sup> STREET + BYRON AVENUE [LOOKING EAST]



6 | 75<sup>TH</sup> STREET

STREETScape IMPROVEMENTS [CONCEPT]



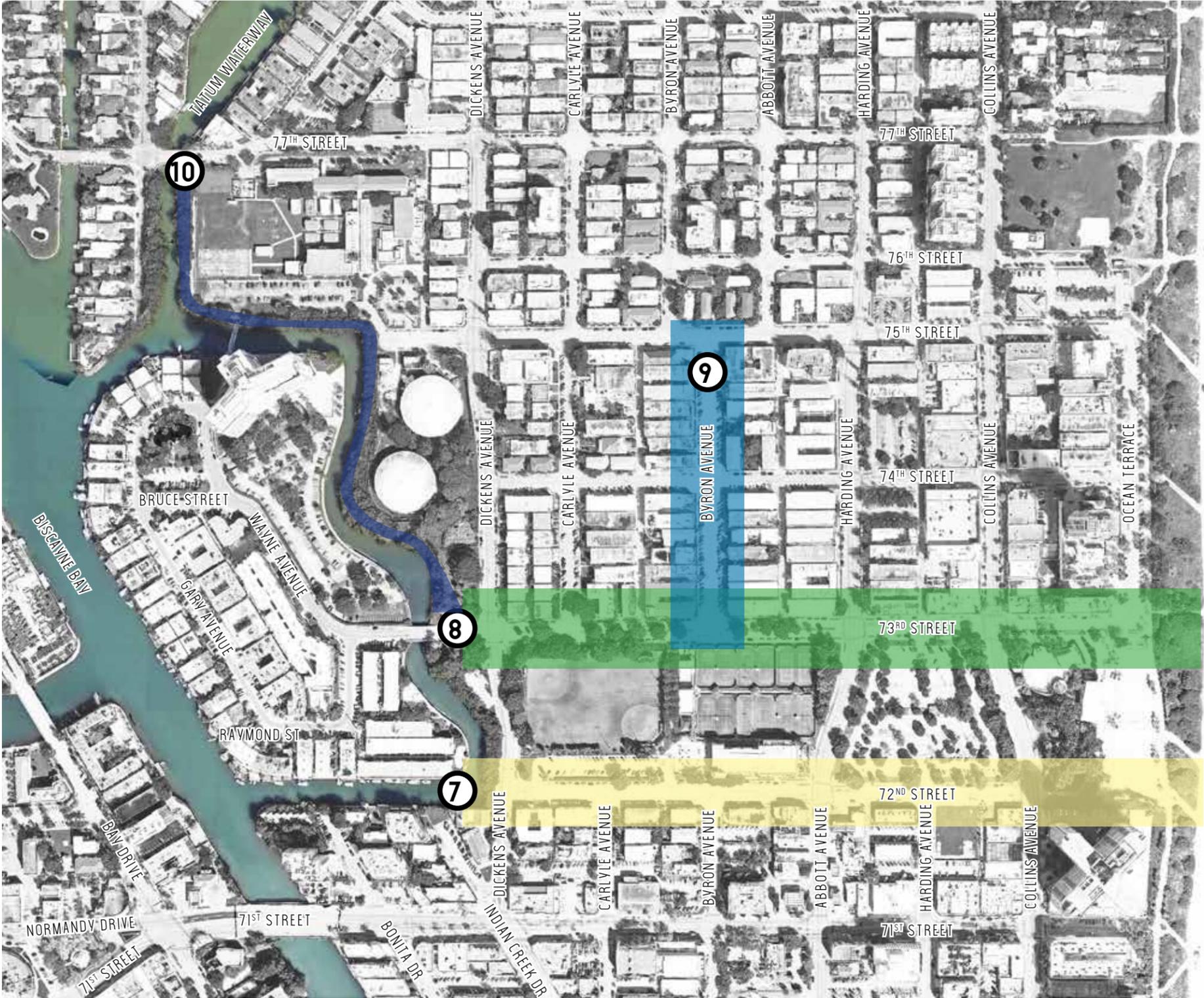
**POTENTIAL PARKING IMPACT**  
NO CHANGE IN PARKING SPACES

**POTENTIAL TREE CANOPY IMPACT**  
EXISTING: +/- 0 STREET TREES  
PROPOSED: +/- 48 STREET TREES

POTENTIAL INCREASE OF +/- 48 TREES

# OCEAN TERRACE NEIGHBORHOOD

## ONGOING CITY INITIATIVES\*



OCEAN TERRACE  
 LIBRARY & PARKING LOT  
 COLLINS AVENUE  
 NSYC TO BANDSHELL  
 74<sup>TH</sup> STREET  
 75<sup>TH</sup> STREET

- 7** 72<sup>ND</sup> STREET\*
- 8** 73<sup>RD</sup> STREET\*
- 9** BYRON AVENUE\*
- 10** TATUM WATERWAY SHARED USE PATH\*

OCEAN TERRACE RECOMMENDATIONS  
VISUALIZATION OF OCEAN TERRACE NEIGHBORHOOD





# THANK YOU!

## NEXT STEPS

COORDINATION AMONGST CITY OF MIAMI BEACH PLANNING, HISTORIC PRESERVATION, PARKING, & TRANSPORTATION DEPARTMENTS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION