

# West Lots

The West Lots consist of eight half blocks fronting Collins Avenue across from North Shore Open Space Park, from 79<sup>th</sup> Street to 87<sup>th</sup> Street. These blocks provide parking for North Shore Open Space Park and the beach beyond. The West Lots are large enough to accommodate parking, as well as additional uses that are desired by the community. They have the potential to provide parking, open space and buildable area. The Lots provide the largest continuous civic/commercial oceanfront adjacent development opportunity in the City.

The West Lots present a wonderful opportunity to spatially shape a robust edge to the North Shore Open Space Park. These sites boast valuable addresses that could accommodate a broad range of potential uses. In places where buildings front the sidewalk, raised terraces could accommodate further outdoor dining while gracefully helping to satisfy building flood elevation requirements.

New buildings, if carefully designed, can seamlessly complement the City's MiMo architectural heritage. Emphasis should be placed on slender, deeply cantilevered eyebrows, and sleekly streamlined detailing. Colors of new buildings should be light or white to reflect the hot South Florida sun and reduce heat island effect.

In the illustration below, Collins Avenue is shown reconfigured within the right-of-way to accommodate two-way travel as discussed in the Mobility section. On the side of the street adjacent to the North Shore Open Space Park, a northbound dedicated bus-bike lane is included, which would make this an important segment in the future multi-modal transportation network in Miami Beach. On the side of the street away from the park, on-street parking and regularly spaced shade trees are shown protecting wide sidewalks. Shade could be further augmented by closely-spaced umbrellas in areas with sidewalk dining.

The City should take the time to carefully define an identity for the West Lots with the community, as it further defines the rest of North Beach to ensure redevelopment of these lots is in conformance with that vision. The City should not rush to develop these lots.

The West Lots are zoned General Use and are separated from the RM-1 neighborhood district to the west by an alley. These parcels are of a relatively consistent size of approximately 175 feet by 300 feet. The lots are currently a mix of undeveloped open blocks, public surface parking lots, Ocean Rescue operations, and the log cabin site that includes a mix of other city uses.





As consensus on appropriate development opportunities emerges, a single block or set of blocks could be developed, while the other blocks remain unchanged if consensus for a larger strategy for all eight parcels is not identified.

The answer to what the West Lots should be is not an all or nothing question. At the Charrette, the community developed a collective list of how they might like to see the West Lots utilized. The list consists of the following:

- Library
- Skate Park (All Wheels Pump Track)
- Fitness Complex
- 50 Meter Competition Swimming Pool
- Boutique Hotel
- Commercial Uses (Storefronts)
- Residential
- Restaurants/Cafe
- Parking
- Grocery Store
- Education tied to a University
- Nature Conservancy & Botanical Gardens
- Hold for Future Use
- Recreate the House of Refuge
- Preserve the Log Cabin
- Community Gardens



Some of the uses proposed for West Lots and described in greater detail below could be located within the West Lots while others may be more appropriately located closer to the Town Center, along 71<sup>st</sup> Street. At the same time, many of the desired uses can be accommodated on a portion of a block, a single block, or as two blocks combined.

## Immediate Improvements

The West Lots are likely to be developed as part of a specific master plan, however, in the short-term improvements could be made to improve the visitor experience including refreshment sales from the Log Cabin structure between 81st and 82nd streets, the dedication of an area for a teen center, and the installation of temporary community gardens. Improvements to the lot's current parking function could include additional landscaping, repaving, restriping, and cosmetic improvements.

## Parking Garage & Sidewalk Cafes

The West Lots currently contain 327 parking spaces. If development occurs, these spaces can be preserved in addition to accommodating parking for any new uses, if additional parking is required. One method for achieving this involves creating a parking garage that is lined, at least on the ground level, with commercial space, including cafes. The garage could be a city garage where commercial space is leased or it could be developed as a public-private partnership.

## Institutional Use

Several institutional uses were mentioned as desirable for the site including an educational facility (preferably tied to a university), medical uses, and a teen center. This type of use could develop on an entire block, or a portion of a block. Depending on the size of the facility, it could accommodate parking on the same block or could be next to a new parking garage on an adjacent lot.

It is worth noting that the institutional uses identified may be better located elsewhere in North Beach such as adjacent to the Youth Center or in the Town Center on 71<sup>st</sup> Street.

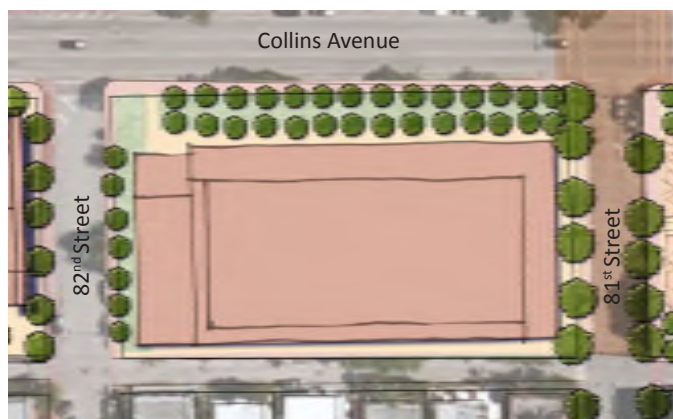
## Boutique Hotel

Half of a block or an entire block can be used to develop a hotel. A height of up to seven stories could be considered an appropriate height to be able to develop an adequate number of units and include a parking structure within a three story podium.

It has been suggested that if some blocks have more height, then they should be located further toward the northern edge of the City, closer to the taller buildings that have been developed in Surfside.

### Legend

- New Building
- Civic Building
- Parking Court
- Sidewalk
- Pool
- Green Space
- Community Garden
- Trees





## Residential Use - 3 Stories

Another idea that was expressed for the future of the West Lots is that the lots should be developed at the same scale as the RM-1 neighborhood to their immediate west. One option with this scenario involves lots that are developed with fee-simple, park-under townhomes. Condo buildings that match the existing buildings with parking accommodated in small mid block lots would also work well in this scenario. This development scenario would privatize the lots, but they would be of a similar scale as the surrounding community.



## Fifty Meter Competition Pool

During the North Beach Charrette, members of the community requested that the West Lots accommodate a pool that can be used by the community and supplement its maintenance by also being a competition pool. A fifty meter pool, viewing stands and dive pool fit on a single block. Offices, locker rooms, and snack bars can be located under the stands. This pool can be combined with other blocks and could be used to form a larger fitness complex. The pool illustrated here is just an example of what could be sited here.



## Mid-Rise Condo

Half of a block or an entire block can be used to create a mid-rise condominium building. The ground floor of these structures could be dedicated to neighborhood serving retail space.

A height of up to seven stories could be considered an adequate height to develop an appropriate number of units and include a parking structure within a three-story podium. Alternatively, parking could be located close by, on one of the adjacent lots.



## Preserve Lots

Perhaps the least controversial use for the West Lots is for the City to continue to hold the lots as they are in order to have them available for future unknown needs. Although this is an option, planning for the future use of the lots is important as both public and private entities are considering the future use of the sites. The City should develop a community-supported vision for the West Lots before an outside proposal pressures the City in some other manner.





## Putting It All Together

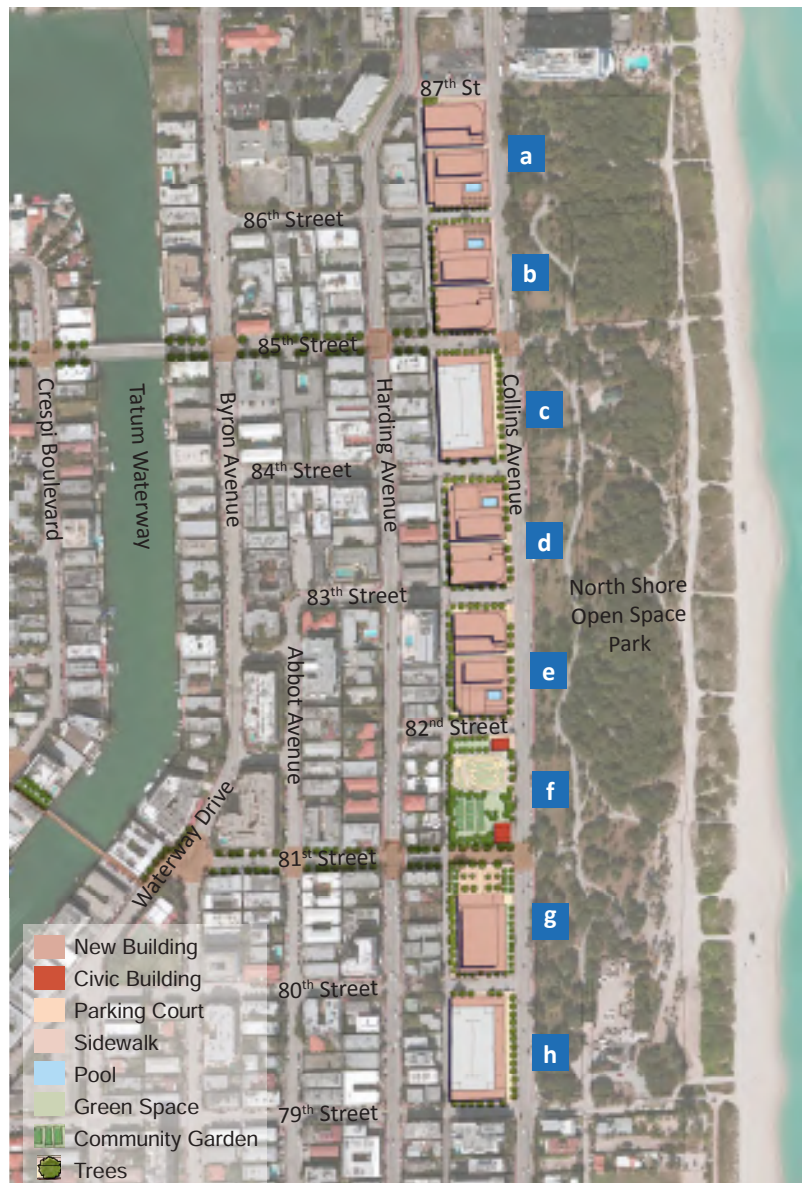
The future composition of the West Lots can take on numerous forms. The following are two potential scenarios for a mix of development.

### SCENARIO 1: MID-RISE HOTEL & RESIDENTIAL DEVELOPMENT

Developing the lots with mid-rise buildings (primarily seven-story towers on a three story podium with parking, either in the form of boutique hotels or residential buildings), has the potential of raising tax revenue for the area. This revenue can be used to preserve the historic assets in the RM-1 neighborhood to help fund sea level rise mitigation efforts, or for other priorities yet to be determined by the City and the citizens.

This scenario has four blocks used for public use and four blocks that utilize public-private partnerships.

- a** Hotel (3 story podium, 7 story tower)
- b** Residential (3 story podium, 7 story tower)
- c** Public Parking, Cafes & Retail (3 stories)
- d** Residential (3 story podium, 7 story tower)
- e** Residential (3 story podium, 7 story tower)
- f** Civic, Community Gardens, Log Cabin, Soccer Field, All-Wheels Park Center (1 story)
- g** Civic, Teen Center (3 stories)
- h** Public Parking, Cafes & Retail (3 stories)





## SCENARIO 2: PRIMARILY PUBLIC USES

The West Lots could host a number of civic uses. Although North Shore Open Space Park is located across Collins Avenue from the West Lots, it serves primarily passive uses. The West Lots could be used for more active recreation and structured parking uses.

Although not illustrated, one of the east-west streets could potentially be closed to create a pedestrian-dominant space. As illustrated, the blocks can also remain separate, which greatly enhances connectivity throughout this portion of the beach.

Even with the majority of the lots being utilized for the public good, there is still an opportunity for the remaining blocks to accommodate other desired uses, such as a hotel. Private development or a public-private partnership could help fund the development of the lots other blocks that have a primarily civic use.

This scenario includes six blocks allocated for public use and two blocks that would utilize public-private partnerships.

- a** Hotel (3 story podium, 7 story tower)
- b** Public Parking, Cafes & Retail (3 stories)
- c** Civic: Fifty Meter (50 m) Competition Pool (2 stories)
- d** Civic: All-Wheels Park, Teen Center (3 stories)
- e** Public Parking, Cafes & Retail (3 stories)
- f** Civic: Community Gardens, Log Cabin (1 story)
- g** Public Parking, Cafes & Retail (3 stories)
- h** Institutional Use (3 stories)

