

# Revitalizing North Beach Oceanfront Parks through Placemaking

Draft Report

February 2006

Prepared by  
Project for Public Spaces, Inc.

Prepared for  
City of Miami Beach  
Planning Department

North Shore Open Space Park

Alto's  
Del  
May  
Park  
Library

Ocean  
Terrace

North  
Shore  
Park  
(Band  
Shell)





# REVITALIZING NORTH BEACH OCEANFRONT PARKS THROUGH PLACEMAKING

## DRAFT REPORT

Contacts  
Project for Public Spaces, Inc.  
Cynthia Nikitin  
Elena Madison

Prepared by:  
Project for Public Spaces, Inc.

700 Broadway  
New York, NY10003  
212.620.5660

Prepared for:  
City of Miami Beach  
Planning Department

February 2006

## TABLE OF CONTENTS

INTRODUCTION	3
WORKSHOP PROCESS	5
FINDINGS AND RECOMMENDATIONS	5
NORTH SHORE OPEN SPACE PARK	7
ALTOS DEL MAR PARK	17
OCEAN TERRACE	23
NORTH SHORE "BANDSHELL" PARK	27
NEXT STEPS FOR NORTH BEACH OCEANFRONT PARKS	35
FUNDING OPPORTUNITIES	37
DESIGN AND FUNCTION OF THE BEACH WALK	38
CONCLUSION	40
PARTNERS FOR IMPLEMENTATION	41
APPENDIX A: WORKSHOP RESULTS	43
APPENDIX B: CASE STUDIES	53

# INTRODUCTION

The community of North Beach, in the City of Miami Beach, Florida, is fortunate in having continuous beach frontage along the entire length of its eastern border, all but a small percentage of which is publicly owned and accessible, and nearly all of which is park space. A library, Bandshell performance space, Ocean Rescue station and community center are civic institutions located in these beach front parks, which are located in easy walking distance of a revitalizing Town Center. Much planning, thinking, and strategizing (and some fundraising) about how these parks can best reach their full potential as active, vital public spaces has already occurred and, in light of the shifting development and real estate environment in North Beach, and the area's desirability and affordability to populations beyond the neighborhood borders, more studies are bound to be undertaken.

The demographics of the area are changing. Pressure from developers wanting to build large scale condominiums in what is now a low density neighborhood is increasing. These changes are generating concerns among residents about the potential loss of neighborhood character and the qualities that attracted them to the area in the first place. Therefore, shaping the parks and public spaces so that they serve the people who live in North Beach, and embody the social, cultural, and recreational traditions of the community as a whole, becomes a more important enterprise than simply building a beach walk or rehabilitating a maintenance facility.

However, the new Beachwalk, which will begin construction in 2006, represents an immediate opportunity to create an amenity for residents while, at the same time, linking the parks to create a beachfront parks "system" that stretches from Allison Park at 64th Street to the south to 79th Street to the north and that links up with the existing paths that traverse North Shore Open Space Park.



Study Area Map

# INTRODUCTION

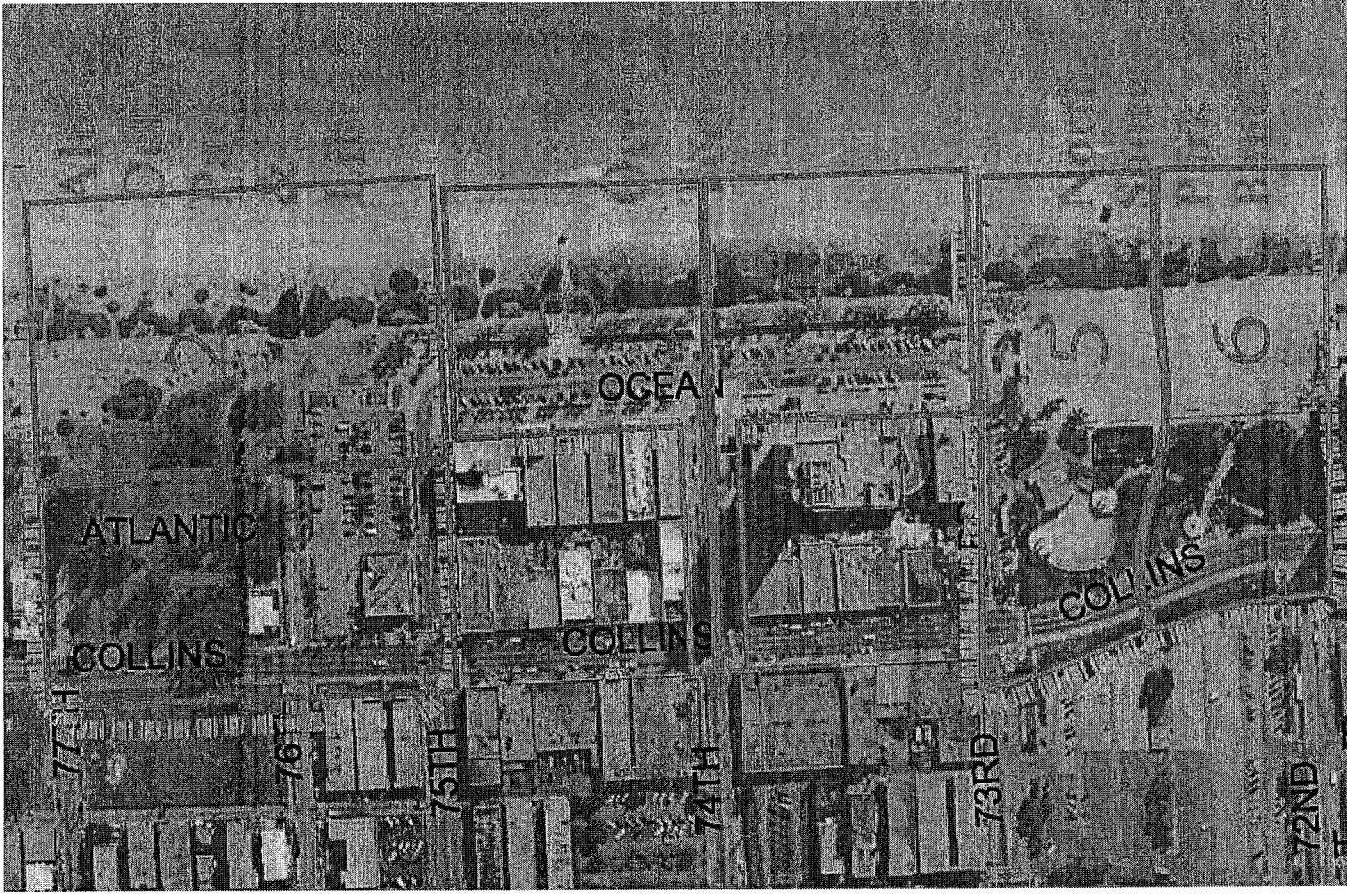
The community of North Beach, in the City of Miami Beach, Florida, is fortunate in having continuous beach frontage along the entire length of its eastern border, all but a small percentage of which is publicly owned and accessible, and nearly all of which is park space. A library, Bandshell performance space, Ocean Rescue station and community center are civic institutions located in these beach front parks, which are located in easy walking distance of a revitalizing Town Center. Much planning, thinking, and strategizing (and some fundraising) about how these parks can best reach their full potential as active, vital public spaces has already occurred and, in light of the shifting development and real estate environment in North Beach, and the area's desirability and affordability to populations beyond the neighborhood borders, more studies are bound to be undertaken.

The demographics of the area are changing. Pressure from developers wanting to build large scale condominiums in what is now a low density neighborhood is increasing. These changes are generating concerns among residents about the potential loss of neighborhood character and the qualities that attracted them to the area in the first place. Therefore, shaping the parks and public spaces so that they serve the people who live in North Beach, and embody the social, cultural, and recreational traditions of the community as a whole, becomes a more important enterprise than simply building a beach walk or rehabilitating a maintenance facility.

However, the new Beachwalk, which will begin construction in 2006, represents an immediate opportunity to create an amenity for residents while, at the same time, linking the parks to create a beachfront parks "system" that stretches from Allison Park at 64th Street to the south to 79th Street to the north and that links up with the existing paths that traverse North Shore Open Space Park.



Study Area Map



Placemaking Workshops Site Maps

## THE PLACEMAKING WORKSHOP PROCESS

At the Placemaking Workshops held on December 1 and December 3, 2005 approximately 100 local citizens, public officials, design professionals, members of civic and cultural institutions, and representatives of private sector interests gathered together to generate a vision for the future of North Beach's parks which would assure their evolution into great civic spaces, public places and neighborhood destinations. Participants were charged with identifying the kinds of uses, activities, and amenities that could be programmed and sited in North Shore Open Space Park, Altos del Mar Park, Ocean Terrace and North Shore (Bandshell) Park that would combine to create the kind of excitement and draw generated by the great pedestrian waterfront promenades of the world, such as in Sydney, Australia, Barcelona, Spain, Paris, France, Boston, and Ft. Lauderdale, while complementing and supporting adjacent uses in the Town Center.

The workshop began with a presentation by Cynthia Nikitin, Vice President of Projects in Public Spaces, Inc. (PPS) a New York-based nonprofit that has worked on the design and management of public spaces around the world, on great parks and public spaces, and what it takes to create them. PPS is the organization that facilitated the June 2004 Baywalk workshop for the City of Miami and Florida DOT, a Parcel B workshop at the American Airlines Arena site on behalf of Miami-Dade County, and through this work, has gaining first-hand knowledge of some of the issues facing parks, open space, and waterfront areas in the metropolitan area.

Workshop participants were then divided up into groups and tasked with evaluating North Beach's parks according to their Comfort & Image, Access & Linkage, Uses & Activities, and Sociability. In addition, each group recorded positive and negative aspects, suggested short-term improvements and long-term solutions, as well as local partners that could help implement them. Workshop participants also brainstormed ideas for what kinds of things they would like to be able to do in each park site, how they would get there, what kind of services would need to be provided, and what kind of image they think each place should have.

Finally, the groups reported out their observations and recommendations to the assembled participants, providing sketches of design recommendations in some instances.

This report represents the findings from this effort as well as preliminary recommendations by Project for Public Spaces, Inc.

## FINDINGS AND RECOMMENDATIONS

### TEN PLACES IN NORTH BEACH: THE POWER OF TEN

The Power of Ten refers to the idea that every neighborhood needs ten great destinations. At every destination, there should be an option of ten things to do. Whether one is referring to activities occurring at a great place, places in a given neighborhood, or great neighborhoods within a city, "Ten" refers generally to the ultimate goals of variety and choice. When we talk about the "Power of Ten," we're stressing the fact that we should always think of how Placemaking can be accomplished at different scales.

Workshop participants used this concept of the Power of Ten and applied it to the Parks in North Beach. The groups came up with a variety of uses activities, amenities, and ways of reaching the various destinations within the park. Some of these ideas overlap or are redundant. The next step, which is not included as part of this report, is to identify those elements that came up repeatedly and determine the highest and best location for them relative to the study area.





## NORTH SHORE OPEN SPACE PARK

### DRAFT PROGRAM OF USES

North Beach's North Shore Open Space Park can become an active oasis that serves the residential and civic core of North Beach and encourages people to interact, learn, play and celebrate. It would provide natural beauty, recreational, and educational activities as a point of civic pride, along with resources and improved access to meet the community's current and future needs for outdoor public green spaces. The park would boast a variety of destinations that appeal to different age and cultural groups, and could foster healthy interaction among these various groups.

North Shore Open Space Park, which would remain very natural and wild for the most part, with more active uses on its western and beachfront (eastern) edges, has the greatest potential of any of the park spaces in North Beach to become a real central park, not just for the residents on the western edge of the city, but for the region as a whole.

Throughout all the parks in North Beach, certain Common Elements need to be improved:

- Link the park to the surrounding areas. Improving these connections would provide continuity between the park, the town center and adjacent residential areas while maximizing pedestrian comfort, safety and connections between the park and its edge uses, thereby linking the "inner park" to the "outer park."

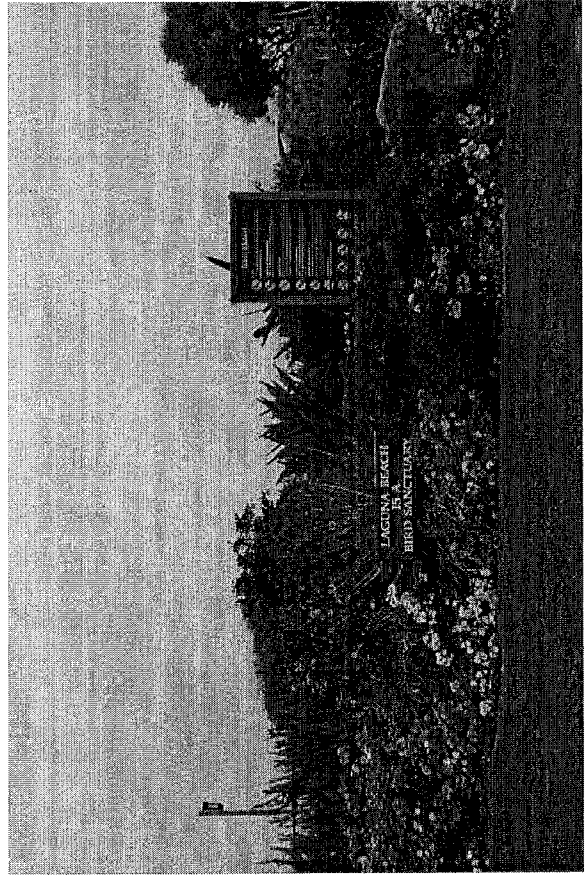
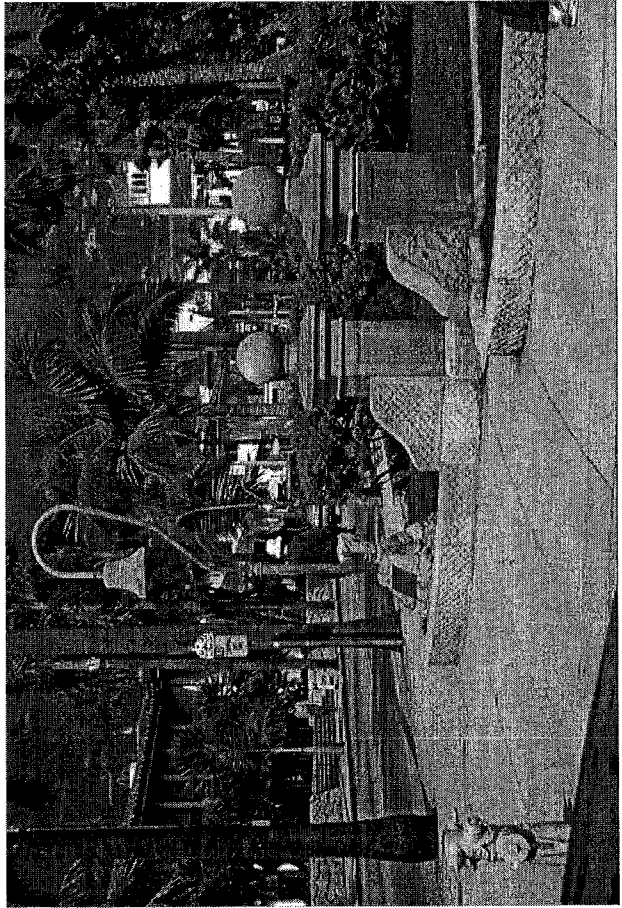
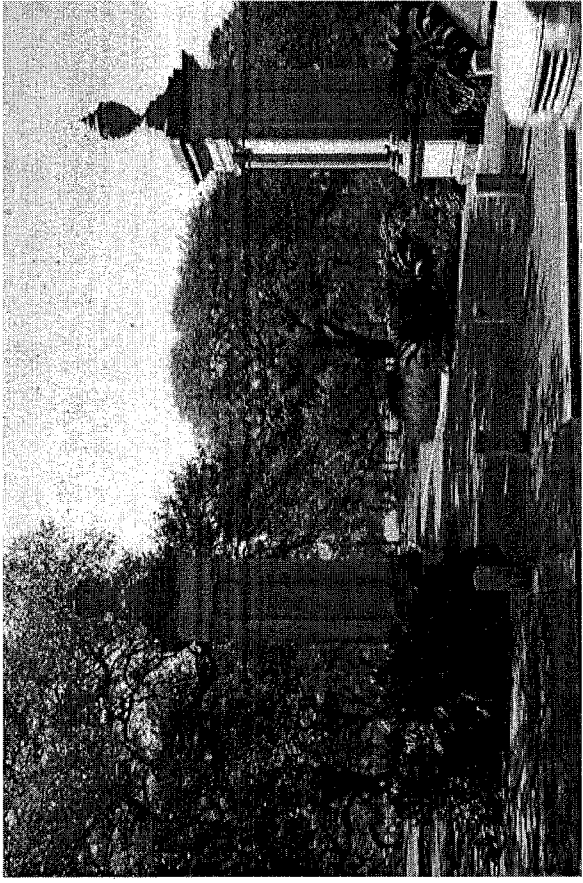
Towards this end, traffic calming should be implemented at key intersections along Collins Avenue which serve as park entrances. These include 79th, 81st, 85th and 87th Streets and further south at 72nd Street and at 75th Street (at the Library). Treatments should include bricking the crosswalks along Collins Avenue, adding a pedestrian activated light at 87th Street, extending the curbs at the intersections to narrow pedestrian crossing distances, and to provide space for cars to pick up and drop off park visitors. Sidewalks should be continuous along the edge of the park on Collins Avenue for the entire

length of the park and should link up to the park's pathways at park entrances. They should be a minimum of eight feet in width to encourage strolling and to provide safer access to the bus stops for transit passengers.

Access by transit also should be improved by the provision of shelters, lighting, seating, and sidewalks at all bus stops. The creation of a North Beach shuttle also should be considered, for example, to provide access for youth and seniors from the Youth Center to various park destinations as well as to the library.

Bike lanes should be added to Collins and Harding Avenues and along major cross streets, such as 72nd Street, ideally as part of a bicycle path network.

- Enhance and activate the park entrances. 79th and 87th Streets should be designated as the main park entrances as they represent the southern and northernmost points of entry respectively. 81st and 85th Streets would be considered as secondary entrances. Each park entrance should be outfitted with the following gateway treatment elements:
  - o Seating, either fixed benches in a half circle, or moveable seating;
  - o A concession or food vendor selling snacks and beverages;
  - o Shade in the form of new tree plantings or a shade structure (see below);
  - o A drinking fountain;
  - o Improved lighting of the park entrance, especially if a bus stop is located there;
  - o Directional park signage and maps of the park and the neighborhood;
  - o Exercise trail details about distances, the route of the trail, etc.
- Activate the places where the paths cross / Create focal points. These "crossroad areas" are logical places for the concentration of amenities,

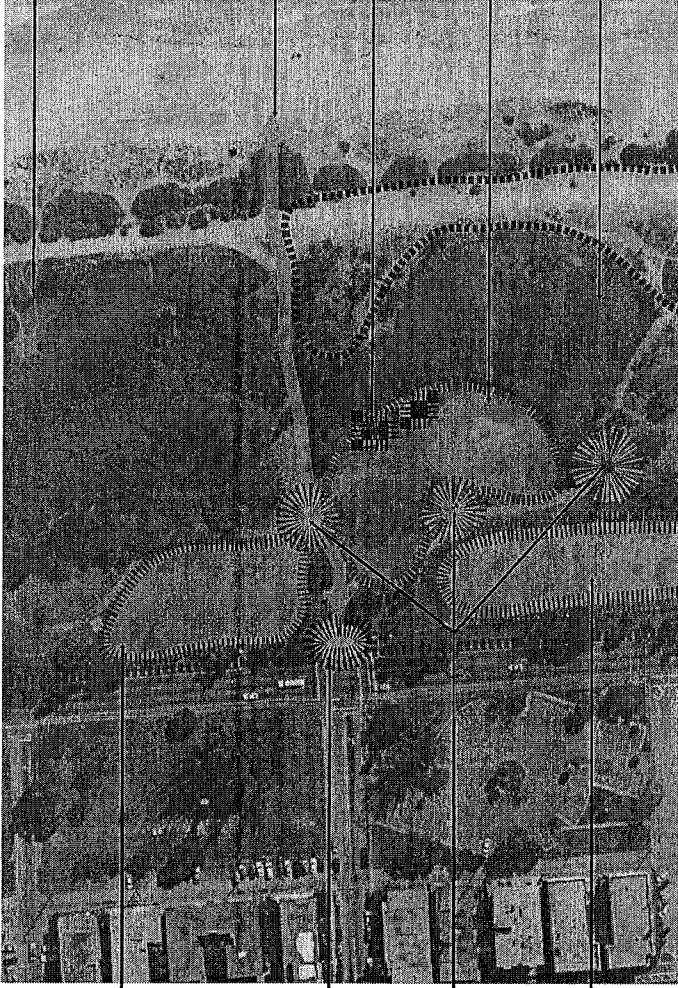


as more people are likely to pass through them whether on their way to or from the beach. They also will become a reliable place for people to go when they need a drink of water or information.

At the crossroads of key park pathways, such as the intersection of paths between 81st and 82nd Streets, at 83rd Street, between 84th and 85th Streets and between 86th and 87th Streets, we recommend that a small pavilion, gazebo or tent structure with benches, and information be sited. These structures located on the west of the paths would provide shade from afternoon sun.

- Enhance existing restroom by adding a management presence, such as a concessionaire or vendor, nearby. In addition, locating seating and lighting near the restroom facility would provide a convenient place for people to wait.
- Improve views of the ocean and open the view corridor to beach. The ocean is not easily viewed from inside the park or from Collins Avenue, due to the low tree canopy, understory plantings and the dunes. Some workshops participants were hesitant about even the selective pruning of undergrowth and limbing up of trees. However, improving sightlines through this area and reducing the number of places where people can conceal themselves could prove to be a low-cost way of improving safety and security of park users, as well as improving views to the ocean. As an alternative, and particularly in areas where pruning the trees is not desirable, signing beach access by flanking dune entrances with flagpoles, colorful banners and lighting will improve the perception of beach access, which is quite adequate, without necessitating breaching the dune. These treatments should be used throughout the oceanfront park system and could become an identifying feature for North Beach.
- Use sandy areas for games. Areas where there are wide swaths of hard packed sand, such as along the beachfront between 79th and 81st Streets, could be programmed for games that require sandy bases, such as bocce or boules, volleyball, horseshoes, croquet, and sand castle building.

- Add activities along the western zone of the park that are visible to people as they drive past the park. Most of the uses that take place in the park currently are hidden from view by the trees or are located closer to or on the beach. Programming activities in the green space along the western edge of the park would entice people to stop and enter the park and also would let people know that something was going on there. The kite flying and ballooning that one sees from Collins Avenue when driving past Hallandale Park, for example, are real draws. Activities along the western park edge could include a bark park, temporary miniature golf, an interactive re-circulating splash fountain, and game tables.
- Use amenities to create attractive and comfortable places for both visitors and residents of all ages. Some of these amenities include:
  - o Information and wayfinding system: Signage and maps at entrances and throughout the park, wayfinding at park destinations and edge destinations, and historical markers (where appropriate);
  - o Public phones, as many people prefer not to bring their cell phones to the beach;
  - o Bicycle racks along the paths and along the Beachwalk as well as in each of the four key park areas described below;
  - o High quality seating, both fixed and movable. Benches could be grouped under trees to create shaded seating areas, located along the internal pathways and along the Beach walk. To prevent compaction of tree roots, these amenities would only be fixed along pathways and moveable when located under trees;
  - o Game tables for playing chess, checkers, mahjong, cards, dominos, etc.;
  - o Additional lighting of pathways, at level that contributes to a “dark sky” effect but that makes the park safer for use in the late afternoon in winter. More precisely, lighting for the Beachwalk should be designed to minimize impacts on native Sea Turtle populations and incorporate CPTED (Criminal Prevention Through Environmental Design) theory. Lighting in parks and parking lots should also meet these requirements so that the point source of the lights is not vis-



Activity Area

Enhanced Entrance / Gateway

Focal Point / Destination

Dog Park

Natural Park Area

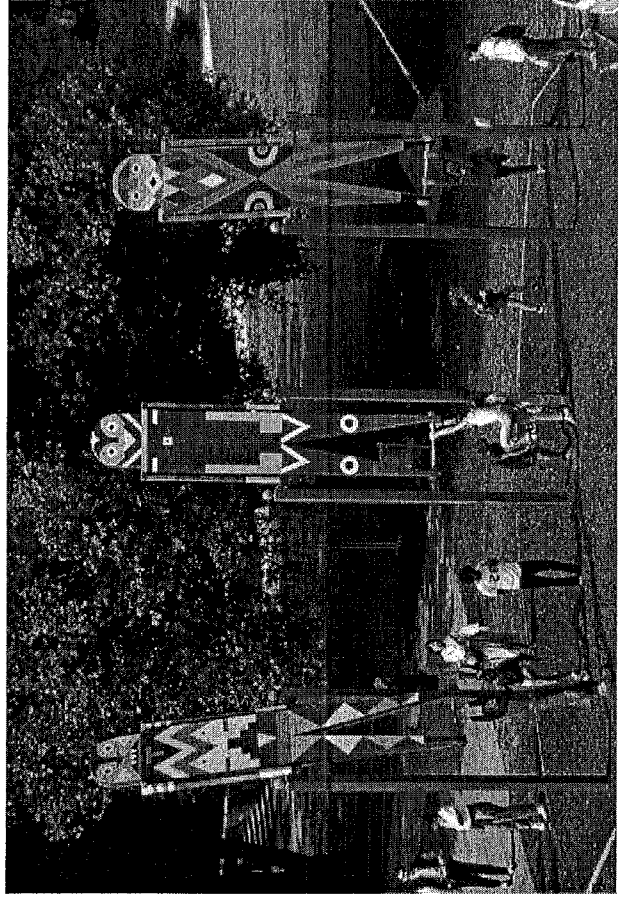
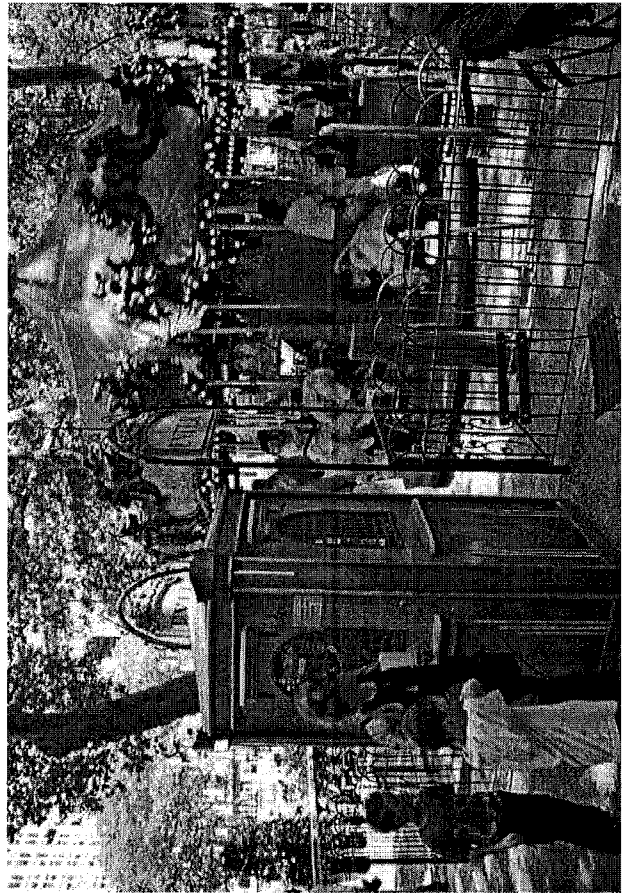
Enhanced Beach Access

Bathroom Facility / Concession

Family / Play Area

Natural Park Area

Family and Play Area Diagram Close-up



ible, and the beach itself is not directly illuminated.

- o The fence gives the western edge of the park a sense of enclosure. Considering the speed of northbound traffic traveling through this area, the lack of sidewalks, the absence of traffic lights, and the fact that the park attracts families with small children, the fence should remain. However, if and when the traffic patterns are modified, such as were Harding and Collins to become two way pairs, and traffic speeds were reduced, and if sidewalks and visible crosswalks could be added, then it would be time to consider removing the fence. As it stands now, the fence itself can be enhanced with artwork, climbing vines, etc. Were activities also to be programmed for this western edge along the fence, this would give the park a greater presence overall and the fence may no longer be perceived as a barrier.

## DESTINATIONS

Many of the activities and amenities described above can be organized more or less into four key park destinations, each with a somewhat different character:

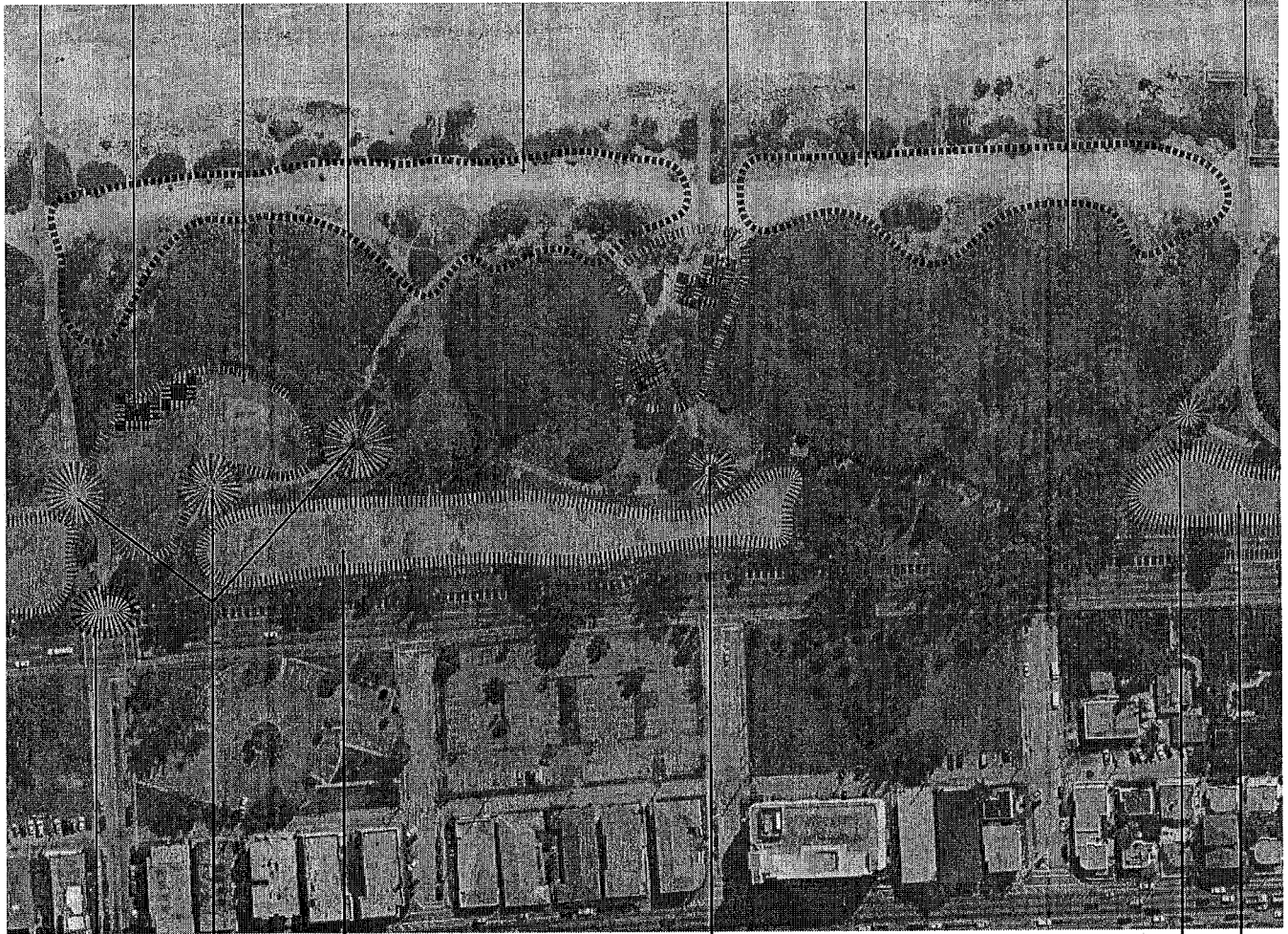
- **NATURE PARK**, between 87th and 85th Streets (Site 1), with more informal and passive uses and natural areas that cater to residents and regular users. Natural areas would continue to be preserved throughout the park.
- **FAMILY AND PLAY AREA** which would be located between 85th Street and 83rd Streets, (Site 2) which is currently where a new playground is being constructed.
- **ACTIVE RECREATION AREA** more oriented to young people. This is best sited in Site 3, that is between 83rd and 81sts.
- **MULTI-PURPOSE AREA** that would take advantage of the proximity to the Library and a re-programmed maintenance facility, between 81st and 79th Streets, and would serve and attract people of all ages.

**NATURE PARK** The area between 85th and 87th Streets is the most natural, undisturbed and heavily shaded part of North Shore Open Space park. These qualities would be conceived of as assets (instead of as maintenance issues) with the following enhancements in place:

- Creation of an "official" birding area and/or a migratory bird sanctuary here, complete with birdhouses designed by local artists and hung in the trees to attract songbirds as well as migratory birds. These could serve an educational purpose, with each birdhouse designed, in consultation with the Audubon Society, so as to attract a certain species, and then studied to see what kinds of birds actually occupy them. A log book, where bird watching enthusiasts could note the date and species of birds they spot, would help to track migrations and bird populations;
- Creating nature trails through the area is a natural complement to birding activities. Information on native plant and animal species could be provided on plaques, brochures (like the Lincoln Road Mall guide to their horticultural plantings), or on park maps;
- Better lighting of the pathways at night;
- Small tables with seats under the trees;
- Improve the bus stop with lighting and by adding a sidewalk leading from the bus stop to the park entrance that connects to the park paths;
- Information, park signage, and shaded seating at the park entrance;
- A gazebo, pavilion or lighter shade structure where the paths cross;
- A vendor selling food and water to both park patrons and waiting bus passengers;
- The Log Cabin nursery or Fairchild Tropical Garden could, in the near term, provide additional native plant material and help with other landscape maintenance duties.

**A FAMILY AND PLAY AREA** The area between 85th and 83rd streets could become a comfortable place for residents and visitors to mingle outside; a place where they can have picnics and barbecues, play with their children, and generally socialize with neighbors of all ages. The elements of this yard include activities for children and their parents:

- A carousel surrounded by bench seating;
- Moveable seating;



Enhanced Entrance / Gateway

Focal Point / Destination

Dog Park

Focal Point / Destination

Focal Point / Destination

Activity Area

Enhanced Beach Access

Bathroom Facility / Concession

Family / Play Area

Natural Park Area

Active Recreation Area

Bathroom Facility / Concession

Active Recreation Area

Natural Park Area

Enhanced Beach Access

Active Recreation Area Diagram Close-up

- A wading pond or “wet” re-circulating fountain which could serve as the setting for picnics, sunbathing, and provide a place where the youngest beachgoers could safely get wet;
- Food vending carts for snacks and ice cream;
- A gazebo or small pavilion with game tables for dominos, checkers and chess, large enough for the staging of plays for and with children and for children’s art shows, and storytelling;
- An additional playground, designed particularly for use by smaller children – a tot lot;
- Miniature golf along the street edge or other activity for older kids and adults that would draw attention from the street and entice visitors to the park. The miniature golf could provide some level of funding for managing and programming the park. Also, the golf concession would provide its own management and would serve as management presence in the park. And it could be temporary and tested out to see whether or not people use it;
- A leash free dog-run (Bark Park). Companies could purchase advertising on the “scooper” bags which could fund maintenance of the bark park. Dog shows and competitions and festivals (“Woofstock”) could be programmed in this space;
- More barbeque and fire pits located under the palm trees with additional and larger picnic tables to allow residents to cook outside;
- Night lighting for evening use of the above activities.

THE ACTIVE RECREATION AREA, located between 83rd and 81st Streets would offer much in the way of activities in which area residents and young people could participate, such as:

- Basketball courts;
- Rollerblading course;
- Ultimate Frisbee area;
- Beach Volleyball;
- Boulders for sitting and climbing or even a rock climbing wall;

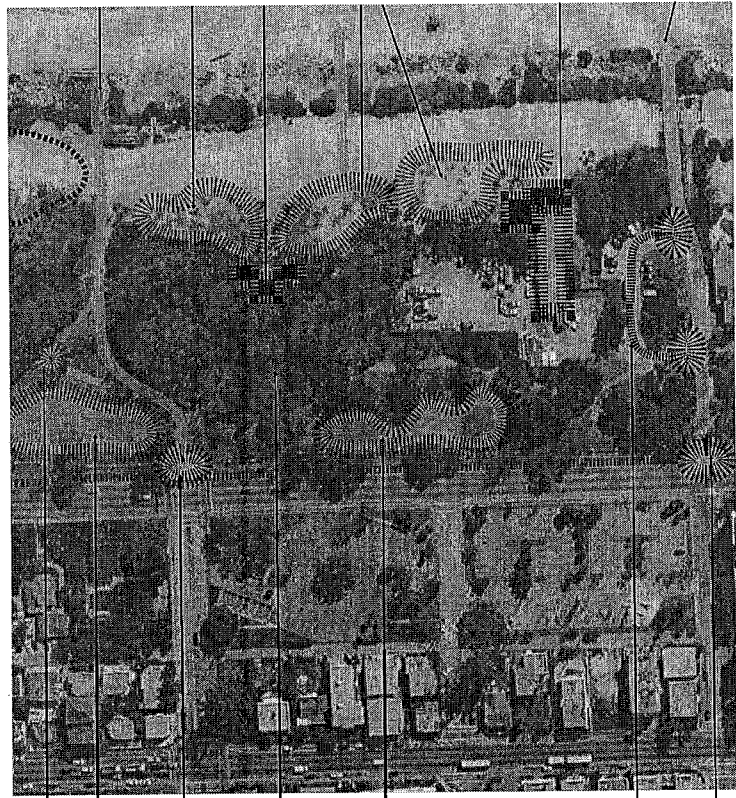
- A multi-purpose grassy field, suitable in size for informal games of soccer and football would be very convenient, because kids would not have to go all the way to South Beach to play football, if space for it can be accommodated.
- A “learning” track for cycling and rollerblading also could be sited here;
- A bike trail could be designated for the area running along the western edge of the sand dune;
- A stand alone bike and skate rental facility, offering quick fix bicycle repair, and possibly a water sport rental concession would make sense here if not feasible as part of a redesigned Maintenance Facility (see below);
- Bike racks;
- A temporary skate park could be located in one of the parking lots on the west side of Collins Avenue facing this area of the park;

MULTI-PURPOSE AREA: 81st to 79th Streets. From our meetings and discussions with Howard Gregg, of the Miami-Dade County Parks Department, we understand that the current beach maintenance facility is 25 years old and in need of renovation and expansion. Currently 45 employees work there, seven days a week. In order to fulfill their duties, they need to have a fenced in compound to store their equipment (bulldozers, graders, etc.) and they need easy and direct access to the beach. The County has been trying to rebuild the existing facility since 2000. Miami Beach Department of Parks and Recreation also needs a maintenance facility. It is vital to keep this facility located within North Shore Open Space Park.

From what we understand, the City’s favored location would be the site next to the Dezerland Hotel. However, we feel that this is not the preferred location for this facility for a number of reasons:

- The proximity to the hotel and, were the hotel to be redeveloped, to future residential apartment buildings, means that the facility would have high density residential “neighbors” nearby. However, as the existing hotel, and possibly an apartment building(s) that could be placed





Focal Point / Destination

Activity Area

Enhanced Entrance / Gateway

Natural Park Area

Activity Area

Limited Access Car Drop-Off

Enhanced Entrances / Gateways

Enhanced Beach Access

Multi-Purpose Area

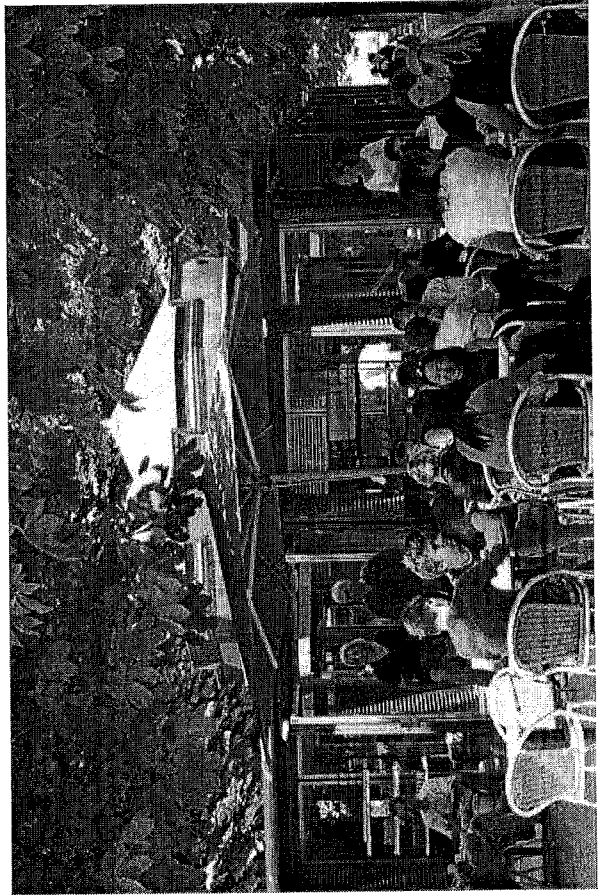
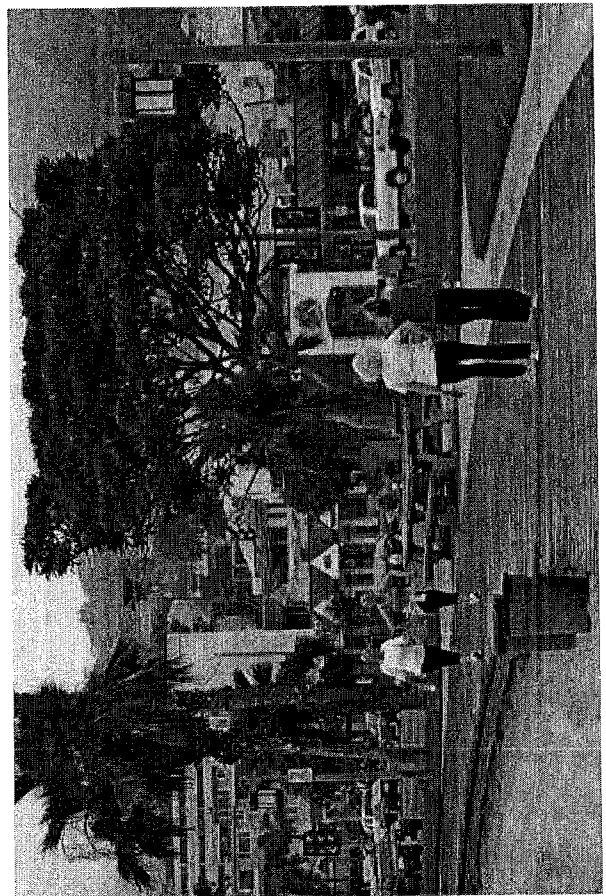
Bathroom Facility

Multi-Purpose Area

Multi-Purpose Maintenance Facility and Concession

Enhanced Beach Access

Multi-Purpose Area Diagram Close-up



on this site, are likely to be quite tall, there would be a negative visual impact as well, as it would be visible from windows and balconies of the adjacent buildings. Unfortunately, at its current location, which pre-dates construction of all but one home in the area, neighbors are also disturbed by the noise. However, it may be more cost effective to more efficiently mitigate the noise and visual impacts of the existing facility than to build a brand new one.

- Workshop participants evaluating the new proposed maintenance facility site, between 87th and 85th Streets, preferred that this part of the park remain as it is currently, a quiet, wooded, natural area, where people could relax and enjoy nature.

PPS, therefore, recommends that the maintenance facility remain in its current location but that it be substantially upgraded and the area around it improved and made more publicly accessible. Specifically:

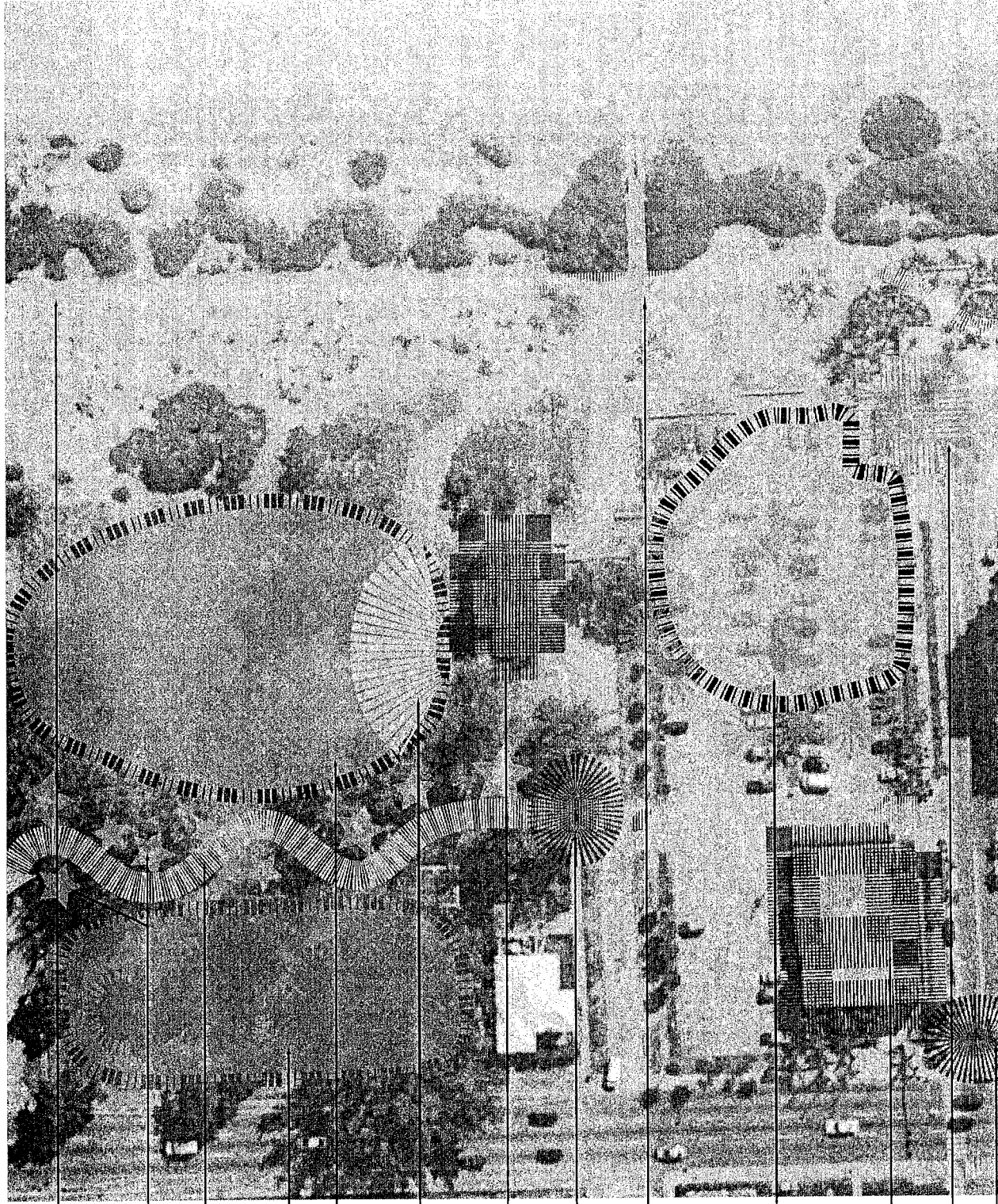
- This facility should be re-conceived of as a multi-purpose facility, that could possibly incorporate a relocated and expanded Ocean Rescue station as well as beach maintenance personnel and even a police sub-station. The current Ocean Rescue facility is too small for the number of lifeguards using it and they are looking for a larger space. At the 10th Street facility in South Beach, for example, Ocean Rescue personnel share the facility with park maintenance. Public showers, restrooms, telephones and a concession are co-located at this facility as well. As a result, the 10th Street beach maintenance facility serves beach patrons, tourists, residents, the homeless, as well as performing ocean rescue and maintenance functions. We recommend that the function of the North Beach facility be conceived of in the same, broad way.
- In addition, maintenance workers should be clearly identifiable to park visitors, both by their uniforms and by their visibility throughout the park. In this way, maintenance workers would serve as a passive security presence and, if trained to do so, could provide assistance to park visitors as well as members of the North Beach homeless community.

In terms of how the facility itself and the adjacent structures should be de-

signed and programmed, we suggest:

- Turning the existing building (old nature center) into a concession – selling refreshments, renting beach chairs, hammocks and umbrellas, and also providing games (chess, checkers, volleyball) for rent. It could also become a place to hold community potlucks and parties, with washrooms/changing rooms and a small kitchen or brick oven;
- This building also could be enlarged and turned over to an operator for use as a restaurant;
- Renovate the deck for use as a café seating area and/or for outdoor dancing and classes, such as painting, yoga and tai chi, holding lectures and language lessons, with poetry or prose readings in the evening (in cooperation with the library);
- Allow the existing parking lot to be used at night by park patrons;
- Relocate Beach Maintenance Facility parking to the City-owned lot across Collins Avenue. During the day, allow the existing lot could be used for park/beach pick up and drop off and short term parking for visitors;
- Use the facility to host movies in the park.
- The bus stop at the corner of 79th and Collins Avenue should be improved as described above.

Hopefully, it will be less expensive to rebuild, expand, and renovate the existing facility in situ than it would be to demolish it and build a brand new one to the north. We suggest that all cost savings to be gained from not having to relocate the building be used instead to fund the addition of the amenities, services, and facilities described above.



- Beachwalk
- Sculptures / Sculpture Pods
- Sculpture Path
- Formal Gardens / Community Gardens
- Great Lawn
- Performance Area / Moveable Stage
- Interpretive Center for Sculpture Park
- Gateway to Sculpture Park
- Better Beach Access
- Reclaimed Parking Lot Park Space with Landscaped Buffer
- Re-Used Library Senior / Mixed - Use Center
- Green Gazebo
- Gateway to Altos Del Mar Park and Ocean Terrace

	Date 1/27/06 Scale NOT TO SCALE
ALTOS DEL MAR PARK DIAGRAM OF IMPROVEMENTS DRAFT 	
North Beach Oceanfront Parks/Miami Beach, FL	

## ALTOS DEL MAR PARK

### DRAFT PROGRAM OF USES

While North Shore Open Space park will be programmed primarily for recreation, family and community gathering and natural beauty, Altos del Mar could serve a more cultural purpose, while creating a pedestrian link to the public spaces to the north and south, and providing current and future residents with a more formal park space at their front door.

Altos del Mar, even now, is a quiet and relaxing oasis. The openness of the space, views of the ocean and sky, and gently rolling topography combine to create a sense of peace and tranquility here, even though Collins Avenue runs along its western edge.

This park is not a contiguous park space, in that it is separated from the rest of North Shore Open Space Park by private residences, and even more new homes are planned. A privately-owned structure is also located on the southwest corner of the park property near the Library. At the same time, the Park is crisscrossed by a number of small dirt roads, some that run east west and dead end on the site: 76th and 77th Streets – and Atlantic Way, a narrow private road that runs north-south between Collins Avenue and the Ocean. Portions of these streets are required to remain open for vehicular access to the adjoining private homes.

An international art collector who owns the property at the corner of Collins and 77th Street has offered to create a sculpture garden here through a not-for-profit corporation called “Altos del Mar Sculpture Park, Inc.” They have proposed locating loaned and donated sculpture throughout the park on a temporary and rotating basis. This group has offered to partner with the City. The non-profit would obtain private donations of artwork and raise funds for the installation, maintenance and management of the sculpture including educational programs.

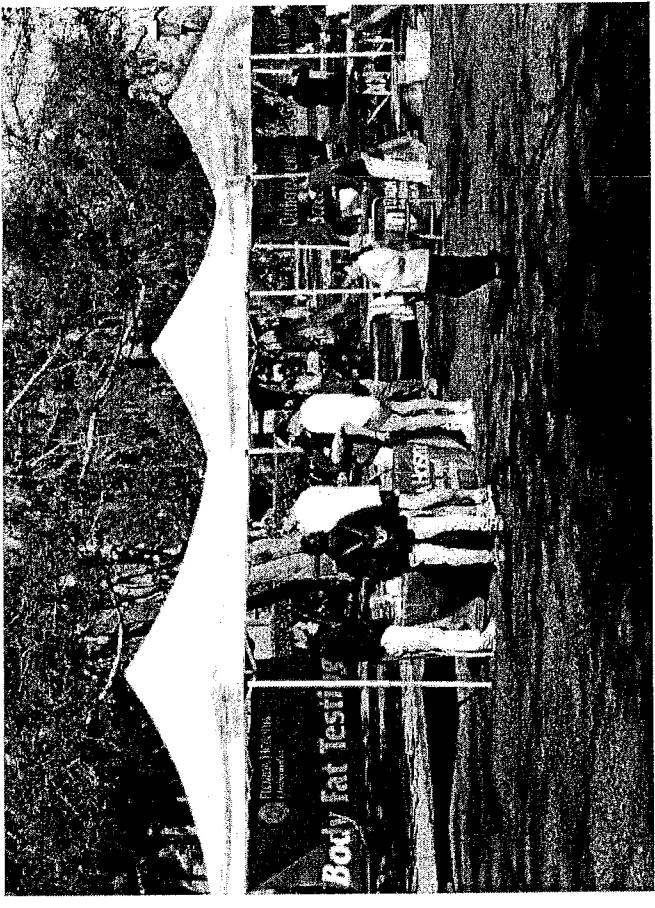
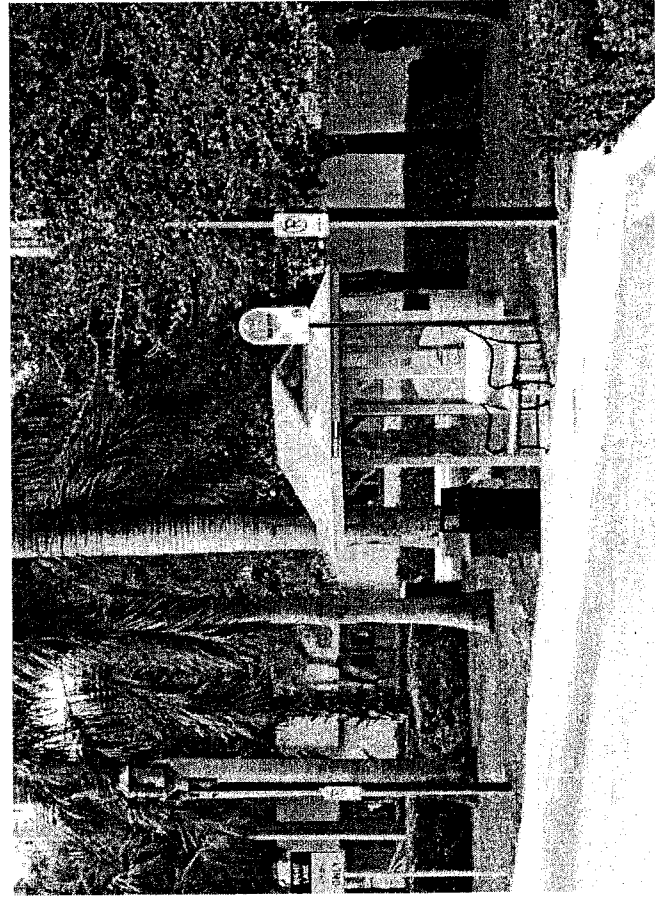
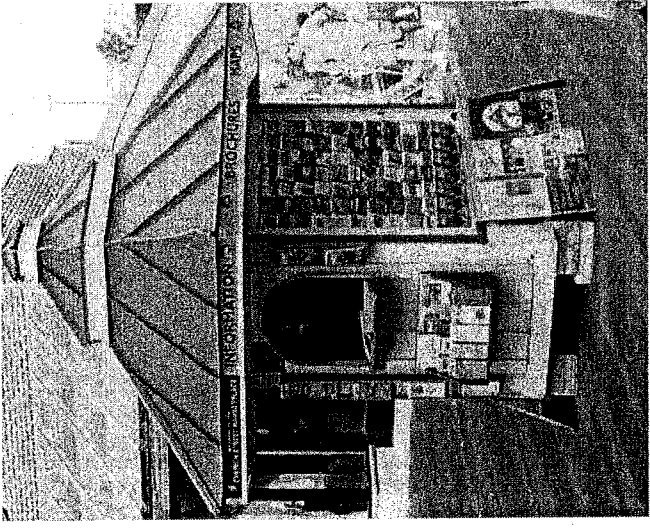
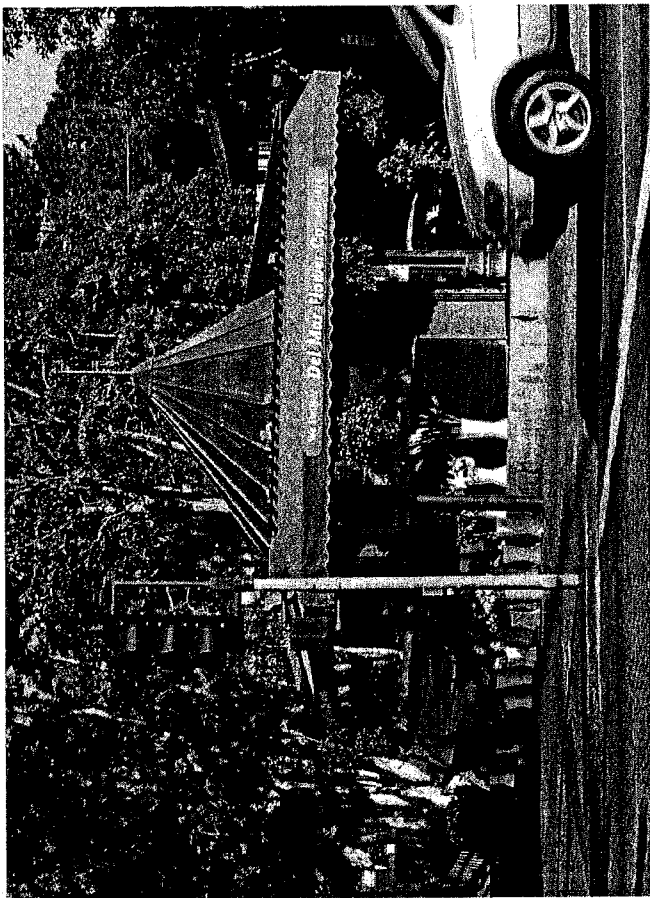
### DESTINATIONS: THE LIBRARY

The North Shore Branch of the Miami-Dade Library System is located on a site immediately south of Altos del Mar Park. Under the terms of an interlocal agreement, the land and the library building are owned by the City of Miami Beach, but the library is operated by the County. The library is heavily used by the North Beach community and has outgrown its existing building. In an effort to find a larger space for the library, the City is looking at a joint development opportunity for a mixed-use complex on 71st Street in the Town Center.

If the City is successful in relocating the library, then PPS suggests utilizing and renovating the existing branch library building as a senior/mixed-age community center. It is well located, easily accessible from the street, has its own parking lot, and is large enough to accommodate a variety of uses. For example:

- The library building could function as an arts center, and as a place for classes such as dance, yoga, painting, sculpture, etc. These classes should be free for young people and seniors;
- A portion of the library building could be used as a police mini-station, which would make the senior population feel comfortable. Its close proximity to the beach and the Beach Maintenance/Ocean Rescue staff also would give the police both a greater presence and would make it easier for them to partner with these other public safety stewards. Miami Beach police already partner and work with Ocean Rescue to keep the beaches safe and secure;
- The library building also could function as an information center for the entire North Beach community;
- Its existing restroom facilities and water fountain would also serve park users in this area.

If the Library cannot be moved to 71st Street, then the City should consider building an addition on the north side of the existing building that would expand the library and provide space for the uses listed above. In any case, the



following site improvements should be made:

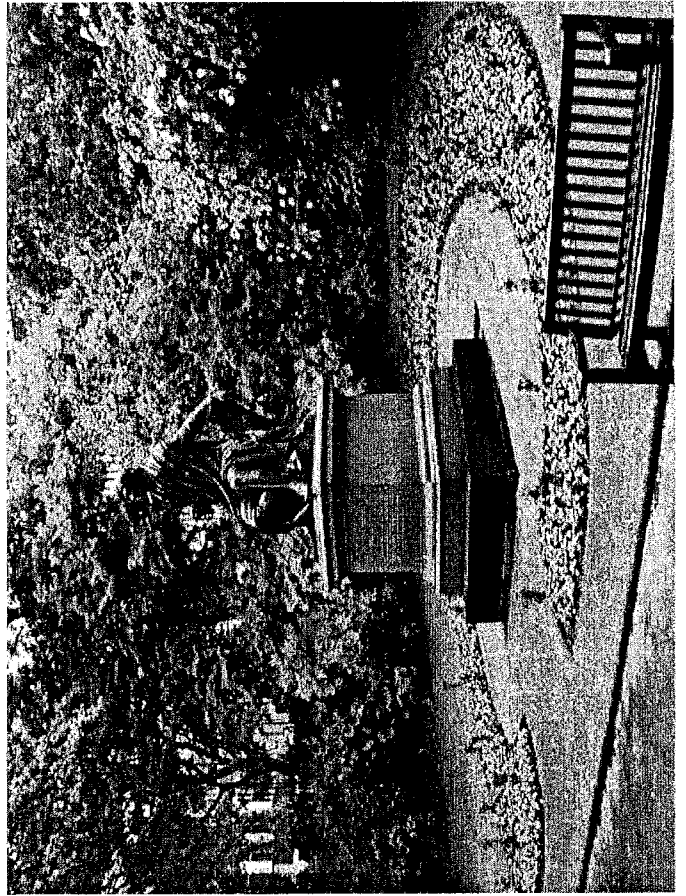
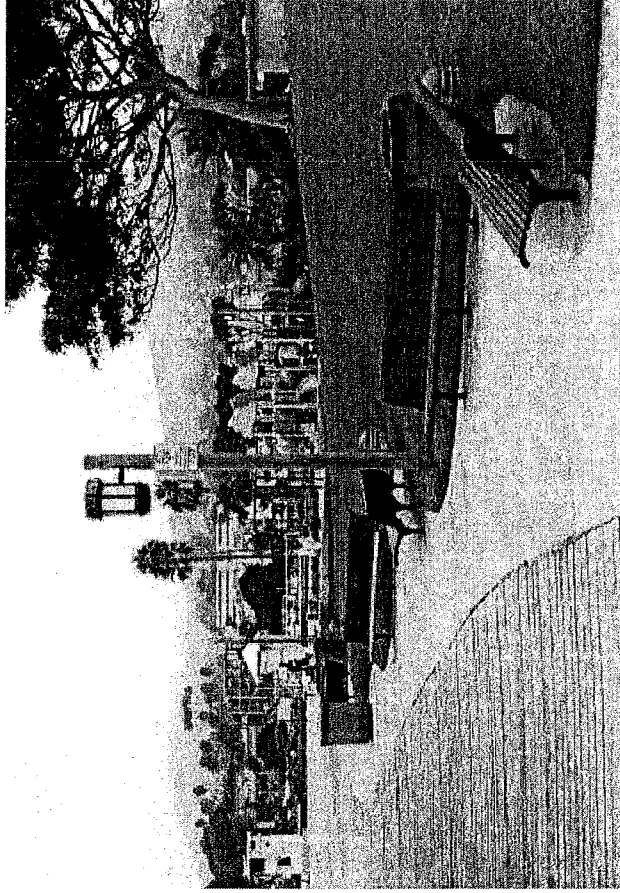
- Introduce a newspaper kiosk in the library parking lot that would serve park users and bus passengers alike;
- Reduce the size and re-configure the parking lot in order to create a green connection with the park and beach, and minimize the visual and spatial impact of the automobiles parked there;
- Improve access to transit from the re-configured Library, now senior / community center, by installing a comfortable bus shelter with sufficient seating, shade and information all of which would be ADA accessible;
- The Library center could become a stop on a proposed new North Beach shuttle loop and have a direct connection to the Youth Center so programs and activities can remain connected and encourage inter-generational interaction;
- Landscape the edges of the re-configured Library parking lot and build a walkway to connect Altos del Mar Park with Ocean Terrace;
- Existing library activities could spill out into the park, and/or occur in the library parking lot, including:
  - o Book fairs, author readings;
  - o Senior book-club activities;
  - o Outdoor children's programming, such as storytelling, puppet shows;
  - o Outdoor reading room;
  - o Outdoor open learning spaces for ESL and landscape art classes;
  - o Outdoor library book racks with free or for-sale books;
  - o A large tent structure to shelter these events and make them more visible to passing traffic.

## SCULPTURE GARDEN

The sculpture garden, were it funded and constructed, could be arranged as a series of nodes along a north-south path, inside the park, to strengthen the linkage between Ocean Terrace and North Shore Open Space Park, and to encourage people to stroll through the parks. Nodes could be created where the north south path crosses the east west streets.

We recommend that the park be designed to create an atmosphere that will draw people and support public use, with or without the sculpture. That is to say, Altos del Mar should be designed and built as a space that encourages walking, reflection and quiet activities and that functions well on its own. In that way, the sculptures will only add to the experience of the place as they come on line and are installed, but the park will still draw people and feel "complete" from the moment it opens, even if only a few sculptures can be brought it at the start. This will take some of the pressure off of the non-profit arts group to secure a critical mass of sculpture all at once. The park then could evolve over time, where even the optimal locations for the artworks and amenities would become clearer as the park takes shape.

- At each node, there could be shaded seating, sculpture, lighting, and landscaping;
- A variety of artworks should be sought, including child-friendly and interactive sculpture, and changing exhibits that feature local artists;
- The space could be designed around a central lawn area, that could accommodate weddings, art festivals – such as an extension of the annual Festival of the Arts or an Art Basel event – string quartets and chamber music concerts, and quiet contemplation of the ocean and the artworks as well as picnicking, yoga and meditation;
- The garden should be beautifully landscaped with planting beds and seasonal horticultural displays that are suitable for an Oceanside location. Fairchild Tropical Gardens and/or the Miami Beach Botanical Garden could become partners to help with the planting scheme and even donate plants;



- In addition, the garden could be a community flower garden, planted and cared for by community volunteers;
- Art and environmental/educational programs for kids and adults taking place in the library or community center could be spill outside and potentially be programmed here;
- A Restroom structure and drinking fountains should be part of the program for the Sculpture Garden. Alternatively, restroom access should be provided in the library/community center and signed appropriately;
- The library building also could provide space for an administrative office or "headquarters" for sculpture park operations.;
- The Sculpture garden could operate as a satellite to the Bass Museum to minimize costs and overhead.

## AMENITIES

Additional amenities to be considered for this park, to entice people to visit and to linger, include:

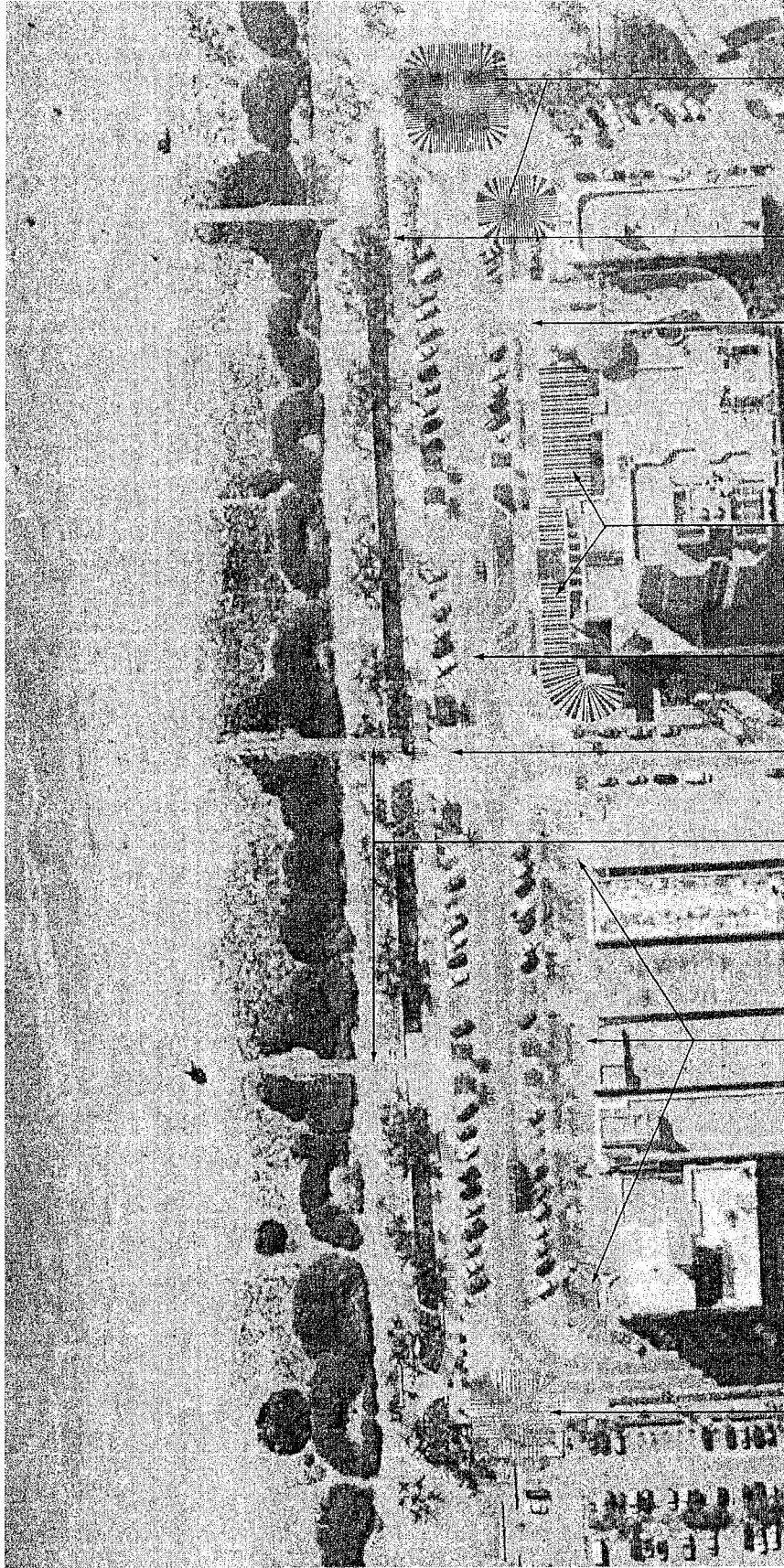
- Comfortable places to sit (benches and chairs) and read, eat lunch, play cards or other games, both in the sun and shade, with "living room" type areas that are very inviting;
- Uplight the art at night;
- Provide public phone(s);
- Additional trash and recycling receptacles here, at the bus stop and at beach entrances;
- A small enclosed bark park could be programmed in part of this site. Alternatively, the Sculpture Garden itself could be designated as a "pet friendly" park;
- Bike racks, located closer to the library/community center which will serve a management function.

## ACCESS

Better pathways and walkways through the area and to the beach are needed. Both east/west and north/south access through this area needs enhancement.

- Altos del Mar Park could become a pedestrian extension of Ocean Terrace and be linked via a walkway through the Library parking lot. Atlantic Way is a private dirt road that could become a pedestrian way as well;
- Pavement at the end of the dead-end east west roads could be re-moved and the roads themselves could be de-mapped;
- Enhance signage marking the entrances to the beach along the dune. These entrances should be better lit and the landscaping pruned to improve visibility;
- Park Signage at the bus stop and as part of the new pathways;
- Improve the bus stops along Collins Avenue in general to promote transit access to the park;
- Add sidewalks along Collins Avenue on both sides of the street. These should be a minimum of eight feet in width and wider at bus stops;
- Add signalized and bricked crosswalks across Collins Avenue with better ADA ramps;
- Add a traffic signal at 77th Street;





Arbor with Seating  
Green Gazebo /

Shaded  
Cafe Seating &  
Beach Retail  
Outdoor Displays

Improved Beach  
Access with Enhanced  
Entrances

Gateway Fountain  
with Seating

Weekly Farmers  
Market

Cafe Terraces  
with Shade

Additional Shade  
Trees

Beachwalk


Tea House  
Terrace

OCEAN TERRACE DIAGRAM OF IMPROVEMENTS



North Beach Oceanfront Parks / Miami, FL DRAFT

Date 1/25/2006  
Scale Not to Scale


**PPS**  
 PROJECT for  
 PUBLIC SPACES  
 1100 BAY STREET  
 MIAMI BEACH, FL 33139  
 WWW.PPS-FL.COM

## OCEAN TERRACE

### DRAFT PROGRAM OF USES

Ocean Terrace, the street which runs parallel and to the east of Collins Avenue between 73rd and 75th Streets, is very different from the other areas studied, as its west side is lined with apartment buildings, small hotels, a few shops and restaurants. There are small plazas located at either end of Ocean Terrace, which do not connect through to the North Shore Park to the south, nor to Altos del Mar to the north.

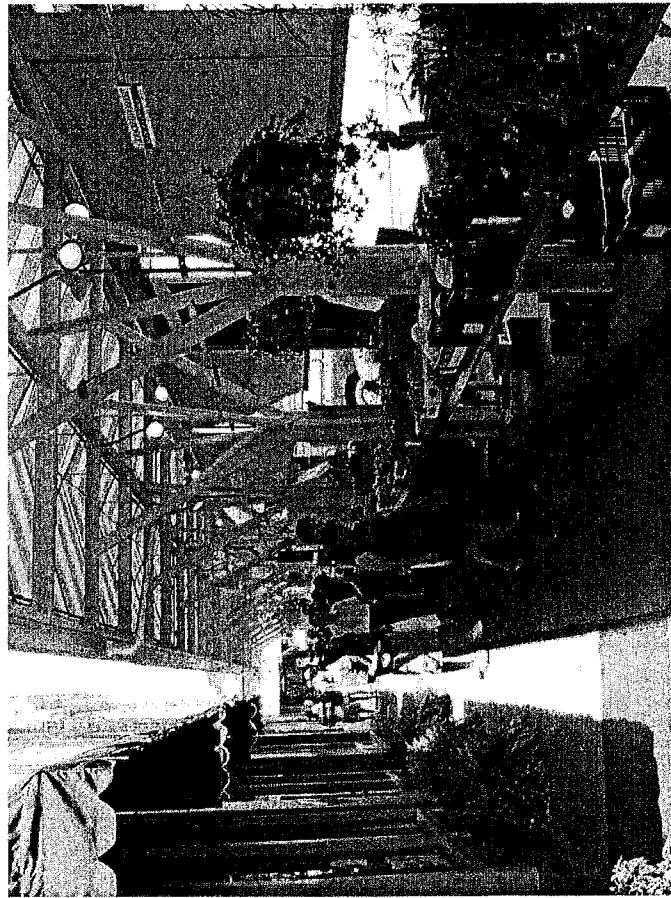
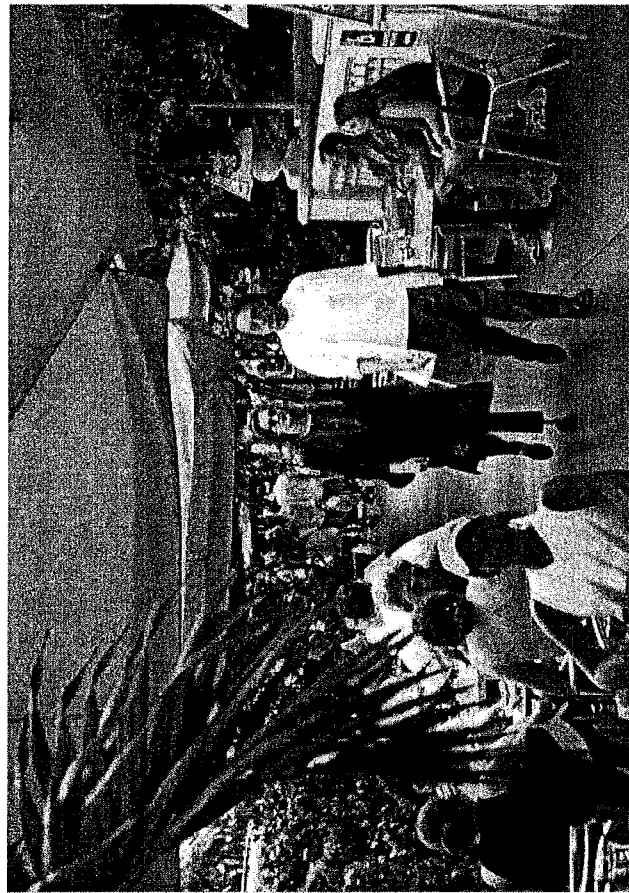
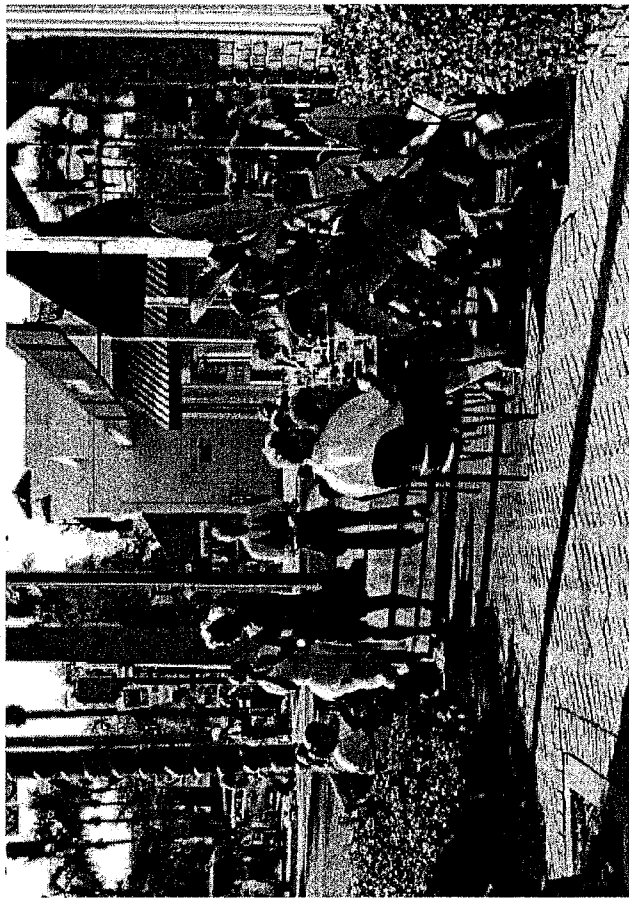
Ocean Terrace has the potential to become a true connector and a destination on its own: a beachfront Town Square. This pedestrian-scaled street could join the ocean to the Town Center along 73rd Street, and be edged with retail shops and cafes that spill out on to the sidewalks. As the only beachfront hardscape area, it could be a place for eating, drinking, meeting people, as well as for hosting receptions, parties, arts and culture events and performances. It also can serve the retail needs of park and beach users. Its elements could include:

- Retail shops (such as boutiques, pastry shops, coffee bars, beach-related retail— such as sunhats and glasses, suntan lotion, etc.) in the base of the buildings (the St. Tropez) facing the street, selling merchandise at a price point comfortable for beachgoers and the community;
- Tent boutiques – year round – staffed in partnership with existing retailers and civic associations. These could offer souvenirs, arts and crafts, postcards, etc.;
- A weekly farmers market could take place here as well as plant sales managed by a local Nursery;
- A small coffeehouse, that is affordable for families but high quality and appealing to professionals and visitors. It could have an outdoor seating area facing the ocean. It could become a central gathering place both for those who want to purchase food, and for people who just want to rest, use the bathroom facilities, and get information. It could replace the gazebo structure in the 73rd Street plaza and could easily

serve visitors to North Shore Park as well;

- The restaurants along Collins Avenue could supply and/or serve as the vendors and concessionaires who provide refreshments to visitors to North Shore Open Space and Altos del Mar Parks;
- A programmable, re-circulating fountain that entices and interests visitors and regular users with its different schemes, night lighting, and cooling mist could become a focal point, marking the main access point to the beach;
- Ocean Terrace would become the perfect spot for nighttime entertainment such as music performances and dancing, like that which occurs in Mallory Square in Key West, where people come to show off their talents. Performances could also be related to events at the Bandshell such as per-concert performances, or spill-over activities related to a main event at the Bandshell.

When Ocean Terrace was rebuilt, a wide, landscaped promenade was constructed on the east side of the street, between the dunes and the parking lane, which runs for two blocks between 73rd and 75th Streets. A new Beachwalk will begin construction during 2006 in the narrow strip of land between Ocean Terrace and the dune. In order to encourage people to walk past the new shops which will open along Ocean Terrace, and to draw people off of the Oceanside Beachwalk to this retail area, the new Beachwalk should actually be located on the eastern sidewalk of Ocean Terrace between 73rd and 75th Streets. In order to integrate the Beachwalk into the Ocean Terrace area, the Beachwalk should lead westward at 73rd Street and be connected, by an east/west path, to the plaza at 73rd. Between 73rd and 75th Streets, the existing sidewalk promenade would serve as the defacto Beachwalk. At 75th Street, it would lead to another east/west path leading to the beach. The Beachwalk would resume its Oceanside course at 75th Street. People walking north and south along the beach are likely to want to stop off at Ocean Terrace for coffee, snack, or shopping, so linking the Beachwalk back towards the Ocean Terrace promenade will improve pedestrian access to this area. In addition, physically the promenade is very attractive and brand new, although it lacks appropriate uses and activities. Building a parallel path along the ocean will divert existing or potential pedestrian traffic away from Ocean Terrace, an already pleasant, landscaped area, rendering it vacant and dysfunctional. In



addition, not building a parallel path along the ocean, when a well-designed and adequately functioning walkway already exists, will save the City funding that can be used immediately to implement the recommendations in this report.

## AMENITIES

To make Ocean Terrace even more attractive to people, additional amenities are needed, such as:

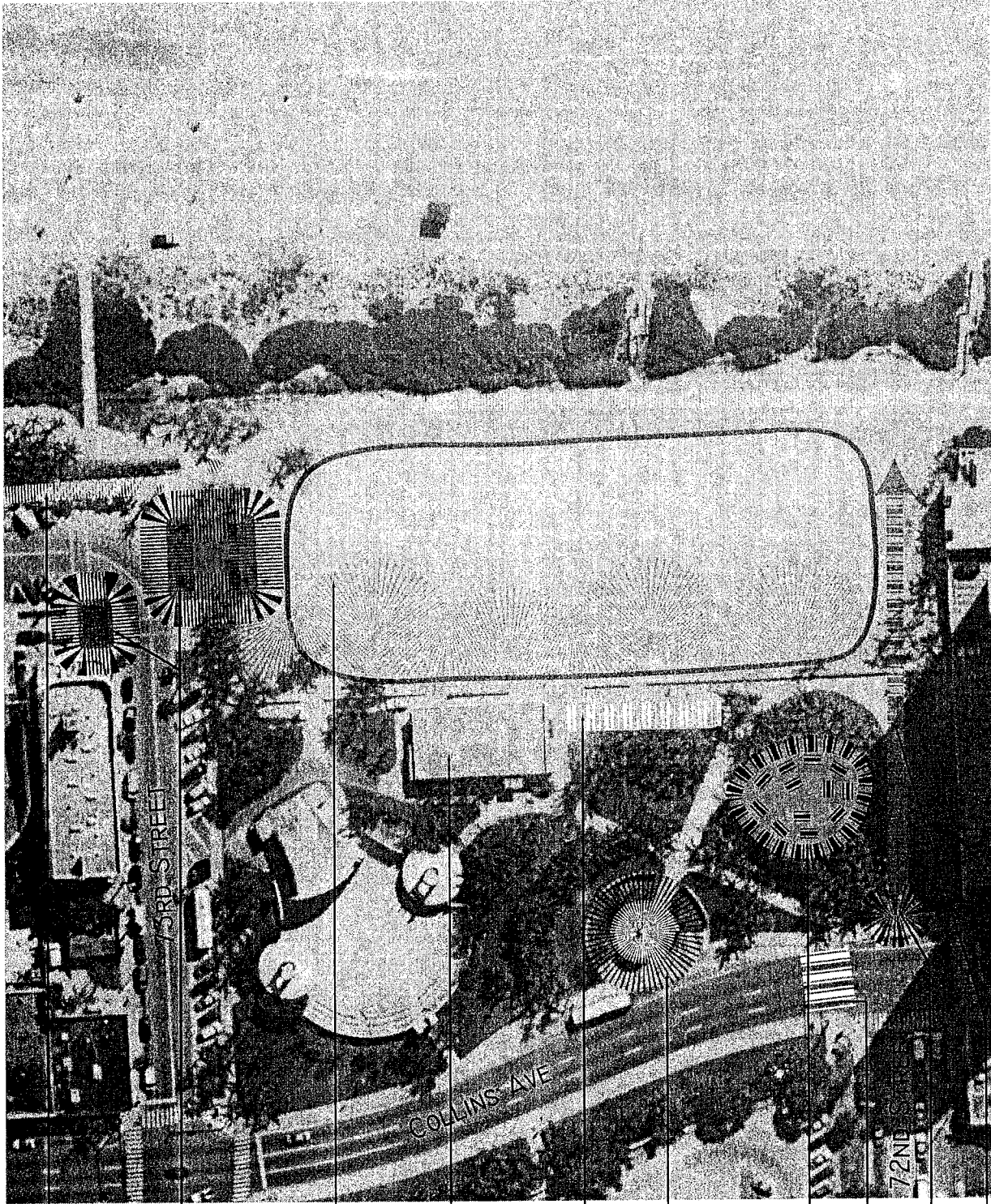
- More shade along the west side of the street, in the form of shade trees and awnings hung on the fronts of the buildings lining the street. It gets quite hot here and neither the street nor the sidewalks are shaded;
- Signage that welcomes people to North Beach and to the Ocean;
- Signage indicating main access points to the beach;
- Vending carts run by future restaurateurs;
- Beach-related retail merchandise such as sunglasses, tanning lotion, towels, flip-flops etc. at appropriate price points for current beach users;
- The existing seating is neither located under shade nor in conversational groupings. It also is quite large and immovable. A variety of seating options should be provided, as with North Shore Park, with benches that face each other and moveable chairs. Seating also should be located on both sides of the street, not just along the Beachwalk;
- Reuse the Pavilions. These could be covered or turned into vine-covered trellises, used to stage small performances and housing game tables;
- There is interest in commemorating a local resident, Marvin Green, who passed away recently. One of these pavilions could be named after him and designated as a chess playing or reading gazebo;
- Better lighting at night. For example, the pillars on ocean terrace could be turned on in the evening;

- More trash and recycling cans on the east side of the street;
- Bicycle racks;
- Better marked entrances leading to the beach;
- Resurface the street with cobbles to make it more pedestrian priority—it's very wide and there is little traffic. In the long term, Ocean Terrace could be de-mapped and turned into a pedestrian-priority piazza, with limited vehicular and parking along the western edge of the street.

## ACTIVITIES

Ocean Terrace already is used as an events space where annual festivals take place, like the Festival of the Arts. Additional programming for the Terrace could include:

- Outdoor vending and weekly markets in the street: food/produce vendors, arts and craft markets, group yard sales for apartment dwellers, and book or magazine exchanges;
- On weekends, the Terrace could be used by different cultural groups to promote themselves, or provide permanent promotion space for local associations and community service programs;
- Seasonal and holiday events and festivals, such as a "Taste of North Beach" event;
- Musicians and other street performers.



Beachwalk

Tea House Terrace

Active Recreation Potential Green Space Extension

Backstage / Concessions

Seating with Shade

Information Center

Picnic Area with Family Pods / Game Tables

New Crosswalk

New Park Gateway

Open Vista to Dunes

**BANDSHELL PARK DIAGRAM OF IMPROVEMENTS DRAFT**

North Beach Oceanfront Parks/Miami Beach, FL

Date 1/25/06

Scale NOT TO SCALE

**PPS**  
PROJECT for PUBLIC SPACES

## NORTH SHORE "BANDSHELL" PARK

### DRAFT PROGRAM OF USES

The public spaces at North Shore Park, including the "sand bowl", the green space, and bandshell, if combined with the Beachwalk and piazza that comprise Ocean Terrace, could be re-designed, programmed, and managed as one, large outdoor community gathering space, a year-round destination where North Beach's diverse communities can gather together. With strong pedestrian connections between them, the removal of walls that block views and direct access between 73rd Street and the park, these spaces could form one active square that brings a sense of identity to the neighborhood as a whole. \$1.5 million in county bonds has been earmarked for enhancing North Shore (Bandshell) Park. Many of the suggestions provided below could be funded or initiated using this start-up funding source.

In general, however, PPS does not think North Shore Park is large enough or flexible enough – as currently configured – to function as an active Town Center park, as some have suggested. The amphitheater, sea grape trees, palm grove, community center, walls, homeless encampment, concrete pathways, and Ocean Rescue facility take up most of the useable space. However, demolishing the community center, and filling in all or part of the sand bar to expand the park's green space might create enough contiguous space to allow for a carousel, interactive fountain, playground, miniature golf, etc.

### PROPOSED IMPROVEMENTS TO THE BANDSHELL

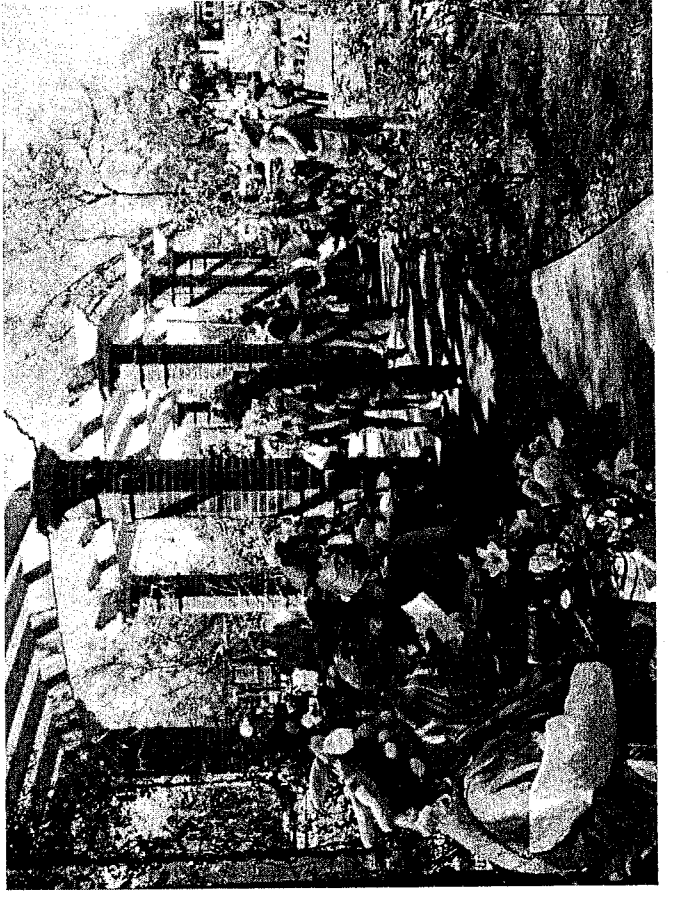
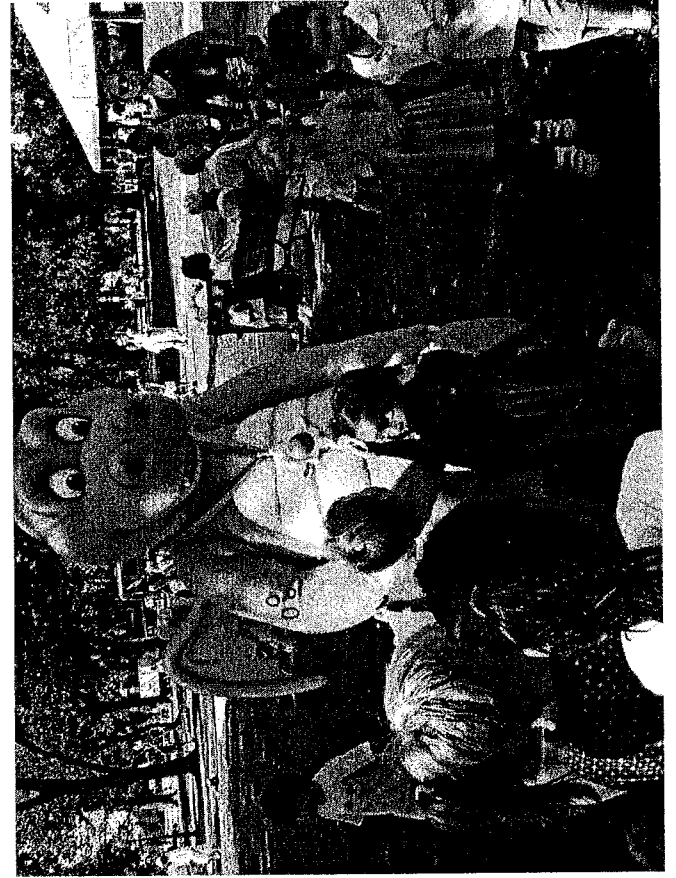
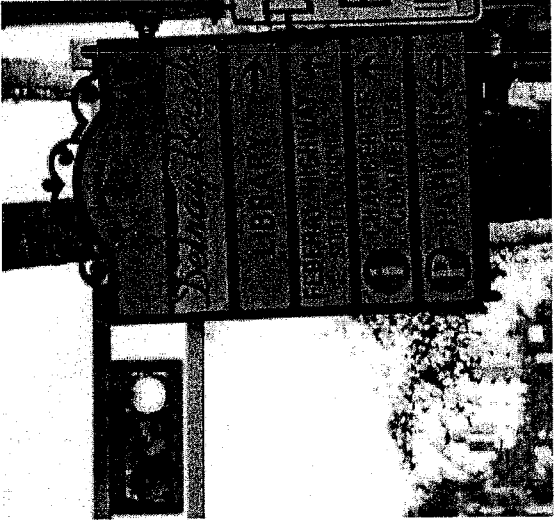
The Bandshell, designed in 1961 by architect Normal Giller, is an excellent example of the Post War Modern or Miami Modern (MiMo) style of architecture. Although very popular during the "Big Band" era for concerts and dances under tropical starlight skies, it was not designed to support the sophisticated lighting, electronic, and sound equipment associated with most modern day entertainment. The bandshell is managed by the City's Parks and Recreation Department. It has been under-utilized in recent years and no investment has been made toward maintaining or improving the aging facility. A local

producer brings musical acts there on Friday nights, and ownership of the amphitheater may be transferred to the Cultural Arts Council. Recently, the non-profit North Beach Development Corporation has partnered with local businesses to sponsor a series of free public concerts, entitled "North Beach Nights".

The building as designed, doesn't support the level or types of use that other outdoor performance venues do. For example, event producers have to bring in their own lighting and power source; there are limited backstage or changing areas; the amphitheater is not large enough to accommodate the numbers of people who wish to attend the most popular events; and the bench seating, unless removed and stored elsewhere, precludes use of the space for other kinds of non-performance activities (markets, skating, fairs). There are also issues with code compliance and ADA accessibility. At the same time, one could argue that the amphitheater faces the "wrong way" in that it turns a blank wall, not only to Collins Avenue but, because it is walled all the way around, to the rest of the Park as well. Last, the building is suffering from age- and weather-related damage; there is widespread evidence of cracking and spalling of the concrete, and leakage.

In order for the amphitheater to become a viable, highly functional performance venue, it will need to be fairly extensively renovated, rewired and programmed. The level of improvements will be determined by the type of programming desired and by the findings of a proposed building assessment/renovation feasibility study. The \$1.5 million in funding set aside for improving the park could be used exclusively to begin renovations to the amphitheater, in lieu of making other improvements to the park. However, the City of Miami Beach is in the process of designating the bandshell as a local historic site. Historic designation would help to provide additional recognition of the site as a significant tourist destination in Miami Beach and also would enable the City to pursue a historic preservation grant funding for rehabilitation and improvements.

A feasibility study needs to be undertaken to determine what may be required to turn the amphitheater into a state of the art performance venue, versus what may be required to simply make it function adequately for concerts and performances. A needs assessment/market analysis could precede the feasibility



study to see what the target market area for such a performance facility could be, what other venues would compete with it in terms of audience share and performer interest, the kinds of revenue that could reasonably be expected, etc.

In the short term, some improvements can be made. For example:

- The City and community could brainstorm a series of low-cost programs that could take place here. For example, the lessons, classes and children's programming suggested for areas of North Shore Open Space park could be tested and evaluated here first to determine their popularity and viability. Outdoor movies also are a possibility for the Bandshell;
- Add a marquis to the Bandshell facing Collins Avenue announcing the next concert, or simply welcoming people to North Beach;
- Landscape the areas around the Bandshell, with plantings around the base and vines climbing up the wall, to soften the walls and to enhance the area overall;
- Remove the overgrown vegetation and open up the wall facing Collins Ave and 73rd Street to enhance visibility and ventilation;
- The City's Department of Culture and Tourism should be tasked with determining what is required to make it work better, and generating a cost estimate, if possible;
- Management and ownership of the Bandshell should be resolved, particularly given the fact that there could be significant financial responsibilities associated with its ownership. Perhaps a public/private partnership (Friends of the Bandshell or an existing non-profit) could take over management responsibility, fundraise for its renovation, and assist with event programming;
- As the community expressed a desire for events with less expensive ticket prices, raising funds for ongoing maintenance and management through ticket sales may not be a viable strategy in the long-term. A funding stream for ongoing maintenance needs to be identified.

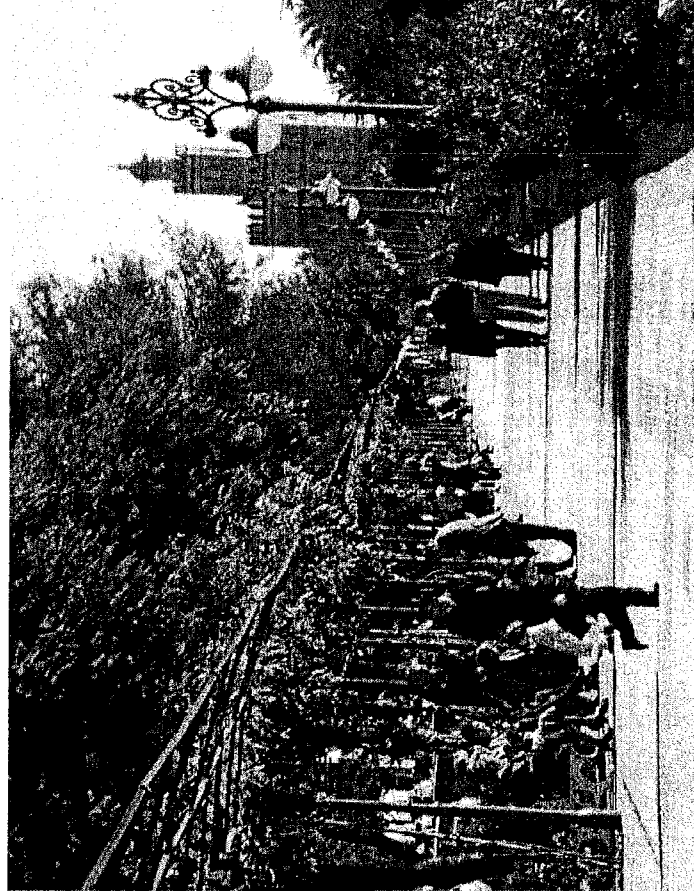
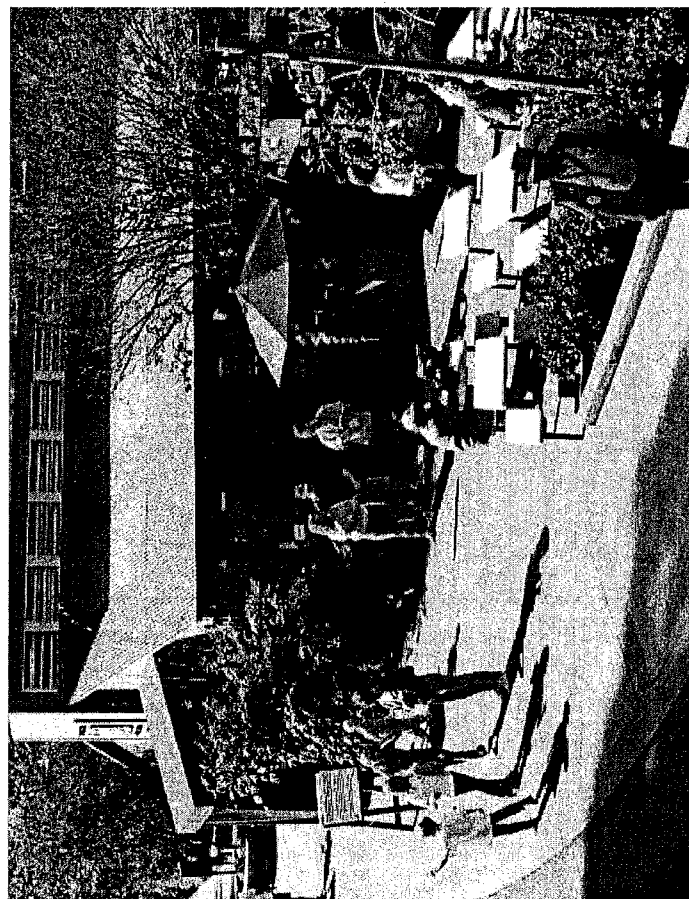
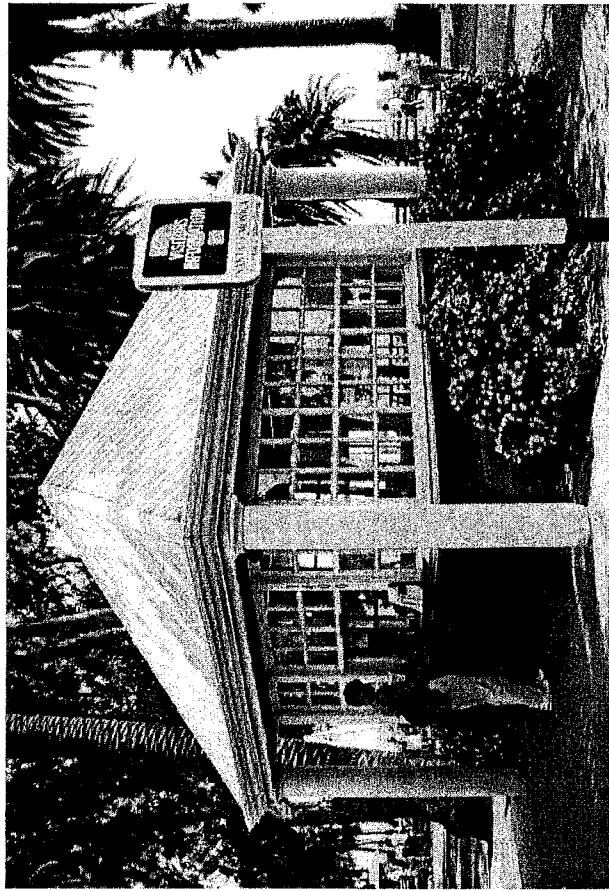
## REUSE OF THE COMMUNITY CENTER

City-sponsored activities and programs in the community center building in the Park have been scaled back since the opening of the new Youth Center two blocks to the west. It currently contains a multipurpose room, a small office and locker space for Ocean Rescue and the only public restrooms serving the beach between 64th Street and 81st Street. The Hispanic Community Center has expressed interest in re-using this building for a Senior Activity Center. Seniors are currently using the Youth Center during weekday hours when the youth are in school. The City feels that Seniors need their own facility, as the Youth Center is fully programmed during after school and weekend hours, and is not equipped to meet the specific needs of an elderly population. At the same time, there is a possibility that the Library may relocate, which would allow the existing library building to be retrofitted for a new use.

Keeping these ideas in mind, PPS has the following recommendations:

- Because of the need for and popularity of community centers in North Beach, and if this building does become a senior activity center, it should be conceived of as a multi-use facility, which would be open to people of all ages, but would serve seniors in particular, much like the new Youth Center serves the entire community but focuses on youth;
- The existing building would have to be renovated and redesigned if it is to function successfully, no matter what public purpose it is used for. The existing structure is very small and in poor condition. In addition, it is tucked behind the bandshell and only accessible along a narrow, poorly lit walkway. Neither the building nor the entrance are clearly visible from the street;
- Furthermore, North Shore Park currently has a resident homeless population. There is a very strong possibility that seniors will not feel comfortable using this facility unless there are changes made to the park as a whole, not least of which would involve disbanding the homeless encampment and changing the landscaping to allow for better sight-lines between the building and the street;





- Because of its location next to the beach, the current community facility would probably need to provide some level of beach-related services and amenities to park visitors. For example, a food concession could be located here, as well as a concession that rented out beach equipment and games (chess, checkers, bocce, volleyball, etc.).

PPS has suggested turning the library into the senior center. It is well located, easily accessible from the street, has its own parking lot, and is large enough to accommodate a variety of uses.

If the library were to become the senior center, then the existing North Shore Park community center could be re-used in the following ways:

- o as a backstage and dressing room area for the bandshell;
- o as an equipment storage facility for the bandshell;
- o as a food or beach equipment rental facility;
- o as a secondary facility for Ocean Rescue ;
- o a building to support all types of programs and events with, for example, a kitchen and storage to support food and other community events, storage for game equipment, possibly public restrooms, etc.

However, given the current condition of the building, the lack of ADA accessibility, the fact that it blocks views to the ocean and creates dead space behind the Bandshell, and the potential costs to renovate it and bring it up to code, demolition may be the best option. A building assessment and cost analysis should be conducted.

PPS also strongly suggests before any final decisions are made, and certainly before construction of the new facility begins, that the senior residents of North Beach be surveyed and asked which location they prefer – the library or North Shore Park. Let the users decide.

## DESTINATIONS

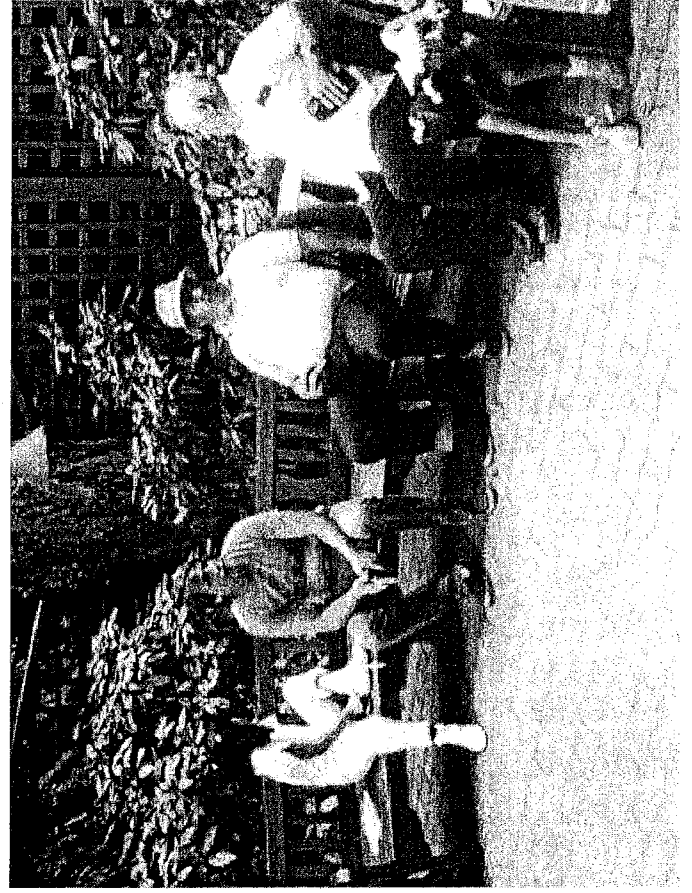
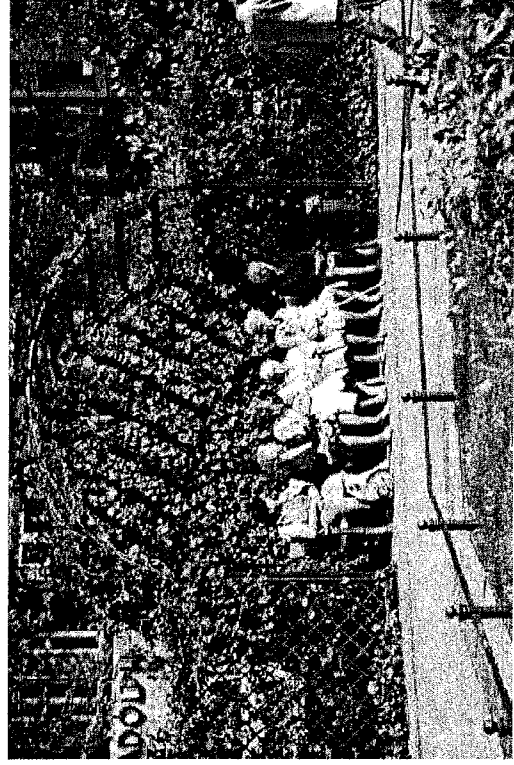
There other mini-destinations that could be created in North Shore Park.

- The under-utilized mosaic tile bus shelter structure could house a staffed Visitor Information Center or unstaffed information kiosk, which would provide maps of the area, a calendar of events, transit routing and schedules, as well as social service information and assistance to the homeless population who lives here. A flower vendor or refreshments concessionaire could be co-located with this kiosk;
- A replica of the original House of Refuge may be built and located in this park. In the event that this occurs, the building could be used to house the Ocean Rescue (if they remain in this park), with a snack concession and seating veranda on the ground floor. Bathrooms and beach lockers could be provided in the building as well. If built, the House of Refuge should replace the existing community center;
- The Palm Alee provides much needed shade but is not designed as a place to be used. The area should be re-graded to create a level area where picnic tables and/or moveable tables and chairs could be added;
- Benches should be introduced around the Beatles Mandala artwork, along with an interpretive plaque, to provide a place where people can contemplate and enjoy the art.

## AMENITIES

Because of its close proximity to the Town Center, the historic Collins Avenue retail corridor and Youth Center, North Shore Park could function as a key social gathering place in North Beach. Amenities in this area should be ample, highly visible and wherever possible, be grouped or triangulated together to create mini-destinations:

- More seating and seating with game tables placed in the shady palm tree alee;



- Additional shade trees and umbrellas, and tent/canopy structures, particularly at the edge of the “sand bowl” area;
- Colorful planters, artwork and sculpture, banners;
- Better lighting at night for added security;
- More and better signage;
- Bike racks;
- Wi-Fi access;
- More benches at the bus stop which could be used by seniors and youth waiting for the bus;
- Additional trash and recycling receptacles throughout the park;
- A “Welcome to North Beach Town Center” sign, under-planted with flowers and lit up at night would enhance the identity of North Beach.

## ACTIVITIES

The “sand bowl” area needs to be programmed with more active uses, other than annual 4th of July celebrations and volley-ball, being mindful of the neighbors’ sensitivity to noise.

- Active recreational activities recommended for North Shore Open Space Park, such as day use-early evening use bocce courts, Frisbee, a skate park, basketball courts and possibly an artificial turf soccer and/or football field placed on top of the sand (the “sand bowl” is large enough to accommodate this use), which is strongly desired by area youth. The soccer field would not need have the bleachers and lights associated with these kinds of facilities inland, at least at first. Nevertheless, there could be objections elicited from nearby condos were these activities to extend into the evening hours. The feasibility of these ideas needs to be further explored;
- Outdoor films could be shown on the side wall of the apartment building located at the southern end of the site;

- People like to walk their dogs here. A small enclosed “bark park” could be located in North Shore Park, instead of or in addition to the one suggested for a portion of Open Space Park and Altos del Mar Park. The added benefit of a bark park, in the immediate term, is that dog walkers tend to be out in the early morning and evening, when most other park visitors have left, thereby providing a positive use and public presence at off hours.

## ACCESS

Crossing Collins Avenue to reach North Shore Park and the beach is not easy. The road does not contribute to making North Shore Park feel like a people-friendly place or a major entrance to the beach.

- Add the missing crosswalk at the north end of Collins and the 72nd Street intersection;
- Encourage the City of Miami Beach DOT to widen the sidewalk along 72nd Street to eight feet;
- Build a median on 72nd Street to narrow crossing distances and make it feel more like a residential, retail, and neighborhood street;
- The parking lot on the northwest corner of 72nd and Collins needs to be re-thought in terms of landscaping and lighting.
- As in North Shore Open Space park, the view-sheds to the ocean need to be improved:
- 72nd Street aligns with the path through the park; the path ends at a stone wall and the stone wall blocks views and access to the dunes and the ocean. If the wall were to be opened up or a section removed, one would have an uninterrupted view of the water from 72nd Street west of Collins. This is one easy way of visually tying the ocean to the Town Center; one could conceivably get a glimpse of the ocean from just about any point along 72nd Street.



## NEXT STEPS FOR THE NORTH BEACH OCEANFRONT PARKS

PRESENT THIS REPORT AND CONCEPT PLANS TO THE COMMUNITY, targeting workshop participants. Vet the recommendations in this plan with workshop participants and park stakeholders (the library, Ocean Rescue, City staff, property owners, merchants, FDOT, Transit Agency, etc.) to get feedback on the ideas presented, collect additional suggestions from them and ultimately gain consensus on the program of uses and activities. This should occur before the project goes into the design phase. The City should present and circulate the report to the community, and staff should arrange to meet one on one with key stakeholders regarding recommended changes to their buildings and functional operation.

IDENTIFY ACTIVITIES, IMPROVEMENTS AND EVENTS THAT CAN BE IMPLEMENTED IN THE SHORT TERM versus longer term and create a list of prioritized changes that can be funded with the initial \$3.5 million in parks funds. This also can be discussed with the community during the public presentations and stakeholder meetings.

A SEPARATE MANAGEMENT ENTITY SHOULD BE CREATED to manage all of the oceanfront parks in North Beach and to implement the recommendations provided in this report. In fact, Project for Public Spaces strongly recommends that a managing entity be created, somewhat like the Business Improvement District entity created for Miami Beach 41st Street and Washington Avenue, and empowered to implement and manage the destinations over time and to oversee the project in the long-term. The entity for North Beach could, for example, take the form of a public/private partnership, staffed primarily by City employees, or a "Friends of" type conservancy, that would include key stakeholders, property owners, merchants, residents, as well as the City's Department of Parks and Recreation. Involving the private sector would help supplement the efforts of the City's Department of Parks and Recreation and generate continuous support from residents and other stakeholders.

The recommended tasks to be undertaken by this new management entity are wide-ranging and comprehensive. Key elements include:

**PLAN AND PROGRAM ACTIVITIES IN THE PARKS IN PARTNERSHIP WITH THE DEPARTMENT OF PARKS AND RECREATION.** Some activities, such as classes, games, and sporting events, could be produced by the City and by local clubs and civic associations, who would look to the management entity to help with scheduling and reserving of park space for events, additional maintenance after events, for minor repairs to equipment and facilities they may use, etc.

However, concerts, farmers markets, festivals, the renovation and management of the maintenance facility and public spaces, and developing partnerships with local cultural, civic, and environmental organizations could fall under the purview of the management entity's programming arm.

To generate additional programming ideas for the parks, and to identify those activities that have an existing or natural following, the City and/or the Management Entity could hold a series of informal meetings with, and attend regularly scheduled meetings of, civic and social organizations and ask people what they would like to learn; what they would like to teach; and what kinds of activities they would pay to attend in the parks. Members of the Hassidic and Latino communities, seniors, and youth groups would be appropriate groups with whom to begin. A list of all the ideas generated at the workshops for events, programs, cultural and recreational activities should be reviewed and discussed in terms of which might be most appropriate for which park site.

**RESOLVE THE HOMELESSNESS SITUATION THROUGHOUT THE OCEANFRONT PARKS.** There are a number of circumstances that have conspired to create an environment conducive to homeless activity throughout the North Beach oceanfront parks and public spaces. These are: the presence of public facilities (water, showers, restrooms), shade and seclusion (provided by the Bandshell structure, landscaping, and topography), easy access by transit, access to supermarkets (whose dumpsters, unlike soup kitchens, do not close at 4pm), places to store belongings, and the fact that the police are prohibited from removing the homeless unless they are breaking the law, not just engaging in

life-sustaining activities. Coupled with this, and to a certain extent because of, the presence of the homeless, these parks are not heavily used, nor do the kinds of positive activities occur here on a regular and ongoing basis that would attract a broad range of users. We are not advocating banning the homeless from these parks, but we are advocating providing a wide range of activities and amenities in the parks that will serve a broader segment of the population — youth, families, seniors — not just the itinerant and dispossessed. A more careful study of the needs of the homeless population may be necessary, as most of these needs would be much better provided for at different and specifically designed for that facilities, and at various locations throughout the City of Miami Beach.

From an enforcement perspective, we recommend increasing the number of officers walking a beat in North Beach, expanding the model community policing effort to include block and homeowners associations, and obtaining funds to support the training of community volunteers to provide people in need of the city's social services with information and access to them. After all, it is homeless activity that most people find repugnant, not the displaced people themselves.

Any renovation, construction or other physical work in the parks — even adding lighting, changing the landscaping, improving sight lines and opening up views through the parks and to the water -- could quickly disrupt the daily activity patterns of the people living here and cause them to relocate elsewhere, temporarily if not permanently. Once this occurs, their local "economy" is disrupted, as are the existing networks established for borrowing or sharing money, and for acquiring and using drugs and alcohol. When this happens, those who find themselves "on their own" are more likely to seek help and the services provided by the City. Others, particularly those who came to Miami Beach from elsewhere, may opt to leave the area completely or to search for more commodious surroundings.

OVERSEE THE MAINTENANCE OF EXISTING AND FUTURE PARK FACILITIES, PRIMARILY THE RESTROOMS, BEACH SHOWERS AND BARBEQUE AREAS. Teen groups are available to do park and beach clean-ups in exchange for school credit and for pay, through the Teen Job Corps program. The Youth Center could coordinate

these activities for the management entity, which could be expanded as funding allowed.

DEVELOP A VENDING PROGRAM AND RECRUIT NEW CONCESSIONAIRES, INITIALLY DRAWING UPON LOCAL MERCHANTS (coffee shops, restaurants, etc.). Arrangements could be made with the existing concessionaire (Boucher) to provide these services. If they prove unable or unwilling to offer the range and diversity of goods and services desired, then it would be advisable to seek to contract with other vendors or individuals who are willing to do so.

Because vending concessions are recommended in a variety of locations throughout the parks, but it is unclear which locations will prove the most desirable to the vendors nor the most convenient to park users, a few vendors should be set up in the locations suggested in this report as an experiment, for example, for a weekend at a time and then moved to other locations to see which work the best.

The management entity also could assist local merchants in obtaining façade improvement grants and could identify and offer other incentives to private property owners to activate the space in front of their buildings.

CONDUCT THE FEASIBILITY ANALYSIS FOR PRESERVING THE BANDSHELL. This effort could be combined with a building assessment and cost analysis of the Community Center in North Shore Park.

WORK WITH THE DEVELOPER OF THE ST. TROPEZ TO ATTRACT APPROPRIATE RETAILERS to lease the ground floor space. The conflicts between the developer and the residents, and the developer's commitment to leasing the spaces, needs to be addressed by the management entity in cooperation with the City. A more detailed evaluation of the physical layout of the ground floor of the building may be necessary to determine what changes may be needed to make future retail ultimately successful.

CONSTRUCT AND STAFF AN EQUIPMENT RENTAL FACILITY. Several locations for such facilities have been suggested. The facility should be large enough to

accommodate rental of games, sports equipment, and beach furniture. Several smaller rental facilities may be preferable. Those located seaward of the dunes would need to be operated by Boucher, under their current contract with the City.

**PROMOTE THE OCEANFRONT PARKS ACTIVITIES AND EVENTS,** through brochures, the web site, maps and information in the parks, and using the library and bus stop at North Shore Park as visitor information centers.

**FUND THE MANAGEMENT ENTITY.** A percentage of the Quality of Life Fund (Tourist and Bed Tax), CDBG funds and development fees could be dedicated to park management and programming activities. The \$3.5 million earmarked for upgrading North Short and Altos Del Mar Parks is dedicated exclusively for capital improvements, not for operating expenses.

## FUNDING OPPORTUNITIES

A wide variety of funding sources could be available to pay for the implementation of the improvements and programming described above. Each should be viewed in terms of how support from one agency or source can be used to leverage additional funds from other sources.

### FEDERAL FUNDS

- EDA grants (federal )
- Greenacres funding
- Tea 21 – ISTEA

### STATE FUNDS

- FLA waterways assistance
- FRDAP
- Trail grants

### NATIONAL FUNDING SOURCES

- Robert Wood Johnson Foundation
- Centers for Disease Control in Atlanta

### LOCAL FUNDING SOURCES

- Adopt / name a piece of the Beachwalk ( DMA naming “ opportunities)
- Adopt a bench (NAPCES)
- Banners – corporate sponsored
- City & County bond funds
- City commissioners from leftover campaign funds
- Community foundations
- Community Development Block Grant Funds



- Development impact fees
- Florida family foundations and local philanthropists
- Friends groups / memberships organizations
- General obligation bonds
- Local businesses
- Tax new residential projects to support park operation and management
- Tourism Bed Tax

## DESIGN AND FUNCTION OF THE BEACH WALK

While this Place Evaluation workshop focused primarily upon enhancing the existing park spaces in North Beach, there was little discussion of the Beach Walk itself – what it should look like, be made of, how wide it should be and how it would be used.

Based upon 30 years experience designing great parks and public spaces, PPS has developed some guidelines that could help shape the design of the Beach Walk promenade.

### PATHS

Paths are an essential part of good parks because, when properly designed, they provide routes that all visitors can use for informal strolling or to reach specific attractions and features. Moreover, they are the principal means by which visitors who are physically disabled can reach the park's features and enjoy the benefits that other non-disabled visitors can.

Separate Modes of Travel

Our extensive experience with the promenade in Battery Park City, New York demonstrated that people like to use walkways in different ways. Some use it for a leisurely stroll, with family, dogs, and children in tow. Others might use it as a bike route to get to work or as part of an exercise regimen. Promenades are also widely used by people learning to do something – to ride a bike, to rollerblade, to skateboard, even by toddlers learning to walk. All of these uses, while very positive, can cause tremendous conflict when they all need to be accommodated along one multi-use pathway.

Therefore, we recommend that if the Beach Walk is to be dedicated to walking/strolling, a separate pathway be set aside for biking, jogging, rollerblading and skateboarding. In some cities, notably sidewalks in Germany, a bicycle lane is striped down the center of the sidewalk/walkway so that pedestrians keep the center of the walkway clear for people traveling on wheels; this is one option to be considered.

## WIDTH OF THE BEACH WALK

The need to accommodate many different modes of travel will have an impact upon the width of the actual pathway. A fifteen foot sidewalk can easily accommodate three sets of couples walking side by side, or in opposing directions. Most bike lanes are four to six feet wide and can accommodate rollerbladers as well. However, if an area is not very crowded, a 15 to 20 foot promenade (like the one along Ocean Terrace) can start to feel too wide and empty, and even become a barrier separating uses/destinations and the water.

The multi-use path along Ocean Drive in South Beach should serve as a model for the North Beach Beach Walk. Designers should study how people use the Ocean Drive path to determine how well it accommodates multiple users in order to determine what dimensions may be applicable to the North Beach oceanfront. For example, the fact that the Ocean Drive walkway curves means that people on wheels cannot build up a great deal of speed, which makes it more comfortable and safer for pedestrians to share the right of way. Also paths used by cyclists should never be based on a grid with hard right turns because of the difficulty bikes have in maneuvering 90° turns.

## FEATURES OF THE BEACH WALK

Landscaping along the Beach Walk, including a shade tree canopy, can help make the walkway feel more intimate and inviting.

Pedestrian-scaled and downward facing lighting should illuminate the Beach Walk and its edges. These should be placed so as to provide a uniform level of illumination, but not so bright as to blot out the stars. Halogen light fixtures are preferred over high pressure sodium.

Benches and seating should be placed at nodes, corners or intersections in the pathway, facing scenic views and around destinations and facilities.

Amenities need to be clustered together whenever possible, rather than separating them and stringing them out along the Beach Walk (i.e. a bench here,

a light fixture there, etc.) to ensure that they are used fully and effectively. In other words, a bench should be placed under a tree, with a trashcan next to it, near or under a light fixture. In that way, a person could sit, in the shade or in the light (which would enable them to sit and read a book through dusk), eat their lunch, and toss their trash in a garbage can, rather than having to carry their trash to the next available receptacle, or leave the bench because it became too hot or too dark. This rule of thumb also applies to the grouping of amenities within the parks themselves.

We suggest that a paving material other than asphalt or any heat reflective or absorptive material be used for the Beach Walk, if possible. Crushed stone, crushed shells, small pea gravel, or other compacted particulate material that promotes drainage, allows wheel chairs and baby strollers to roll unimpeded, but that gives a softer feel under foot, is preferred. This might also help to differentiate areas for wheeled traffic and foot traffic, which naturally would encourage bicycles and rollerbladers to stay on their path.

One of the things that makes Miami special is its semi-tropical climate and feel: therefore, building a typical concrete or paved walkway that can be found in any urban downtown in any city in America – especially in a downtown without the benefit of tropical breezes and breathtaking sunsets – should be avoided at all costs. Colored, patterned concrete, with pavers located to indicate nodes, is the material that has been selected for the North Beach Beachwalk.

## CONCLUSION

With their own distinctive set of uses and character, North Beach's Parks could attract and serve a broad and diverse group of users, from around Miami-Dade County, as well as provide an unparalleled amenity to North Beach residents, workers, and business owners.

- At its southern end, North Shore Open Space Park would be an active park, programmed with family, educational, recreational, and social activities, and replete with the amenities needed to support them. The northern half, as well as the swath running north and south through the parks mid-section, would remain a nature-oriented oasis.
- Altos del Mar Park would be a quiet and formal space, designed for the contemplation of art and the ocean, with beautiful gardens and landscaping.
- The Library building could experience a rebirth, as a community cultural and senior center, where library services would be provided in more of an outdoor setting.
- Ocean Terrace would become the Town Square, an active retail beachfront area that could serve as a connector and provide a continuous commercial link between the Town Center and the ocean.
- North Shore (Bandshell) Park, once it is no longer a haven for the homeless, would provide park spaces for the neighborhoods at the southern end of North Beach and the north end of Middle Beach. The Community Center could be reused and/or remodeled to serve the populations that need it the most. The future of the Bandshell is still unresolved, but getting a better idea of the costs associated with its upgrade and renovation will help determine whether it can function as both a performance space and a historic landmark - or whether it could be sensitively and adaptively-reused for some other type of community use.

Planning for North Beach parks has to continue to occur within the larger context of the neighborhood, and be part and parcel of the planning taking place for new town center developments, for the revitalization of cultural facilities, the proposed changes to traffic patterns, and the location or rehabilitation of public facilities. The citizens and stakeholders convened for this series of public workshops need to be allowed to assume a leadership role, given a seat at the table, and involved on an ongoing basis as the planning and design process proceeds.

This planning process provides a mechanism for striking a balance between the old and the new, to mitigate against the often deleterious and unfortunate effects of unchecked gentrification, and to reclaim valuable public space for positive uses while at the same time ensuring that those populations that need them receive available social services.

When the image of North Beach becomes more clearly visible, and the area becomes well known for its parks, lovely oceanfront, vibrant town center and active civic life, its claim to fame as home to the MiMo Bandshell won't be the only thing that makes North Beach special; it will be just one of this community's Ten great destinations.

## PARTNERS FOR IMPLEMENTATION

Below is a preliminary list of partners generated by workshop participants who can assist in the planning and programming for North Beach's Oceanfront Parks.

- Aquarium to assist with supporting the Sea Turtle populations
- Altos Del Mar Park, Inc. to build and manage the new sculpture park in Altos del Mar Park
- Art Basel to use Altos del Mar Park as a satellite exhibition venue
- Civic Associations and Clubs to program activities and games (bocce, chess, bridge) in the parks
- Concessionaires to provide food service and equipment rental
- Condo associations to help fund park improvements and to join the North Beach management entity
- Developers to fund park improvements
- Fairchild Tropical Gardens to assist with maintenance and planting of the natural park areas
- FDOT to widen the sidewalks along Collins Avenue to eight feet and to add additional striped crosswalks at all intersections where streets meet the park
- Hands on Miami
- Homeowners to utilize and care for the parks
- Library to re-conceptualize it's purpose and facility to offer a broader range of community-based services
- Lifeguards to continue to act as a security presence as well as performing their ocean rescue functions
- Local eateries to sell food in the parks, by operating vending carts (as feasible)
- Local merchants to display their wares on the sidewalks and to improve their storefronts and the cleanliness of the areas around their

stores

- Miami Beach Botanical Garden to provide horticultural services to the parks
- Miami Beach Department of Cultural Affairs to study the best way to restore the Bandshell
- Miami Beach Department of Parks and Recreation to join the management entity for the Parks and continue to program activities there
- Miami Beach Department of Public Works to work with the community to renovate the maintenance facility as a multi-purpose facility that enhances the park for users and adjacent residents
- Miami Beach Garden Club to help with landscaping and creating the gardens at Altos del Mar park
- Miami-Dade County (Maintenance Facility): See recommendations for DPW above
- Miami-Dade County Transit Authority to improve the bus stops along Collins Avenue with shelters, lighting, and seating
- North beach Development Corporation to sponsor events and facilitate communication between the community, developers and the City of Miami Beach
- Neighborhood Services Department to work pro-actively to help manage the homeless population in North Short "Bandshell" Park
- Schools
- Seniors to determine where they want their senior activity center to be located
- Teens to use the park and to be consulted in deciding the uses and activities that go on there



- Volunteer Groups and individuals to do it all!
- Youth Center to plan events and classes in the park spaces

## APPENDIX A: WORKSHOP RESULTS

### Place Evaluation Workshop Results

North Shore Open Space Park  
Thursday December 1, 2005

#### AREA 1: 87TH TO 85TH STREETS

##### Liked Best

- No retail, quiet area for the park, a passive park

##### Short Term Improvements

- Clear undergrowth top open view to ocean
- Canopy trees
- Bring sidewalks into park along Collins
- Pavillion that identifies this as a park and is a landmark at intersection of paths
- Clear undergrowth
- Increase shade, shade pavilions
- More lighting
- Remove fence
- Need more evening activities
  - o Add lighting for evening events
- Bike and skate rental

- Food/water, concessions

##### Long Term Improvements

- More places and access across the dunes
  - o Sign access to the beach
- Hard access/hard surface back to the park from the Beachwalk: tie the beach walk to the park paths
- Collins should be a two way street
- Add elevation – berm things up – improve view of ocean
- Add a light on Collins so you can cross the street

##### Uses and Activities

- Exercise activities
  - o Jogging, bicycling, rollerblading
- Walk the dog
- Picnic
- Read
- Birdwatching
- Café
- Sculptures along beach walk
- Windsurfing
- Watersport rentals
- Seating
- Improved walkways

##### Partnerships

- Kids to plant trees to build their respect
- One person owns concession for whole beach!

- Migratory birds sanctuary
- Hands on Miami
- Developers
- School programs to fulfill their Community Service requirements

AREA 2: 85 TO 83RD STREET

Uses and Activities

- Create a more defined walkway system that links north to south and along it a tree lined pavilion on the west side to provide shade in the afternoon
  - o Create a walking path on the beach
- Benches for reading and watching and playing checkers and chess—not just for picnicking

• Gaming areas

- o Chess and checker boards
- o Dominoes
- o Bocce
- Court games – volley ball, basket ball, soccer
- o Evenings too
- o More basketball courts in the park and close the courts in the neighborhoods like Tatum court.
- o Let them be open, leave east side of path open
- Program with arts festivals, street performances
- o Children's theater
- o Sand castle building and competitions
- Create a central gathering space with interactive play fountain (with re-circulating water as is found in West Palm Beach) and sculpture
- 24/7 – always accessible

- More beach showers
- Selectively prune and limb up the trees to create views to the ocean and to eliminate overgrowth.
- Add gates at the street ends – or real entry gates and entrances
- Link the parks at Auburn and Kresge to the ocean front park

Comfort and Image

- 76th St – commercial zone stops – no commercial activity
  - o Introduce a concession/food
- Enhance Pathway To Excite The Walking And Strolling Experience With Seating And Shady Canopy And Concessions Selling Beach Chairs And Umbrellas
- Seating at Entrances

Access and Linkages

- Enhance street ends – turn them into entries to the park
- Improve the site lines along the streets all the way to the ocean – selective pruning
- Signalize crosswalks and sidewalks
- Make the border more permeable – take away fence – but create landscaped buffer, that one can see through, to keep kids from running into the street.

Partnerships

- Encourage local businesses and participation by developers to support the park activities and pay for improvements
- Volunteer groups for sports and nature

GROUP 3: 83RD TO 81ST STREETS

Uses and Activities

- Bark park
  - o Contests for the dogs = sponsorship from dog companies
  - o Advertise on pooper scooper plastic bags
- Boulders for sitting and climbing
- Skate park
- Beach volley ball
- Jet ski
- Fishing pond also with model boats
- More active area
- Gazebo
- Better exercise course
- Prune the landscaping
- Mountain biking
  - o Dirt bike track
- NOBE shuttle
- Larger picnic areas
- Put tables together/bring out larger tables
- Vending Carts that can be moved around
- Night programs
- Extreme oriented types of activities
- A carousel
- Kayaking
- Kids play areas
- Place to rent equipment

#### AREA 4: 81ST TO 79TH STREETS

#### Uses and Activities

- Wifi connections
  - More fire pits next to the picnic area and bathrooms
  - Concession and rental
  - Replace and maintain the decking
  - Add banners with lighting and color
  - Festivals and events
    - o Movies in the park – documentaries
    - o Children's art shows
    - o Storytelling, poetry or prose reading
  - Fitness, Contests
    - o Permanent, fundamental exercise and walking equipment for adults and children alike
  - Lectures
  - Language lessons
  - Program games in big open sand area: croquet and sand castle building
  - Game area: bocce, croquet miniature golf in the grass, table games, chess and checkers
  - Rebuild nature center as a seating area on the steps and as a game/concession rental place, with a restaurant
  - Nature Center:
  - Restaurant with deck, game rentals
- Comfort and Image
- Use building for lockers for valuables
  - Poles for Hammocks – Hammock concessions
  - Fishing wharf



- Comfortable seating
- Ocean rescue
- Educational and learning area
- Public phones
- Garbage collection
- Rental of umbrella chairs
- Benches in the green area
- Cleaner bathrooms

#### Access and Linkages

- More signage all over the place – to fishing pier 2 miles away, etc.
- Improve the entrances – see our ideas at the end, add color and themes?
- Remove the 'do not enter' signs or park closes at sunset
  - Replace with signs that direct people to the beach – poles flanking the entrance with flags on them
- Cut back vegetation so you can see through it to the beach
- View corridors should be opened from the street to the ocean and from Collins to Ocean Terrace
- More lighting so things can go on at night
- Bicycle garage and bike racks
- Create drop off areas in the vacant lot at the entrance where picnickers could drop off supplies and family members

#### Sociability

- Promote the area: brochures, web site, bus driver announcements
- Building needs to be come a destination and needs active programming
- Maybe relocate building if unfeasible to rehab.

- Layout of park needs improvement
- Diagonal path starts out nice and fizzles
- Educational programming about water and nature

#### TEACHING/LEARNING/PLAYING

To encourage volunteerism in the community

#### Teach

- Creating movement
- History of sculpture
- Elocution
- ESL
- Languages
- Yoga
- Sandcastle building

#### Learn

- Dance
- History of sculpture
- Swimming in the ocean
- Wind surfing
- Kayaking
- Chess
- Kite flying

#### Would pay for

- Kites, chairs, food, concessions

- Concerts to be free

## Place Evaluation Workshop Results Saturday December 3, 2005

AREA 1: ALTOS DEL MAR WEST  
AREA 5: Thursday December 1st

### Comfort & Image

- Structured activities
- Define southern entrance
- Consistency of green
- Landscape parking lot
- Define circulation from library corner – separate foot + car traffic
- Maintain landscape / shade
- Improve bus stop
- Variety of seating options
- Trash and recycling cans
- Pay phone
- Bicycle parking
- Drinking fountain
- Oyster bar
- Sculpture
- Signage
- Lighthouse – light the pillars on ocean terrace
- Cleanliness
- Lighting

- Seating

### Access & Linkage

- Add sidewalks and crosswalks across Collins Ave; add a light at 77th Street
- o Add signalized and bricked crosswalks across Collins w/ better ADA ramps
- Remove parking meters
- Open linkage to reach – walk, Collins , etc
- Signage
- NOBE circulator shuttle or TRAM that is image specific

### Uses & Activities

- Dog park
- Public restrooms
- Sculpture park
- o Presentation art on Ocean terrace
- Passive park, place to relax
- Picnic
- Walking
- Weddings
- Teaching program
- Oceanfront restaurant
- Shopping
- Performances
- o Music, dance
- o Entertainment at night

- o Carnival-fair
- Café, concessions
- Tie north beach into events like Art Basel
- Malloy square like in Key West – people come out and strut their stuff and show off talents
- Tie into ocean terrace – extend it as a ped walkway into this space
- Festivals - Extend festival of the arts into this area
- o Partner programs with local cultural institutions'
- o Taste of north beach
- Bark park
- Inflatables
- Skilled games
- Plant sales with log cabin nursery
- Changing exhibits

#### Sociability

- Neighborhood pride
- Quiet – but not passive – oasis – don't duplicate activities in nbosp.
- Connect to Fairchild or Miami botanical garden
- Tie to other public school activities and DASH
- Turn former library building in to a north beach tourist information center
- Identifying symbol along Collins so you know you are in the area of NBOSP

#### Partnerships

- Sculpture Park EDTN.
- MB garden club, Botanic gardens

- Fairchild
- Condo associations
- Homeowners
- Concessionaires, local eateries
- Zoo
- Aquarium

#### GROUP 2: ALTOS DEL MAR EAST GROUP 6: Thursday December 1st

#### Recommendations

"A tranquil but cultural kind of park"

#### Uses and Activities / Comfort and Image

- Maintain open space – with direct view to ocean, observation areas
- Maintain natural space, open, airy, breezy
- Change inclination so all views show ocean
- o Protects against storm surge & reduces noise
- Art exhibits, sculpture gardens
- o Local art exhibits and art festivals
- o Art and environmental/educational programs for kids and adults
- o Attract Art Basel and other national exhibitors
- o Add sculptures & interactive art for children
- o Art/Sculpture park running n/s with quiet areas for contemplation
- o Changing sculpture exhibits
- Mixed use – picnics, readings , acoustic music, meditation Frisbees, yoga w/1 large lawn spaces
- Informal seating
- Availability of concessions- food, etc

- o Add cafes on ocean terrace
- Tie in the library
- o Modernize building & Inventory
- o Hold reading
- o Have drop shoots for books
- o Hold school field trips
- o Reuse library as a police substation
- o Reuse library as a community center
- Lighting for evening & public events
- Enclosed dog park – not off leash
- Open spaces as learning spaces – place based learning – English and art classes here
- Pedestrian extension of ocean terrace
- Yoga on the beach
- Weddings on the beach
- clean up the area
- Sensible Oceanside landscaping
- Better pathways and walkways through the area and to the beach
- Bike lanes on Collins
- Explore 2 way Collins and Harding
- widen sidewalks on Collins and Harding
- Enhance the side streets with pedestrian amenities

#### AREA 3

##### OCEAN TERRACE 74TH AND 73RD STREET

#### Short Term Improvements

- Beach access not clear / obvious
- o Signage, welcome
- Define path better
- o Pay attention to desire paths
- Provide shade, trees
- Get the name of Ocean Terrace out there
- Vending carts and stands – nothing there
- Replace seating with seating facing each other
- Shuttle from parking lot
- Restricted dune area should be signed, why it's restricted – create a nature observation area
- Board walk, bike path, rollerblading path (around the dunes)
- Pavilion not used – shaded picnic pavilion close to the water
- Bathrooms / lockers
- Plant creeper on existing pavilion for shade
- Playground equipment – play area
- Improve and upgrade motels
- Library – re-use as senior and information center
- Move basketball court to North Shore Open Space park
- o They are now playing 24/7 and disturbing the residents

#### AREA 4

##### OCEAN TERRACE 73rd – 74th Streets

#### Liked Best

- The trees
- The wide sidewalks that create a boulevard for shows and festivals
- Convenience of public parking at 72nd street / public parking lot

- Convenience to public buses
- Ocean views above the dunes
- Convenient access to the beach
- Don't like dark sidewalks

Short Term Improvements

- Place public benches on both sides of Ocean Terrace with individual seating in shaded and sunny areas
- More access pathways to the beach walk through the low wall on Ocean Terrace
- More trash containers on east side of Ocean Terrace- and pooper scooper signs
- Better and nicer (stronger) night time lighting
- Improved police presence with police substation near 73rd street (already suggested to city)
- Improved life guard stands
- Clean public toilets

Long Term Improvements

- Better signage to welcome and invite visitors to Ocean Terrace
- Explore creating concession kiosks on west side of Ocean Terrace
- Provide bike paths and bike storage areas/ facilities
- Locate police "watch station" near 73rd street
- City should work with developer of Suntrap to activate commercial spaces to enhance Ocean Terrace revenue and life quality
- Ask someone on street what they like and don't like about using this area
- Convenience of public ocean bathing beach near to neighborhood residents

- o Beautiful scenery and fresh air
- o Would like to see better maintenance of public facilities and more control of homeless situation through better police presence

Partnerships

- Form neighborhood alliances with local businesses to help increase revenue to implement/ fund improvements
- Closer working relationship between neighborhood ( including local businesses ) and police to make place safer / more inviting

GROUP 5  
BANDSHELL PARK

Short Term Improvements

- Better seating
- More efficient entry ( Exit)
- Homeless congregate at south entrance of Band street
- The more activity at building the better helps to make park feel safe
- Pathway needs to be improved beyond the building , all the way to Ocean Terrace
- Improve 72nd Street
- Entrance to beach

Long Term Improvements

- Band Shell needs programming and management
- o Arts & culture
- o Community - use as annex with youth center for after school programs
- o Partner with Rhythm Foundation, Youth center and other organizations
- o Upgrade infrastructure

- Electrical/ sound / lighting
- Back of house / ticket office
- Poor infrastructure
- o Bandshell needs a marquee
- o Area behind Bandshell could be designed to accommodate service
- o Trees need to be transplanted from around Band shell
- o Perhaps lower walls to make Bandshell more open
- Park
  - o Concessions needed in park
  - o Security lighting
  - o Layout of park needs imp.
  - o Building needs active programming should be a destination
  - o View corridors should be opened from street to ocean & Collins to Ocean Terrace
  - o Diagonal path streets out nice and fizzles out
  - o Wi-Fi pilot area
  - o Maybe relocate building. If unfeasible to rehabilitate
- Art bus stop could be an information kiosk & gateway
- Police substation would be well-located in Bandshell park
- Vehicles still be pleasant pedestrian space
- What happened to Beatles Mandela?

- o Interactive fountain like in W.P.B. could bring activity and make the homeless less visible
- Perhaps put Ocean & senior center rescue building up against Burleigh House garage

AREA 6 – NORTH SHORE PARK AND 72ND STREET

Observations

- Crosswalk are difficult for us to access the park
- When we got to the park we liked wide sidewalks .
- No lights for nighttime events, no benches, landscaping provided no real shade & limited any type of events planning

Short and Long Term Improvements

- Visitor information center
- Bus stop or shelters, maps, schedules for calendar events
- Volley ball courts / Bocce courts / outdoor film on the beach, concerts
- A replica of the House of Refuge could be used for food concession, museum, life guard / ocean rescue facility
- A replica of the lookout tower for the House of Refuge could support a calendar with date, time, temperature
- Idea for the senior center is a good one
  - o It could be used during the day, but the building is in disarray & is a repository for the homeless
- o Other locations for a new building should be explored elsewhere in this park or near the library
- Parking is plentiful & underutilized
- o Could be used for farmers market type of thing or art & craft shows

TEEN GROUP  
71st COLLINS

Uses and Activities

- More events for teens
  - o At the Band Shell
  - o Skating

- Pool
- Seating
  - o Chairs & umbrellas that are not rental
  - o Benches at bus stop
- Playground for little kids
- Football, North end, field
- Library, programming
- Restrooms areas – clean and maintain better
- Community parks light to II
- Once a month beach clean-up , rivers/canal/ bay
- Need to be cleaned / beach lighting
- Clean roads / sidewalks
- Fix the potholes in the streets
- Shelter for the homeless

## APPENDIX B: CASE STUDIES



Joyce  
Meyers

**Grants Transmittal Form**

**Grant Reports (Interim, Quarterly, Final and Close Out)**

Name of Grant: Historic Preservation - MIMCO (F0504)

Funding Agency: State

Submitting Department: Planning

Report Due Date: 1/30/06

<b>Date</b>	<b>Initials</b>	
<u>2/1/06</u>		Report Sent by Department to <sup>Judy H/Grant manager</sup> <del>Grants Compliance Monitor</del> /Finance Department
<u>2/2/06</u>	<u>JM</u>	Report received by Grants Compliance Monitor (GCM) from <sup>Judy H/Grant manager</sup> Department
<u>2/3/06</u>	<u>JM</u>	Report received by Grants Management Office from GCM
<u>2/7/06</u>	<u>JM</u>	Date Grants Management Office mailed report to Funding Agency
_____	_____	Date Department received Copy of Report from Grants Management Office