SURFSIDE PARKING STUDY
GENERAL SITE PLAN

DECEMBER 18, 2012
EXISTING CONDITIONS

The existing surface lot creates a disconnect between residential properties west of Abbott Ave. and downtown Surfside and Harding Ave. There is little to no shade for pedestrians.

EXISTING PARKING: 207 spaces
SCHEME 1
PARK + 2 LEVELS BELOW

PROPOSAL

This scheme proposes the redevelopment of the Abbott Ave. site into a public park with two levels of underground parking. The entire park would slope upwards towards the SE corner of the site, allowing for minimum clearance into the garage entrance from 95th Street.

A mid-block paseo through the Harding commercial properties allows for direct access to the park from both Harding Ave. and Abbott Ave. Improvements to Abbott Ave. and the eastern alley create safer pedestrian connections and enhance the area for both residents and visitors.
SCHEME 1
PARK + 2 LEVELS BELOW

PARKING COUNT

Two levels of underground parking:

LEVEL 1: 180 spaces
LEVEL 2: 140 spaces

TOTAL: 320 spaces

EXISTING PARKING: 207 spaces
NEW SPACES: 113 spaces
**SCHEME 1**  
**PARK + 2 LEVELS BELOW**

**NORTH-SOUTH SECTION: ON ABBOT AVENUE, LOOKING EAST**  
This section shows two levels of underground parking, with the sloped areas of the park above, as well as circulation towers accessing all levels.

**EAST-WEST SECTION: ON 95th STREET, LOOKING NORTH**  
This section shows the entry into the parking garage, which is located below a sloped roof that supports the park above.

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**Abbott Ave.**  
**PARK**  
**Alley**  
**Harding Ave.**

**RESIDENTIAL**  
**COMMERCIAL**  
**PARKING LEVEL 1**  
**PARKING LEVEL 2**
SCHEME 1
PARK + 2 LEVELS BELOW
SCHEME 1
PARK + 2 LEVELS BELOW
SCHEME 1
PARK + 2 LEVELS BELOW

IMAGE BOARD
SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

SCHEME 2
MIXED USE GARAGE
RESIDENTIAL + PARKING

EXISTING CONDITIONS

The existing surface lot creates a disconnect between residential properties west of Abbott Ave. and downtown Surfside and Harding Ave. There is little to no shade for pedestrians.

EXISTING PARKING: 207 spaces

DECEMBER 18, 2012
This scheme proposes the redevelopment of the Abbott Ave. site into a mixed use parking garage with 2-story townhouses along Abbott Ave. on the NW corner of the site.

The townhouses create a transitional buffer between existing residential properties and the 4-level parking garage. A community park on the south third of the site creates an open gathering space for local residents and shoppers, while encouraging activation of the alley.
SCHEME 2
MIXED USE GARAGE
RESIDENTIAL + PARKING

PARKING COUNT
LEVEL 4: 110 spaces

TOTAL PARKING: 360 spaces
EXISTING PARKING: 207 spaces
NEW SPACES: 153 spaces
SCHEME 2
MIXED USE GARAGE
RESIDENTIAL + PARKING

NORTH-SOUTH SECTION: ON ABBOTT AVE, LOOKING EAST
This section shows four levels of parking, with a residential liner to face existing residential properties across Abbott Ave.

EAST-WEST SECTION: BETWEEN 95th ST AND 96th ST, LOOKING NORTH
This section shows the lining of residential townhouses on the west end of the garage, with parking behind and above.
SCHEME 2
MIXED USE GARAGE
RESIDENTIAL + PARKING

IMAGE BOARD
EXISTING CONDITIONS

The existing surface lot and adjacent properties are not effectively serving the Surfside community and could easily be redeveloped to accommodate the lack of parking downtown.

EXISTING PARKING: 99 spaces
SCHEME 1
RETAIL + GARAGE

PROPOSAL

This scheme proposes the redevelopment of the 94th Street lot and adjacent properties into a 3-level parking garage with commercial spaces on the ground level.

GROUND LEVEL PLAN

- RETAIL ~38,000 SQ.FT.
SURFSIDE PARKING STUDY
SITE 2 - 94TH STREET LOT

SCHEME 1
RETAIL + GARAGE

PARKING COUNT
LEVEL 3: 160 spaces
LEVEL 4: 160 spaces

TOTAL: 460 spaces
EXISTING PARKING: 99 spaces
NEW SPACES: 361 spaces
SURFSIDE PARKING STUDY
SITE 2 - 94TH STREET LOT

SCHEME 2
PARKING GARAGE

EXISTING CONDITIONS

The existing surface lot and adjacent properties are not effectively serving the Surfside community and could easily be redeveloped to accommodate the lack of parking downtown.

EXISTING PARKING: 99 spaces
This scheme proposes the redevelopment of the 94th Street lot (without acquisition of adjacent buildings) into a 3-level parking garage with minimal commercial space on the ground floor.
SCHEME 2
PARKING GARAGE

PARKING COUNT
LEVEL 1: 89 spaces
LEVEL 2: 89 spaces
LEVEL 3: 45 spaces

TOTAL: 223 spaces
EXISTING PARKING: 99 spaces
NEW SPACES: 124 spaces

TYPICAL UPPER LEVEL PLAN

45 Spaces

89 Spaces

89 Spaces
SURFside PARKING STUDY
SITE 3 - POST OFFICE

SCHEME 1
RETAIL + GARAGE

EXISTING CONDITIONS

The existing post office site is underutilized and could be redeveloped to accommodate new retail on the ground floor and an integrated parking garage.

EXISTING PARKING: 61 spaces
This scheme proposes the redevelopment of the post office lot into a 4-level parking garage with retail along on the ground level along 96th Street and Collins Ave.
SCHEME 1
RETAIL + GARAGE

PARKING COUNT

Four levels of parking:
LEVEL 1: 55 spaces
LEVEL 2: 95 spaces
LEVEL 3: 95 spaces
LEVEL 4: 50 spaces

TOTAL: 295 spaces

EXISTING PARKING: 61 spaces

NEW SPACES: 234 spaces