

TOWN OF SURFSIDE

PARKING STUDY



ABBOTT AVE. SURFACE LOT

94TH STREET SURFACE LOT

POST OFFICE + LOT



DECEMBER 18, 2012



SURFSIDE PARKING STUDY
GENERAL SITE PLAN



DECEMBER 18, 2012



SURFSIDE PARKING STUDY
GENERAL SITE PLAN



DECEMBER 18, 2012



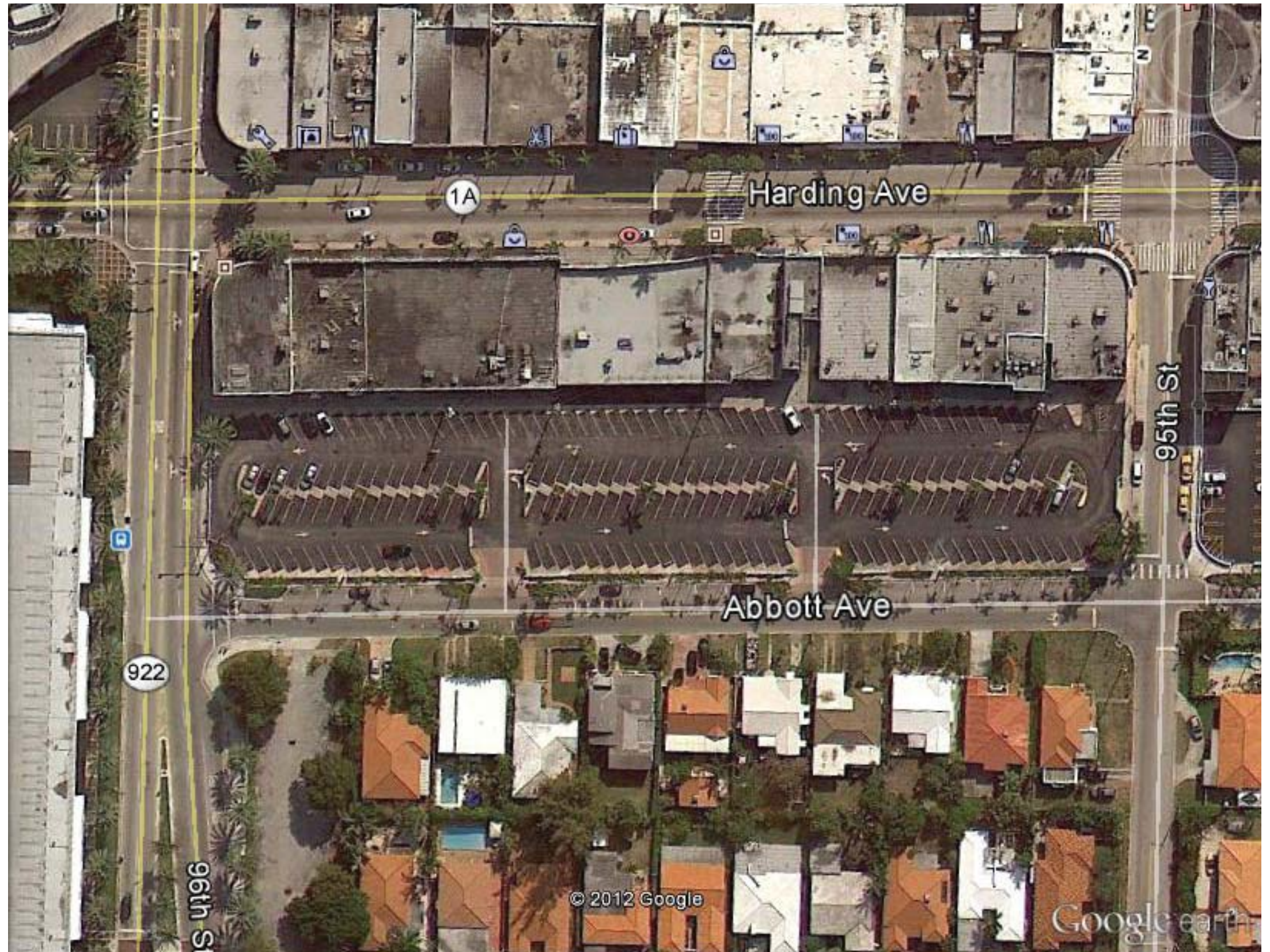
SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

SCHEME 1
PARK + 2 LEVELS BELOW

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



SITE 1 AERIAL 



DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

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.



GROUND LEVEL PLAN *N*

DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

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



BELOW GROUND PLAN (TYPICAL) 

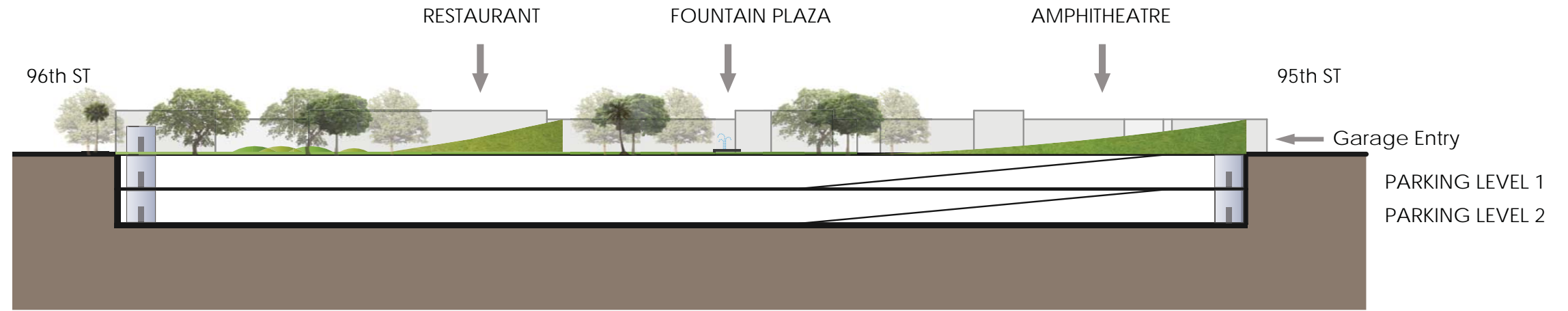


DECEMBER 18, 2012

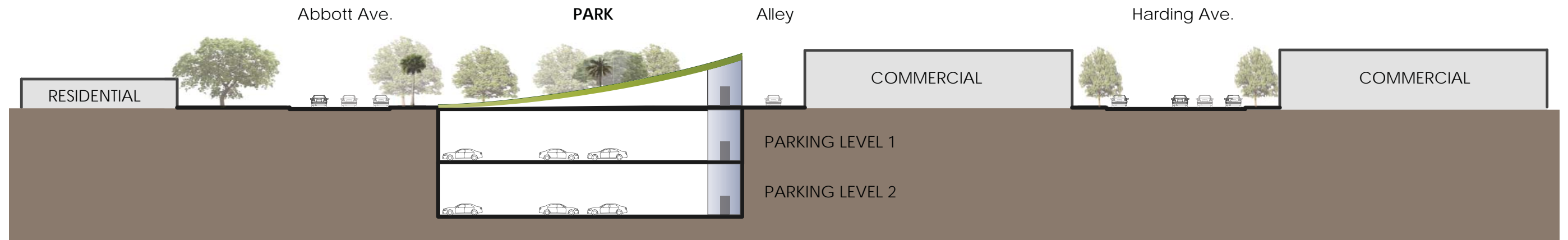


SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

SCHEME 1
PARK + 2 LEVELS BELOW



NORTH-SOUTH SECTION: ON ABBOTT AVE. 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 ST LOOKING NORTH
This section shows the entry into the parking garage, which is located below a sloped roof that supports the park above.

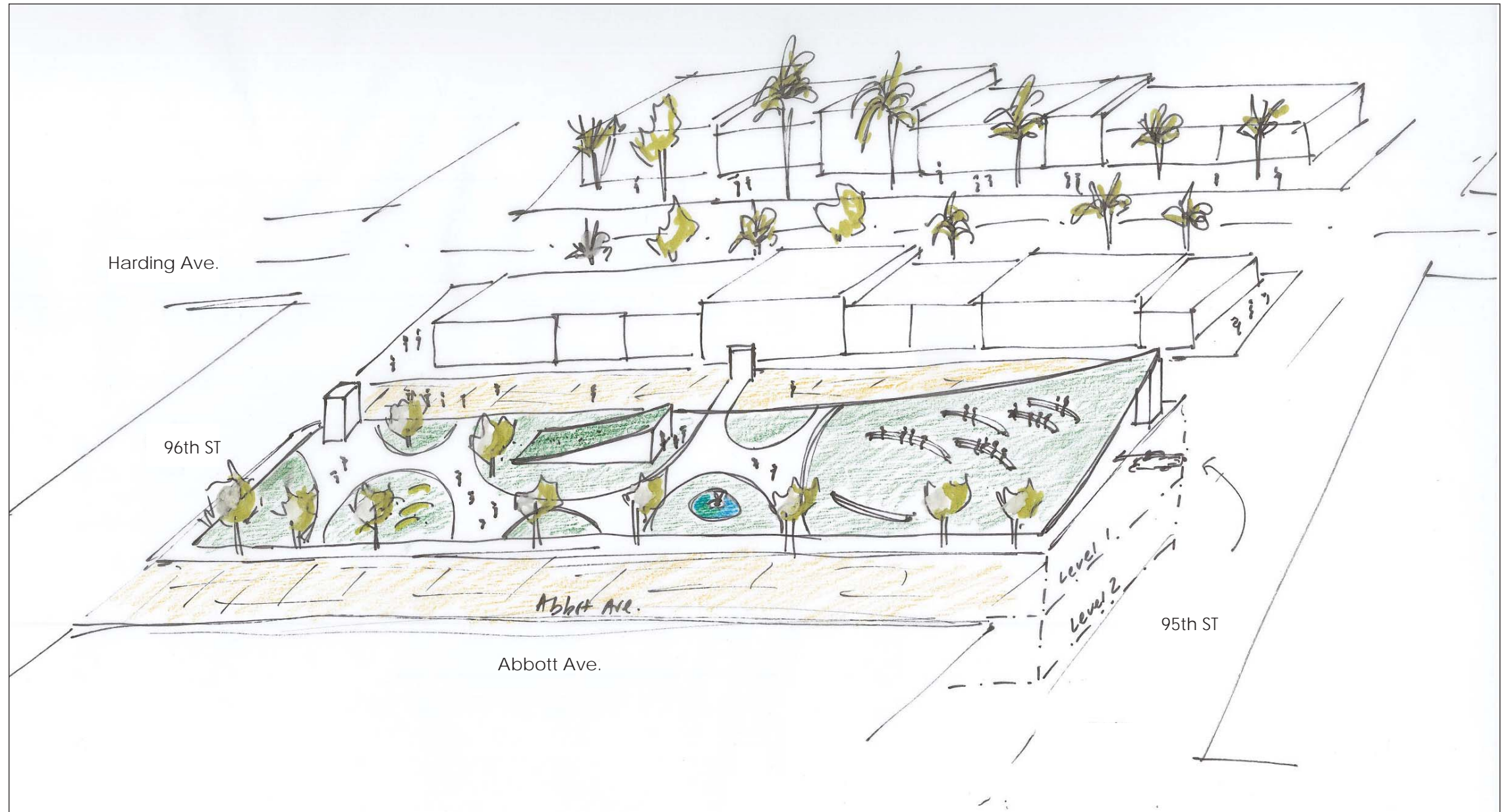


DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

SCHEME 1
PARK + 2 LEVELS BELOW



DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

SCHEME 1
PARK + 2 LEVELS BELOW



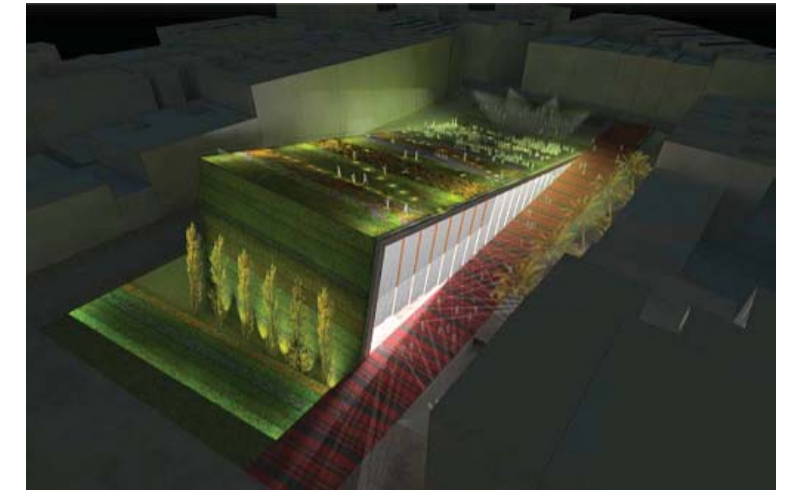
DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

SCHEME 1
PARK + 2 LEVELS BELOW

IMAGE BOARD



DECEMBER 18, 2012



RICH & ASSOCIATES
Parking Consultants
Architects · Engineers
Planners
26877 Northwestern Hwy., Suite 208
Southfield, Michigan 48033
Tel: 248.353.5080
Fax: 248.353.3830
Lutz, Florida
Tel: 813.949.9860
www.RichAssoc.com

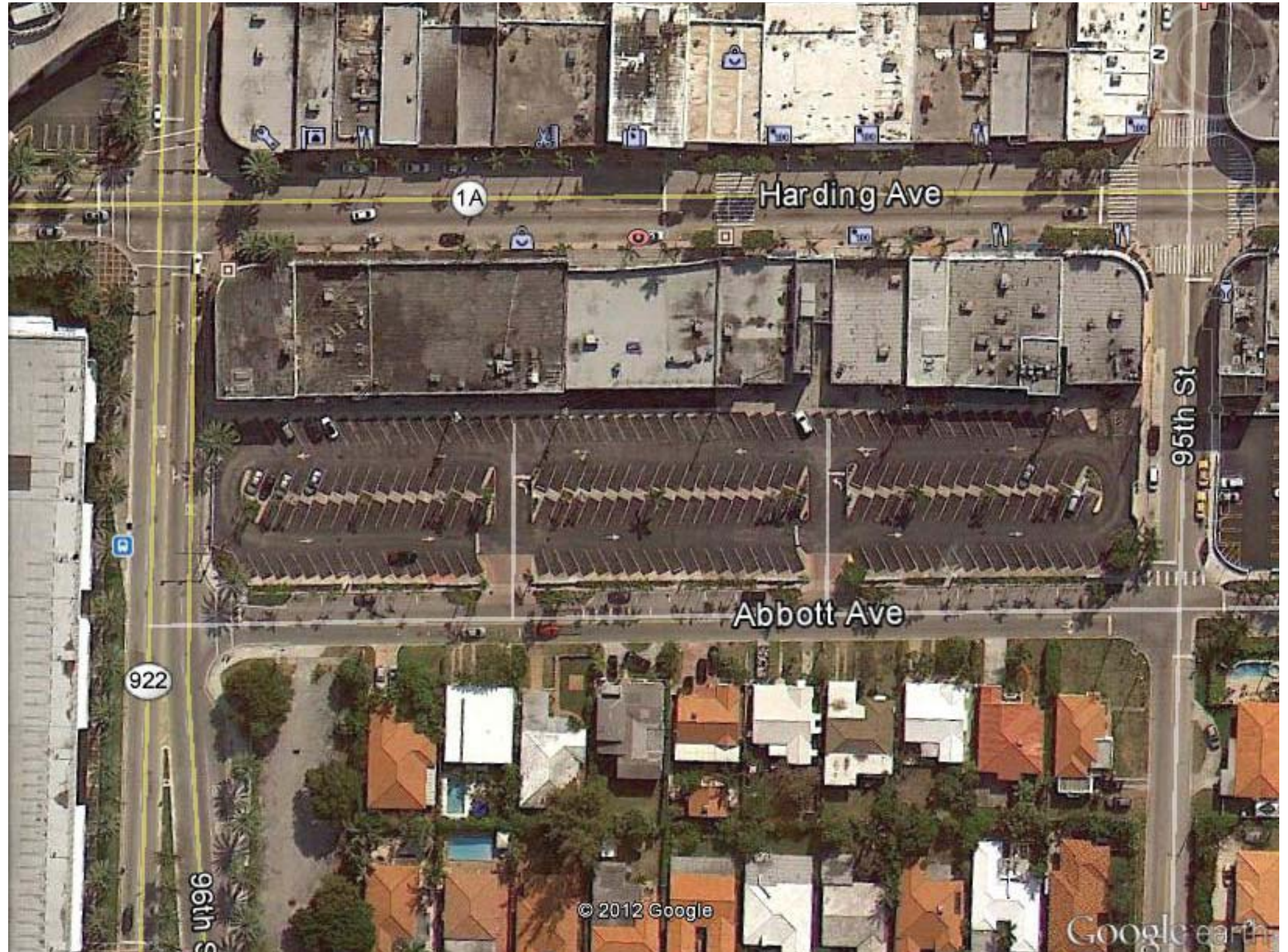
SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

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



SITE 1 AERIAL 



DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

SCHEME 2
MIXED USE GARAGE
RESIDENTIAL + PARKING

PROPOSAL

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.



↑ NORTH-SOUTH SECTION: FROM ABBOTT AVE. LOOKING EAST

← EAST-WEST SECTION: BETWEEN 95TH ST & 96 ST LOOKING NORTH

GROUND LEVEL PLAN

- TOWNHOUSES
- RETAIL



DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

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



EAST-WEST SECTION: BETWEEN 95TH ST & 96TH ST LOOKING NORTH

NORTH-SOUTH SECTION: FROM ABBOTT AVE. LOOKING EAST

FOURTH LEVEL PLAN

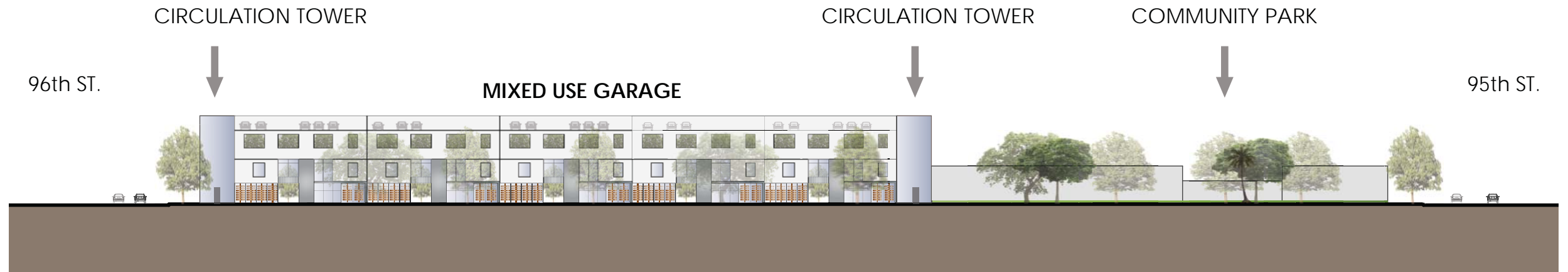


DECEMBER 18, 2012



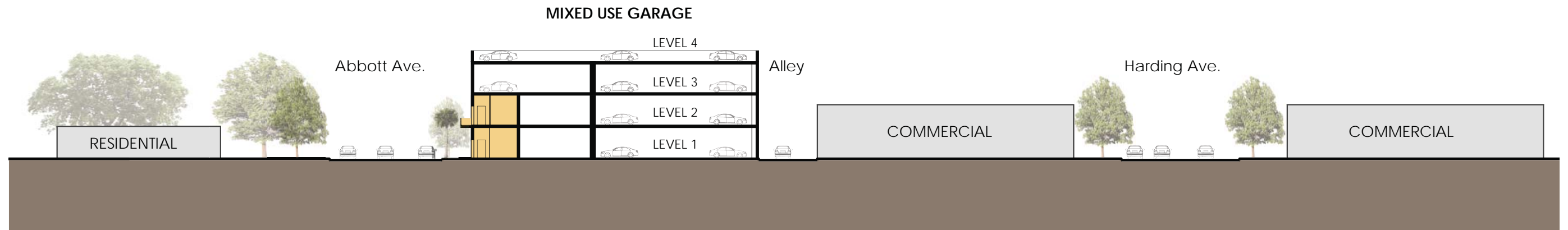
SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

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.



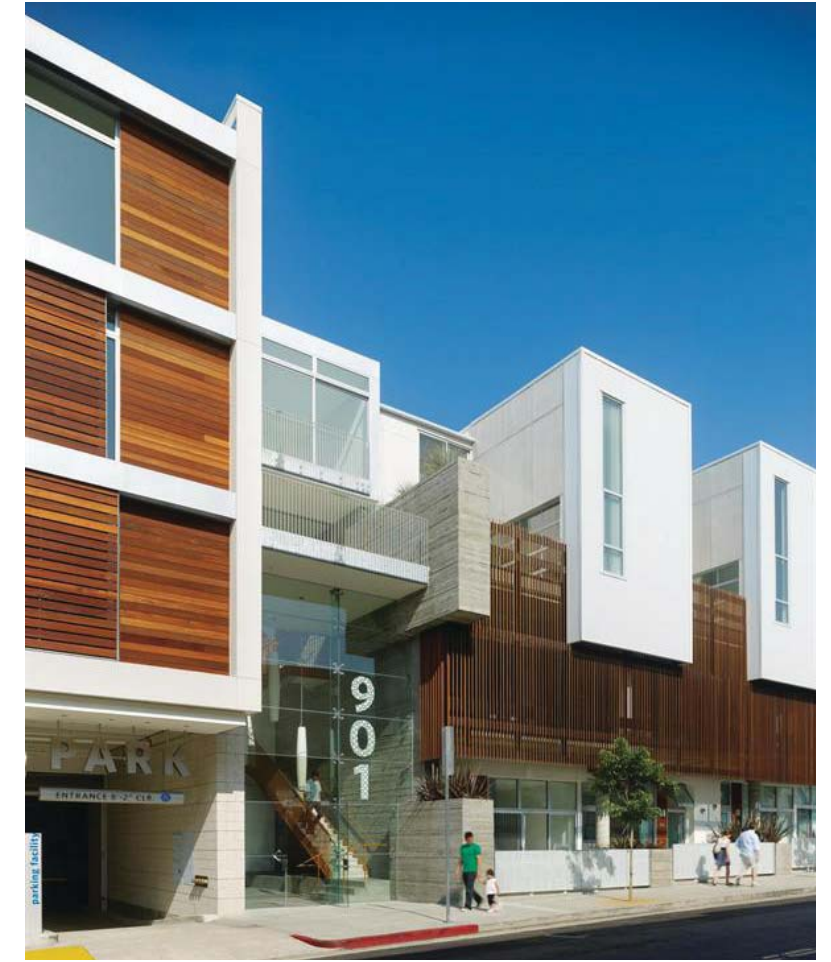
DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 1 - ABBOTT AVE LOT

SCHEME 2
MIXED USE GARAGE
RESIDENTIAL + PARKING

IMAGE BOARD



DECEMBER 18, 2012



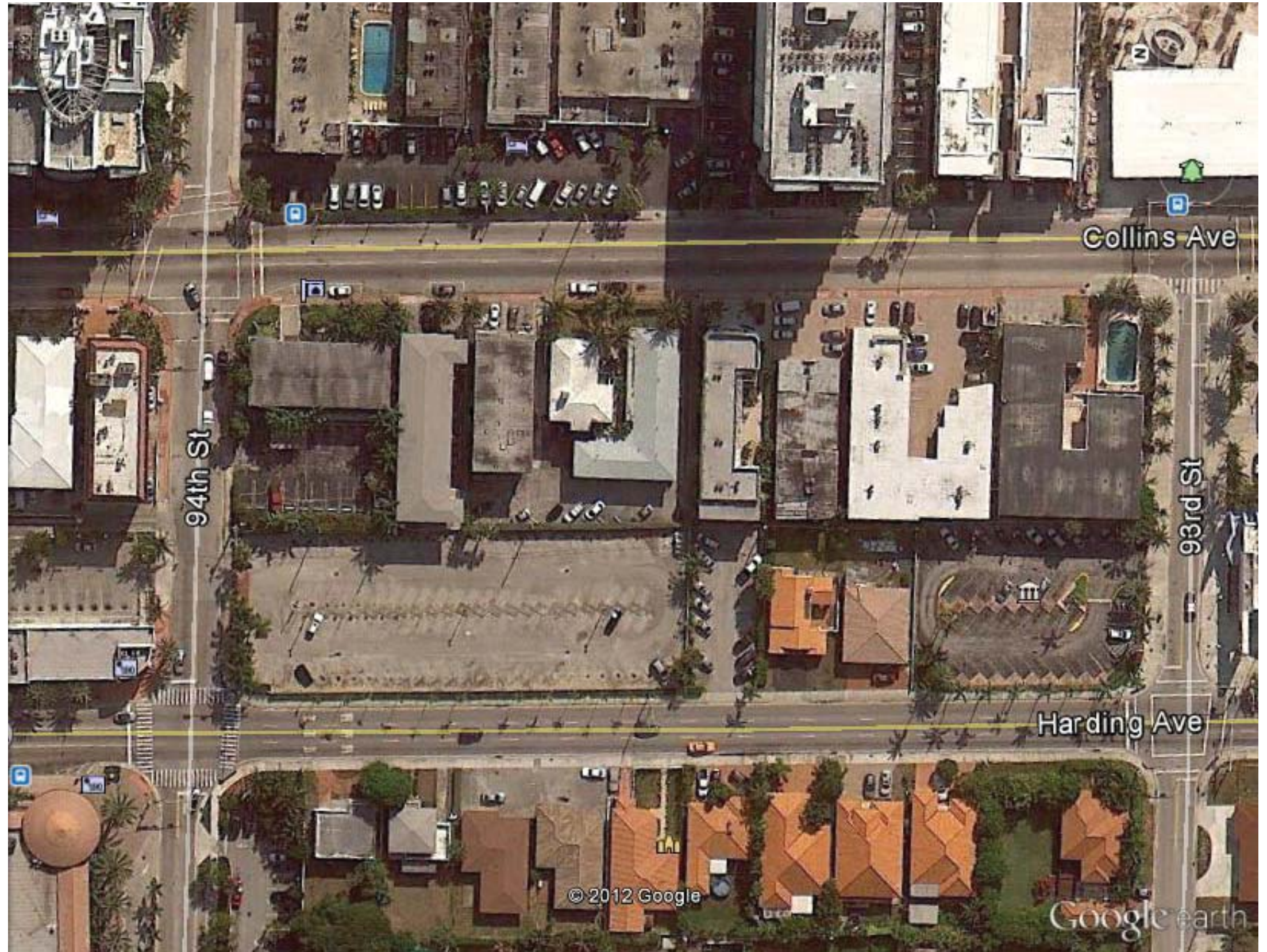
SURFSIDE PARKING STUDY
SITE 2 - 94TH STREET LOT

SCHEME 1
RETAIL + 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



SITE 2 AERIAL 



DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 2 - 94TH STREET LOT

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.



DECEMBER 18, 2012



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

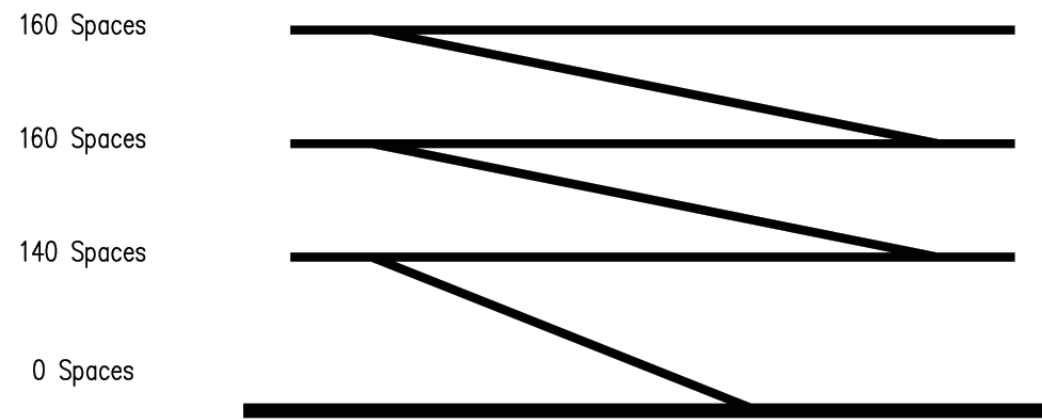
94TH ST

COLLINS AVE.

HARDING AVE.



TYPICAL UPPER LEVEL PLAN



DECEMBER 18, 2012



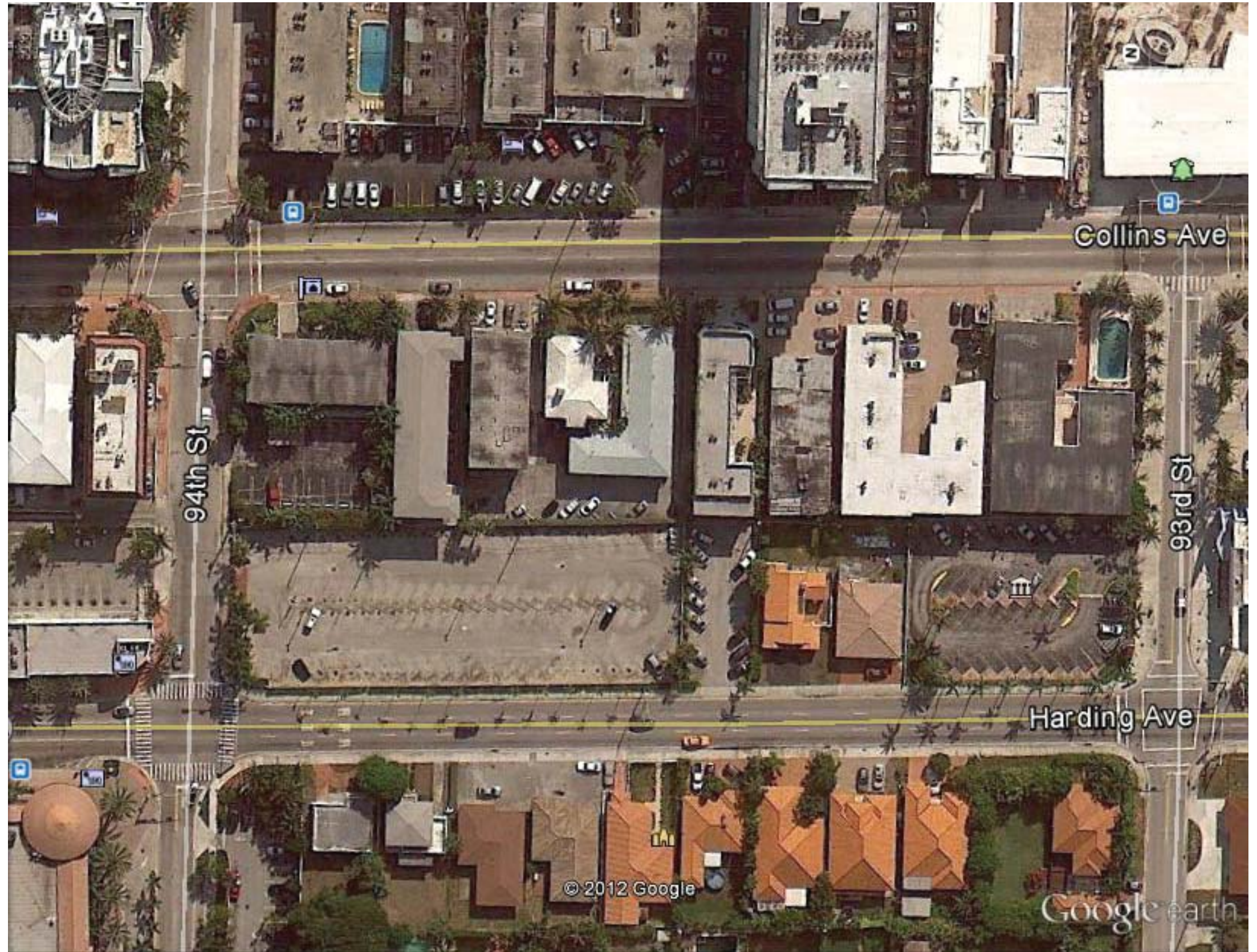
SURFSIDE PARKING STUDY
SITE 2 - 94TH STREET LOT

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



DECEMBER 18, 2012



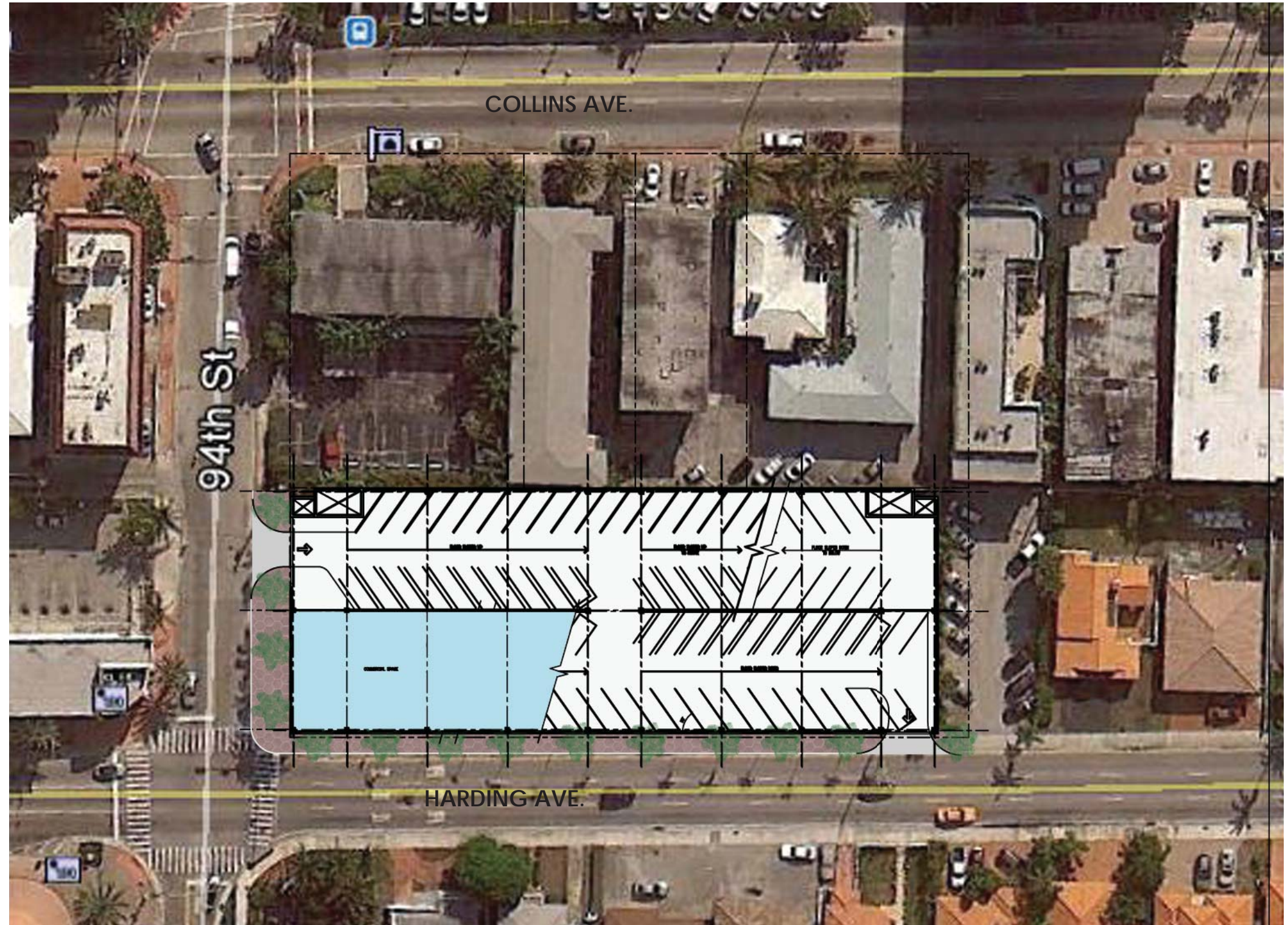
Parking Consultants
Architects · Engineers
Planners
26877 Northwestern Hwy., Suite 208
Southfield, Michigan 48033
Tel: 248.353.5080
Fax: 248.353.3830
Lutz, Florida
Tel: 813.949.9860
www.RichAssoc.com

SURFSIDE PARKING STUDY
SITE 2 - 94TH STREET LOT

SCHEME 2
PARKING GARAGE

PROPOSAL

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.



GROUND LEVEL PLAN 

■ RETAIL ~8,000 SQ.FT.



DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 2 - 94TH STREET LOT

SCHEME 2
PARKING GARAGE

PARKING COUNT

LEVEL 1: 89 spaces

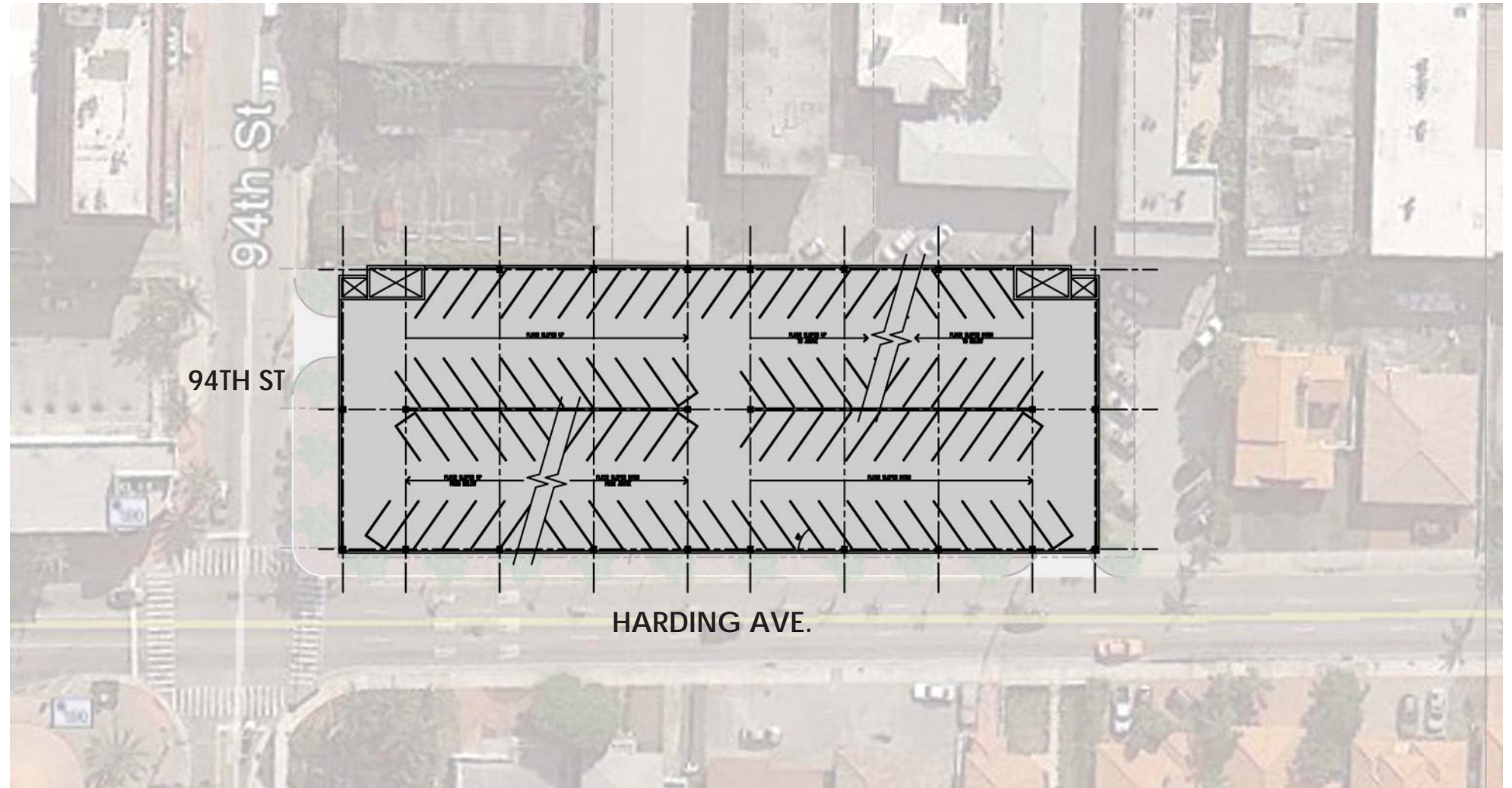
LEVEL 2: 89 spaces

LEVEL 3: 45 spaces

TOTAL: 223 spaces

EXISTING PARKING: 99 spaces

NEW SPACES: 124 spaces

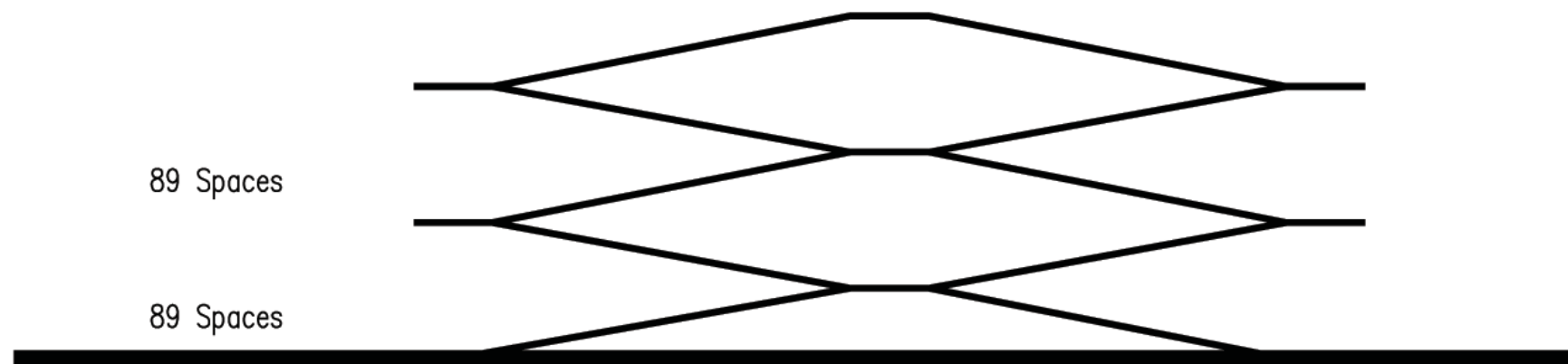


TYPICAL UPPER LEVEL PLAN 

45 Spaces

89 Spaces

89 Spaces



DECEMBER 18, 2012



Stantec



RICH & ASSOCIATES

**Parking Consultants
Architects · Engineers
Planners**
26877 Northwestern Hwy., Suite 208
Southfield, Michigan 48033
Tel: 248.353.5080
Fax: 248.353.3830
Lutz, Florida
Tel: 813.949.9860
www.RichAssoc.com

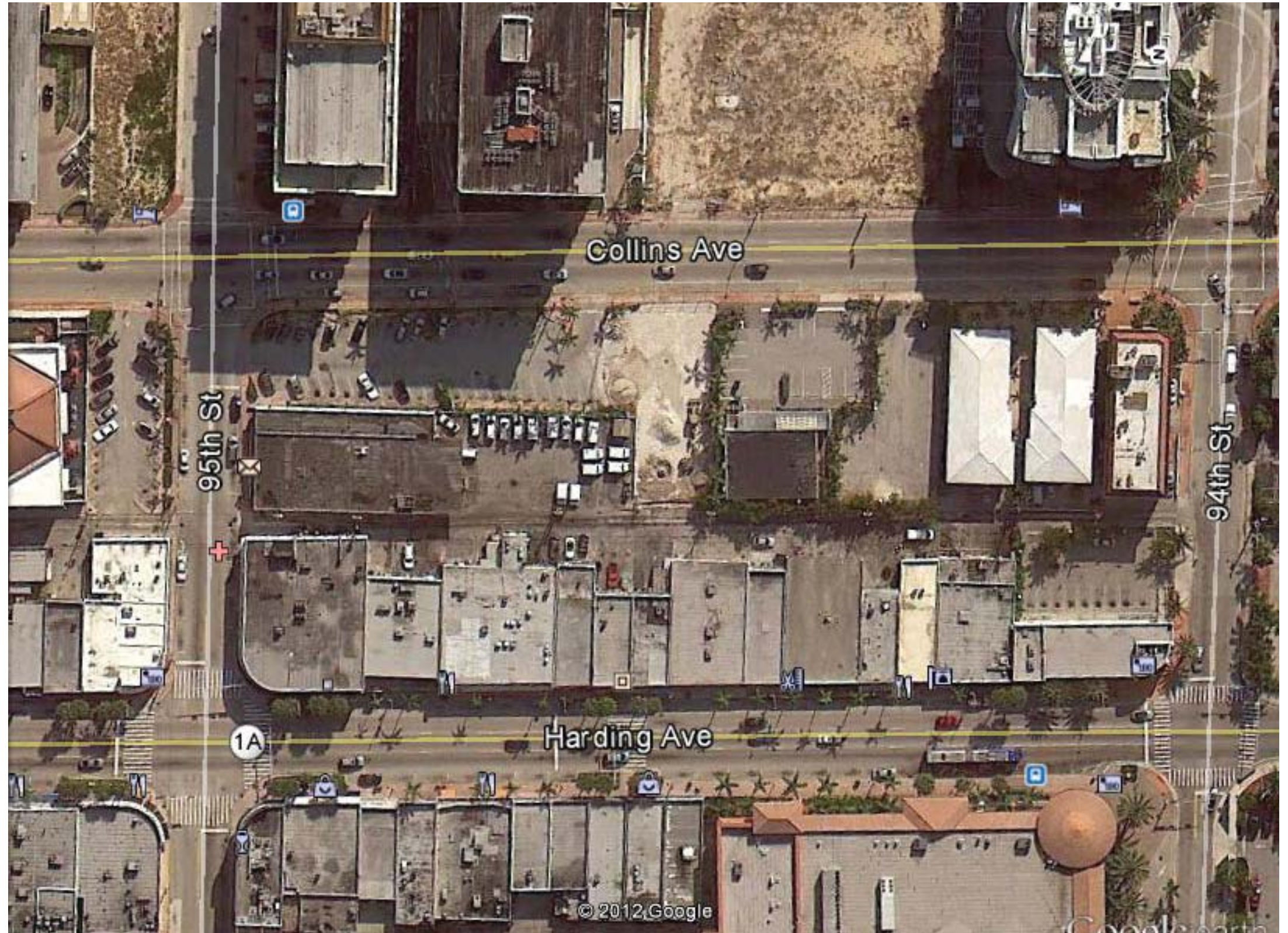
SURFSIDE PARKING STUDY
SITE 3 - POST OFFICE

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



SITE 3 AERIAL 



DECEMBER 18, 2012

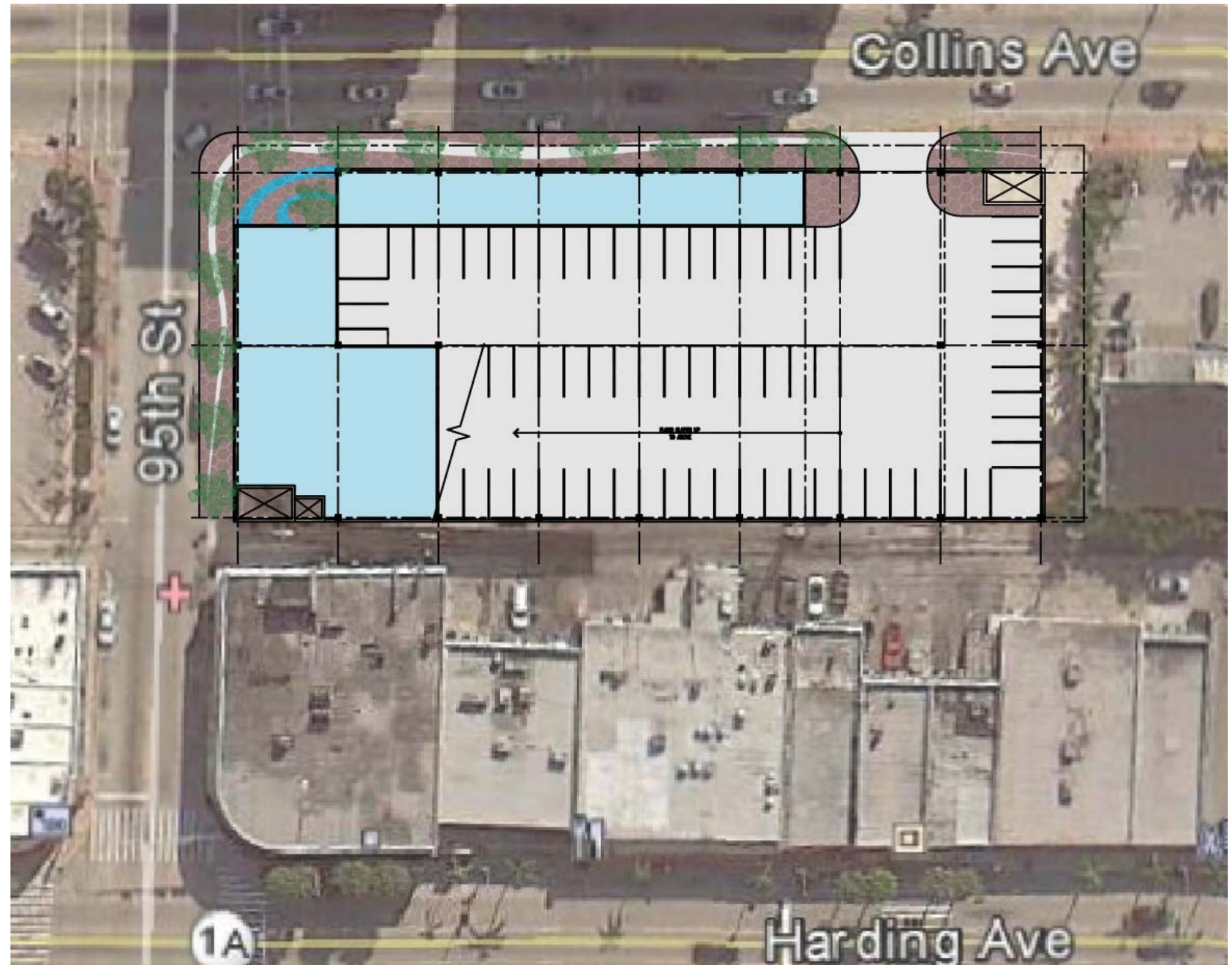


SURFSIDE PARKING STUDY
SITE 3 - POST OFFICE

SCHEME 1
RETAIL + GARAGE

PROPOSAL

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.



GROUND LEVEL PLAN 

■ RETAIL ~9,000 SQ.FT.



DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 3 - POST OFFICE

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

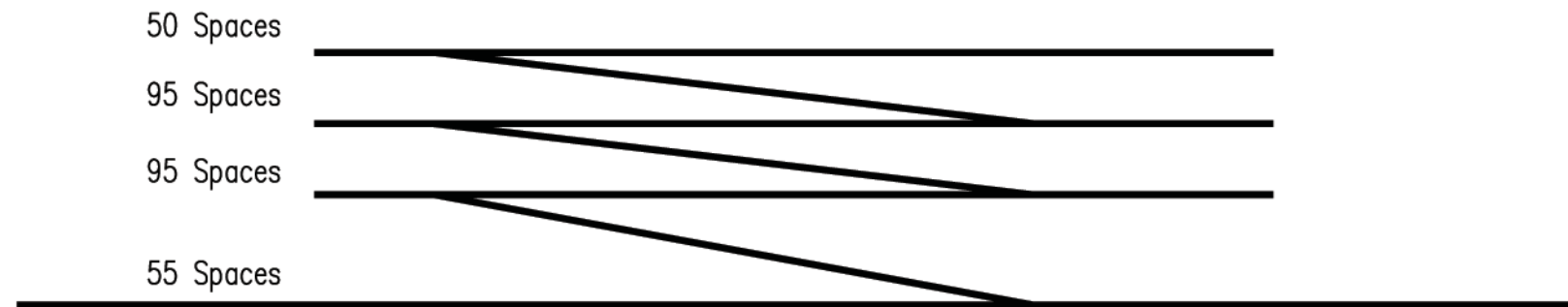
EXISTING PARKING: 61 spaces

NEW SPACES: 234 spaces

COLLINS AVE.



TYPICAL UPPER LEVEL PLAN 



DECEMBER 18, 2012



SURFSIDE PARKING STUDY
SITE 2 - 94TH STREET LOT

IMAGE BOARD



DECEMBER 18, 2012



TOWN OF SURFSIDE

PARKING STUDY



ABBOTT AVE. SURFACE LOT

94TH STREET SURFACE LOT

POST OFFICE + LOT



DECEMBER 18, 2012

