

MIAMI BEACH

Mayor's 41st Street Committee
4:00pm Tuesday, June 19, 2018
City of Miami Beach
1700 Convention Center Drive, Miami Beach

MINUTES

Committee Members in Attendance:

- Seth Gadinsky, Chair
- Michael Burnstine
- Yechiel Ciment
- Francisco Diez-Rivas
- Jerri Herzberg Bassuk (Left at 6:05pm)
- Robin Jacobs
- Jeremy Wachtel
- Eric Hankin

Committee Members Absent:

- Kayla Rynor
- Betty Behar

City Staff Present:

- Michelle Huttenhoff, Staff Liaison/Economic Development Manager
- Eva Silverstein, Director Tourism, Culture and Economic Development
- Kathie Brooks, Assistant City Manager
- Heather Shaw, Assistant Director, Tourism, Culture and Economic Development
- Elizabeth Wheaton, Director of Environment and Sustainability
- James Murphy, Chief Urban Designer
- Saul Frances, Parking Director
- Jose Gonzalez, Transportation Director

Seth Gadinsky opened the meeting at 4:12 p.m. and welcomed all in attendance.

Approval of the Minutes: Seth Gadinsky made a motion to approve the May 15, 2018 meeting minutes. Robin Jacobs seconded and the motion passed to approve the meeting minutes.

Preliminary Design Report and Recommendations Presentation: The first item on the agenda for discussion was a presentation made by Matthew Lister from Gehl Studio's. Michelle Huttenhoff introduced Matthew Lister and provided a quick recap of the work Gehl Studio's has been doing to analyze 41st Street.

Matthew explained that his team spent a week analyzing the activity and movement along 41st Street. They held three community engagement sessions along the corridor and received over two hundred ideas and suggestions as to how the street could be better. Matthew reviewed their

analysis on the facade and lighting quality, pedestrian activity, shade/tree canopy, and street signalization. Based on this research and analysis they provided the following strategies:

- **Make More Room for Life:** Widen sidewalks, make designated bus lanes, shorten pedestrian crossings, create hangout spots
- **Make Life More Comfortable:** Provide shade, increase seating, calm traffic
- **Provide Meaningful Shade:** Increase tree canopy, increase awning coverage, provide shade at bus stops
- **Introduce Human Scale Green:** Utilize hanging plants/vines, increase tree canopy, introduce planters, create bio-swales and planters that can support climate adaptation and activity
- **Bridge the Gaps:** Shorten crossing distances, increase pedestrian walk times, remove sidewalk clutter, increase mid-block crossings, improve pavement quality
- **Create World-class Bus stops:** Protect riders from rain and sun, provide seating, leverage bus shelters as places that can also provide neighborhood amenities such as bike parking, bike pumps or vending (***Matthew noted that the City of Miami Beach is currently reviewing their bus shelter design and the Transportation Department is working with a design firm*)
- **Welcome to 41st:** Increase public art along the street, provide playful and clear wayfinding, promote local businesses
- **Take a Seat:** Add more space for both public and commercial seating
- **Light the Night:** Orient lighting to the human scale
- **Create More Invitation for People to Stay:** Provide creative programming, incentivize business owners to “spill out into the street”, increase permits for outdoor drinking
- **Create More Opportunities for People to Connect:** Convert street spaces to people space, increase people space in front of stores and restaurants

Matthew explained that in order to execute on the strategies listed above that consideration needs to be made for expanding the sidewalks. Expansion of the sidewalk would allow for more activity, increased tree canopy and improved lighting. This redesign would also allow you to build in a protected bike lane, if desired. Matthew stated that this would be a longer term plan that should be coupled by small scale pilot projects to inform the final design. These pilot concepts could include: greens zones, play zones, and parklets.

Michelle Huttenhoff explained that a final report and set of recommendations that also provide a cost estimate will be produced by June 28, 2018 and reviewed with the Committee at the next meeting.

Jeremy Wachtel requested that Gehl consider how tree canopy and shade can also offer protection from other micro climates such as rain. Yechiel Ciment requested that Gehl highlight the side streets, 41st and Pine Tree in their final report as they are critical connector streets. There was significant conversation regarding if and where bike lanes should go on 41st Street. The Committee discussed that bike lanes need to be on the corridor but should focus on connections via the side streets on 40th and 42nd Street. It was determined that these streets offer more protection and a better pathway for cyclist.

Michael Burnstine inquired on the community engagement with property owners. The Committee all agreed that in order for these projects to be successful that deeper engagement must happen with the key property owners on 41st Street.

The Committee also discussed the feasibility of reclaiming a parking space for a parklet. Jeremy Wachtel asked if the City could use one of the taxi drop off parking spaces. Kathie Brooks explained that the taxi spots are regulated by the County but that we could use the other on-street parking spaces for a parklet.

Review MidBeach 2018/2019 Quality of Life Budget Allocations: Kathie Brooks, Assistant City Manager, reviewed the proposed FY 2019 capital budget plan for MidBeach. She explained that through the resort tax, there is \$955,000 in funding projected for use; the allocation also includes a line item for \$100,000 to be used for short-term projects as recommended by the 41st Street Committee. This funding has the opportunity to be allocated towards the pilot projects recommended in the Gehl study. Eric Hankin recommended that the Committee encourage the business association to develop a complimentary marketing plan to program these pilot projects. This could include a parklet prototype, artist engagement, calendar of events, and/or a design competition.

42nd Street Garage Parking Demand & Usage: Saul Frances, Parking Director, reviewed the parking space inventory and the utilization hours for 41st Street. The total parking (including garage, on-street, and surface lots) is 1,515 space. He explained that the current garage on 42nd Street (G6) is highly used and allots 55% of the 633 spaces to monthly pass holders. He explained that a majority of the monthly pass holders are held from businesses along 41st Street. Jeremy Wachtel expressed that many of the times he enters into the garage he finds the first three floors completely full of City of Miami Beach vehicles. Saul informed the Committee that City employees have been instructed to park on the top floors and that he will follow up with this.

Potential Garage Locations: Saul Frances explained that in 2015 the City published an RFP for a public-private partnership to develop a parking garage on 830 West 42nd Street. They received one proposal from Terranova Corporation that would use the 32 space city lot to build a 203 space garage (143 City/60 developer), the proposed funding was \$7.1 million. The City Commission authorized Staff to begin negotiation on the development in 2016. However, the negotiation failed and was terminated in 2017.

Michael Bernstine provided an update from the Nautilus Homeowners Association regarding their interest in seeing more parking, specifically the creation of a parking garage behind Starbucks on 42nd Street. He stated that overwhelmingly people were supportive of the creation of a parking garage on that block. The size and scale of the building design was important to the residents and some of the responses did note that the building should not be greater than three stories.

The Committee discussed the need for additional parking along the corridor but would need to further discuss potential locations at a later date. Erik Hankin stated that it is too preliminary to determine if and where a parking garage should be built, that a full master plan should be completed prior to making such a large capital investment. A conversation regarding a new parking lot and potentially adding it to the GO Bond project list will be discussed at the July Committee meeting.

Public Forum: Bob Kunst stated that it is important that 41st Street honor its history and unique character. He explained that the City should not remove the royal palm trees and that there are

other ways to introduce shade and tree canopy along the street. Bob also mentioned that we need to embrace the side streets and think about how they can be better connected to the activity on 41st. Holly Wallack, a property owner on 41st Street, stated that she very much enjoyed the presentation and thought that the parklet program was a very good idea. She has seen these implemented in San Francisco and thinks it would work well in MidBeach.

Ideas and Suggestions:

- Invite the Capital Improvements Department to the next Committee meeting
- Discuss the public conditions of the street (there was discussion regarding an increase in rodents along 41st Street), invite Public Works to the next meeting
- Begin to create an engagement plan to solicit feedback from property owners

ADJOURN

The meeting adjourned at 6:16 p.m.

Minutes Approved by the Mayor's 41st Street Committee

on: _____ 7/31/18 _____

Seth Gadinsky, Chair