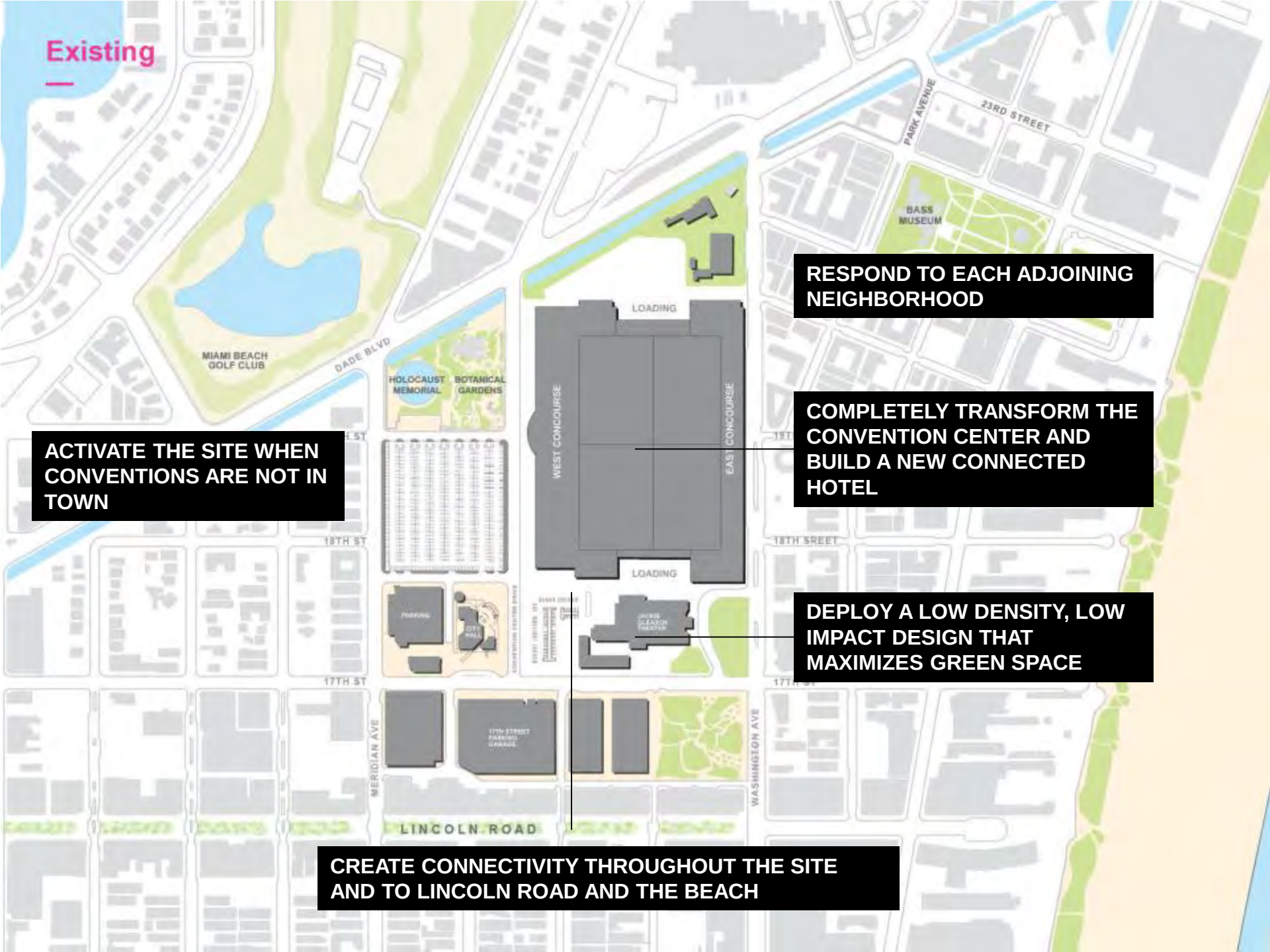
TISHMAN
UIA
OMA

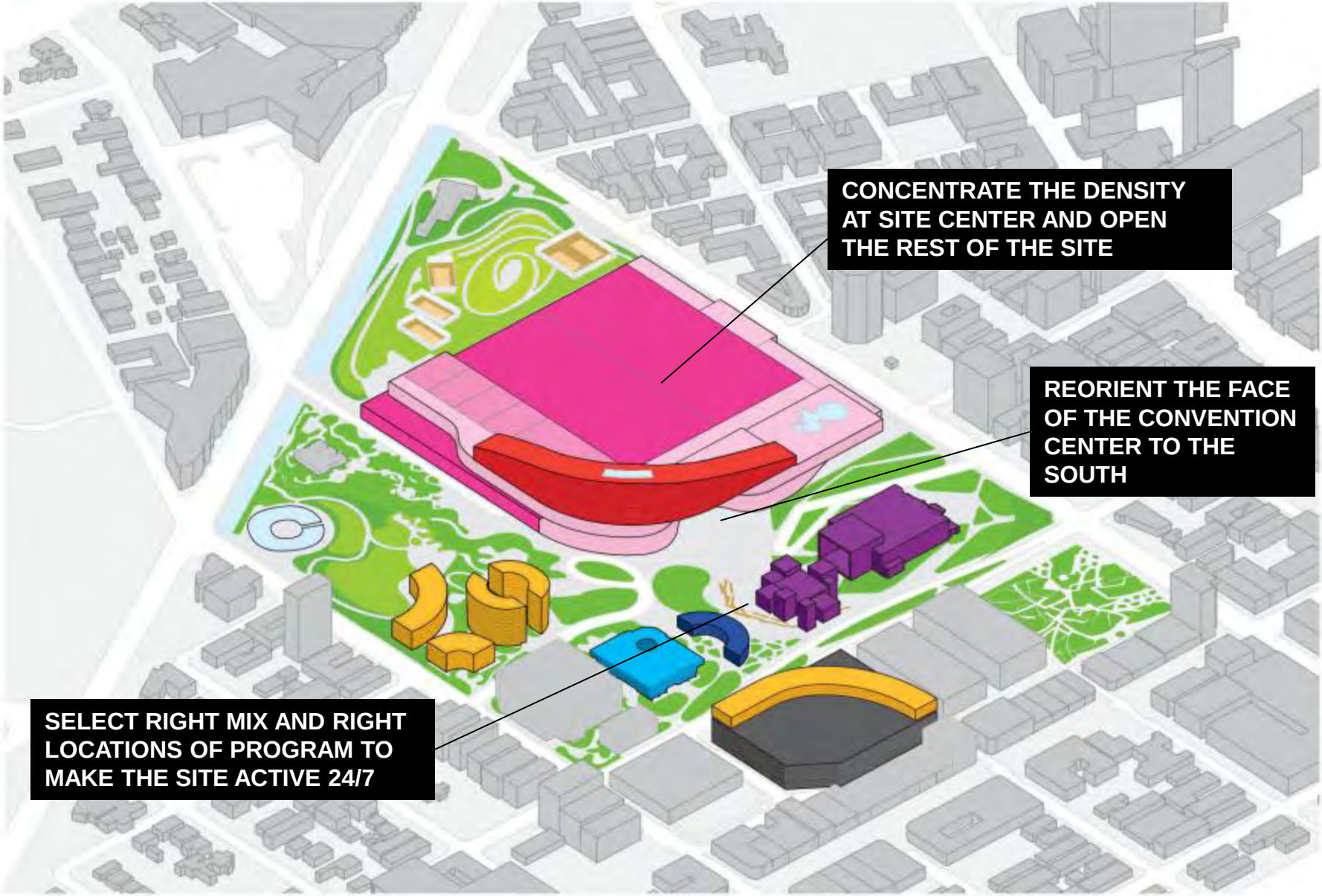
SOUTH BEACH ACE

ARTS | CULTURE | ENTERTAINMENT

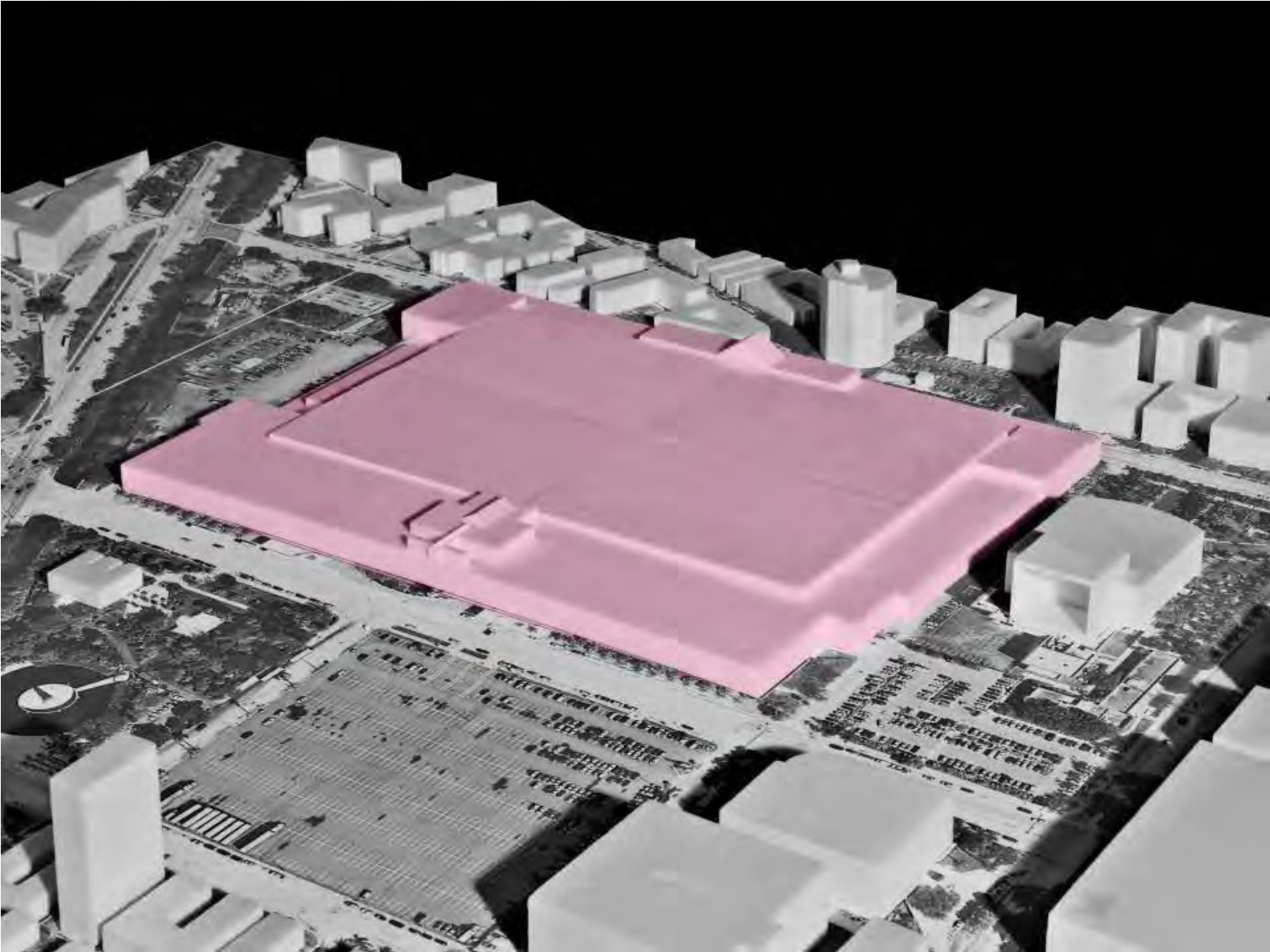
Introduction

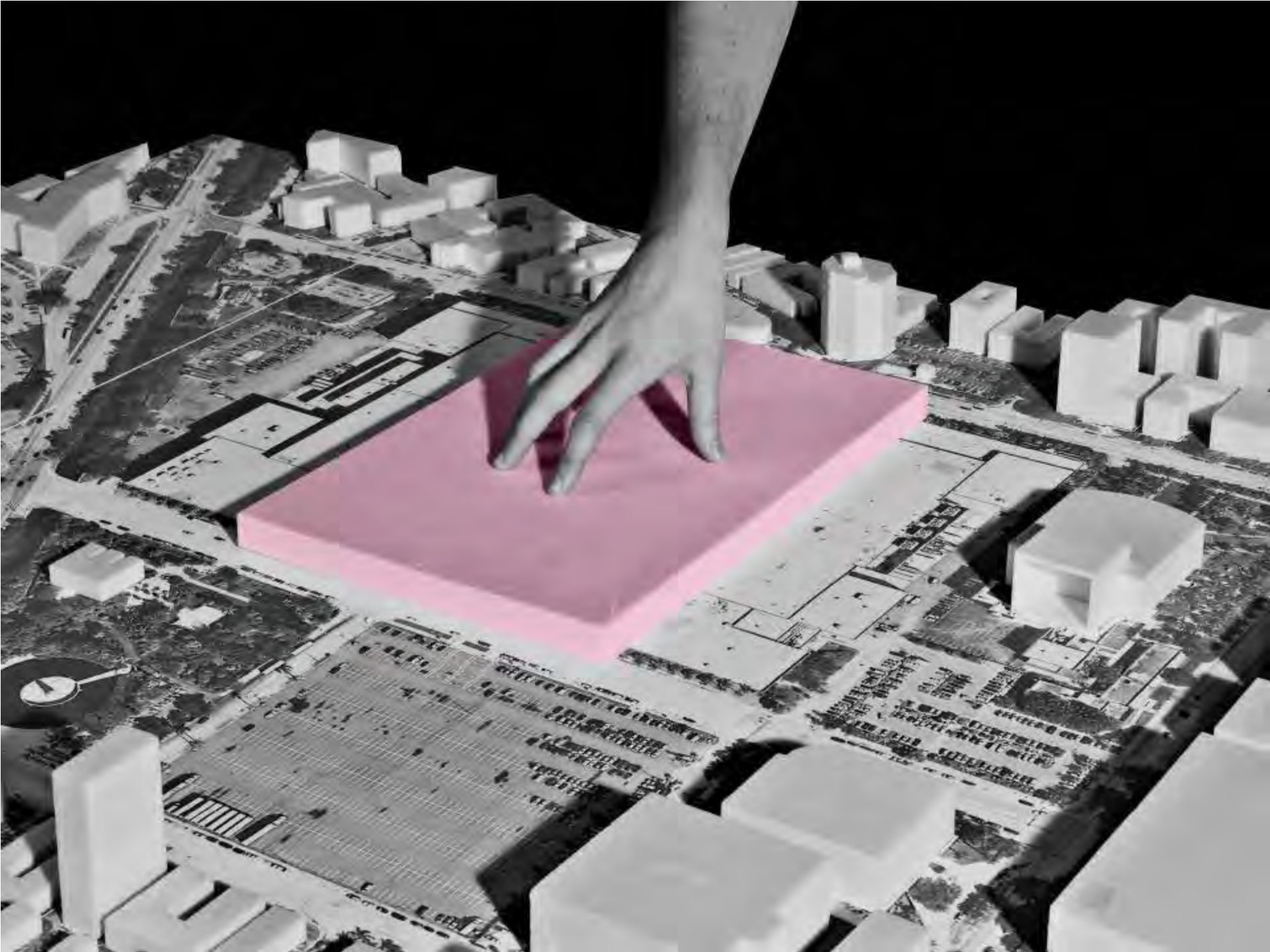

Existing
MIAMI BEACH GOLF CLUB
DADE BLVD
HOLOCAUST MEMORIAL
BOTANICAL GARDENS
LOADING
WEST CONCOURSE
EAST CONCOURSE
LOADING
PARK AVENUE
23RD STREET
BASS MUSEUM
18TH STREET
17TH ST
MERIDIAN AVE
WASHINGTON AVE
LINCOLN ROAD
RESPOND TO EACH ADJOINING NEIGHBORHOOD
COMPLETELY TRANSFORM THE CONVENTION CENTER AND BUILD A NEW CONNECTED HOTEL
ACTIVATE THE SITE WHEN CONVENTIONS ARE NOT IN TOWN
DEPLOY A LOW DENSITY, LOW IMPACT DESIGN THAT MAXIMIZES GREEN SPACE
CREATE CONNECTIVITY THROUGHOUT THE SITE AND TO LINCOLN ROAD AND THE BEACH

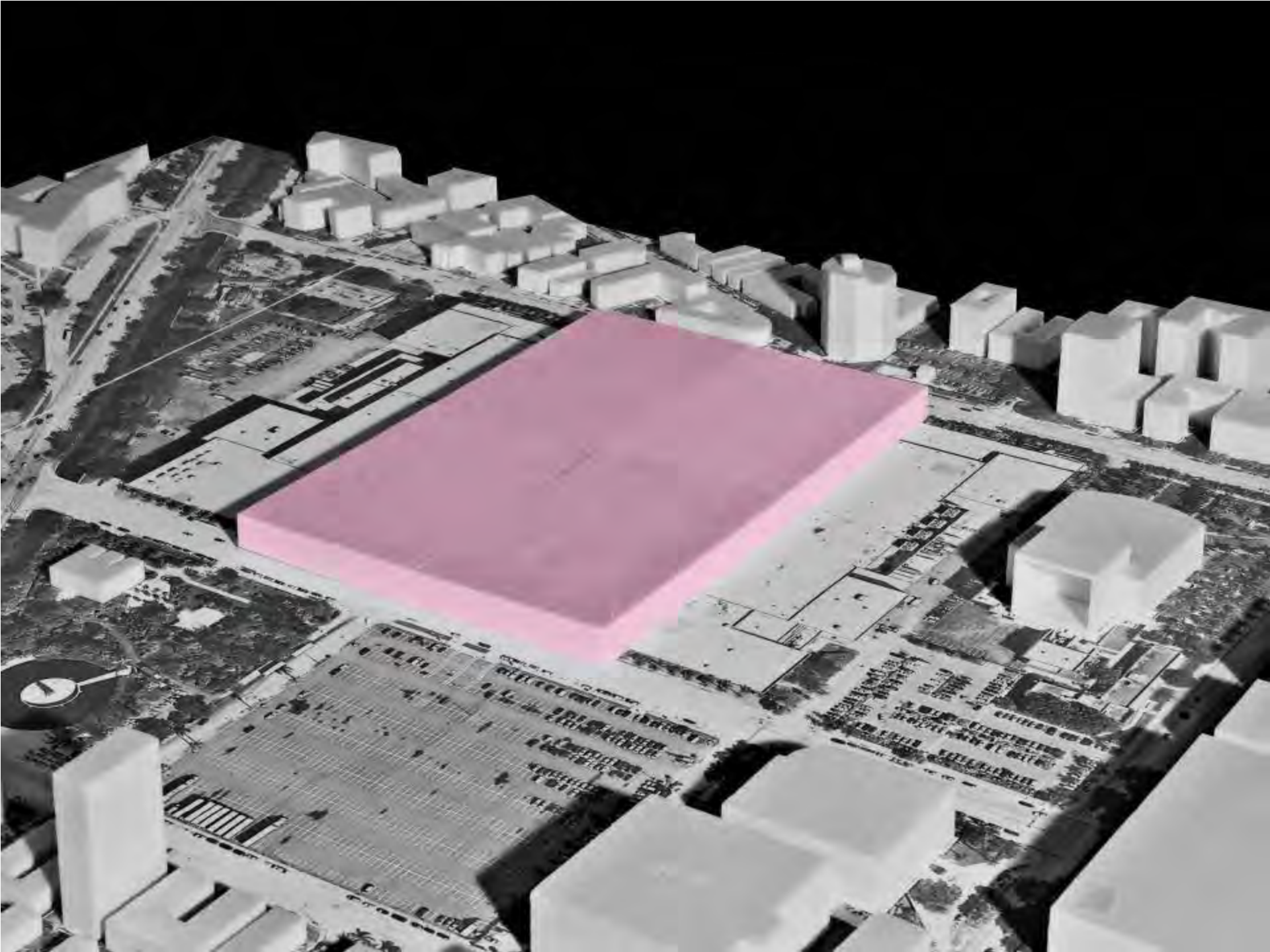
Masterplan


CONCENTRATE THE DENSITY AT SITE CENTER AND OPEN THE REST OF THE SITE
REORIENT THE FACE OF THE CONVENTION CENTER TO THE SOUTH
SELECT RIGHT MIX AND RIGHT LOCATIONS OF PROGRAM TO MAKE THE SITE ACTIVE 24/7

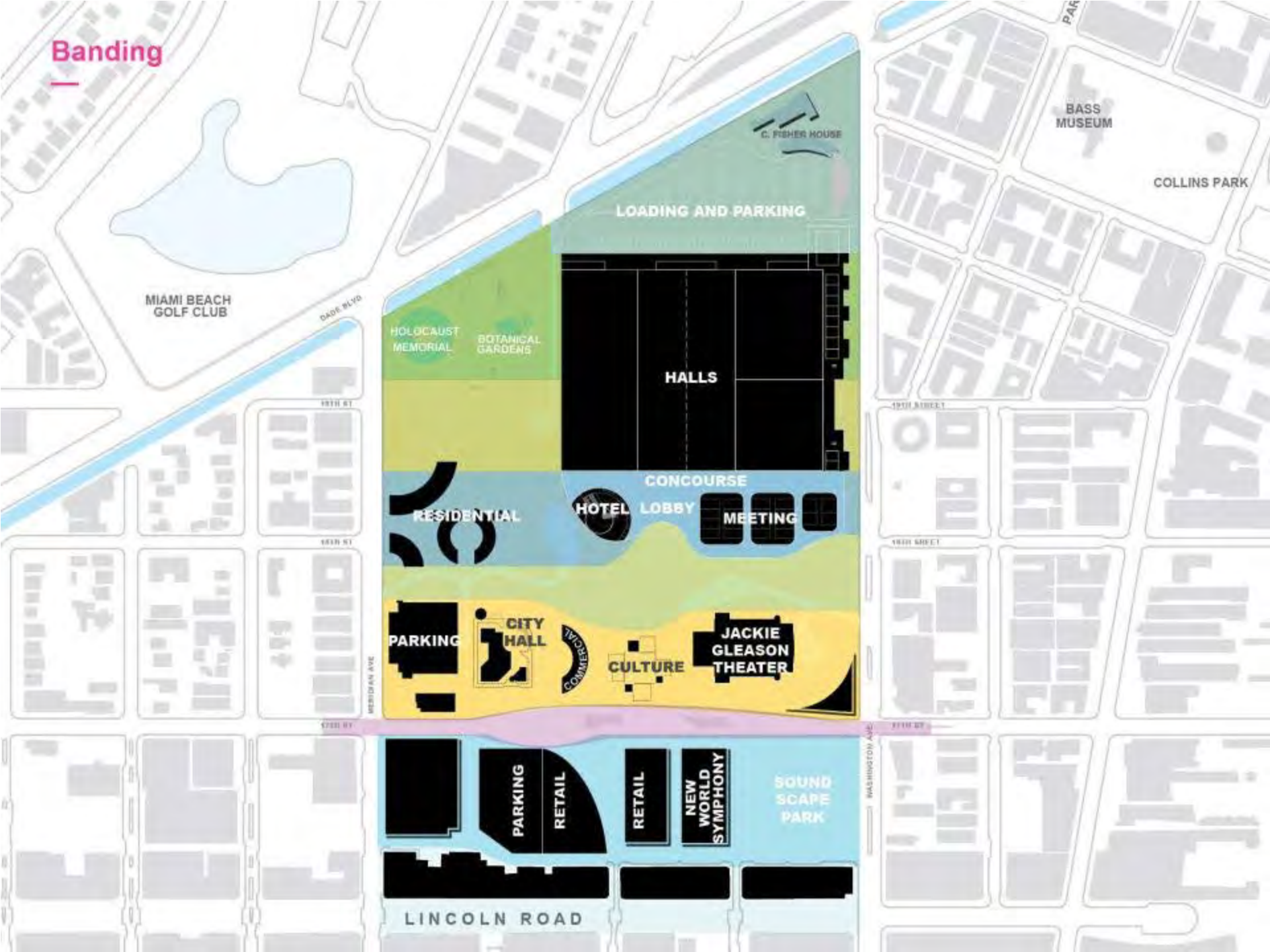
Convention Center



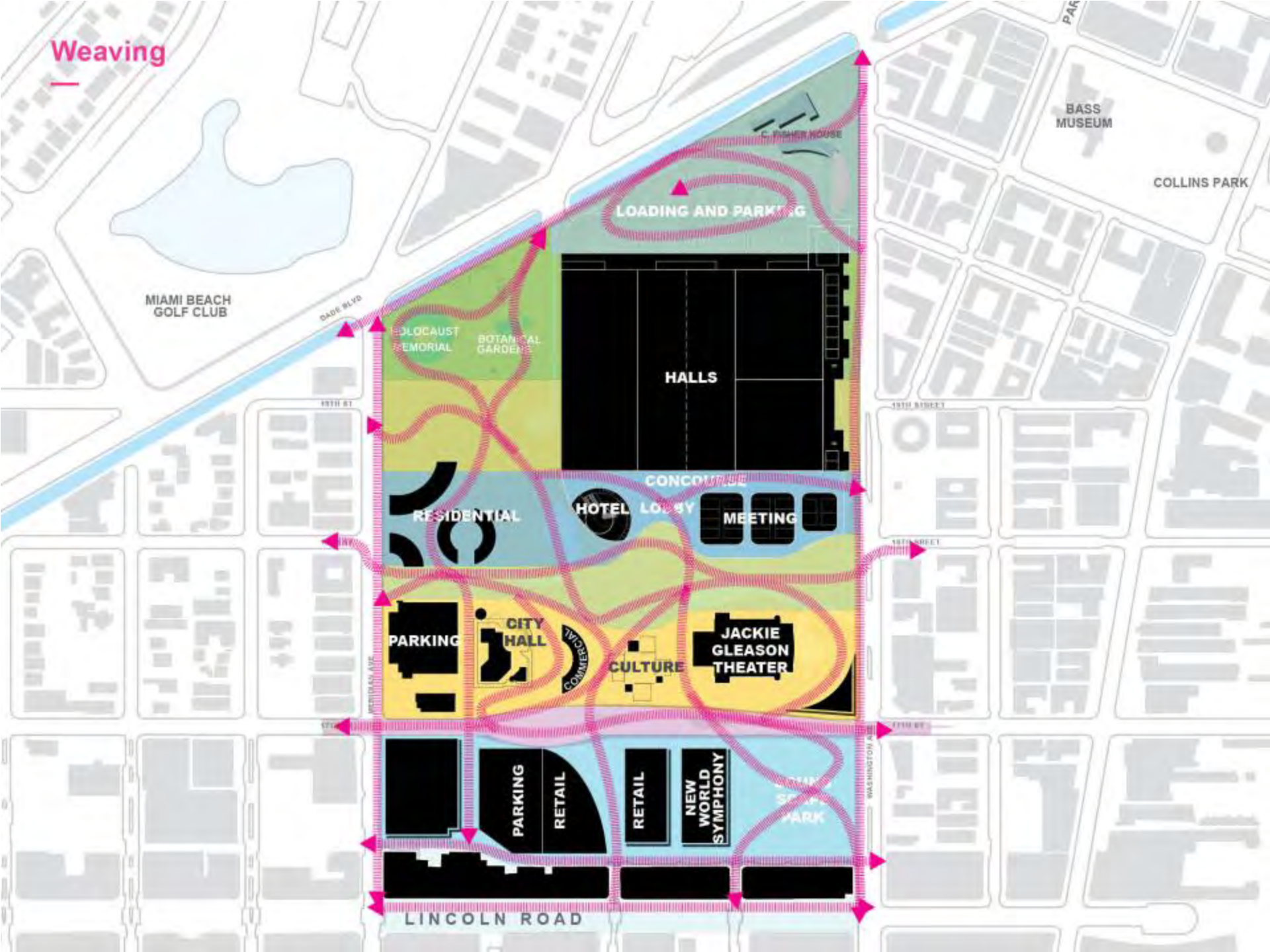




Banding


C. FISHER HOUSE
LOADING AND PARKING
BASS MUSEUM
COLLINS PARK
MIAMI BEACH GOLF CLUB
DADE BLVD
HOLOCAUST MEMORIAL
BOTANICAL GARDENS
HALLS
CONCOURSE
RESIDENTIAL
HOTEL LOBBY
MEETING
PARKING
CITY HALL
COMMERCIAL
CULTURE
JACKIE GLEASON THEATER
MERIDIAN AVE
PARKING
RETAIL
RETAIL
NEW WORLD SYMPHONY
SOUND SCAPE PARK
WASHINGTON AVE
LINCOLN ROAD

Weaving


BASS MUSEUM
COLLINS PARK
MIAMI BEACH GOLF CLUB
DADE BLVD
C. FISHER HOUSE
LOADING AND PARKING
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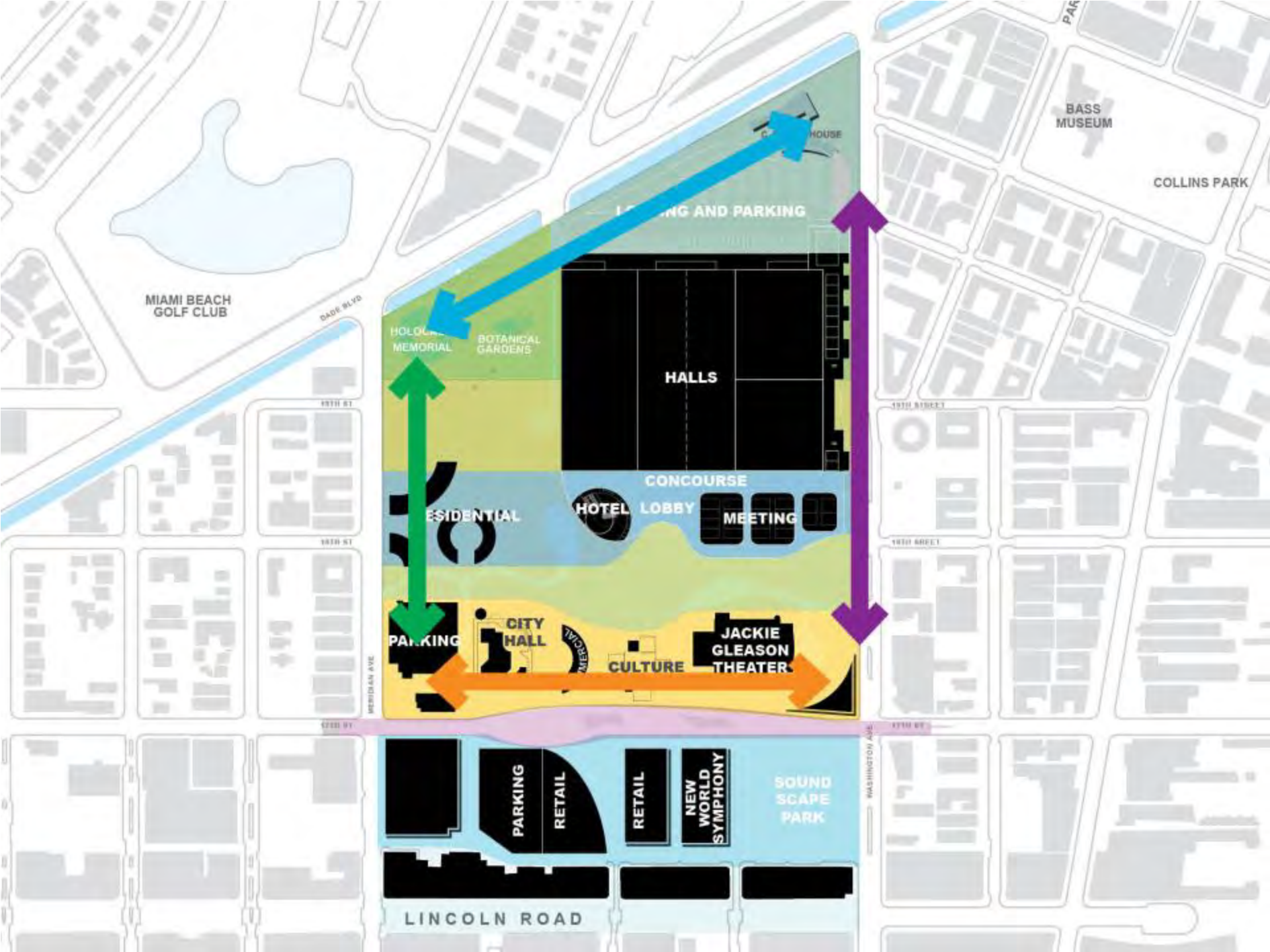
CITY HALL
COMMERCIAL
CULTURE
JACKIE GLEASON THEATER
PARKING
RETAIL
RETAIL
NEW WORLD SYMPHONY
PARK
LINCOLN ROAD


BASS MUSEUM
COLLINS PARK
MIAMI BEACH GOLF CLUB
DADE BLVD
BOTANICAL GARDENS
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CONCOURSE
HOTEL LOBBY
MEETING
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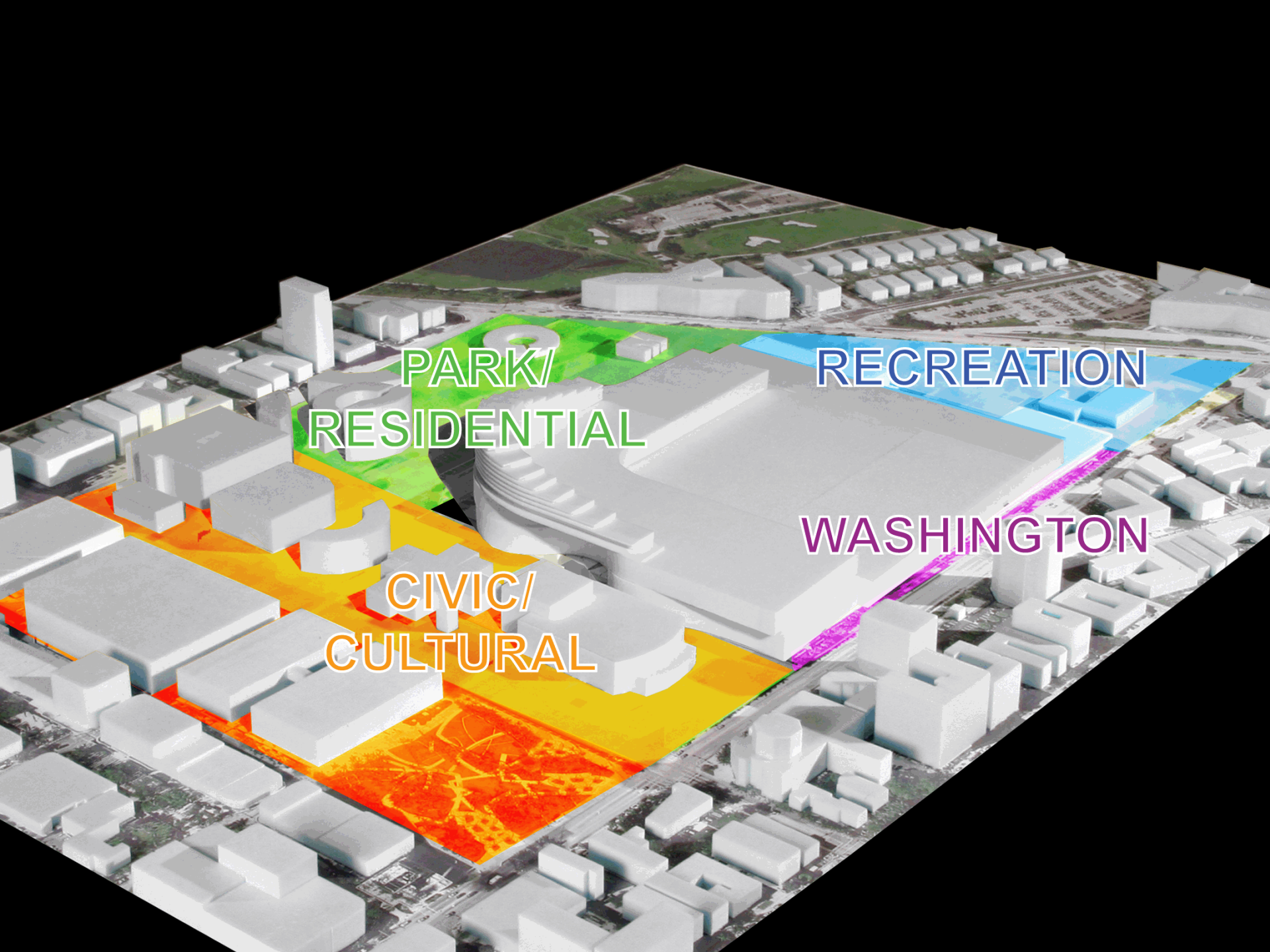
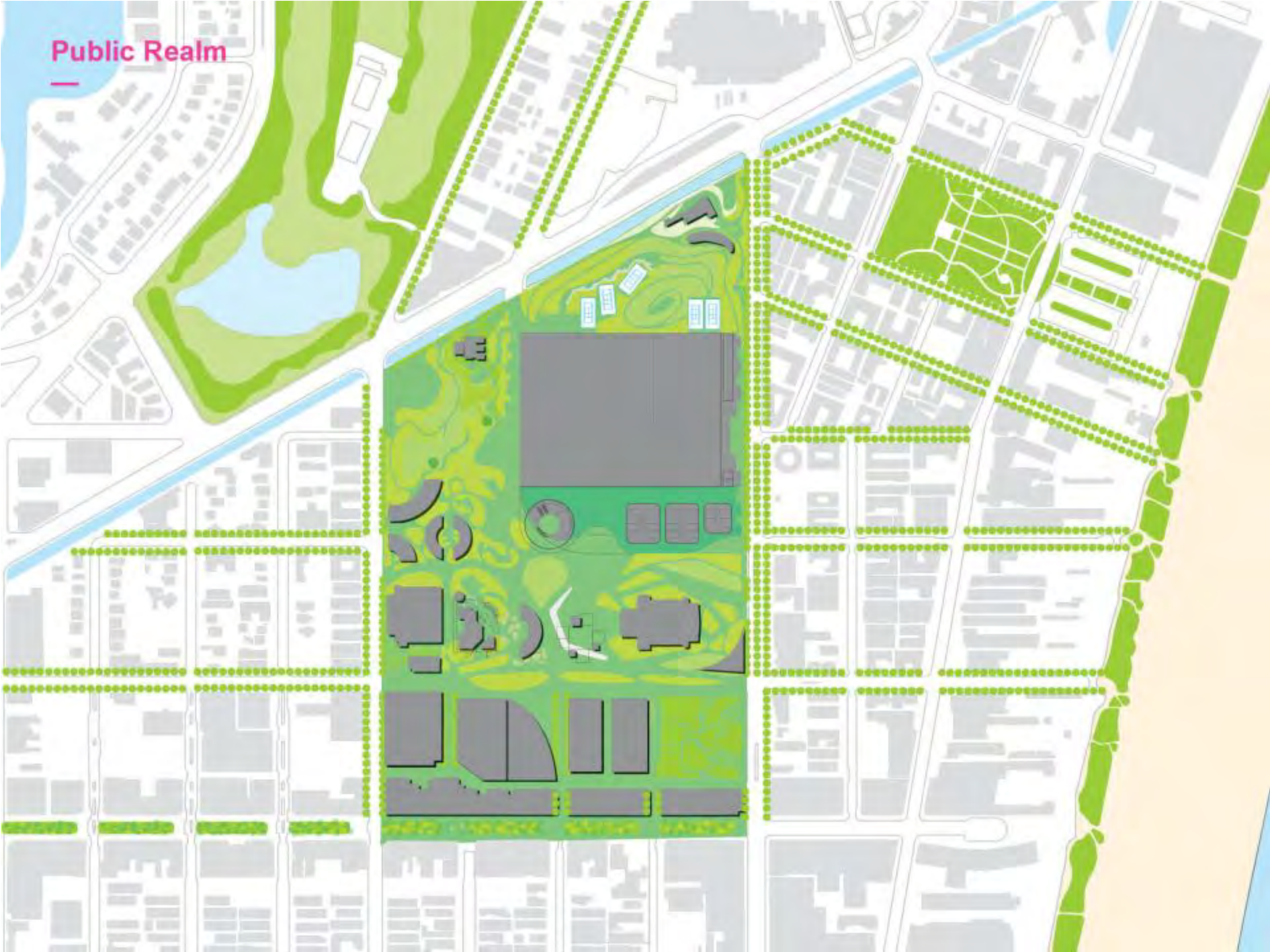
JACKIE GLEASON THEATER
PARKING
RETAIL
RETAIL
NEW WORLD SYMPHONY
SOUND SCAPE PARK
LINCOLN ROAD

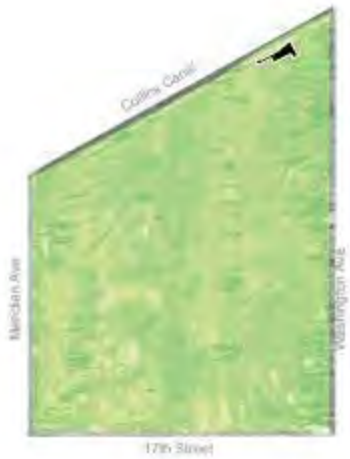

PARK/
RESIDENTIAL
RECREATION
WASHINGTON
CIVIC/
CULTURAL


Public Realm

Existing

Masterplan in Greater South Beach

Miami Beach Municipal Golf Course, 1928



1935 - Golf Course

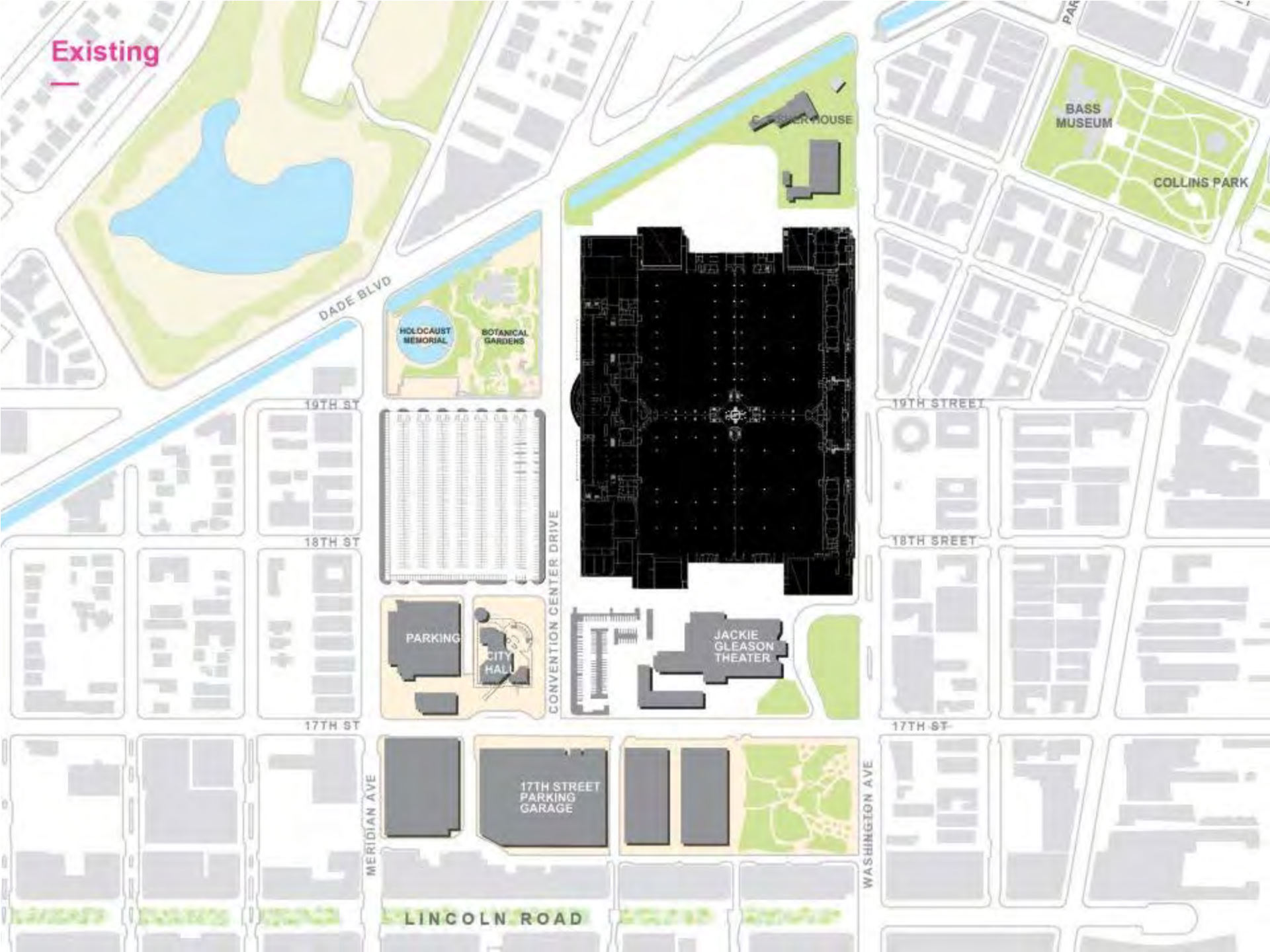
1957 - Built

1968 - Expansion I

1987 - Expansion II

2013 - SouthBeach ACE

Existing


BASS MUSEUM
COLLINS PARK
DADE BLVD
HOLOCAUST MEMORIAL
BOTANICAL GARDENS
19TH ST
19TH STREET
18TH ST
18TH SREET
CONVENTION CENTER DRIVE
PARKING
CITY HALL
JACKIE GLEASON THEATER
17TH ST
17TH ST
MERIDIAN AVE
17TH STREET PARKING GARAGE
WASHINGTON AVE
LINCOLN ROAD

Transformation

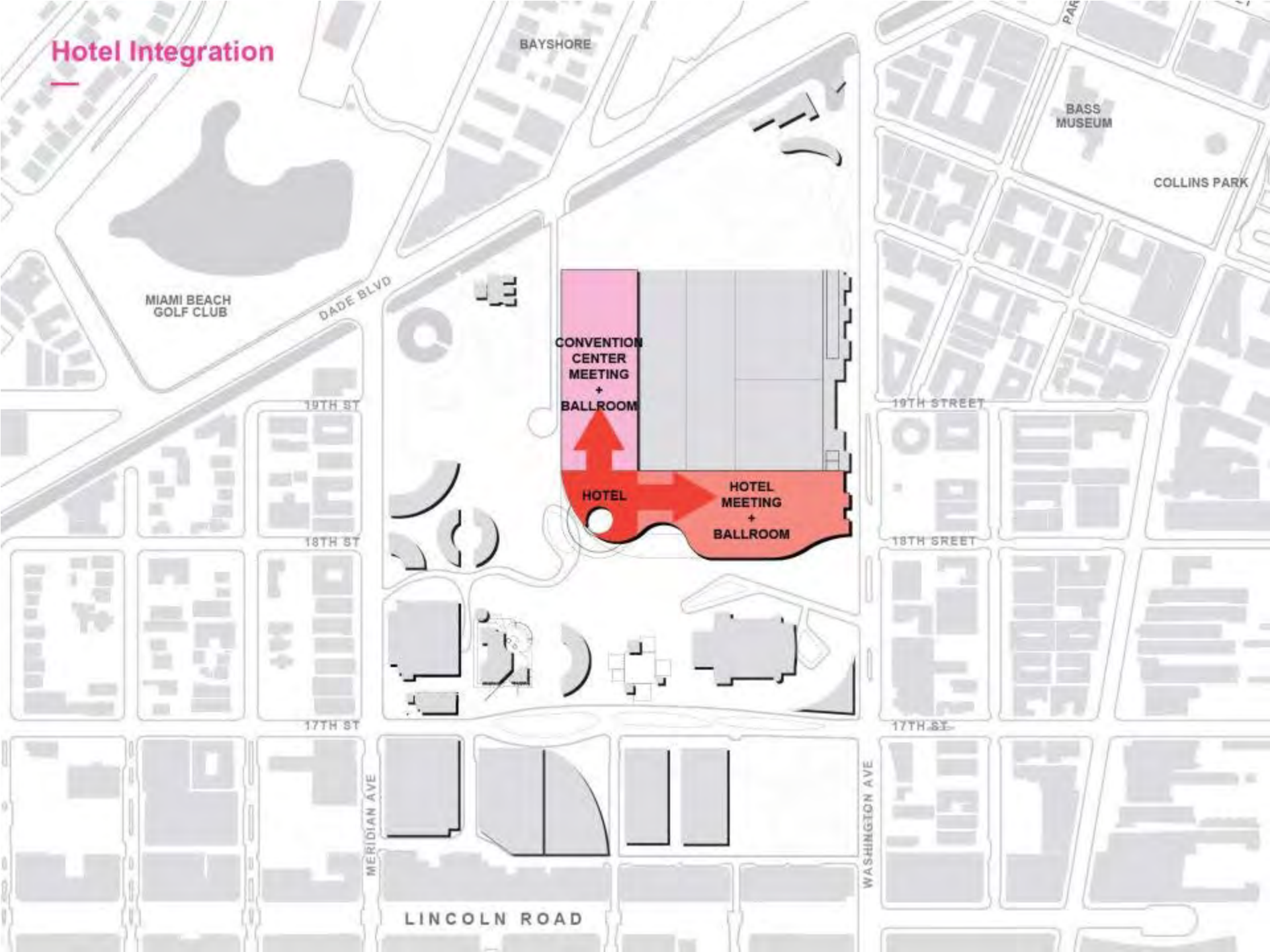
Transformation

Transformation

Transformation

Transformation

Hotel Integration

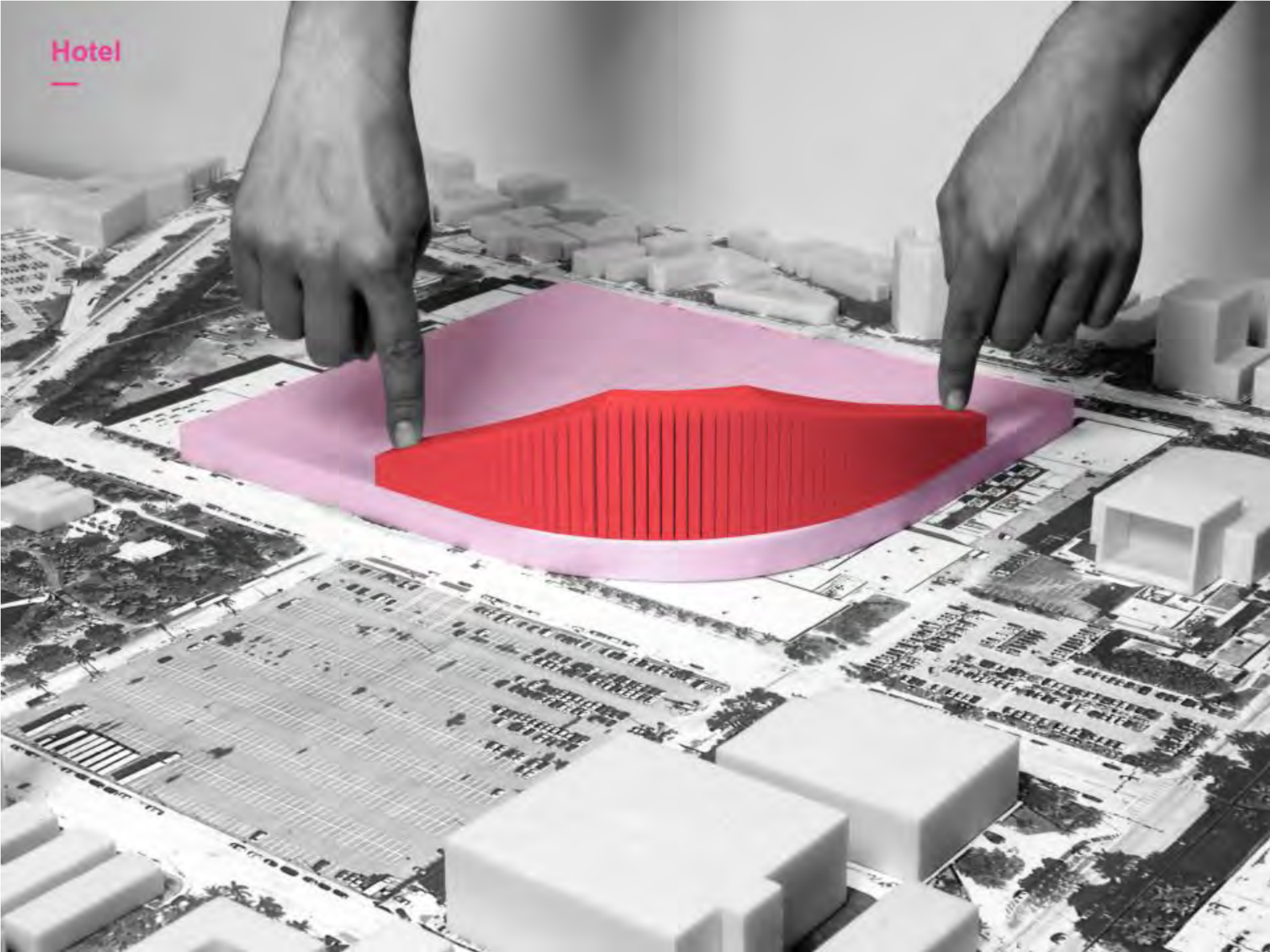


Hotel

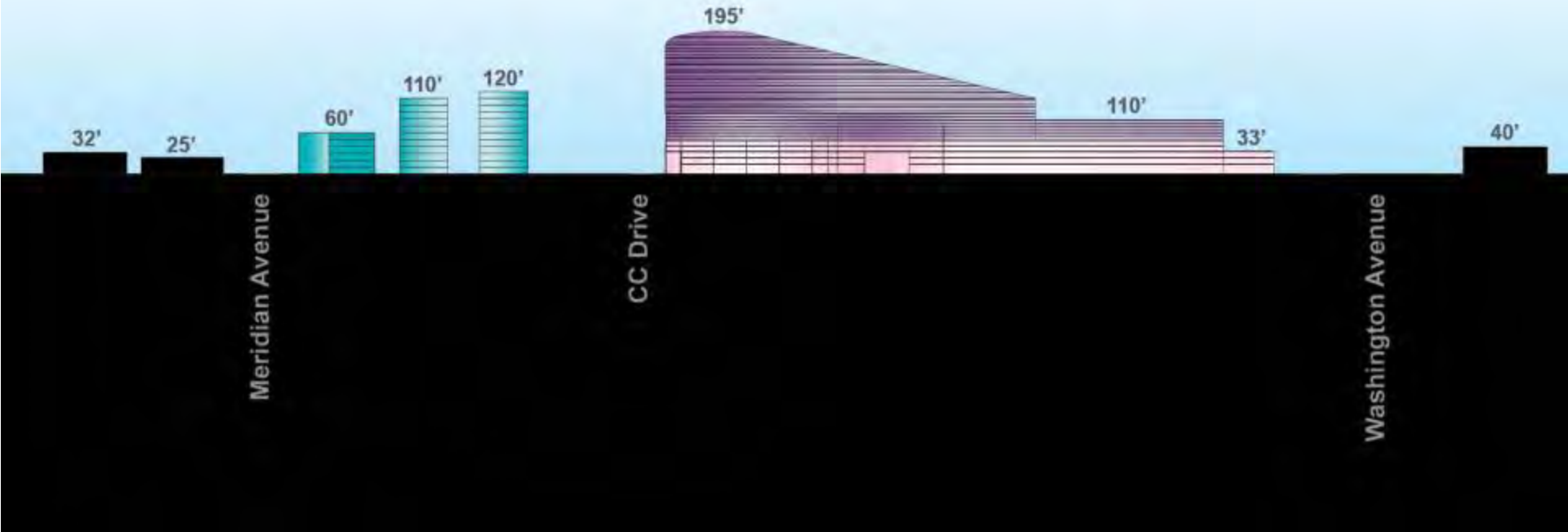
Hotel

Hotel

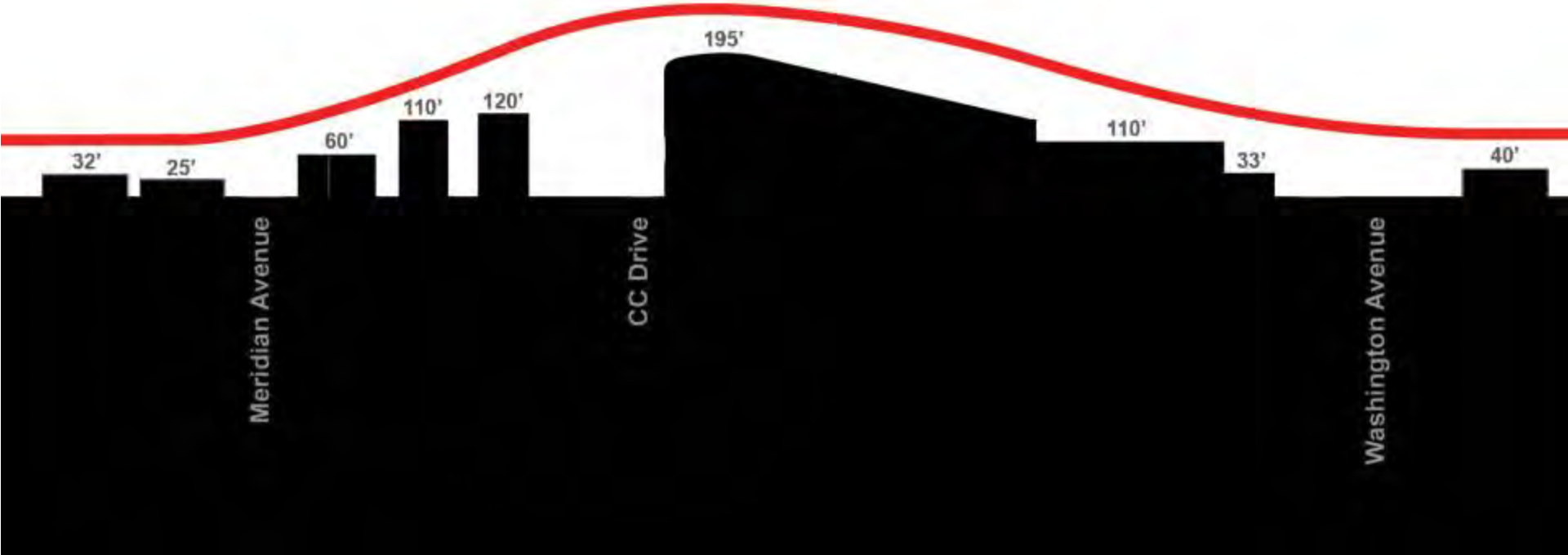
Hotel



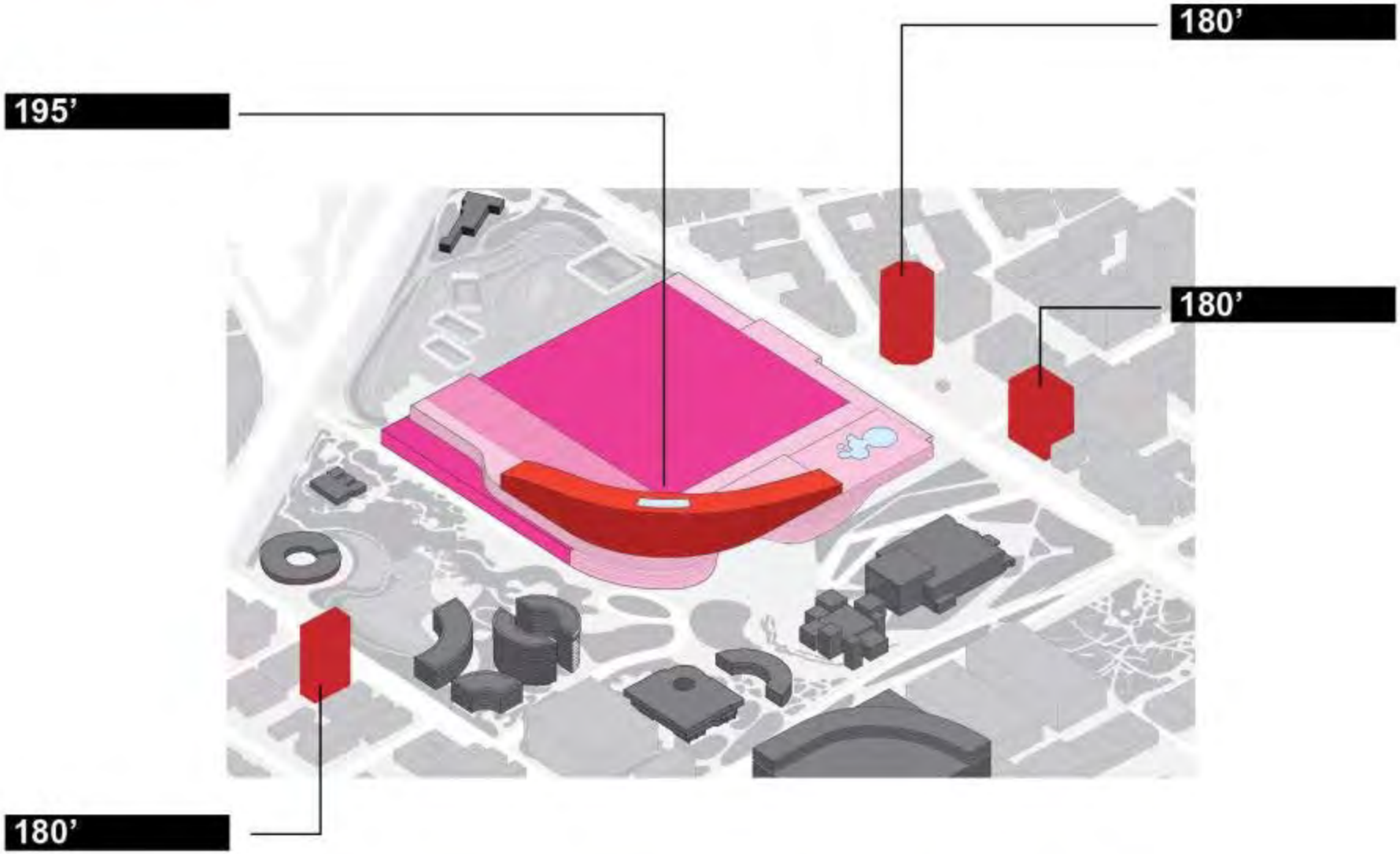
18th Street Elevation



18th Street Elevation



Hotel Height

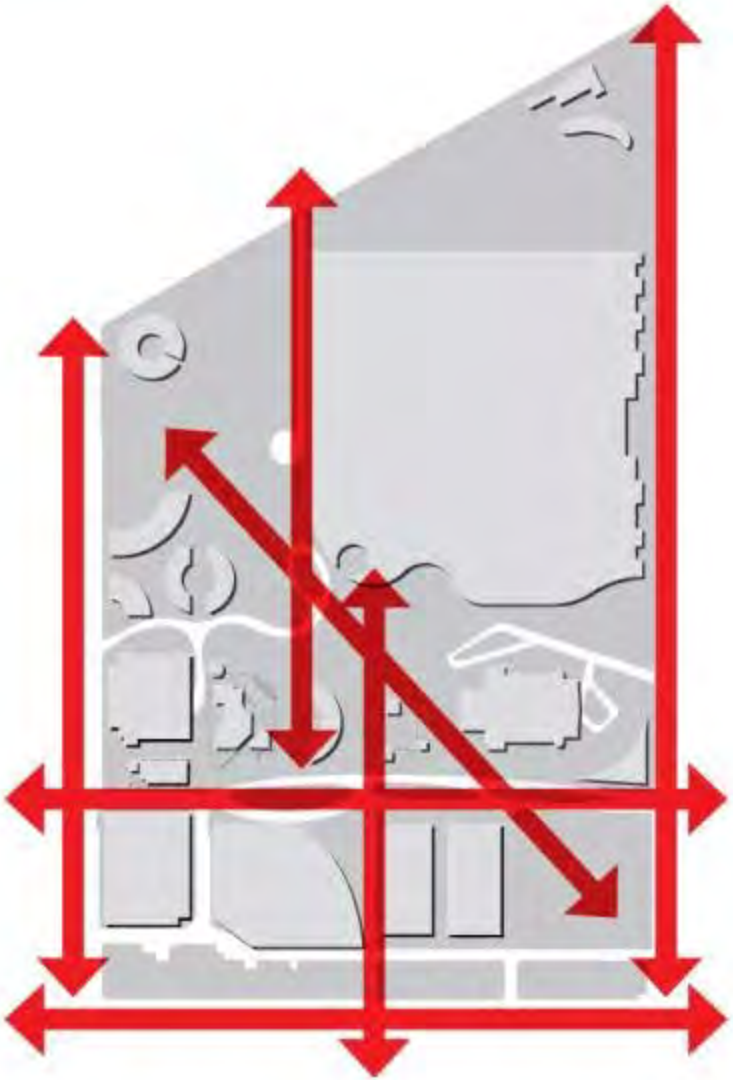


South West Aerial - Situation

South West Aerial - New Build

Dialogue of forms

Visual links

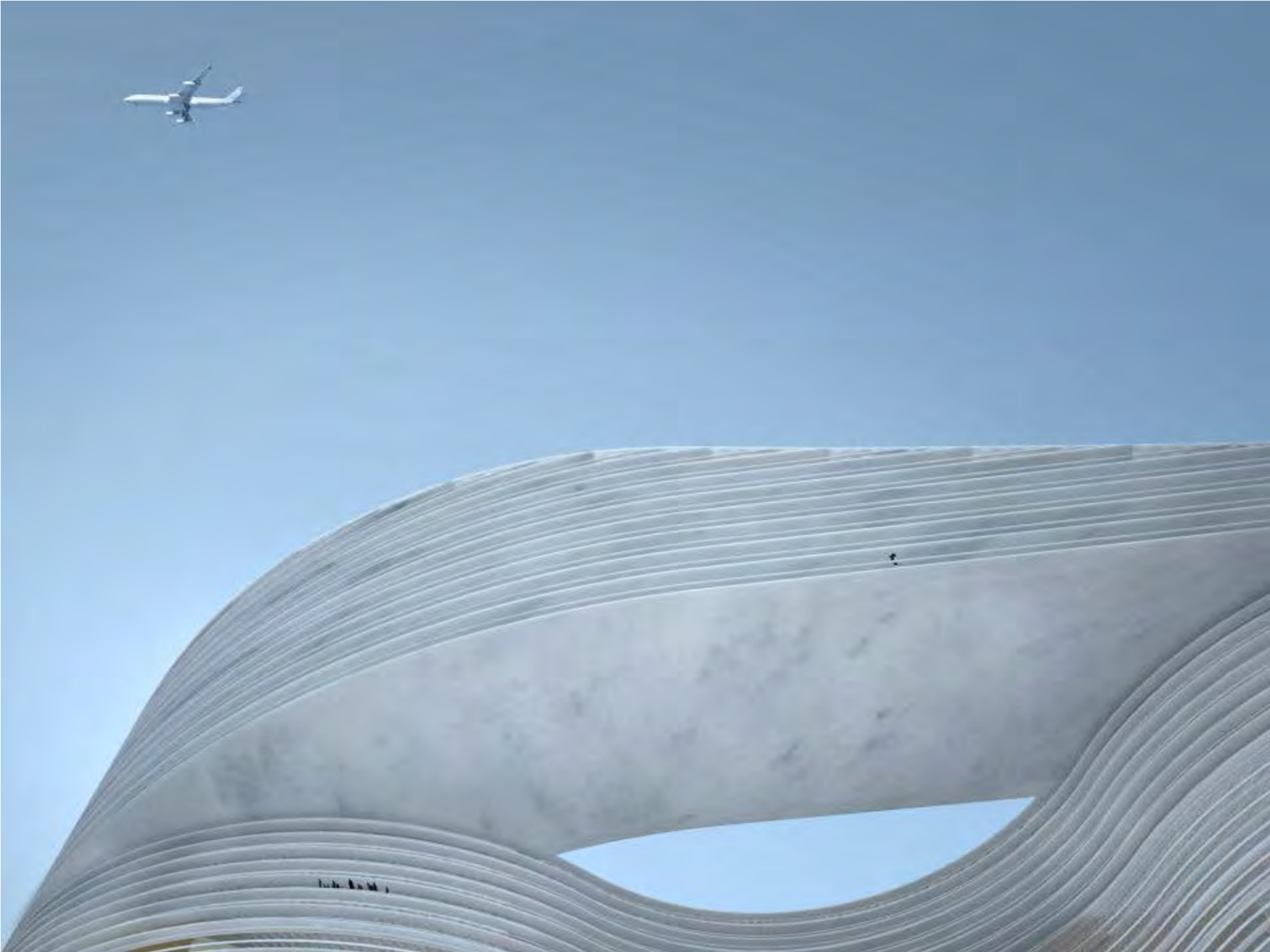


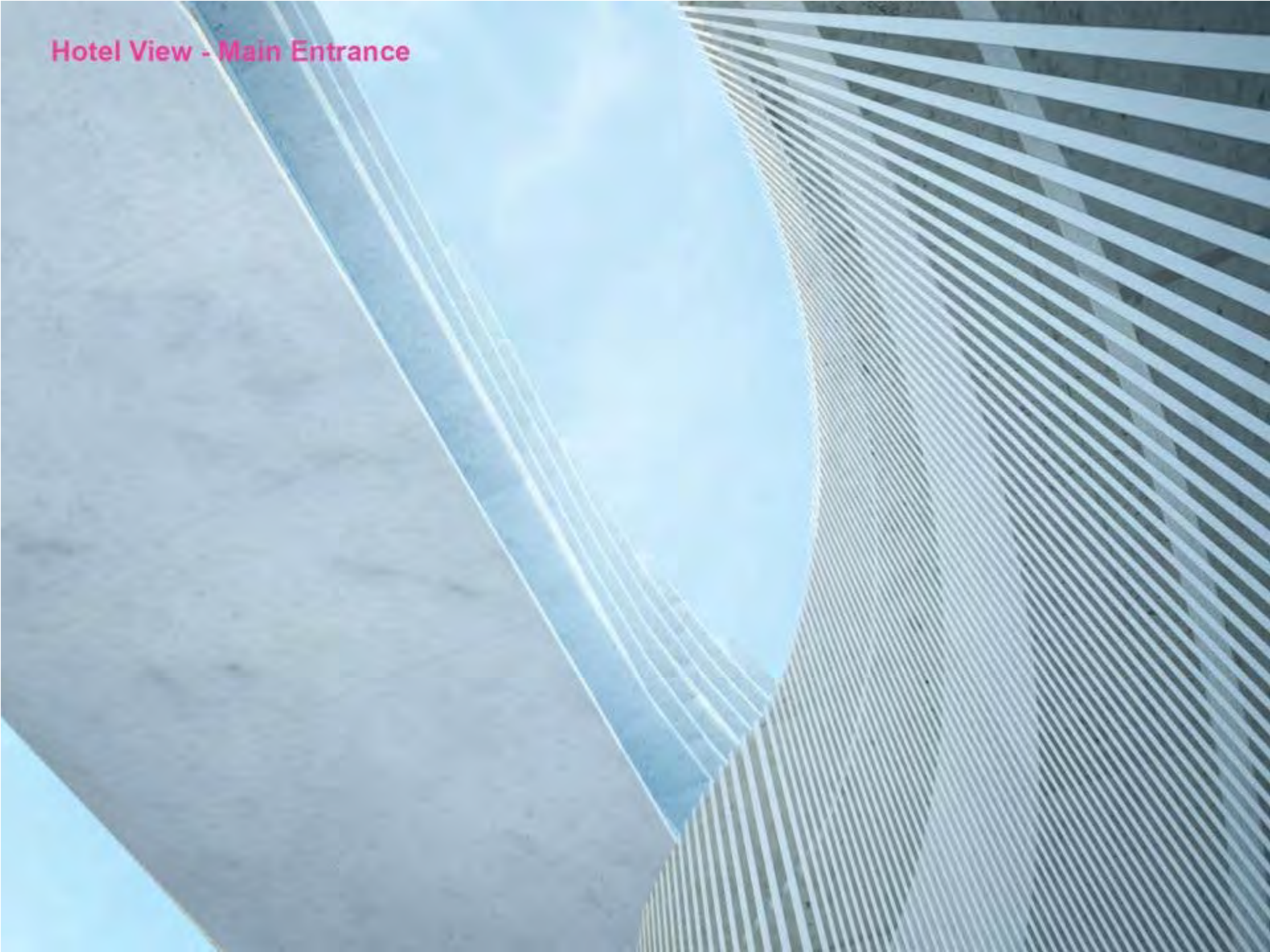
View Looking Northwest from Soundscape Park

View Looking Northwest from Soundscape Park

Hotel Layers

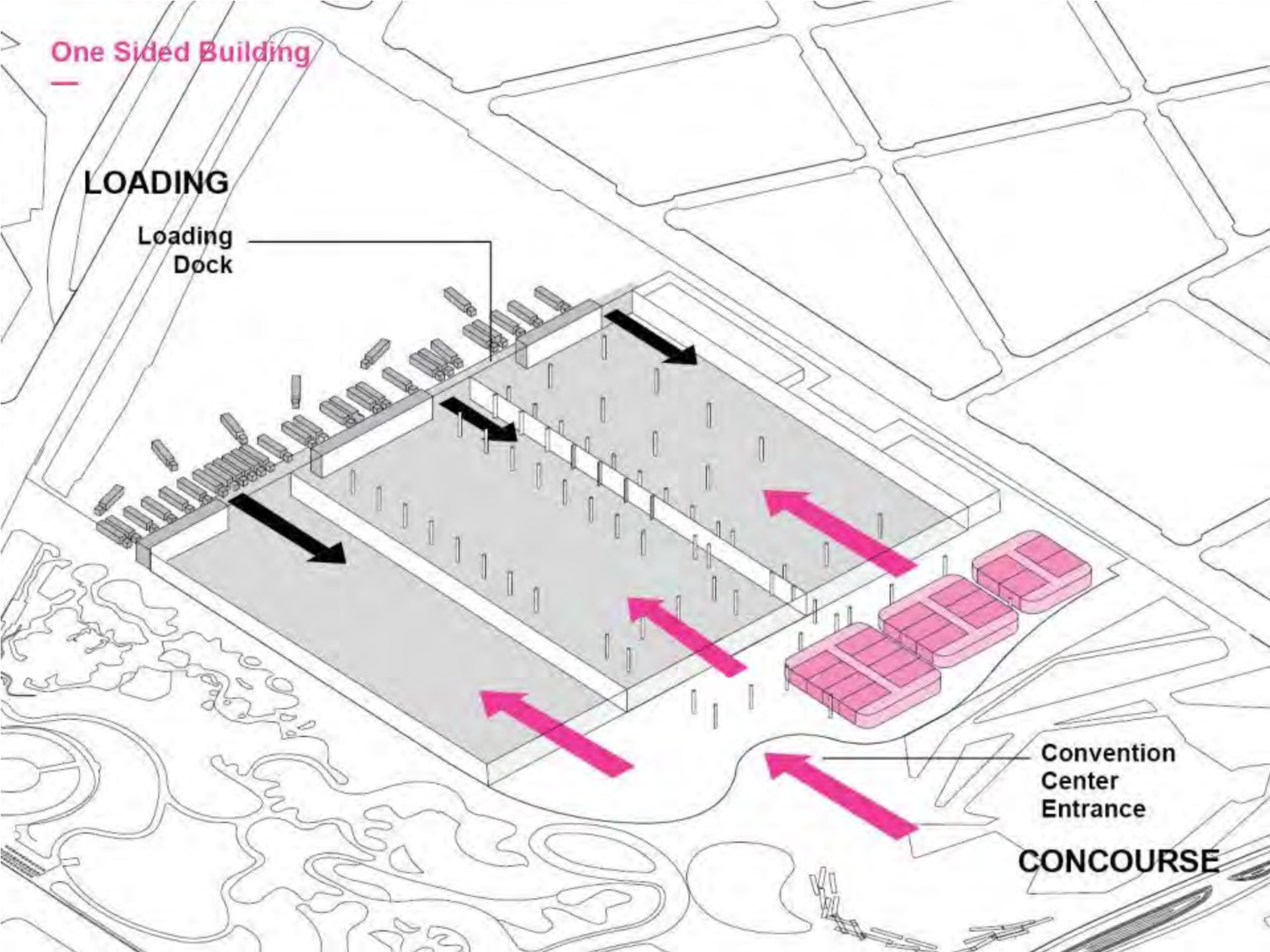
Convention Center Entry




Hotel View - Main Entrance

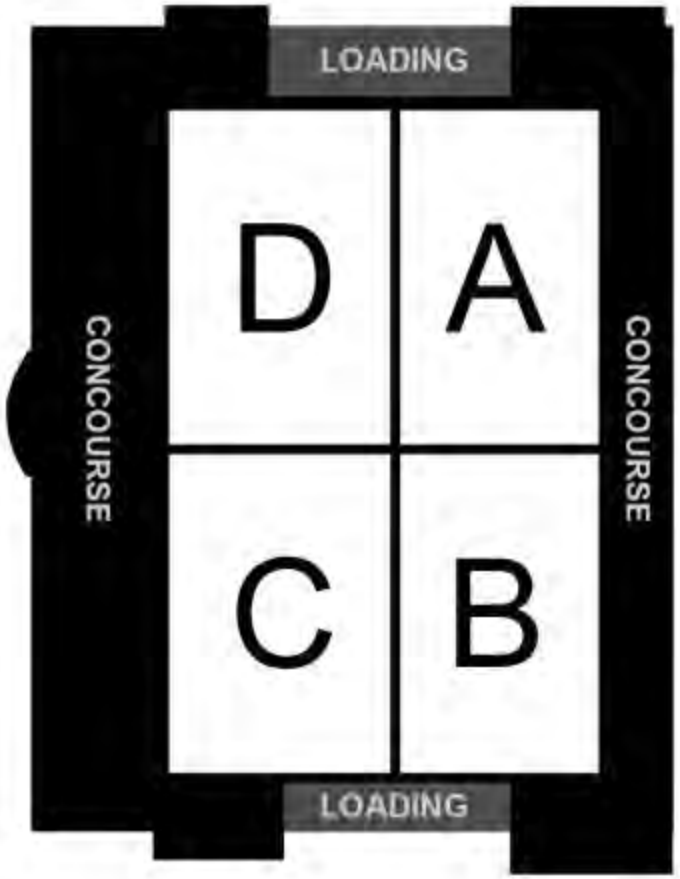
Integrated

One Sided Building



Improved Hall Flexibility

EXISTING CC



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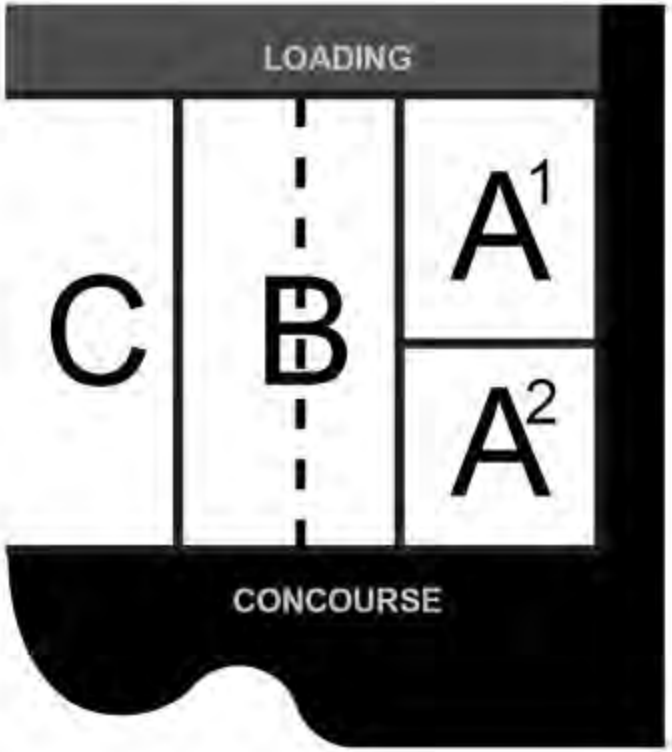
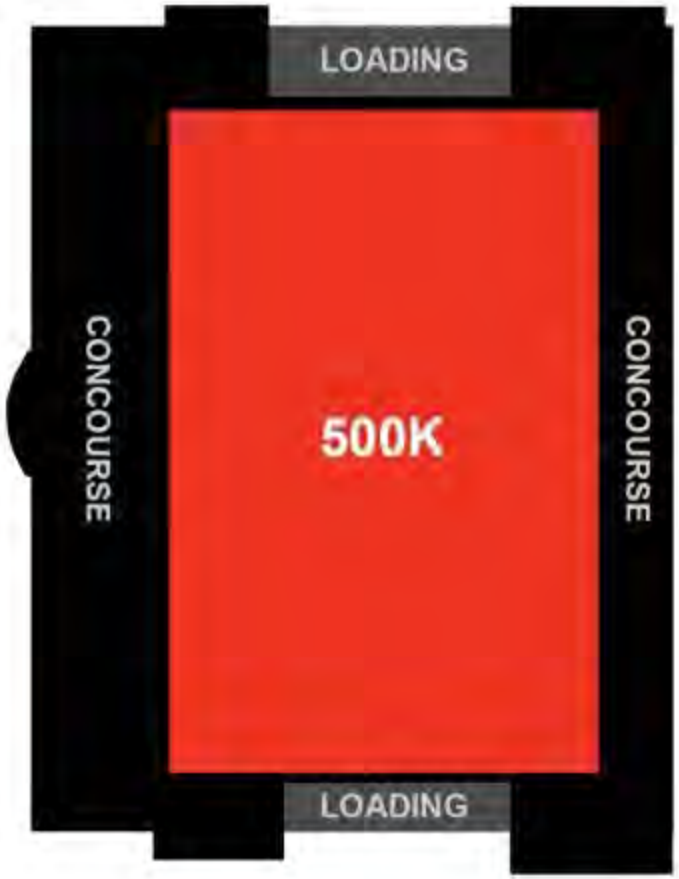


Full Hall

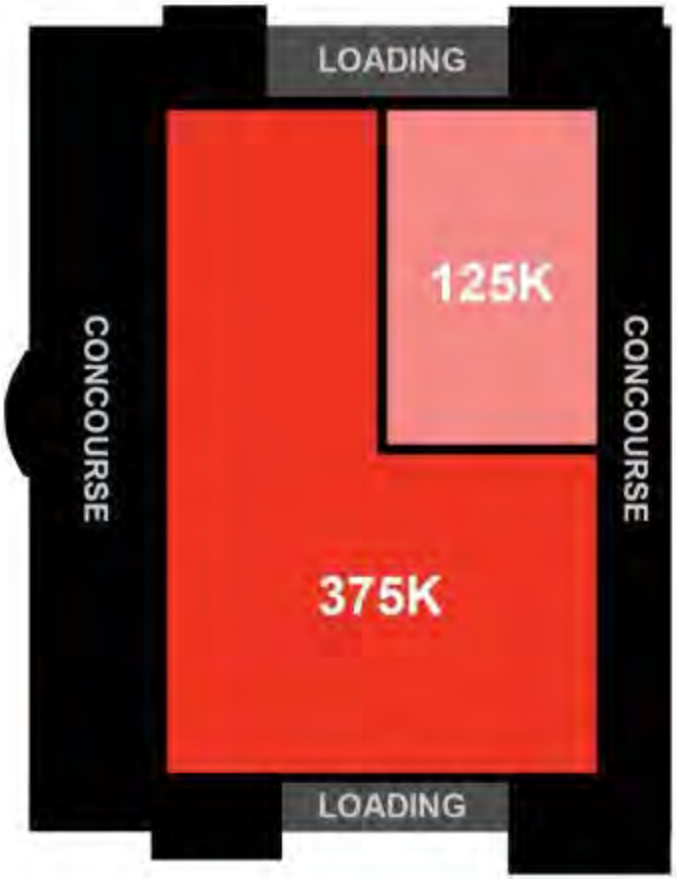
EXISTING CC



NEW

1/4 Hall

EXISTING CC



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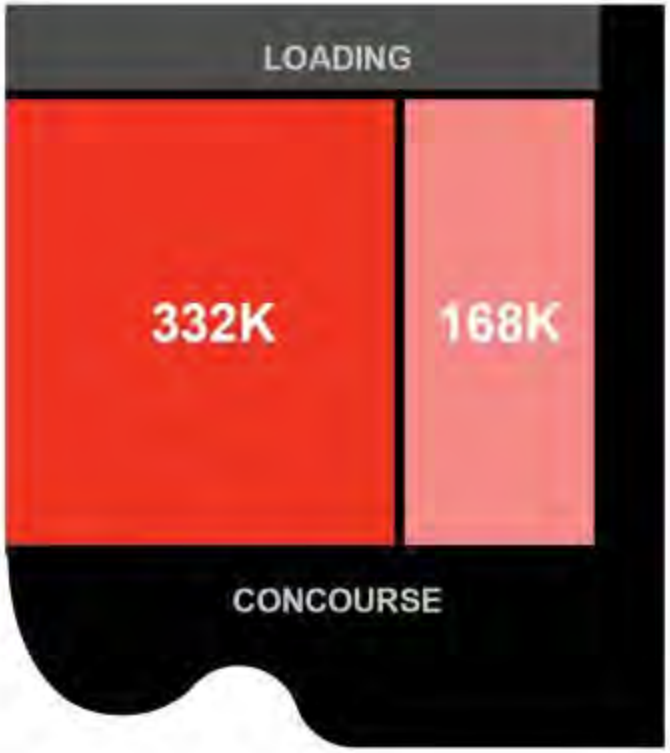
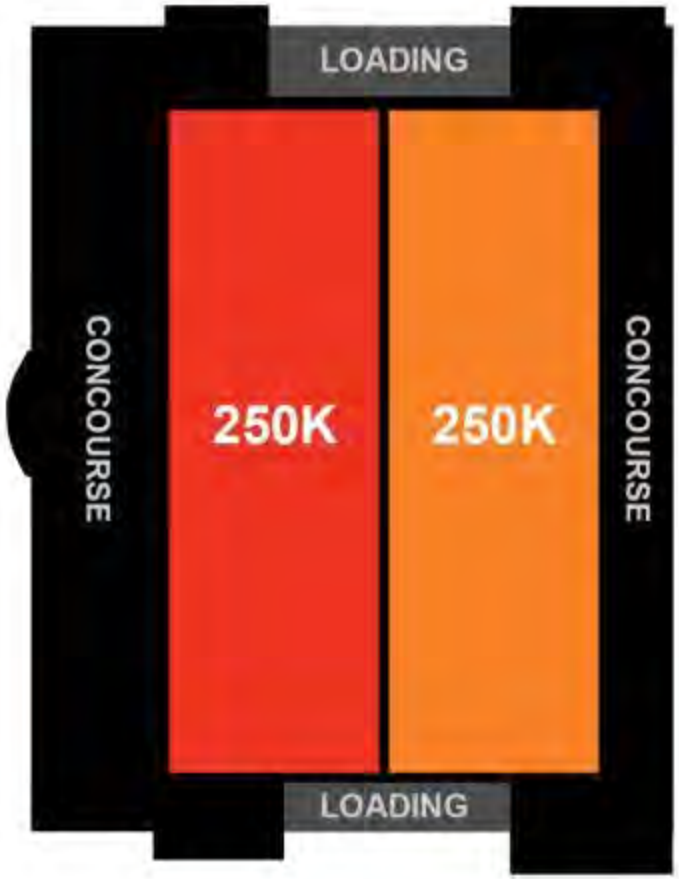


Half / Half

EXISTING CC



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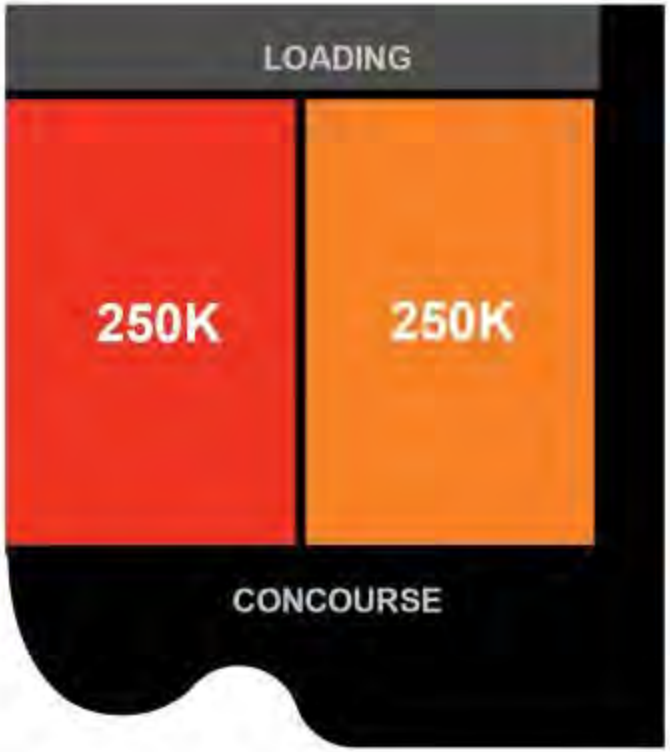
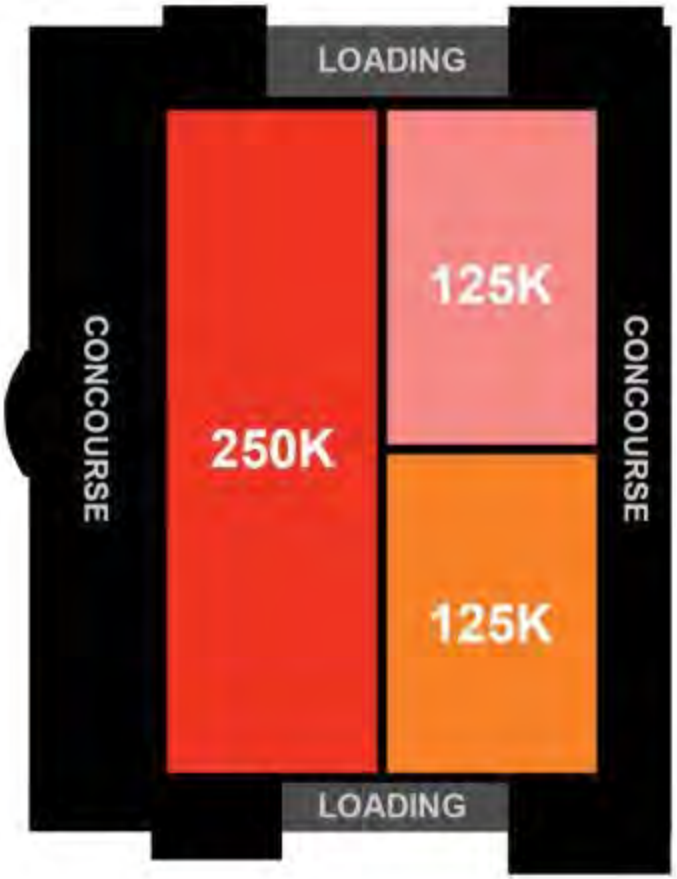


1/3 Hall

EXISTING CC



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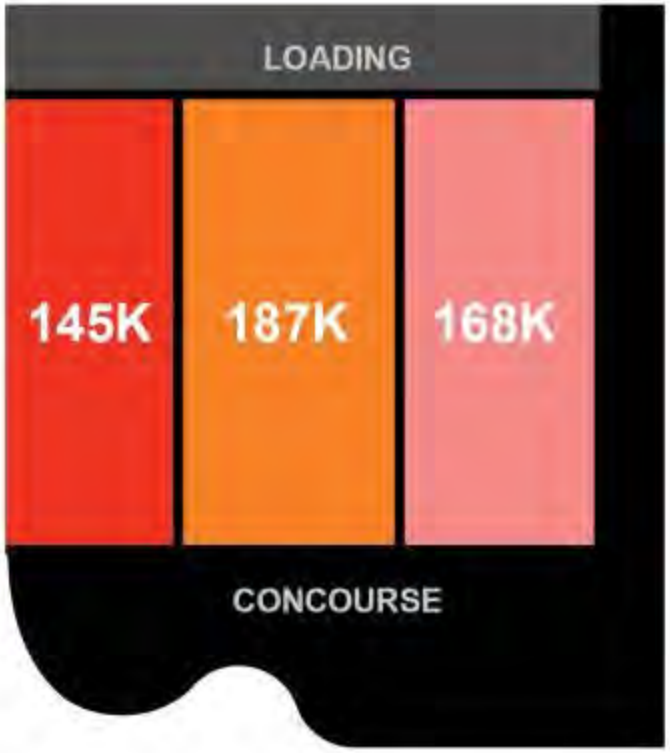
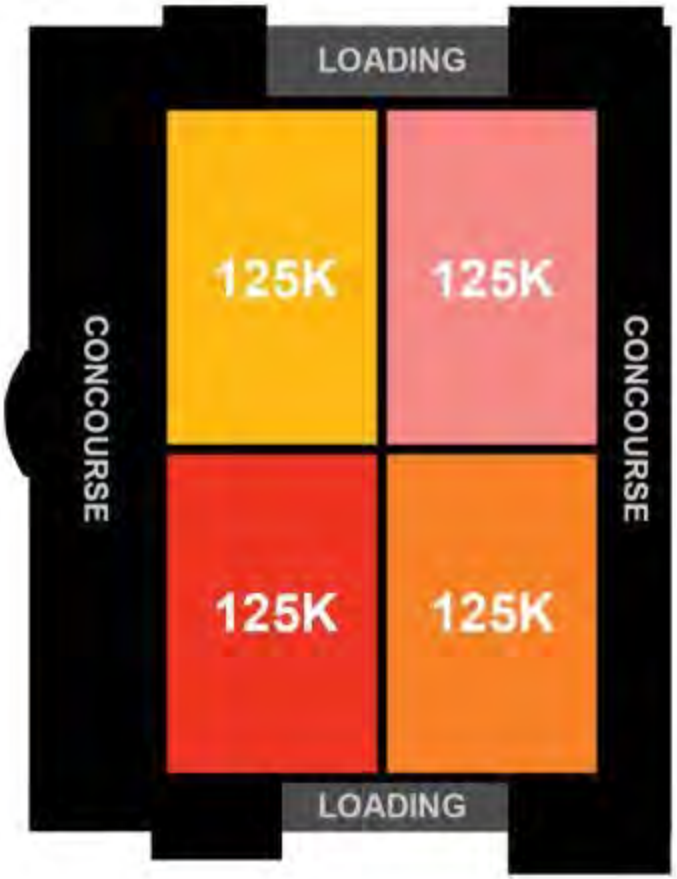


1/4 Hall

EXISTING CC



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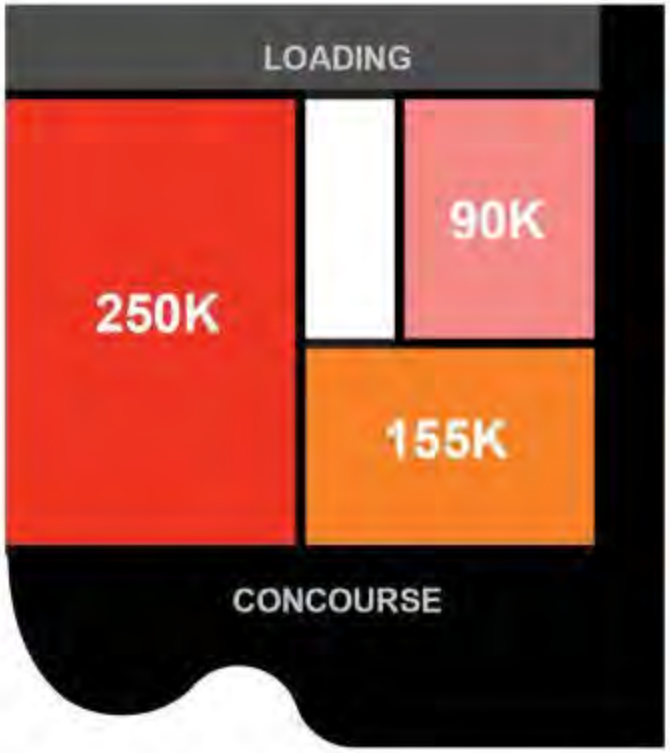
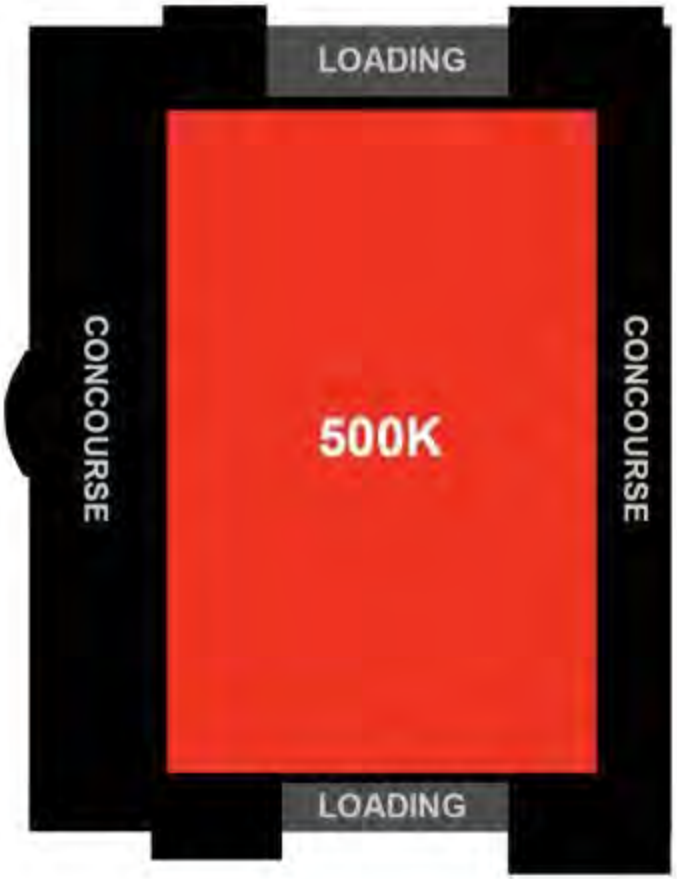


Full Hall + Flex Hall

EXISTING CC



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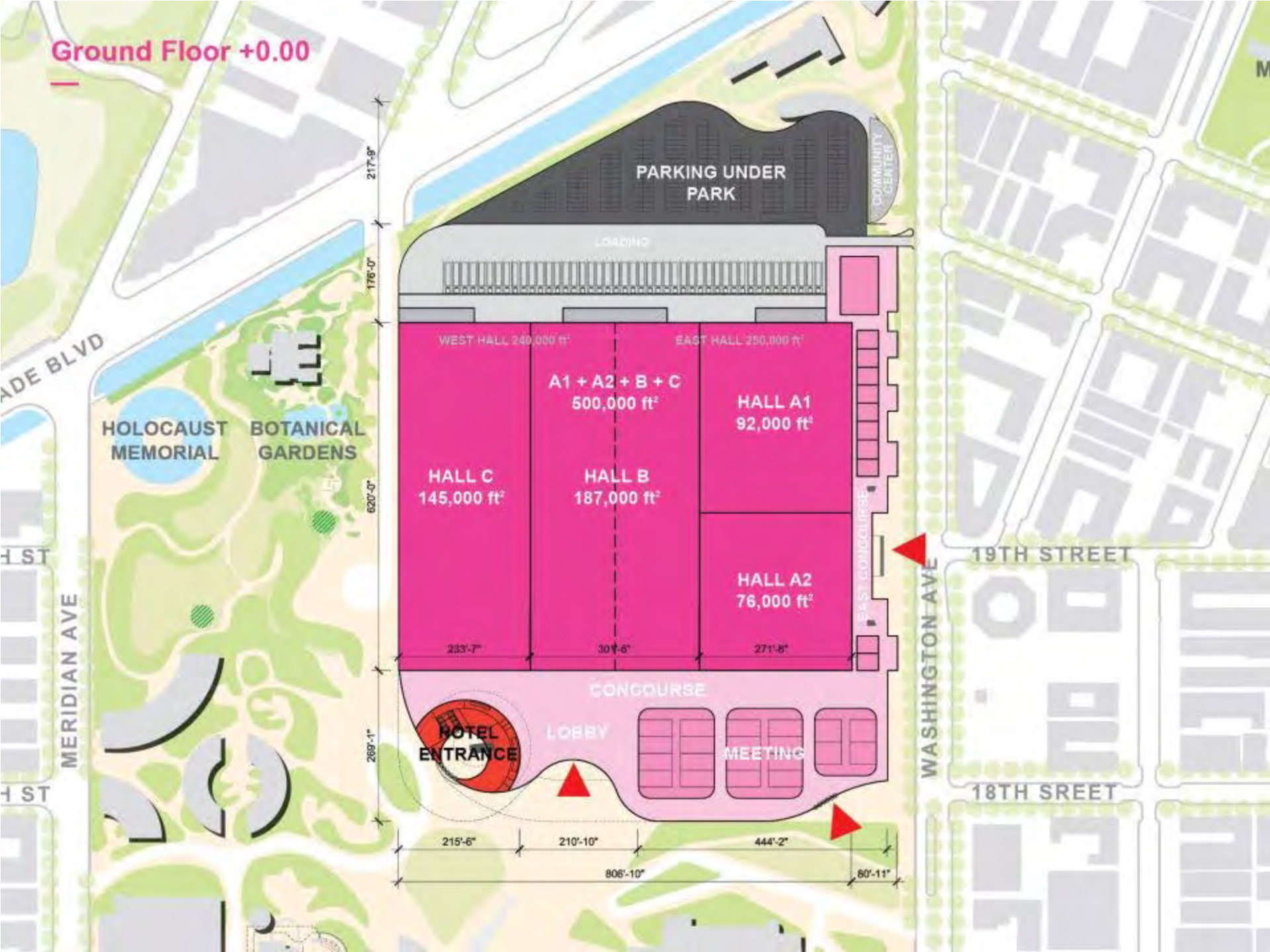
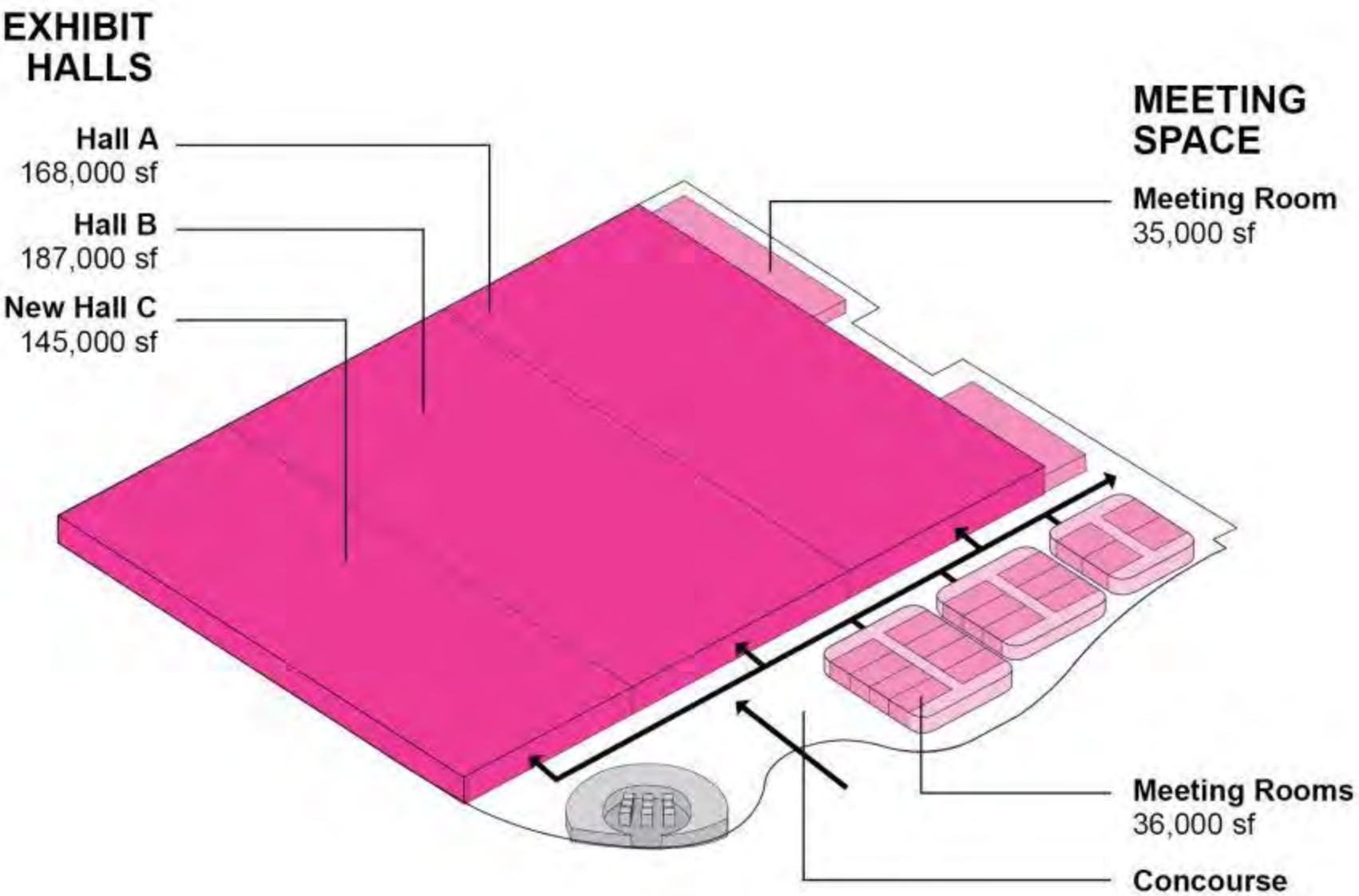
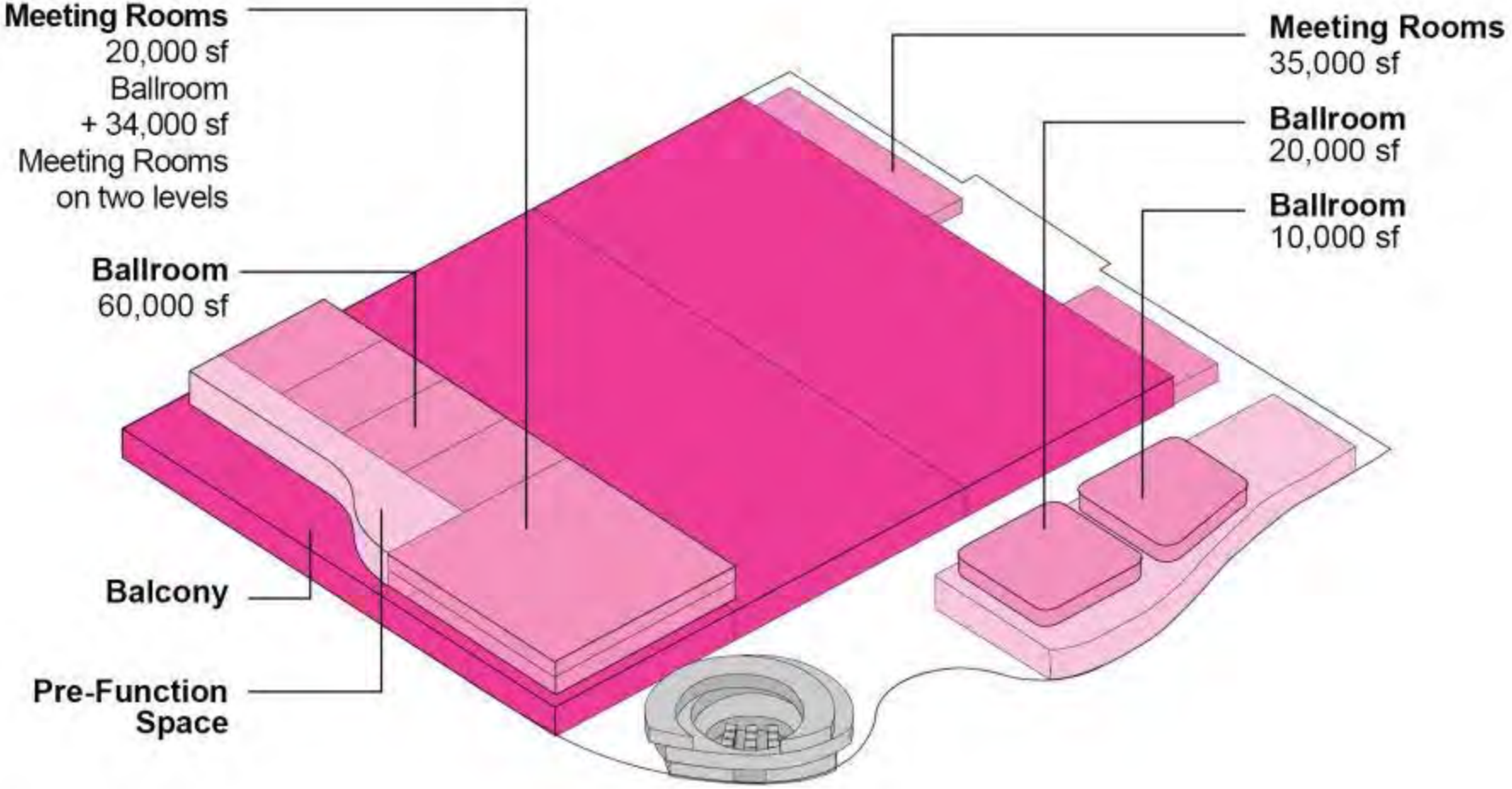

Ground Floor +0.00
PARKING UNDER PARK
COMMUNITY CENTER
LOADING
WEST HALL 240,000 ft²
EAST HALL 250,000 ft²
A1 + A2 + B + C
500,000 ft²
HALL A1
92,000 ft²
HALL C
145,000 ft²
HALL B
187,000 ft²
HALL A2
76,000 ft²
EAST CONCOURSE
CONCOURSE
LOBBY
HOTEL ENTRANCE
MEETING
HOLOCAUST MEMORIAL
BOTANICAL GARDENS
MERIDIAN AVE
WASHINGTON AVE
19TH STREET
18TH SREET
217'-8"
176'-0"
620'-0"
269'-1"
233'-7"
301'-6"
271'-8"
215'-6"
210'-10"
444'-2"
806'-10"
80'-11"

Ground Floor

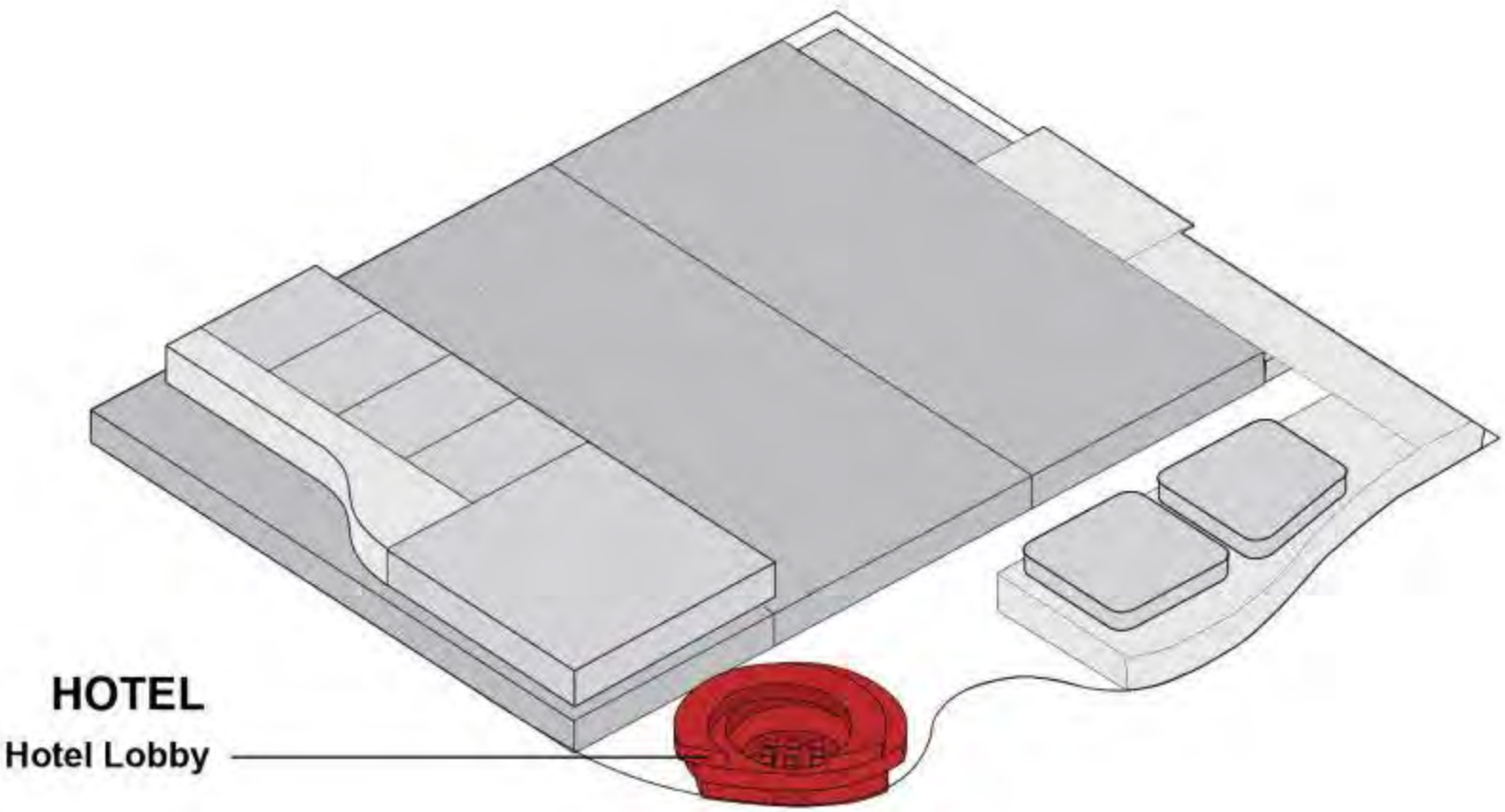


Convention Center Meeting & Ballroom

MEETING SPACES



Hotel Connection



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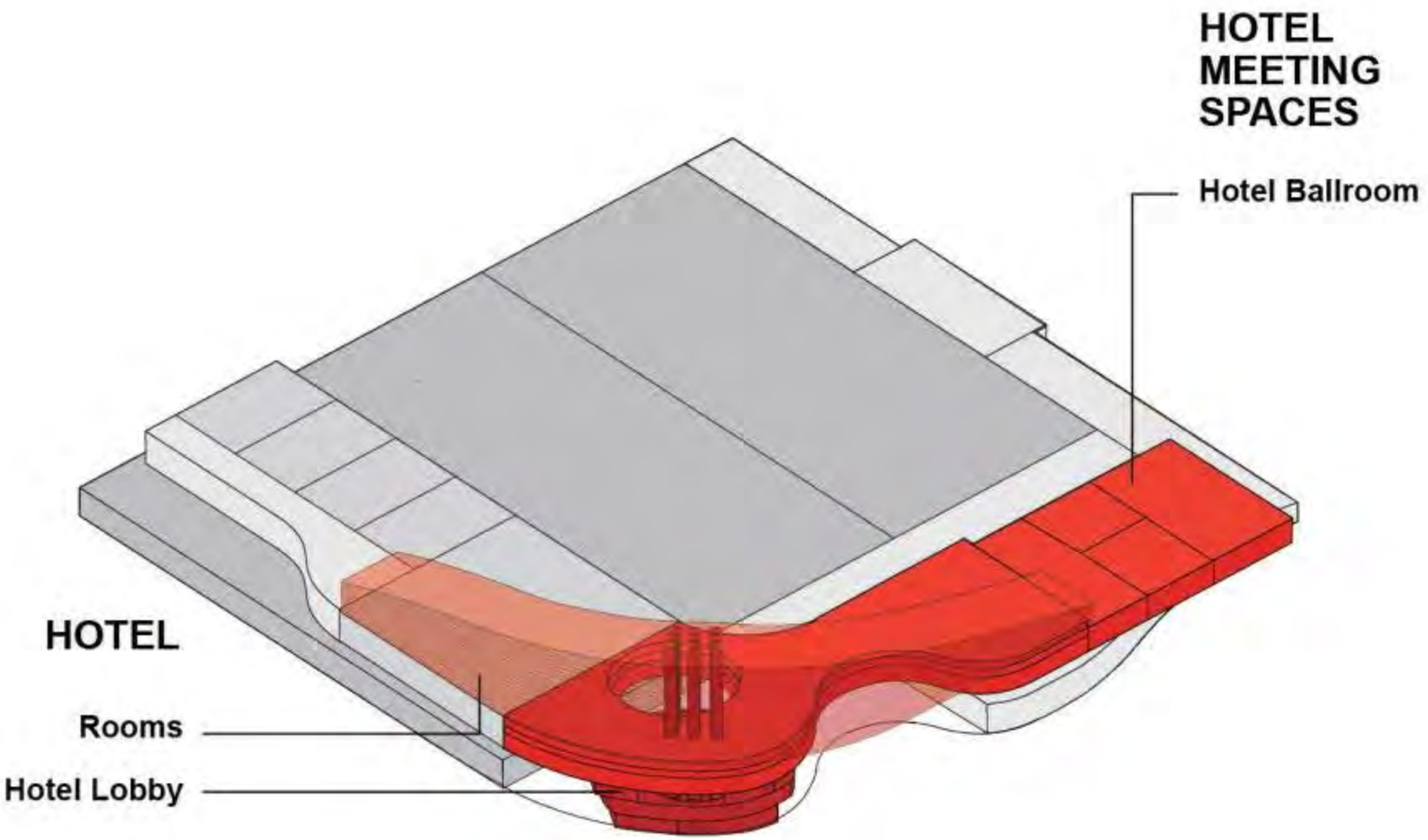
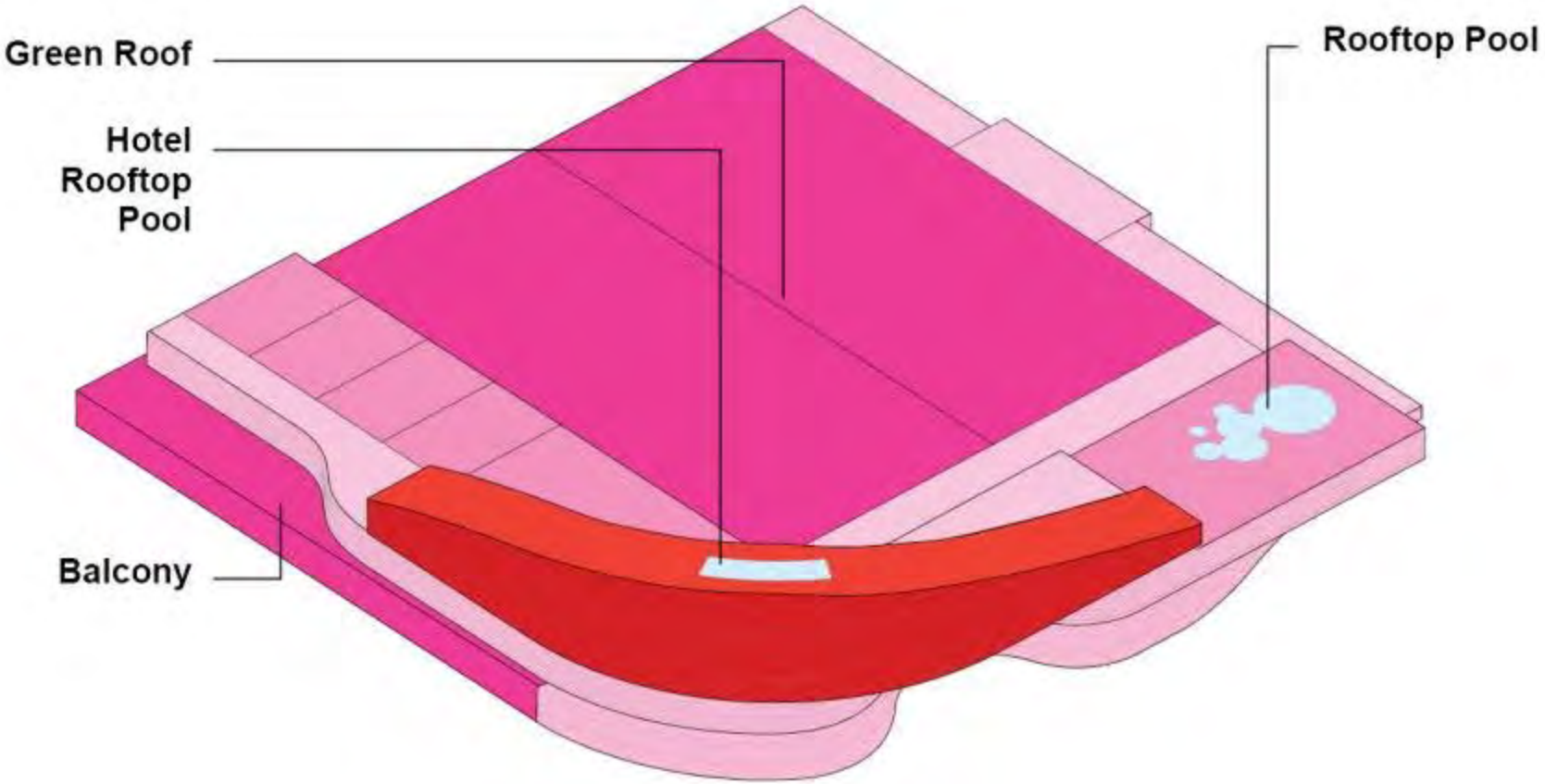
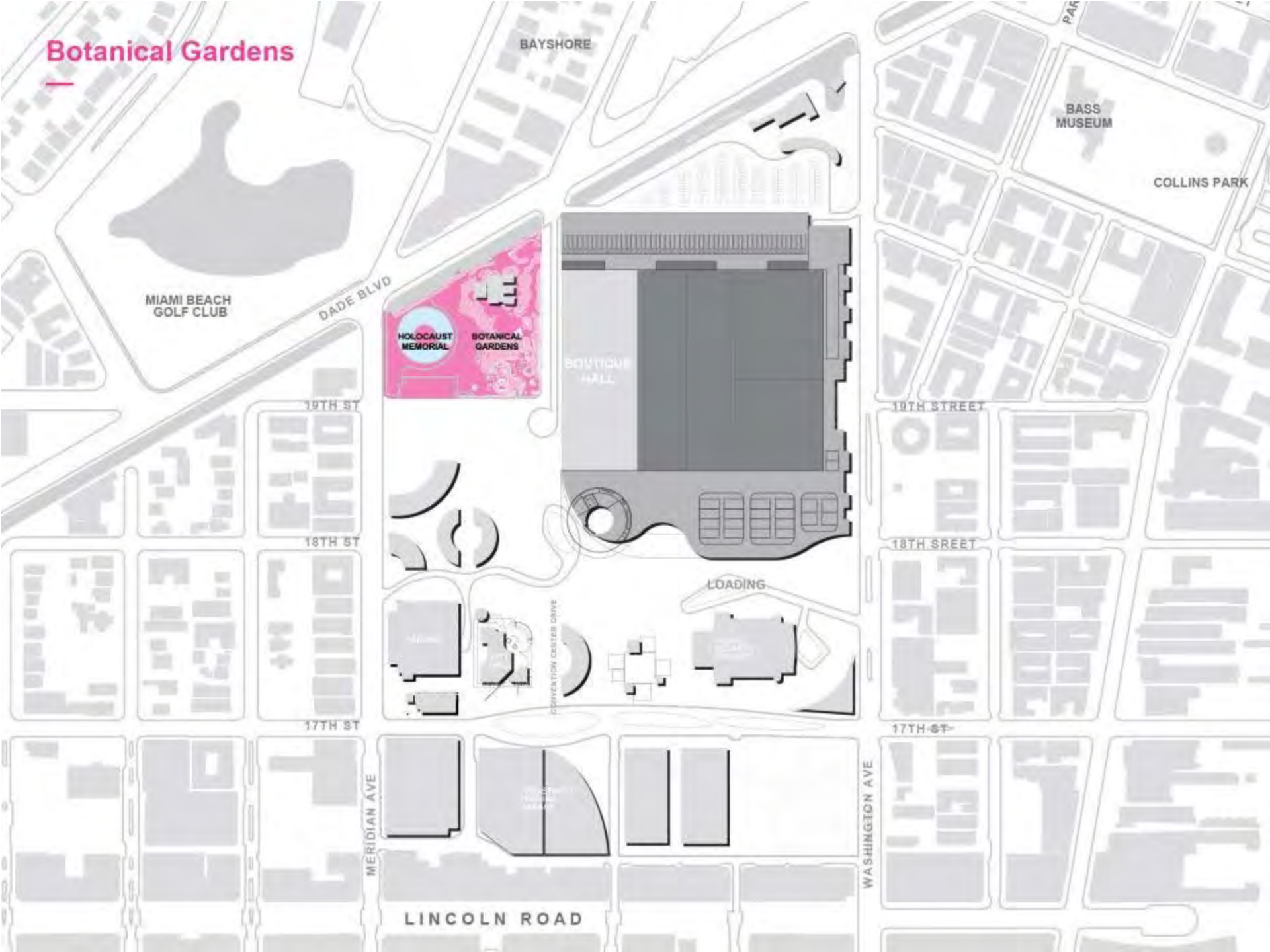


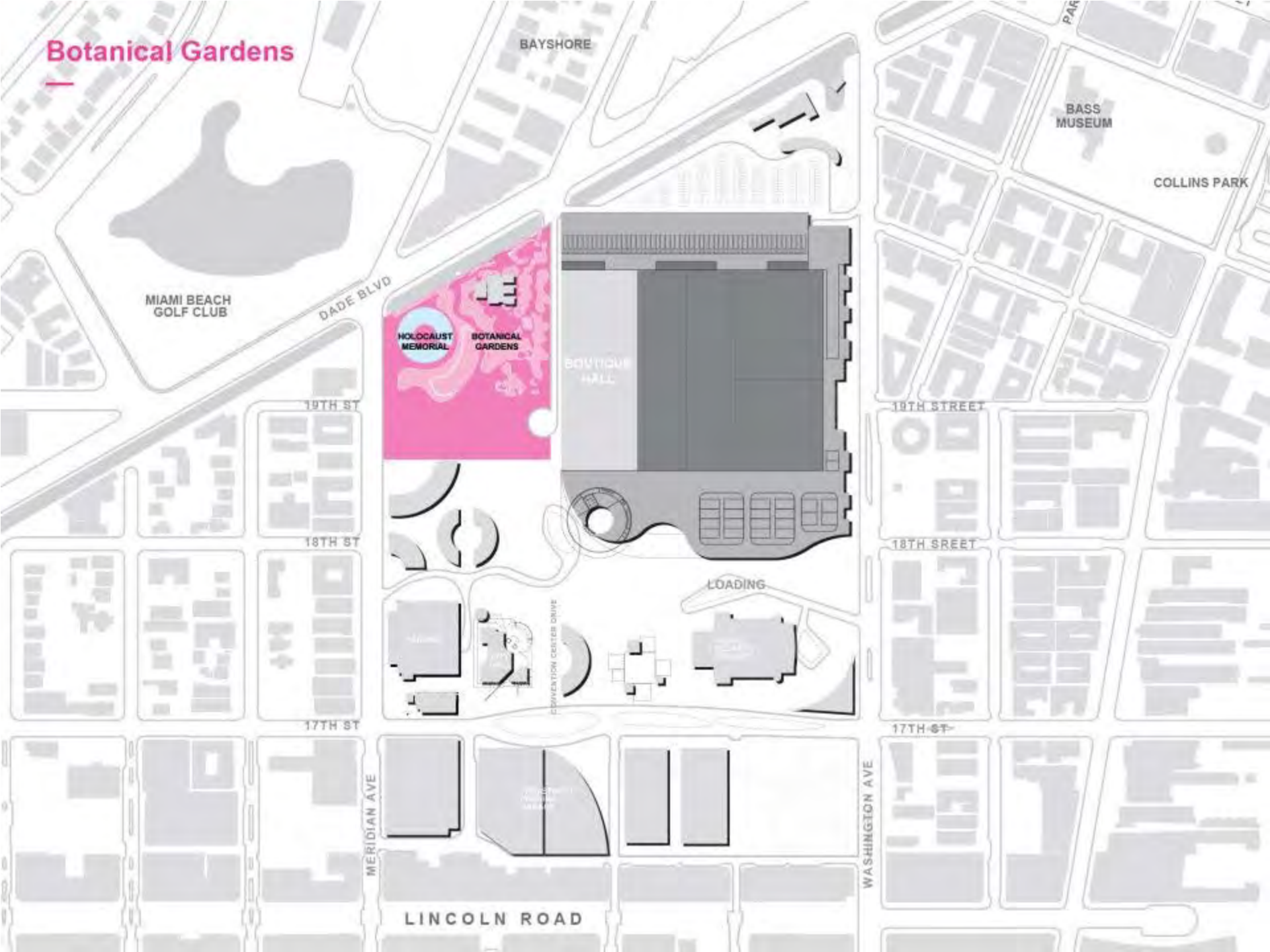
Roof Use



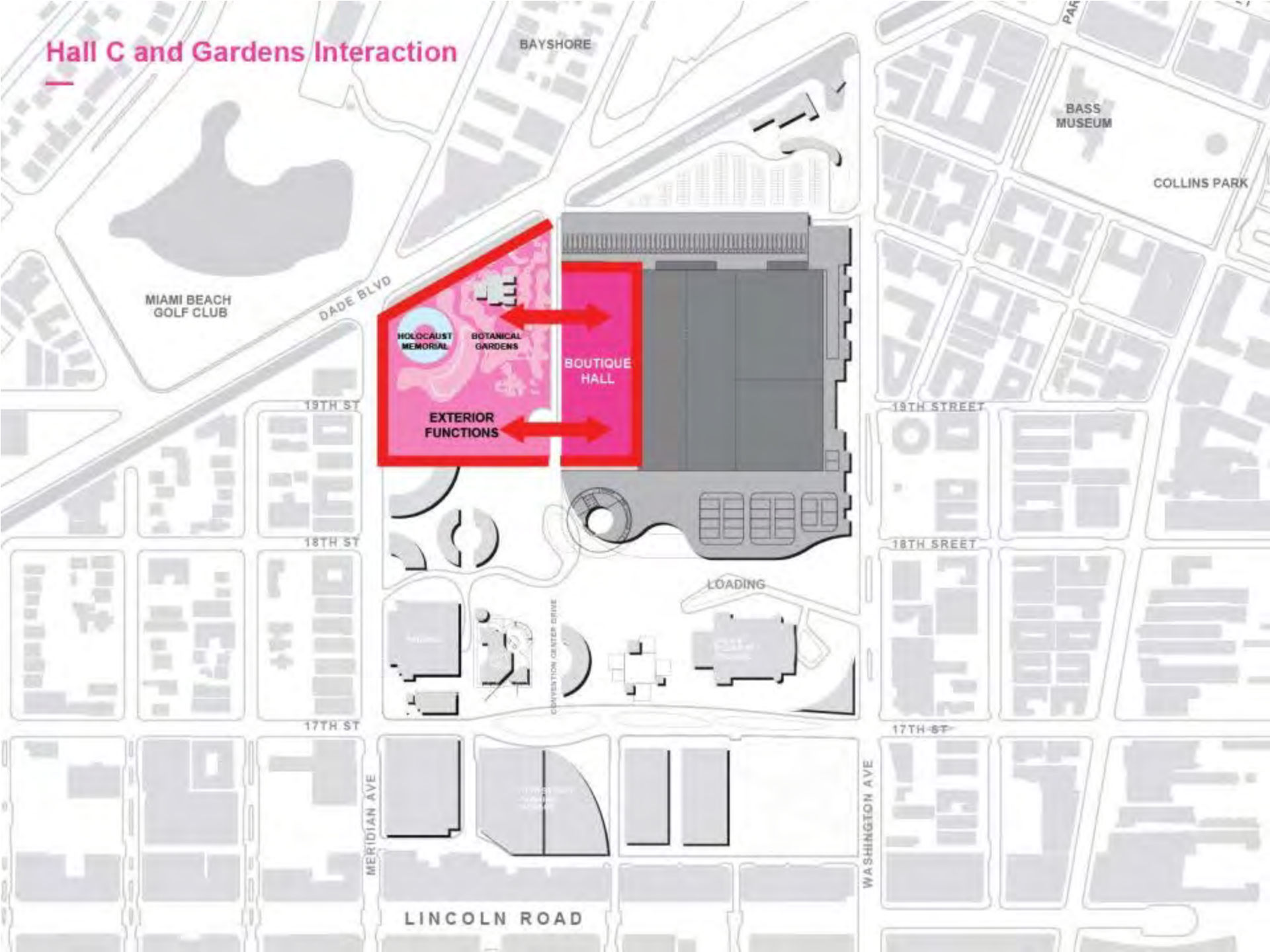
Botanical Gardens



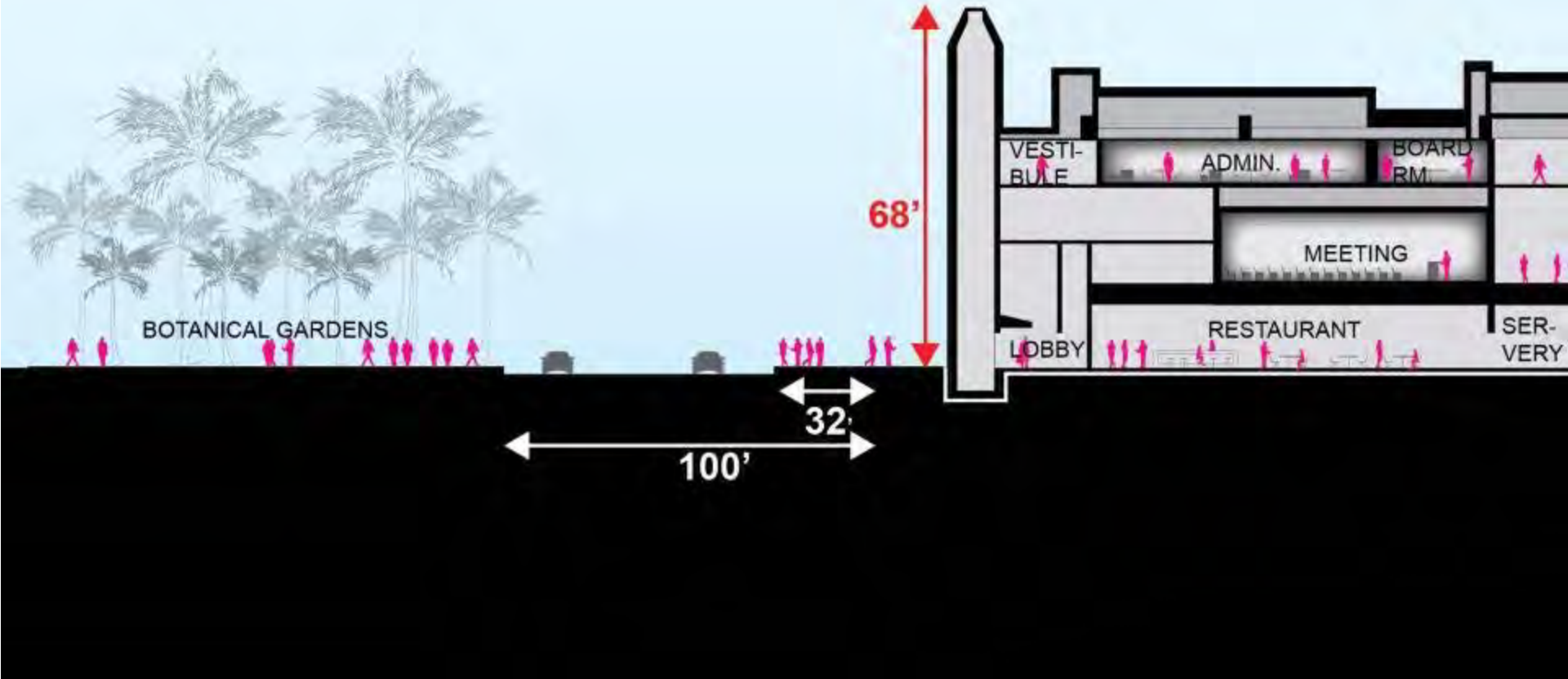
Botanical Gardens



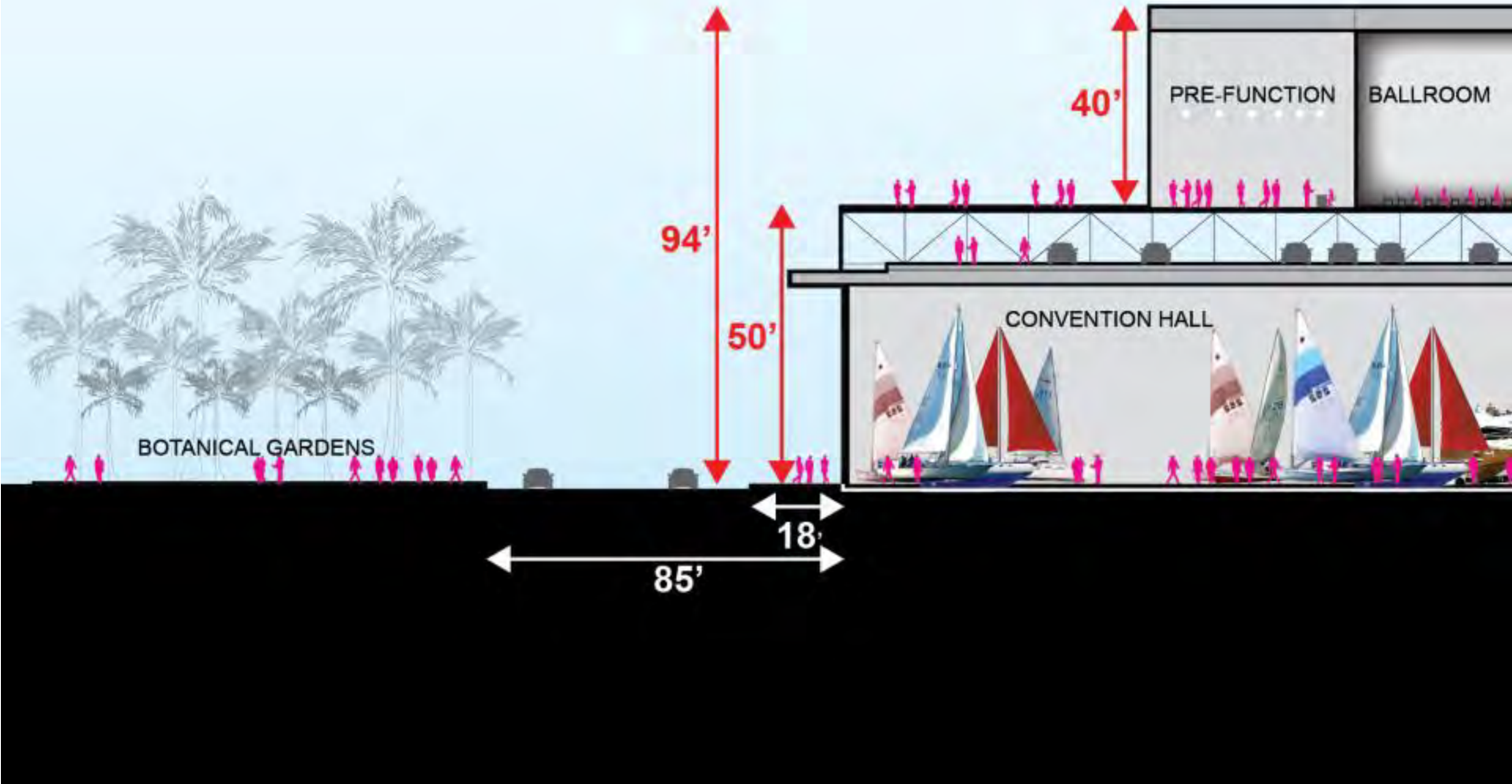
Hall C and Gardens Interaction



West Side
Existing



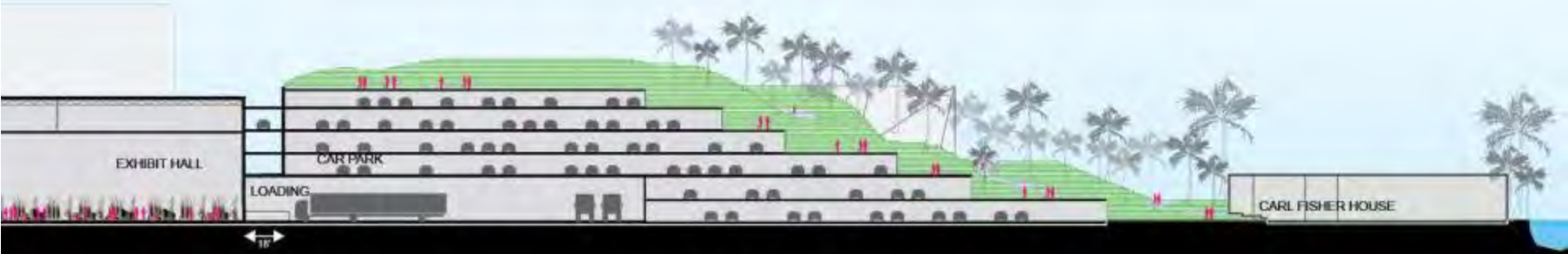
West Side
Proposed



Fisher Fields
PRAIRIE AVENUE
DADE BOULEVARD
C. FISHER HOUSE
21ST STREET
CLIMBING WALL
PROSPECT HILL
CAR PARKING
LOADING ACCESS
SPORT COURTS
+74'
SPORT COURTS
20TH STREET
CONVENTION CENTER DRIVE
WASHINGTON AVENUE

North Side
Existing

North Side
Proposed

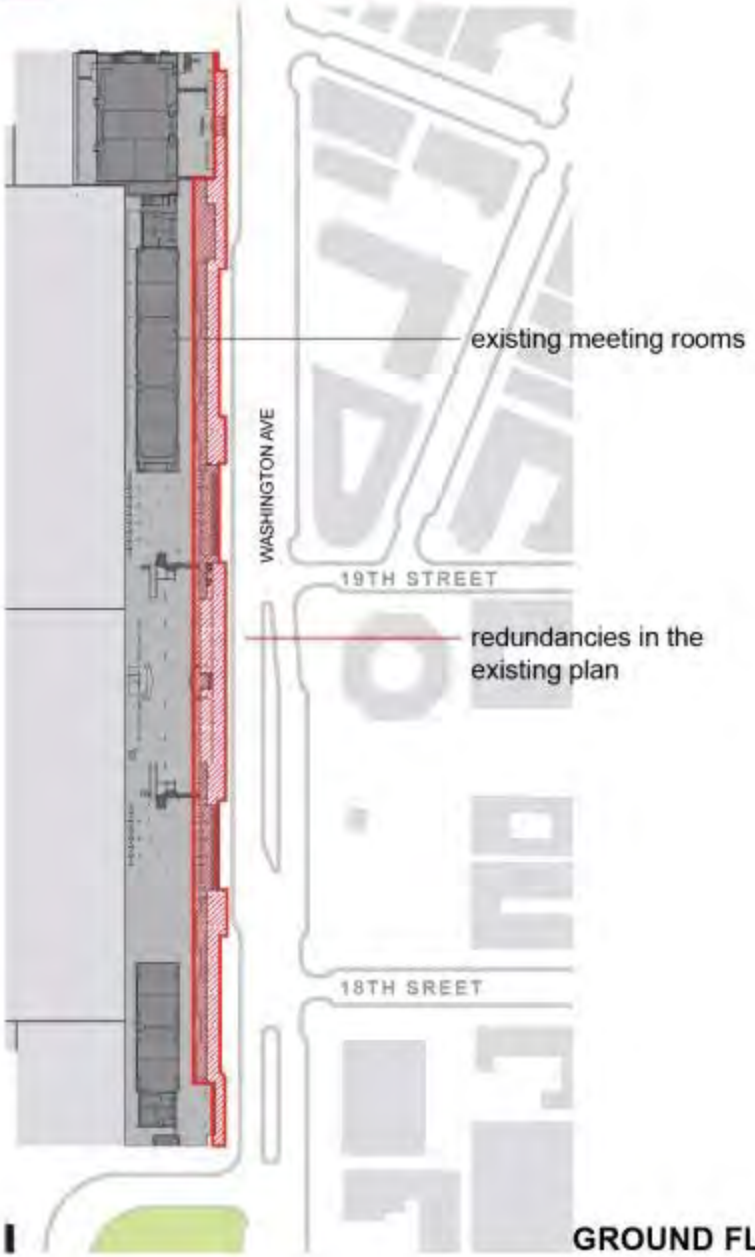


East Concourse Facade
Hall B

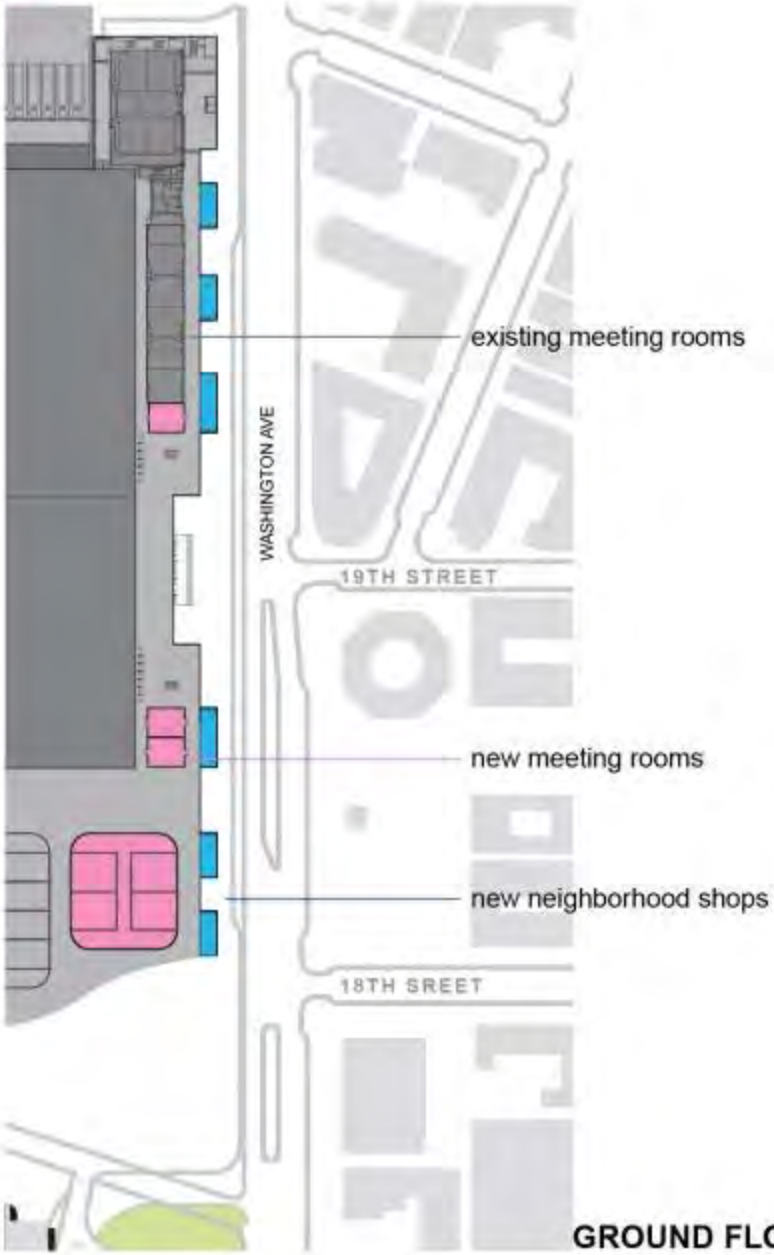
Obstacle

Convention Center Expansion under
construction 1967

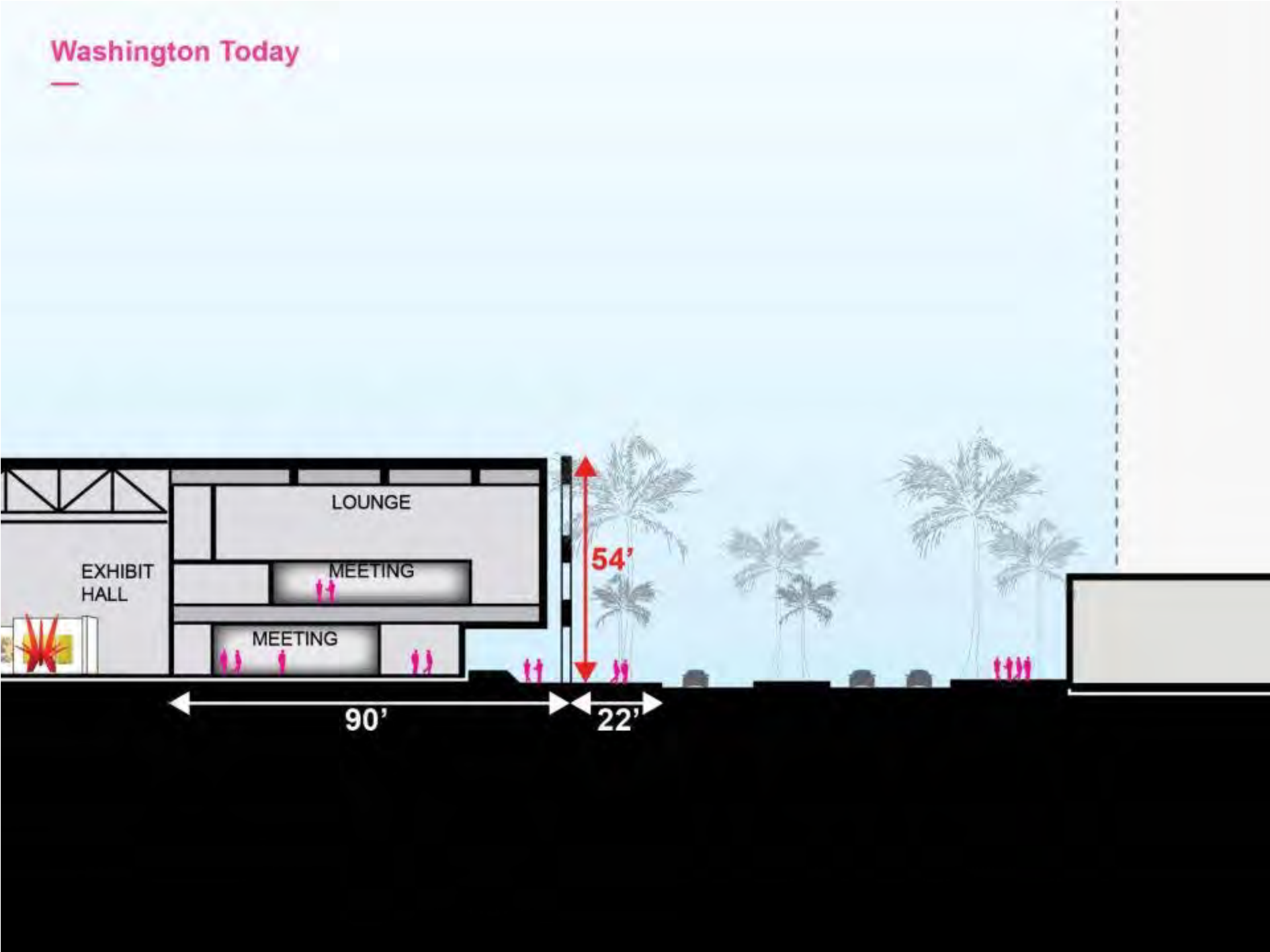
Excess Interior Space



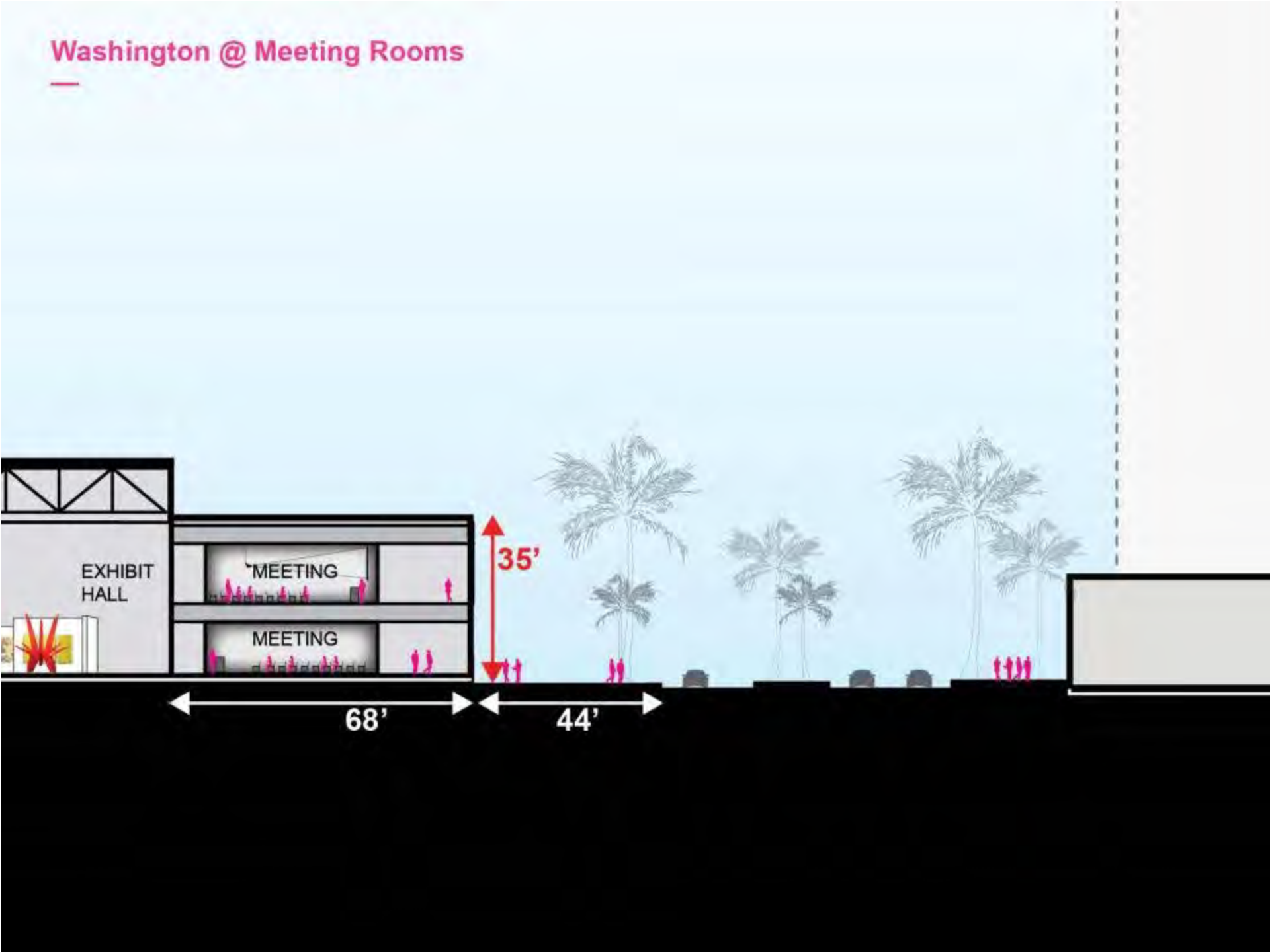
Proposed



Washington Today

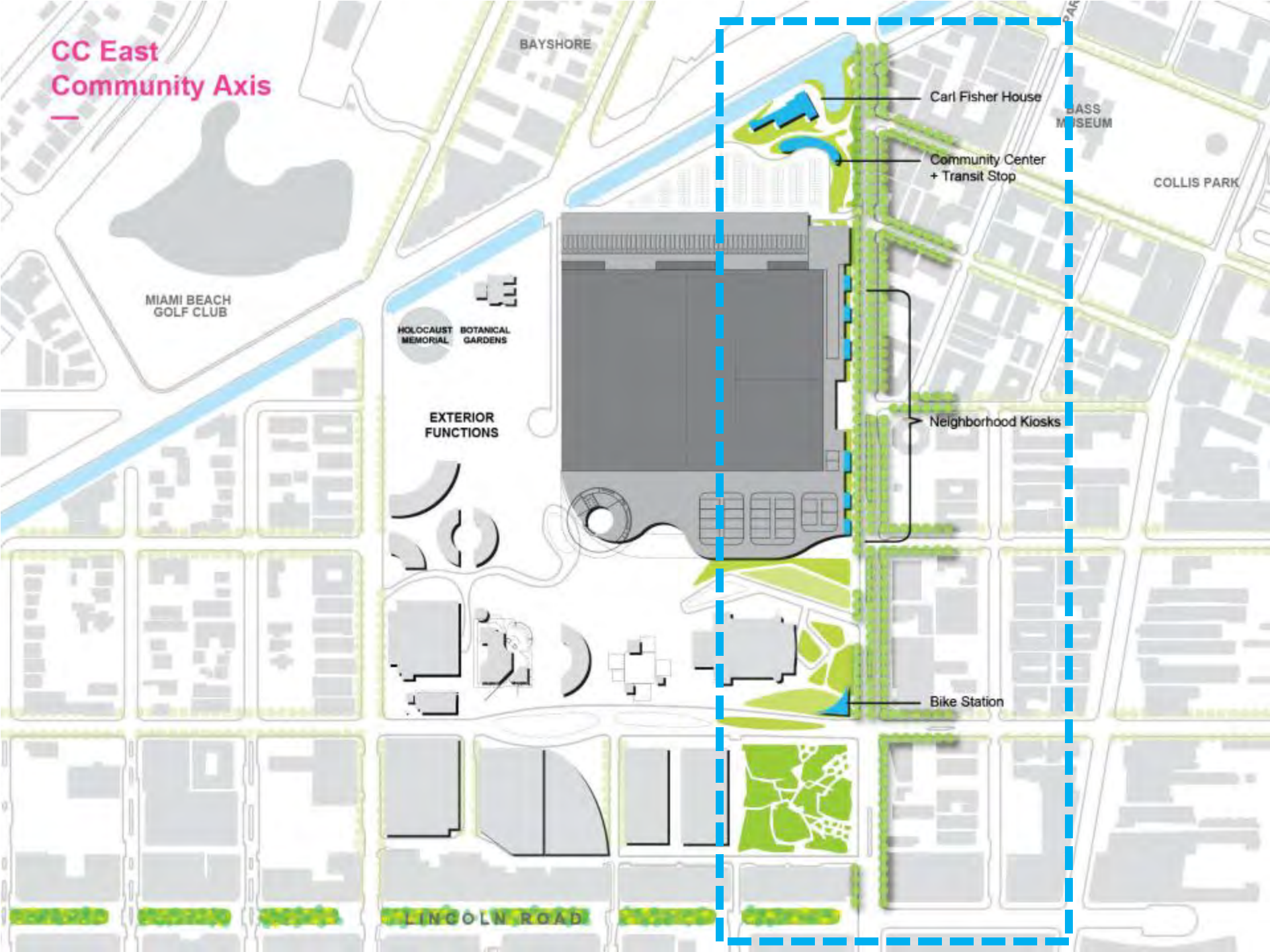


Washington @ Meeting Rooms



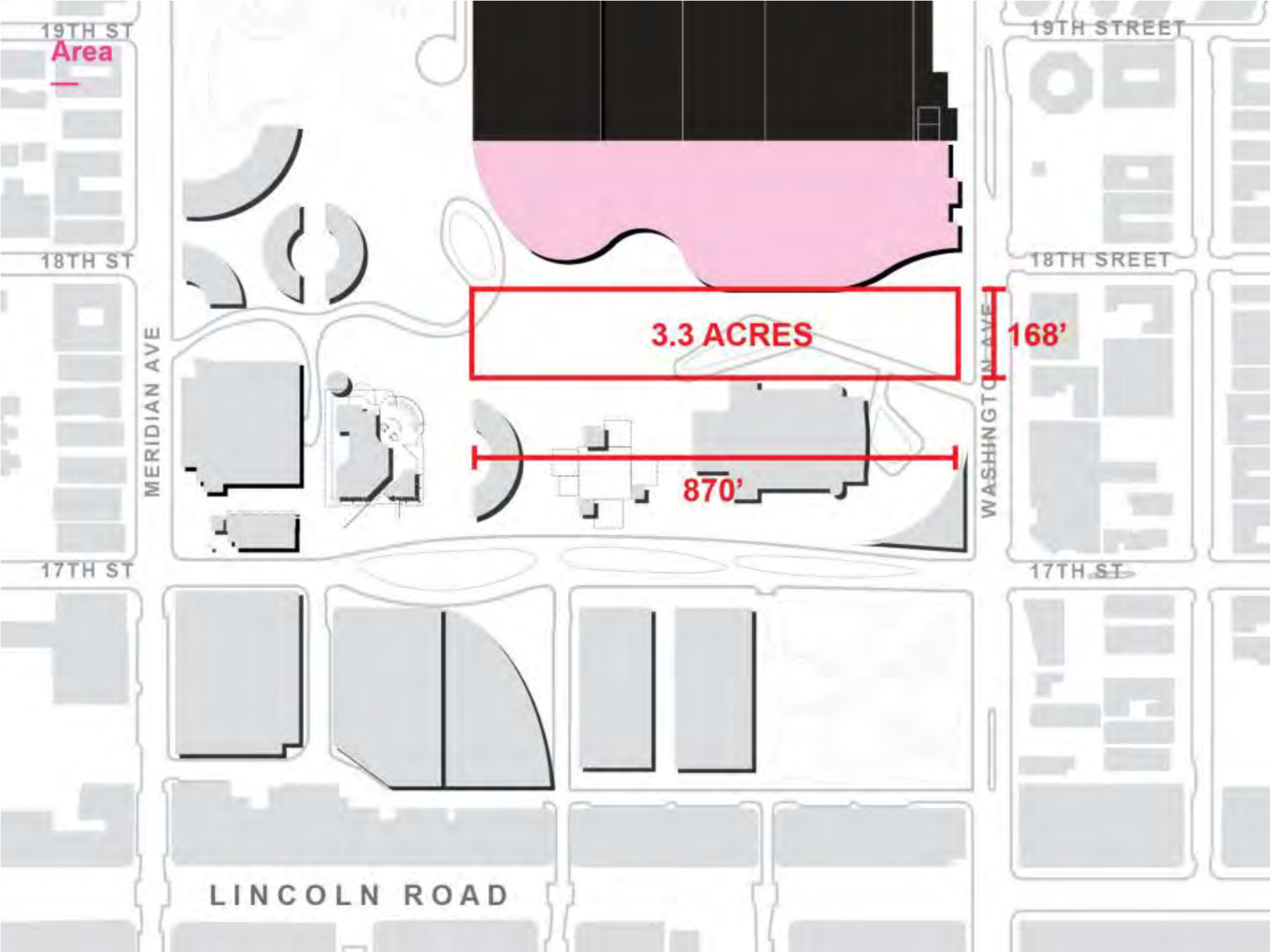
Washington @ Neighborhood Shop

CC East Community Axis

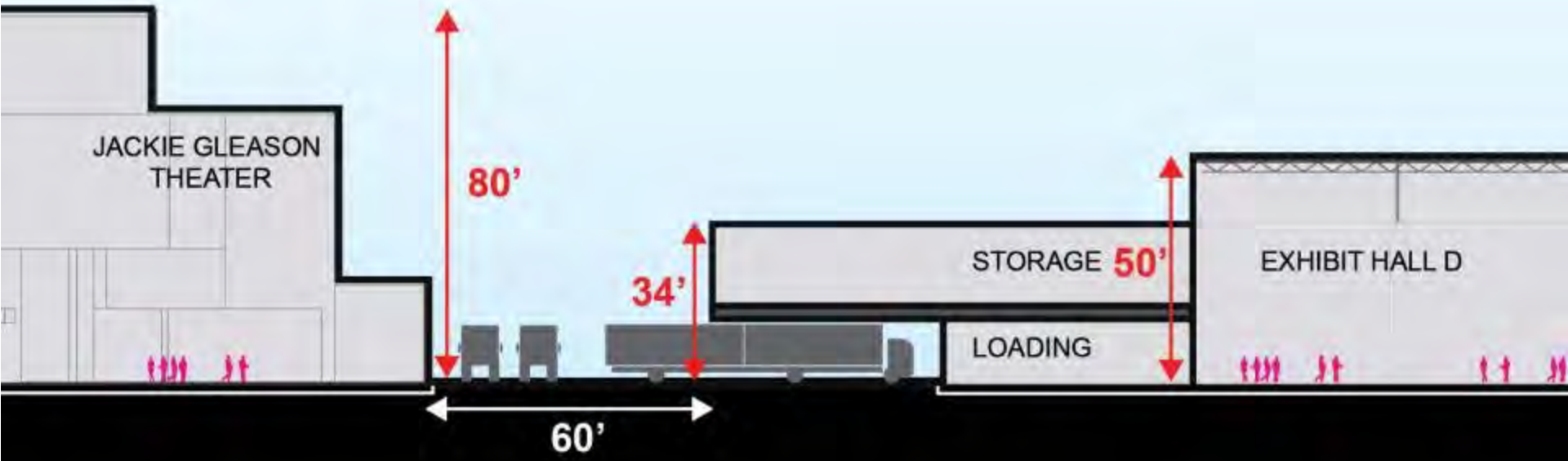


Washington Avenue Today

View Looking South on Washington Avenue

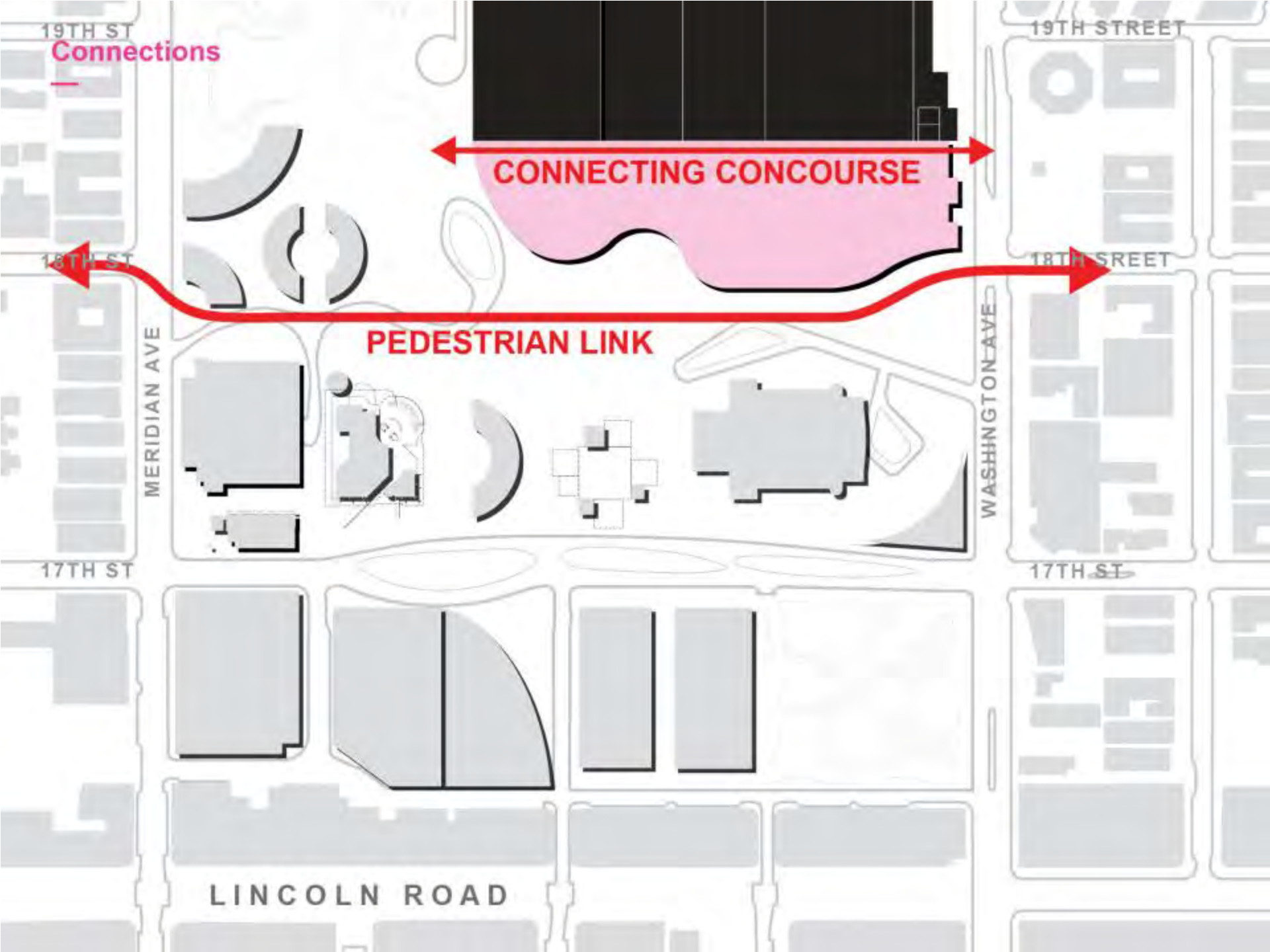

19TH ST
Area
19TH STREET
18TH ST
18TH SREET
3.3 ACRES
168'
MERIDIAN AVE
WASHINGTON AVE
870'
17TH ST
17TH ST
LINCOLN ROAD

South Side
Existing



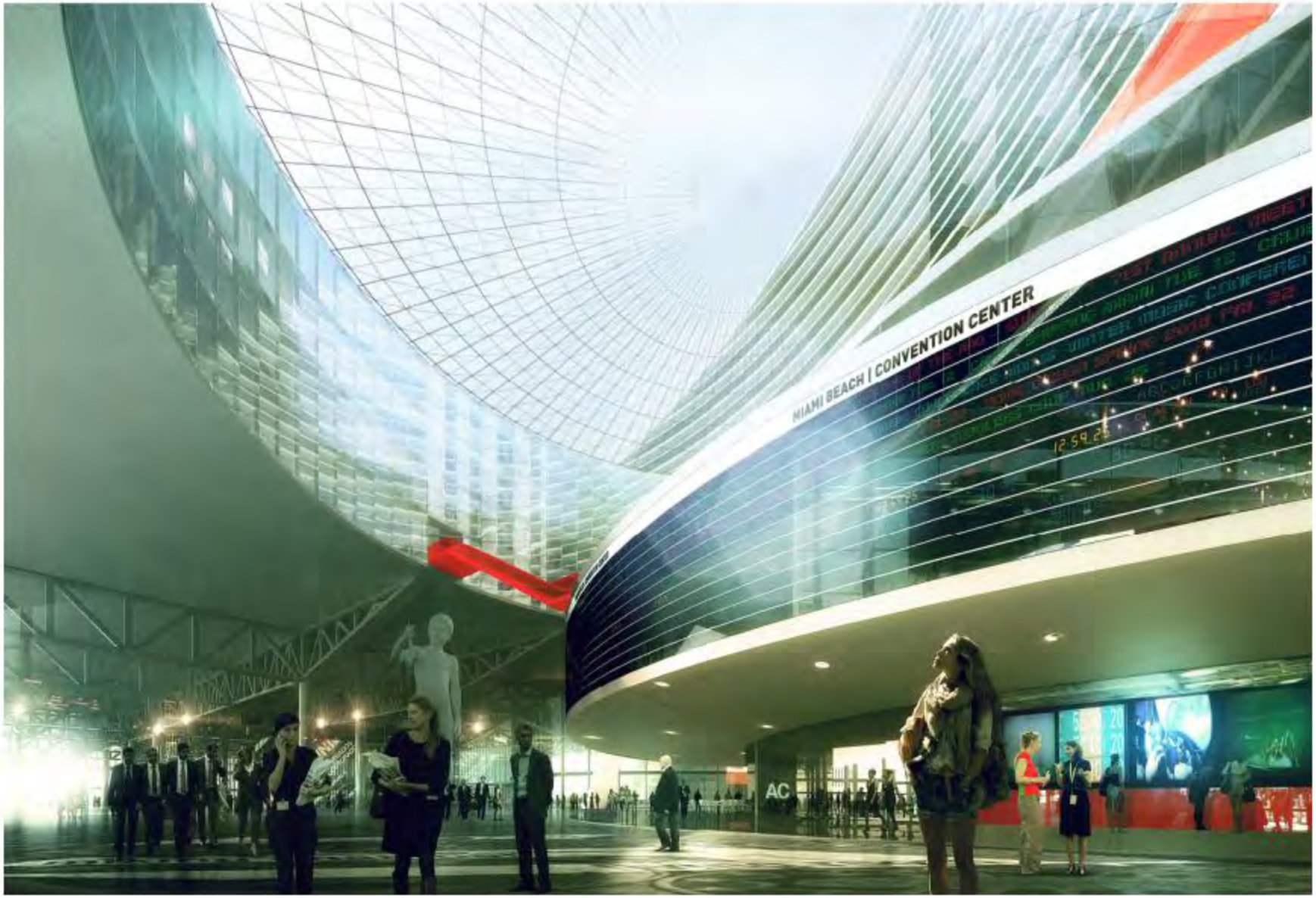
South Side
Proposed

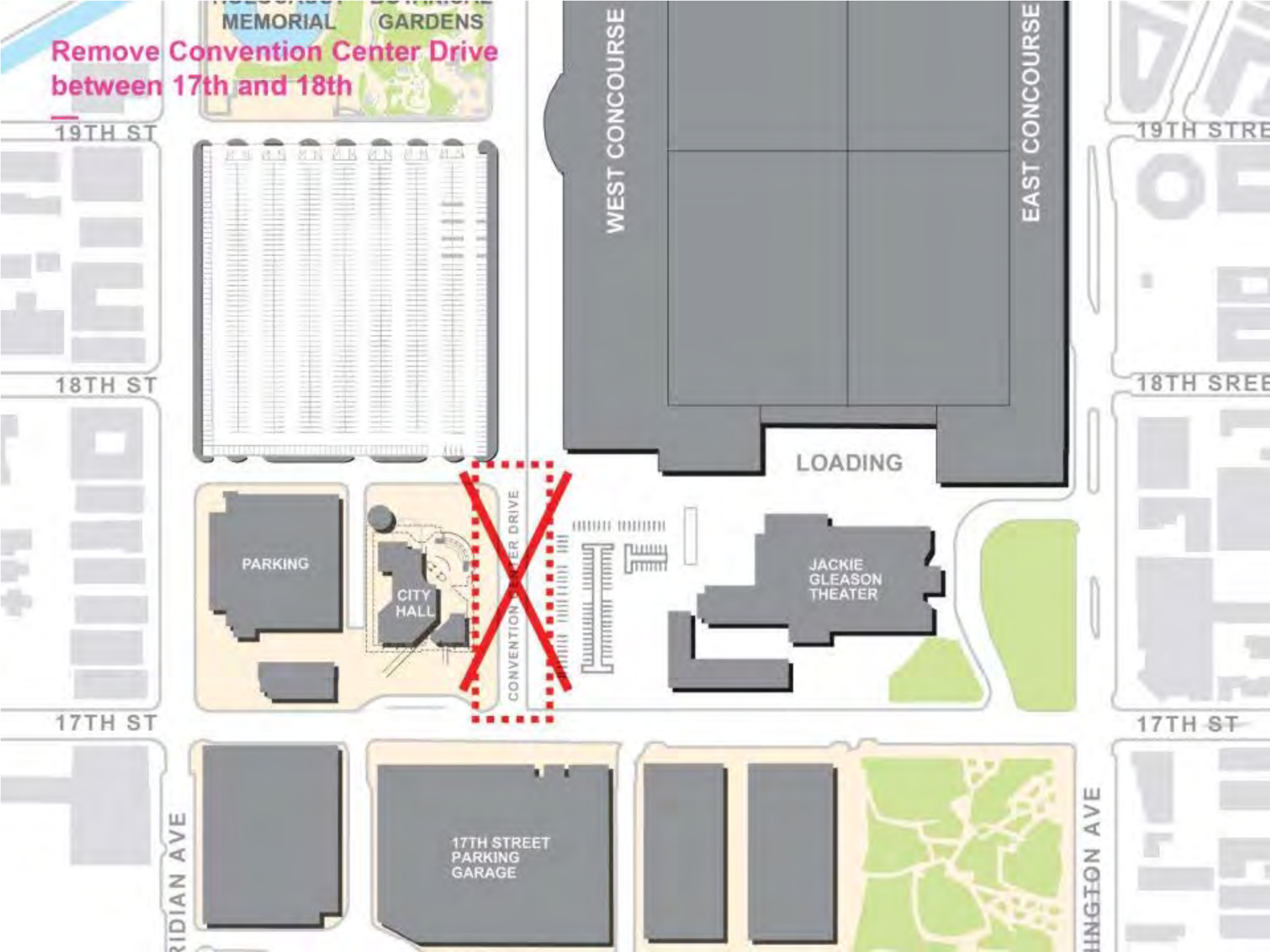
Looking East


19TH ST
Connections
19TH STREET
CONNECTING CONCOURSE
18TH ST
18TH STREET
PEDESTRIAN LINK
MERIDIAN AVE
WASHINGTON AVE
17TH ST
17TH ST
LINCOLN ROAD

View Down Concourse

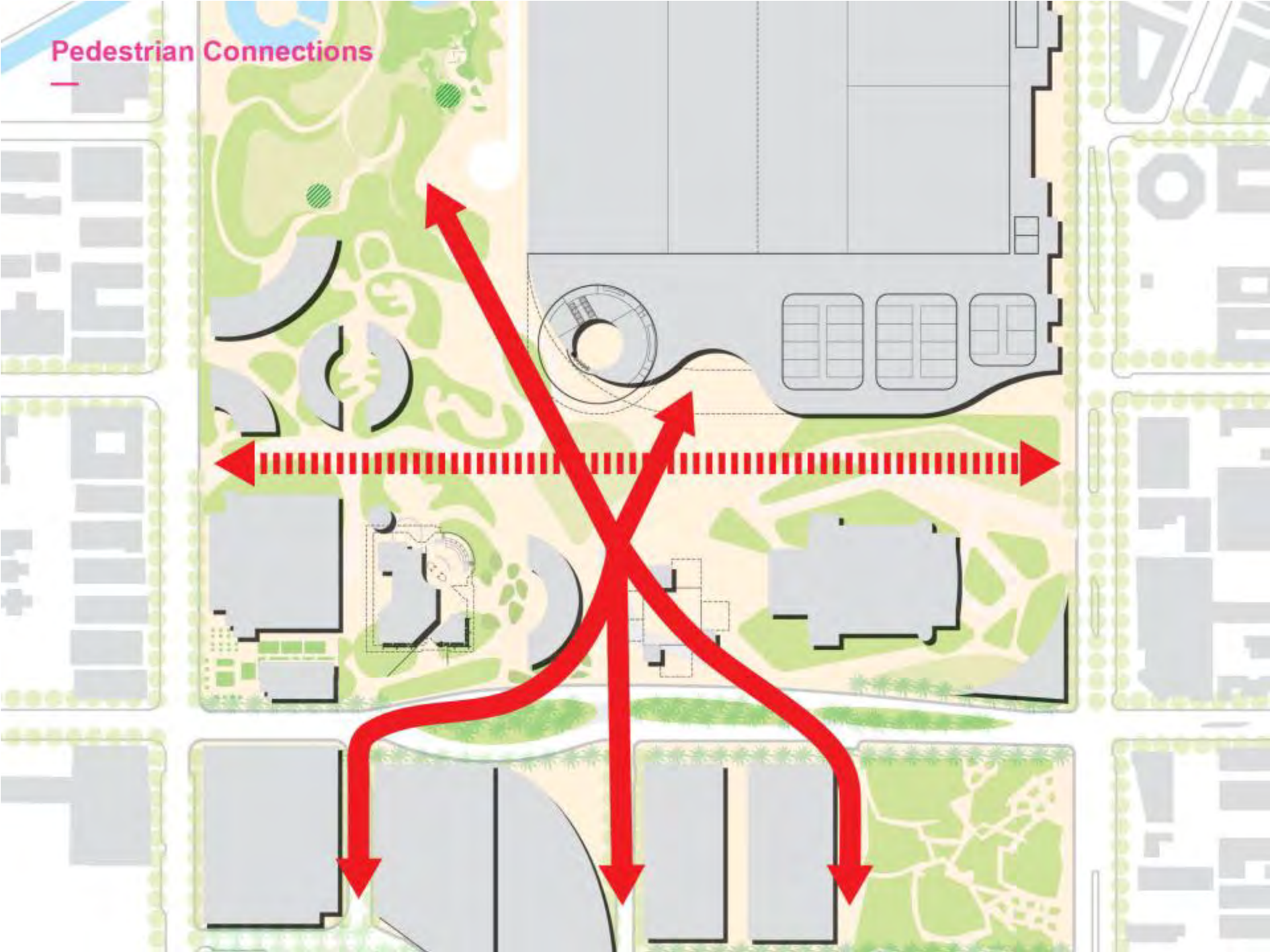
Atrium




Remove Convention Center Drive
between 17th and 18th
MEMORIAL
GARDENS
19TH ST
18TH ST
17TH ST
WEST CONCOURSE
EAST CONCOURSE
LOADING
PARKING
CITY
HALL
CONVENTION CENTER DRIVE
JACKIE
GLEASON
THEATER
17TH STREET
PARKING
GARAGE

Drop Off Locations

Pedestrian Connections



Looking North

Cultural Band

City Hall

Cultural Building

Jackie Gleason Theater

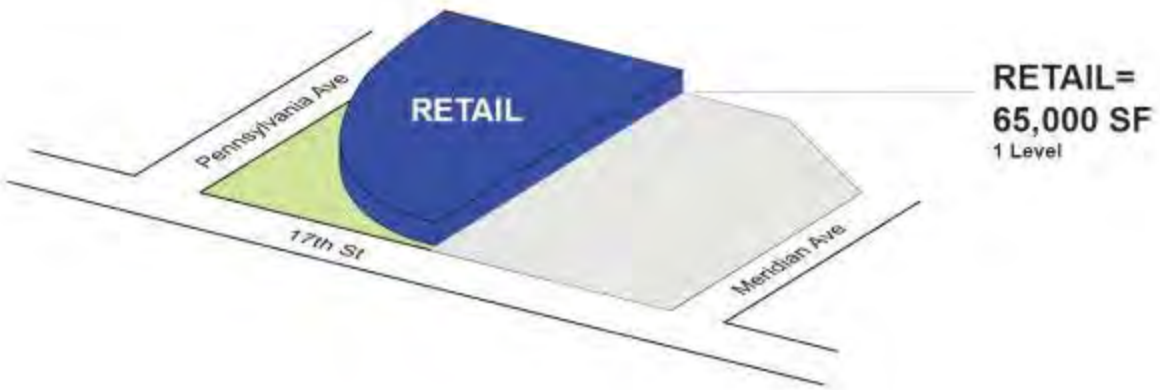
Cultural Building and Theater

Cultural Building

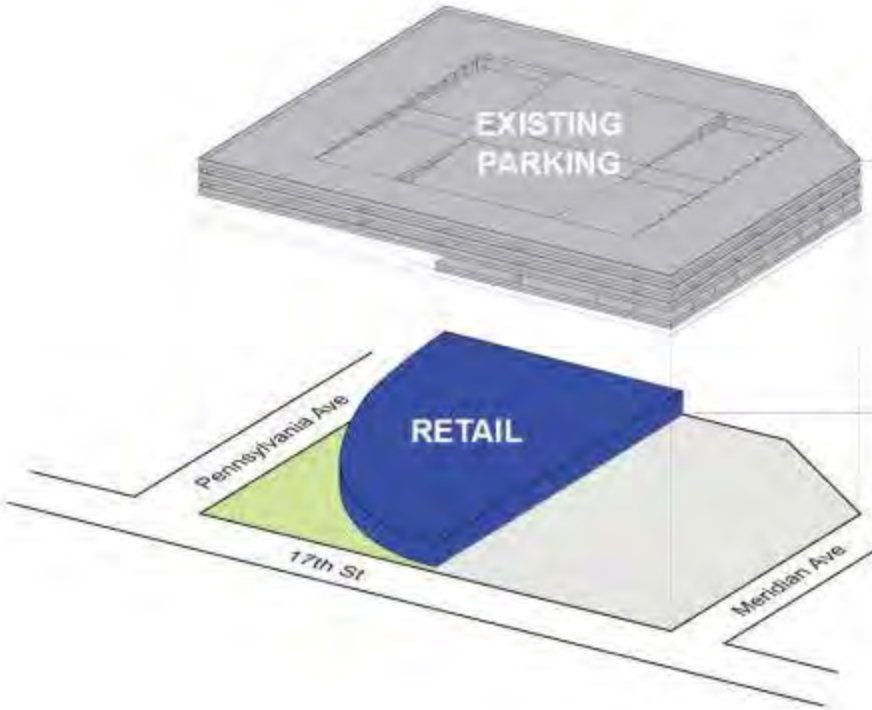
Jackie Gleason Theater

Connection to Lincoln Road
CONCOURSE
LOBBY
HOTEL
MEETING
RESIDENTIAL
18TH ST
18TH SREET
PARKING
CITY HALL
COMMERCIAL
CULTURE
JACKIE GLEASON THEATER
MERIDIAN AVE
17TH ST
17TH ST
PARKING
RETAIL (on ground with parking above)
RETAIL
NEW WORLD SYMPHONY
SOUND SCAPE PARK
MERIDIAN AVE
PENNSYLVANIA AVE
DREXEL AVE
WASHINGTON AVE
LINCOLN ROAD

17th Street Garage



17th Street Garage



EXISTING PARKING =
1,000 SPOTS
5 Levels
Lost Parking for Retail = – 450

RETAIL=
65,000 SF
1 Level

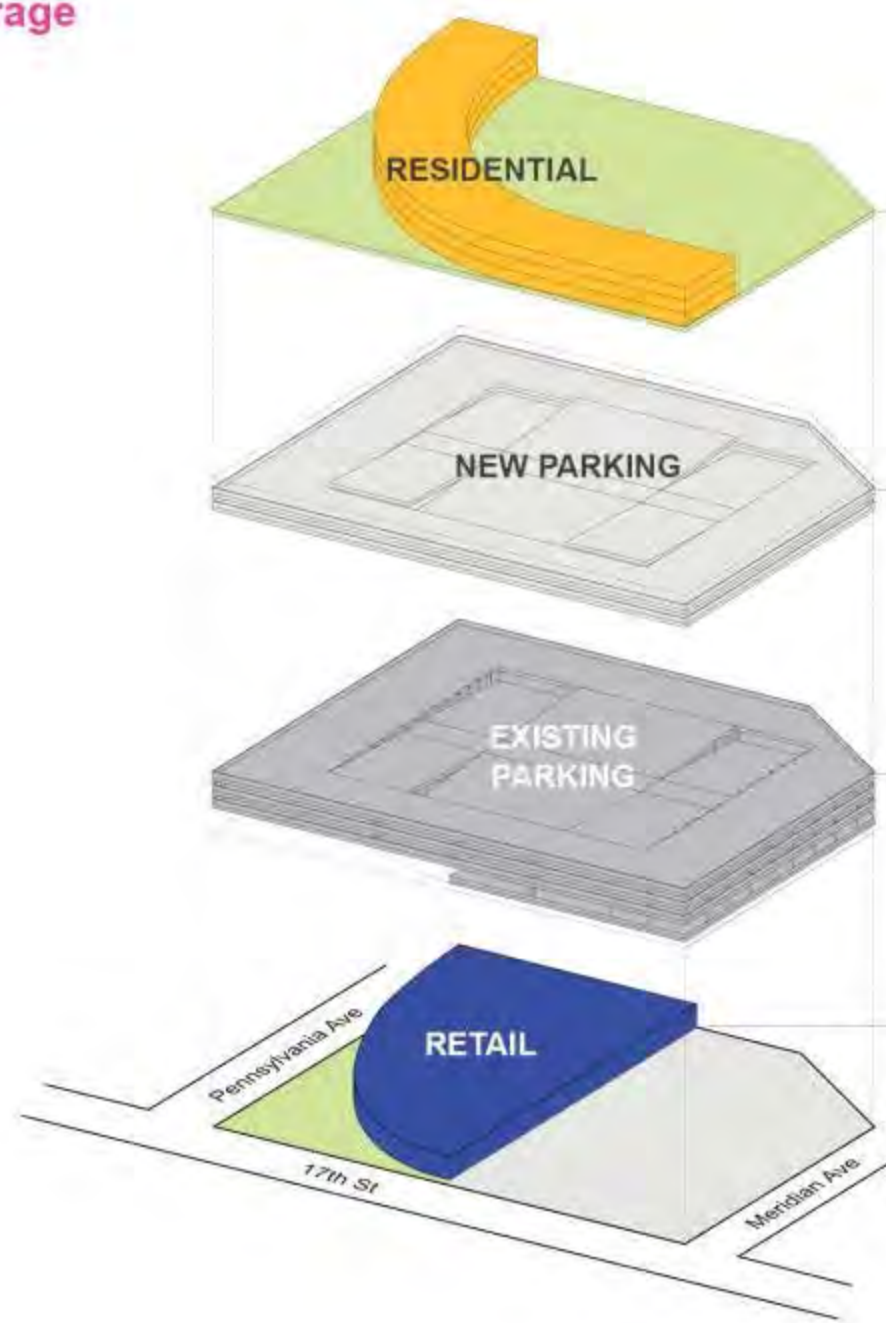
17th Street Garage

NEW PARKING =
680 SPOTS
2 Levels
340 Spots/Level

EXISTING PARKING =
1,000 SPOTS
5 Levels
Lost Parking for Retail = – 450

RETAIL=
65,000 SF
1 Level

17th Street Garage



RESIDENTIAL = 105,000 SF
1,100 sf Units = 80
Parking Required = 150

NEW PARKING = 680 SPOTS
2 Levels
340 Spots/Level

EXISTING PARKING = 1,000 SPOTS
5 Levels
Lost Parking for Retail = – 450

RETAIL= 65,000 SF
1 Level

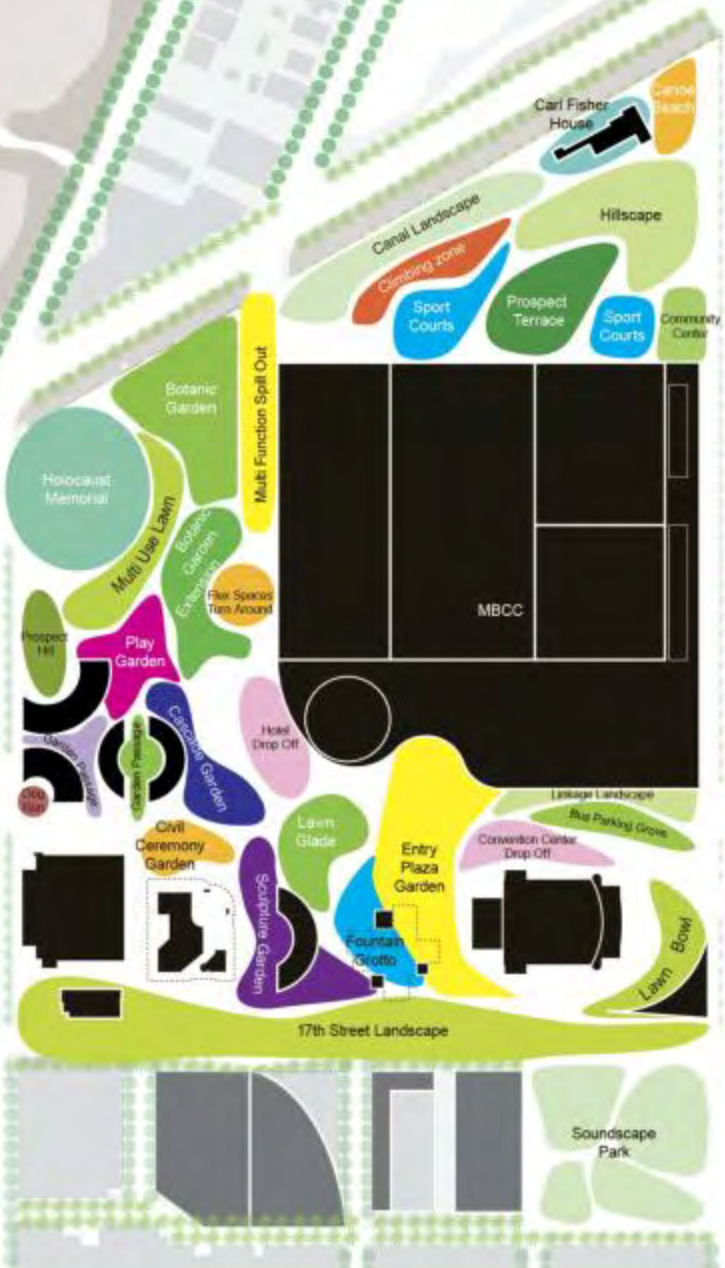
View looking North on Pennsylvania Avenue

View looking North

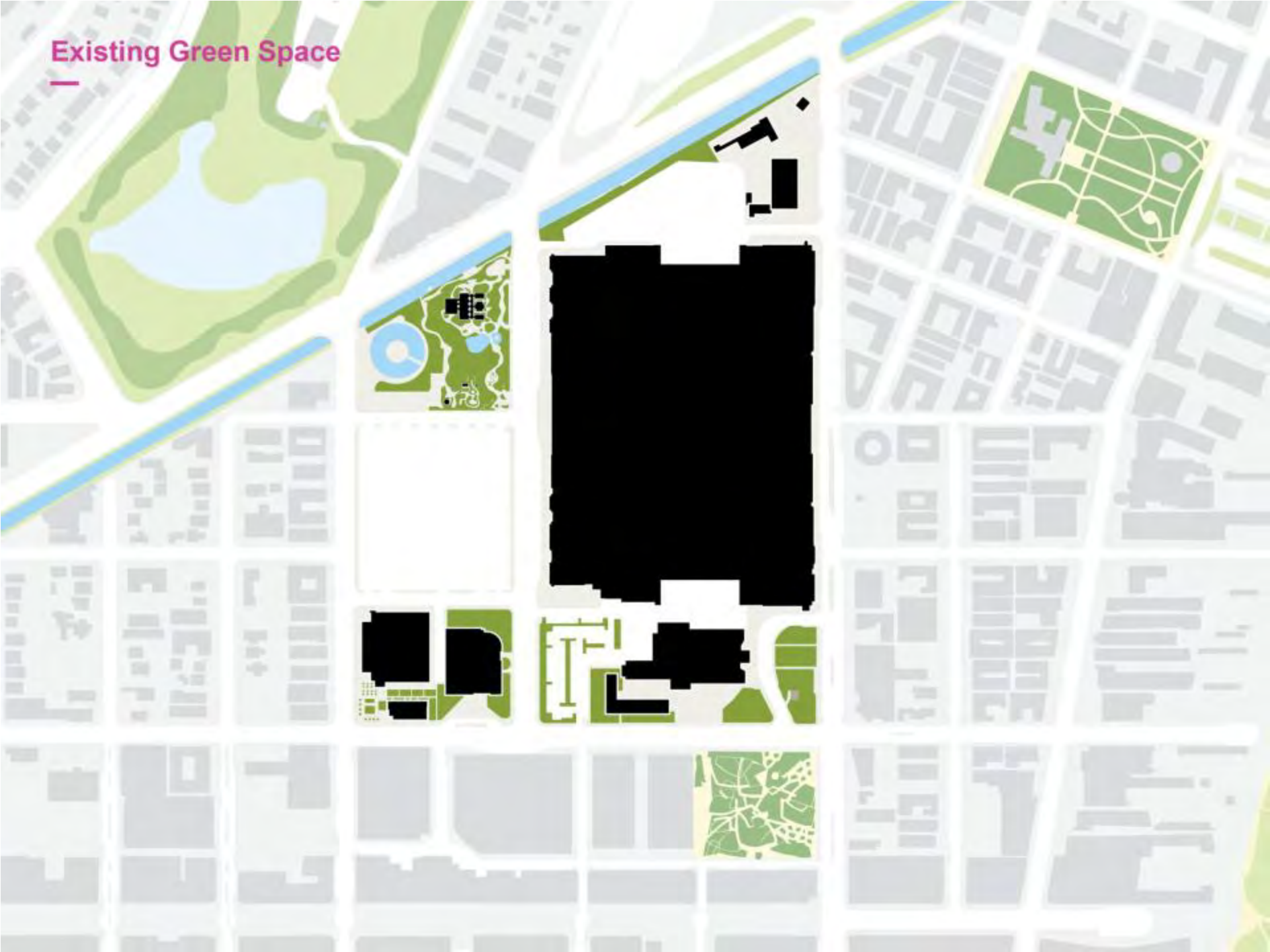
Landscape

Urban Program

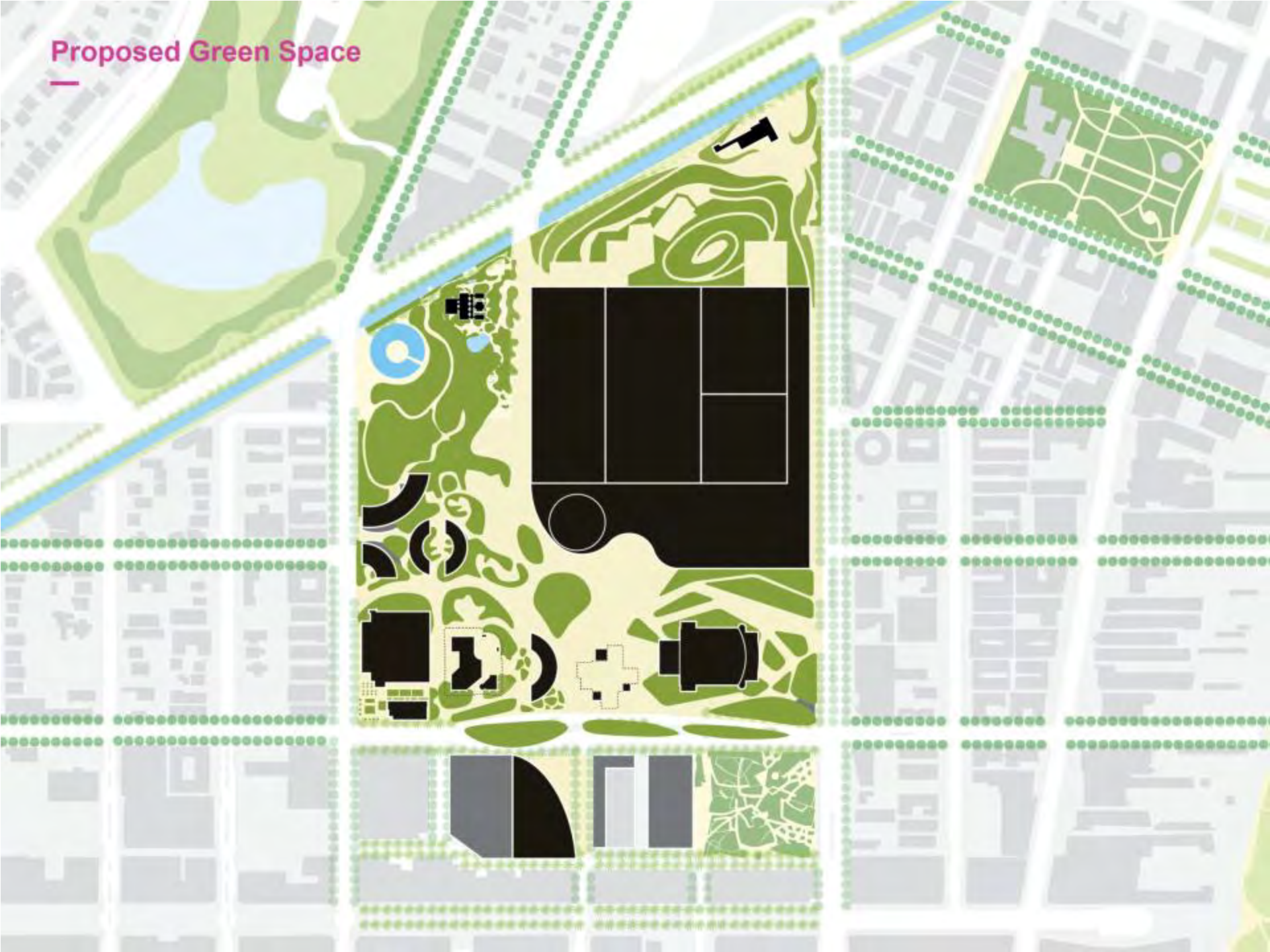
Landscape Program



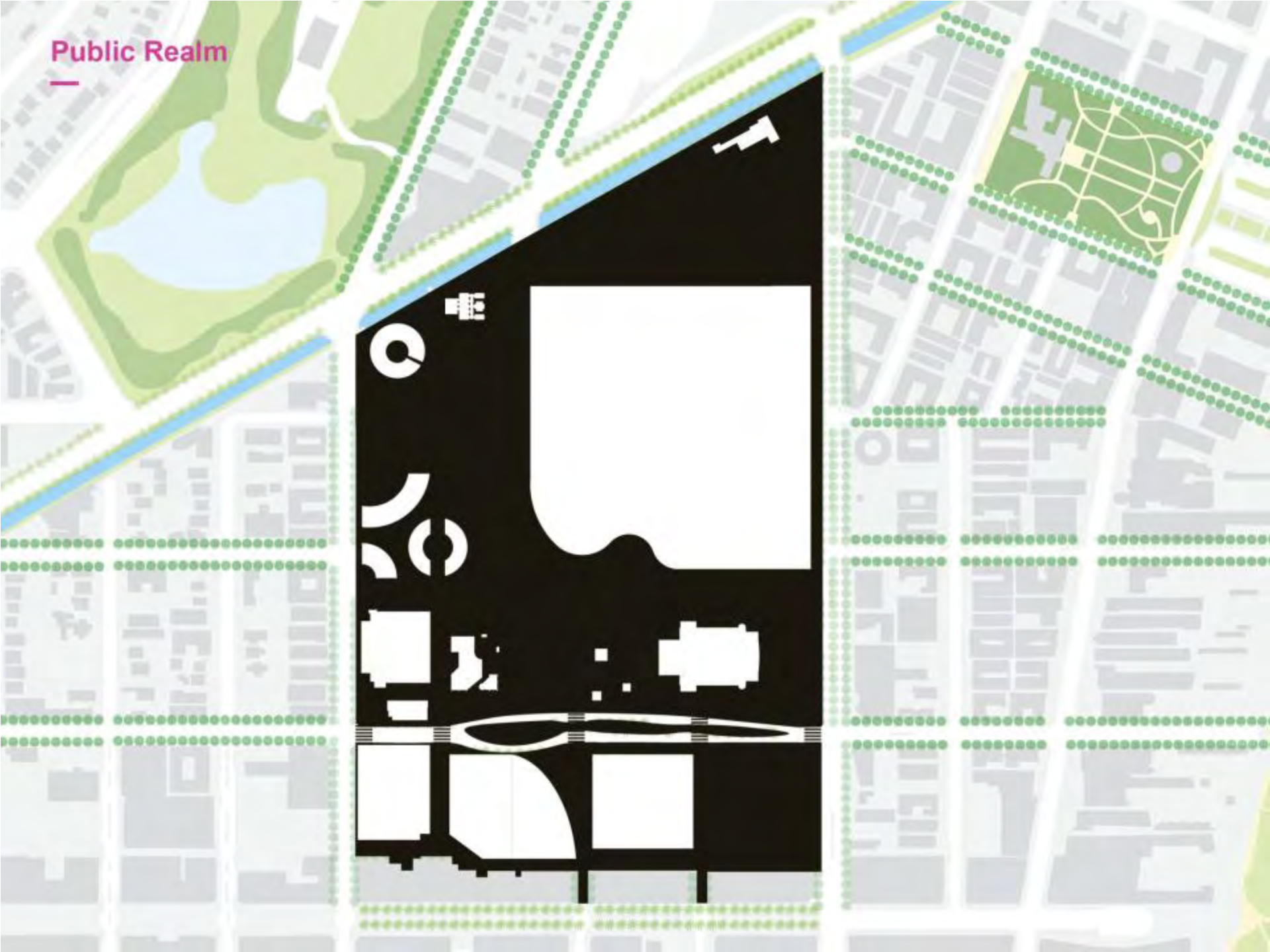
Existing Green Space



Proposed Green Space

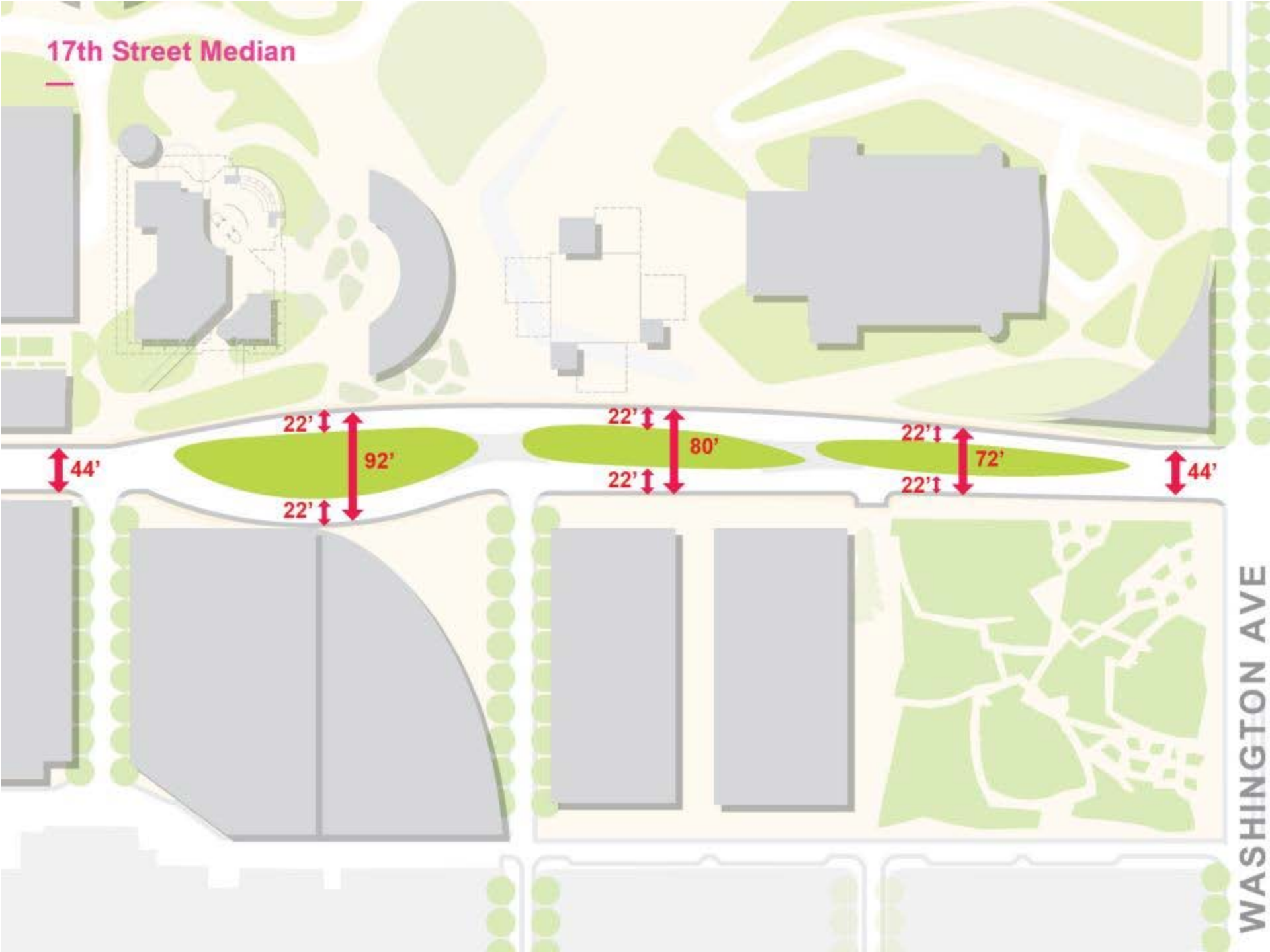


Public Realm



Landscape Master Plan
BAYSHORE
DADE BOULEVARD
COLLINS PARK
COLLINS PARK
MBCC
WASHINGTON AVENUE
MERIDIAN AVENUE
PALM VIEW
CITY HALL
JACKIE GLEASON THEATER
COLLINS AVENUE
17TH STREET
LINCOLN ROAD

Lincoln Park
LAWN GLADE
DROP OFF
ENTRY PLAZA
LAWN GLADE
BUS PARKING
CONVENTION CENTER DROP-OFF
MAYOR PARKING
WEDDING GARDEN
ART WALK
FOUNTAIN ROOMS
MERIDIAN AVENUE
PUBLIC PARKING (EXISTING)
CITY HALL
COMMERCIAL
CULTURAL
JACKIE GLEASON THEATER
THEATER DROP-OFF
LAWN BOWL
WASHINGTON AVENUE
CITY HALL ANNEX
17TH STREET
EUCLID AVENUE
PUBLIC PARKING (EXISTING)
PENNSYLVANIA AVENUE
NEW WORLD SYMPHONY
SOUNDSCAPE PARK
LINCOLN LANE


17th Street Median
22'
92'
22'
44'
22'
80'
22'
22'
72'
22'
44'
WASHINGTON AVE

17th Street Looking Northwest

17th Street Looking West

17th Street Looking West

Convention Center Parking Looking North

Entry Plaza Looking North

Entry Plaza Looking North

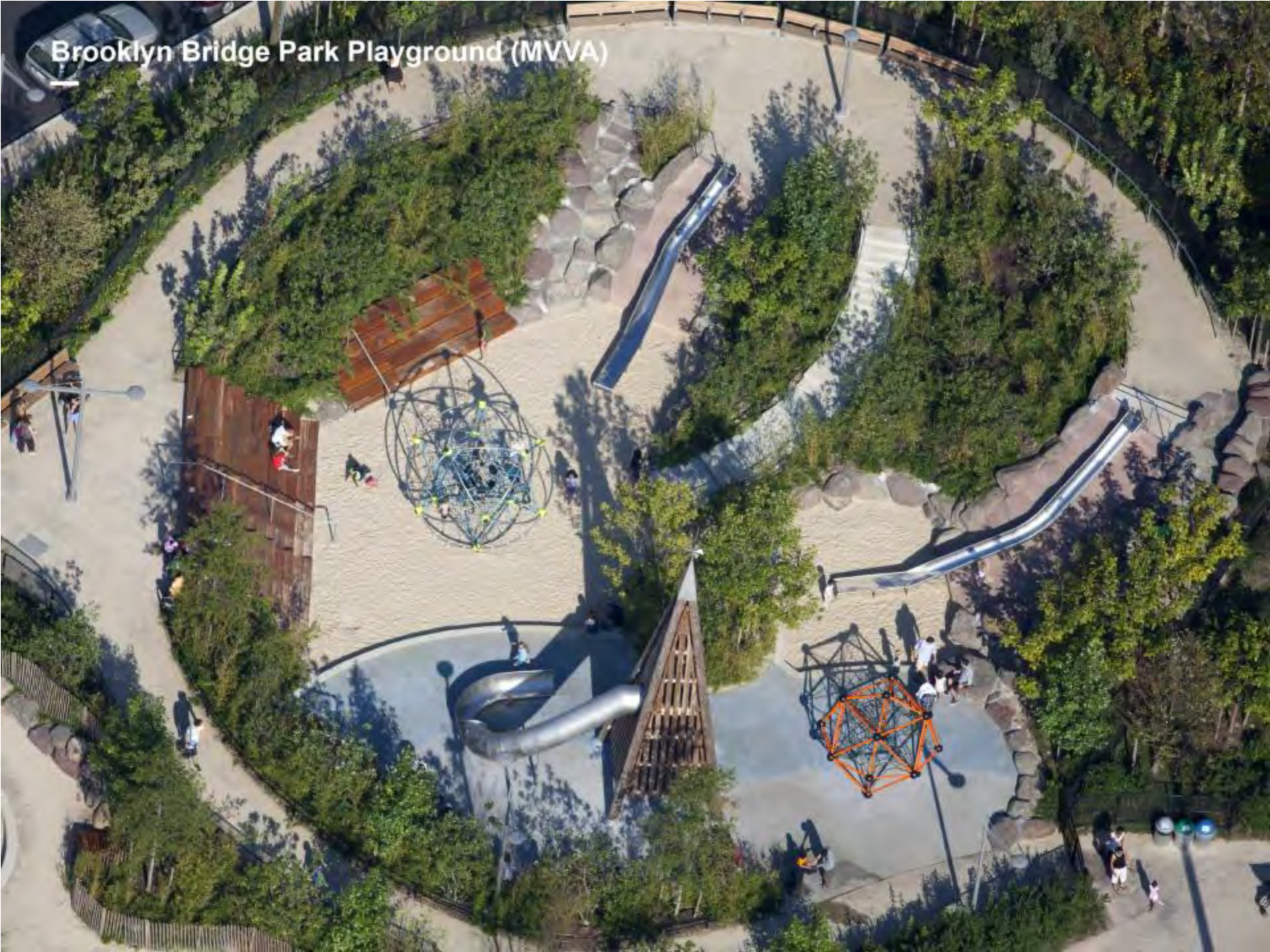
Convention Center Parking Looking South

Entry Plaza Looking South

Entry Plaza Looking South

Entry Plaza Looking South

Palm Park
COLLINS CANAL
DADE BOULEVARD
BOTANICAL GARDEN
HOLOCAUST MEMORIAL
CONVENTION CENTER DRIVE
DEDICATED MEMORIAL PARKING SPACES
BOTANICAL GARDEN EXPANSION
19TH STREET
MULTI USE LAWN
SERVICE TURN AROUND
PROSPECT HILL
+28'
+20'
PLAYGROUND
MERIDIAN AVENUE
18TH STREET
HOTEL DROP-OFF
CASCADE GARDEN
LAWN GLADE
ENTRY PLAZA
MAYOR PARKING


Brooklyn Bridge Park Playground (MVVA)

Brooklyn Bridge Park Harborview Lawn (MVVA)

Convention Center Drive Looking South

Convention Center Drive Looking South

Convention Center Drive Looking South

Convention Center Drive Looking South

Fisher Fields
PRAIRIE AVENUE
DADE BOULEVARD
C. FISHER HOUSE
21ST STREET
CLIMBING WALL
PROSPECT HILL
CAR PARKING
LOADING ACCESS
SPORT COURTS
+74'
SPORT COURTS
20TH STREET
CONVENTION CENTER DRIVE
WASHINGTON AVENUE

Carl Fisher House Looking Southwest

Fisher Fields

Collins Park

Collins Park and Fisher Fields

Miami Beach Convention Center

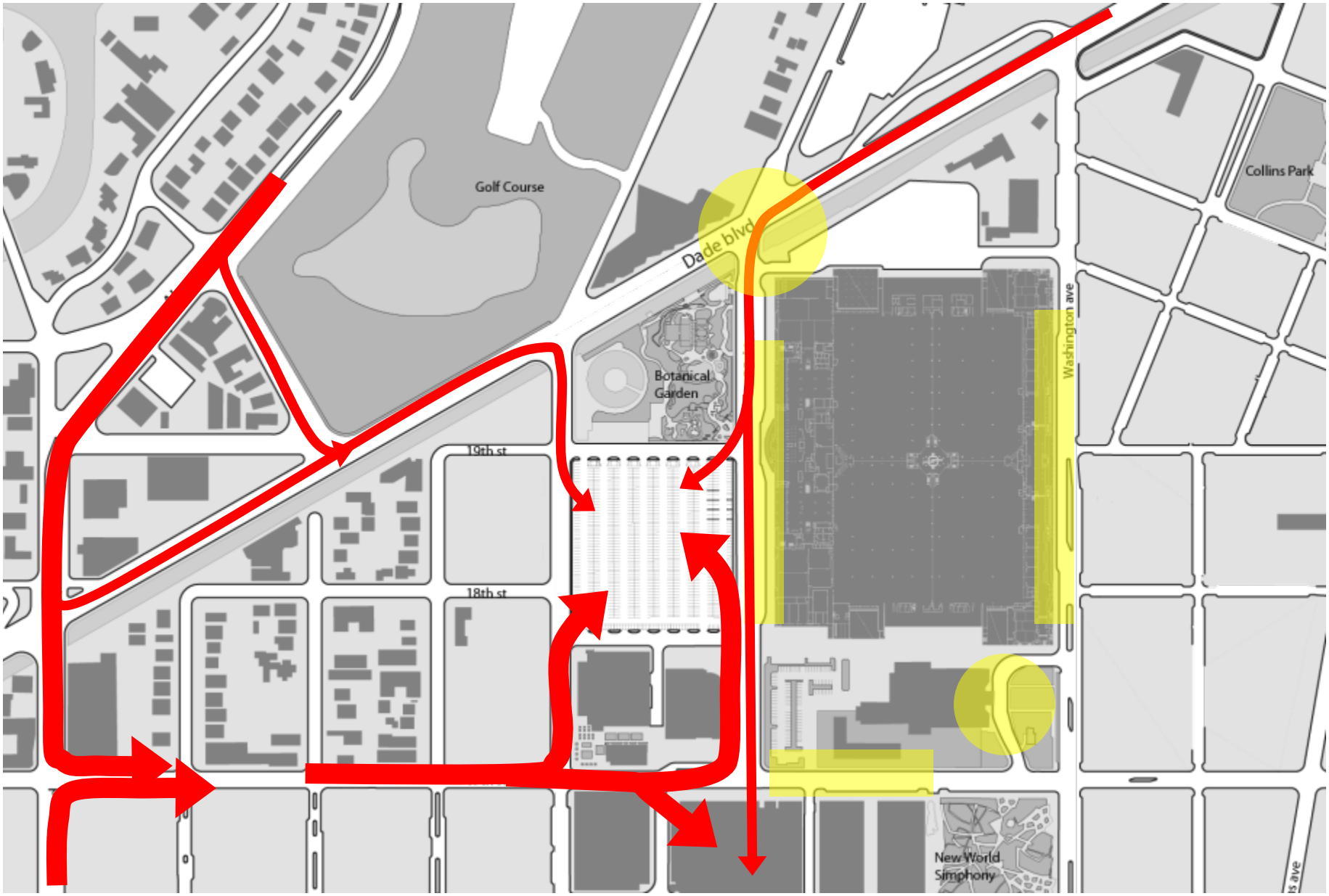
Miami Beach Convention Center

Mobility

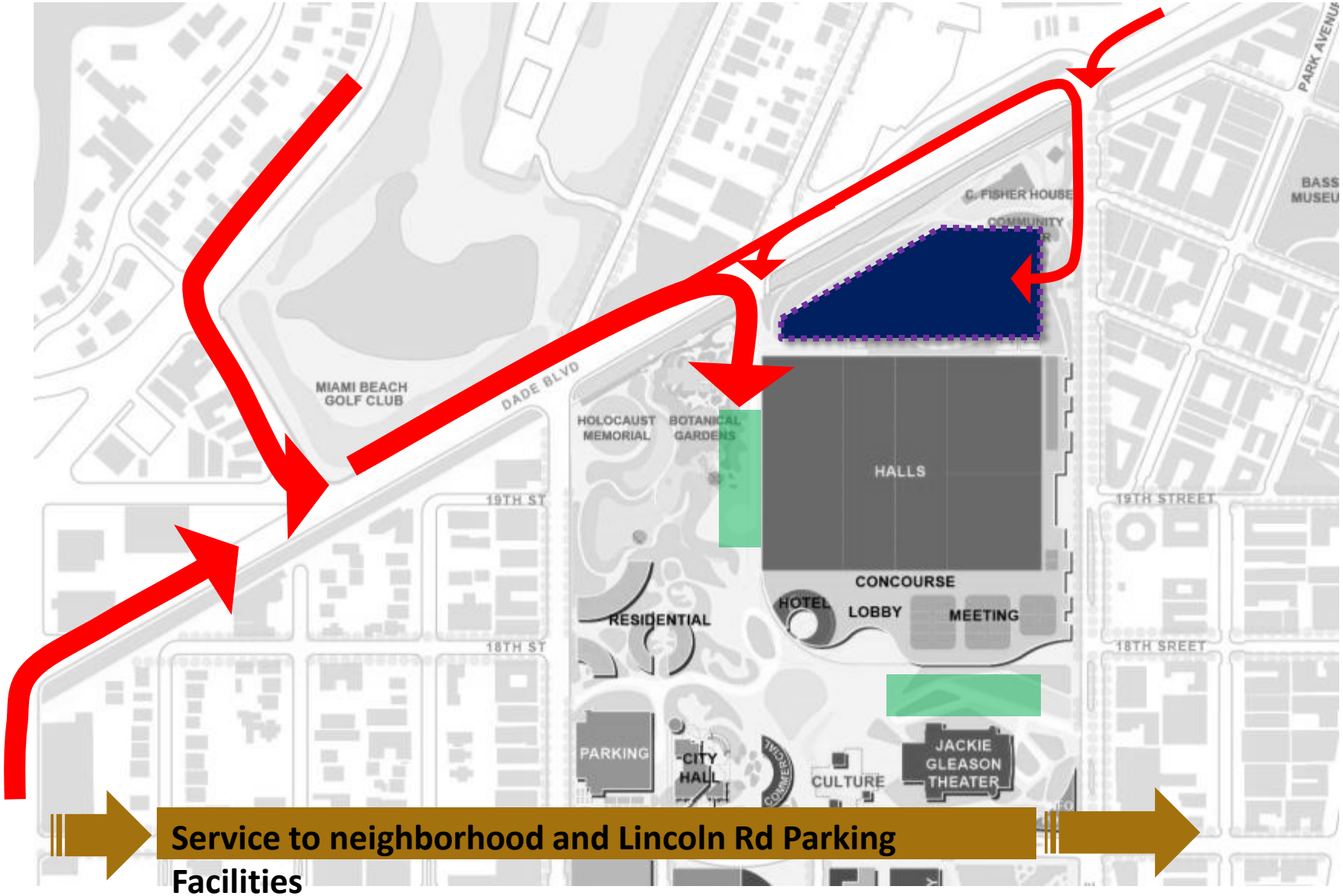
Traffic

Study Area & Data Gathering

MBCC| Current Concept | 17th congested



MBCC| Proposed Concept | 17th not used for MBCC Events



Access Diagrams

MBCC| Planned | Access Facilities Description

CAR PARKING ACCESS RAMPS
A & B

SECONDARY DROP-OFF – valet + taxi
C

SECONDARY DROP-OFF – coaches
E

MAIN DROP-OFF – valet + taxi + coaches
D

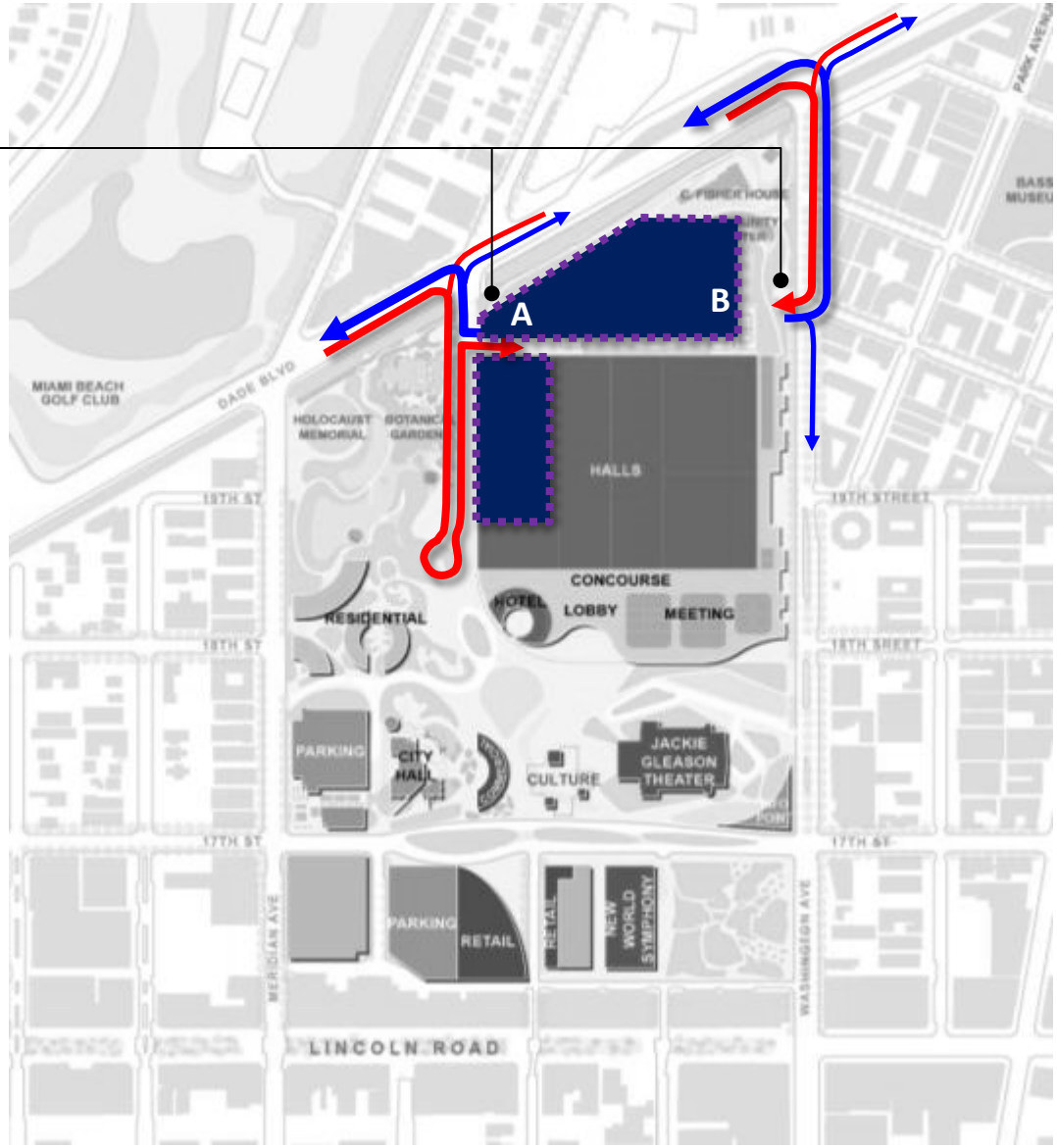
HOTEL DROP-OFF – valet + taxi
G

JACKIE GLEASON THEATRE DROP-OFF
F

MBCC| Planned | Private cars heading to parking facility

Cars enter from two ramps located on CC Drive (**A**) and Washington (**B**)

Access shall be permitted from Dade only
Egress on Washington allows vehciles to head southbound



MBCC Parking

Cars IN

Cars OUT

MBCC| Planned | COACHES sequence

Cocahes will access the drop-off locations on the west (**E**) and the south of MBCC (**D**)

Access & Egress shall be permitted from Dade only exploiting segments of CC Drive and Washington

MBCC Coaches drop-off kerb

Coaches IN

Coaches OUT

MBCC| Planned | Trucks & Traffic heading to loading area

Movement of trucks is contained within the northern lot and is accessible ONLY from Dade.

Access/Egress of truck occurs in an orderly fashion along CC Dr.

A buffer for trucks entering the site is created along CC Drive

Entrance to the loading area will be designed to accomodate also ramp to upper levels of parking.

Loading Area

Trucks IN

Trucks OUT

Phasing

Costs & Funds

Project Cost & Sources of Funds

Cost

Convention Center Redevelopment $450 - $500 million

Sources of Funds

Previously identified dedicated public sources

New tax revenues to City generated by the private development (including the convention center hotel)

Direct payments to the City from private development (including the convention center hotel)

Thank you

www.sobeace.com