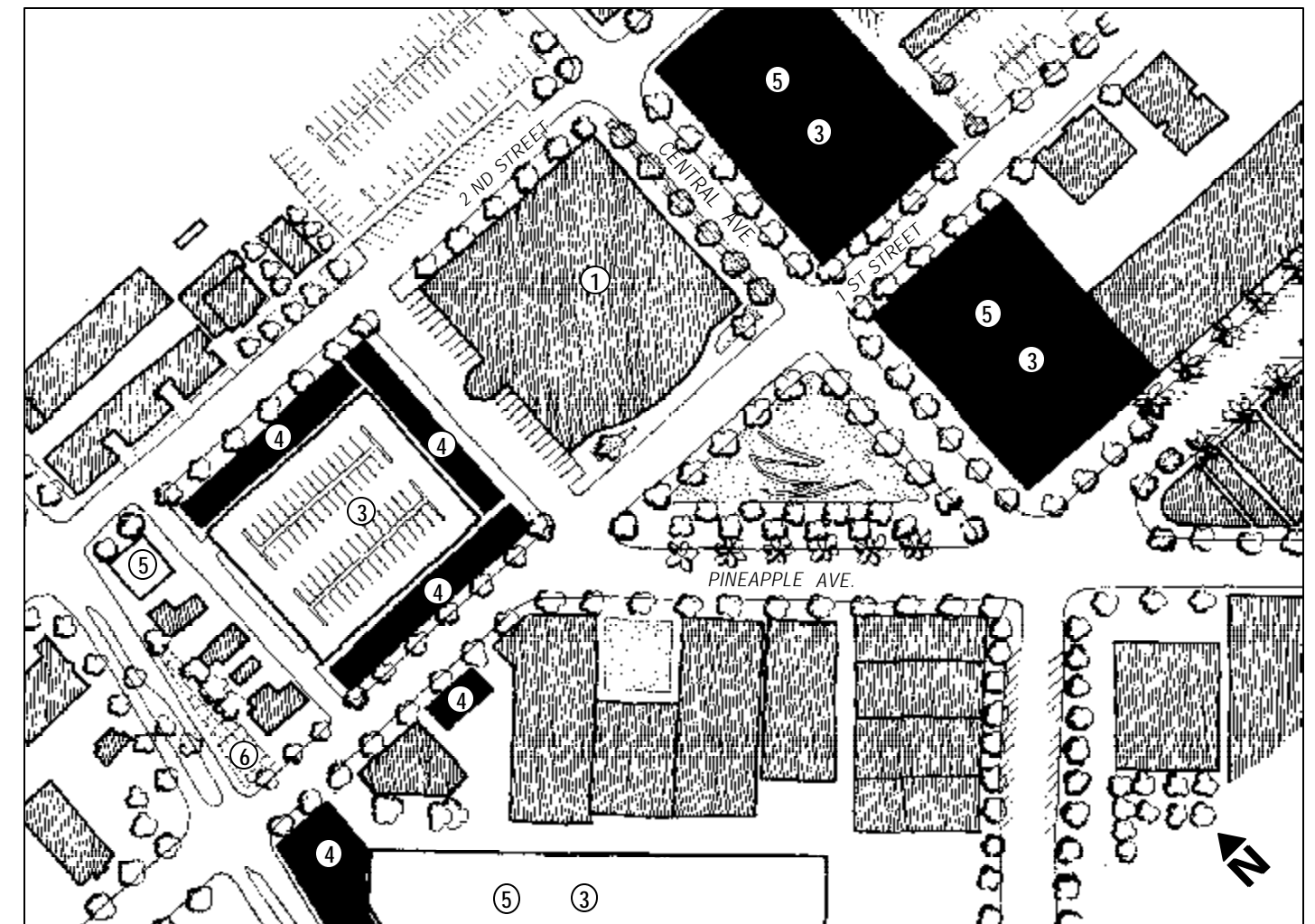


EXISTING CONDITIONS



PROPOSAL FOR A MUNICIPAL PARKING STRUCTURE PROJECT D 6

PROJECT: Mixed-Use Municipal Parking Facility (D 6)

OBSERVATION: The conditions surrounding the new Selby Public Library are of low urban quality. To the east, west and north sit vacant lots, currently used as surface parking as they await redevelopment. The spaces provided on these sites meet needs generated by nearby civic and commercial uses, but are not the highest and best use of the properties. Several of these sites are under consideration for intensive development.

DISCUSSION: The intersection of First Street and Pineapple Avenue produces a configuration in which two triangular parcels oppose each other along Pineapple. The easternmost parcel has been landscaped into a public plaza, highlighting the civic importance of the location; the Selby Public Library sits to the north of the plaza,

the Sarasota Opera House to the south. The second triangle, however, is not as well treated. It currently contains a mix of small, older structures. None of these addresses the street front, even though several contain successful businesses. The most prominent of these is the Bijou Café which sits at the eastern tip of the triangle, facing the plaza. The building that houses the Café was recently purchased by the owner of the restaurant; he and other property owners would have to be made partners in what would become a public-private development partnership. Both the Selby Public Library and the Sarasota Opera House demand large amounts of peak period parking; otherwise, many of the surface lots are half-full.

RECOMMENDATION: The proposed solution to these issues is to remove the second, western triangle and terminate Pineapple Avenue with a full-block, square structure. This development would

encompass much of the triangle and almost all of the surface parking adjacent to the Selby Public Library. A large building would include a parking garage with entry and exit from a new alley on the west. As shown, this garage could easily accommodate over 500 cars. Liner buildings would face First Street, Second Street and the western facade of the Library. Four of the original structures from the triangle would be maintained, fronting Coconut Avenue; a new infill structure would occupy the new corner formed by the intersection of Coconut Avenue and Second Street.

Recommended uses for these new structures include a new home for the Bijou Café, as well as additional restaurants, cafes and small retail structures that can enhance the civic and commercial character of this location.

- ① EXISTING LIBRARY
- ② EXISTING PARKING LOT
- ③ PROPOSED PARKING STRUCTURE
- ④ PROPOSED LINER BUILDING
- ⑤ PROPOSED INFILL BUILDING
- ⑥ PROPOSED ATTACHED PLAZA

In addition, two, block-wide structures should be developed east of the Library along Central Avenue, to help complete this node and enclose the public plaza. These structures can accommodate high density residential uses and/or office space with retail on the ground floor.