

## New owners of Sunset Place reveal plans for redevelopment

*Plan adds two apartment buildings with 400 units, a 200-room hotel*

September 28, 2016 11:15AM



*Rendering of the Shops at Sunset Place*

A new redevelopment plan would bring a new hotel, residences and street-level retail to the Shops at Sunset Place.

Federal Realty Investment Trust, Comras Company and Grass River Property bought the 500,000-square-foot outdoor mall last year for \$110 million, and the new owners are now looking to reposition the Mediterranean-style shopping center.

Zyscovich Architects is designing the redevelopment, which would add two apartment buildings with 400 units, a 200-room hotel and retail on the ground floor connecting both. The hotel and residential component would be on the north end of the mall closer to South Dixie Highway.



*Dawn Becker, Federal Realty*

Federal Realty and its partners' plan involves knocking down parts of the mall, installing new storefronts along Red Road, improving landscaping and plazas, and installing public artwork, according to a press release.

At a retail panel last week, Grass River Principal Tom Roth and Michael Comras said the mall, a 10-acre site in downtown South Miami, would be [very different than it is now](#). The owners have been in talks with the South Miami community over what the property could be turned into.

A number of new [retail-driven projects](#) are in the works for South Miami, albeit on a smaller scale than Sunset Place.

Late last year, Federal Realty brought in [pop-up tenants like Frontgate](#) and added physical improvements to the mall. The same group of partners also purchased [CocoWalk for \\$80 million in 2015](#), but have yet to announce redevelopment plans for the Coconut Grove shopping center.

Community Newspapers first reported the Sunset Place plan. – *Katherine Kallergis*

Check out more renderings below:



*Rendering of Sunset Place*



*Rendering of Sunset Place fronting Sunset Drive*

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Tags: [federal realty investment trust](#), [grass river property](#), [michael comras](#), [shops at sunset place](#)