

letter of intent



3929 W. 139TH STREET
HAWTHORNE CA 90250
T (323) 596 4700

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| Date | May 05, 2024 | Project | 41st Street Corridor Revitalization Project GOB Project #40 DRB24-1023 |
| To | Rogelio Madan, Development & Resiliency Officer Phillip Byrnes, Senior Planner Giselle Deschamps, Principal Planner Gabriela Freitas, Office Associate V | Via | Email and Hard Copy |
| From | Jeffrey Huber, FAIA, ASLA | Subject | Design Review Board Letter of Intent |

RE: DRB24-1023 Letter of Intent for 41st Street Corridor Revitalization Project

Dear Design Review Board Members:

The Office of Capital Improvements Projects of the City of Miami Beach is the Applicant for the 41st Street Corridor Revitalization Project. Brooks + Scarpa is the Prime Consultant, and we are pleased to be submitting the long-awaited 41st Street Corridor Revitalization Project. This project is part of a General Obligation Bond under GOB Project #40. This project aims to revitalize 41st Street, improving pedestrian mobility, safety, and community aesthetics. 41st Street is a significant entry corridor into the city, and the intent is to create a place-building program inclusive of hardscape, landscape, lighting enhancements, furniture, and gateway/public art features. The project builds upon the Alta-Gehl Vision Plan (2018) and AECOM Concept Plan (2021).

The proposed project includes the following elements:

Landscape Improvements: The landscape scope includes tree removal or relocation to maintain the existing overall tree canopy. New native and drought-tolerant shade trees shall be provided to enhance the pedestrian experience and adapt to future heat and climate change. A new tree canopy will be designed within the corridor to improve shade. Other landscape enhancements will also enhance the experience in the 41st Corridor.

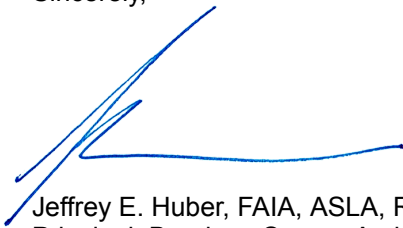
Hardscape Enhancements: The scope includes replacing the sidewalk and on-street parking with branded pavement that complies with ADA accessibility requirements and enhanced aesthetics. Several areas include an expansive “plaza-like” feature called an “oasis.” Here, Miami Beach Red Concrete areas galvanize placemaking elements at critical points on the sidewalk, creating resting points or living rooms throughout the corridor. This feature promotes the pedestrian experience and defines a clear zone that breaks up the monotony of the corridor, thus visually redefining the spatial order of the street. These areas are being designed with consideration of vagrancy and implement CPTED principles.

Lighting Improvements: Lighting integrated into site features such as benches and Royal Palm trees are intended to enhance the sense of place. Additionally, lighting in oases will be incorporated into public art, offering greater visual interest and interactivity within those areas.

Site Furniture: The scope includes installation and relocation of site furniture such as benches, seat walls, bike racks, and trash receptacles to improve the pedestrian experience. Public art sculptures are also being developed at gateways and throughout the corridor.

This project has previously come before the Design Review Board (DR23-0918). Comments received from FDOT have impacted the design such that we are asking the Design Review Board to review again. The Project area encompasses the portion of the 41st Street Corridor between Alton Road and Pine Tree Drive and all intersecting roads between Alton Road and Pine Tree Drive, North to 42nd Street, and South to 40th Street. The design limits are within the ROW of 41st Street, focusing on improvements to sidewalks and on-street parking. Major changes to the project from the last DRB submission relate to removal of large pedestrian crosswalks and lighting within the earlier oases features. The proposed revised plan and improvements will create a more inviting and attractive environment for pedestrians while also improving safety and mobility. The project is not planning any subsurface utility or drainage improvements. Also, no plans exist to change traffic patterns or signalization within the corridor. Per section 133-50 of the City Code, the project responds to sea level rise and resiliency through the resilient landscape and hardscape features. Landscaping includes salt-tolerant, highly absorbent, native, or Florida-friendly plant materials. The design's high albedo and reflective materials will reduce the Urban Heat Island Effect. We are committed to working closely with the Design Review Board to ensure the project meets your standards and requirements. Our goal is to enhance the streetscape and create a unique sense of place that reflects the character of Miami Beach and, more specifically, the Mid-Beach community in which 41st Street is located. Please accept this Application for Certificate of Appropriateness review.

Sincerely,



Jeffrey E. Huber, FAIA, ASLA, RLA, NCARB, LEEDap
Principal, Brooks + Scarpa Architects, Inc.