LINCOLN ROAD DISTRICT

HISTORIC PRESERVATION BOARD APPLICATION

10/09/2023

PREPARED BY:
JAMES CORNER FIELD OPERATIONS

PREPARED FOR:
THE CITY OF MIAMI BEACH

LINCOLN ROAD DISTRICT IMPROVEMENTS
PHASE 3

HISTORIC PRESERVATION BOARD APPLICATION
SUBMITTAL -10/09/2023

TABLE OF CONTENTS

1.0 Scope of Work Summary 4

2.0 Historic Context 8

3.0 Proposed Improvements General 11

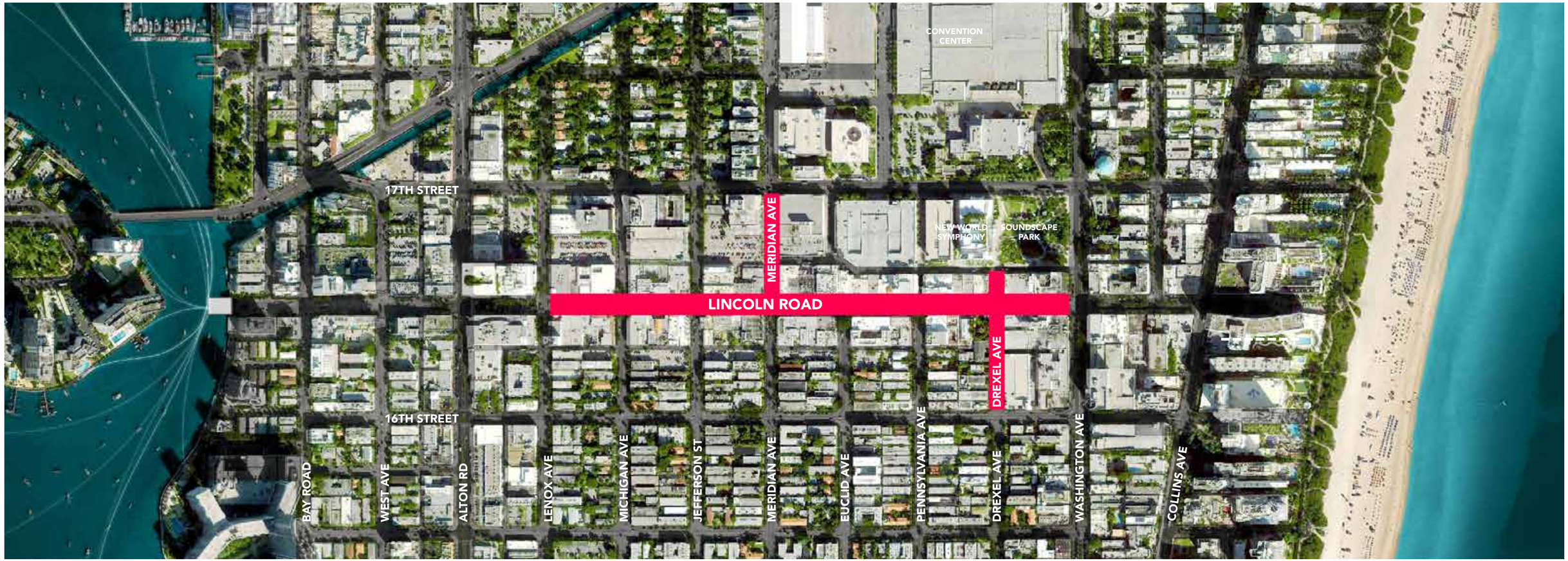
4.0 Block by Block Improvements 32

PROJECT LOCATION PLAN

LINCOLN ROAD DISTRICT OVERALL SCOPE OF WORK

ZONING DISTRICT: *CD-3*

HISTORIC DISTRICT: *FLAMINGO PARK*



GENERAL SCOPE OF WORK SUMMARY

The Lincoln Road Master Plan, approved by the City of Miami Beach Historic Preservation Board in 2015 included recommendations for renovations and upgrades to Lincoln Road, as well as the District's gateway streets including Meridian and Drexel Avenues.

Following the approval of the 2015 Master Plan, between 2016 and 2020, designs were advanced and bid documents where developed for areas of Lincoln Road, from Washington to Lenox Avenues, for Meridian Avenue from Lincoln Road to 17th Street and for Drexel Avenue from 16th Street to Lincoln Lane North. The proposed designs for these areas where fully approved by the Historic Preservation Board and Planning Departments in 2017 and by regulatory agencies including the City of Miami Beach police and fire departments, public works, traffic and parking departments and Miami-Dade County's traffic department between 2019 and 2020. Following all approvals, the project's bid set was completed and delivered to the City in February 2020.

Shortly after, in March of 2020, the City of Miami Beach declared a state of emergency response to the COVID-19 pandemic. In response to the recommendation of the CMAR contractor of uncertain market conditions with the construction industry, the City agreed to postpone the bid process, in the best interest of the project.

Since then, the renovation scope of work was revised, based on a list of improvements outlined by City staff and approved by the City of Miami Beach Commission. The revised list of improvements is intented to minimize impacts to Lincoln Road businesses.

Revised proposed improvements include the following:

- Lincoln Road block by block improvements including selective repairs, upgrades and additions to seven Lincoln Road blocks from Washington to Lenox Avenues (see following page for detailed list)
- Introduction of anti-ram bollards and a "welcoming artistic element" at the 400 Block and Washington Avenue intersection.
- Streetscape improvements to the district's "Gateway Streets" including sidewalk enlargements at Meridian Avenue and the pedestrianization of Drexel Avenue (Phase 2).
- Potential playground to be added at a later date pending confirmation of funding.

This application is limited to design revisions to Lincoln Road.

A previous application (HPB 23-0569) was submitted and approved in May, 2023 for proposed renovations to Meridian and Drexel Avenues.

LINCOLN ROAD RENOVATION
LIST OF PRIORITIES

This application includes a series of selective repairs, upgrades and additions to Lincoln Road. The renovation scope is based on a list of improvements outlined by City staff and approved by the City of Miami Beach Commission.

Improvements are ranked as a list of priorities, established by City staff, with the top of the list being critical items for implementation while items at the bottom of the list are of less priority should construction costs exceed available budget.

1. Lincoln Road anti-ram system and gateway sign at Washington Avenue (including new gateway plaza at 400 block).
2. Piano Keys resurfacing with durable traffic coating
3. Architectural restoration of existing water features at 1000, 900, 800, 700 and 600 blocks and mechanical equipment upgrades
4. Restoration of the Lapidus follies including new lighting
5. Replacement of tree pit bonded aggregate
6. Implementation proposed Euclid Oval renovation
7. Introduction of new seating areas along the Lincoln Road corridor
8. Additional urban furniture (trash cans, bike racks, dog bad dispensers)
9. Lincoln Road directional and informational signage package
10. New 500 Block water feature (pending funding)

PROJECT LOCATION PLAN

APPLICATION SCOPE OF WORK

ZONING DISTRICT: *CD-3*

HISTORIC DISTRICT: *FLAMINGO PARK*

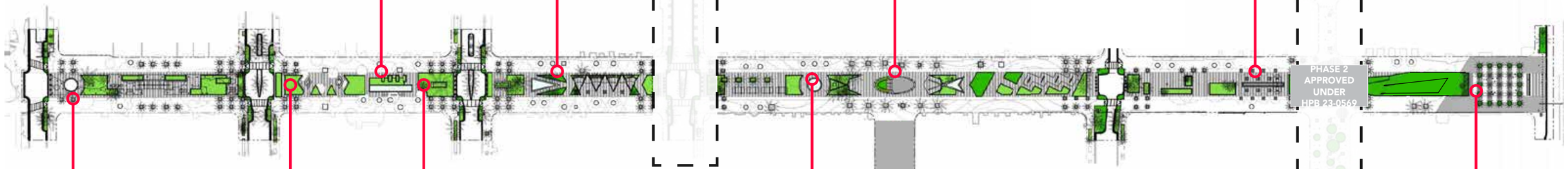
LINCOLN ROAD
BLOCK BY BLOCK PLACES

NEW SEATING AREAS
(900 BLOCK)

NEW SEATING AREAS
(800 BLOCK)

EUCLID STAGE
(EUCLID)

THE BOSQUE WATER TABLE
(500 BLOCK)



NEW SEATING AREAS
(1000 BLOCK)

NEW SEATING AREAS
(900 BLOCK)

NEW SEATING AREAS
(900 BLOCK)

NEW SEATING AREAS
(700 BLOCK)

BEACH GATEWAY
(400 BLOCK)

N

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HISTORIC CONTEXT

LINCOLN ROAD HISTORY

The famous Morris Lapidus Master Plan serves as the foundation for all of the iterations of Lincoln Road through the remainder of the 20th century.

1960s- The original Lapidus plan pedestrianized Lincoln Road and structured it around a central spine of architectural follies, planting beds and water features composed over a distinct black and white striped paving (the "piano keys"). Flanking each side of the central spine was a generously wide pedestrian walkway indented to allow visitors to walk alongside the storefronts.

1980-1990- In the decades following the installation of Lapidus' master plan, the Lincoln Road Mall was incrementally transformed through standardized public maintenance practices. This included the re-painting of follies and water features to match established Miami Beach themes (Miami Beach 'red' and cyan). Such transformations were made more drastic by the lack of durability in some of the original materials and finishes.

1990s- The material decline of Lincoln Road through the 1970s and 80s prompted renovations in the 90s. An effort led by Ben Wood was conducted in 1994, in collaboration with Landscape Architect Martha Schwartz, Hirosho Hara, Morris Lapidus, and Carlos Zapata. Renovations included the introduction of new planting, restoring follies to their original white color, introducing a geometrically shaped paving pattern, the redesign of the 400 block and a new water feature on the 500 block.

2010- The 1100 block of Lincoln Road was re-pedestrianized and it's renovation included a larger, mixed-use real estate development and an iconic open space design with unique plantings and water gardens.

LINCOLN ROAD
ACROSS HISTORY

LINCOLN ROAD
DESIGN ELEMENTS

LINCOLN ROAD
FOLLY ARCHITECTURAL RESTORATION

Existing follies, designed by Morris Lapidus are deemed historically significant and are included in the National Register of Historic Places.

The Lincoln Road renovation scope of work includes restoration of the seven existing follies. Restoration scope is based on visual observations made by Rodriguez and Quiroga Architects Chartered and DDA Engineers in 2016.

Restoration scope includes:

1. Repair and restoration of chipped / damaged concrete surfaces and corners;

2. New paint / stucco on concrete surfaces and steel columns;

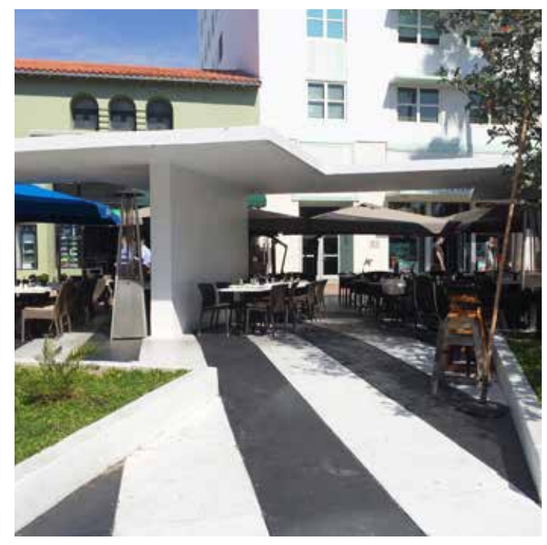
3. New roof slopes and drip edges to ensure positive drainage;

4. New flashings at all roof penetrations;

5. New cold fluid-applied waterproofing;

Folly restoration was approved by the Historic Preservation Board in October 2017.

Scope does not propose any changes to previously approved proposal.



EXISTING FOLLIES TODAY

LINCOLN ROAD
NEW FOLLY LIGHTING

All follies will receive new lighting based on the following considerations:

1. To create a soft wash lighting effect similar to original Lapidus lighting scheme;

2. To minimize the appearance of new light fixtures;

3. To conceal driver boxes;

To that end, folly lighting scope includes:

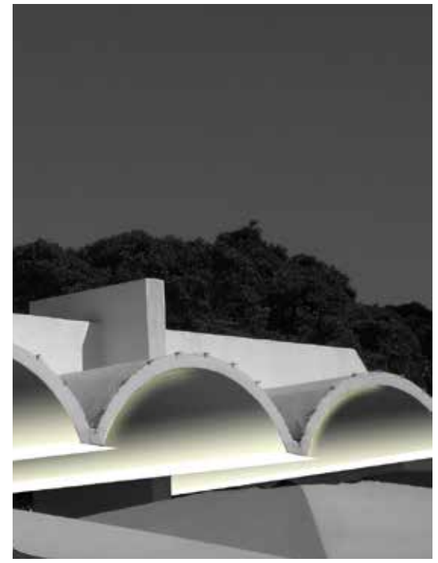
1. The removal of all existing lighting, conduits, junction and driver boxes as well as concrete repair and patching as needed.

2. New light fixtures and conduits with integral or concealed driver boxes,. Some conduits will require trenching along existing folly concrete surfaces;

All new lamps will be LED at 3000 K.

Folly lighting design was approved by the Historic Preservation Board in October 2017.

Scope does not propose any changes to previously approved proposal.



PROPOSED FOLLY LIGHTING

LINCOLN ROAD
WATER FEATURE ARCHITECTURAL RESTORATION

Existing water features, designed by Morris Lapidus are deemed historically significant and are included in the National Register of Historic Places.

The Lincoln Road renovation scope of work includes the restoration of five existing water features. Architectural restoration scope is based on visual observations made by Rodriguez and Quiroga Architects Chartered and DDA Engineers in 2016.

Restoration scope includes:

1. Removal of non-original or historically accurate paint, stucco, tile and /or stone;

2. New basin epoxy coating;

3. Restoration to original materials: stucco, tile or stone;

The 1000 block water feature includes an existing Art in Public Places installation (Mosaic Title Artwork) to remain.

Water Feature restoration was approved by the Historic Preservation Board in October 2017.

Scope does not propose any changes to previously approved proposal.

Additional improvements include new lighting, jets, nozzles and mechanical upgrades.

EXISTING WATERFEATURES TODAY

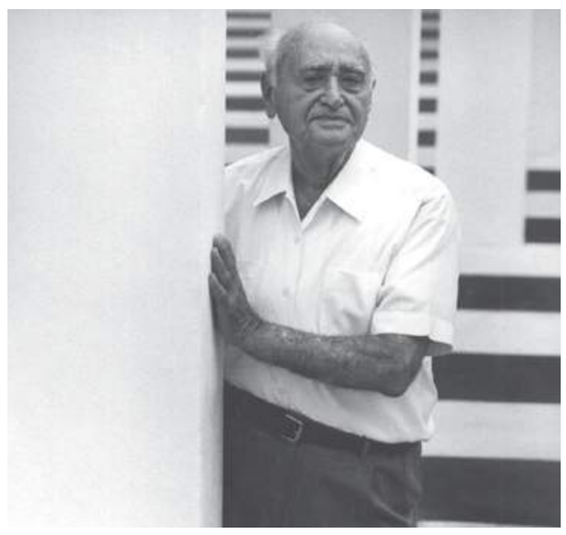
LINCOLN ROAD
PAVING RESURFACING- PIANO KEYS

Existing "Piano Key" cast-in-place concrete paving is currently painted frequently. Paint type is not long lasting and can often be slippery. Many areas exhibit cracking and uneven surfaces, often caused by tree uprooting.

Renovation scope will include the removal of existing paint, repairs to cracked / uneven concrete and re-coating with a new durable, high-traffic resistant Polyaspartic coating system, with friction-increasing grit.

The new coating system, will revitalize the signature black and white colors while reducing ongoing maintenance.

A mock-up of the proposed system was installed in August of 2023, at two discrete areas of Lincoln Road on the 600 and 800 blocks, to test it's performance against Lincoln Road's heavy use.



HISTORIC LINCOLN ROAD PHOTOS

PIANO KEY PAVING AT 700 BLOCK - TODAY

LINCOLN ROAD
PAVING RESURFACING - POLYASPARTIC SYSTEMS

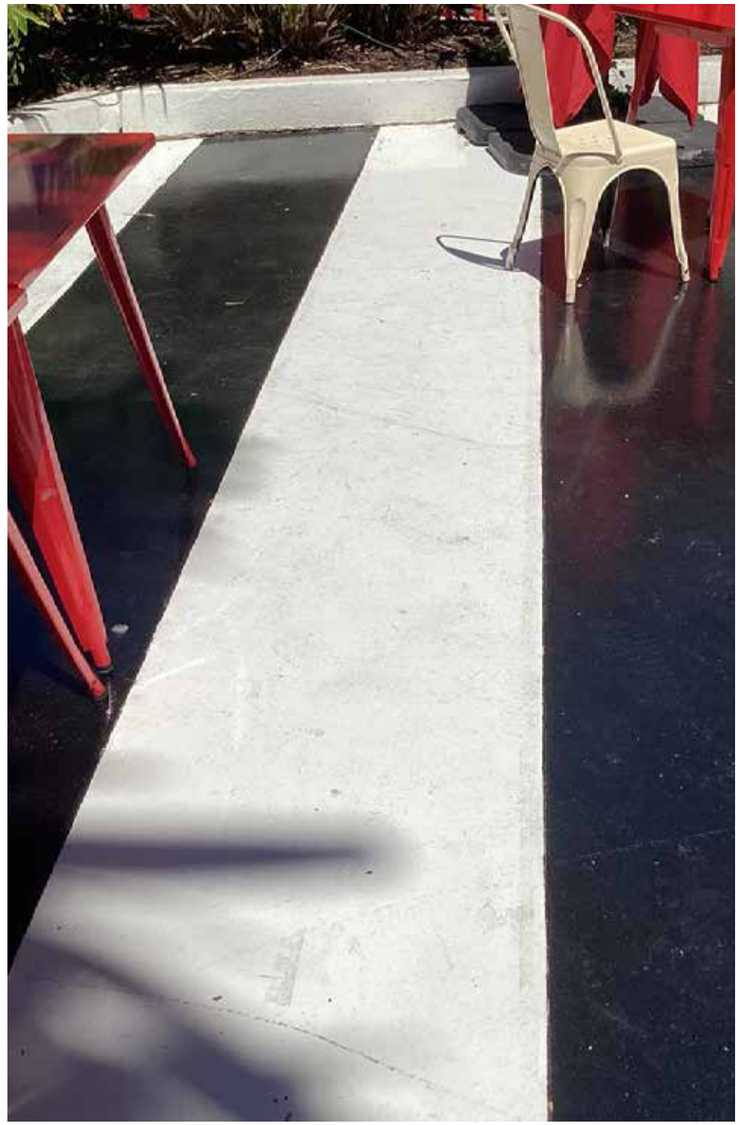
Summary
Proposed polyaspartic coating system is a fast-drying, stain-resistant, surfacing system that is both easy to install and boasts a long lifespan.

Proposed system is manufacturer by Westcoat Specialty Coating Systems, composed of a Polyaspartic Topcoat and Epoxy Prime Coat.

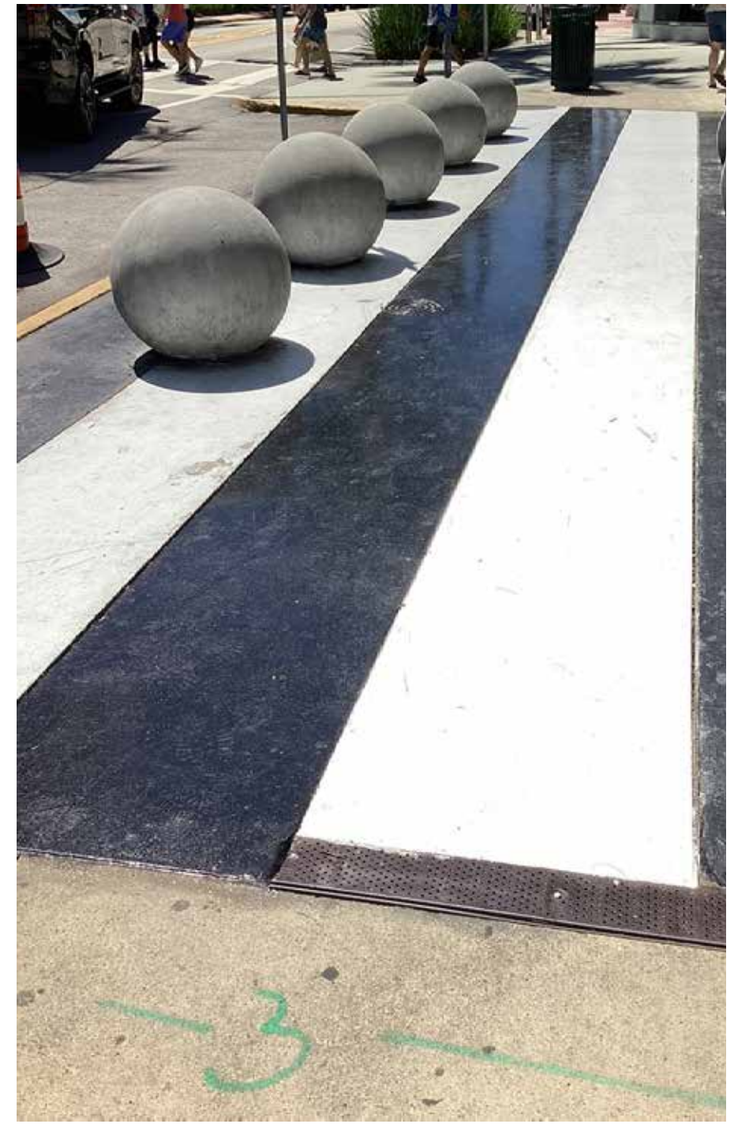
- Long lifespan - 10/15 years
- Manufacturer warranty, 1 year can extend
- Salt tolerant
- UV stable
- High-coheficient of friction

Precendents
The Westcoat system has been installed at Disney's Small World (2007-2013) and Space Mountain (2007-Present, resealed 3 times during span) where it continues to stand up to vigorous foot traffic and maintenance vehicles.

Surface Prep
Westcoat requires both existing and new concrete support a CSP level of 3-5. The CSP level is a level of roughness, which can be achieved via grinding or shot-blasting. The concrete can be patched below without any limitations for the surface finishing above.



MOCK-UP AT 600 BLOCK



MOCK-UP AT 800 BLOCK

INSTALLATION AT DISNEY, FL

LINCOLN ROAD
PROMENADE TREES

RESIN BOND SURFACING REPLACEMENT

Situated in the tropics, Lincoln Road benefits from consistent shade provided by large scale trees. Tree pits along the pedestrian promenade are surfaced by a permeable, resin bond material. For the most part, this surface is currently cracked, broken and dirty. Renovation scope will include the replacement of this material, utilizing a different, stronger system.

PROMENADE TREE ADDITIONS

Several portions of the Lincoln Road promenade lack street trees. Renovation scope will include the addition of more at-grade street trees in order to increase shade and minimize surface heat gain while still permitting the efficient flow of pedestrian traffic and emergency vehicle access. Some of the new tree pits include resin bond surfacing while others will include an 8-foot diameter, at grade planter with robust understory planting. Details of these two approaches are included in the following pages.

EXISTING PROMENADE TREES AT 1000 BLOCK

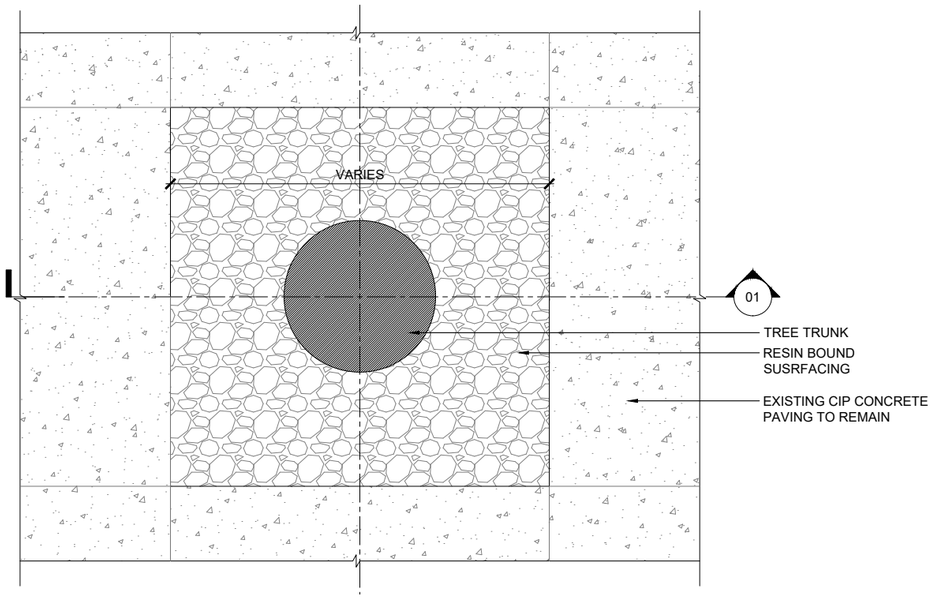
EXISTING PROMENADE LACKING TREES AT 800 BLOCK

LINCOLN ROAD
PROMENADE TREES

HISTORIC LINCOLN ROAD PHOTOS

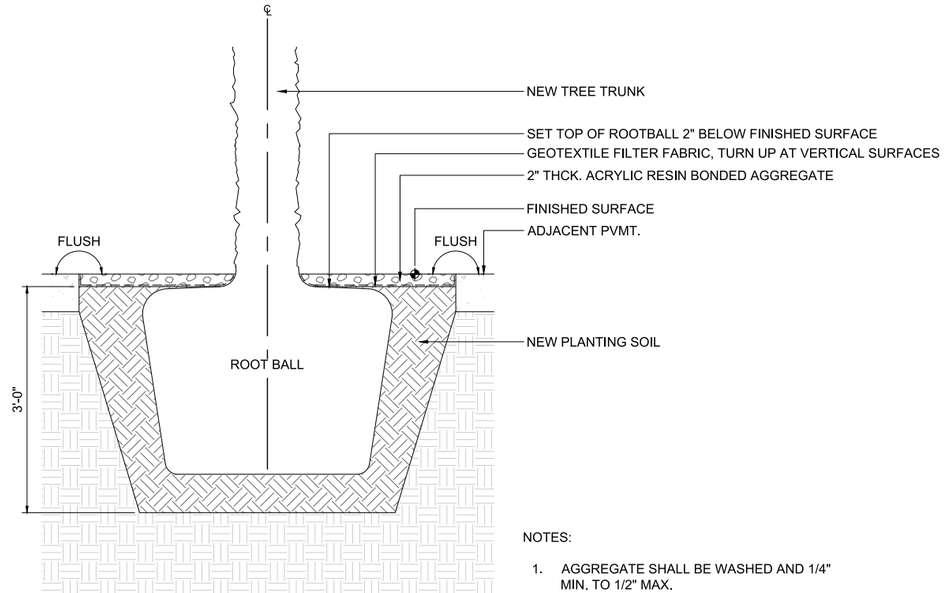
LINCOLN ROAD

PROMENADE TREES - RESIN BOUND RESURFACING AT INTERSECTIONS



PLAN DETAIL

APPROACH A- RESIN BOND SURFACING
DESIGN DISTRICT PRECEDENT



NOTES:

1. AGGREGATE SHALL BE WASHED AND 1/4" MIN. TO 1/2" MAX.
2. INSTALL BINDER PER MANUFACTURER'S SPECIFICATIONS.
3. HAND TAMP AROUND ROOT BALL.

SECTION DETAIL

MATERIAL
SONORA PEBBLE SIZE 1/4"

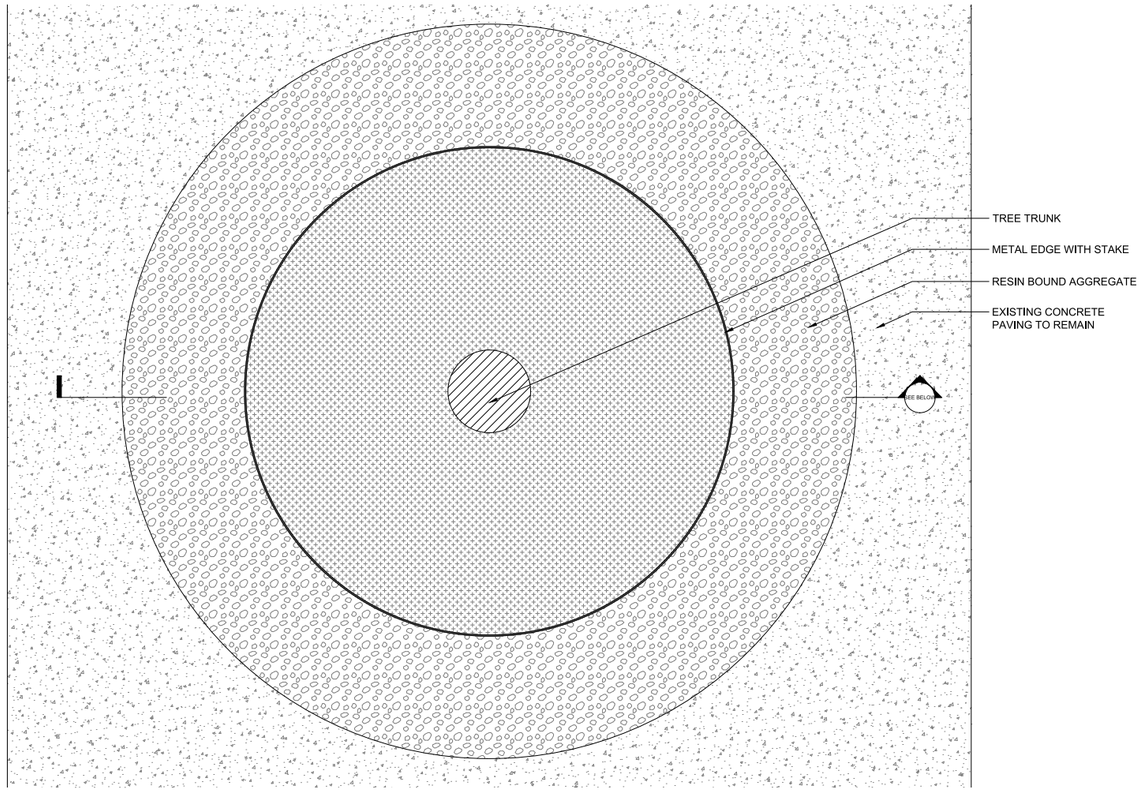
PROMENADE TREES

PROMENADE TREES - RESIN BOUND RESURFACING AT INTERSECTIONS

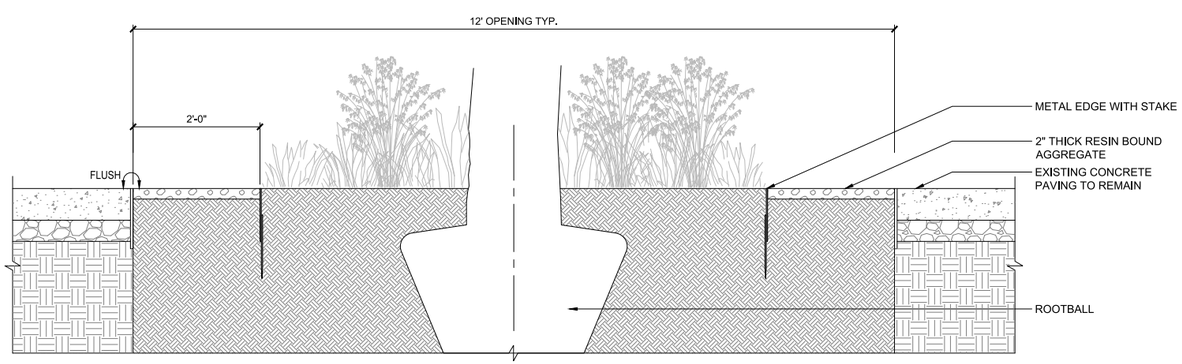
EXISTING TREE PITS WITH WORN RESIN BOND SURFACING
AT JEFFERSON AVE. INTERSECTION

PROPOSED RESIN BOND RE-SURFACING
AT JEFFERSON AVE. INTERSECTION

LINCOLN ROAD
PROMENADE TREES -PLANTED TREE PIT PRECEDENT



PLAN DETAIL



SECTION DETAIL

APPROACH B- PLANTED PIT
DESIGN DISTRICT PRECEDENT

LINCOLN ROAD

PLANTED TREE PITS - BOUNDED AGGREGATE STRIP W/ PLANTING SET BACK

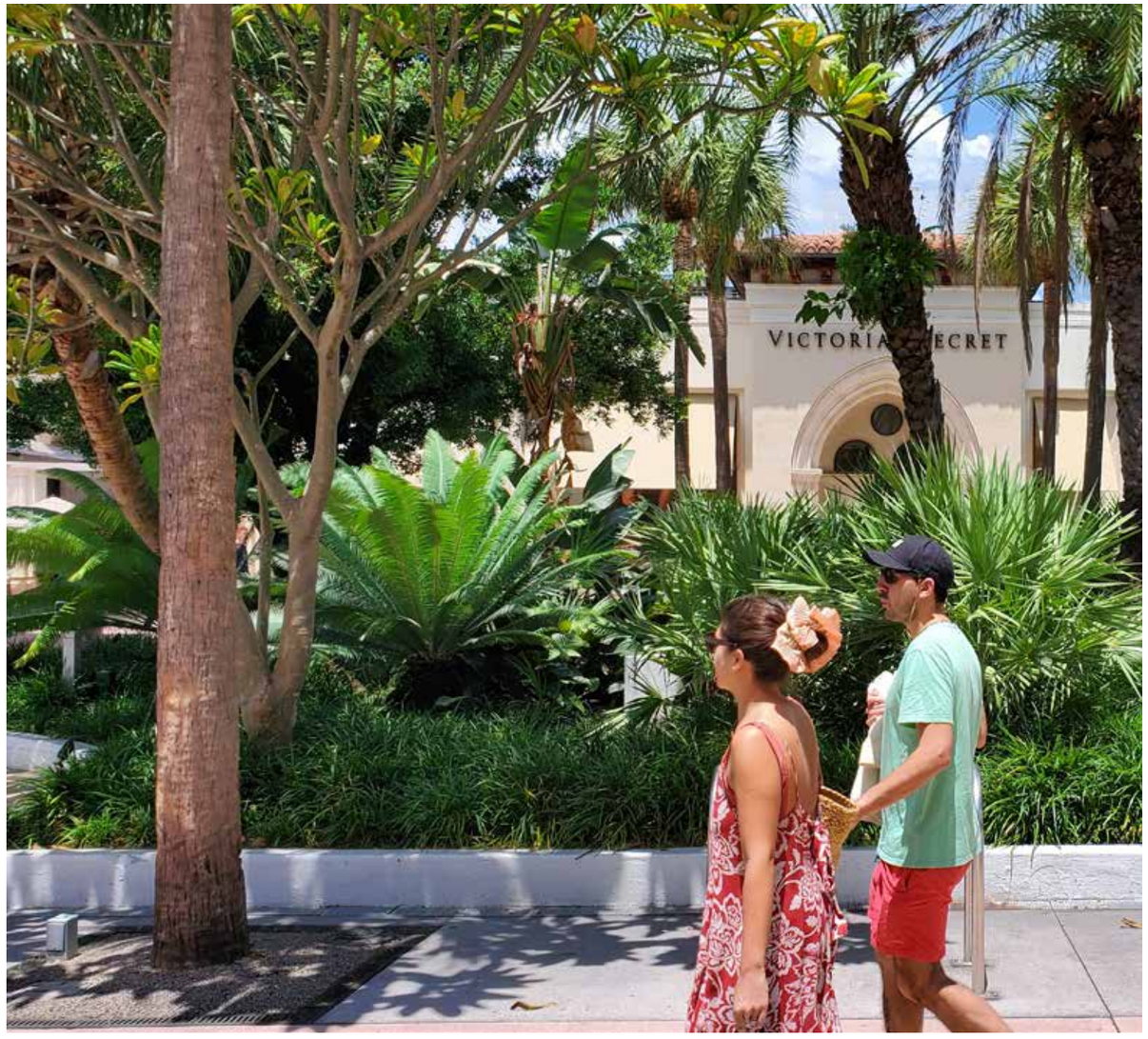
EXISTING PROMENADE TREE PIT AT 1000 BLOCK

PROPOSED PLANTED TREE PIT AT 1000 BLOCK

LINCOLN ROAD
PLANTING AT PLANTERS

RETAIN PLANTING IN GOOD CONDITION
Based on visual observations performed in August 2022, several planters have full and varied vegetation in good condition. Field Operations recommends existing vegetation in good condition remain and be protected during renovation.

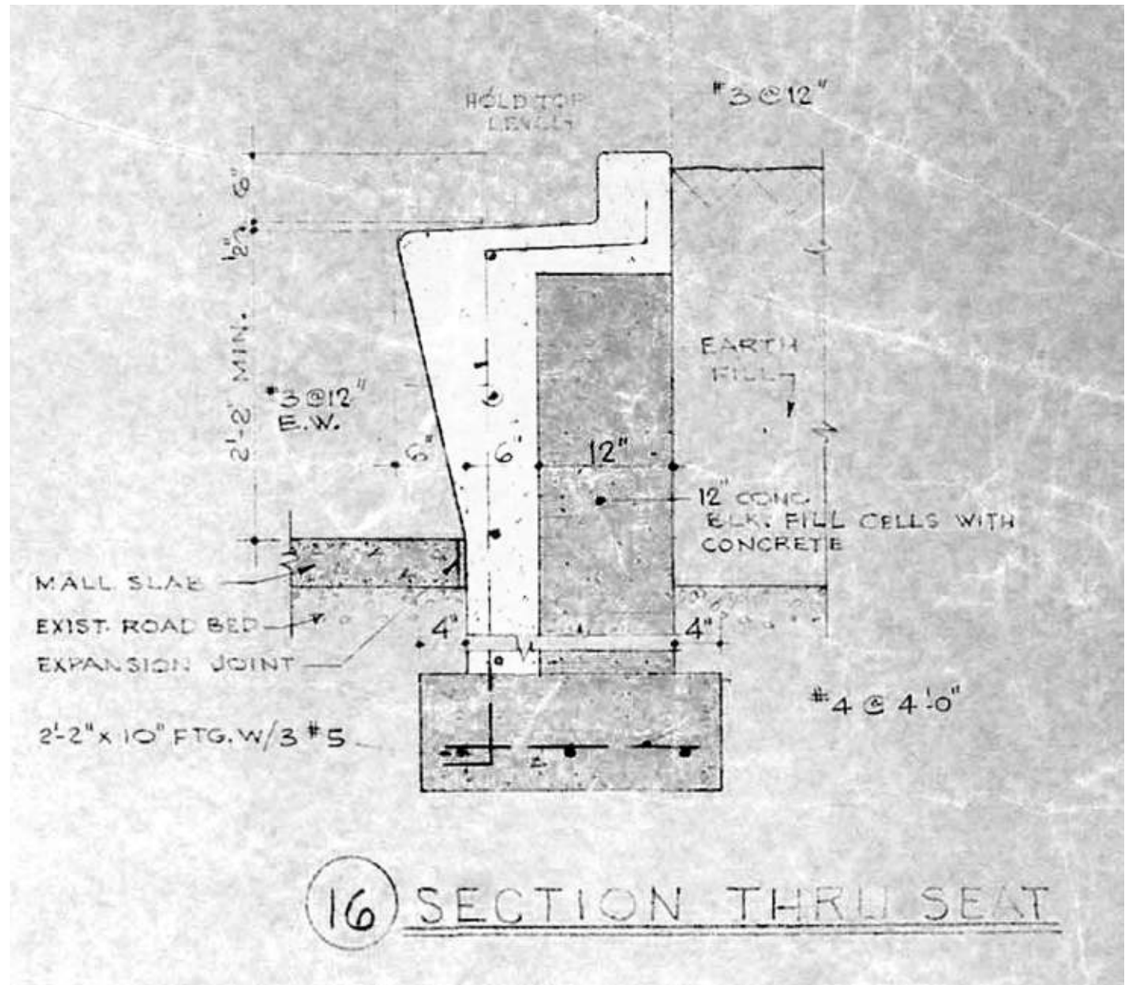
REPLACE / ADD NEW PLANTING AT KEY LOCATIONS
Other planters however have sparse and / or unhealthy vegetation. Field Operations recommends full understory replacement in such occasions.



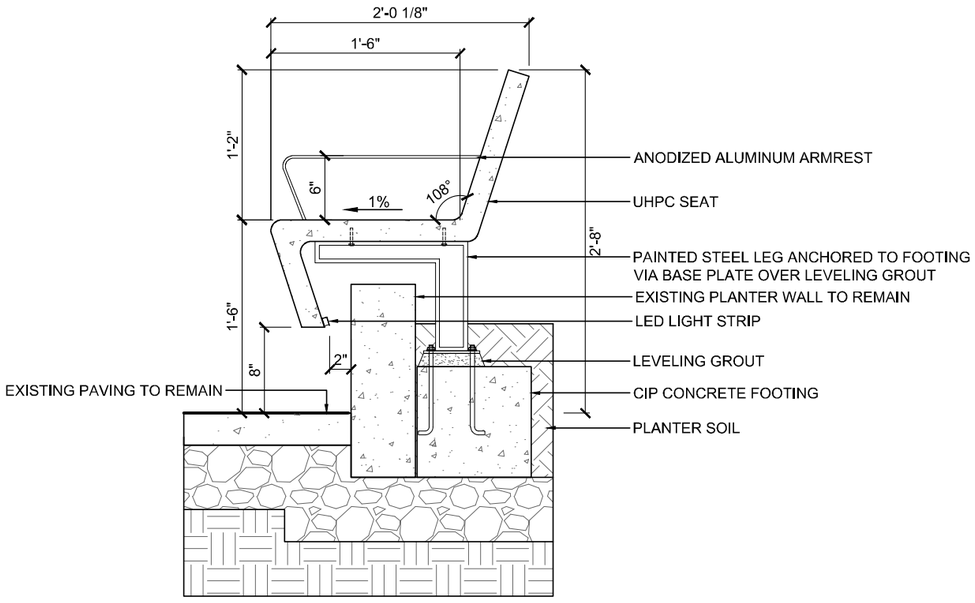
EXISTING PLANTING CONDITIONS AT 900 BLOCK

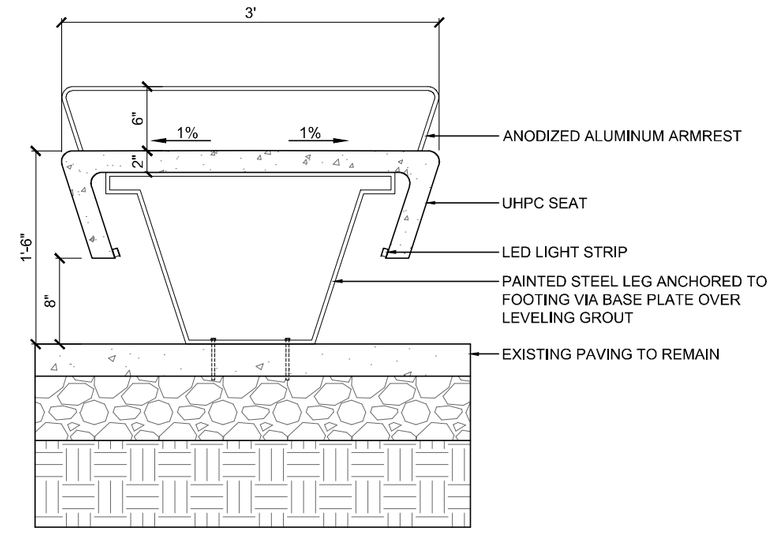
EXISTING PLANTING CONDITIONS AT 1000 BLOCK

LINCOLN ROAD
ORIGINAL LAPIDUS PUBLIC SEATING DESIGN

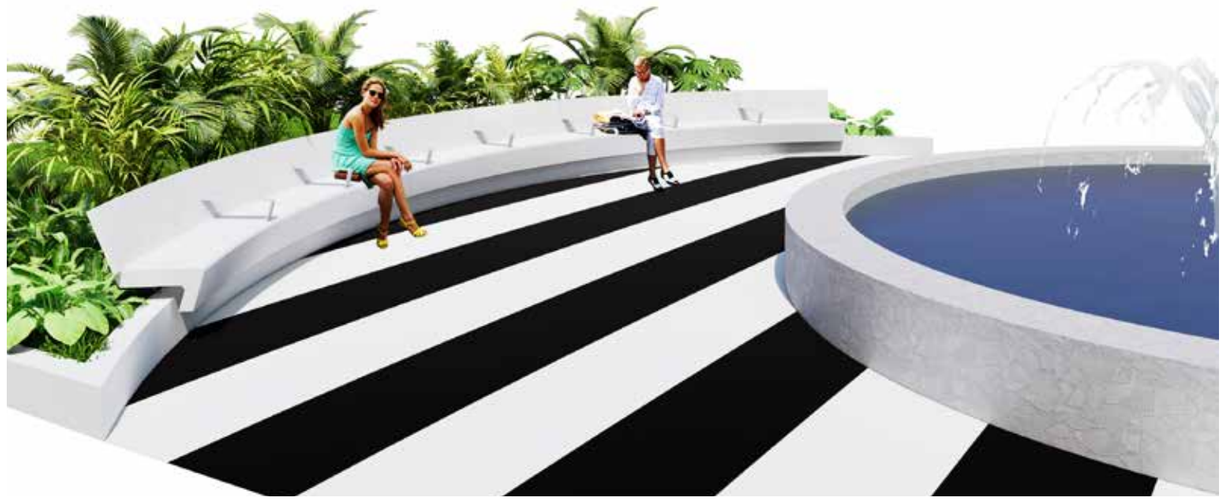


LINCOLN ROAD
PROPOSED PUBLIC SEATING





LINCOLN ROAD
PROPOSED PUBLIC SEATING



TOP: PROPOSED BENCH WITH BACK AT 1000 BLOCK BY WATER FEATURE
BOTTOM: PROPOSED BENCH WITH BACK AT 900 BLOCK

TOP: EXISTING LOW PLANTER AT 1000 BLOCK
BOTTOM: EXISTING LOW PLANTER AT 900 BLOCK

LINCOLN ROAD
PROPOSED PUBLIC SEATING

TOP: PROPOSED DOUBLE SIDED FREE-STANDING BENCH AT 900 BLOCK
BOTTOM: PROPOSED BENCH WITH BACK AT 900 BLOCK

TOP: EXISTING WATER FEATURE AT 900 BLOCK
BOTTOM: EXISTING LOW PLANTER AT 900 BLOCK

LINCOLN ROAD
PROPOSED PUBLIC SEATING

TOP: PROPOSED BENCHES AT 800 BLOCK
BOTTOM: PROPOSED BENCH AT 700 BLOCK

TOP: EXISTING 800 BLOCK WATER FEATURE
BOTTOM: PLANTER SURROUNDING WATER FEATURE AT 700 BLOCK

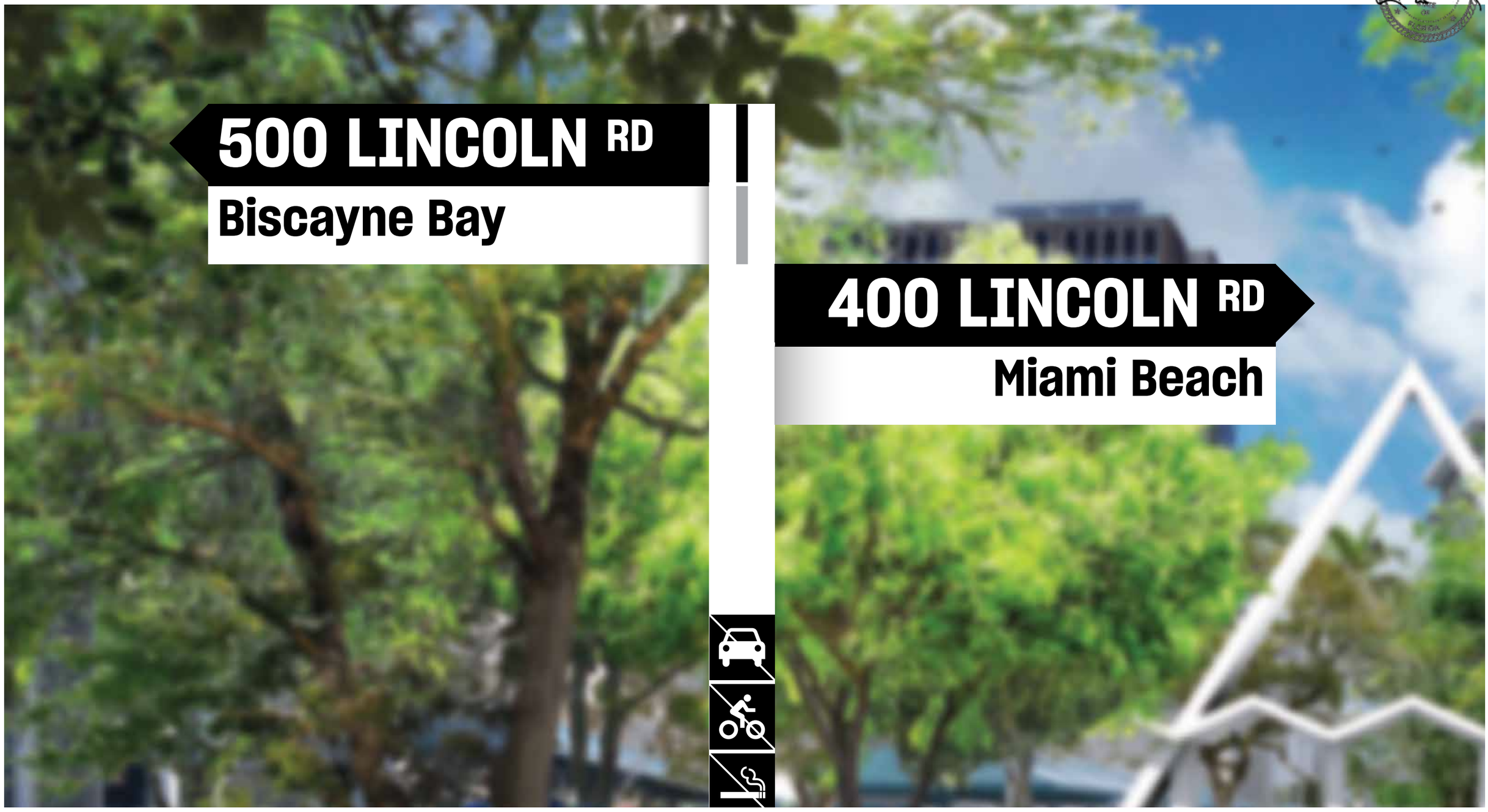
LINCOLN ROAD
ADDITIONAL URBAN FURNITURE

BIKE RACKS
STAINLESS STEEL
SURFACE MOUNTED

LITTER AND RECYCLING BINS
POWDER COATED STEEL
BLACK AND WHITE WITH CUSTOM DECALS
FREE STANDING

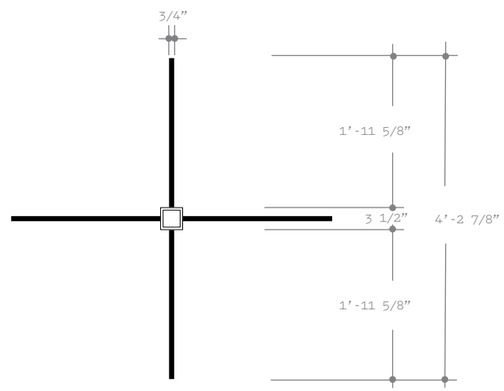
DOG BAG DISPENSER
POWDER COATED STEEL
POST MOUNTED

* PREVIOUSLY APPROVED BY CITY OF MIAMI BEACH PLANNING DEPT. IN 2017

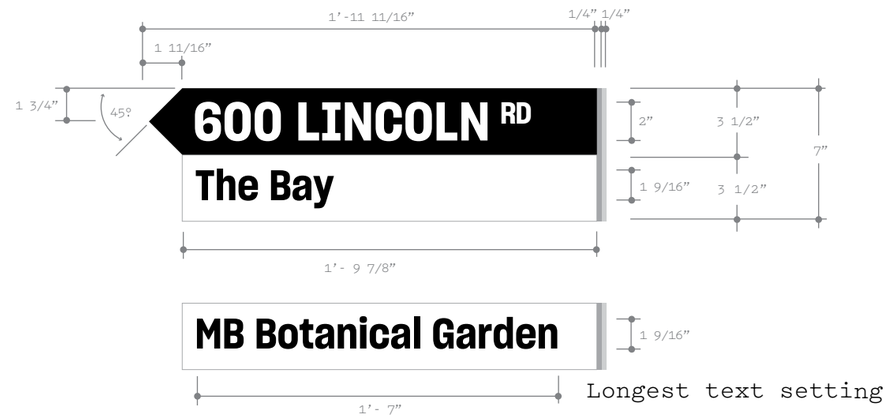


* PREVIOUSLY APPROVED BY CITY OF MIAMI BEACH PLANNING DEPT. IN 2017

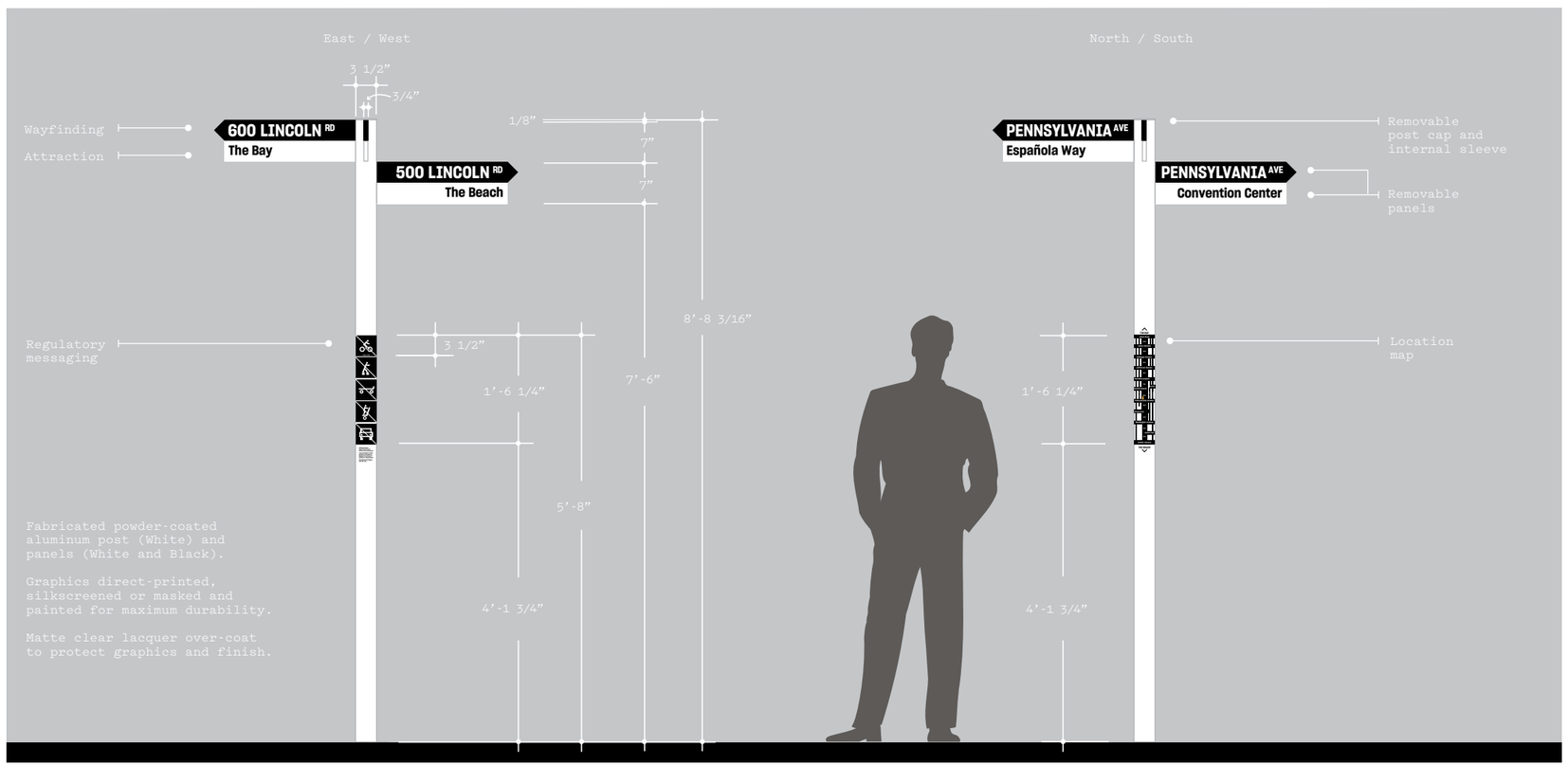
LINCOLN ROAD
WAYFINDING SIGNAGE

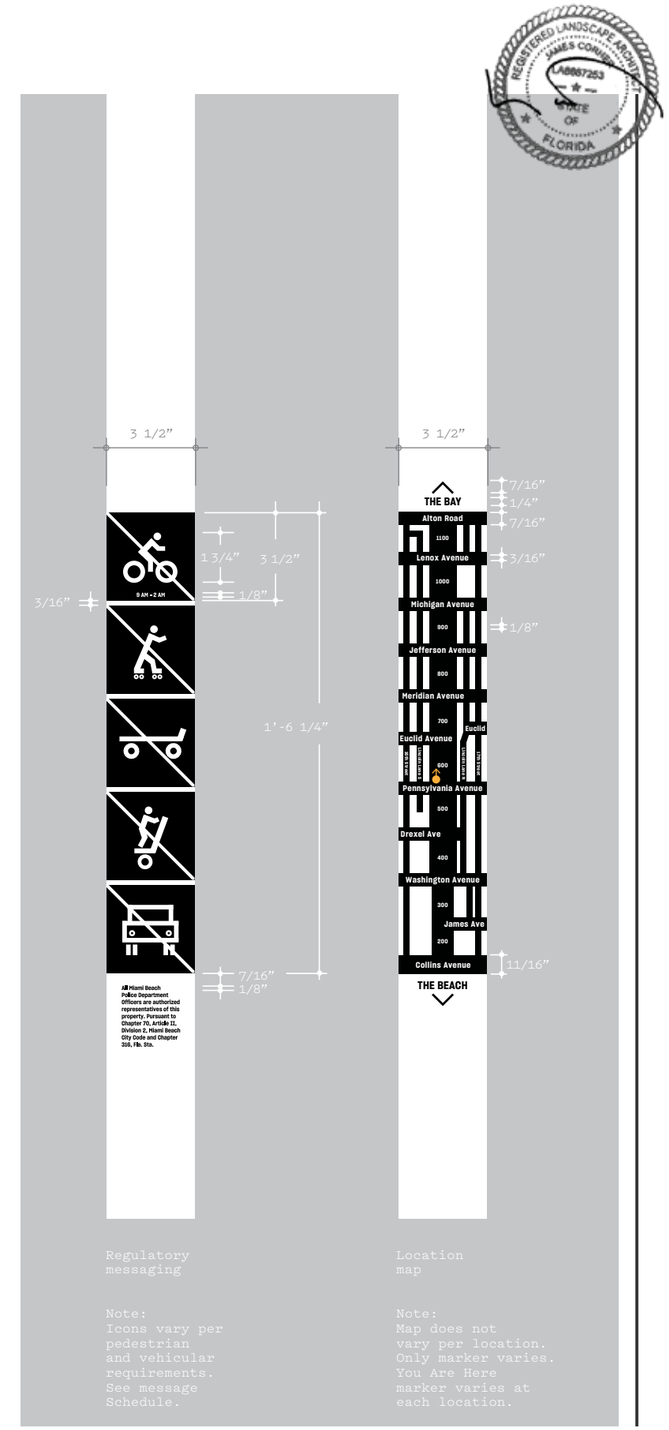


WF2 Plan view
Scale: 1” = 1’- 0”



WF2 Detail view
Scale: 1/4 Full Size



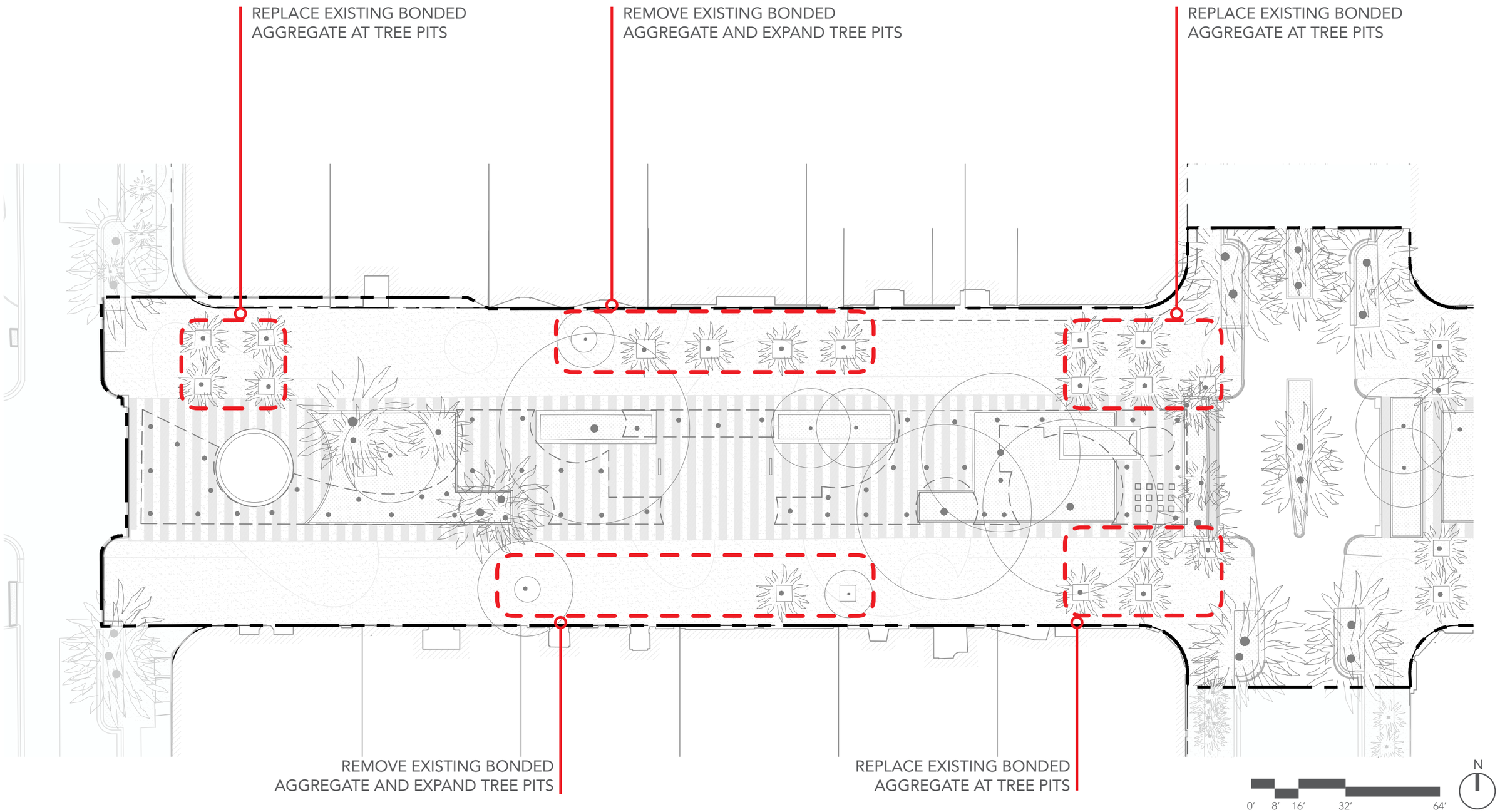


* PREVIOUSLY APPROVED BY CITY OF MIAMI BEACH PLANNING DEPT. IN 2017

JAMES
CORNER
FIELD
OPERATIONS

LINCOLN ROAD
BLOCK BY BLOCK RECOMMENDATIONS

LINCOLN ROAD
1000 BLOCK EXISTING



LINCOLN ROAD
1000 BLOCK PROPOSED

NEW PROPOSED UPGRADES

1. - 1 NEW SEATING AREA / 1 NEW BENCH
2. - PIANO KEY RESURFACING
3. - TREE PIT RESURFACING W. BONDED AGGR.
4. - NEW/EXPANDED TREE PITS W. PLANTING
5. - 5 NEW PROMENADE PALMS

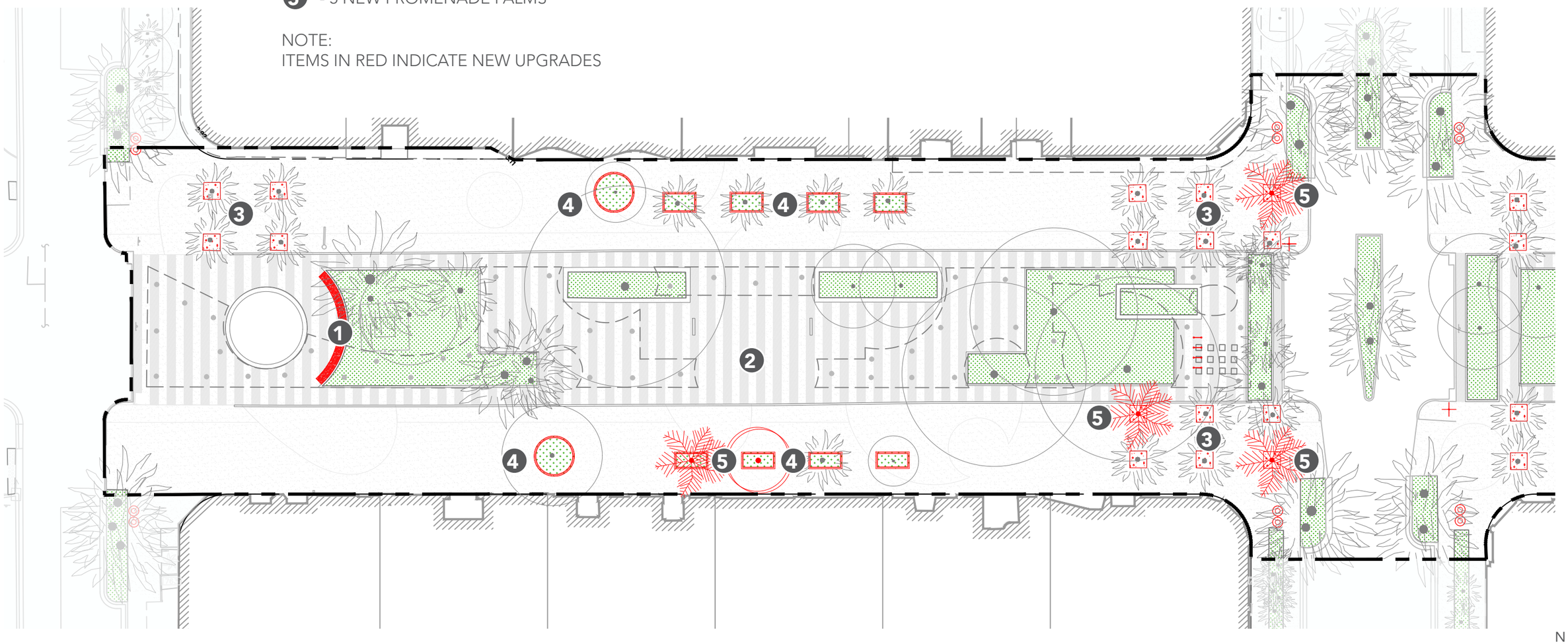
NOTE:
ITEMS IN RED INDICATE NEW UPGRADES

PREVIOUSLY APPROVED UPGRADES TO REMAIN

- FOLLY RESTORATION + NEW LIGHTING
- WATER FEATURE RESTORATION + NEW MECHANICAL
- IRRIGATION AND PLANTING UPGRADES
- NEW SIGNAGE, TRASH CANS, DOG BAG DISPENSERS, BIKE RACKS

LEGEND

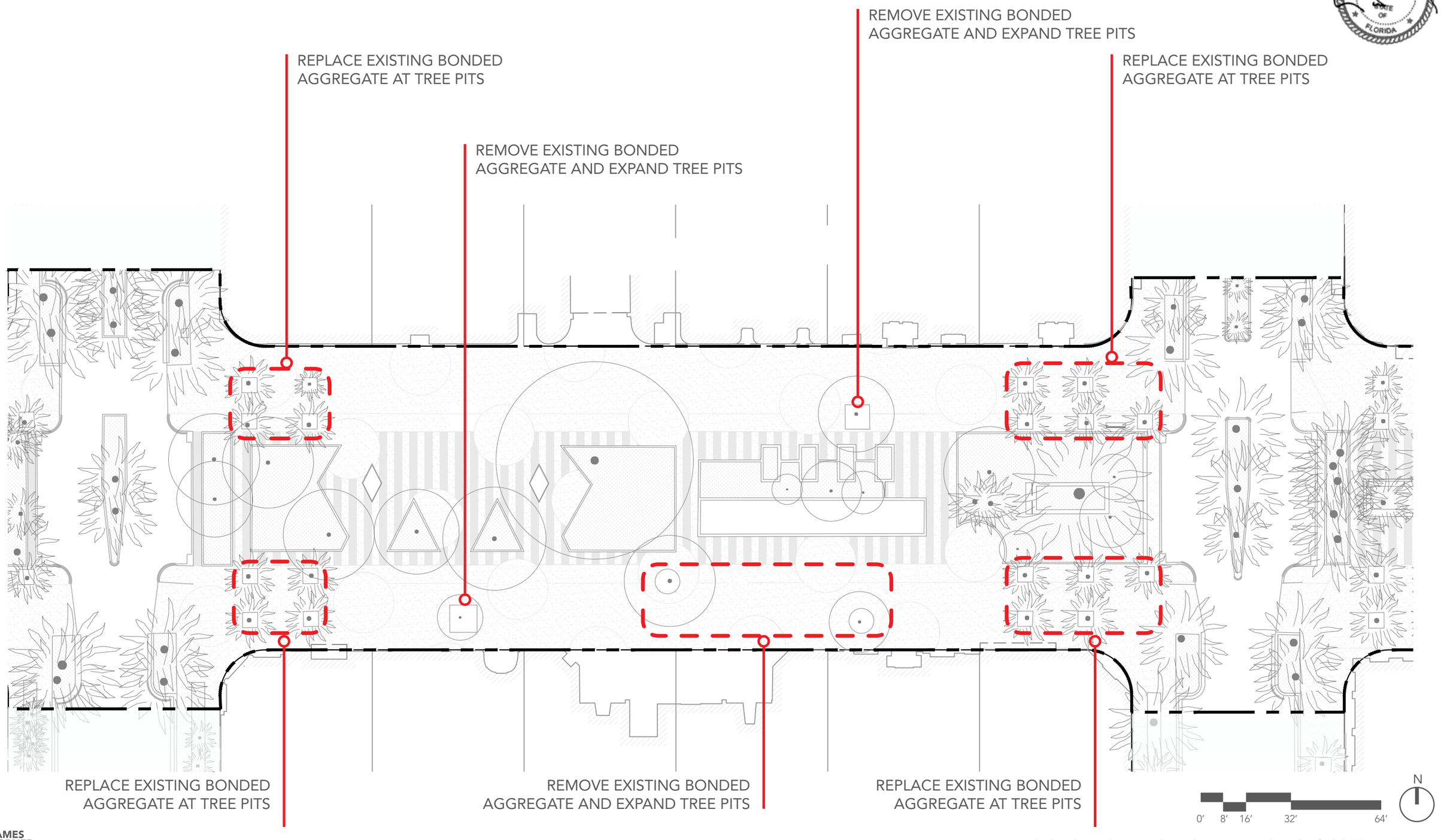
- LIMIT OF WORK
- BIKE RACKS
- SIGNAGE
- TRASH CANS



0' 8' 16' 32' 64'

N

LINCOLN ROAD
900 BLOCK EXISTING



LINCOLN ROAD
900 BLOCK PROPOSED

NEW PROPOSED UPGRADES

1. - 3 NEW SEATING AREAS / 5 NEW BENCHES
2. - PIANO KEY RESURFACING
3. - TREE PIT RESURFACING W. BONDED AGGR.
4. - NEW/EXPANDED TREE PITS W. PLANTING
5. - 5 NEW PROMENADE PALMS, 7 NEW TREES

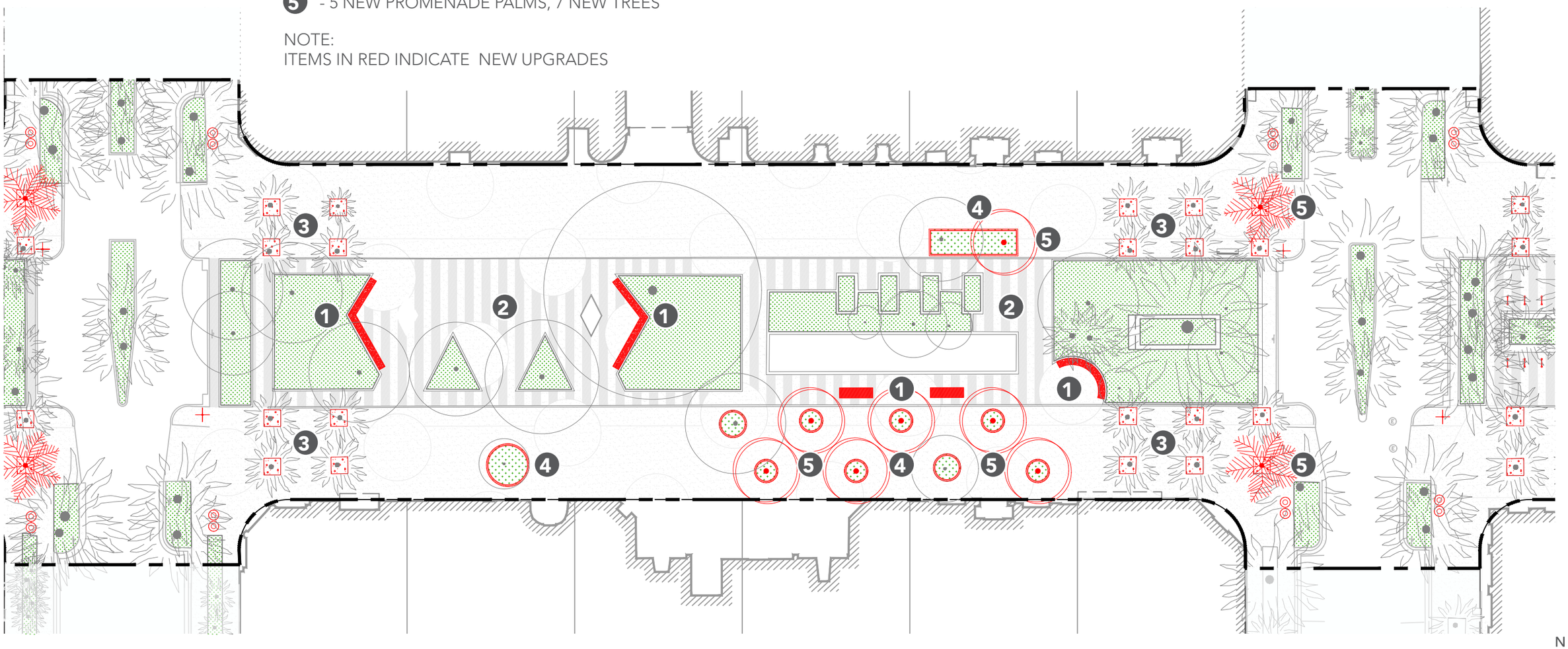
NOTE:
ITEMS IN RED INDICATE NEW UPGRADES

PREVIOUSLY APPROVED UPGRADES TO REMAIN

- FOLLY RESTORATION + NEW LIGHTING
- WATER FEATURE RESTORATION + NEW MECHANICAL
- IRRIGATION AND PLANTING UPGRADES
- NEW SIGNAGE, TRASH CANS, DOG BAG DISPENSERS, BIKE RACKS

LEGEND

- LIMIT OF WORK
- BIKE RACKS
- SIGNAGE
- TRASH CANS

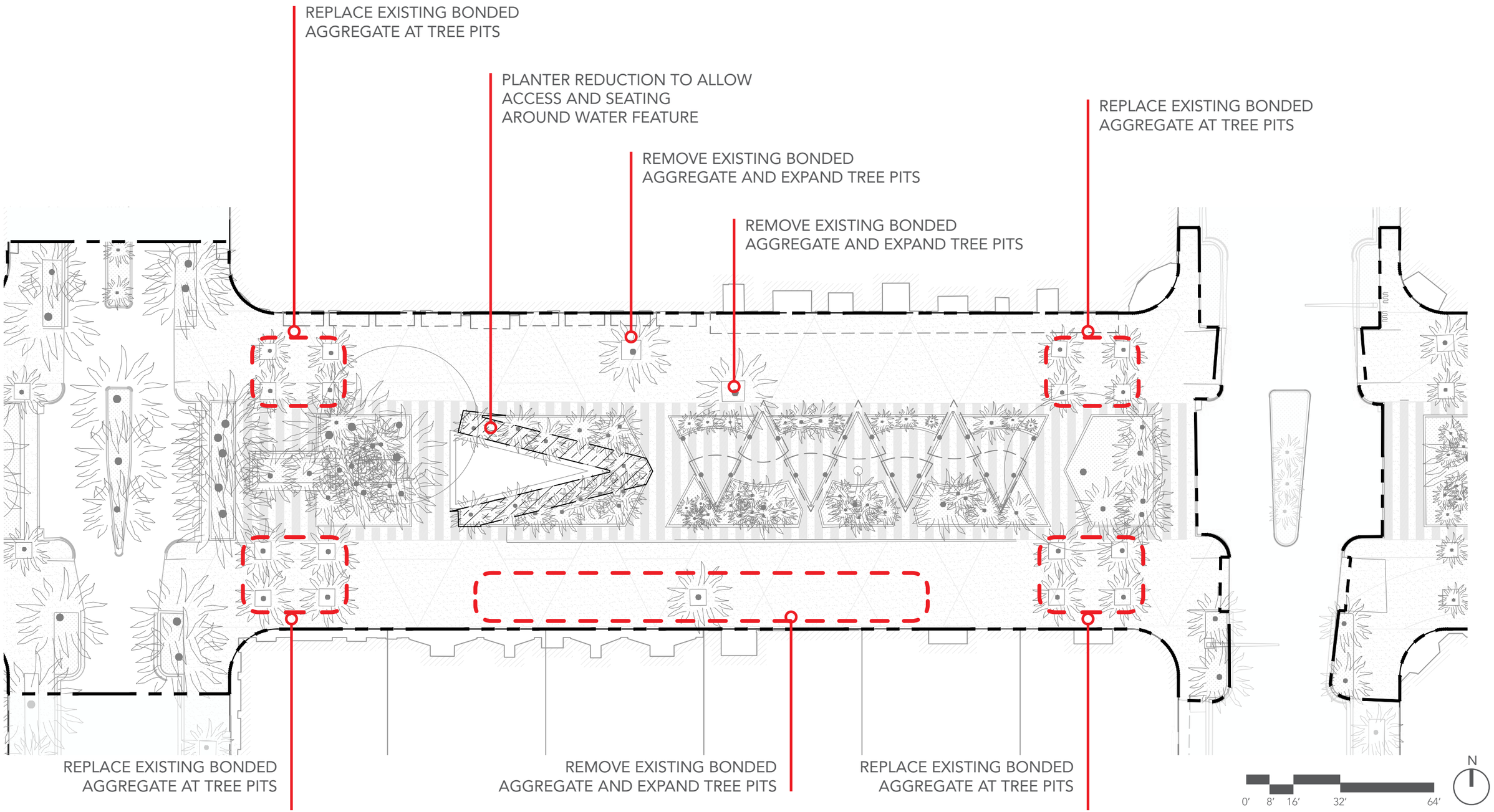


0' 8' 16' 32' 64'

N

JAMES CORNER FIELD OPERATIONS

LINCOLN ROAD
800 BLOCK EXISTING



LINCOLN ROAD
800 BLOCK PROPOSED

NEW PROPOSED UPGRADES

1. - 1 NEW SEATING AREA / 2 NEW BENCHES
2. - PIANO KEY RESURFACING
3. - TREE PIT RESURFACING W. BONDED AGGR.
4. - NEW/EXPANDED TREE PITS W. PLANTING
5. - 6 NEW PROMENADE PALMS
6. - PLANTERS WITH NEW FOOTPRINT
7. - CONCRETE REPLACEMENT WITH NEW PIANO KEY COATING TO MATCH RESURFACING

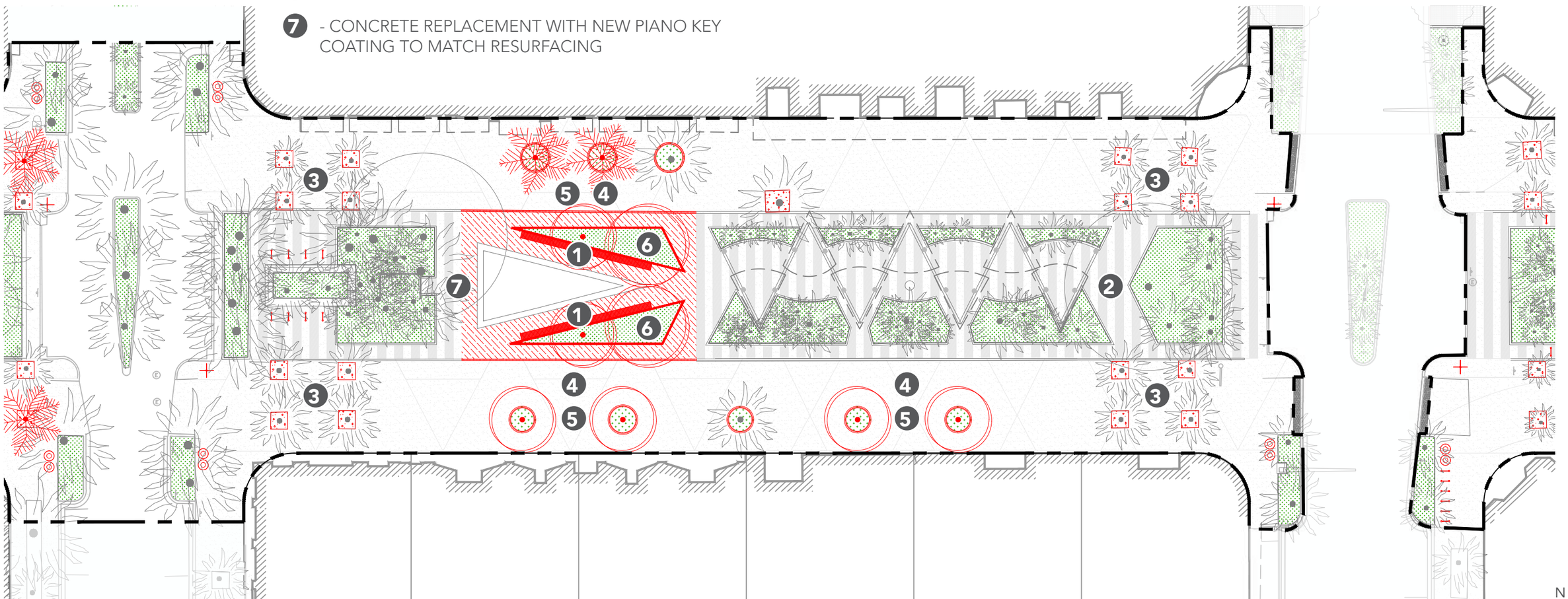
PREVIOUSLY APPROVED UPGRADES TO REMAIN

- FOLLY RESTORATION + NEW LIGHTING
- WATER FEATURE RESTORATION + NEW MECHANICAL
- IRRIGATION AND PLANTING UPGRADES
- NEW SIGNAGE, TRASH CANS, DOG BAG DISPENSERS, BIKE RACKS

NOTE:
ITEMS IN RED INDICATE NEW UPGRADES

LEGEND

- LIMIT OF WORK
- BIKE RACKS
- SIGNAGE
- TRASH CANS



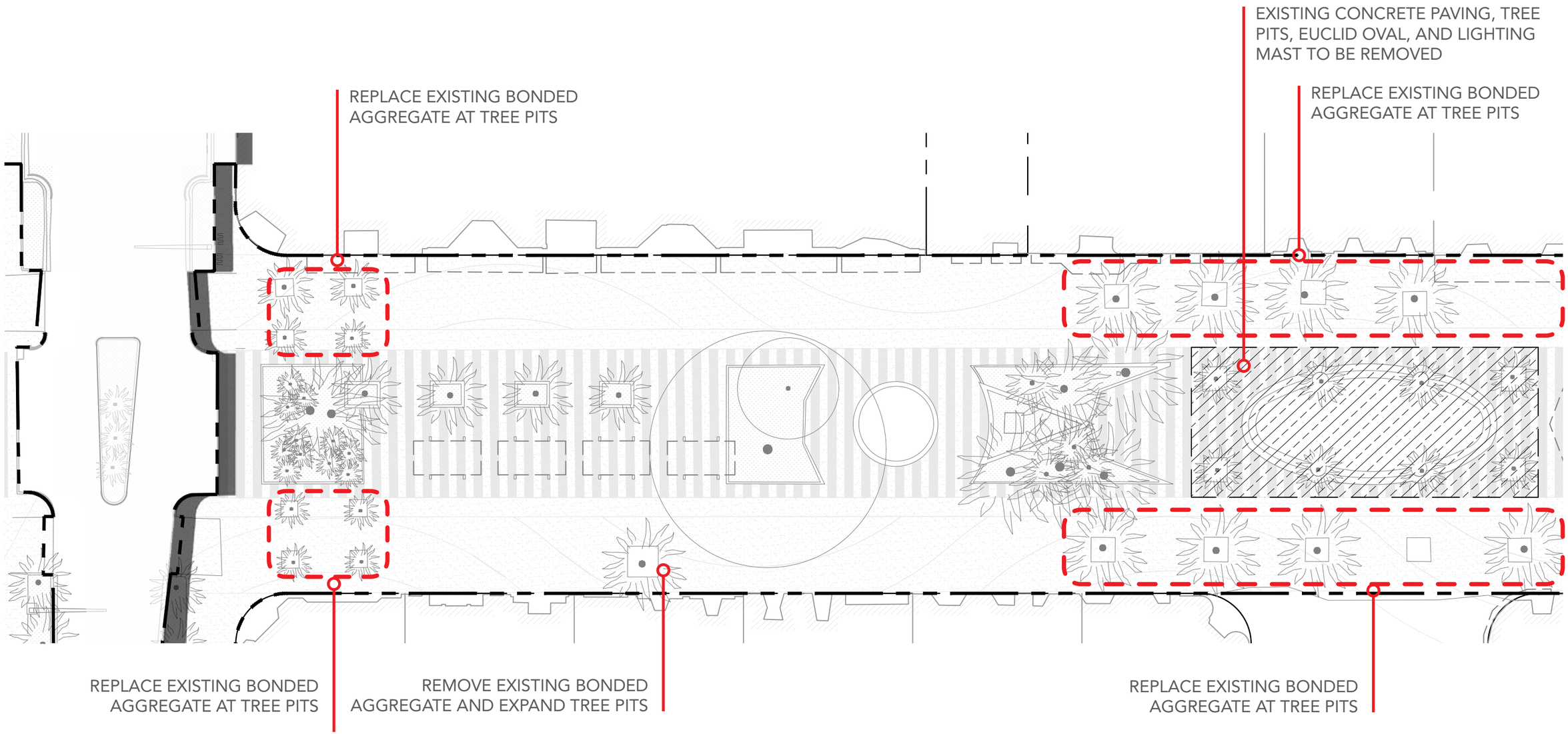
0' 8' 16' 32' 64'

N

LINCOLN ROAD
800 BLOCK EXISTING

LINCOLN ROAD
800 BLOCK PROPOSED

LINCOLN ROAD
700 BLOCK EXISTING



LINCOLN ROAD
700 BLOCK PROPOSED

NEW PROPOSED UPGRADES

1. - 1 NEW SEATING AREAS / 1 NEW BENCH
2. - PIANO KEY RESURFACING
3. - TREE PIT RESURFACING W. BONDED AGGR.
4. - NEW/EXPANDED TREE PITS W. PLANTING
5. - 4 NEW PROMENADE PALMS
6. - 4 NEW INTERIOR PALMS
7. - CONCRETE REPLACEMENT WITH NEW PIANO KEY COATING TO MATCH RESURFACING

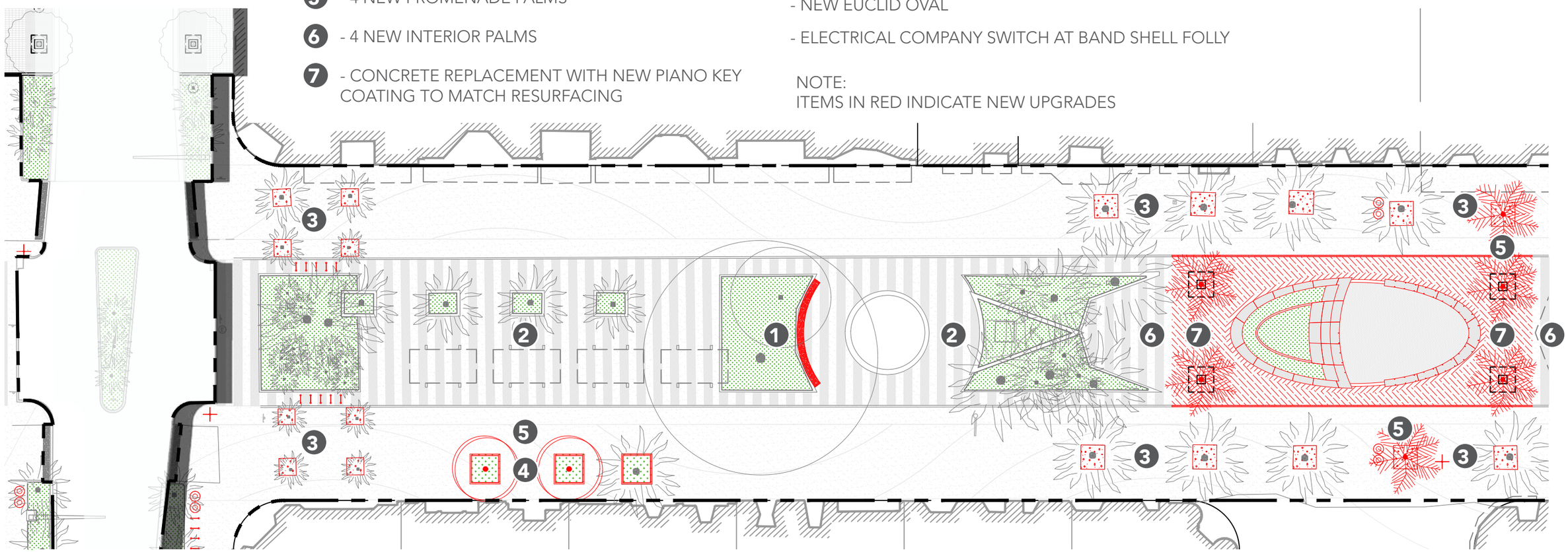
PREVIOUSLY APPROVED UPGRADES TO REMAIN

- FOLLY RESTORATION + NEW LIGHTING
- WATER FEATURE RESTORATION + NEW MECHANICAL
- IRRIGATION AND PLANTING UPGRADES
- NEW SIGNAGE, TRASH CANS, DOG BAG DISPENSERS, BIKE RACKS
- NEW EUCLID OVAL
- ELECTRICAL COMPANY SWITCH AT BAND SHELL FOLLY

NOTE:
ITEMS IN RED INDICATE NEW UPGRADES

LEGEND

- LIMIT OF WORK
- BIKE RACKS
- SIGNAGE
- TRASH CANS

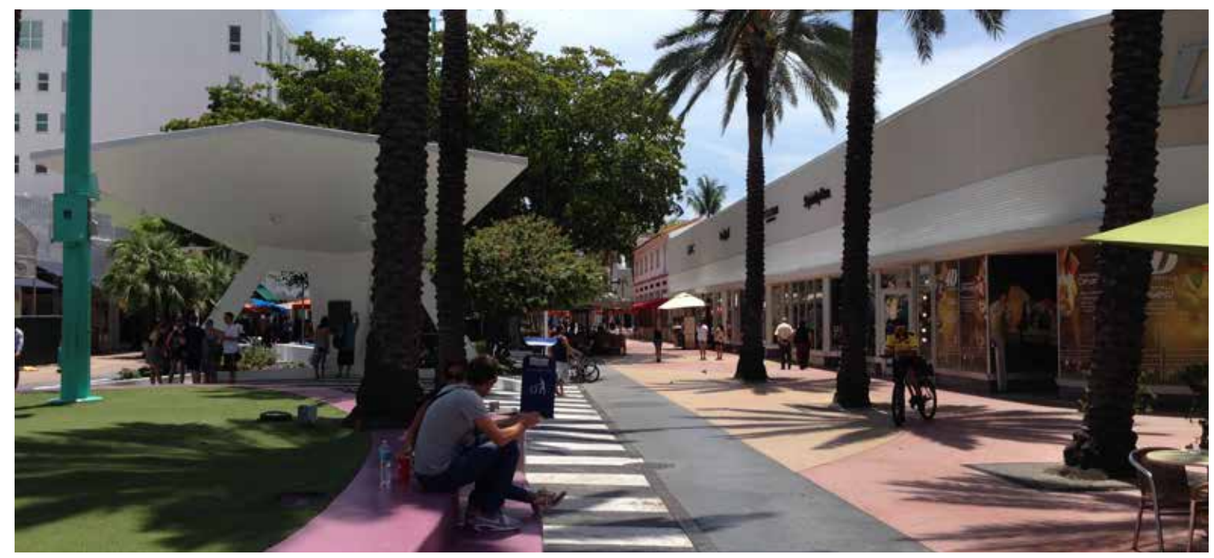


0' 8' 16' 32' 64'

N

JAMES CORNER FIELD OPERATIONS

600-700 BLOCK
EXISTING CONDITIONS AT EUCLID OVAL



EXISTING CONDITIONS AT 600-700 BLOCK AND EUCLID

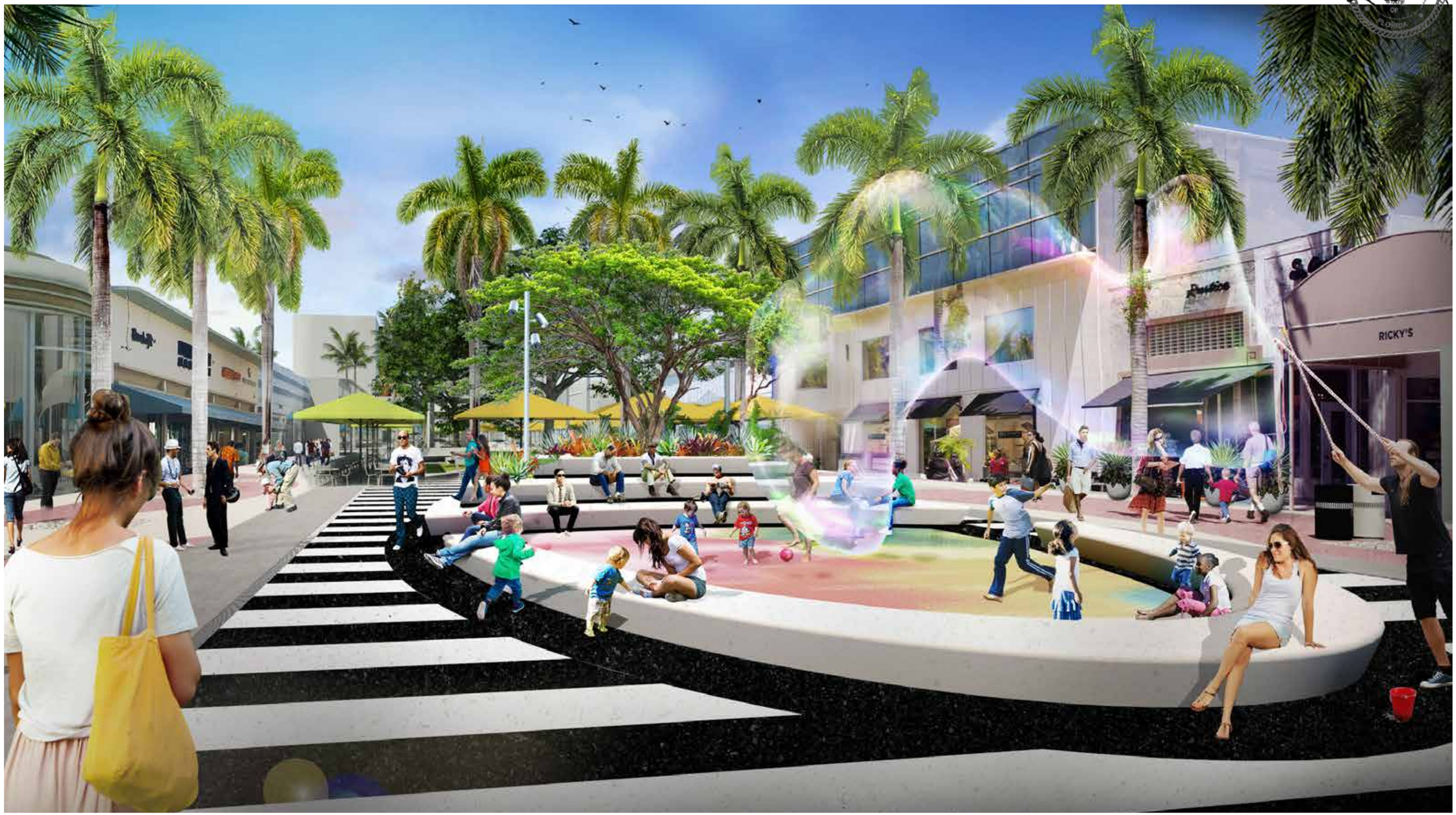
600-700 BLOCK
EUCLID OVAL HISTORIC PHOTOS

SOURCE: MIAMI HERALD

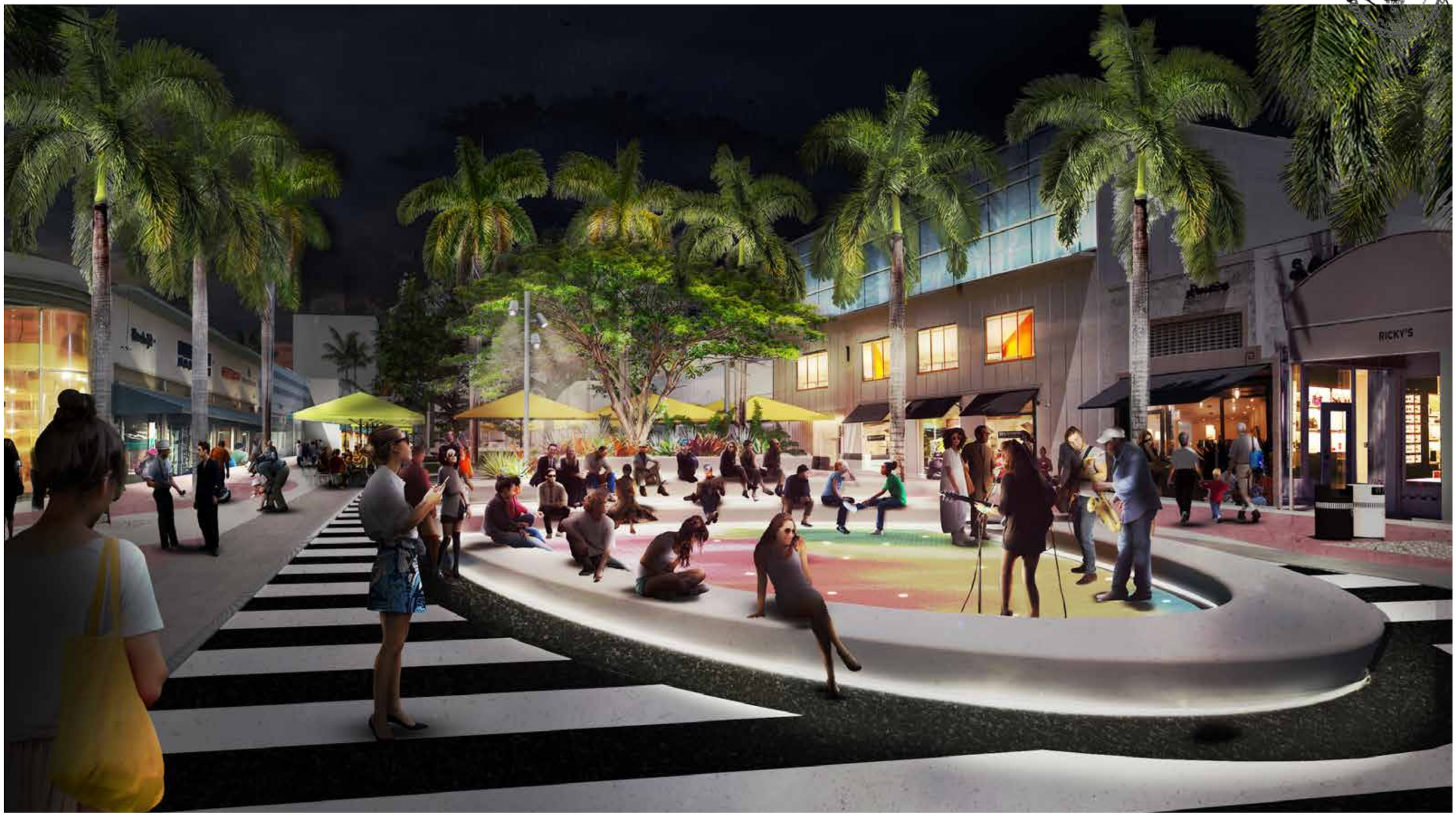
SOURCE: MIAMI HERALD

LINCOLN ROAD
EUCLID OVAL EXISTING

LINCOLN ROAD
EUCLID OVAL PROPOSED



LINCOLN ROAD
EUCLID OVAL PROPOSED



EUCLID OVAL
PROPOSED PLAN

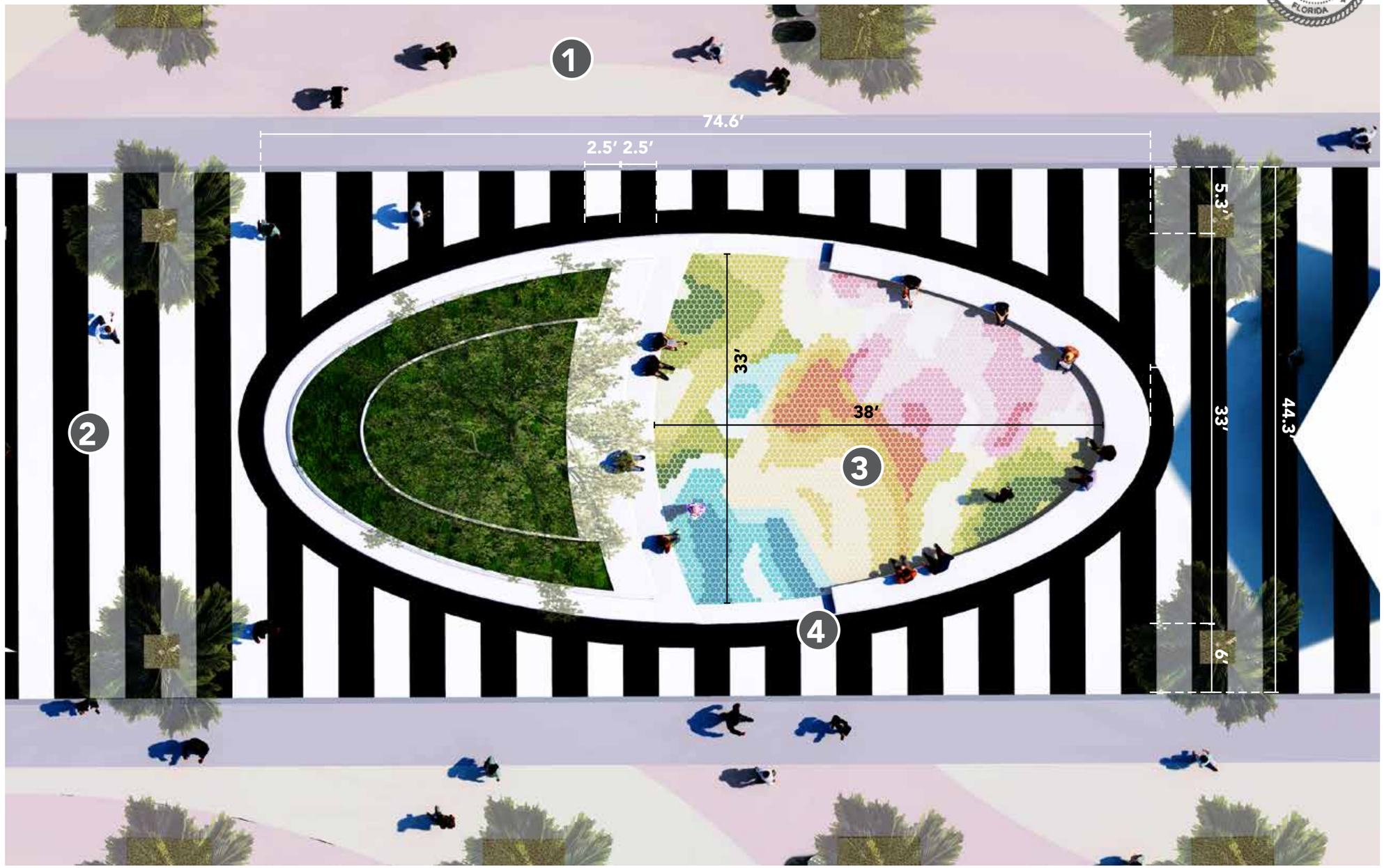
PROPOSED PAVING

1. **LR PEDESTRIAN PROMENADE**
   EXISTING LINCOLN ROAD
   COLORED CIP CONCRETE
   TO REMAIN

2. **LR PIANO KEYS**
   RESTORED CIP CONCRETE
   STRIPES WITH NEW COATING

3. **EUCLID OVAL**
   6" MOSAIC COLOR PAVER

4. **APRON**
   2' WIDE CIP CONCRETE
   WITH BLACK COATING



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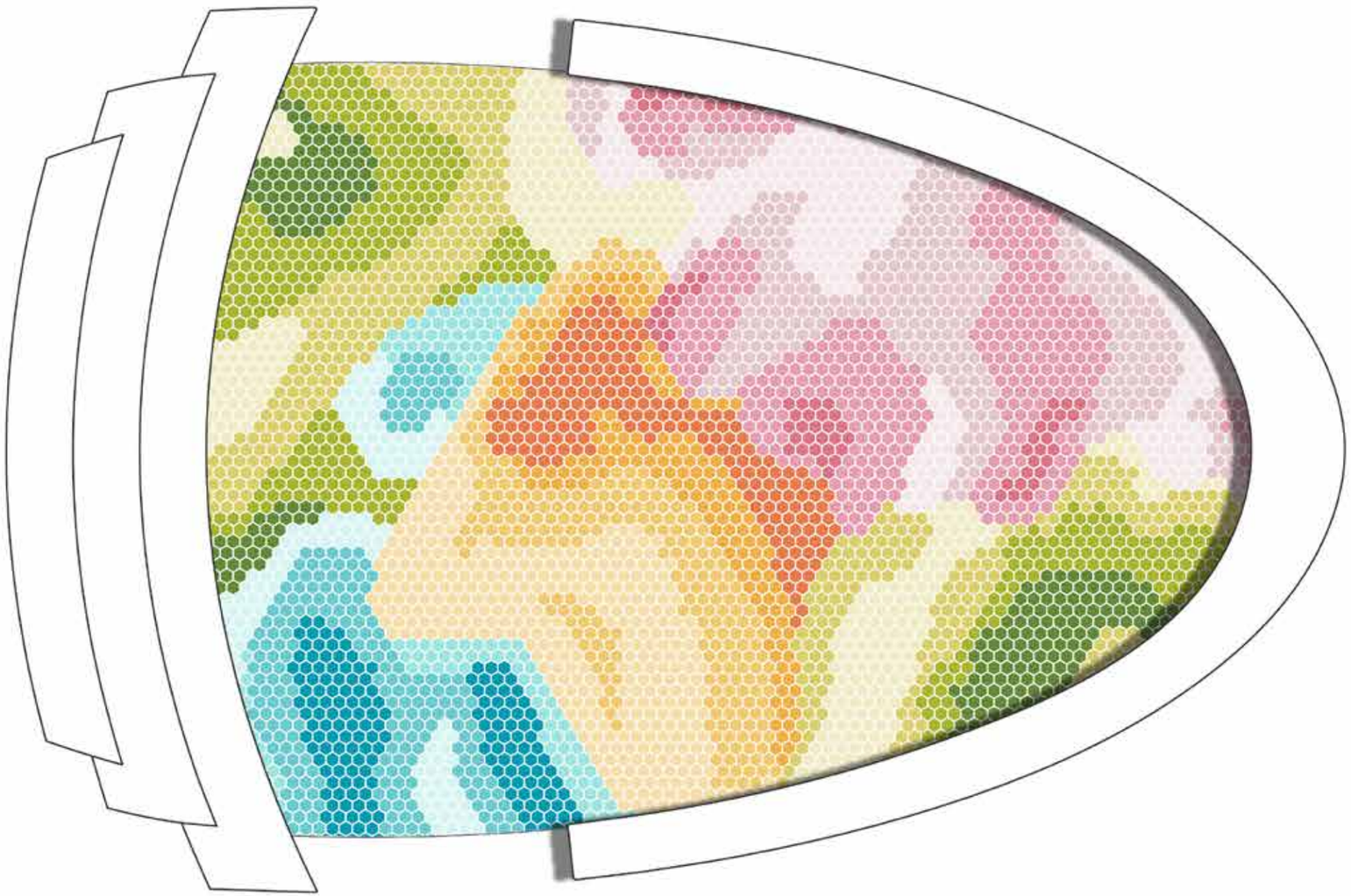
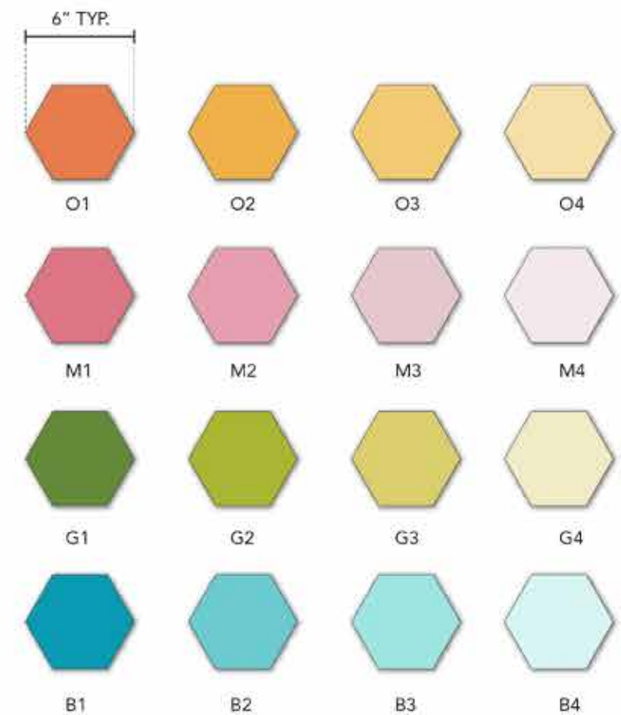
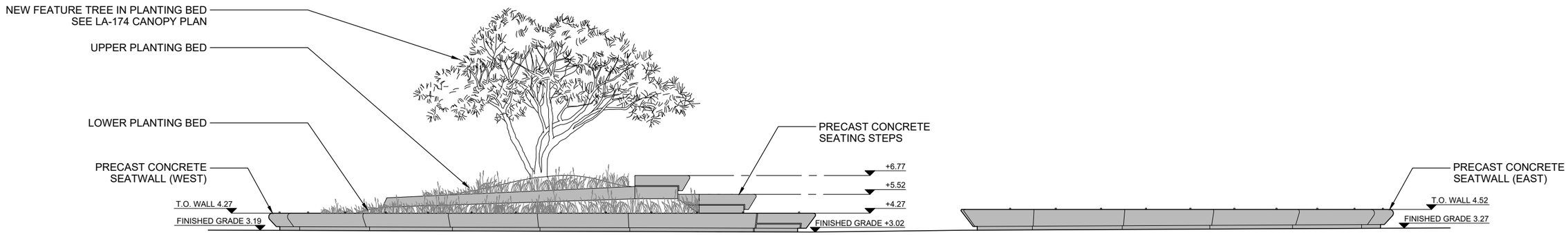
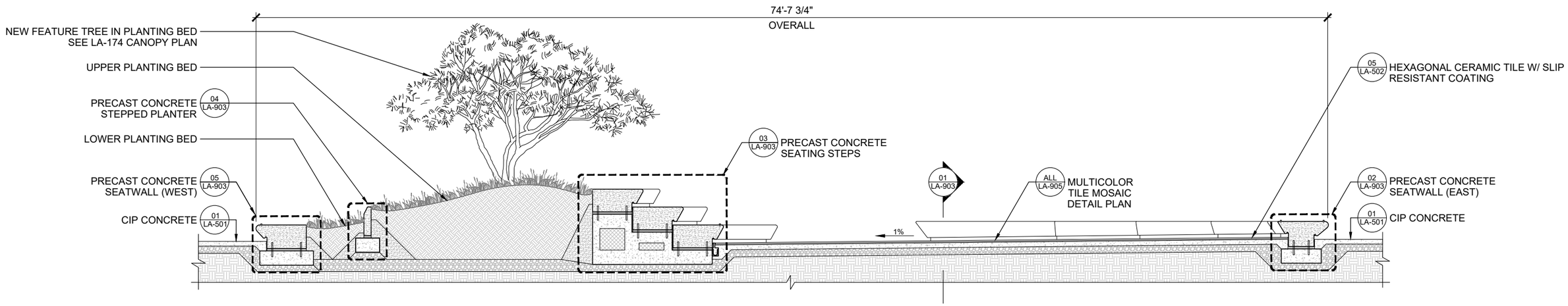
EUCLID OVAL
MOSAIC COLOR PAVER



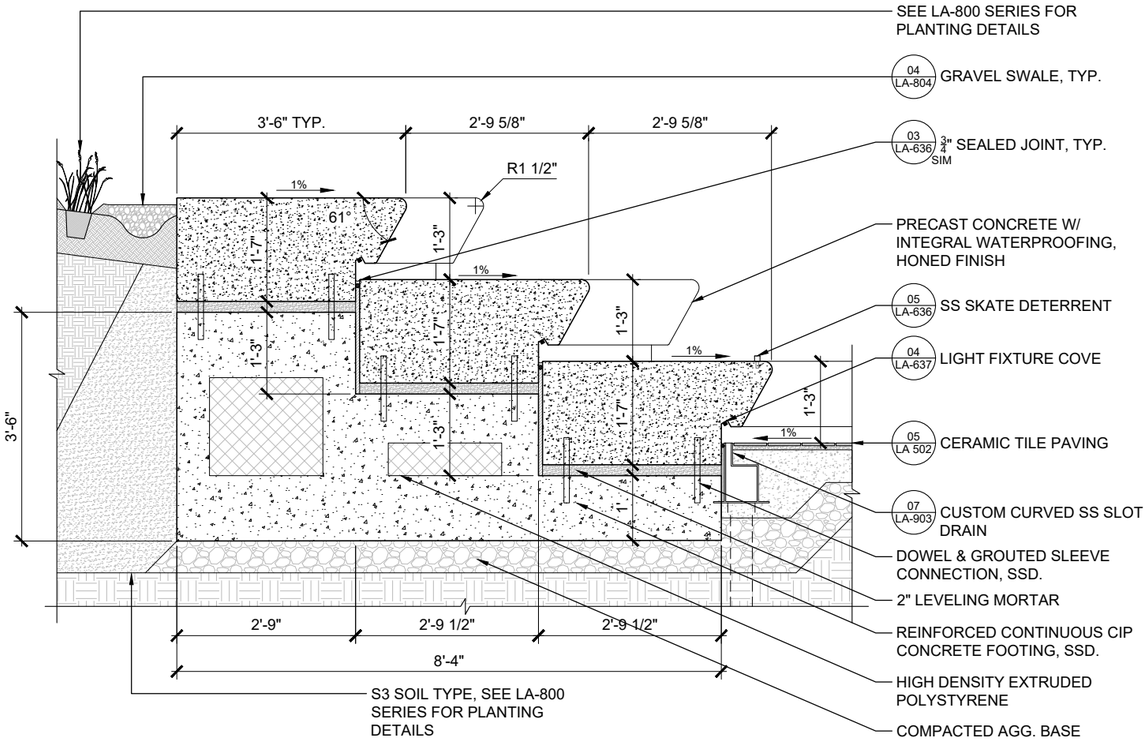


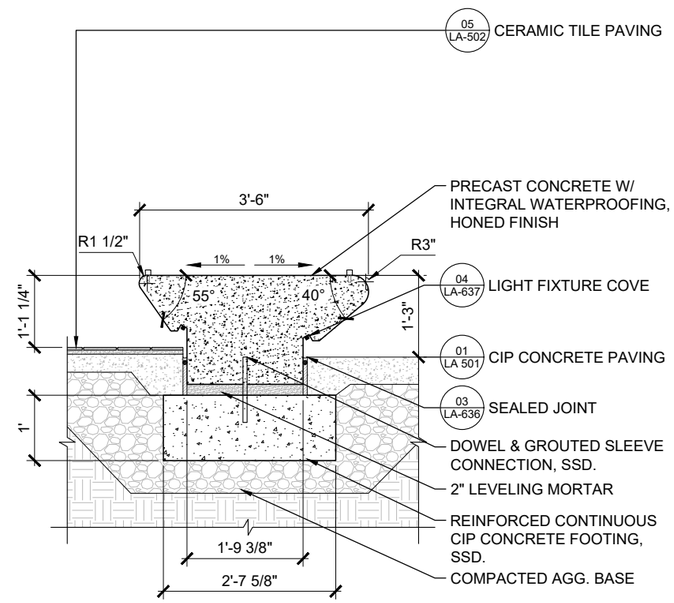
EUCLID OVAL
DETAILS

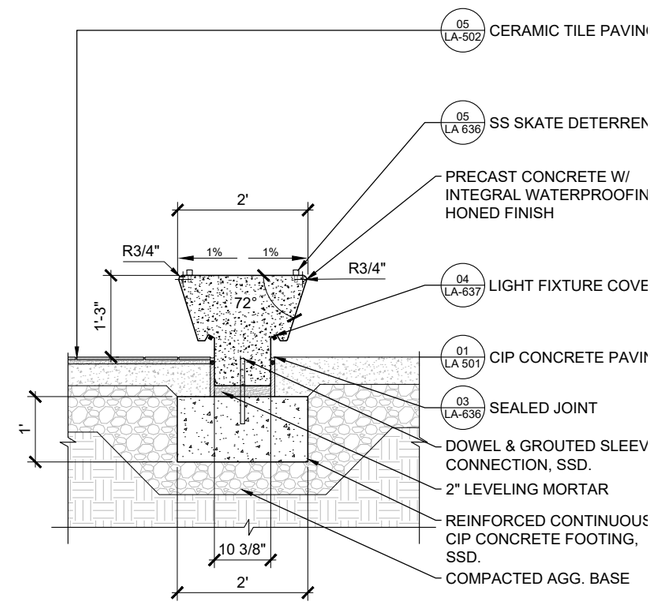




EUCLID OVAL
DETAILS





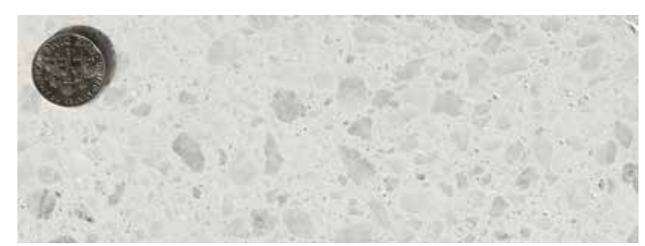


EUCLID
SEATING STEPS

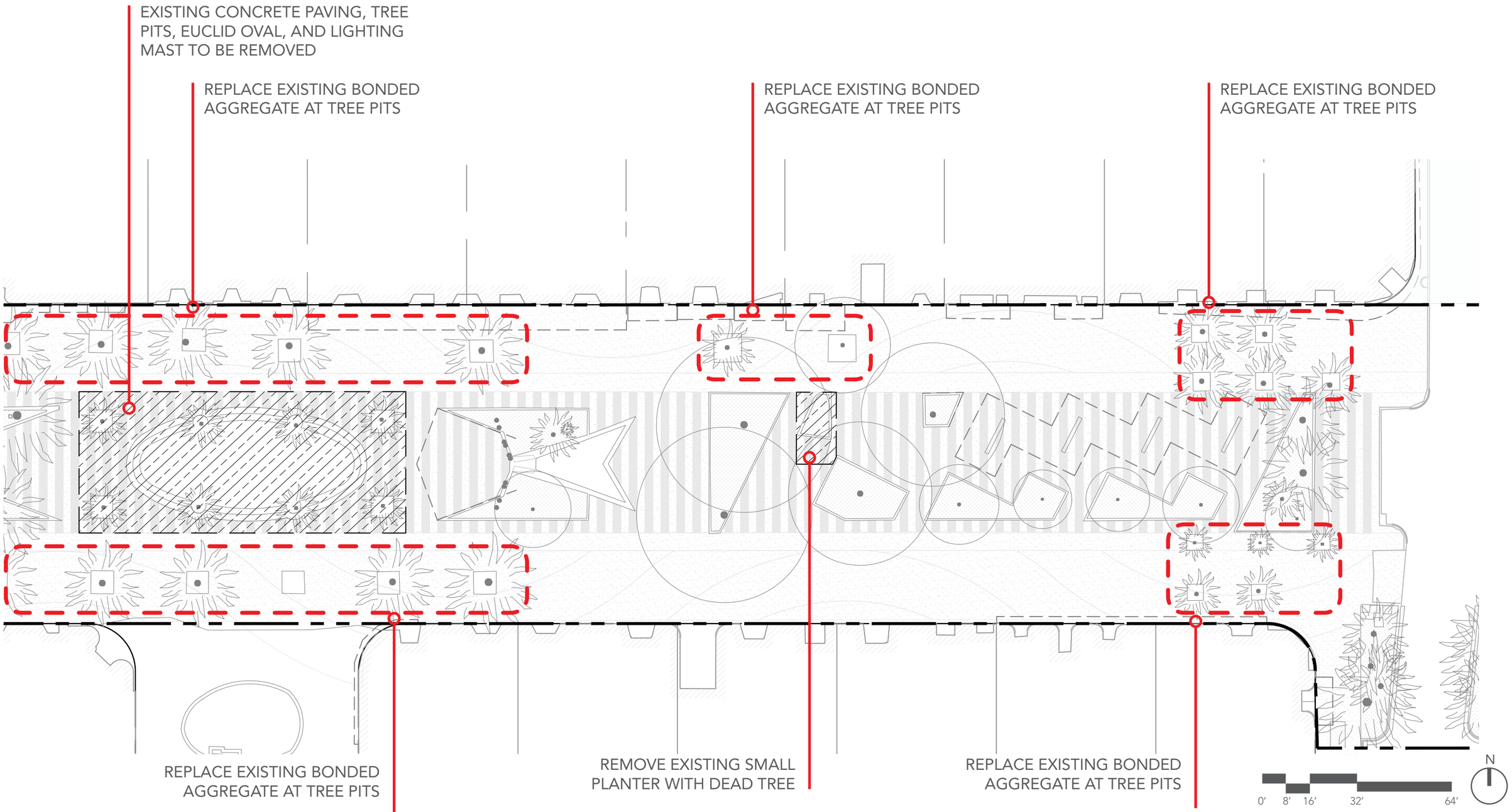
MATERIAL PALETTE:

ACID WASHED WHITE PRECAST CONCRETE

HONED WHITE PRECAST CONCRETE



LINCOLN ROAD
600 BLOCK EXISTING



LINCOLN ROAD
600 BLOCK PROPOSED

NEW PROPOSED UPGRADES

1. - PIANO KEY RESURFACING
2. - TREE PIT RESURFACING W. BONDED AGGR.
3. - NEW/EXPANDED TREE PITS W. PLANTING
4. - 4 NEW PROMENADE PALMS
5. - 4 NEW INTERIOR PALMS
6. - CONCRETE REPLACEMENT WITH NEW PIANO KEY COATING TO MATCH RESURFACING

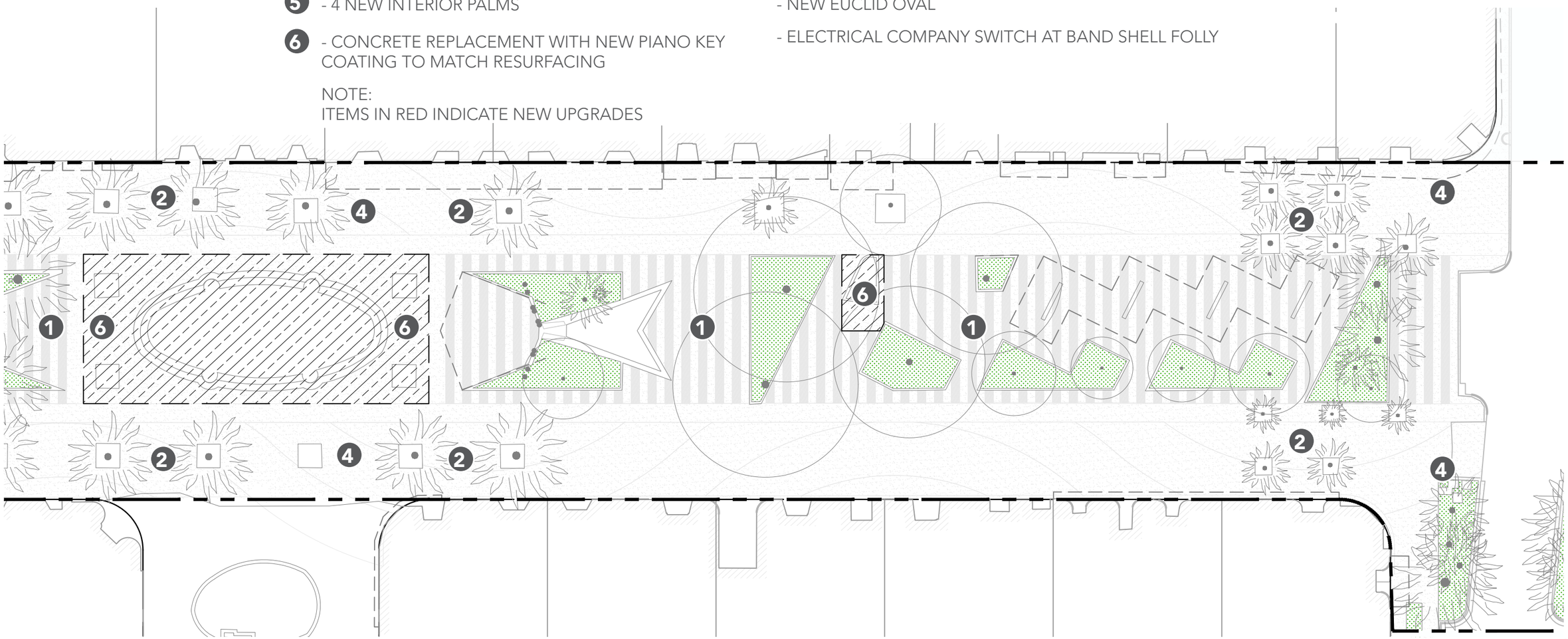
NOTE:
ITEMS IN RED INDICATE NEW UPGRADES

PREVIOUSLY APPROVED UPGRADES TO REMAIN

- FOLLY RESTORATION + NEW LIGHTING
- WATER FEATURE RESTORATION + NEW MECHANICAL
- IRRIGATION AND PLANTING UPGRADES
- NEW SIGNAGE, TRASH CANS, DOG BAG DISPENSERS, BIKE RACKS
- NEW EUCLID OVAL
- ELECTRICAL COMPANY SWITCH AT BAND SHELL FOLLY

LEGEND

- LIMIT OF WORK
- BIKE RACKS
- SIGNAGE
- TRASH CANS

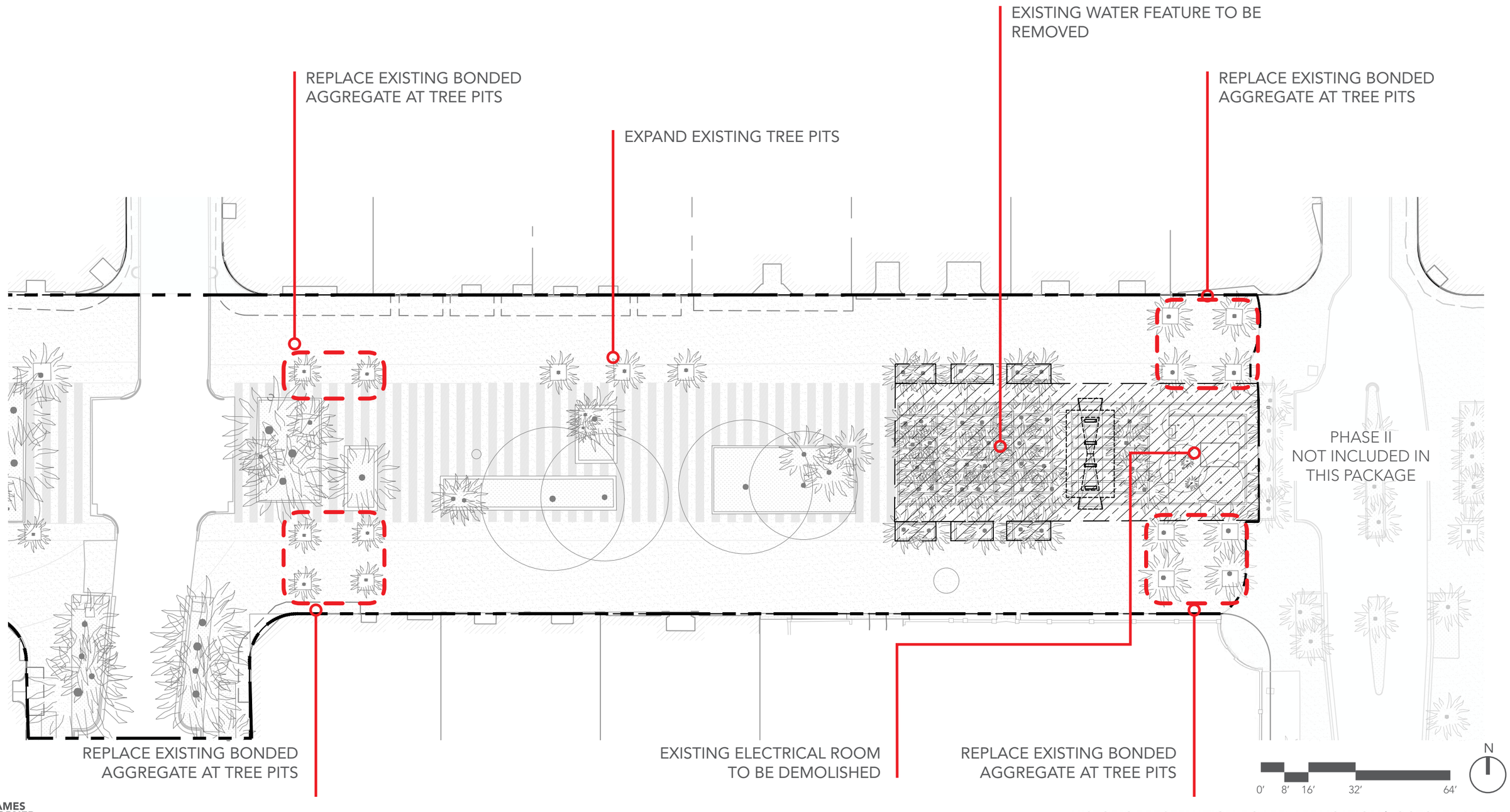


0' 8' 16' 32' 64'

N

JAMES CORNER FIELD OPERATIONS

LINCOLN ROAD
500 BLOCK EXISTING



LINCOLN ROAD
500 BLOCK PROPOSED

NEW PROPOSED UPGRADES

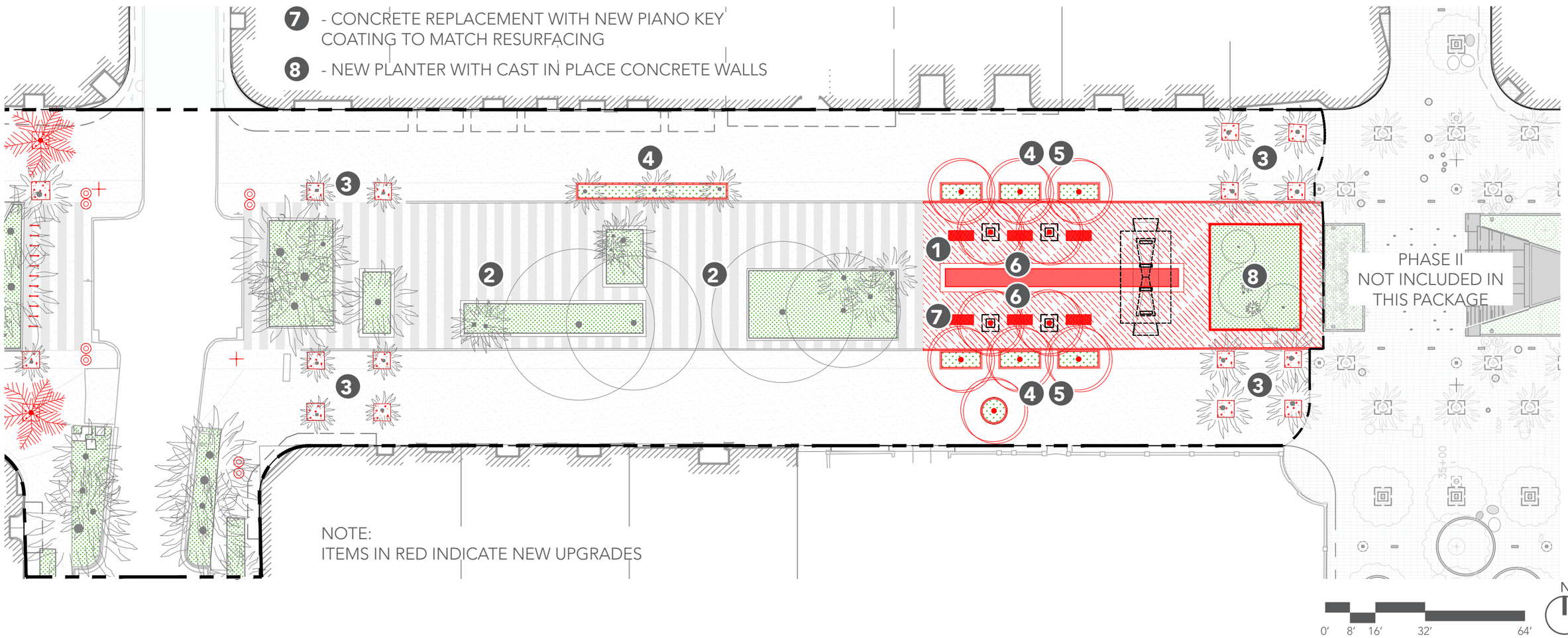
1. - 1 NEW SEATING AREAS / 6 NEW BENCHES
2. - PIANO KEY RESURFACING
3. - TREE PIT RESURFACING W. BONDED AGGR.
4. - NEW/EXPANDED TREE PITS W. PLANTING
5. - 6 NEW PROMENADE PALMS, 1 TREE
6. - 4 NEW INTERIOR TREES
7. - CONCRETE REPLACEMENT WITH NEW PIANO KEY COATING TO MATCH RESURFACING
8. - NEW PLANTER WITH CAST IN PLACE CONCRETE WALLS

PREVIOUSLY APPROVED UPGRADES TO REMAIN

- FOLLY RESTORATION + NEW LIGHTING
- IRRIGATION AND PLANTING UPGRADES
- NEW SIGNAGE, TRASH CANS, DOG BAG DISPENSERS, BIKE RACKS
- NEW WATER FEATURE AND TREE GROVE

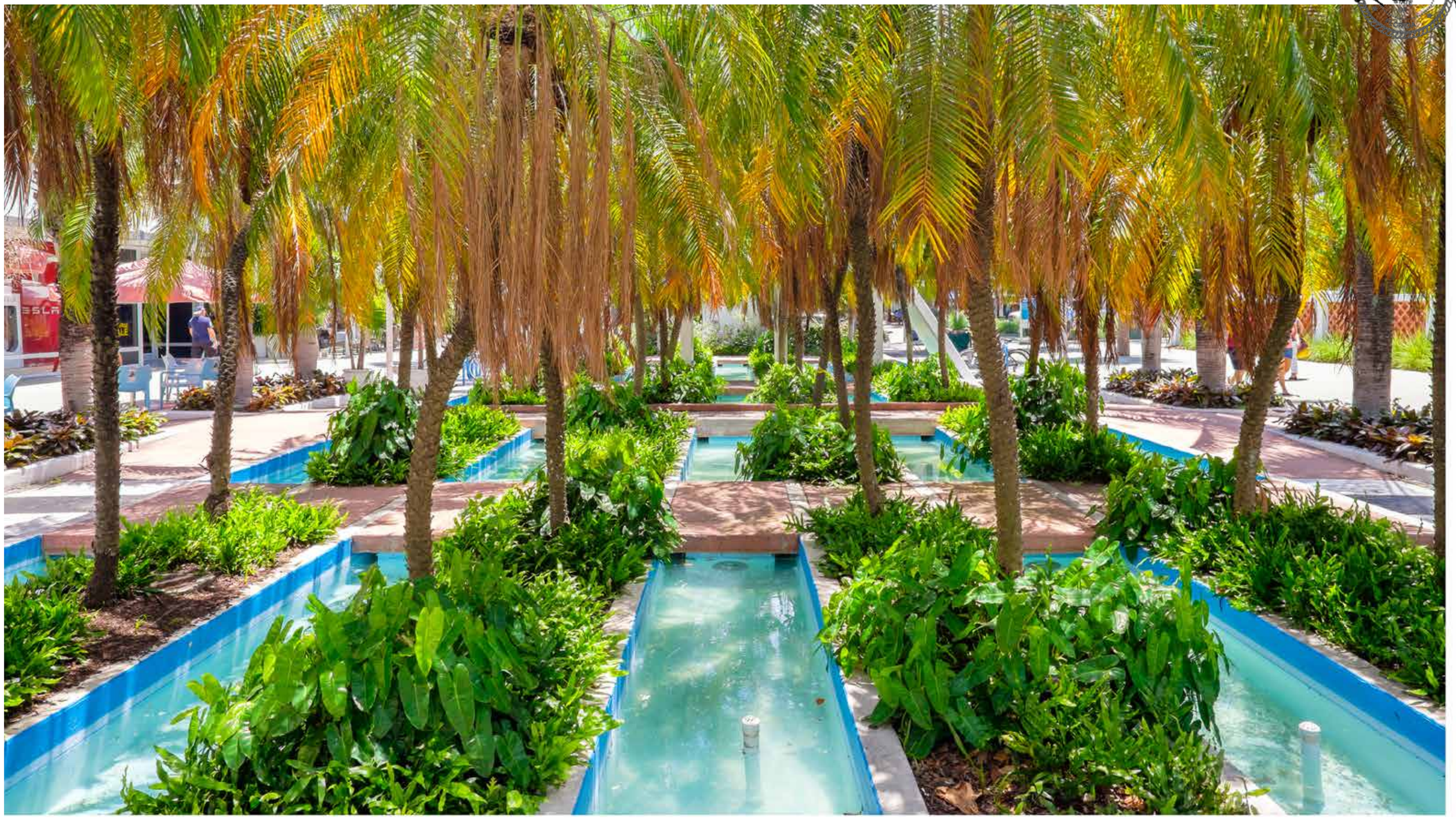
LEGEND

- LIMIT OF WORK
- BIKE RACKS
- SIGNAGE
- TRASH CANS



JAMES CORNER FIELD OPERATIONS

LINCOLN ROAD
500 BLOCK EXISTING WATER FEATURE

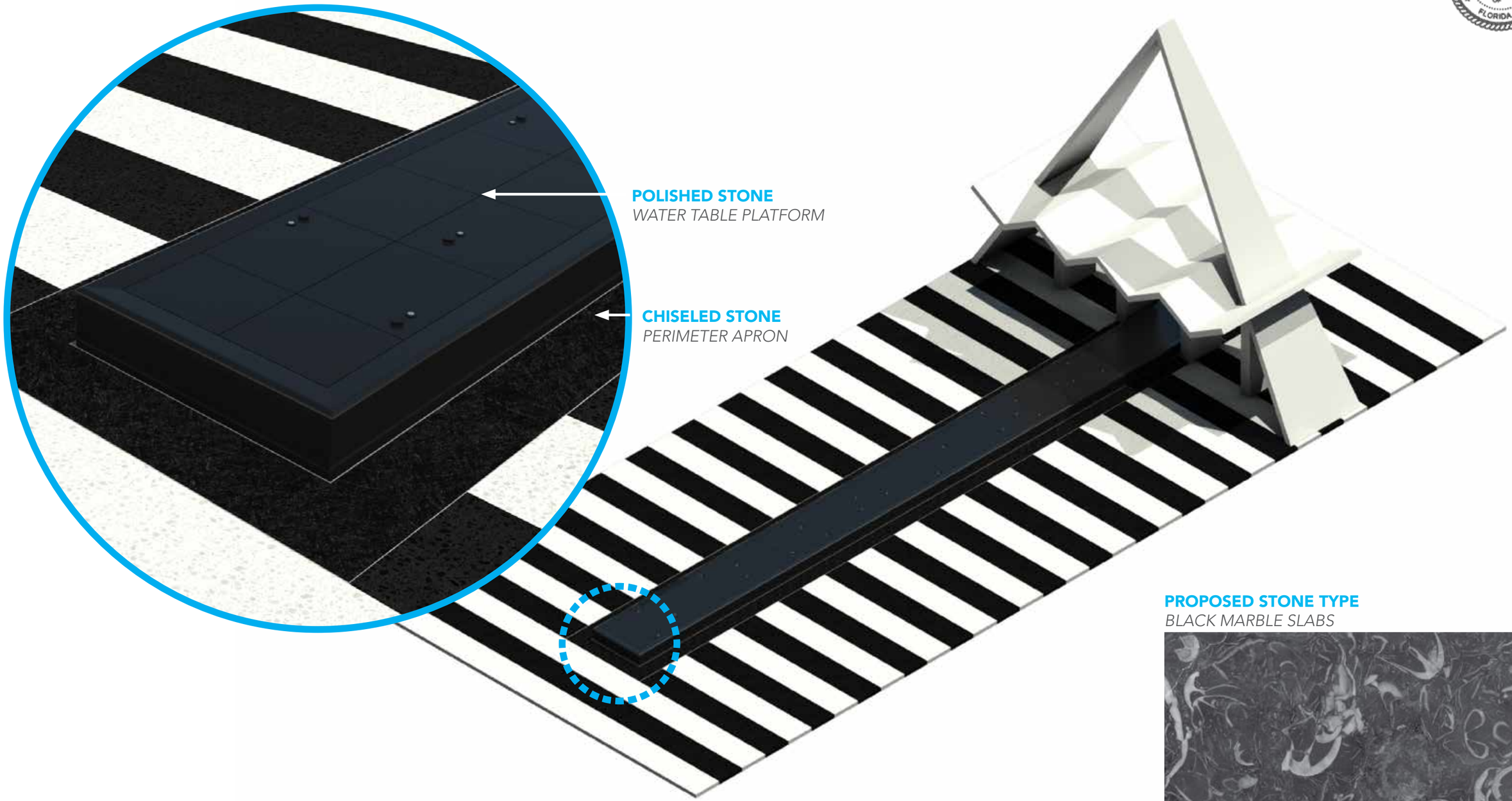


LINCOLN ROAD
500 BLOCK PROPOSED WATER FEATURE (ADD-ALTERNATE)

LINCOLN ROAD

500 BLOCK PROPOSED WATER FEATURE (ADD-ALTERNATE)

BOSQUE WATER TABLE
AXONOMETRIC (ADD-ALTERNATE)



PROPOSED STONE TYPE
BLACK MARBLE SLABS

BOSQUE WATER TABLE
PLAN (ADD-ALTERNATE)

1. NEW CAST IN PLACE CONCRETE PLANTER
2. NEW UHPC CONCRETE BENCH
3. NEW TABELED WATER FEATURE
4. AT GRADE PLANTER
5. NEW TREES ON TREE PIT WITH PAVER GRATE
6. EXISTING FOLLY TO REMAIN / BE RESTORED
7. EXISTING COLORED CONCRETE TO REMAIN

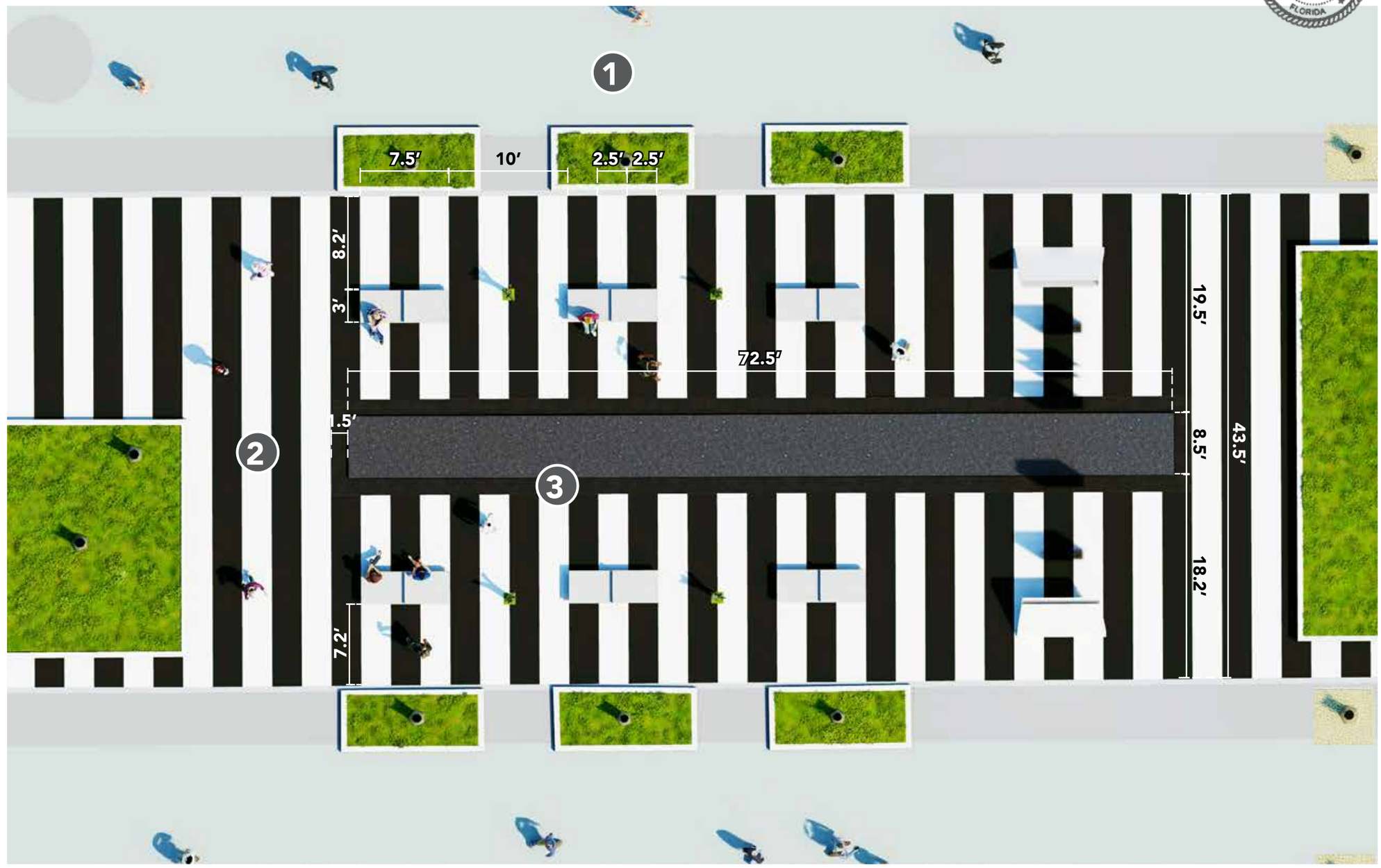
0′ 4′ 8′ 16′ 32′

N

BOSQUE WATER TABLE
PLAN (ADD-ALTERNATE)

PROPOSED PAVING

1. **LR PEDESTRIAN PROMENADE**
   EXISTING LINCOLN ROAD
   COLORED CIP CONCRETE
   TO REMAIN
2. **LR PIANO KEYS**
   NEW CIP CONCRETE
   STRIPES WITH NEW COATING
3. **WATER FEATURE APRON**
   1.5′ WIDE CIP CONCRETE
   WITH BLACK COATING



N

400 BLOCK
EXISTING CONDITIONS AT WASHINGTON AVENUE

Existing conditions along the eastern part of the 400 block, fronting Washington Avenue are in a state of disrepair. Canary palms have been removed due to poor health, the existing water feature has been replaced with a planter and the City plans to demolish the existing concrete structure. Temporary concrete jersey barriers installed as an anti-ram measure contribute to an overall unwelcoming environment for what is today, one of the primary access points to Lincoln Road.

The poor state of the existing conditions, along with this block's positioning as a primary gateway to Lincoln Road from Collins Avenue, merit a substantial upgrade through new design features.

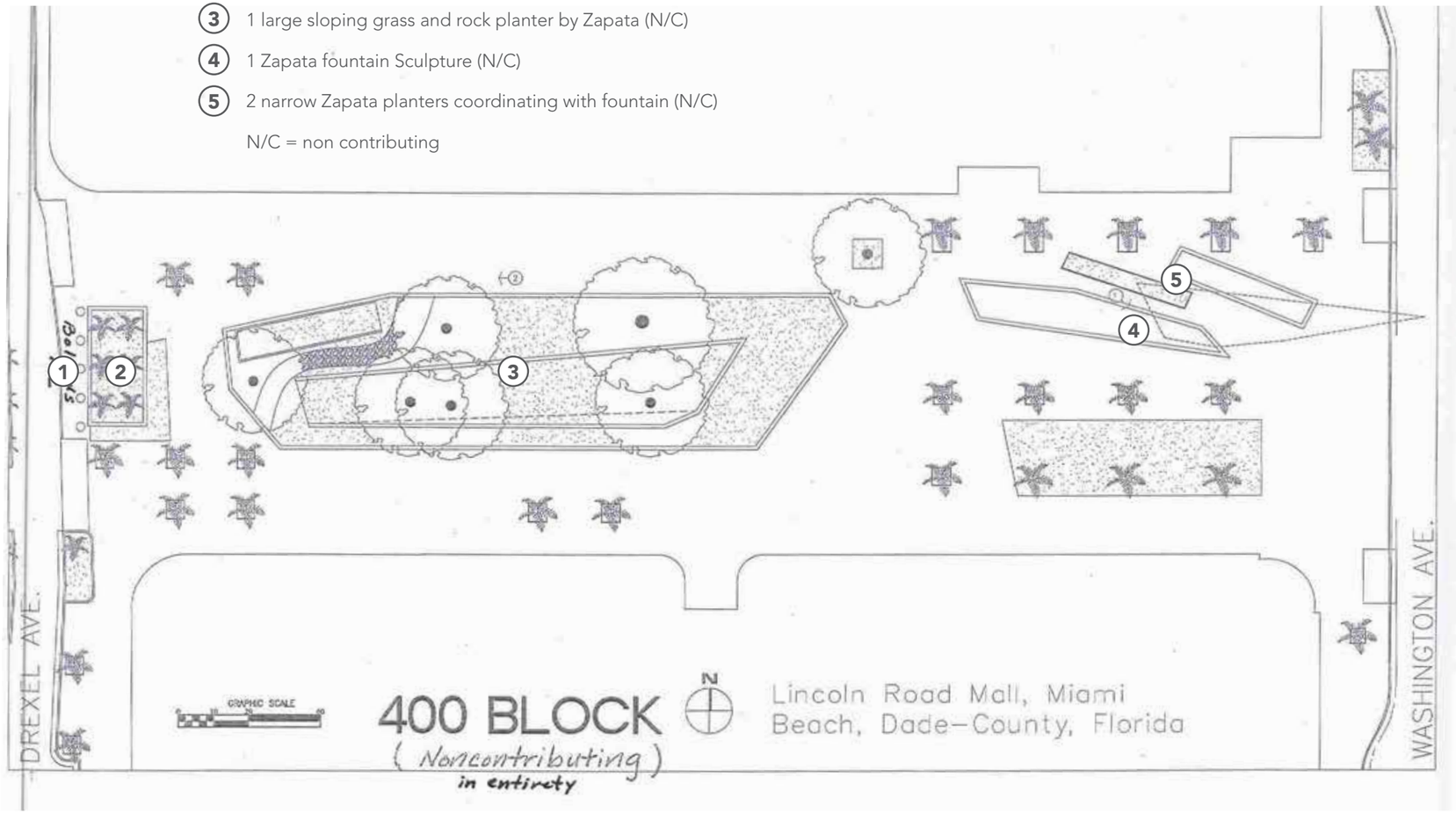
EXISTING CONDITIONS AT 400 BLOCK AND WASHINGTON AVENUE

EXISTING CONDITIONS AT 400 BLOCK

LINCOLN ROAD
400 BLOCK -1997 RENOVATION

1. 1 set of bollards (N/C)
2. 1 sloping buffer planter by Zapata (N/C)
3. 1 large sloping grass and rock planter by Zapata (N/C)
4. 1 Zapata fountain Sculpture (N/C)
5. 2 narrow Zapata planters coordinating with fountain (N/C)

N/C = non contributing

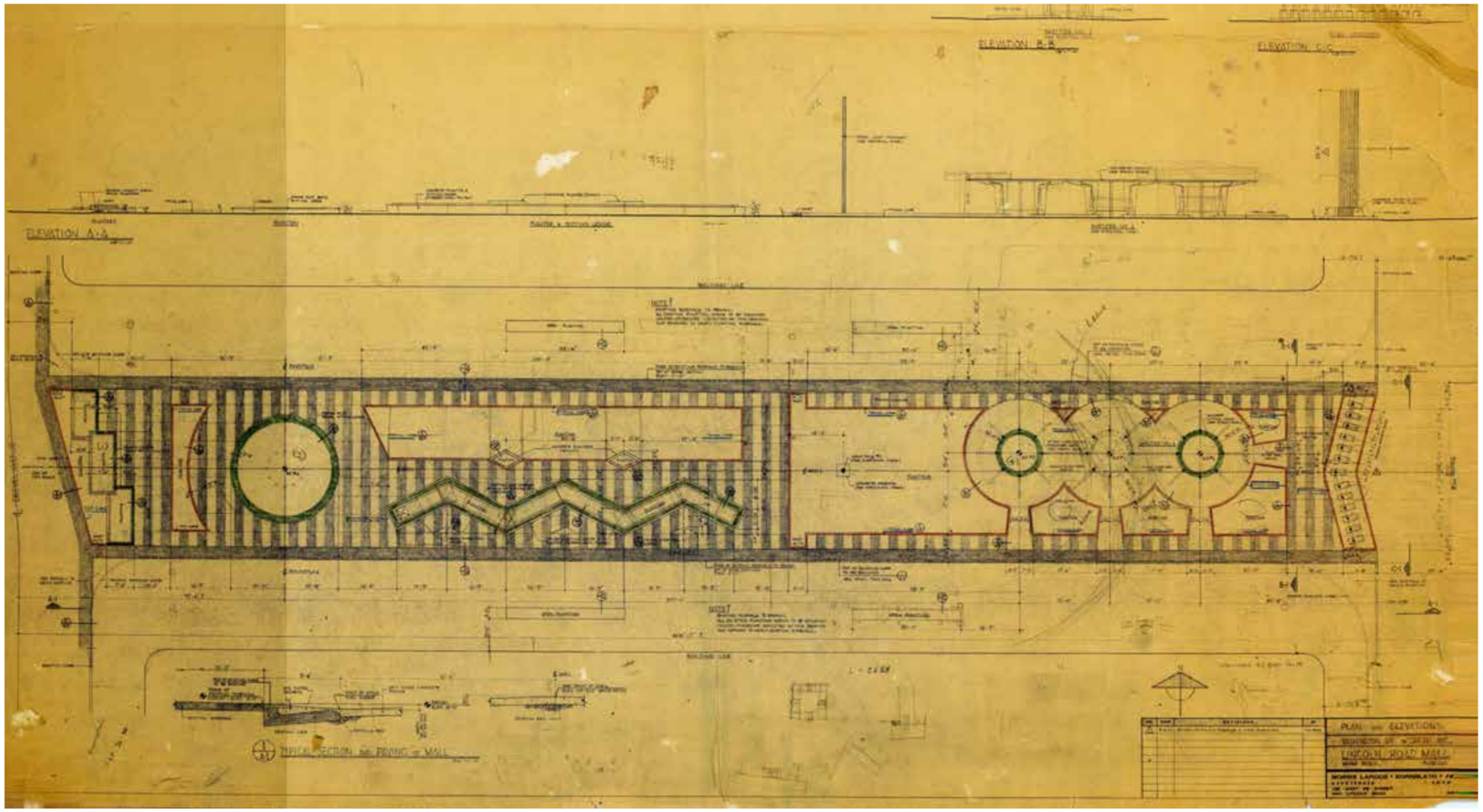


CURRENT 400 PLANS (SOURCE: NATIONAL REGISTER OF HISTORIC PLACES)

*Original Morris Lapidus design was replaced in 1997 with current Carlos Zapata follies and landscape design by Ben Wood

CURRENT CONDITIONS

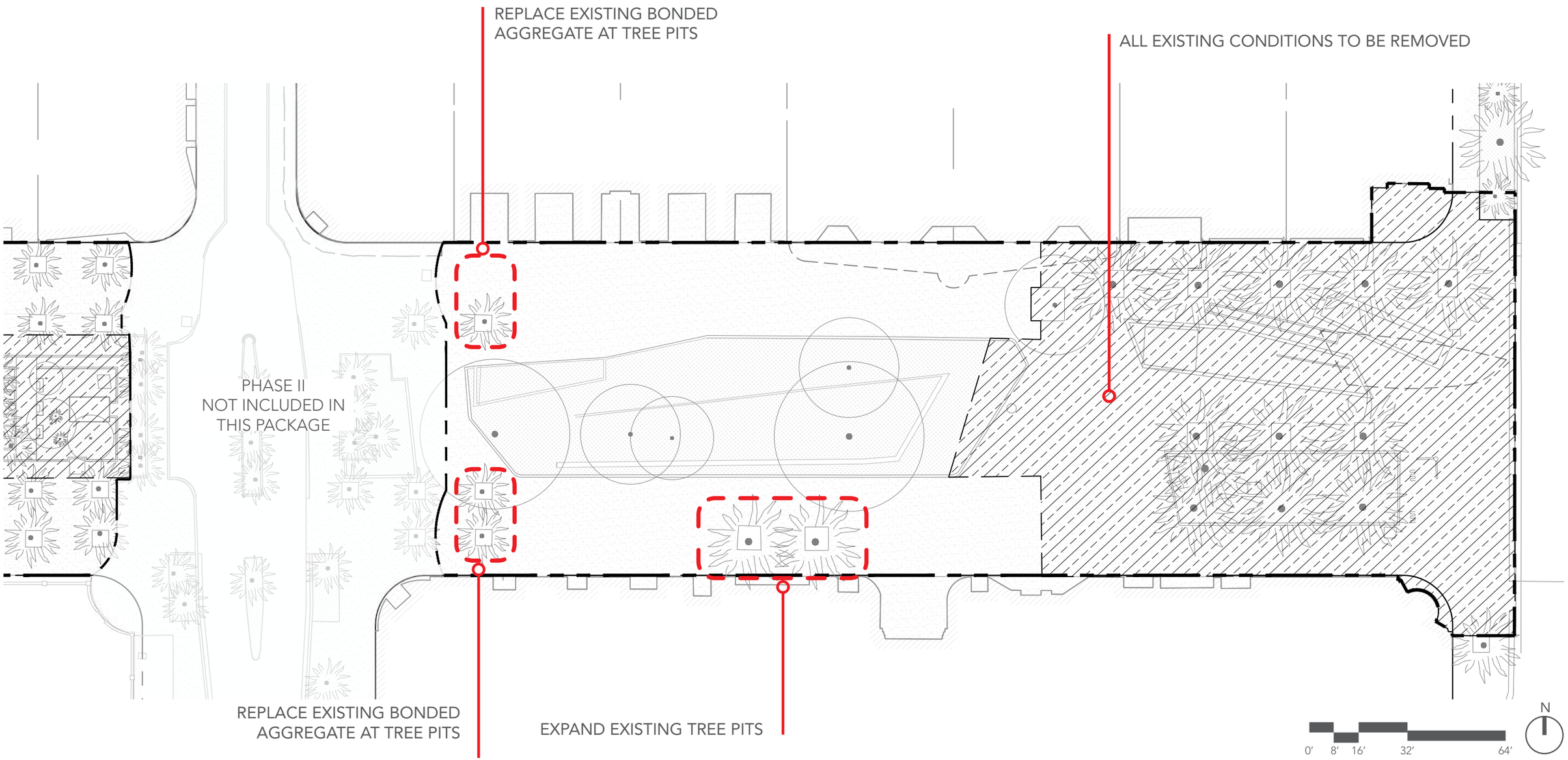
LINCOLN ROAD
400 ORIGINAL LAPIDUS DESIGN



ORIGINAL MORRIS LAPIDUS PLANS FOR THE 400 BLOCK

HISTORIC PHOTO (SOURCE: MIAMI HERALD)

LINCOLN ROAD
400 BLOCK EXISTING



JAMES CORNER FIELD OPERATIONS

LINCOLN ROAD
400 BLOCK PROPOSED

NEW PROPOSED UPGRADES

1. - 1 NEW SEATING AREAS / 1 NEW BENCH
2. - PLANTER WITH NEW FOOTPRINT
3. - TREE PIT RESURFACING W. BONDED AGGR.
4. - NEW/EXPANDED TREE PITS W. PLANTING
5. - 11 NEW PROMENADE PALMS
6. - 12 NEW INTERIOR PALMS
7. - NEW 'LINCOLN ROAD' ENTRY SIGN
8. - NEW BLACK AND WHITE PRECAST CONCRETE PAVERS
9. - NEW BANTI-RAM BOLLARDS

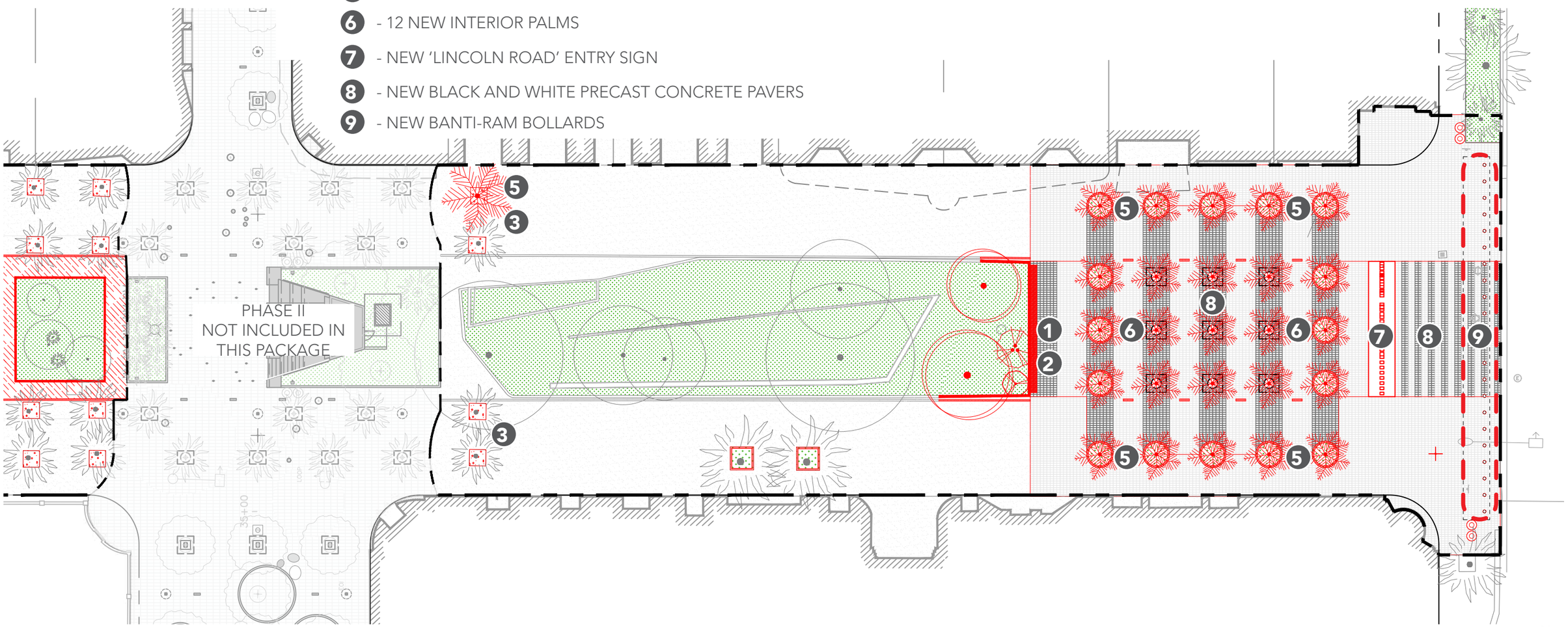
PREVIOUSLY APPROVED UPGRADES TO REMAIN

- IRRIGATION AND PLANTING UPGRADES
- NEW SIGNAGE, TRASH CANS, DOG BAG DISPENSERS, BIKE RACKS

NOTE:
ITEMS IN RED INDICATE NEW UPGRADES

LEGEND

- LIMIT OF WORK
- BIKE RACKS
- SIGNAGE
- TRASH CANS

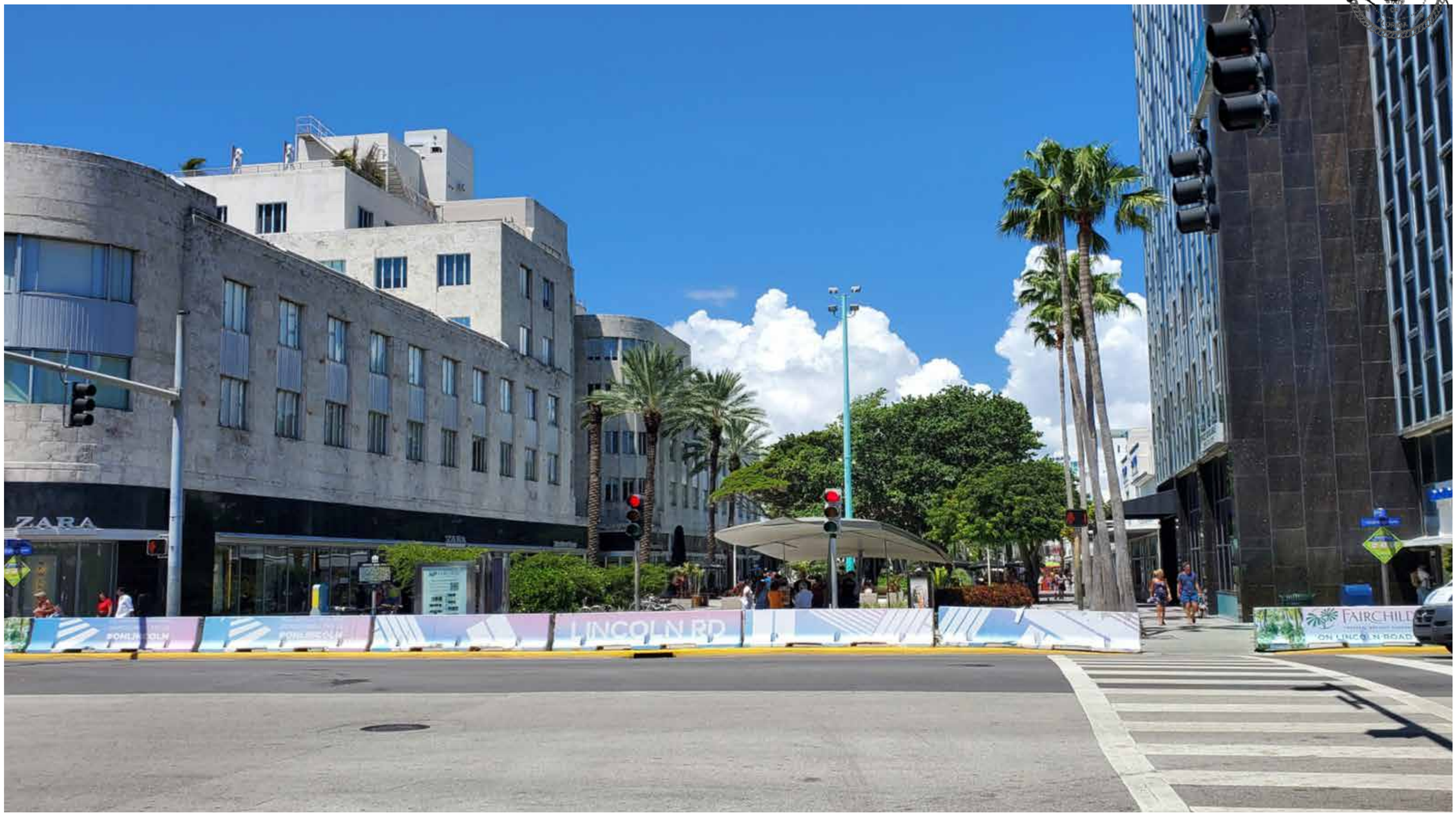


0' 8' 16' 32' 64'

N

JAMES CORNER FIELD OPERATIONS

LINCOLN ROAD
400 BLOCK EXISTING



LINCOLN ROAD
400 BLOCK PROPOSED- BEACH GATEWAY

BEACH GATEWAY
LINCOLN RD + WASHINGTON AVE

1. EXISTING PLANTER TO BE CUT
2. NEW CIP CONCRETE PLANTER
3. NEW BENCH
4. GATEWAY PLAZA
5. ROYAL PALM ON TREE PIT, PLANTED AT GRADE
6. ROYAL PALM ON 8′ DIA. AT-GRADE PLANTER
7. LINCOLN ROAD GATEWAY SIGN OVER STONE BASE
8. ANTI-RAM BOLLARDS

0′ 4′ 8′ 16′ 32′

N

JAMES CORNER FIELD OPERATIONS

BEACH GATEWAY
LINCOLN RD + WASHINGTON AVE

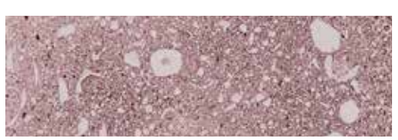
PROPOSED PAVING

1. **LR PEDESTRIAN PROMENADE**
   EXISTING LINCOLN ROAD
   COLORED CIP CONCRETE
   TO REMAIN

2. **GATEWAY PED. PROMENADE**
   2-3/8" THICK BY 8" X 12"
   PRECAST CONCRETE PAVERS
   PINK W. EXPOSED SEASHELL

3. **PALM PLAZA**
   2-3/8" THICK BY 8" X 12"
   PRECAST CONCRETE PAVERS
   BLACK AND WHITE

4. **GATEWAY**
   2-3/8" THICK BY 8" X 12"
   PRECAST CONCRETE PAVERS
   BLACK AND WHITE

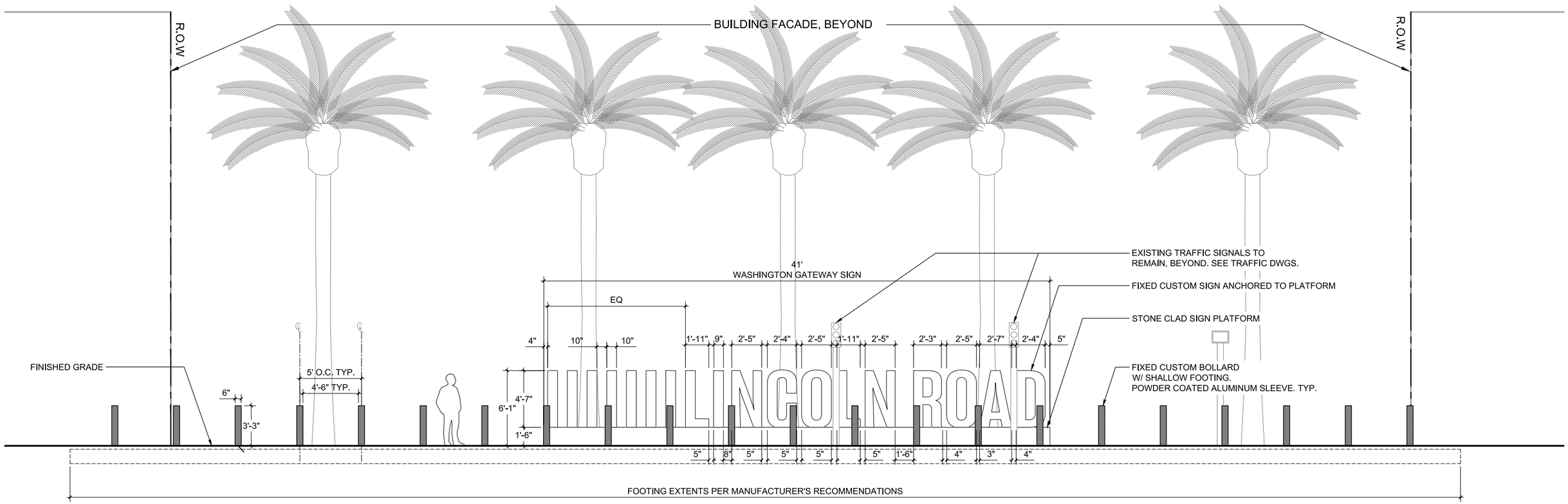


MATERIAL DETAIL

JAMES
CORNER
FIELD
OPERATIONS

BEACH GATEWAY
LINCOLN RD + WASHINGTON AVE

BEACH GATEWAY
LINCOLN RD + WASHINGTON AVE

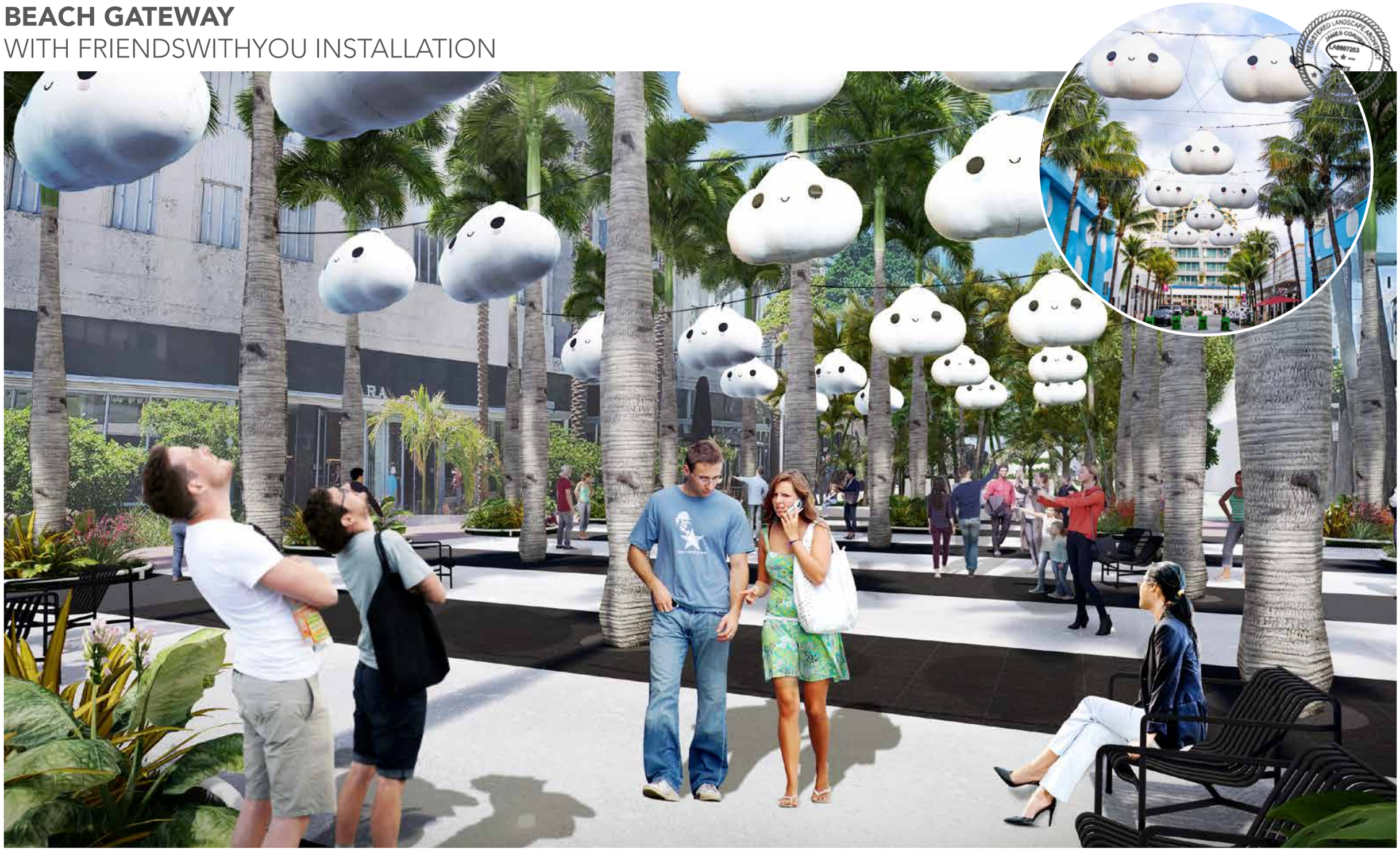


ELEVATION
PROPOSED BOLLARDS AND SIGN AT WASHINGTON AVENUE

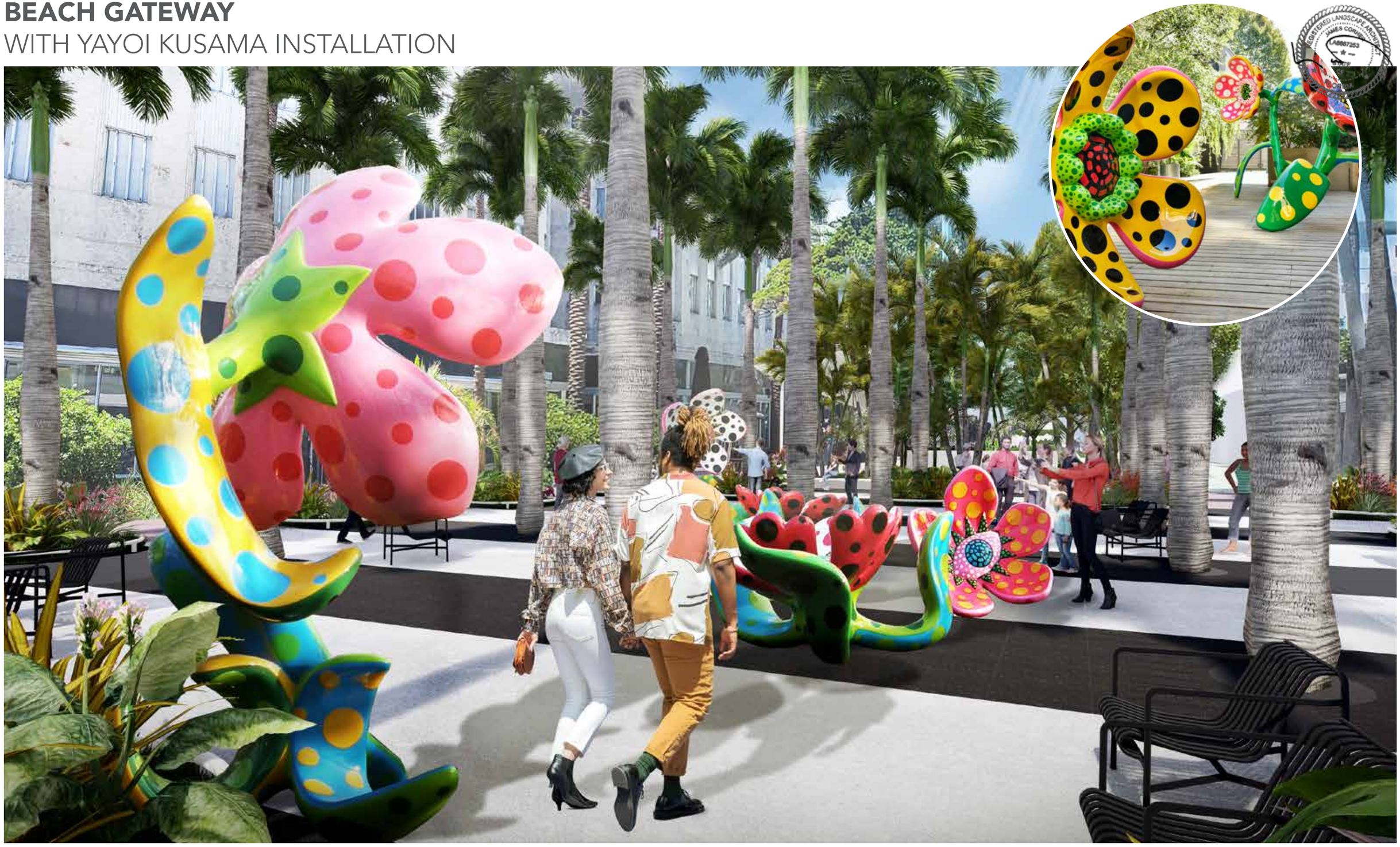
JAMES
CORNER
FIELD
OPERATIONS

BEACH GATEWAY
LINCOLN RD + WASHINGTON AVE

BEACH GATEWAY
WITH FRIENDSWITHYOU INSTALLATION



BEACH GATEWAY
WITH YAYOI KUSAMA INSTALLATION



BEACH GATEWAY
LINCOLN RD + WASHINGTON AVE

LINCOLN ROAD DISTRICT

HISTORIC PRESERVATION BOARD APPLICATION

SUBMITTAL - 10/09/2023

PREPARED BY:

JAMES CORNER FIELD OPERATIONS

PREPARED FOR:

THE CITY OF MIAMI BEACH