



# NORTH BEACH OCEANSIDE PARK

PROPOSED IMPROVEMENTS

PRESENTATION | DESIGN REVIEW BOARD | 2020.11.03

## PROJECT CHRONOLOGY

- 2014.03 Terra-Group/West 8 propose a design vision to City Commission with a construction cost of \$10m
- 2014.11.12 Terra-group/West 8 revise the vision to eliminate scope and reduce cost; new construction cost is projected to be between \$6.35 m- \$6.69m; Adopted by City Commission
- 2016.07.18 City Contracts West 8 + CGA team to develop construction plans for North Shore Open Space Park using the vision as the basis for the design and a total construction budget of \$5m. The scope is limited to:
- Entrance Identification Signs
  - Ornamental entrance gates at four (4) locations
  - Expanded path network
  - Site furnishings
  - Cosmetic refurbishment of restrooms and concrete shelters
  - Revitalized lawns, expansion of plant palette, removal of invasive species
  - Refurbishment of existing perimeter fence fronting Collins Ave
- 2016.09.07 Design Team + City holds first Public Outreach Listening Session to introduce the project to the community and explain the scope of work. Community requests that the scope of work be expanded to include:
- 'Wow' Gateways - Plaza entrances at 79th and 87th Streets
  - Provide ornamental entrances at all street-ends, not just four (4)
  - Install a landscape visual buffer around existing maintenance yard
  - Upgrade the playground with a new children's playground with open, nature-play
  - Install a shade structure over the new playground
  - Provide improvements to the existing dog park area
  - Replace old vita-course with new exercise stations along a vita-course circuit
  - Install a hedge and planting along all Collins Avenue frontage to soften the institutional look of the fence
- 2016.09. Design Team meets with all City Departments; Staff makes requests to increase the scope to include:
- Security gates at all connections between park and beachwalk
  - Crown-raising of the entire canopy to a min clearance of 6 feet (CPTED)
  - Pedestrian pole lighting throughout the park, as allowed by FWC
  - Break-up the dense tree areas so they could be more easily patrolled and eliminate blind corners
- 2016.10.21 NCAC Meeting: Design options are discussed to potentially include an All Wheels components into the scope of work for the park
- 2017.01.24 Design Team + City holds second Public Outreach meeting to present the proposed design.
- 2017.01.26 NCAC Meeting: Improvements are discussed to get consensus before going to DRB, decision on trees, children's playground and lighting is deferred to following NCAC meeting.
- 2017.02.17 NCAC Meeting: Impact on trees, children's playground and lighting are discussed. Directive is to:
- Reduce tree removals by relocate them instead
  - Up-size all new trees plantings to a minimum of 18-feet, where possible
- 2017.03.07 DRB: Project is presented to the Design Review Board - All elements are approved except fence frontage treatments along Collins Ave and final location of the children's playground. Design team is directed to confer with staff and offer more options.
- 2017.09.05 DRB: Project is presented again to the Design Review Board, with a focus on the fence frontage treatments along Collins Ave and final location of the children's playground. Options are approved, budget-permitting.
- 2017 - 2018 Design Team develops the construction plans for the Beachwalk and the Park projects separately through the 60% and 90% phases. Plans are routed through FDOT for review and to all City Departments for Staff review and comment. Through the City Staff comments phase, staff requests the incorporation of additional items, thereby expanding the scope of work of the park further. These included:
- Add drinking fountains with incorporated chillers
  - Install a fence around children's playground area
  - Upgrade the poured-in-place rubber surfacing in children's playground from the proposed 50% color to 100% color
  - Upgrade all restroom's interiors beyond just a cosmetic improvement to a complete renovation
  - Structural components for the renovation of the restrooms were added
  - Install a pavement suspension system (such as 'Cupolex' brand) beneath all walkways, as they were all going to be within a close proximity to existing established trees' roots
  - Install a soil suspension system (such as 'Silva Cells' brand) on all new trees or palms that were less than 5 feet away from any walkway
- 2019.05.02 Bid Plans are complete to the satisfaction of all City Departments. Procurement advertises the park project phase to potential construction bidders with a due date of 6/17/2019.
- 2019.06.07 Bid due date is extended to 7/26/2019.
- 2019.06.16 Project is presented and reviewed at the City Staff's 'Ready Team'. Staff directs team to reduce some walkway widths and to add a paving design.
- 2019.07.19 An Update to the North Beach Oceanside Park is discussed at the Sustainability and Resiliency Committee meeting.
- 2019.07.23 Bid due date is extended to 8/30/2019
- 2019.08 In the process of securing the permit, FWC required that all lighting be turtle-friendly and that they utilize shields. Staff directed the Design Team to minimize dark spots inbetween light posts, as such a redesign of the entire lighting had to be performed, substantially increasing the number of light poles in the park.
- 2019.08.26 Bid due date is extended to 9/13/2019
- 2019.08.28 FDEP Issues CCCL Permit Number DA-766 for the Beachwalk portion of the project
- 2019.08.30 Bid due date is extended to 9/30/2019
- 2019.09.26 Bid due date is extended to 10/3/2019
- 2019.10.03 NBOP Park Project Bid Opening. 5 bids are received. Bids range from \$12,339,885.00 through \$16,964,653.00. The City cancels the bid process until further notice.
- 2019.12.18 FDEP Issues CCCL Permit Number DA-771 for the Park portion of the project.
- 2020.01 CIP Staff and Design Team meet with contractors to discuss and understand critical components driving the costs for the bids: these are identified primarily as the relocation of all the trees and the phasing.
- 2020.02 CGA works with City Staff to substantially redesign and value-engineer the scope of work and design.
- 2020.07.17 Staff requests additional \$2m to be added to the project budget at the Finance and Resiliency Committee meeting. The funding is granted by the committee; City directs the design team to finalize plans per the new scope of work.





Public Outreach



Feedback from all City Departments



Issues Resolutions and Consensus-building

**Feedback Obtained at the first Community Outreach (Sept 7, 2016):**

1. The community was very concerned about crime and safety.
2. More benches should be included for an opportunity to congregate.
3. Teen Job Corps uses the park and has focused on CPTED Principles.
4. Residents liked that natural quality of the park. They put a premium value on the vegetative qualities of the conservation areas and their potential to serve as habitat.
5. The public inquired about lighting in the park and how to increase opportunities to allow sunlight into the darker areas, obscured by the overgrown canopies.
6. Residents inquired about the possibility of including a nature center in the park.
7. Some residents noted that the maintenance area dumpsters were stinky and unsightly.
8. Residents mentioned that they would like loops for exercising and said that the connection to the beachwalk was important.
9. The residents said that the kids liked the "hill" in the park and that hills should be incorporated for play.
10. Residents asked that the Design team develop some "WOW Entrances".
11. The public asked if security cameras could be included in the park.
12. Residents would like more access points into the park - at every block if possible.
13. Residents explained that there are a lot of community volunteers that have helped to weed the park and clean it up and they would like the park to continue to foster advocacy.
14. Residents would like the Million Orchids Program be somehow incorporated.

**Synopsis of Design Directives Obtained from City Staff:**

1. City staff suggested reviewing the zoning map and the North Shore Master Plan for the west parking lots. They asked that the design team get input from Transportation regarding the possibility of removing parking along Collins Ave. fronting the park.
2. The Designers asked if this park was to be active or passive. Staff agreed that it was to be passive.
3. The Building Department and Parks and Recreation Department stated that current restrooms were recently painted but that the interior fixtures and finishes may need to be upgrading.
4. The Parks and Recreation Department requested that the Designers distribute any new pavilions throughout the park on the beach side to activate more locations throughout the site. They recommended locating them in groups of two or more for larger group events as they are very popular for rentals.
5. City Staff reiterated to the design team to keep the maintenance facility in the current location and to provide planting to screen the area.
6. The Designers noted that they would recommend upgrades for enhanced crosswalks across Collins Ave, even if it didn't comprise this phase of the project.
7. The fire department asked that a portion of the walkways provide support for a rescue vehicle with HS20 loading. It was noted that this is not the big fire truck.
8. City Staff and the Design Team agreed that the beachwalk path should be seamless with the park. The Designers stated a preference for a more sinuous path to be located throughout.

9. The Parks and Recreation Department requested that the Bar-B-Q grills be more dispersed both on the beach side and the park side but be adjacent to the pavilions.
10. The Design Team explained that the exercise stations will be distributed throughout the different proposed loops to activate the entire park.
11. It was suggested that a drop off area adjacent to the maintenance area for park users be provided for unloading for a future phase once a final determination on the maintenance yard is made.
12. The Planning Department stated that the edge condition along Collins is an important component, and that even if it isn't within the scope of this immediate project a vision for the future of that edge should be an integral component of the planning of the park. Planning Staff suggested to expand the walkway along Collins and to work around the existing trees to provide shade as a "Public Greenway". The Planning staff encouraged the modification of the right of way by widening the sidewalk and introducing bulb-outs on Collins.
13. Environmental Staff was in favor of removing the wooden picket fences around the preservation areas to be replaced with a better 'edge'.
14. It was noted that Ocean Rescue may propose a structure inside the maintenance area.
15. The Transportation Staff noted that the trolleys also use the bus stops. The Designers asked if the existing bus shelters could be relocated and Staff replied that no more than 100 feet would be acceptable - they had concerns about relocating the shelter in the mid-block region as this would promote jay-walkers and create a dangerous situation.
16. The Transportation Staff recommended that the team review the Bicycle/Pedestrian Master Plan and suggested that having the bike share program in the park would be beneficial. They suggested that the park incorporate bike rest areas where the riders could wash their face.
17. The Police Department explained that the fencing located around the preservation areas had been placed there at the request of the Police Department's direction in response to discourage the homeless and deviants for using the conservation areas for illicit activities. They explained that the Police Department pays for the youth conservation corps to provide cleanup in the park.
18. The Police Department explained that having the fence along the perimeter of the park helps the Police Department substantiate charges of trespassing in court hearings. They explained that the courts ask for specific barriers and signage to clearly demonstrate that a person should not be in certain locations. The Police stated that signage should be located 150 feet apart which says "No night use". For the beach side, Police said it was acceptable to use wood posts and rope with "No trespassing" signs posted as a barrier. The principal key issue was ensuring that there were physical barriers of some sort that they could point to in a court if an arrest was made to justify that the trespassing offense committed was one that was clearly understood.
19. The Police Department emphatically requested that Designers adhere to the CPTED requirements as much as possible; primarily, clearance with the landscape material between 2 feet and 6 feet high for a minimum depth of the conservation areas, break-up the dense tree areas so they could be more easily patrolled, and to eliminate blind corners.

Community Outreach and Initial Staff Input



2014 Vision Plan - West 8: Basis of Design



2017 DRB-Approved Site Plan Rendering





Safety and Ecology



Vegetation, Planting and Viewsheds



Dunes and Resiliency



Beachwalk



Pathways, Circulation and Circuitry



Enclosure and Edges



Lawn Areas and Flexible Uses



Pavilions, Facilities and Program



Maintenance Yard Buffering



ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	7929 Atlantic Way, Miami Beach 33141			
2	Board and file numbers :	DRB CASE #20-0579 NORTH BEACH OCEANSIDE PARK			
3	Folio number(s):	See Attached			
4	Year constructed:	N/A	Zoning District:	GU	
5	Based Flood Elevation:	8' AND 0'	Grade value in NGVD:	6.75'	
6	Adjusted grade (Flood+Grade/2):	10.75'	Lot Area:	1,280,003 SF (29.38 AC)	
7	Lot width:	2766.34'	Lot Depth:	459.88' (NORTH); 475.15' (SOUTH)	
8	Minimum Unit Size	N/A	Average Unit Size	N/A	
9	Existing use:	PARKS & OPEN SPACE	Proposed use:	PARKS & OPEN SPACE	
ITEM #	Maximum	Existing	Proposed	Deficiencies	
10	Height	N/A			
11	Number of Stories	N/A			
12	FAR	N/A			
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:	N/A			
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			
	At Grade Parking:	N/A			
24	Front Setback:	N/A			
25	Side Setback:	N/A			
26	Side Setback:	N/A			
27	Side Setback facing street:	N/A			
28	Rear Setback:	N/A			
	Pedestal:	Based on RM-2			
29	Front Setback:	20'	20'	20'	
30	Side Setback:	221.3'	221.3'	221.3'	
31	Side Setback:				
32	Side Setback facing street:	221.3'	221.3'	221.3'	
33	Rear Setback:	95'	95'	95'	
	Tower:	N/A			
34	Front Setback:	N/A			
35	Side Setback:	N/A			
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A			
37	Side Setback facing street:	N/A			
38	Rear Setback:	N/A			

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	N/A			
40	Total # of parking spaces	N/A			
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions	N/A			
44	Parking Space configuration (450,600,900,Parallel)	N/A			
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive aisle width	N/A			
48	Valet drop off and pick up	N/A			
49	Loading zones and Trash collection areas	N/A			
50	racks	N/A			
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A			
52	Total # of seats	N/A			
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
54	Total occupant content	N/A			
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			
56	Is this a contributing building?			No	
57	Located within a Local Historic District?			No	

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

North Beach Oceanside Park Folio Numbers

Parcel 1	02-3202-004-0010	Parcel 22	02-3202-006-0180
Parcel 2	02-3202-004-0050	Parcel 23	02-3202-006-0190
Parcel 3	02-3202-004-0110	Parcel 24	02-3202-006-0200
Parcel 4	02-3202-004-0150	Parcel 25	02-3202-006-0210
Parcel 5	02-3202-004-0580	Parcel 26	02-3202-006-0220
Parcel 6	02-3202-004-0590	Parcel 27	02-3202-006-0240
Parcel 7	02-3202-004-0600	Parcel 28	02-3202-006-0250
Parcel 8	02-3202-004-0610	Parcel 29	02-3202-006-0260
Parcel 9	02-3202-004-0620	Parcel 30	02-3202-006-0270
Parcel 10	02-3202-004-0630	Parcel 31	02-3202-006-0290
Parcel 11	02-3202-004-0640	Parcel 32	02-3202-006-0300
Parcel 12	02-3202-006-0020	Parcel 33	02-3202-006-0310
Parcel 13	02-3202-006-0070	Parcel 34	02-3202-006-0320
Parcel 14	02-3202-006-0080	Parcel 35	02-3202-006-0330
Parcel 15	02-3202-006-0090	Parcel 36	02-3202-006-0340
Parcel 16	02-3202-006-0100	Parcel 37	02-3202-006-0350
Parcel 17	02-3202-006-0110	Parcel 38	02-3202-006-0360
Parcel 18	02-3202-006-0120		
Parcel 19	02-3202-006-0140		
Parcel 20	02-3202-006-0150		
Parcel 21	02-3202-006-0170		



FEMA Flood Map



Calvin, Giordano & Associates, Inc.

A SAFEbuilt™ COMPANY

DRB Case Number: DRB20-0579

Design Review Board - Final Submittal

2020.11.03

ZONING DATA



After 1953



After 1953



2003



2016

87th Street |

| 81st Street



Calvin, Giordano & Associates, Inc.

A SAFEbuilt COMPANY

DRB Case Number: DRB20-0579

**SITE HISTORY - FROM RESIDENTIAL LOTS TO PARK**

Design Review Board - Presentation

2020.11.03



North Beach Community - Aerial View



Detail Aerial View







View Northbound at Approximately 80th Street





View Westbound at Approximately 83rd Street



View Northbound at Approximately 80th Street



View Southbound at Approximately 83rd Street



View Westbound at 81st Street





Altos del Mar Community (South of 79th Street)



Altos del Mar Community (South of 79th Street)



Altos del Mar Community (South of 79th Street)





View West Lots



View West Lots

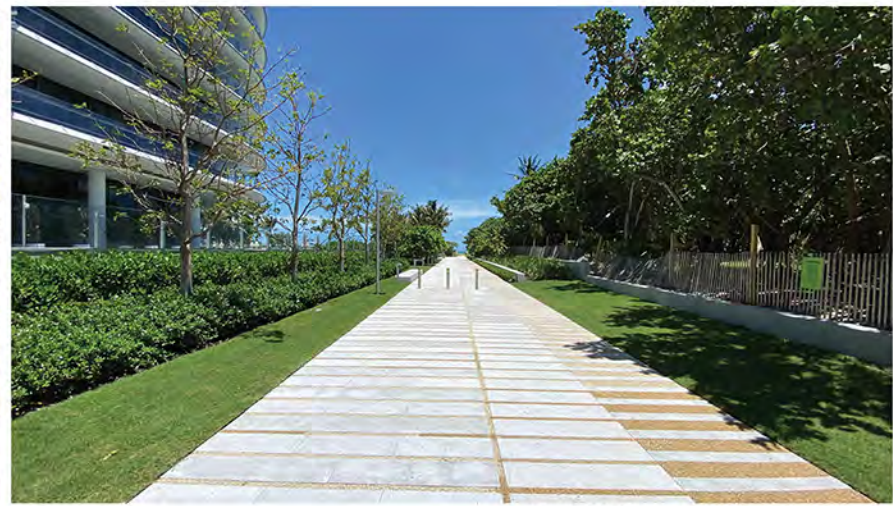


View West Lots





View 8701 Collins Ave



View 87th Terrace Beach Access Easement



View 8701 Collins Ave



View 87th Terrace Beach Access Easement





Overall Site Plan Rendering



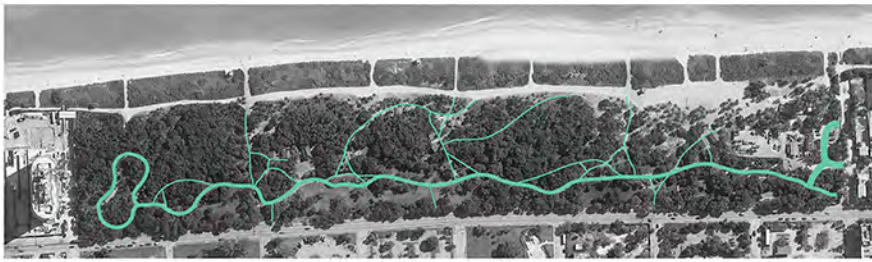


Existing Bird's-Eye-View - Looking East

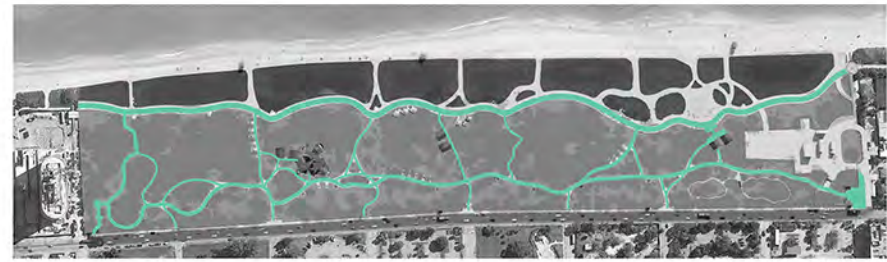


Proposed Bird's-Eye-View - Looking East





Existing Pathways Network



Proposed Pathways Network



Existing Atlantic Way



Existing Beachwalk Area

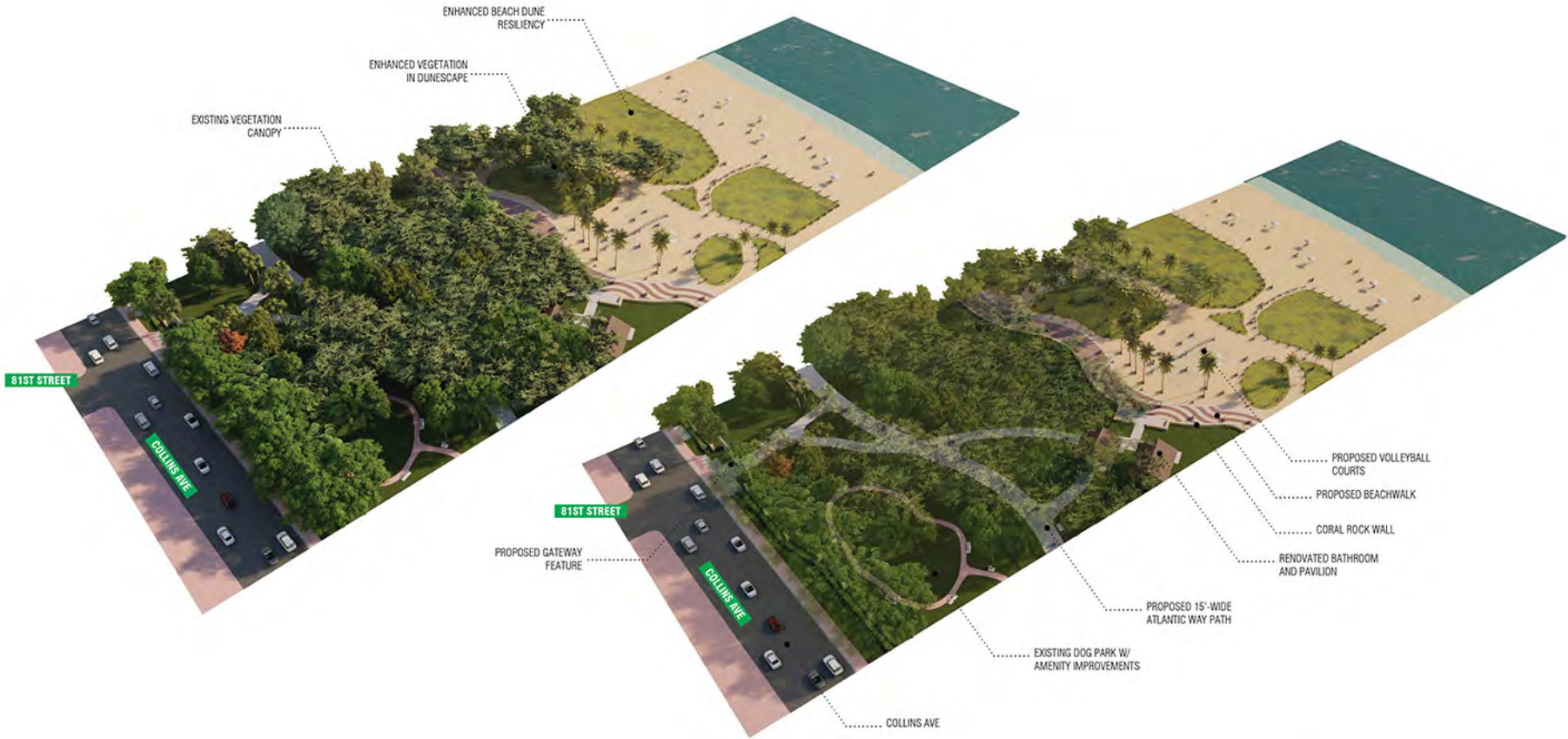


Proposed Atlantic Way



Proposed Beachwalk





Transect - Axonometric View - Portion A





EXISTING RESTROOM AND PAVILION      PROPOSED BEACHWALK...      PROPOSED VOLLEYBALL COURTS      ENHANCED DINESCAPE RESILIENCY



PROPOSED MAJOR GATEWAY FEATURE      COLLINS AVE...      EXISTING DOG PARK W/ AMENITY IMPROVEMENTS      PROPOSED 15'-WIDE ATLANTIC WAY PATH

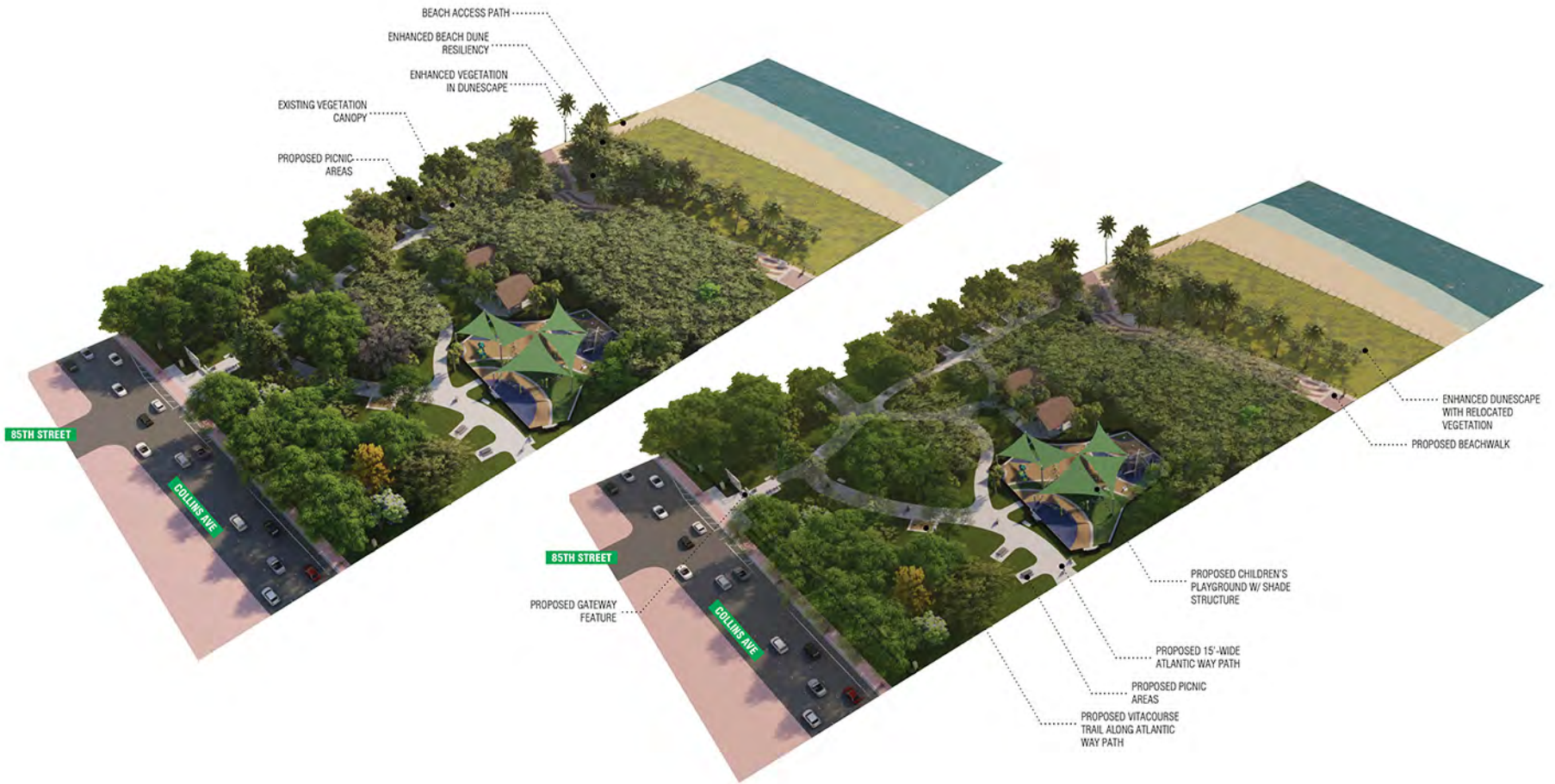
Transect - Plan View - Portion A





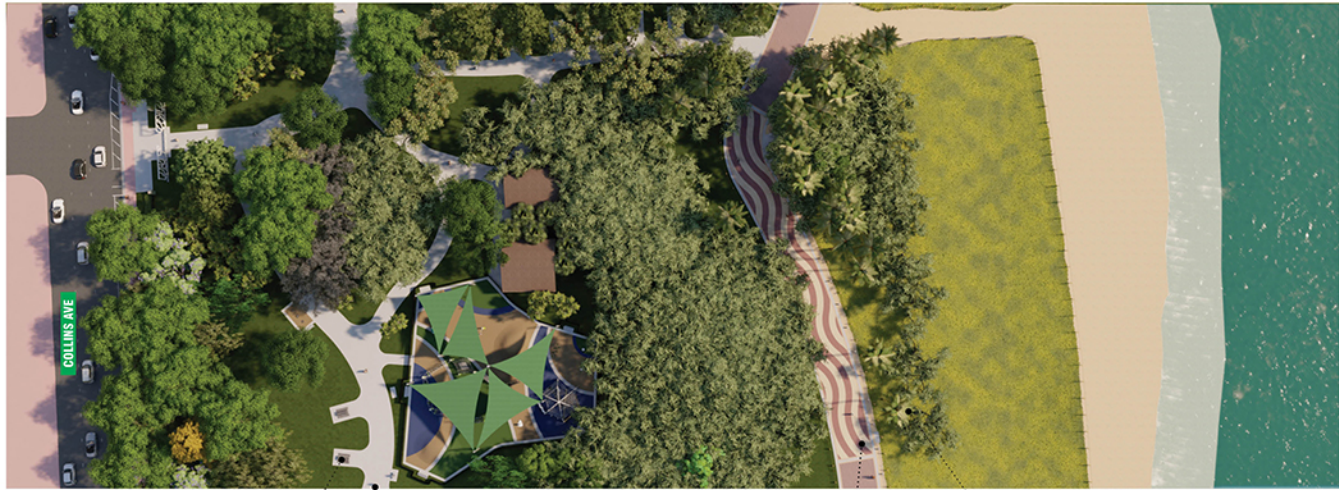
Transect - Perspective View - Portion A





Transect - Axonometric View - Portion B





PROPOSED PICNIC AREA... PROPOSED 15'-WIDE ATLANTIC WAY PATH... PROPOSED BEACHWALK... ENHANCED DUNESCAPE RESILIENCY



PROPOSED GATEWAY FEATURE... PROPOSED VITACOURSE TRAIL ALONG ATLANTIC WAY PATH... PROPOSED PLAYGROUND W/ SHADE STRUCTURE

Transect - Plan View - Portion B



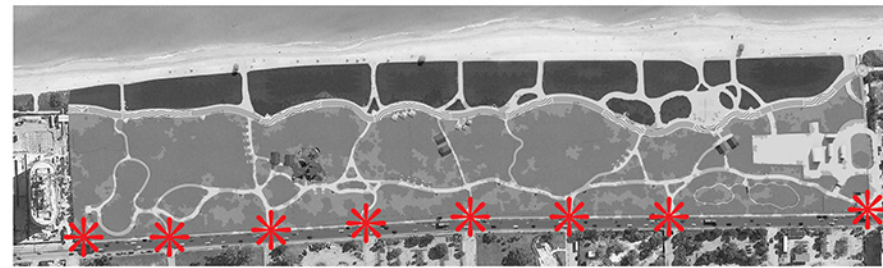


Transect - Perspective View - Portion B





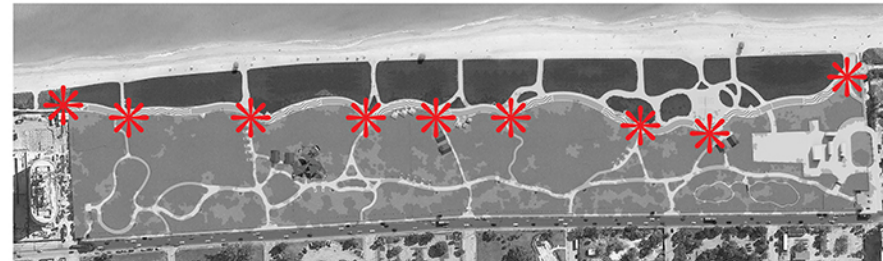
Existing Entrances



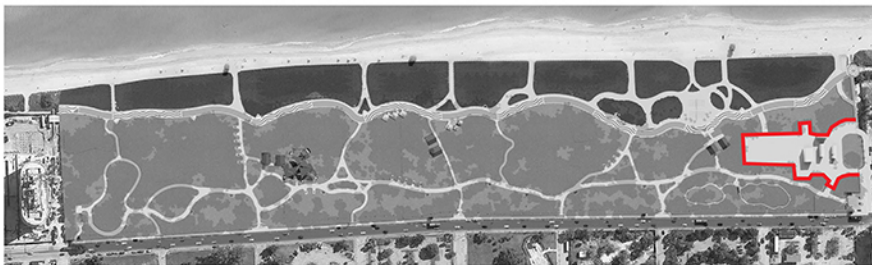
Proposed Entrances - The total number of entrances are being increased to provide an entrance at every street intersection.



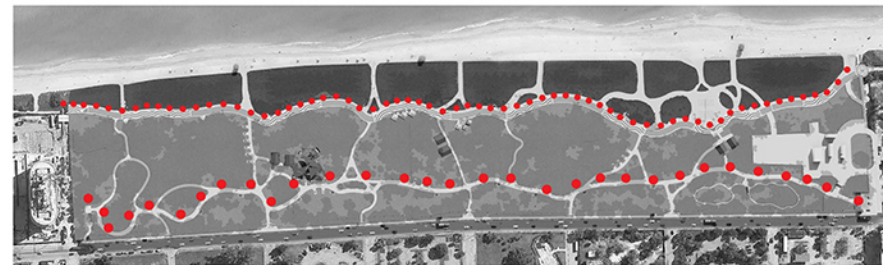
Safety and Enclosure - A system of perimeter boundaries are being provided at the request of the Police Department to demarcate the boundary of the park and to identify when the park is closed to the public's access.



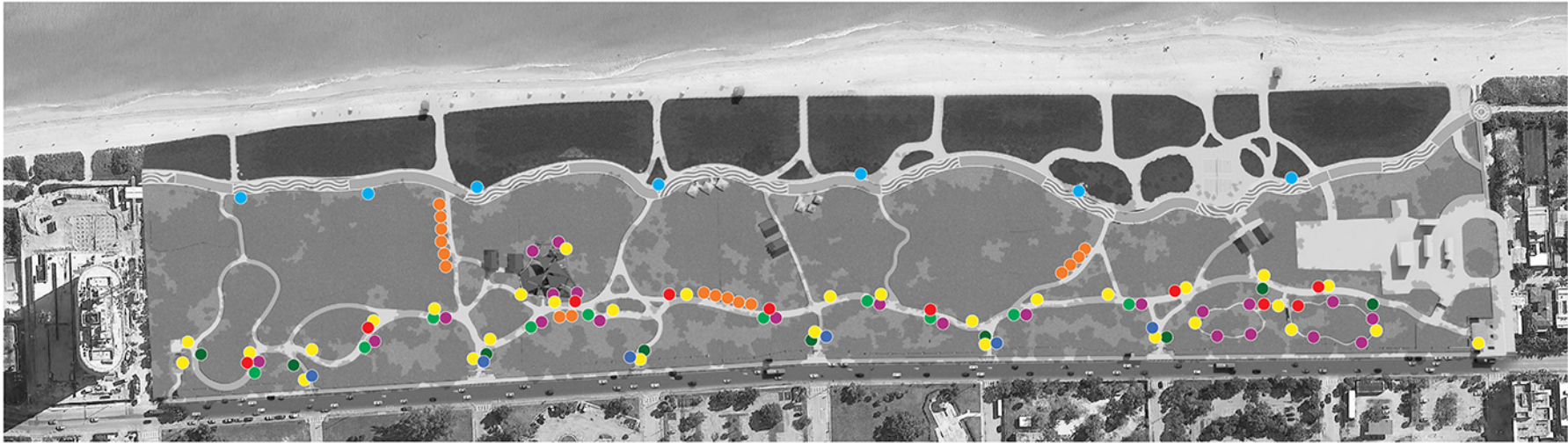
Urban Beach Access Routes - Access to dune cross-over locations are being facilitated by secondary walkways.



Critical Buffers - A substantial visual landscape buffer will be installed around the maintenance yard to minimize views into the yard from the park users.



Lighting - At the request of the Police Department and to satisfy CPTED, lighting will be provided along the beachwalk and along Atlantic Way. Lighting will be subject to approvals and requirements of the State of Florida's Fish and Wildlife Conservation Commission.



- TRASH/RECYCLING RECEPTACLES
- DRINKING FOUNTAINS
- VITACOURSE EQUIPMENT
- BENCHES
- BIKE RACKS
- PICNIC TABLES
- BEACH SHOWERS
- POOCH POST

Overall Scheme







Key Map



Collins Ave Frontage - Existing Conditions Photograph



Collins Ave Frontage - Proposed Improvements





Key Map

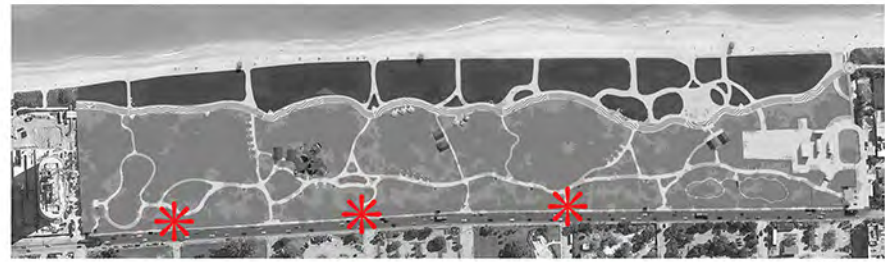


Major Gateways - Elevation



Major Gateways - Perspective Rendering





Key Map

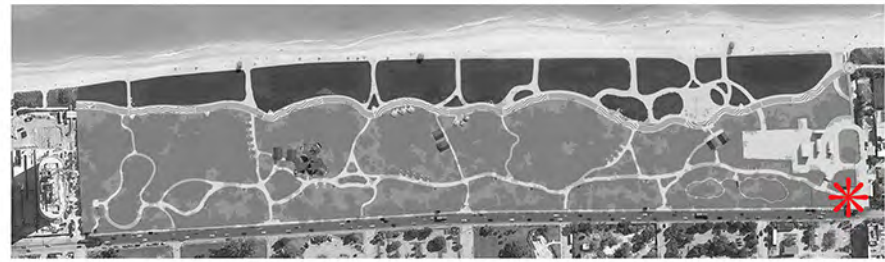


Accessway Entrances - Elevation



Accessway Entrances - Perspective Rendering





Key Map



79th Street Plaza Entrance - Axonometric View



79th Street Plaza Entrance - Elevation View



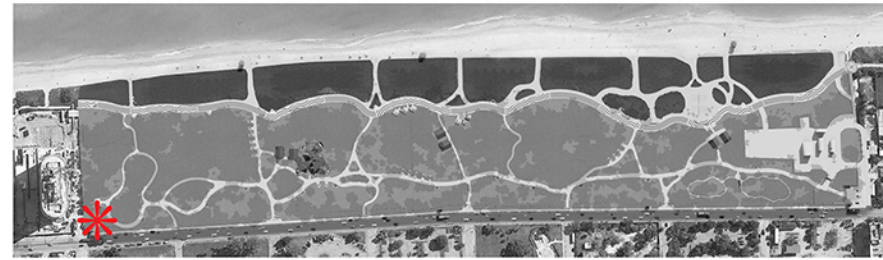


79th Street Plaza Entrance - Experiential View





87th Street Plaza Entrance - Tree Canopy



Key Map



87th Street Plaza Entrance - Axonometric View



87th Street Plaza Entrance - Elevation View





87th Street Plaza Entrance - Experiential View



Calvin, Giordano & Associates, Inc.

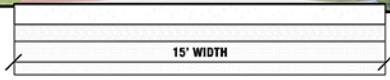
A SAFEBUILT COMPANY

DRB Case Number: DRB20-0579

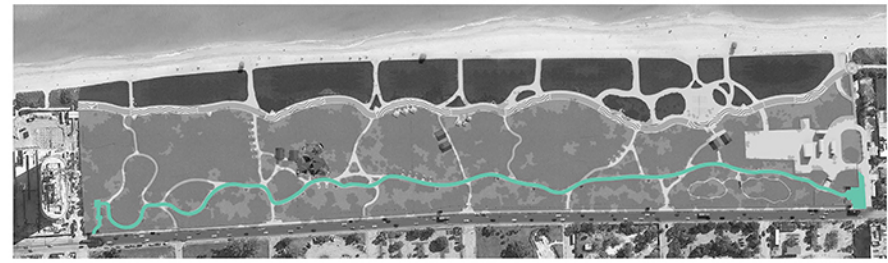
**DESIGN ELEMENT HIERARCHIES - ACCESS AND ENTRANCES**

Design Review Board - Presentation

2020.11.03



Atlantic Way - Typical Section



Key Map



Atlantic Way - Experiential View



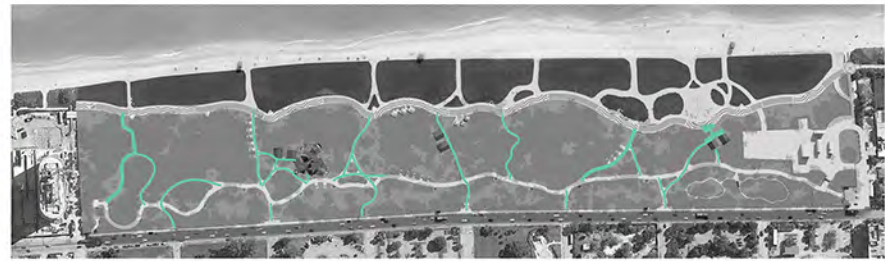
Atlantic Way - Paving Design







Secondary Pathways - Typical Section

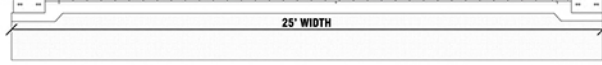


Key Map

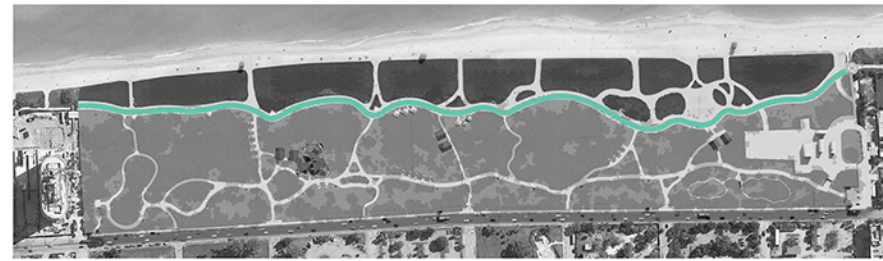


Secondary Pathways - Experiential View





Beachwalk - Section View



Key Map



Beachwalk - Precedent: Middle Beach Recreational Corridor Phase II (Previously-Completed)



Beachwalk - Access View from 79th Street



Beachwalk - Experiential View





Beachwalk - Drone-like Perspective View

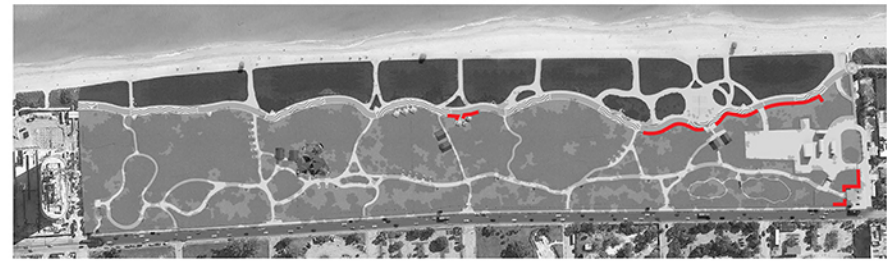




Historic Coral Wall - Lummus Park



Historic Coral Wall - Altos del Mar Park



Key Map



Coral Wall - Experiential View from Park



Coral Wall - Experiential View from Beachwalk

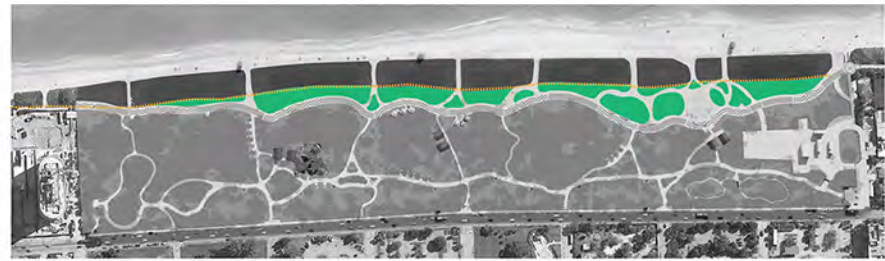




Typical Dune Vegetation - Strand Species Mix



Typical Dune Vegetation - Pioneer Species Mix



Key Map



Enhanced Dunes - Experiential View



Enhanced Dunes - Experiential View





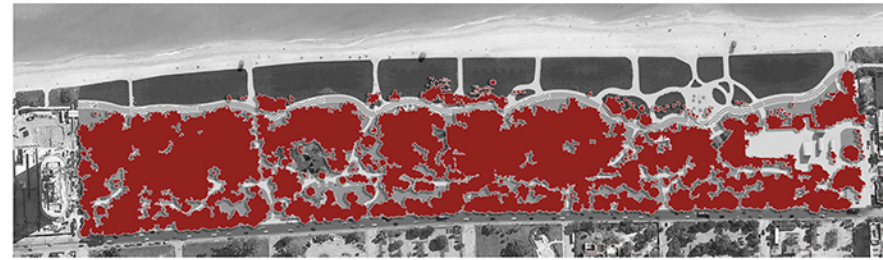
Existing Mat'ls: Trees and Shrubs



Existing Mat'ls: Trees and Mulch



Existing Mat'ls: Sodded & Asphalt



Key Map



Canopy Coverage Areas - Existing Photograph



Canopy Coverage Areas - Proposed Rendering



Lawn Areas - Existing Photograph



Lawn Areas - Proposed Rendering



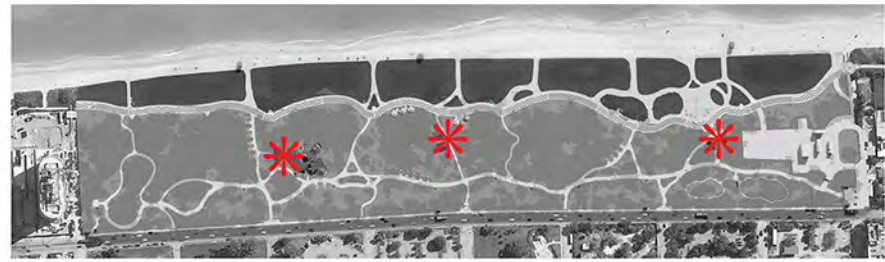


Existing Trees



Proposed Trees





Key Map



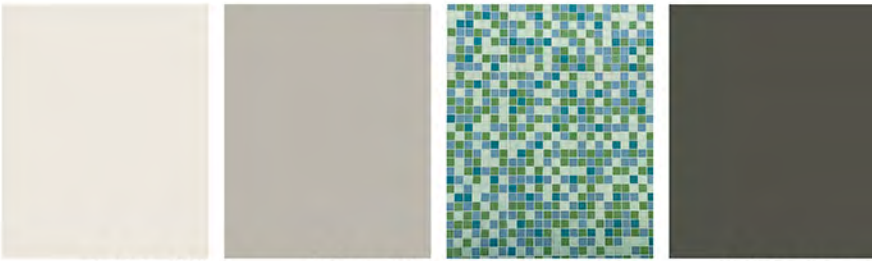
Existing Conditions - Exterior



Existing Conditions - Interior





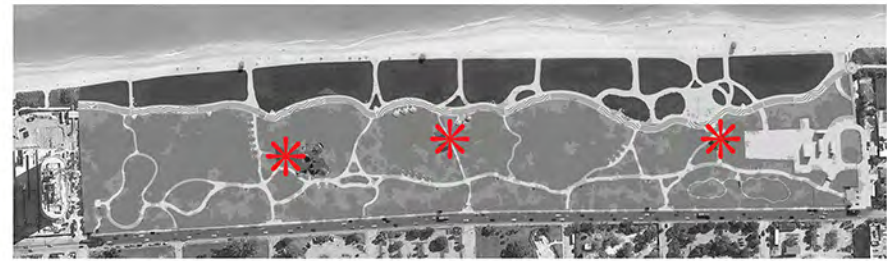


A: Color - Wall

B: Color - Wall

C: Color - Mosaic

D: Color - Louvers



Key Map

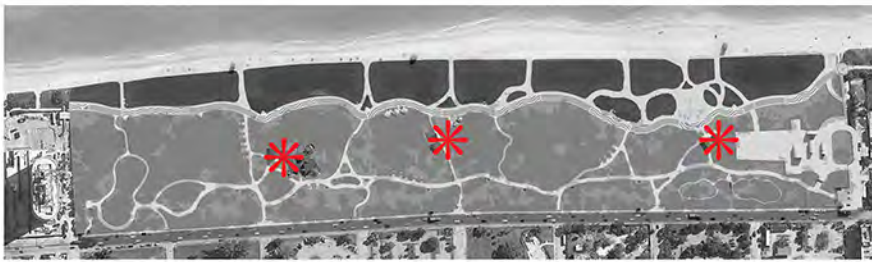


Restrooms - Typical Elevation Rendering

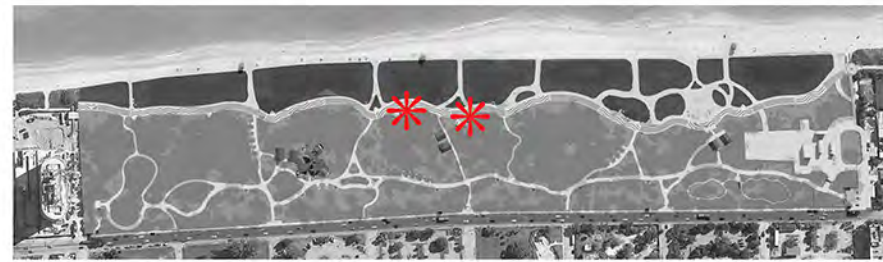


Restrooms - Anticipated Typical Interior Improvements (Based on Previously Renovated Projects)





Concrete Shelters - Key Map



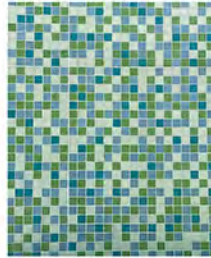
Wood Pavilions - Key Map



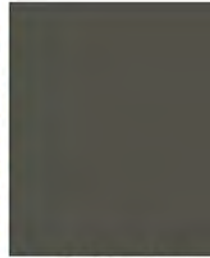
A: Color - Wall



B: Color - Wall



C: Color - Mosaic



D: Color - Louvers



Overall Color



Concrete Shelters - Existing Conditions



Concrete Shelters - Proposed Rendering

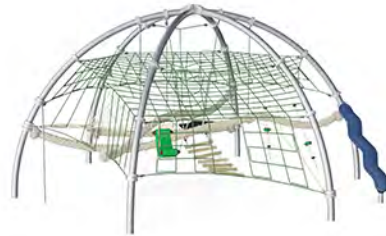
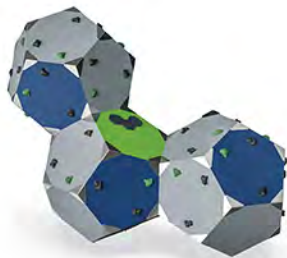
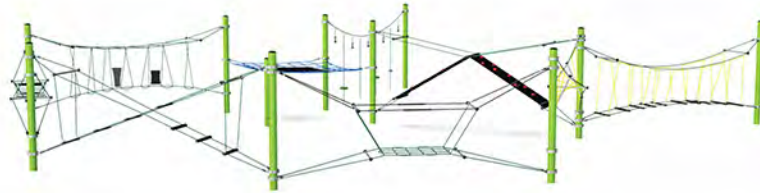
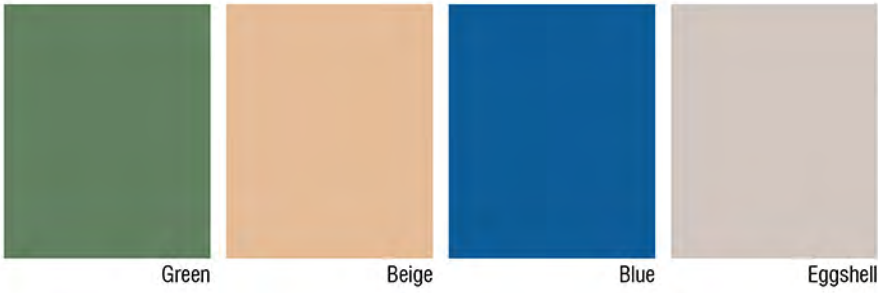


Wood Pavilions - Existing Conditions



Wood Pavilions - Proposed Rendering



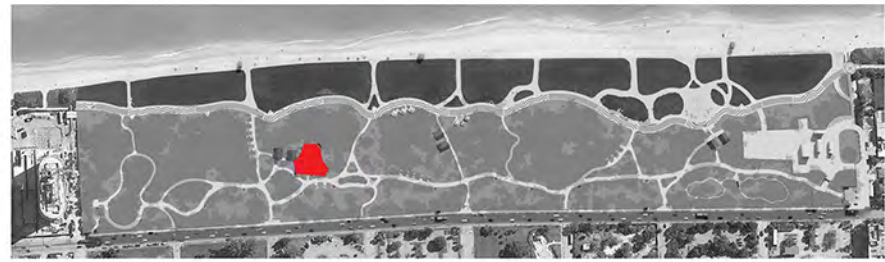


Proposed Play Equipment



Playground - Axonometric Rendering





Key Map



Children's Playground - Experiential View



Children's Playground - Experiential View

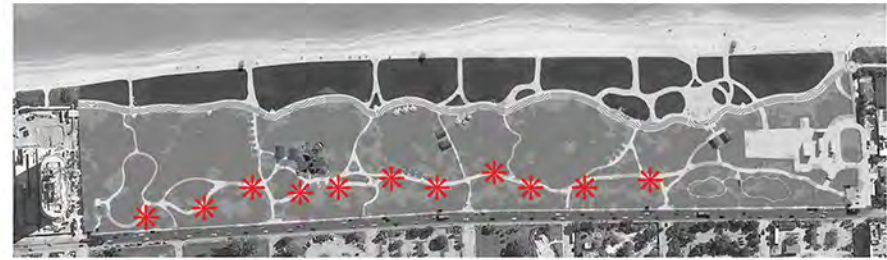




Existing Conditions Photograph



Alternative Color Palette

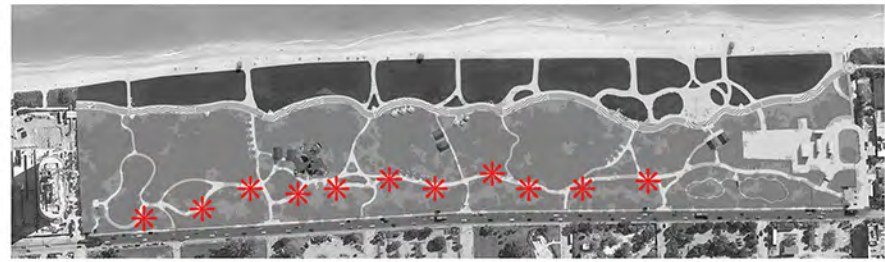


Key Map

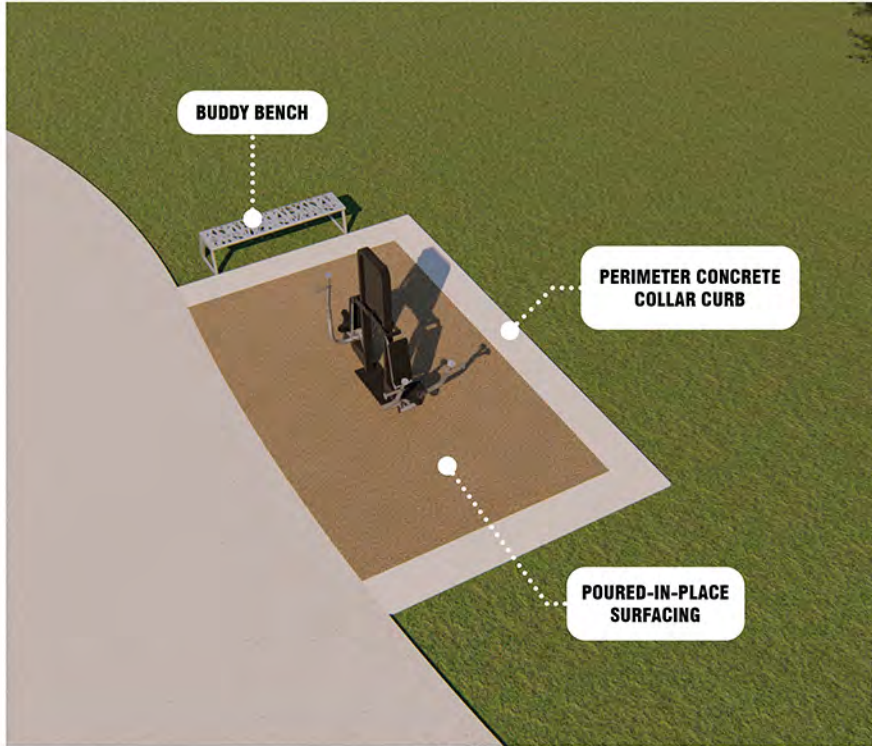


Catalog of Outdoor Exercise Equipment





Key Map



Outdoor Exercise Equipment - Typical Axonometric View



Outdoor Exercise Equipment - Experiential View





Bench



Picnic Table



Trash and Recycling Receptacle



Dog Water Fountain



Water Fountain



Poach Post



Bike Rack



Beach Shower



BBQ Rack

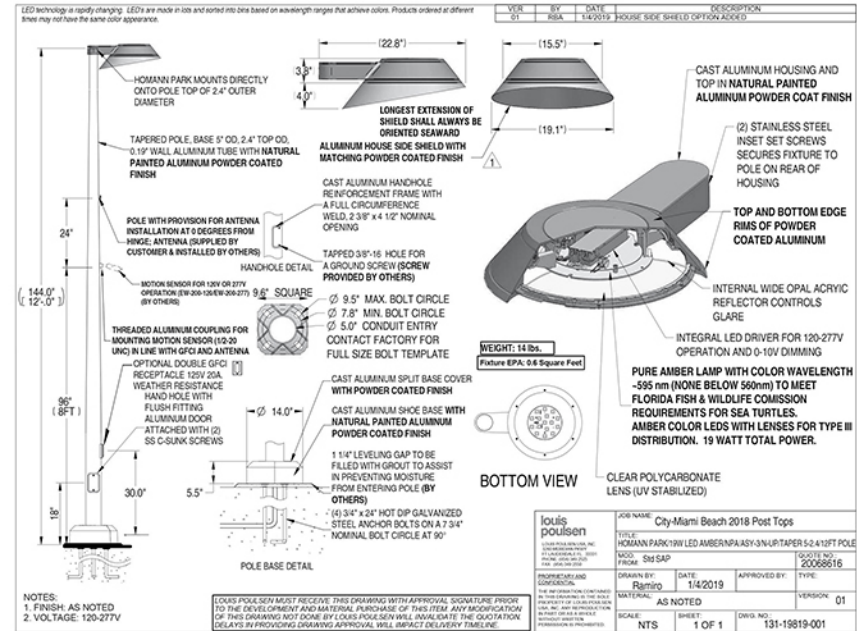
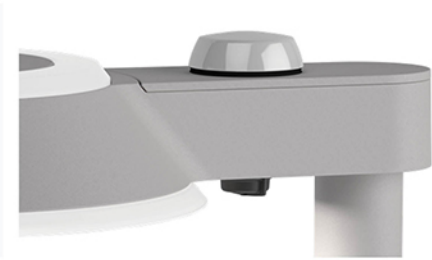




Beachwalk Bollards - North of 87th Terrace

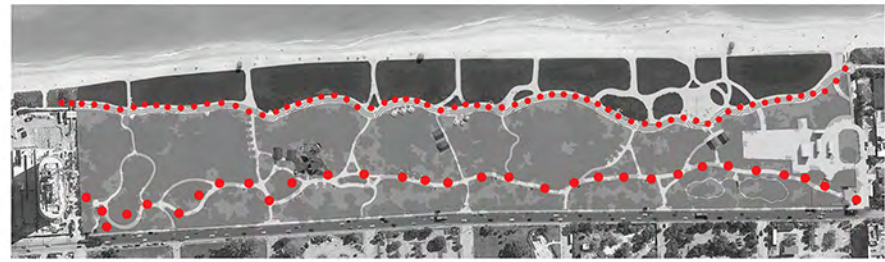


Beachwalk Bollards - All other City beachwalks



Louis Poulsen - Homann Park Post Top Lighting

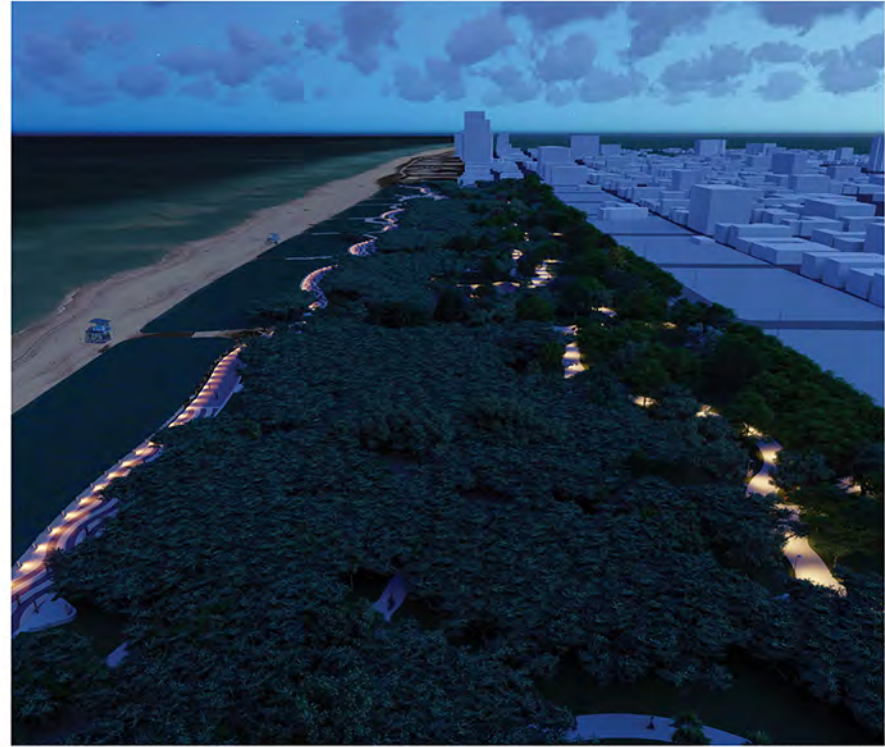




Key Map



Atlantic Way Lighting - Turtle-Friendly AmberLED with Shielding



Lighting Overlay





Miami Beach Beachwalk Standard Bollard Lighting



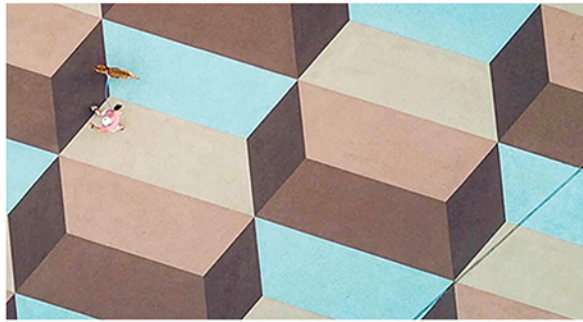
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Concrete - Natural Color with Broom Finish



Concrete - Natural Color with Pavement Overlay



Concrete - Miami Beach Red Integral Color



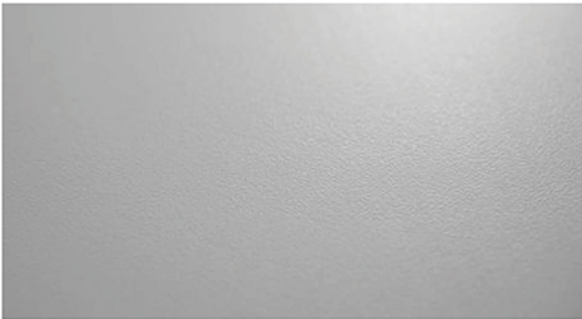
Miami Oolite Rock - Random Stone vs Boulder



Aluminum Picket Fence - Black



Laser/Plasma-cut Aluminum - Light Grey



Ultra-high Performance Concrete



Beachwalk Pavers



Post-and-Rope





*Chrysobalanus icaco* | Cocoplum



*Clusia rosea* | Autograph Tree



*Ernodea littoralis* | Beach Creeper



*Hibiscus rosea-sinensis* | Hibiscus



*Ilex vomitoria* | Yaupon Holly



*Muhlenbergia capillaris* | Pink Muhly Grass



*Raphiolepis indica* | Indian Hawthorne



*Spartina bakeri* | Sand Cord Grass

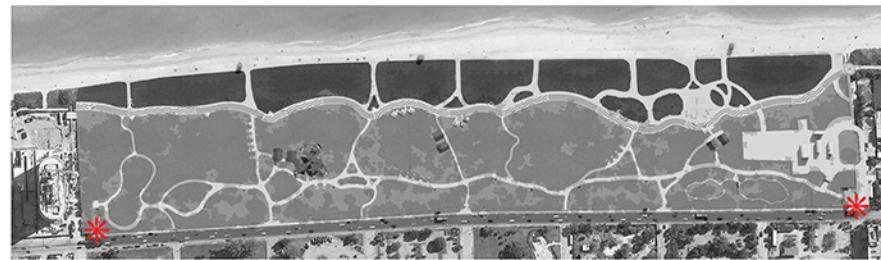


*Ficus microcarpa* 'Green Island' | Green Island Ficus





Proposed Signage | 79th Street Plaza



Key Map



Proposed Signage | 87th Street Plaza







Fostering the Preservation of the Densest Canopy In the City



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**NBOP - A TRANSFORMATIONAL SPACE**  
Design Review Board - Presentation

2020.11.03



Creating a Highly-Visible, Iconic Experience Along Collins Avenue







Incorporating the City's Brand and Identity



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2020.11.03

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Creating Safe Spaces for the Community



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