



# DRB21-0704 West Avenue Improvements Right of Way

PART 2

City of Miami Beach, Florida

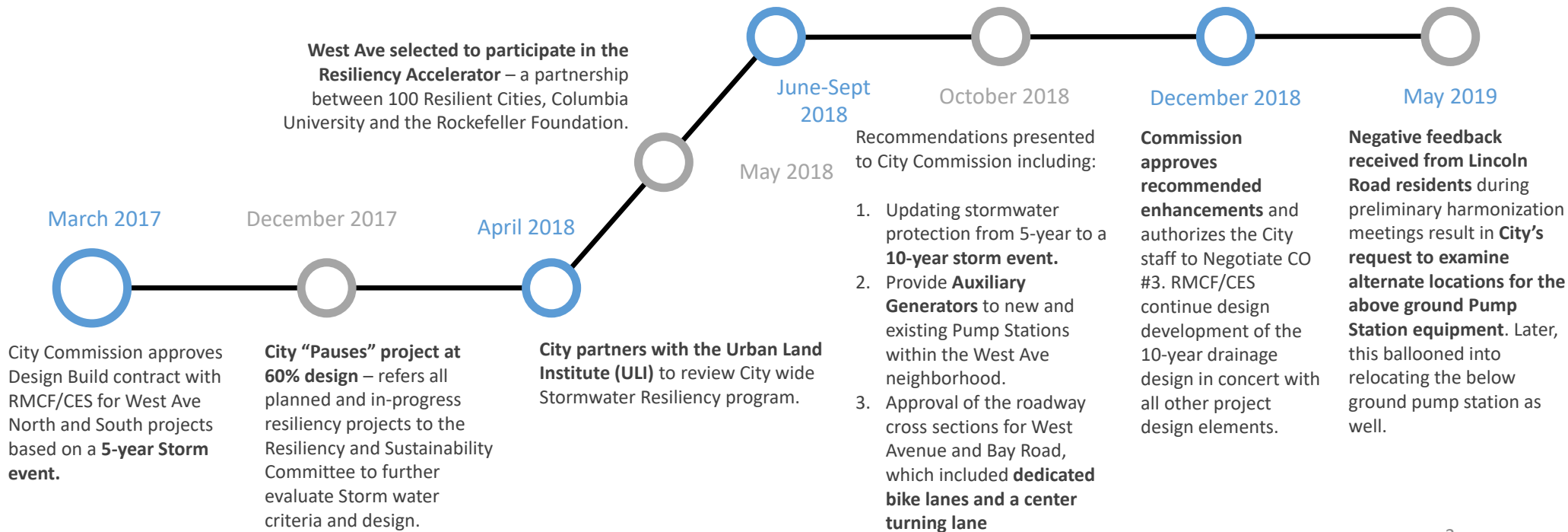
MIAMI BEACH

# Presentation Discussion Point

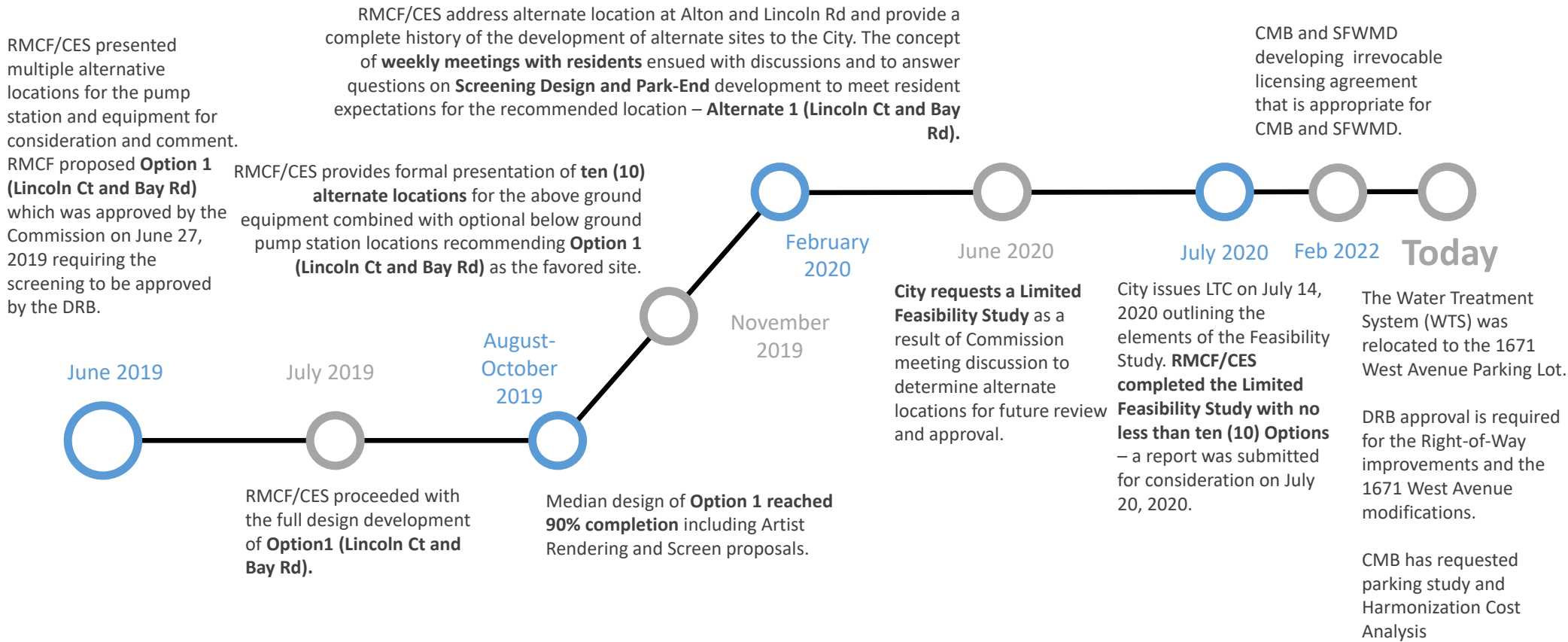
- Project History
- Project location (Entire Right of Way)
- Proposed Design
  - Approved Cross Sections
  - Harmonization
  - Specialty Street Ends
- Materials to be used
- Parking Analysis
- Construction Sequencing

# West Avenue Phase II Background/History

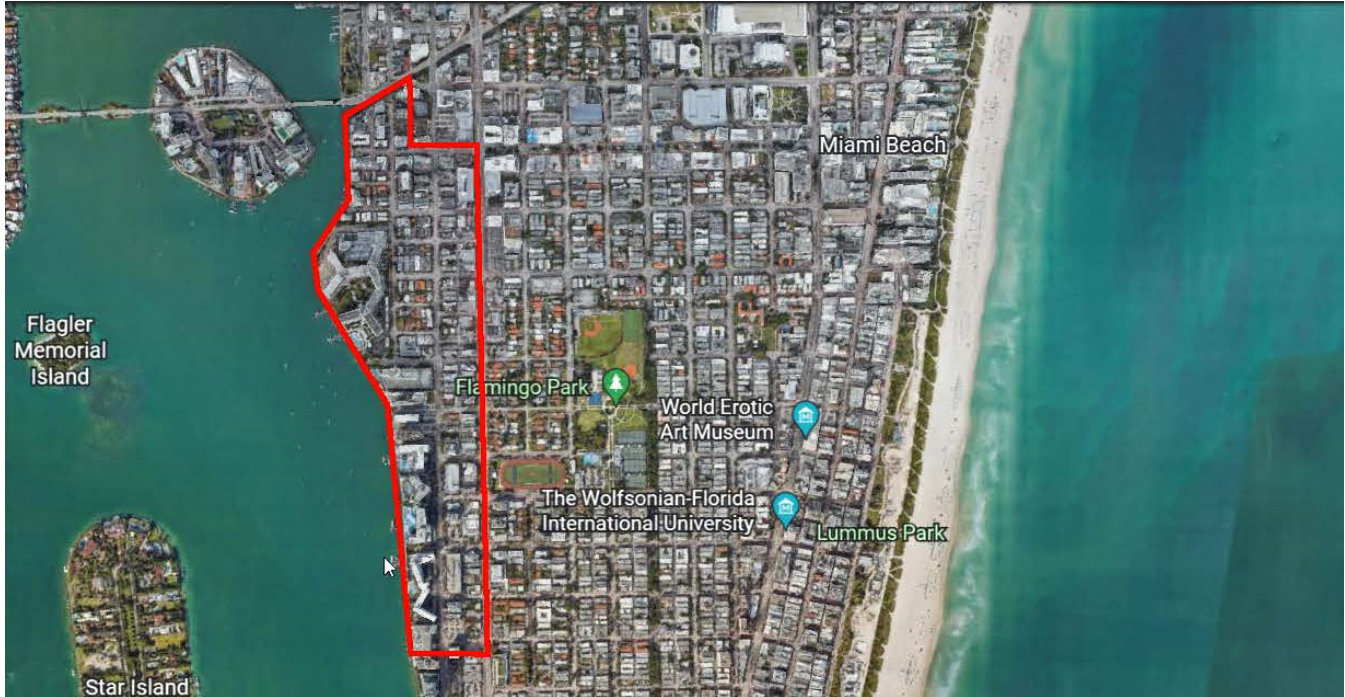
RMCF/CES participates in City staff meetings, workshops, neighborhood meetings **focusing on feedback from the community, working with ULI** experts to formulate a strategy and design concept based on current and future environmental challenges.



# West Avenue Phase II Background/History



West Avenue  
Basin  
Aerial View



# EXISTING CONDITIONS

West Avenue  
and 8<sup>th</sup> Street  
Facing North



West Avenue  
and 16<sup>th</sup> Street  
Facing North





Lincoln Road  
Street End  
Facing West



Lincoln Terrace  
Street End  
Facing West

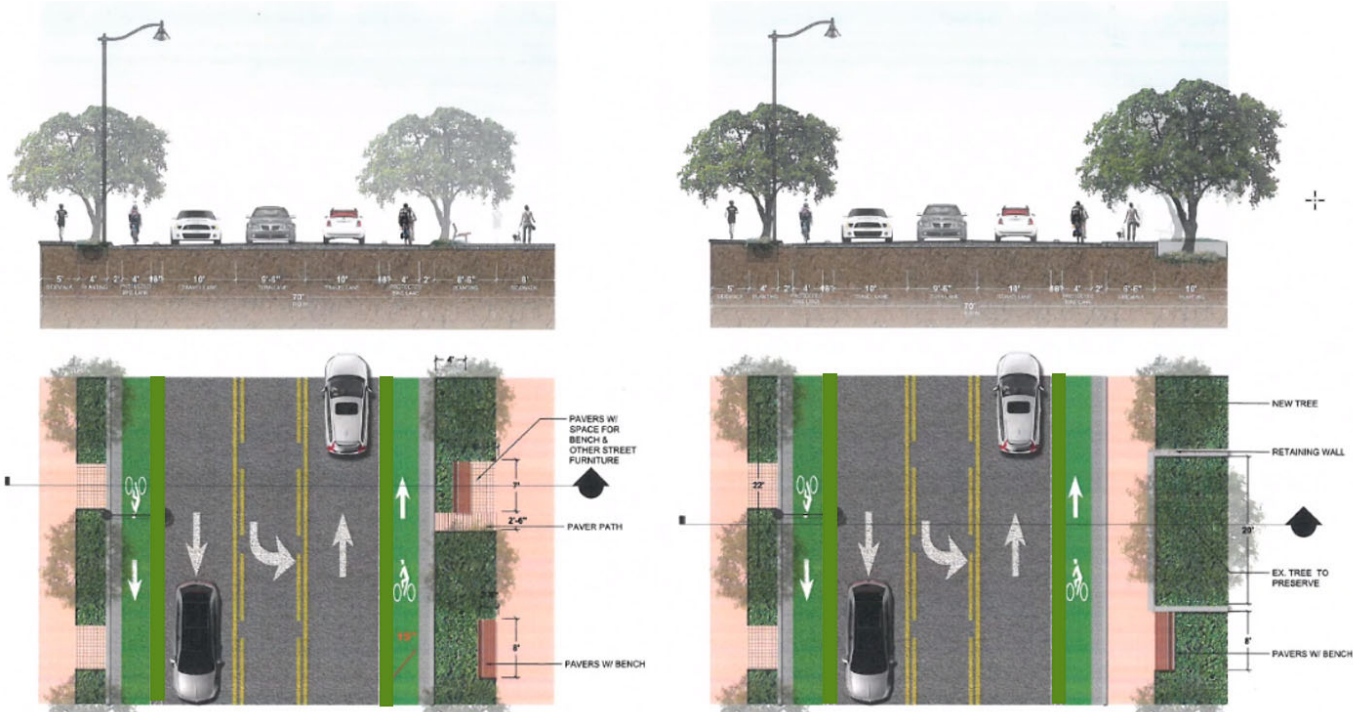


# PROPOSED DESIGN

# APPROVED CROSS SECTIONS

Approved  
Cross Sections

West Avenue



Right of Way Width: 70 feet

9<sup>th</sup> Street and  
West Avenue  
Facing North



16<sup>th</sup> Street and  
West Avenue  
Facing North



# HARMONIZATION



1339 Flamingo  
Way





1237 Lincoln  
Road





# Encroachment and Harmonization Design

- Encroachments: Private property owned assets installed within the right of way
  - Typical Encroachments
    - Perimeter fences
    - Electronic access call boxes
    - Landscaping (including trees)
    - Lighting fixtures
    - Private property parking stalls
    - Mail boxes
    - Other amenities
  - Typical non-encroachment items
    - Fire safety and fire department connections
    - Water meters
    - Driveway approaches and entrances

# Encroachment and Harmonization Design

- Harmonization: Grading work within the private property to remedy the elevation dislocation caused by typical / average road raising (2.25')
  - Typical Harmonization:
    - Grading pervious area by adding fill and grass
    - Grading impervious area by adding fill and restoring with asphalt or concrete
    - Retaining wall – To be used where grading cannot be achieved
  - Typical items impacted by harmonization
    - Landscaping (including trees)
    - Specialty driveways (Anything that is not gravel, concrete, or asphalt)
    - Perimeter fences and associated features (Electric motors, Electronic Access Call Boxes, other amenities)
  - CMB has requested a cost analysis of the harmonization impact to the residents.

# SPECIALTY STREET END

Lincoln Road  
Street End





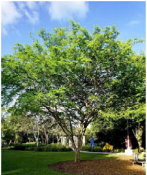


# MATERIALS USED ON THE PROJECT

# Landscaping Material



*Bulnesia arborea*  
Verawood



*Caesalpinia granadillo*  
Bridal Veil Tree



*Cassia fistula*  
Golden Shower Tree



*Cassia bakeriana*  
Pink Shower Tree



*Chorsia speciosa*  
Silk Floss Tree



*Coccobola diversifolia*  
Pigeon Plum



*Coccobola vivifera*  
Seagrape



*Conocarpus erectus*  
Green Buttonwood



*Conocarpus erectus 'Sericeus'*  
Silver Buttonwood



*Lagerstroemia indica*  
Crepe Myrtle



*Lysiloma latisiliqua*  
Wild Tamarind



*Quercus virginiana*  
Southern Live Oak



*Swietenia mahagoni*  
West Indian Mahogany



*Tabebuia impetiginosa*  
Pink Tabebuia



*Roystonea elata*  
Royal Palm



*Veitchia montgomeryana*  
Veitchia Palm



*Sabal palmetto*  
Sabal Palms



*Thrinax radiata*  
Florida Thatch Palm

*Cocos nucifera*  
Coconut Palm



*Chrysobalanus icaco 'Red Tip'*  
Red Tip Cocoplum



*Ficus microcarpa*  
Green Island Ficus



*Hamelia nodosa*  
Dwarf Firebush



*Ilex vomitoria*  
Yaupon Holly



*Jasminum multiflorum*  
Downey Jasmine



*Monstera deliciosa*  
Split-Leaf Philodendron



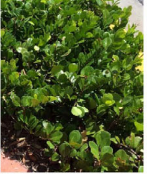
*Nephrolepis exaltata*  
Boston fern



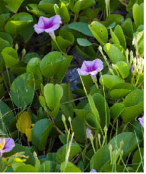
*Tripsacum floridanum*  
Florida Gamagrass



*Tripsacum dactyloides*  
Fakahatchee Grass



*Chrysobalanus icaco 'Horizontalis'*  
Horizontal Cocoplum



*Ipomoea pes-caprae*  
Railroad Vine



*Phymatosorus scolopendria*  
Wart Fern



*Spartina bakeri*  
Sand Cord Grass

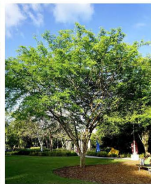


*Sophora tomentosa*  
Yellow Necklacepod

# Landscaping Material



*Bulnesia arborea*  
Verawood



*Coesalpinia granadilla*  
Bridal Veil Tree



*Cassia fistula*  
Golden Shower Tree



*Conocarpus erectus*  
Green Buttonwood



*Conocarpus erectus* 'Sericeus'  
Silver Buttonwood



*Ficus citrifolia*  
Shortleaf Fig



*Quercus virginiana*  
Southern Live Oak



*Roystonea elata*  
Royal Palm



*Ficus microcarpa*  
Green Island Ficus



*Ilex vomitoria*  
Yaupon Holly



*Jasminum multiflorum*  
Downey Jasmine



*Muhlenbergia capillaris*  
Hairy Muhly Grass, Pink



*Chrysobalanus icaco*  
'Horizontalis'  
Horizontal Cocoplum



*Tripsacum dactyloides*  
Fakahatchee Grass



*Arachis glabrata*  
Perennial Peanut



*Phymatosorus scolopendria*  
Wart Fern



*Spartina bakeri*  
Sand Cord Grass

# Landscaping Material



*Bursera simaruba*  
Gumbo Limbo



*Lyallia latisiliqua*  
Wild Tamarind



*Quercus virginiana*  
Southern Live Oak



*Swietenia mahagoni*  
West Indian Mahogany



*Eugenia foetida*  
Spanish Stopper



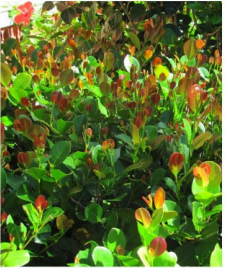
*Sabal palmetto*  
Sabal Palms



*Capparis cynophallophora*  
Jamaican caper



*Chrysobalanus icaco 'Horizontalis'*  
Horizontal Cocoplum



*Chrysobalanus icaco 'Red Tip'*  
Red Tip Cocoplum



*Tripsacum floridanum*  
Florida Gamagrass



*Tripsacum dactyloides*  
Fakahatchee Grass



*Zamia pumila*  
Coontie

# Lighting Material (Street Lighting)

## GL1970 GALLERY SERIES

LED

### Shade Style



### Dimensions

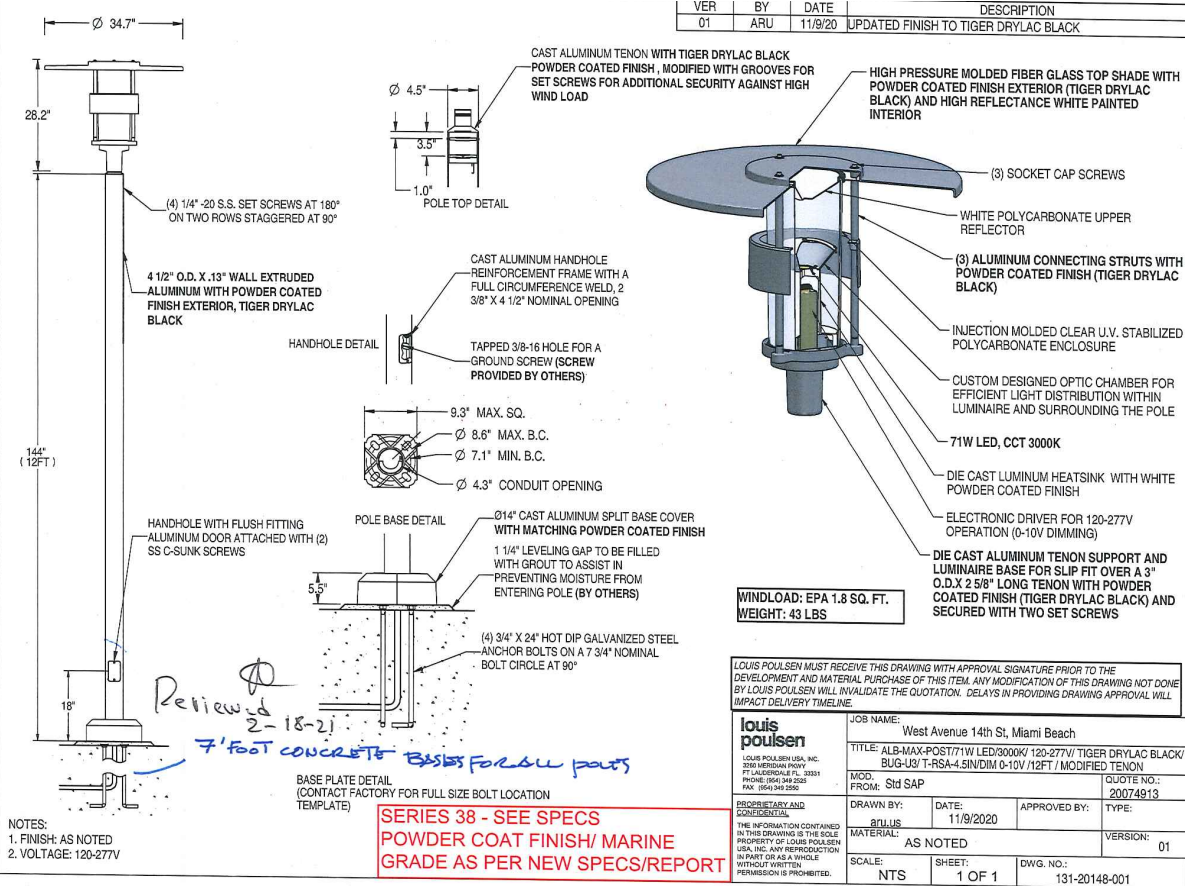
GL1970	SHADE	S	F	B	RF	RR	RS
HOUSING	Diameter	23.9"	23.9"	26"	25"	24.5"	23.8"
BF_	Height	17.9"	16.6"	18.2"	19.6"	19.1"	18.6"
GR_	Height	17.9"	16.6"	18.2"	19.6"	19.1"	18.6"
GW_	Height	17.9"	16.6"	18.2"	19.6"	19.1"	18.6"
SR_	Height	17.9"	16.6"	18.2"	19.6"	19.1"	18.6"

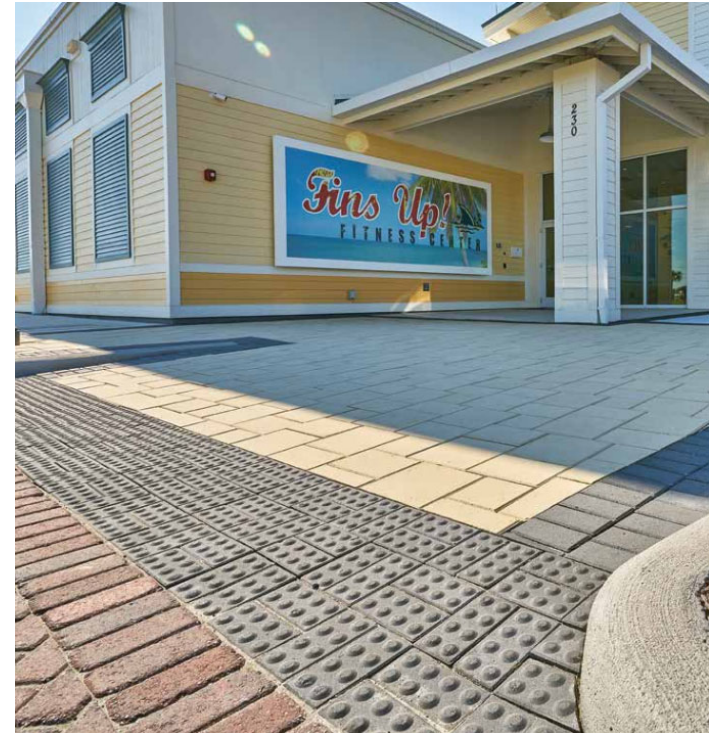


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# Lighting Material (Pedestrian Lighting)





Charcoal 4x8 ADA Bricks





Glacier 4x8 Brick Pavers

Handrail Sample



# Parking Analysis



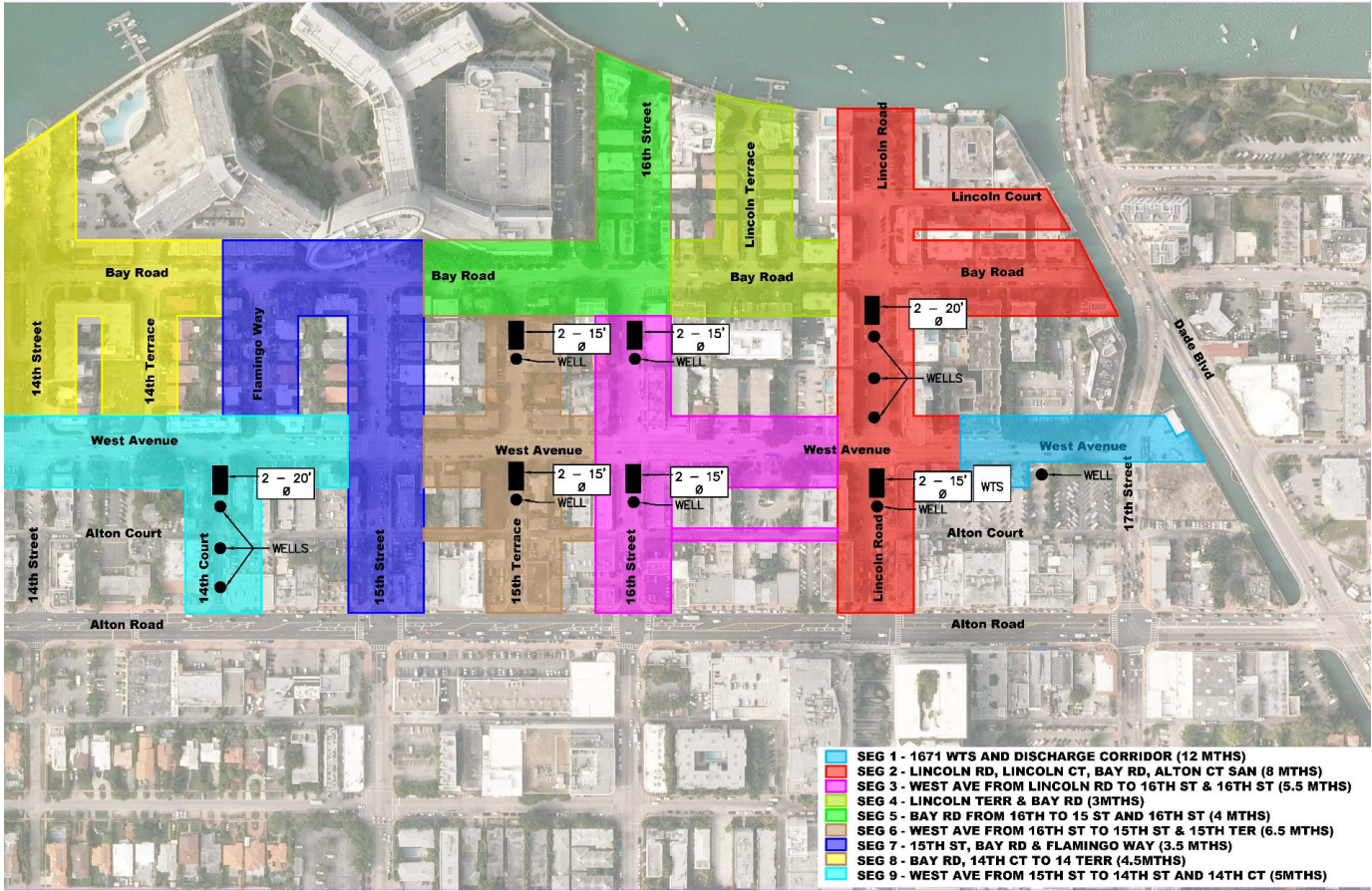
**West Avenue Improvements - Parking Analysis**

	<b>Existing Parking</b>	<b>Proposed Parking</b>	<b>Difference</b>
<b>1671 West Avenue</b>			
Parking Lot	57	42	-15
<b>Right of Way</b>			
West Ave from 8th St to 14th St	62	0	-62
West Ave from 14th St to Lincoln Rd	59	22	-37
Bay Rd from 14th St to Dade Canal	89	48	-41
8th St from West Ave to Alton Rd	20	12	-8
9th St from West Ave to Alton Rd	17	10	-7
11th St from West Ave to Alton Rd	18	7	-11
12th St from West Ave to Alton Rd	21	10	-11
13th St from West Ave to Alton Rd	15	8	-7
14th Ct from Bay Rd to Alton Rd	24	14	-10
14th Ter from Bay Rd to Alton Rd	0	0	0
15th St from Bay Rd to Alton Rd	16	21	5
Flamingo Way from Bay Rd to West Ave	0	0	0
15th Ter from Bay Rd to Alton Rd	32	14	-18
16th St from Bay Rd to Alton Rd	18	18	0
Lincoln Ter from Biscayne Bay to Bay Rd	22	22	0
Lincoln Ct from Lincoln Rd to Dade Canal	0	0	0
Lincoln Rd from Biscayne Bay to Alton Rd	59	49	-10
<b>Total:</b>	<b>472</b>	<b>255</b>	<b>-217</b>
<b>Total for Project:</b>	<b>529</b>	<b>297</b>	<b>36 -232</b>

# Construction Sequencing

# Construction Segments (North)

## WEST AVE - PROPOSED CONSTRUCTION SEGMENTS - NORTH 091



# Construction Segments (South)

## WEST AVE - PROPOSED CONSTRUCTION SEGMENTS - SOUTH 090

