

# letter of intent



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<b>Date</b>	May 8, 2023	<b>Project</b>	41 Street Corridor Revitalization Project
<b>To</b>	City of Miami Beach Design Review Board Michael Belush, Chief of Planning & Zoning (mbelush@miamibeachfl.gov) Fernanda S. Chotel, Principal Planner (fsotelo@miamibeachfl.gov) Monique Fons, DRB Board Clerk (mfons@miamibeachfl.gov)	<b>DRB No.</b>	23-0918
		<b>Via</b>	Hard Copy
		<b>Subject</b>	Design Review Board Letter of Intent
<b>From</b>	Jeffrey Huber, FAIA, ASLA		

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## Message:

### RE: Letter of Intent for 41 Street Corridor Revitalization Project

Dear Mr. Belush and Design Review Board Members:

The Office of Capital Improvements Projects of the City of Miami Beach is the Applicant for the *41 Street Corridor Revitalization Project*. The objective of this project is to revitalize the streetscape corridor 41st Street with a focus on improving pedestrian mobility, safety, and community aesthetics. 41st Street is a major entry corridor into the city, and the intent is to create a place-building program inclusive of hardscape, landscape, lighting, furniture, and gateway/public art features. The project builds upon the Alta-Gehl Vision Plan (2018) and AECOM Concept Plan (2021).

The Project area encompasses the portion of the 41st Street Corridor between Alton Road and Pine Tree Drive, and that portion of all intersecting roads, between Alton Road and Pine Tree Drive, North to 42 Street and South to 40 Street. The design limits are within the ROW of 41st Street only with some minor work outside of ROW to harmonize with existing storefronts. The improvements will tie into the existing roadway facilities at each end of the project limits.

The proposed project includes the following elements:

*Landscape Improvements:* The landscape scope includes tree removal or relocation, with a goal of maintaining the 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. New tree canopy will be designed within the corridor to provide shade and other landscape enhancements.

*Hardscape Enhancements:* The scope includes replacing the sidewalk and on-street parking with branded pavement that complies with ADA accessibility requirements and enhanced aesthetics, pigmented concrete. Several areas include an expanded hardscape “plaza-like” feature referred

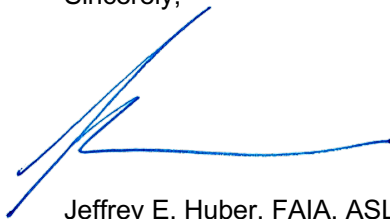
to as an “oasis” where paving material crosses the street from building edge to building edge. This feature further promotes pedestrian safety, traffic calming, and defines a clear zone that breaks up the monotony of the corridor thus visually redefining the spatial order of the street.

*Lighting Improvements:* The scope includes improved street lights that meet the Florida Department of Transportation (FDOT) standards and City requirements. Lighting features will also recalibrate key nodes within the corridor and enhance a sense of place. Lighting in areas referred to as “oases” will be treated as public art and offer greater visual interest and interactivity.

*Site Furniture:* The scope includes the installation of site furniture such as benches, seat walls, bike racks, and trash receptacles to improve the pedestrian experience. Shade structures will also be developed that define gateways, establish public art and provide pedestrian refuge.

Brooks + Scarpa is the Prime Consultant and we are pleased to be submitting the long-awaited *41 Street Corridor Revitalization Project*. The proposed improvements will create a more inviting and attractive environment for pedestrians, while also improving safety and mobility. The project currently is not planning any subsurface utility or drainage improvements. Also, there are currently no plans 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 resilient landscape and hardscape features. Landscaping includes salt tolerant, highly-absorbent, native or Florida friendly plant materials. New trees will include Silva Cell or other appropriate technologies. Permeable paving will be implemented with “Oases” areas to absorb stormwater and reduce potential flooding in low-lying areas of the corridor. The use of high albedo and reflective materials within the design will reduce Urban Heat Island Effect. We are committed to working closely with the Design Review Board to ensure that the project aligns with 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 41<sup>st</sup> 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.