



|||||LINCOLN ROAD DISTRICT

HISTORIC PRESERVATION BOARD APPLICATION

FINAL SUBMITTAL - 03/06/2023

PREPARED BY:
**JAMES
CORNER
FIELD
OPERATIONS**

PREPARED FOR:
THE CITY OF MIAMI BEACH



LINCOLN ROAD DISTRICT IMPROVEMENTS

HISTORIC PRESERVATION BOARD APPLICATION
FINAL SUBMITTAL - 03/06/2023

TABLE OF CONTENTS

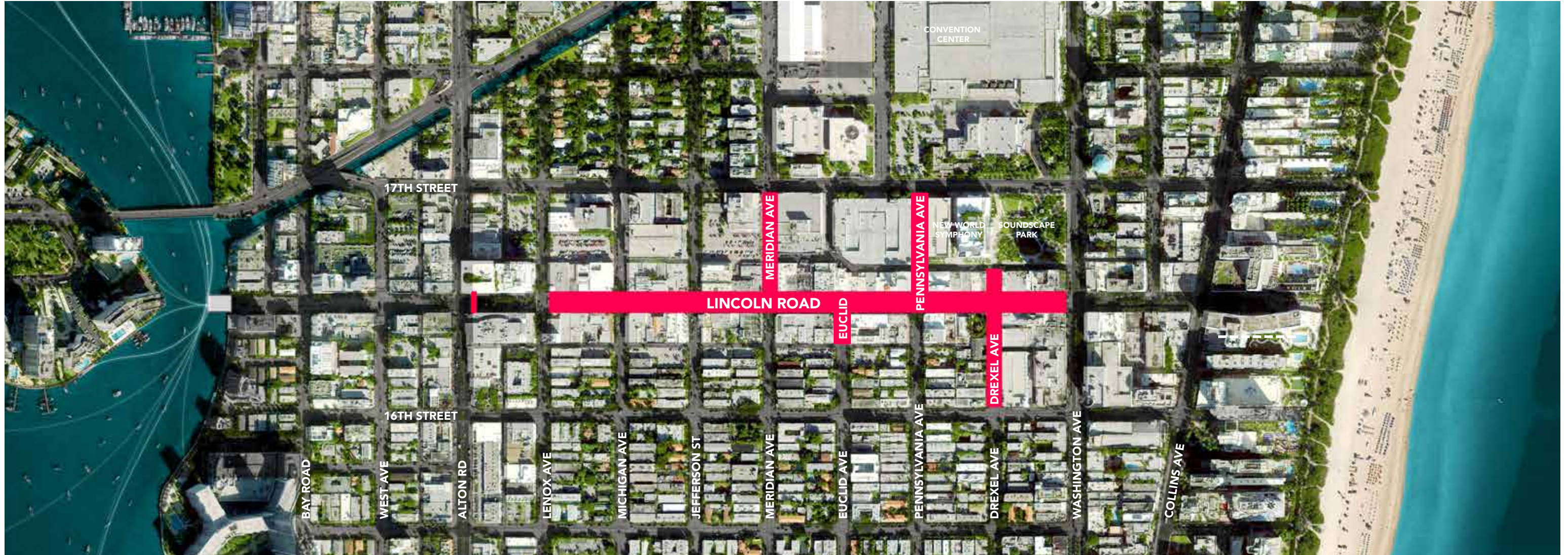
1.0 Scope of Work Summary.....	3
2.0 Historic Context.....	8
3.0 Meridian Avenue Improvements.....	11
4.0 Drexel Avenue Improvements.....	29

PROJECT LOCATION PLAN

LINCOLN ROAD DISTRICT OVERALL SCOPE OF WORK

ZONING DISTRICT: CD-3

HISTORIC DISTRICT: FLAMINGO PARK





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 were 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 were 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.

In January 2022 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 intended 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.
- Introduction of anti-ram bollards and a “welcoming artistic element” at the 1000 block and Alton Road intersection.
- Streetscape improvements to the district’s “Gateway Streets” including sidewalk enlargements at Meridian and Pennsylvania Avenues, the pedestrianization of Drexel Avenue and a new children’s play area at Euclid Avenue between Lincoln Road and Lincoln Lane North.

This application is limited to design revisions to Meridian and Drexel Avenues, intended to better harmonize with the revised Lincoln Road improvement scope.

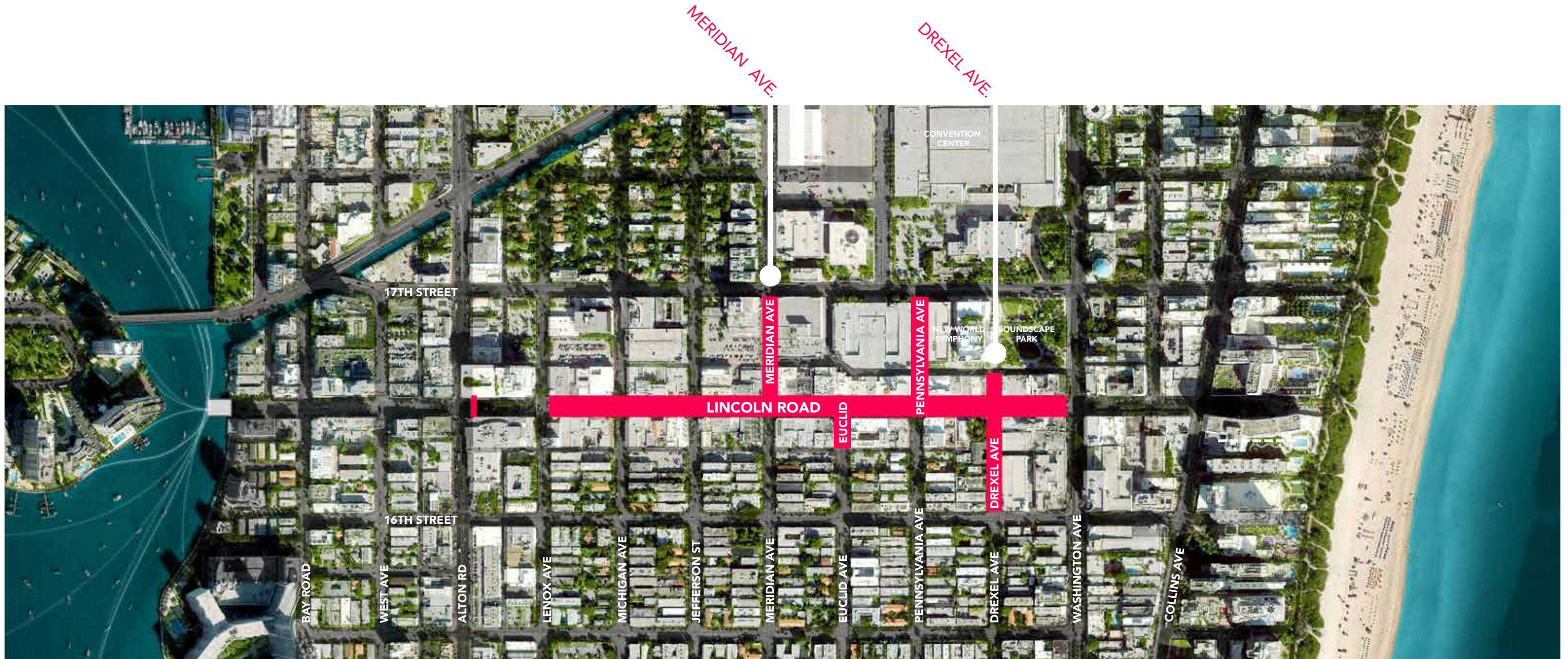
A second application will follow, for the remainder of the areas listed above.

PROJECT LOCATION PLAN

APPLICATION SCOPE OF WORK

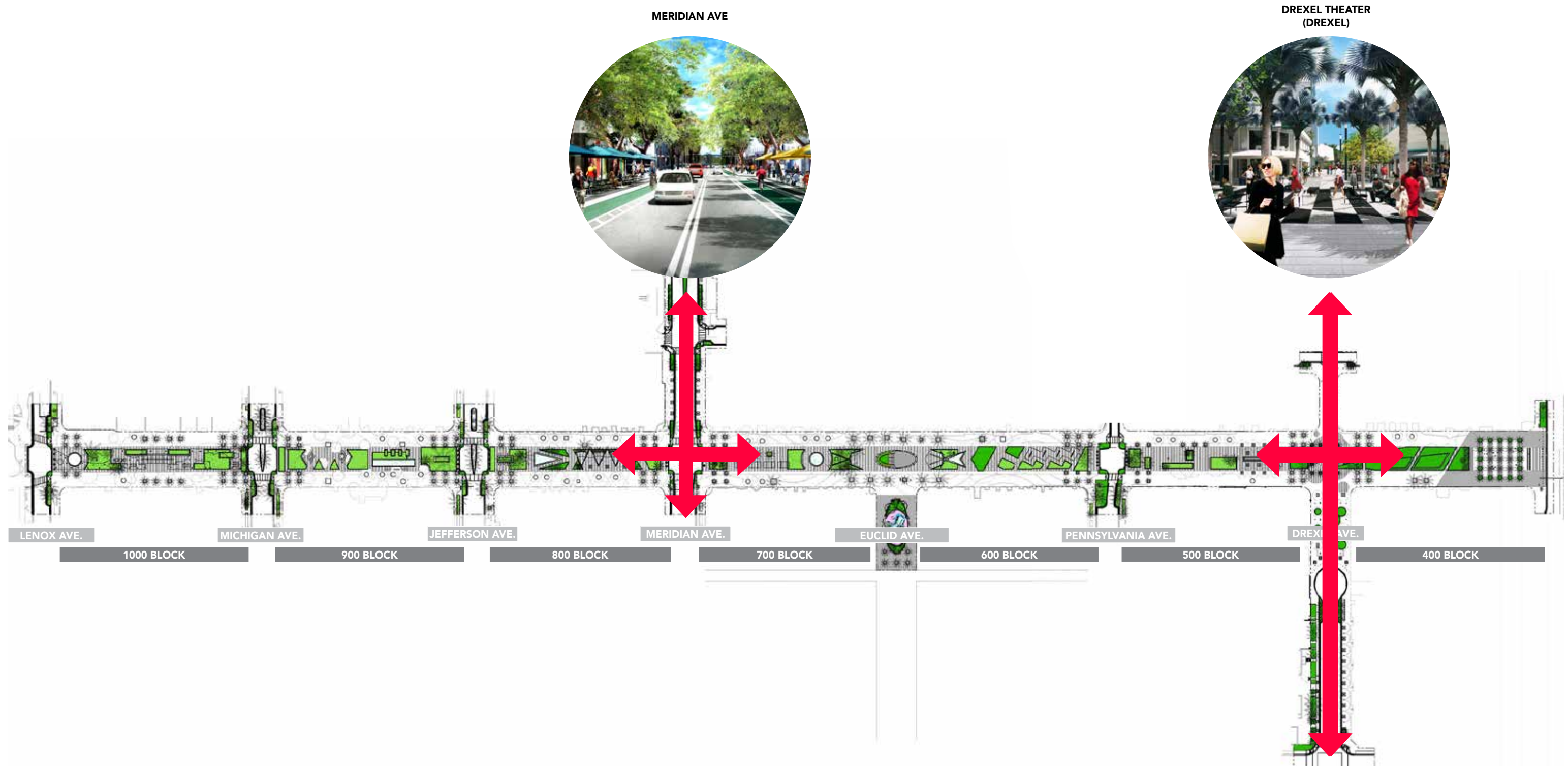
ZONING DISTRICT: CD-3

HISTORIC DISTRICT: FLAMINGO PARK



LINCOLN ROAD DISTRICT

MERIDIAN AND DREXEL AVENUES: NEW DISTRICT GATEWAYS



GATEWAY STREETS

MERIDIAN AND DREXEL AVENUES SUMMARY



Improvement scope of work for the Lincoln Road gateway streets including Meridian and Drexel Avenues remains as originally planned and approved by the Historic Preservation Board as part of the Lincoln Road District Improvements between 2015-2017. Designs were also reviewed and approved by regulatory agencies including the City of Miami Beach police and fire departments as well as public works, traffic and parking departments and Miami-Dade County's traffic department between 2019 and 2020.

The design proposal for Meridian Avenue includes the enlargement of sidewalks to meet County and ADA requirements while introducing new street trees and outdoor café areas. To accomplish this, the

current traffic median will be removed, traffic lanes will be re-aligned, and bike lanes will be re-introduced.

Drexel Avenue will be pedestrianized from Lincoln Lane South to Lincoln Lane North, introducing new street tree planting, outdoor café areas and an outdoor performance space with amphitheater-like seating at its intersection with Lincoln Road.

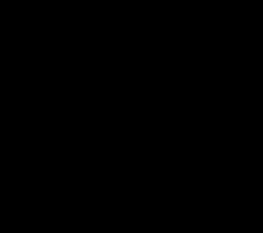
Previously proposed paving along both avenues will be revised as illustrated in the following pages to better harmonize with Lincoln Road's existing paving to remain. Both streets will carry new light posts of the same family, providing these gateway streets a new, upgraded urban environment.



TOP: EXISTING CONDITIONS AT MERIDIAN AVE.
 BOTTOM: PROPOSED IMPROVEMENTS

TOP: EXISTING CONDITIONS AT DREXEL AVE.
 BOTTOM: PROPOSED IMPROVEMENTS

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.

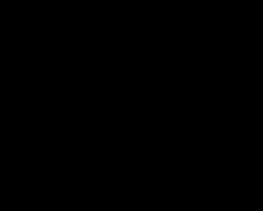
1990s- The material decline of Lincoln Road through the 1970s and 80s prompted renovations in the 90s. An effort led by Ben Wood was conducted in 1994, in collaboration with Landscape Architect Martha Schwartz, Hirosho Hara, Morris Lapidus, and Carlos Zapata. Renovations included the introduction of 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



MERIDIAN AVENUE



MERIDIAN AVENUE EXISTING CONDITIONS

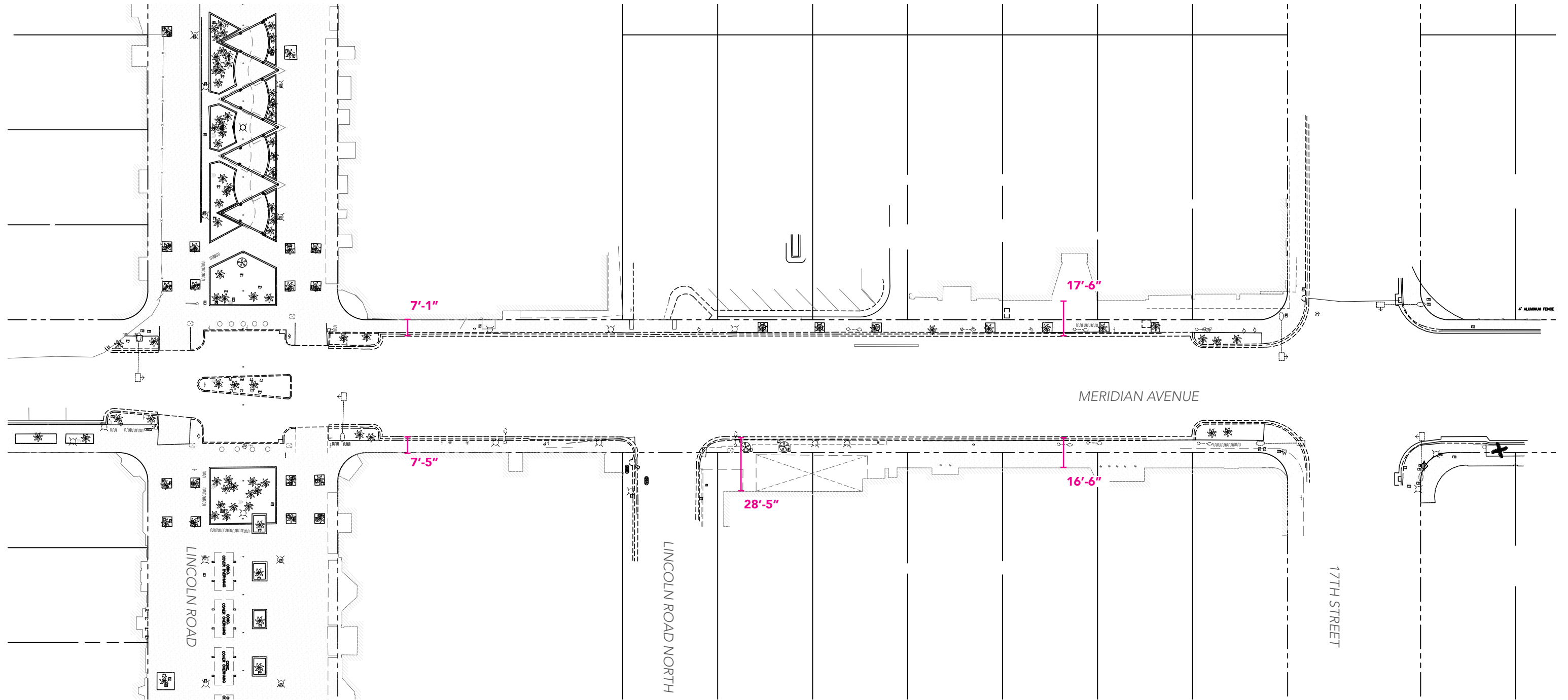


TOP: EXISTING CONDITIONS AT MERIDIAN AVE. AND LINCOLN RD. INTERSECTION
 BOTTOM: MERIDIAN AVE. BY LINCOLN LANE NORTH, EAST SIDE

TOP: MERIDIAN AVE. BY LINCOLN LANE NORTH, WEST SIDE
 BOTTOM: MERIDIAN AVE. AT 17TH ST. INTERSECTION, FACING SOUTH

MERIDIAN AVENUE

EXISTING CONDITIONS- SURVEY

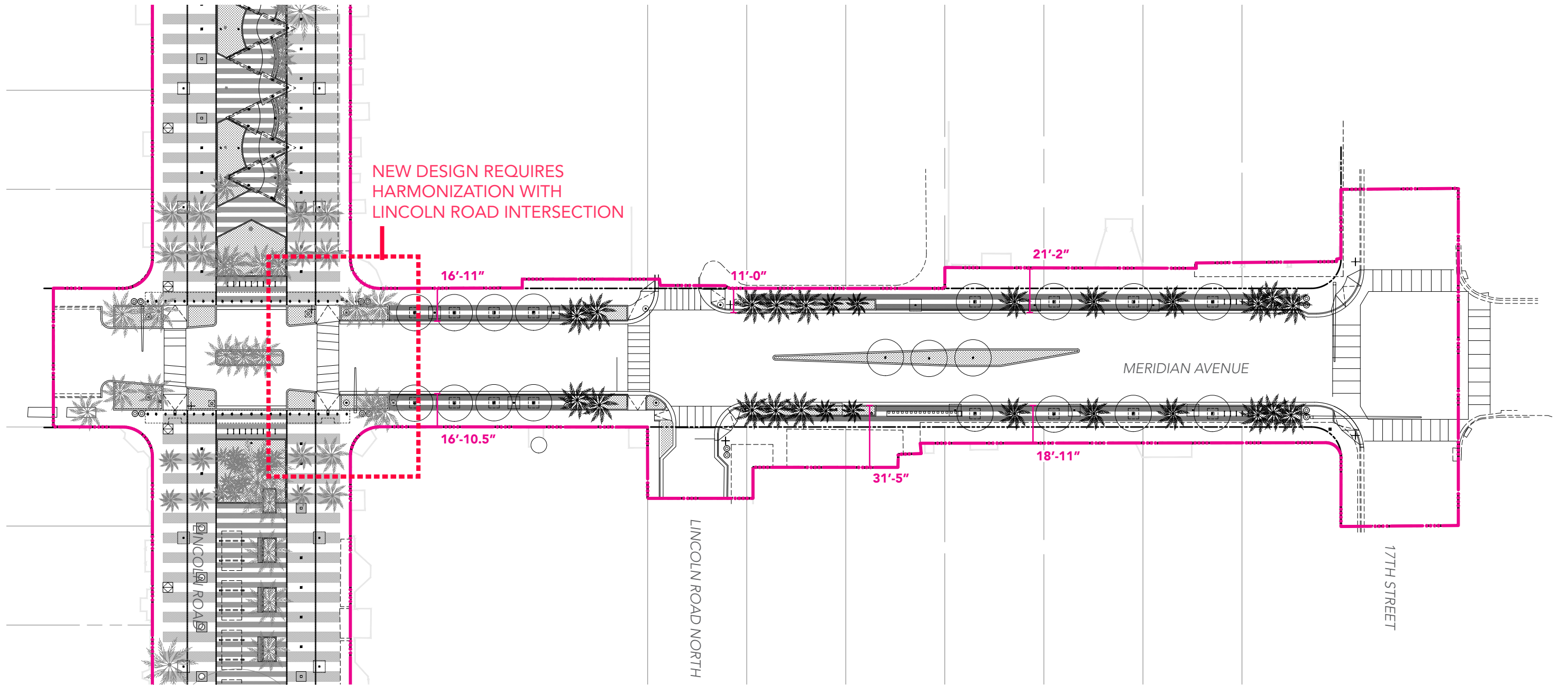


MERIDIAN AVENUE

PREVIOUS PLAN - 100% CD (FEBRUARY 2020)



LAYOUT TO REMAIN AS PROPOSED IN 2020 - 100 %CDS
PAVING TO THE REVISITED

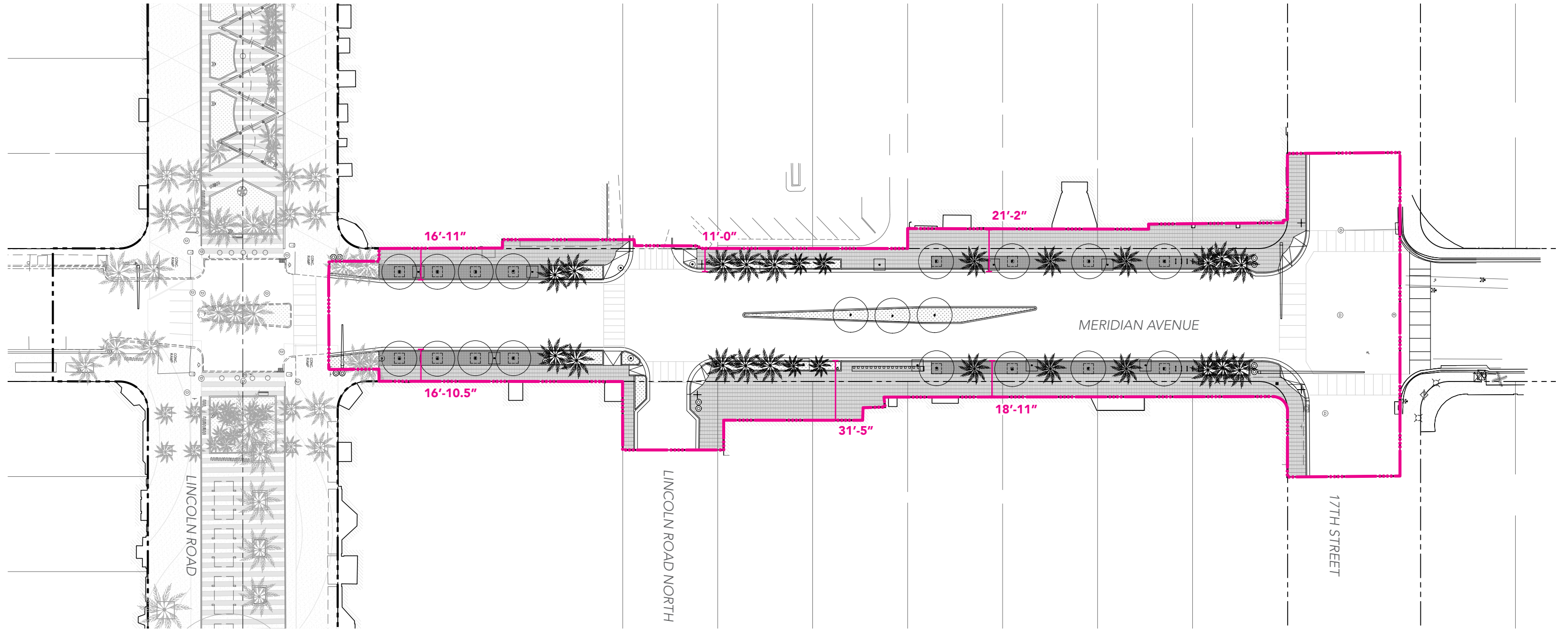


MERIDIAN AVENUE PLAN- PROPOSED 2023



LEGEND

- - - - - PROJECT LIMIT LINE
- PALM TREE
- CANOPY TREE
- PLANTED AREA
- LIGHT POLES & FOOTING
- TRASH & RECYCLE RECEPTACLE
- BIKE RACK
- TREE GRATE / PAVER GRATE
- STREET SIGN
- MANUAL RETRACTABLE BOLLARD
- FIXED BOLLARD
- PROPOSED 8"X24" PRECAST CONCRETE PAVERS
- PROPOSED 4"X4" PRECAST CONCRETE PAVERS



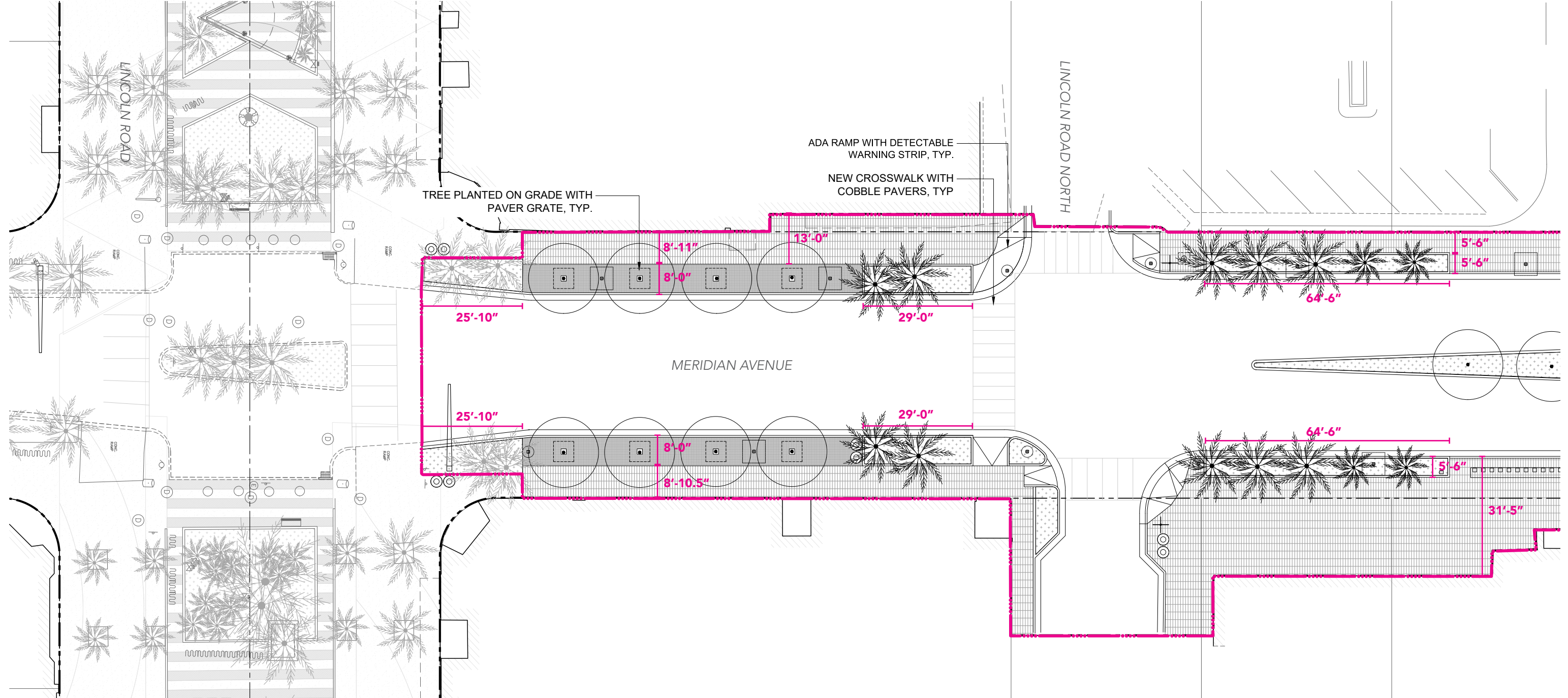
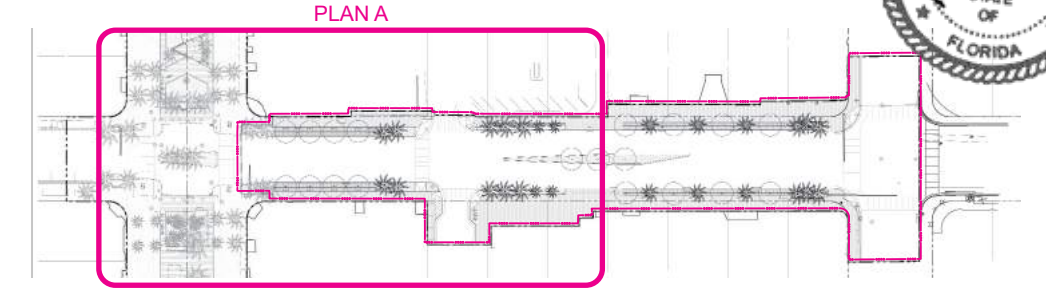
MERIDIAN AVENUE PART PLAN A



LEGEND

- - - - - PROJECT LIMIT LINE
- PALM TREE
- CANOPY TREE
- PLANTED AREA
- LIGHT POLES & FOOTING
- TRASH & RECYCLE RECEPTACLE
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KEYPLAN



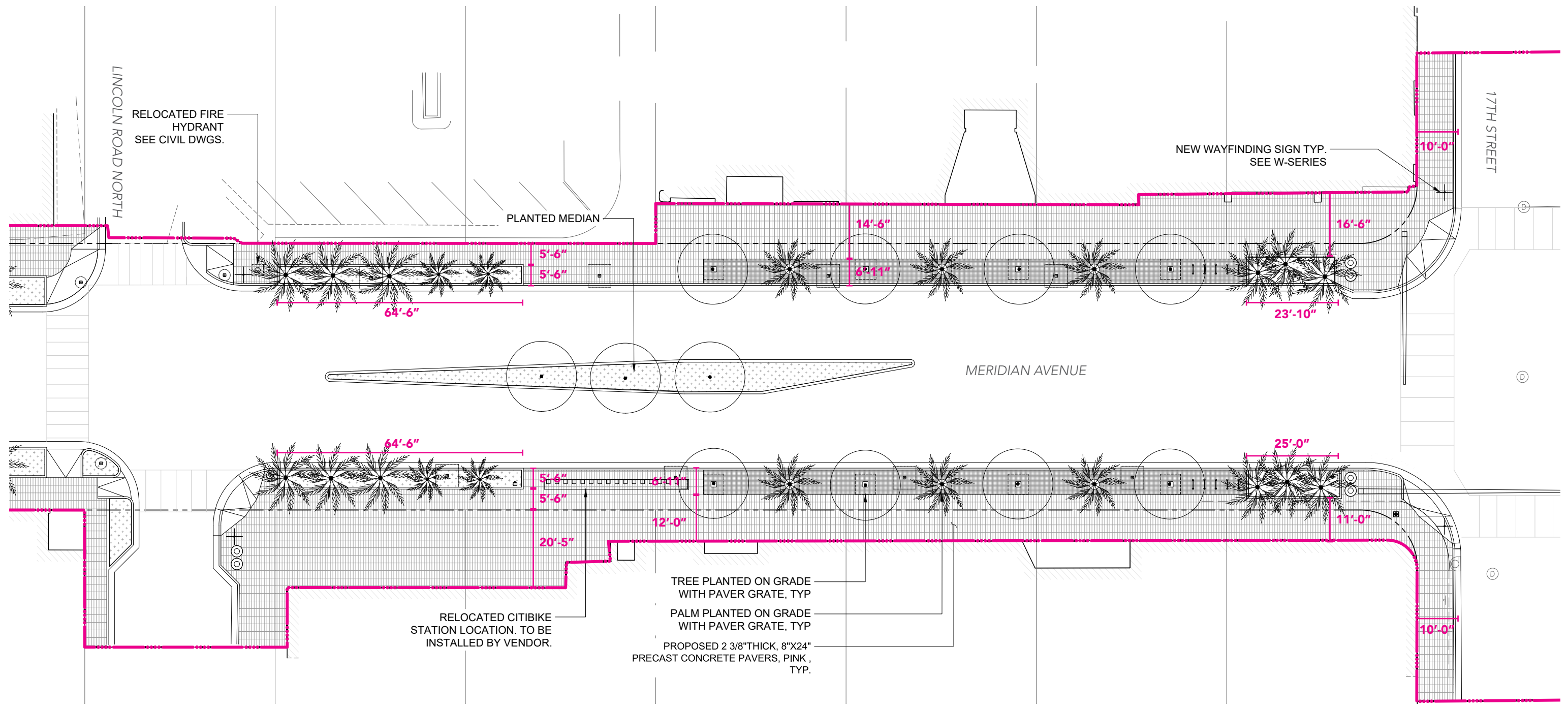
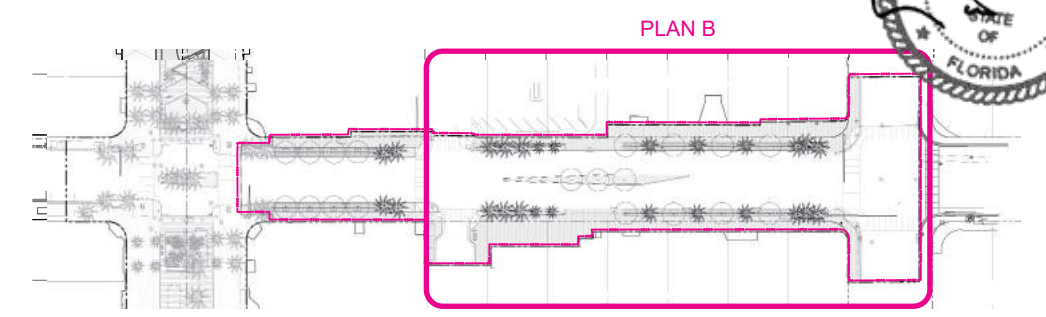
MERIDIAN AVENUE PART PLAN B



LEGEND

- PROJECT LIMIT LINE
- PALM TREE
- CANOPY TREE
- PLANTED AREA
- LIGHT POLES & FOOTING
- TRASH & RECYCLE RECEPTACLE
- BIKE RACK
- TREE GRATE / PAVER GRATE
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- FIXED BOLLARD
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- PROPOSED 4"X4" PRECAST CONCRETE PAVERS

KEYPLAN



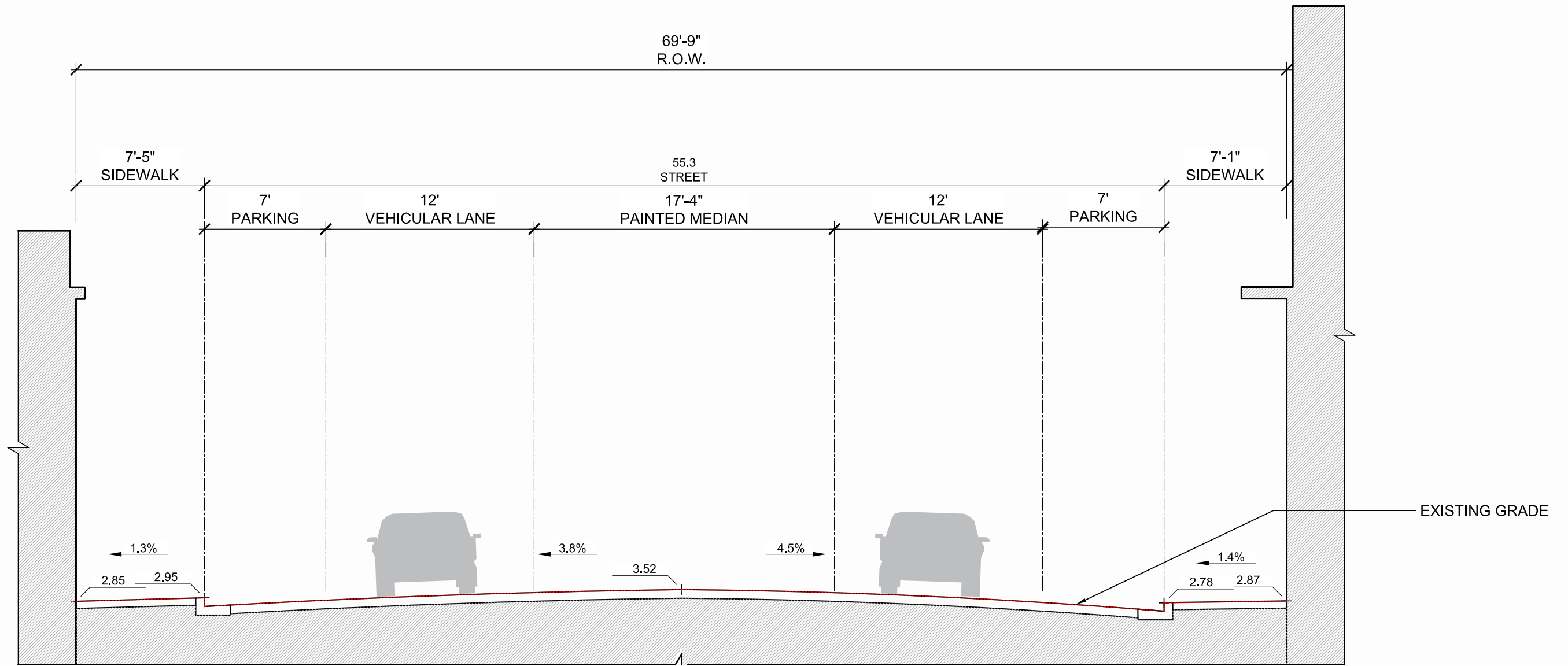
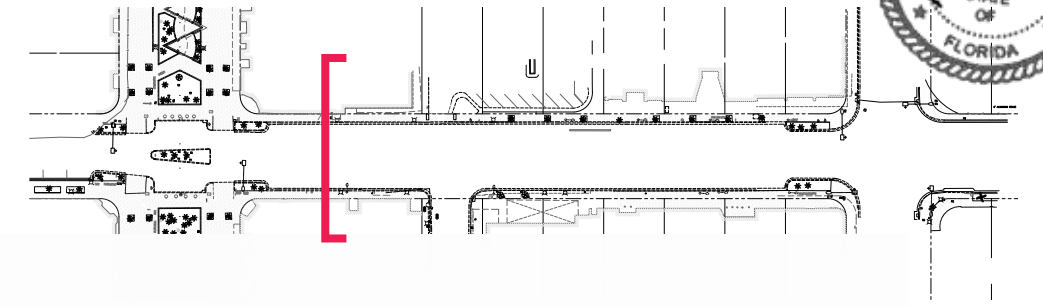
TREE PLANTED ON GRADE WITH PAVER GRATE, TYP
 PALM PLANTED ON GRADE WITH PAVER GRATE, TYP
 PROPOSED 2 3/8" THICK, 8"X24" PRECAST CONCRETE PAVERS, PINK, TYP.



MERIDIAN AVENUE

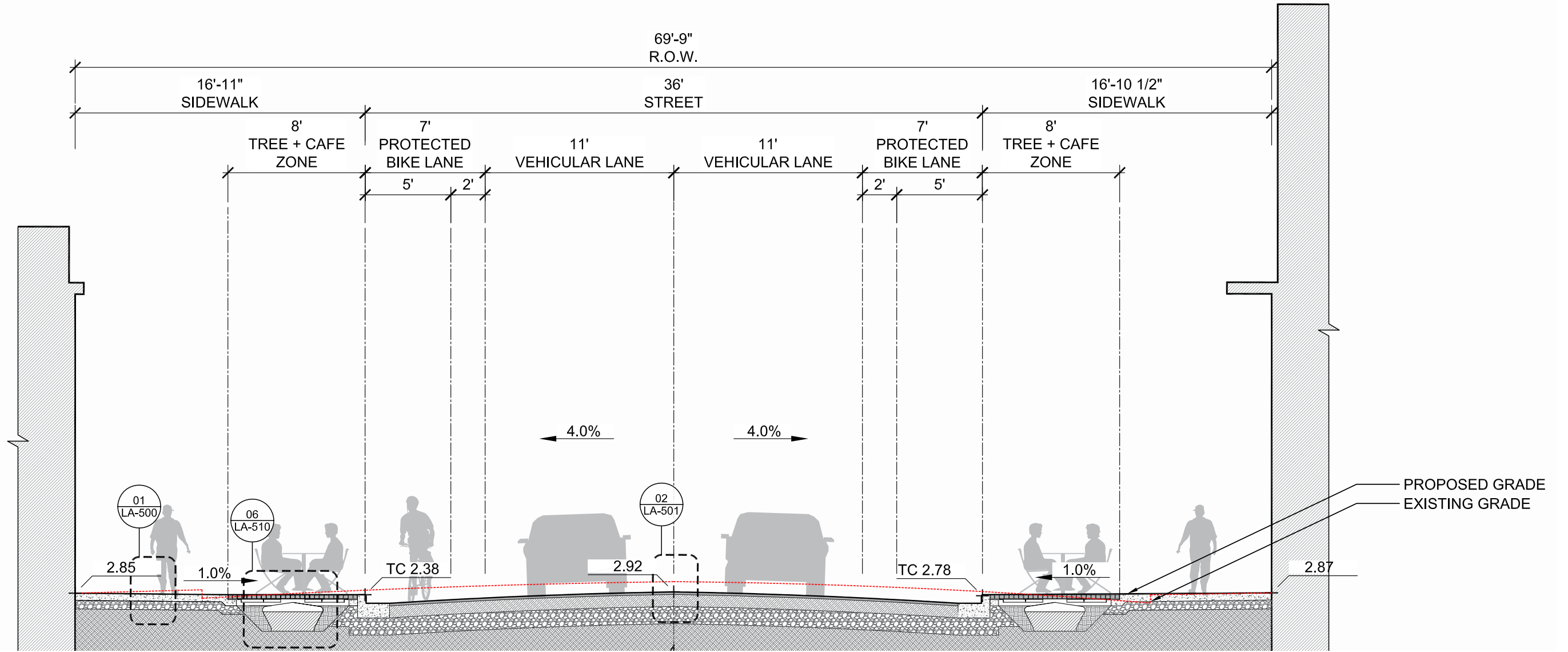
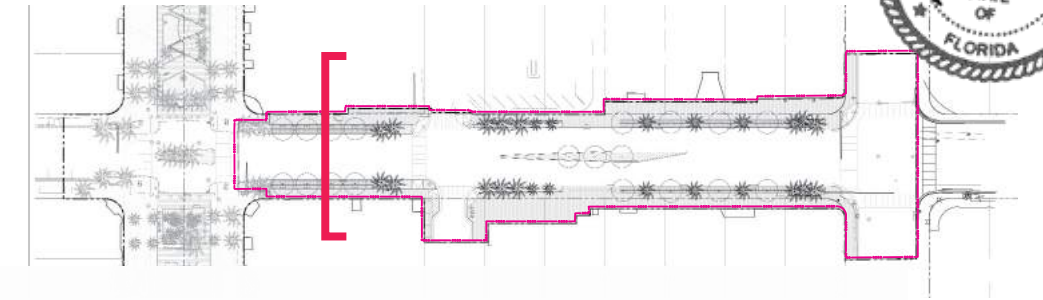
EXISTING ROADWAY SECTION

KEYPLAN



MERIDIAN AVENUE PROPOSED ROADWAY SECTION

KEYPLAN



MERIDIAN AVENUE

EXISTING CONDITIONS FACING NORTH



MERIDIAN AVENUE

PROPOSED IMPROVEMENTS FACING NORTH





MERIDIAN AVENUE STREETScape ELEMENTS

- 1 NEW SIDEWALK WITH PRECAST CONCRETE PAVING 8"X 24"



- 2 STREET TREE AREA WITH PRECAST CONCRETE PAVING 4"X4"



- 3 DESIGNATED BICYCLE LANE

- 4 NEW LIGHT POSTS



- 5 NEW STREET TREE PLANTING ON PAVER GRATES AND WITH SOIL CELLS

GATEWAY STREETS LIGHTING

Improvements to Meridian and Drexel Avenues encompass vehicular and pedestrian areas. Improvements include new light posts by Hess America that incorporate various lens within one post, geared towards roadway and pedestrian lighting, reducing the amount of posts to be installed along sidewalks.

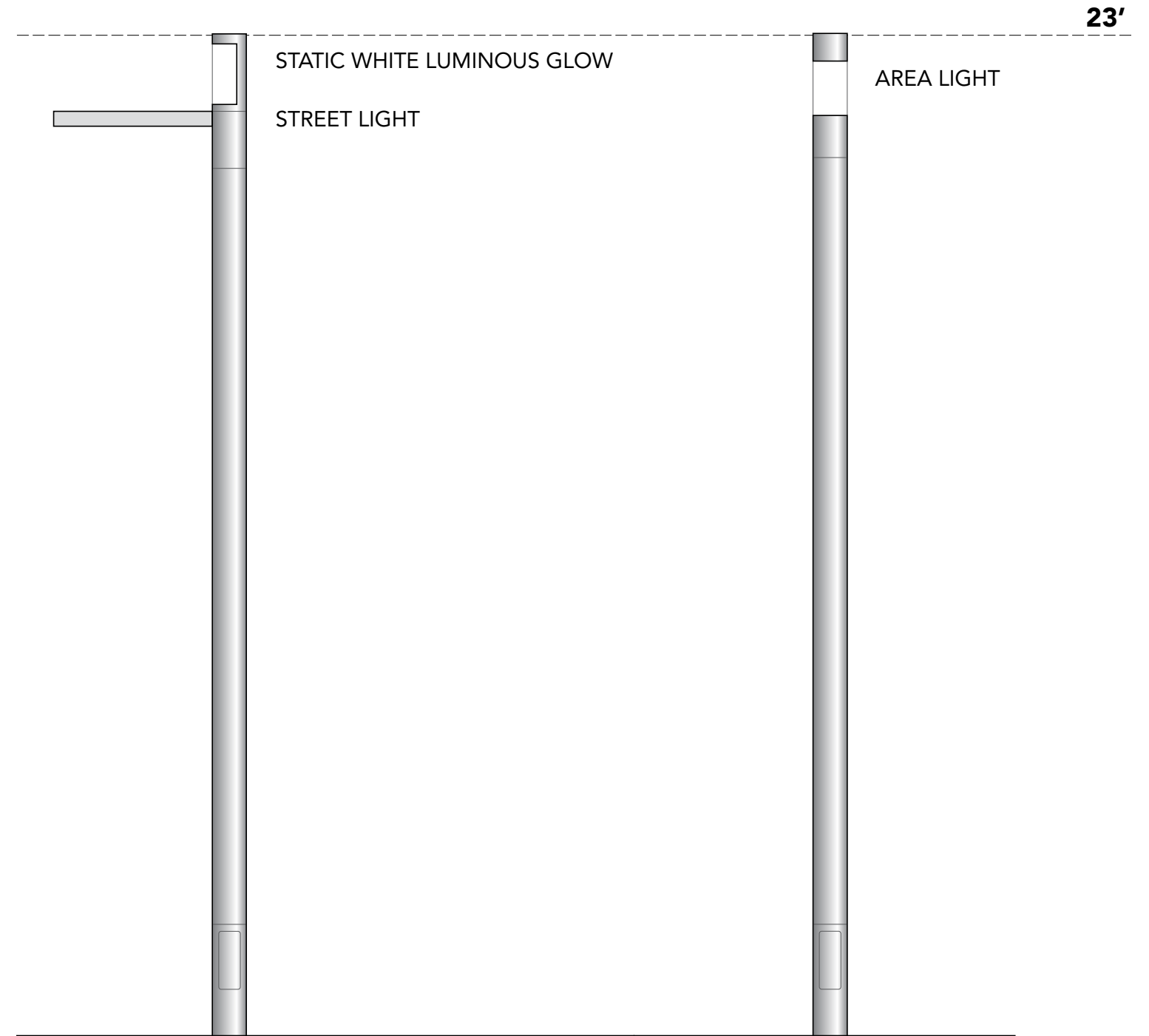


Light post finish will match existing Louis Polsen posts at Lincoln Road in order to harmonize with existing fixtures to remain.

Lamps will be LED at 4000K.



PROPOSED LIGHT POSTS
HESS " CITY ELEMENTS 230"



LT1A
DREXEL- VEHICULAR AREA
MERIDIAN- ALL

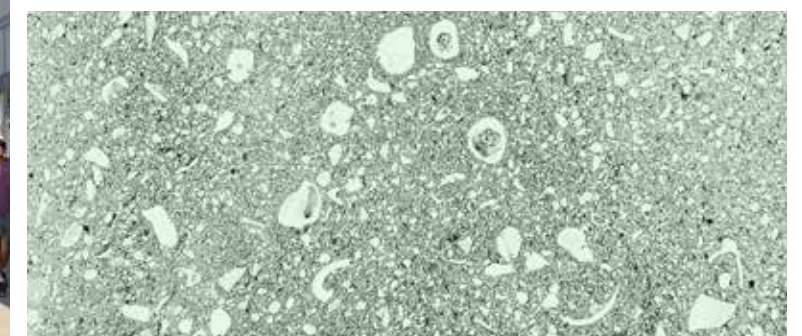
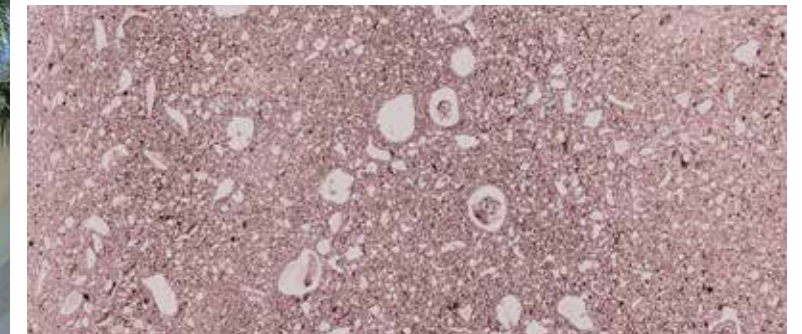
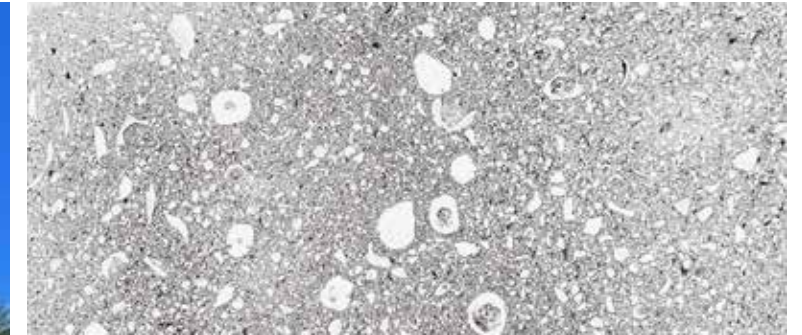
LT1C
DREXEL- PEDESTRIAN AREA

GATEWAY STREETS PAVING



Existing paving to remain at Lincoln Road is primarily composed of four colors: light grey, seafoam green, pink and golden yellow. Color combinations vary per block and also between north and south sides of each block.

Colors also vary between east and west sides of Lincoln Road as they intersect with Meridian and Drexel Avenues. To that end, improvements include new a mosaic paving palette composed of exposed seashell aggregate precast concrete pavers, colored to match Lincoln Road's paving in order to best harmonize with existing surroundings to remain.



EXISTING PAVING COLORS AT LINCOLN ROAD

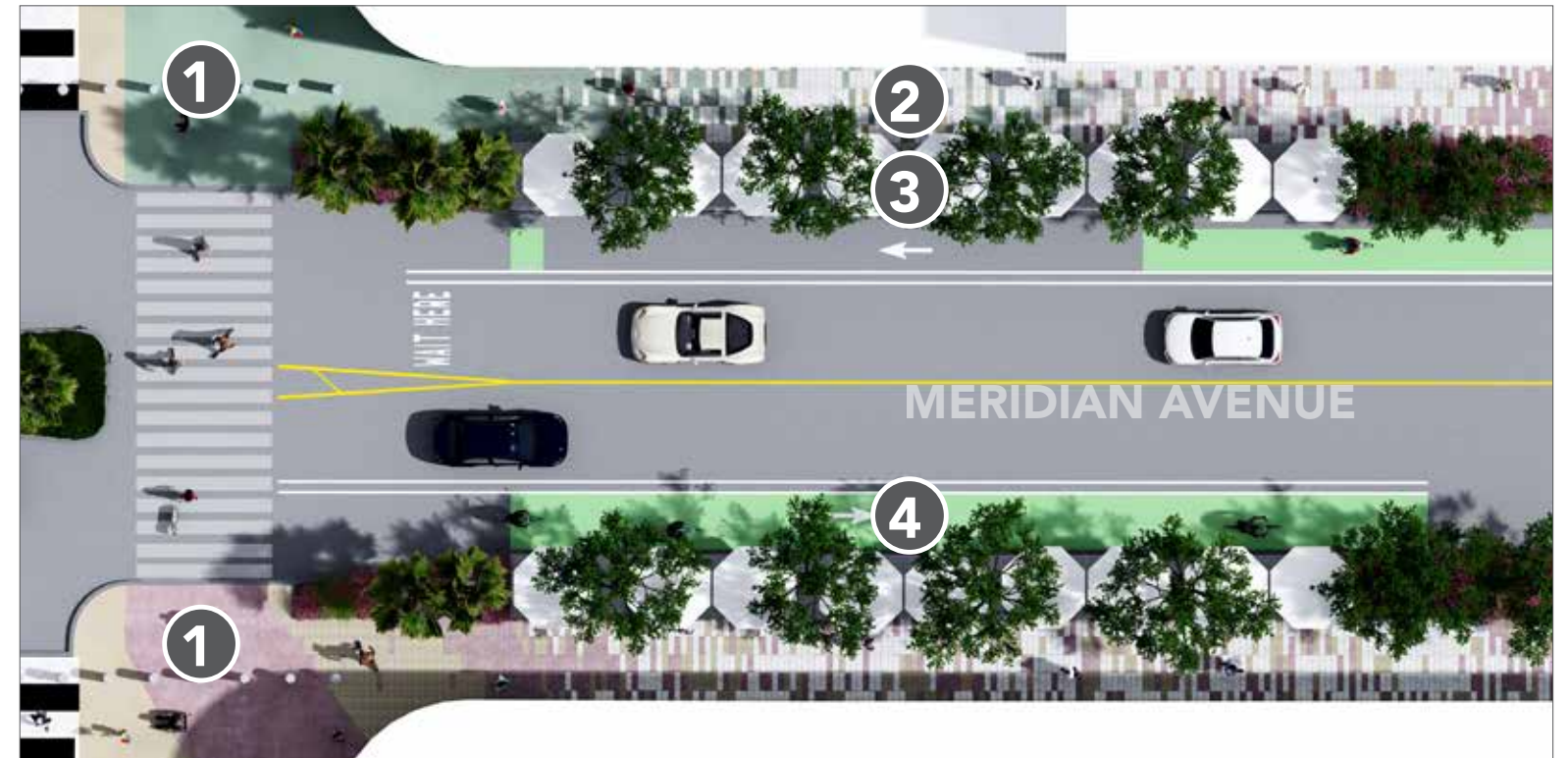
PROPOSED PRECAST CONCRETE PAVERS WITH EXPOSED SEASHELL FINISH

MERIDIAN AVENUE PROPOSED PAVING DESIGN



PROPOSED PAVING

- 1** EXISTING LINCOLN ROAD COLORED CIP CONCRETE TO REMAIN
- 2** SIDEWALK
2-3/8" THICK BY 8" X 24" PRECAST CONCRETE PAVERS W. EXPOSED SEASHELL
- 3** STREET TREE / CAFE ZONE
PROPOSED 4" X 4" PRECAST CONCRETE PAVERS
- 4** BIKE LANE



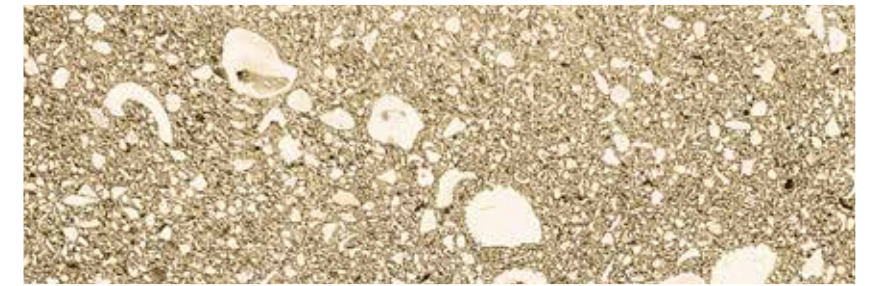
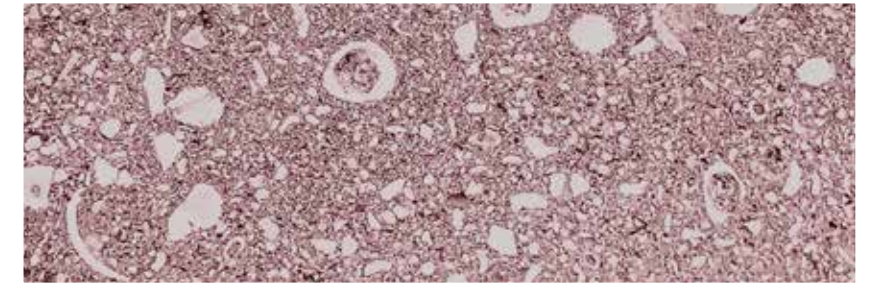
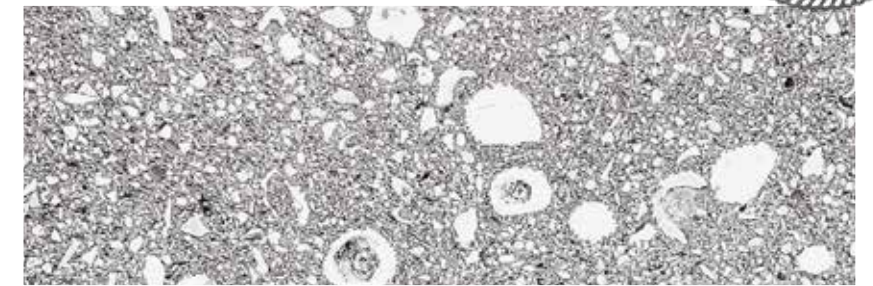
MERIDIAN AVENUE

PROPOSED PAVING DESIGN- EAST SIDEWALK



PROPOSED PAVING

- 1 EXISTING LINCOLN ROAD COLORED CIP CONCRETE TO REMAIN
- 2 SIDEWALK 2-3/8" THICK BY 8" X 24" PRECAST CONCRETE PAVERS W. EXPOSED SEASHELL
- 3 STREET TREE / CAFE ZONE PROPOSED 4" X 4" PRECAST CONCRETE PAVERS
- 4 BIKE LANE



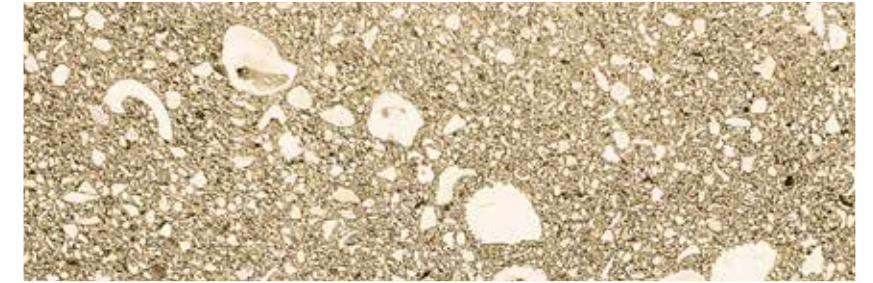
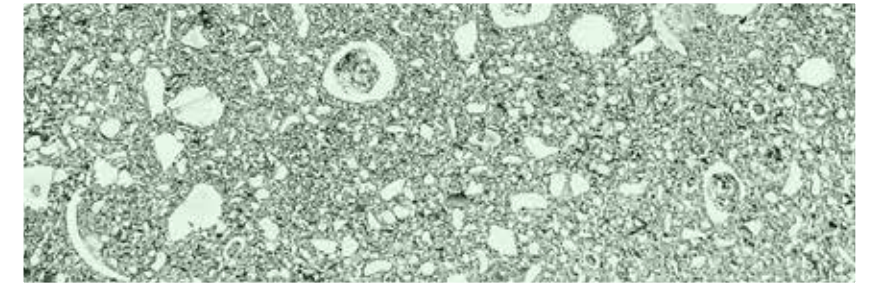
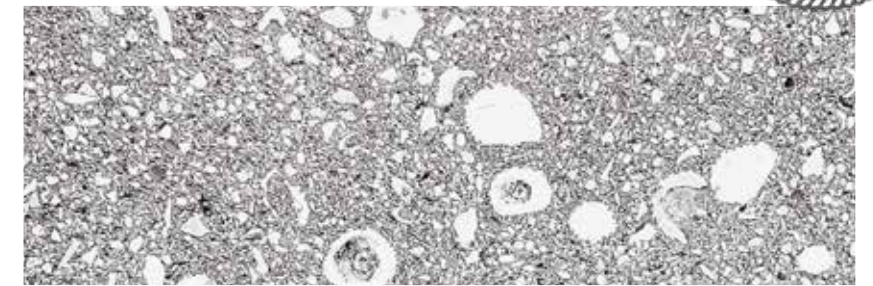
MERIDIAN AVENUE

PROPOSED PAVING DESIGN WEST SIDEWALK



PROPOSED PAVING

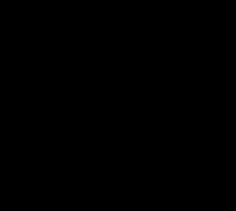
- 1 EXISTING LINCOLN ROAD COLORED CIP CONCRETE TO REMAIN
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PROPOSED 4" X 4" PRECAST CONCRETE PAVERS
- 4 BIKE LANE



MERIDIAN AVENUE RENDERING FACING NORTH



DREXEL AVENUE



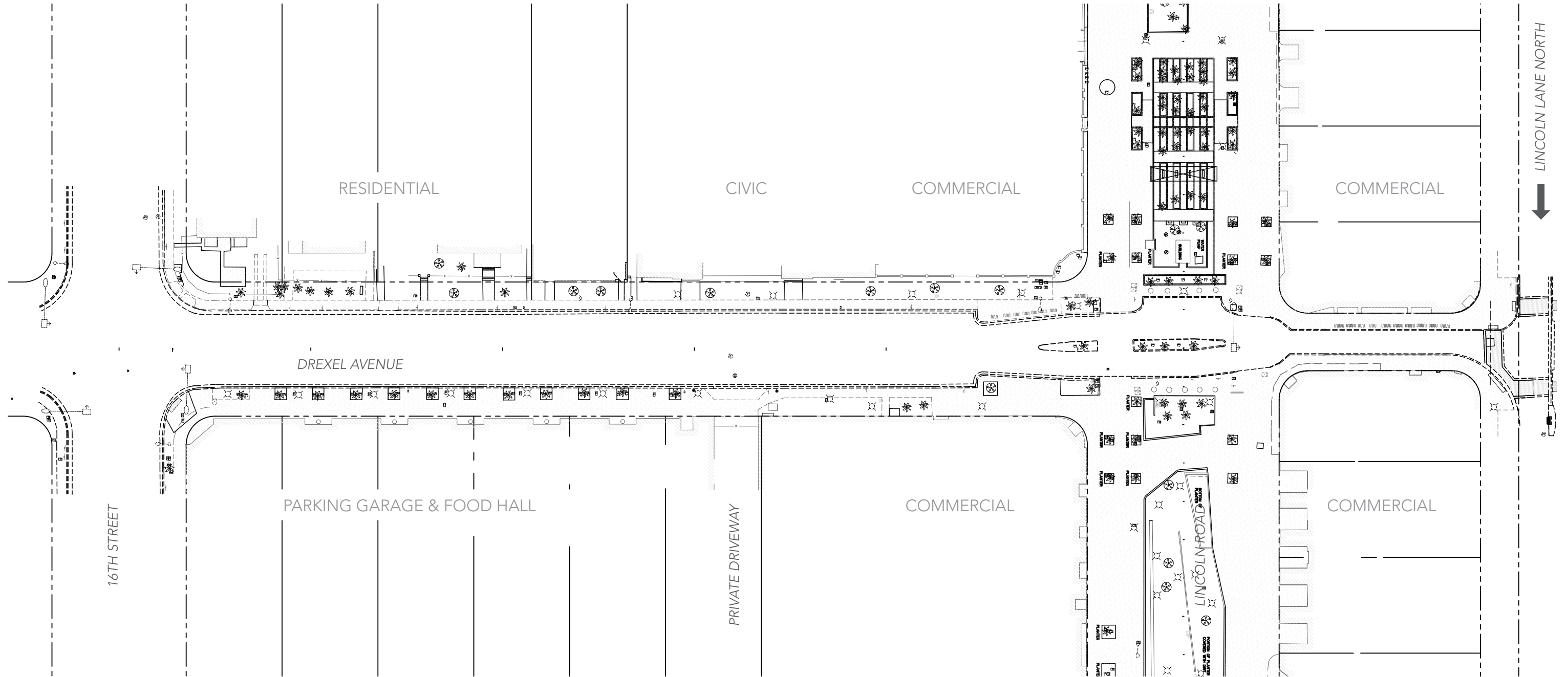
DREXEL AVENUE EXISTING CONDITIONS



TOP: DREXEL AVENUE FACING SOUTH TO 16TH STREET
 BOTTOM: DREXEL AVENUE FACING EAST TO 400 BLOCK

TOP: DREXEL AVENUE FACING NORTH TO NEW WORLD SYMPHONY
 BOTTOM: DREXEL AVENUE FACING WEST TO 500 BLOCK

DREXEL AVENUE EXISTING CONDITIONS- SURVEY

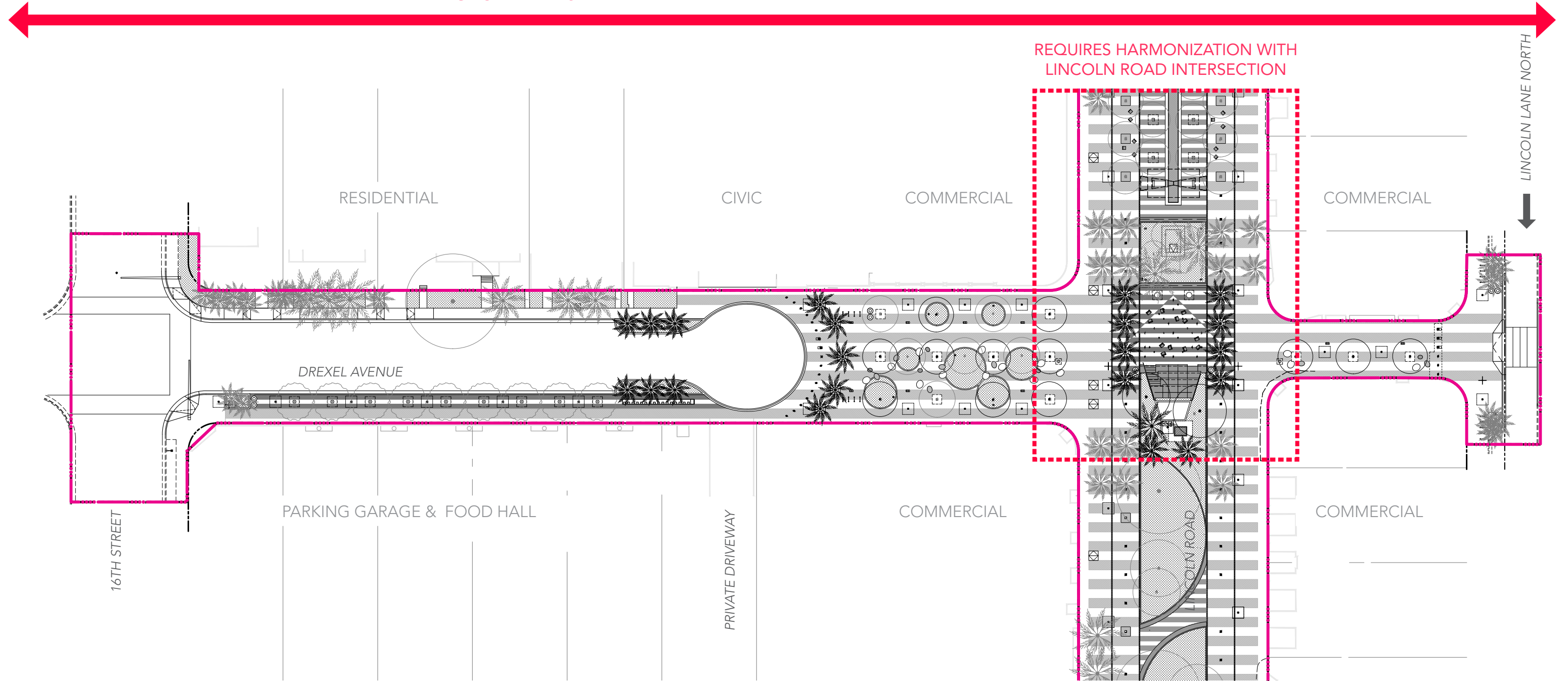


DREXEL AVENUE

PREVIOUS PLAN - 100% CD (FEBRUARY 2020)



LAYOUT TO REMAIN AS PROPOSED IN 2020 - 100 %CDS
PAVING TO THE REVISITED

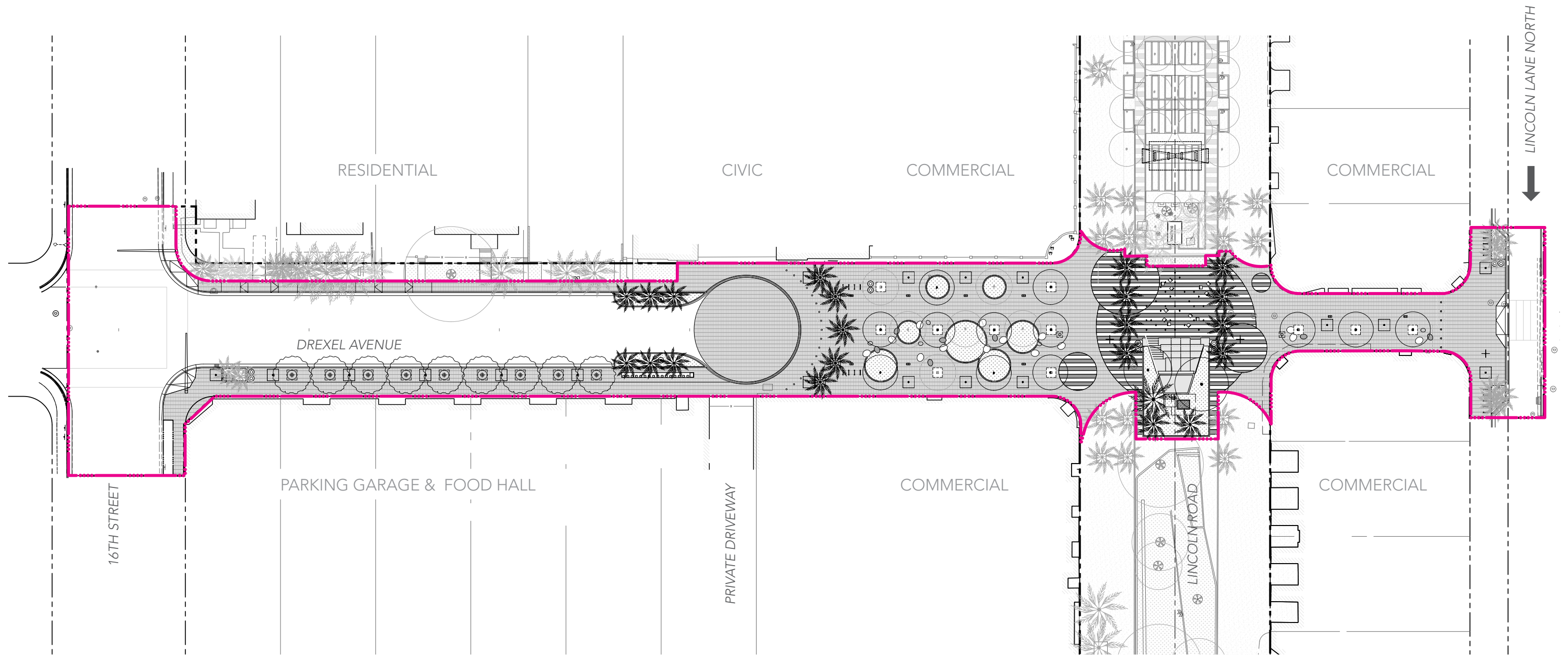


DREXEL AVENUE PLAN- PROPOSED 2023



LEGEND

- PROJECT LIMIT LINE
- PALM TREE
- CANOPY TREE
- PLANTED AREA
- LIGHT POLES & FOOTING
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DREXEL AVENUE EXISTING CONDITIONS



DREXEL AVENUE PROPOSED IMPROVEMENTS FACING NORTH

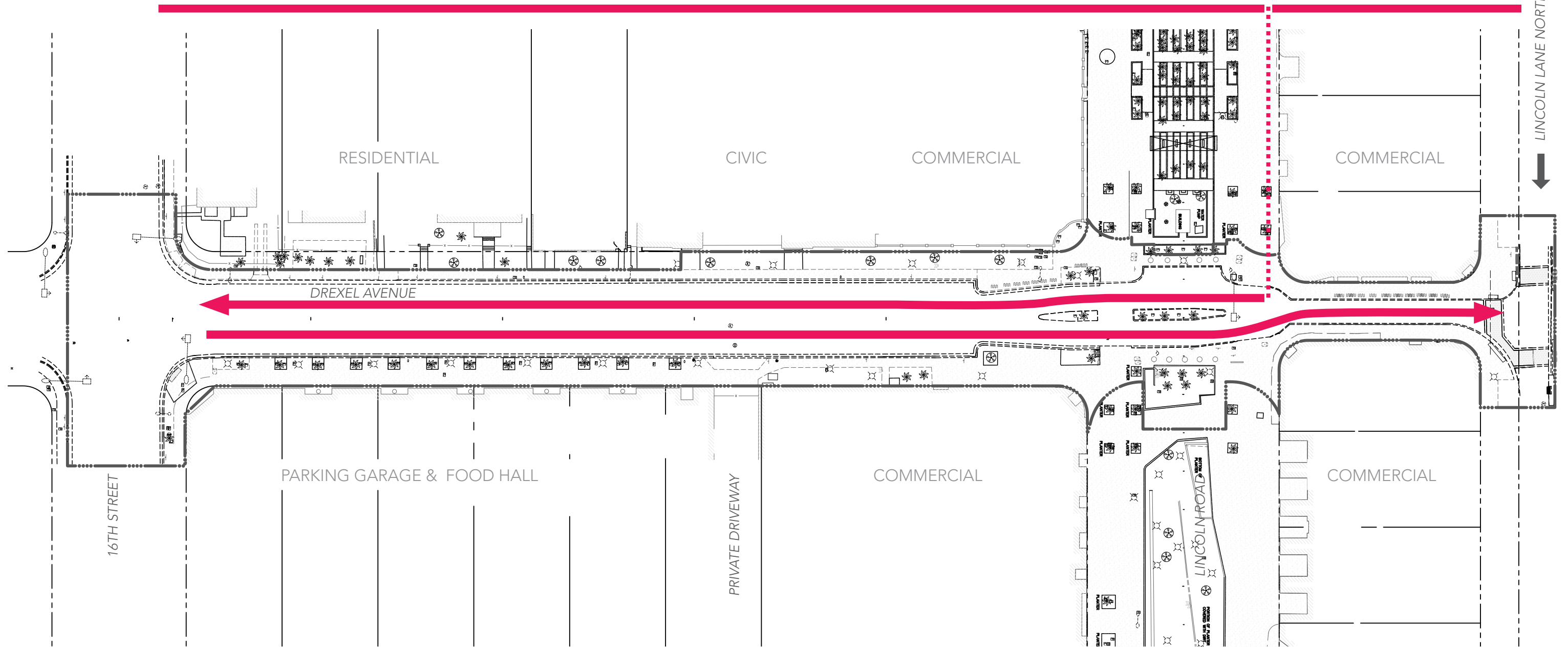


DREXEL AVENUE EXISTING VEHICULAR CIRCULATION

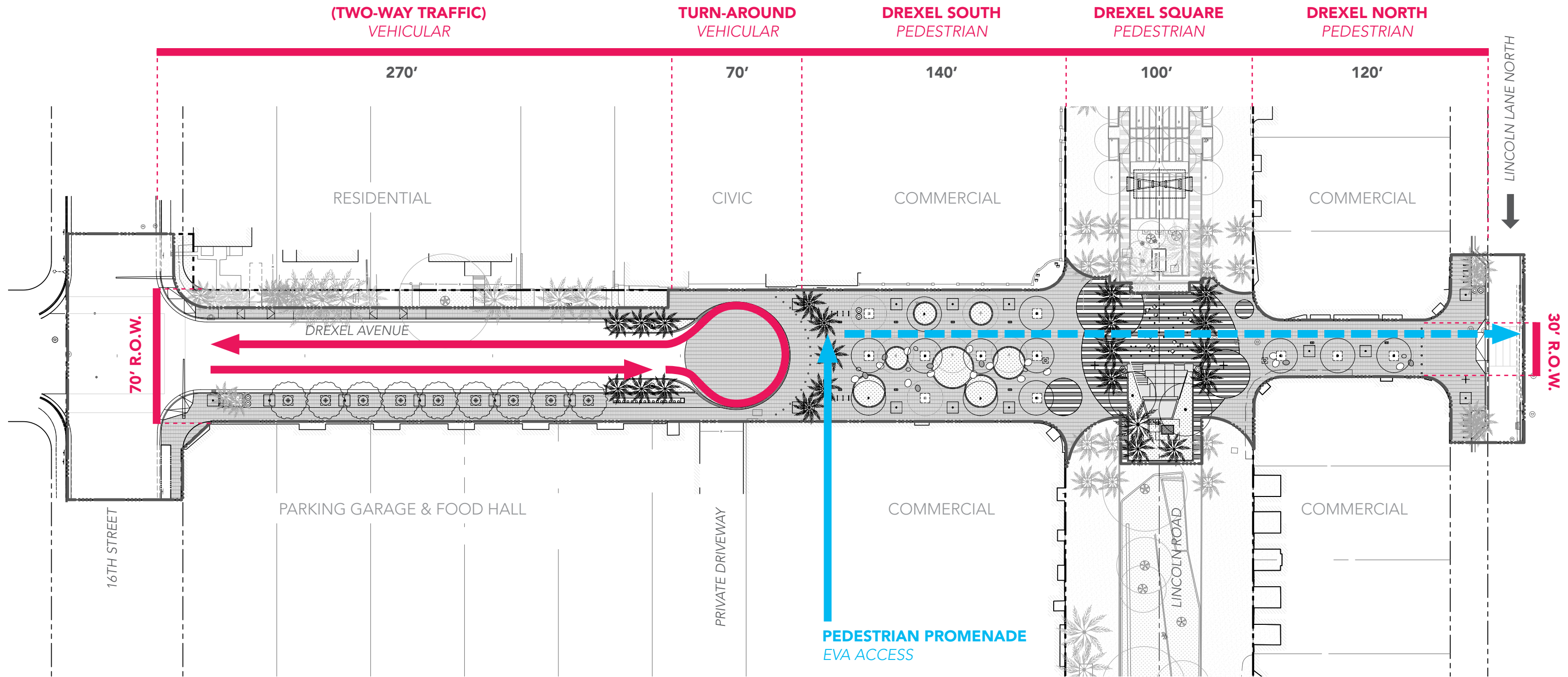


(TWO-WAY TRAFFIC)
VEHICULAR

(ONE-WAY TRAFFIC)
VEHICULAR- NORTH















DREXEL AVENUE PROPOSED CIRCULATION

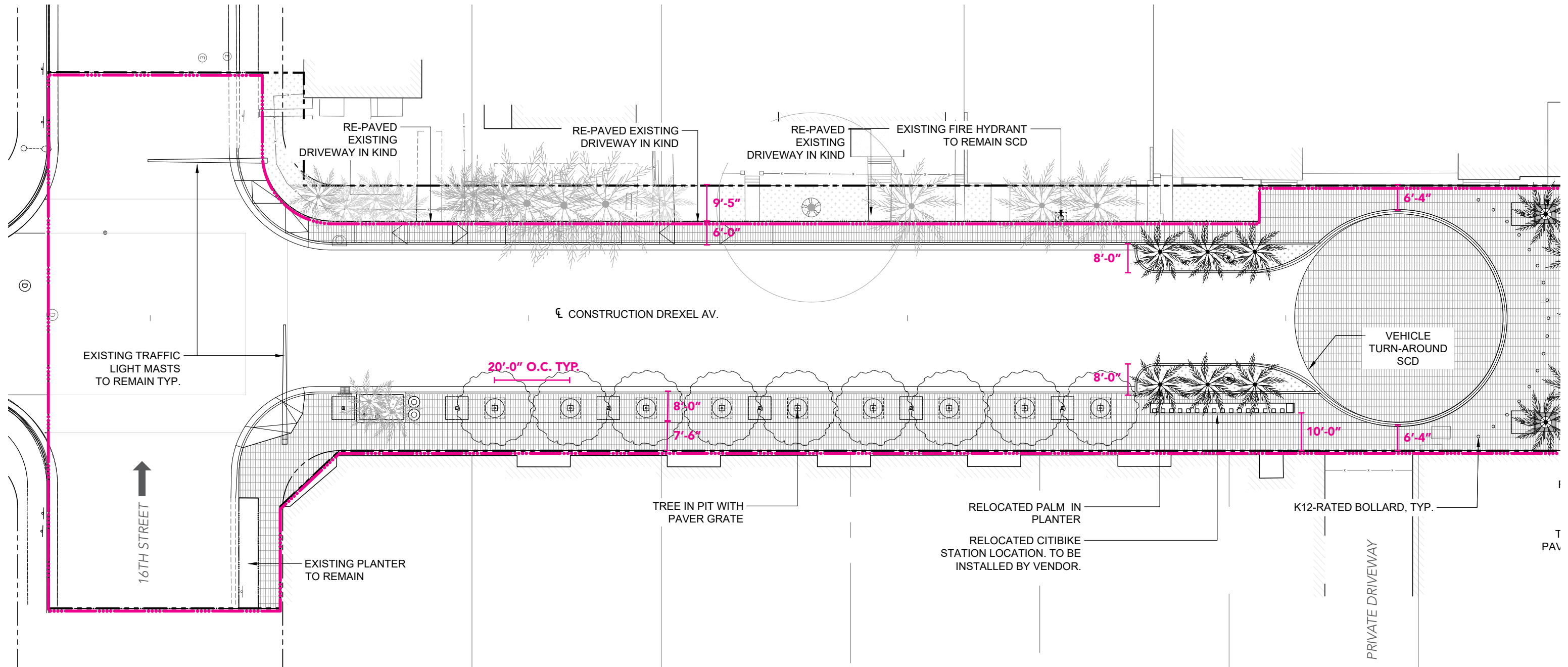
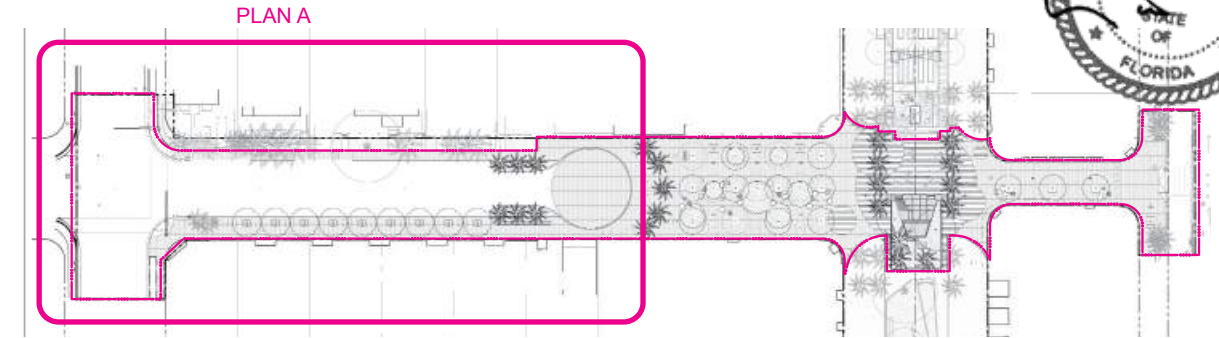


DREXEL AVENUE PART PLAN A

LEGEND

- - - - - PROJECT LIMIT LINE
-  PALM TREE
-  CANOPY TREE
-  PLANTED AREA
-  LIGHT POLES & FOOTING
-  TRASH & RECYCLE RECEPTACLE
-  BIKE RACK
-  TREE GRATE / PAVER GRATE
-  STREET SIGN
-  MANUAL RETRACTABLE BOLLARD
-  FIXED BOLLARD
-  PROPOSED 8"X24" PRECAST CONCRETE PAVERS
-  PROPOSED 4"X4" PRECAST CONCRETE PAVERS

KEYPLAN



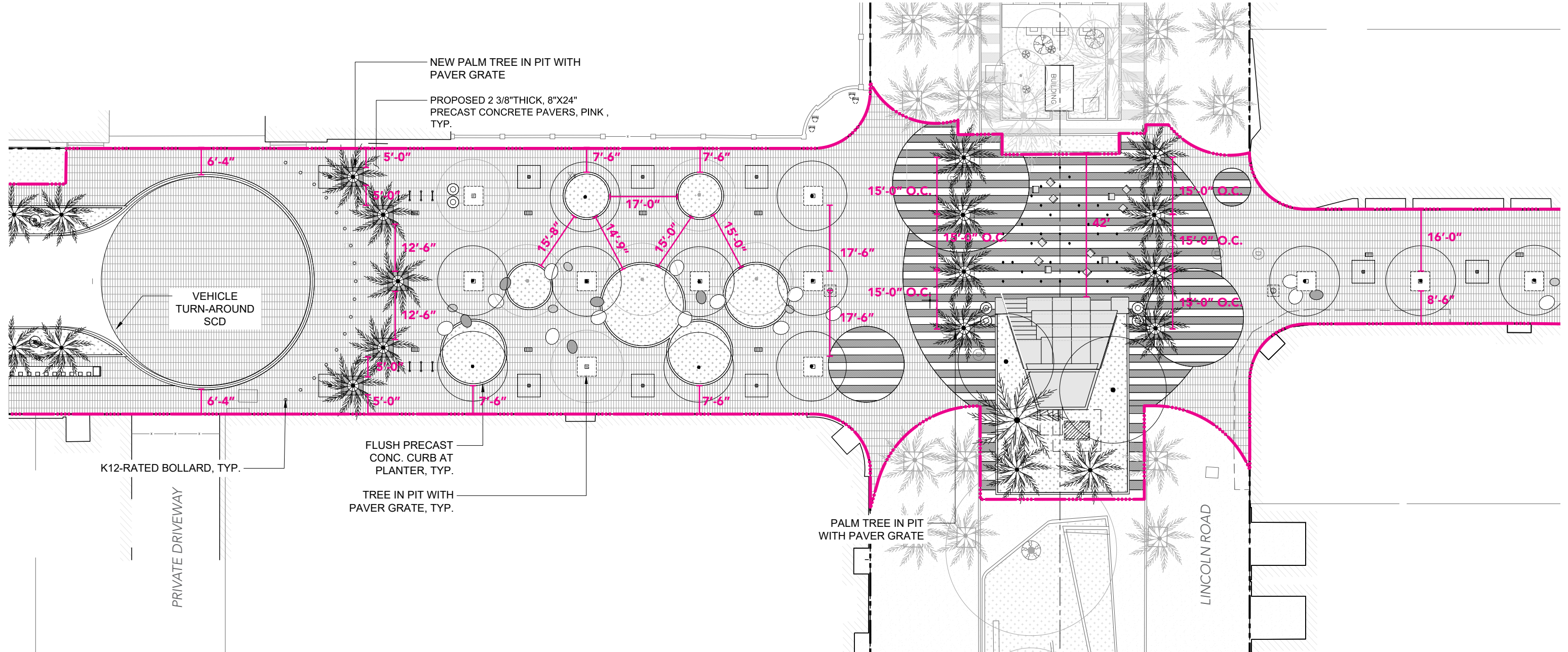
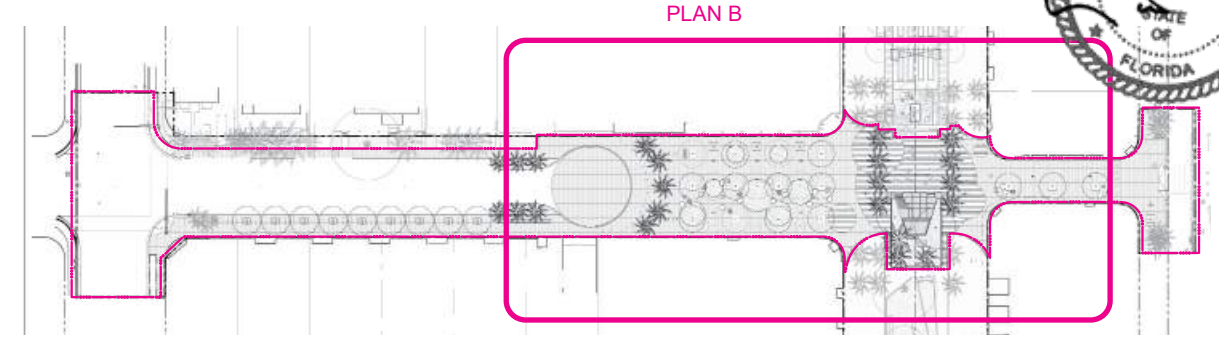
DREXEL AVENUE PART PLAN B



LEGEND














- PROJECT LIMIT LINE
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KEYPLAN

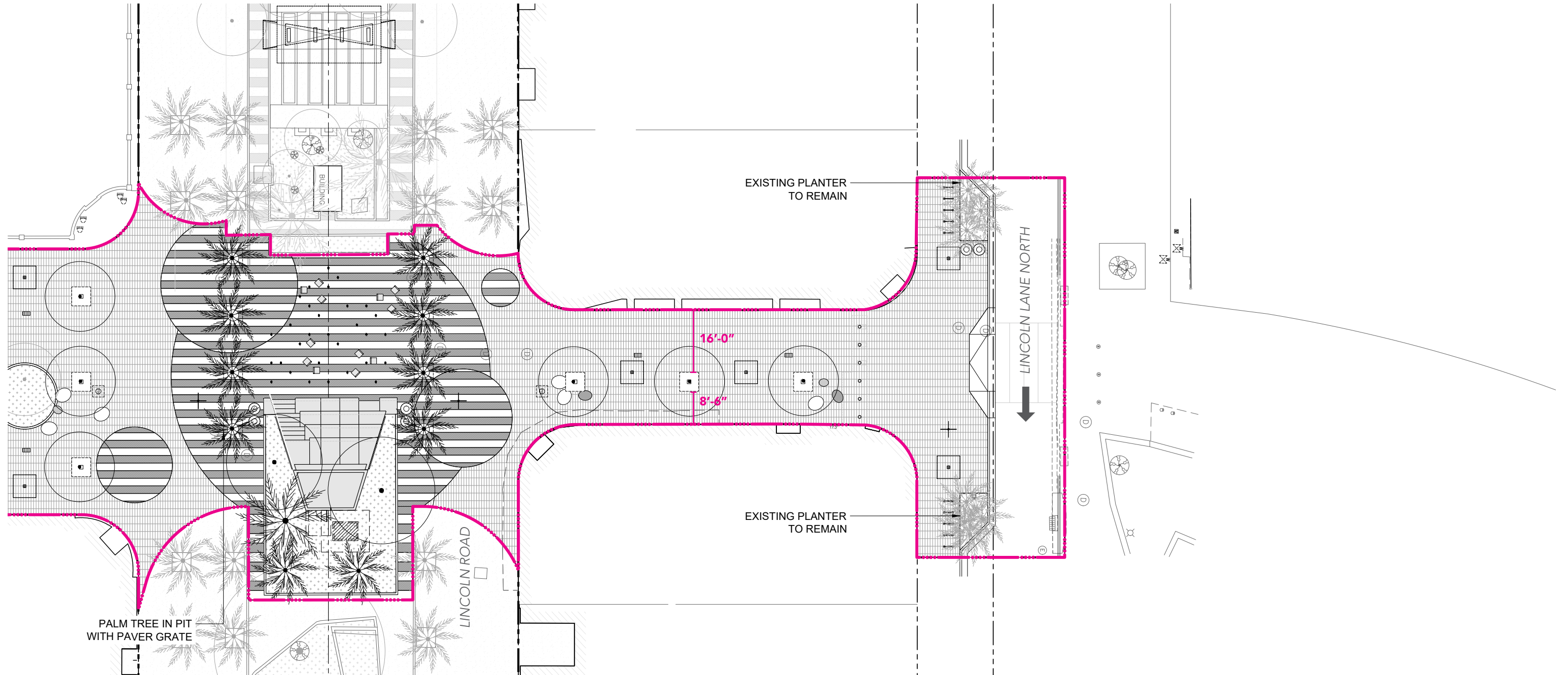
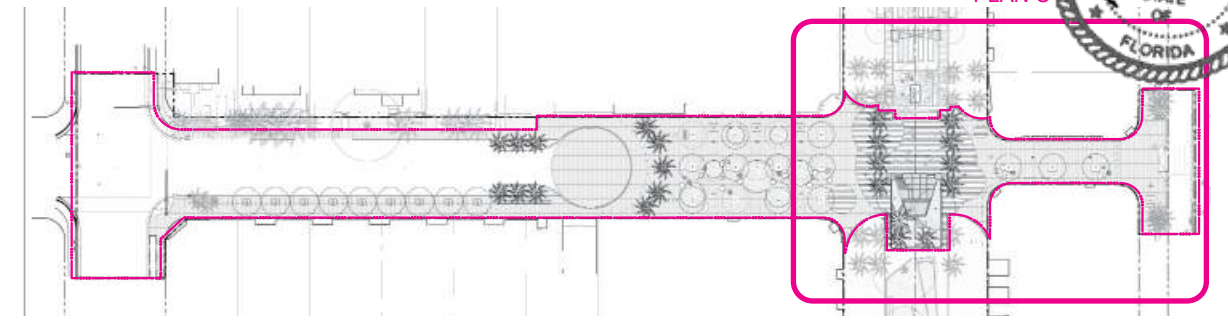


DREXEL AVENUE PART PLAN C

LEGEND

-  PROJECT LIMIT LINE
-  PALM TREE
-  CANOPY TREE
-  PLANTED AREA
-  LIGHT POLES & FOOTING
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KEYPLAN



DREXEL AVENUE PART 1

PROPOSED PAVING

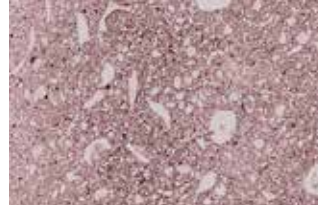
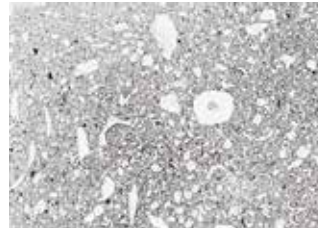


1 DREXEL SIDEWALK
2-3/8" THICK BY 8" X 24"
PRECAST CONCRETE PAVERS
W. EXPOSED SEASHELL

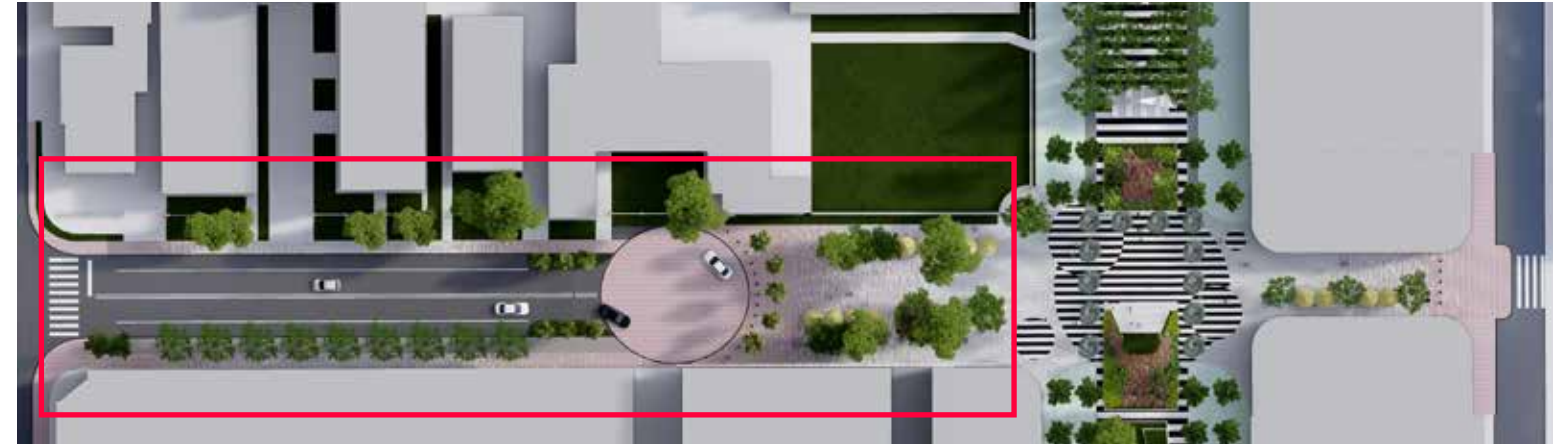
2 VEHICLE TURN-AROUND
2-3/8" THICK BY 8" X 24"
PRECAST CONCRETE PAVERS
W. EXPOSED SEASHELL
(VEHICLE RATED)

3 DREXEL PEDESTRIAN PROMENADE
2-3/8" THICK BY 8" X 24"
PRECAST CONCRETE PAVERS
W. EXPOSED SEASHELL

4 DREXEL THEATER
2-3/8" THICK BY 8" X 24"
PRECAST CONCRETE PAVERS
BLACK AND WHITE



MATERIAL DETAIL



KEY PLAN



TWO-WAY VEHICULAR STREET

VEHICLE
TURN-AROUND

PEDESTRIAN STREET
(DREXEL SOUTH)



DREXEL AVENUE PART 2

PROPOSED PAVING

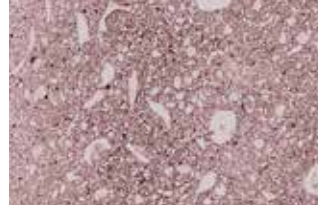
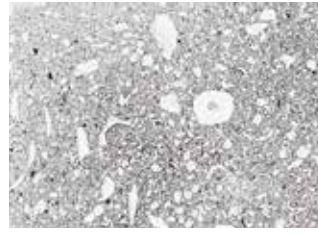


1 DREXEL SIDEWALK
2-3/8" THICK BY 8" X 24"
PRECAST CONCRETE PAVERS
W. EXPOSED SEASHELL

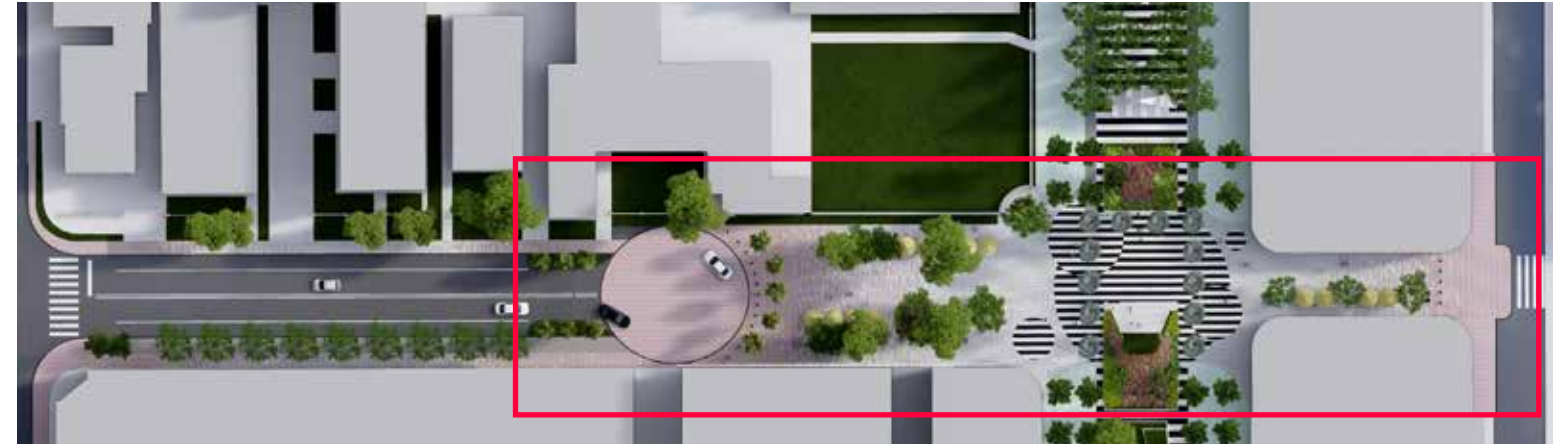
2 VEHICLE TURN-AROUND
2-3/8" THICK BY 8" X 24"
PRECAST CONCRETE PAVERS
W. EXPOSED SEASHELL
(VEHICLE RATED)

3 DREXEL PEDESTRIAN PROMENADE
2-3/8" THICK BY 8" X 24"
PRECAST CONCRETE PAVERS
W. EXPOSED SEASHELL

4 DREXEL THEATER
2-3/8" THICK BY 8" X 24"
PRECAST CONCRETE PAVERS
BLACK AND WHITE



MATERIAL DETAIL



KEY PLAN



VEHICLE
TURN-AROUND

PEDESTRIAN STREET
(DREXEL SOUTH)

DREXEL THEATER

PEDESTRIAN STREET
(DREXEL NORTH)



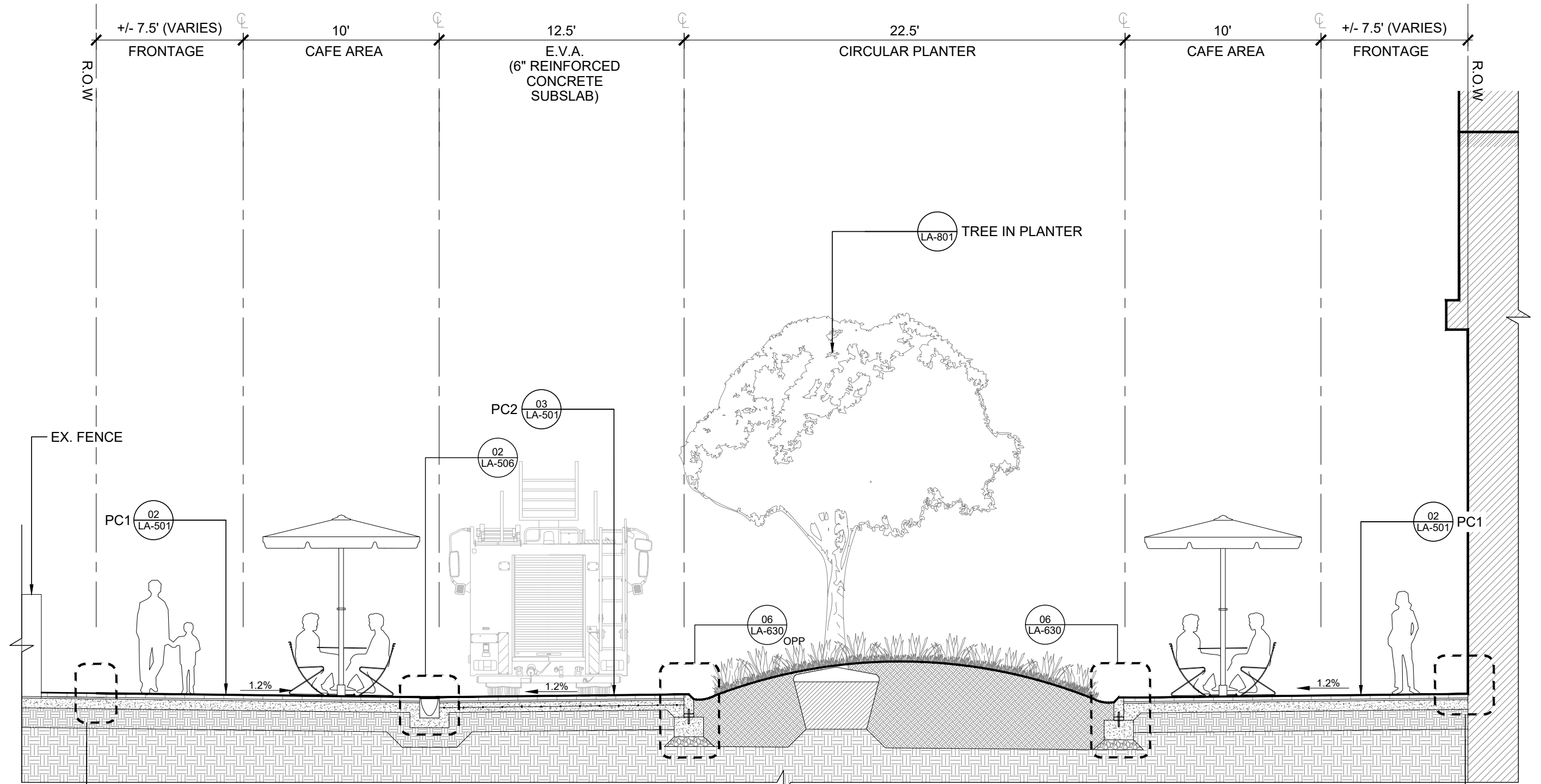
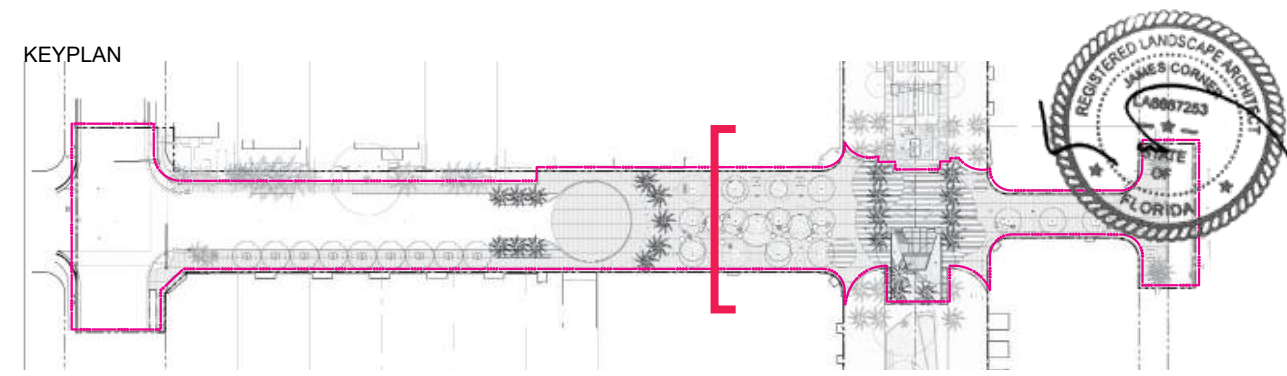
DREXEL AVENUE

AERIAL PERSPECTIVE FACING SOUTH



DREXEL AVENUE SOUTH OF LINCOLN ROAD SECTION

KEYPLAN



DREXEL AVENUE SOUTH OF LINCOLN ROAD

FURNITURE DETAILS | SOMA STONES

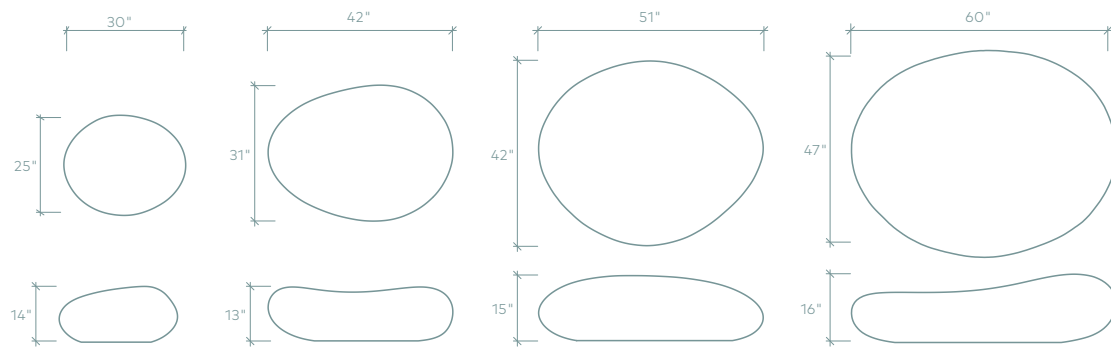


SoMA Stones

The SoMA Stones were designed with the aid of 3D scanning technology. Using small stones collected in Northern California, we captured the sensual shapes formed over time, creating bold, expressive seating.

For more detailed product information, please contact us at products@concreteworks.com.

SPECIFICATIONS	SIZE	XSMALL	SMALL	MEDIUM	LARGE
DIMENSIONS		25" x 30" x 14"	31" x 42" x 13"	42" x 51" x 15"	47" x 60" x 16"
WEIGHT		100 lbs.	160 lbs.	250 lbs.	310 lbs.
THICKNESS		3/4"			
COLORS		Any of our 18 standard colors			
LEAD TIME		Contact us for current lead times: products@concreteworks.com			



Made in California
est. 1991

510.534.7141
concreteworks.com

DREXEL AVENUE SOUTH OF LINCOLN ROAD

RENDERING FACING NORTH



DREXEL AVENUE AT LINCOLN ROAD INTERSECTION RENDERING FACING NORTH



DREXEL AVENUE AT LINCOLN ROAD PAVING PLAN

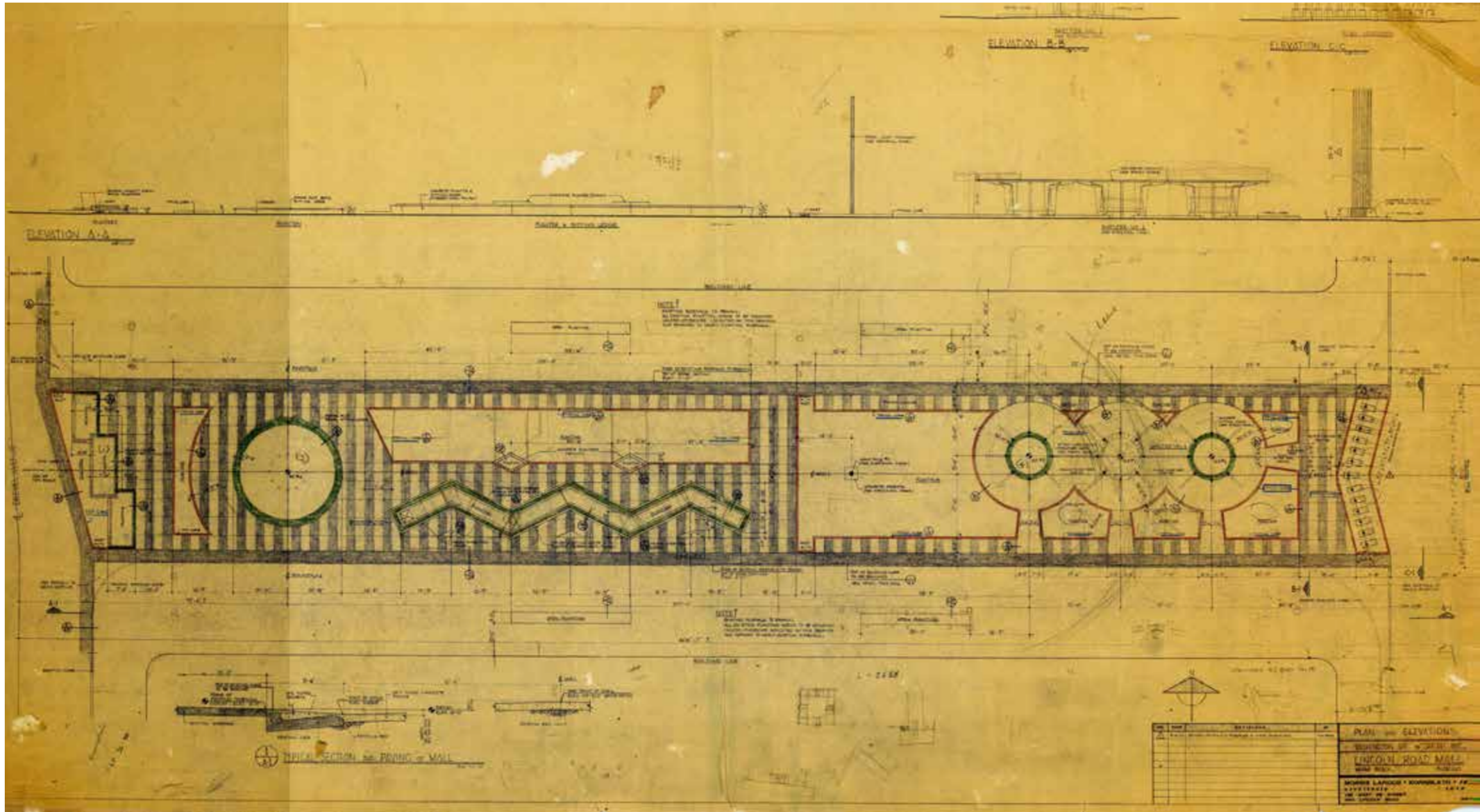
- 1 LR PEDESTRIAN PROMENADE**
EXISTING LINCOLN ROAD
COLORED CIP CONCRETE
TO REMAIN, SAW CUT
- 2 LR PIANO KEYS**
EXISTING CIP CONCRETE
WITH NEW BLACK AND WHITE
COATING
- 3 DREXEL PEDESTRIAN**
2-3/8" THICK BY 8" X 24"
PRECAST CONCRETE PAVERS
W. EXPOSED SEASHELL
- 4 DREXEL THEATER**
2-3/8" THICK BY 8" X 24"
PRECAST CONCRETE PAVERS
BLACK AND WHITE
- 5 SEATING STEPS**
PRECAST CONCRETE
SEATING STEPS



KEY PLAN



400 BLOCK HISTORIC LAPIDUS DESIGN WITH CIRCULAR MOTIFS



ORIGINAL MORRIS LAPIDUS PLANS FOR THE 400 BLOCK



HISTORIC PHOTO (SOURCE: MIAMI HERALD)

DREXEL AVENUE AT LINCOLN ROAD

DREXEL THEATER RENDERING FACING SOUTH EAST



DREXEL AVENUE AT LINCOLN ROAD

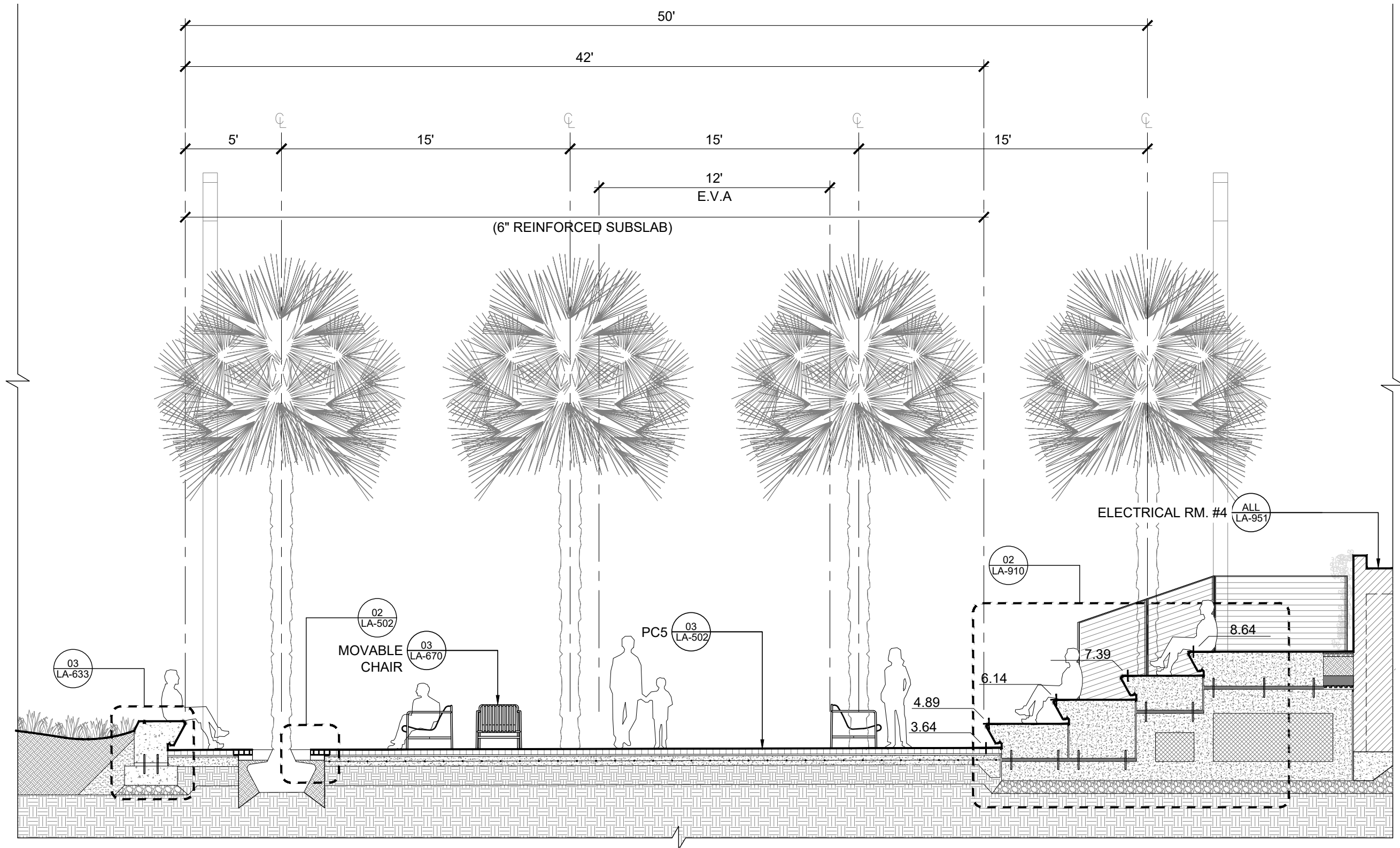
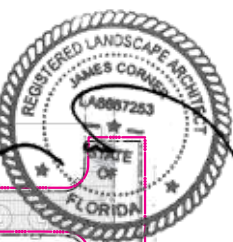
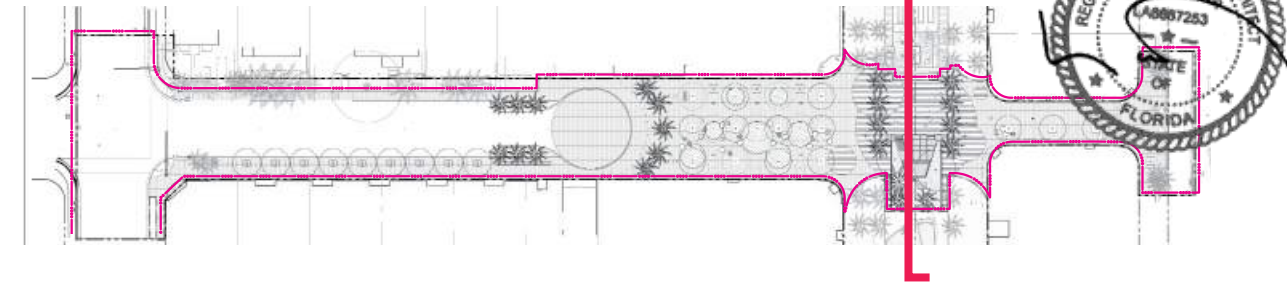
DREXEL THEATER RENDERING FACING WEST



DREXEL AVENUE AT LINCOLN ROAD

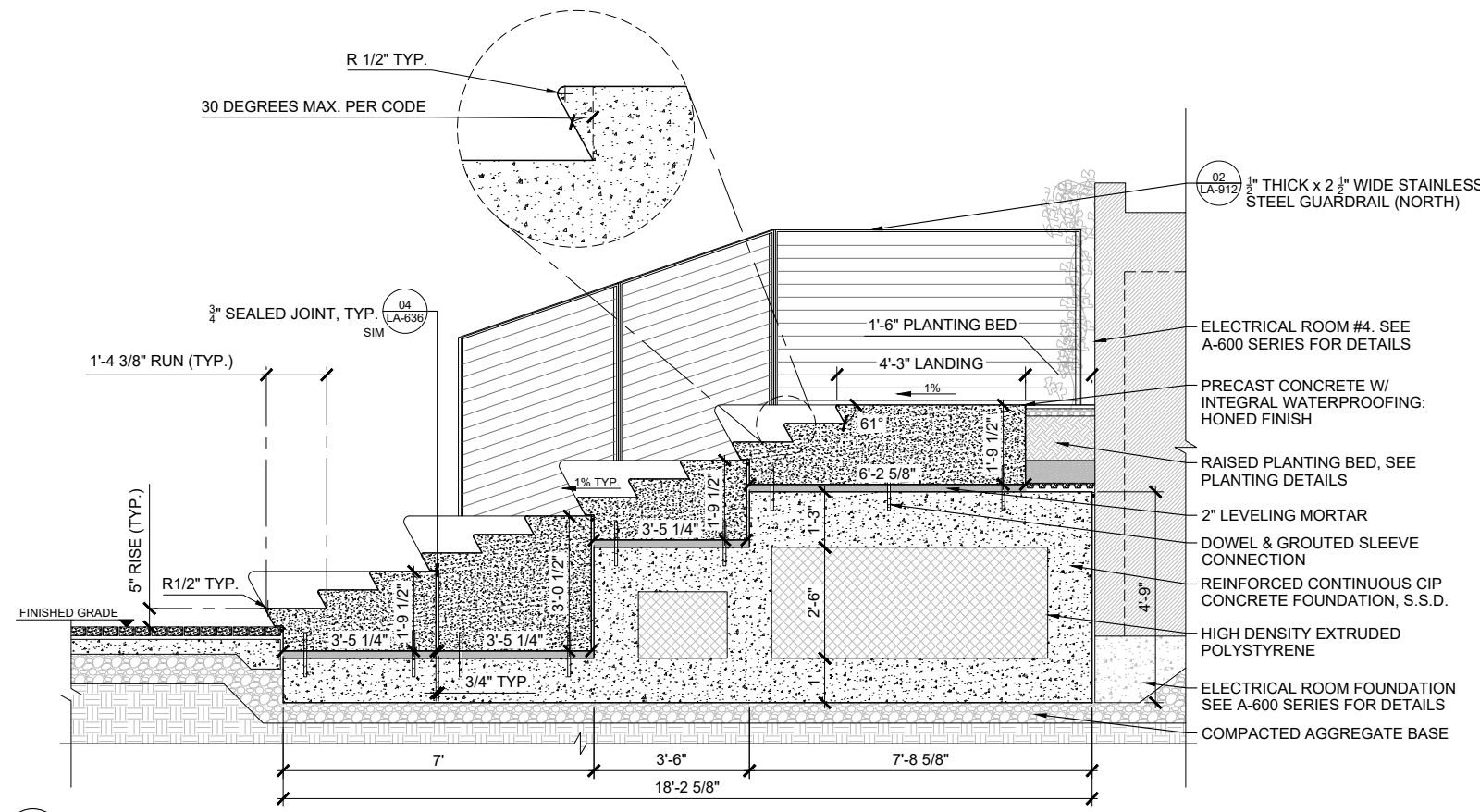
DREXEL THEATER SECTION

KEYPLAN

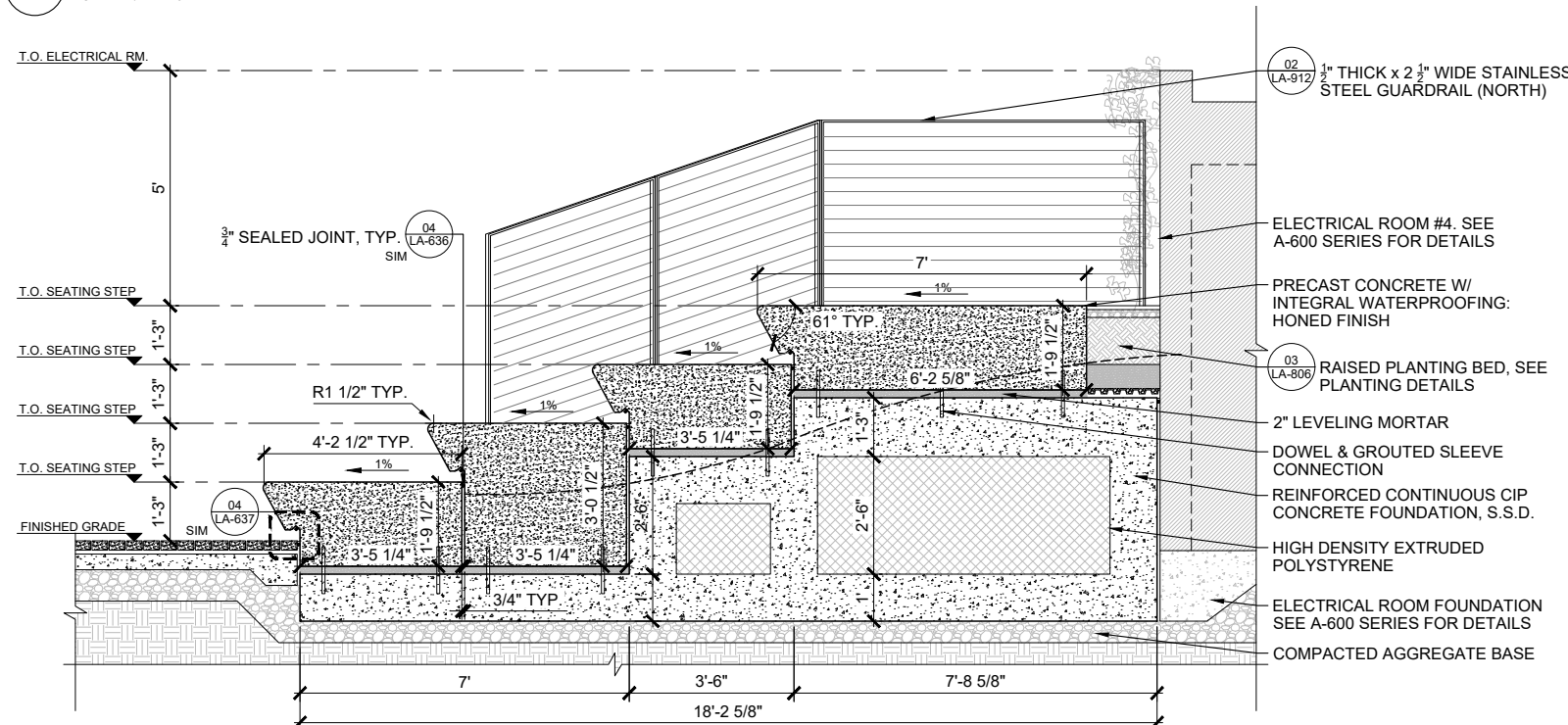


DREXEL AVENUE AT LINCOLN ROAD

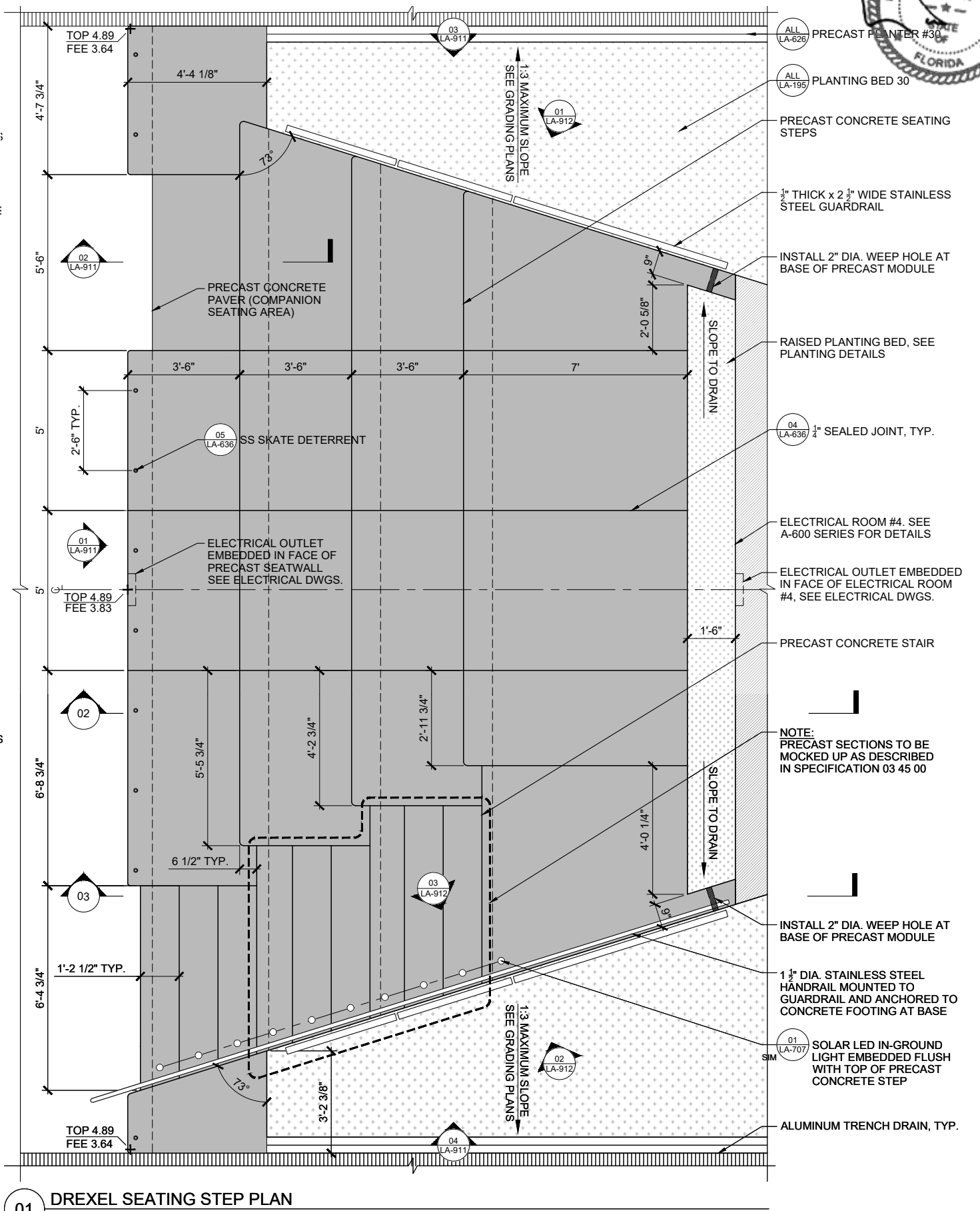
DREXEL THEATER SEATING STEPS DETAILS



03 DREXEL SEATING STEP CROSS SECTION @ STAIRS
SCALE: 1/2" = 1'-0"



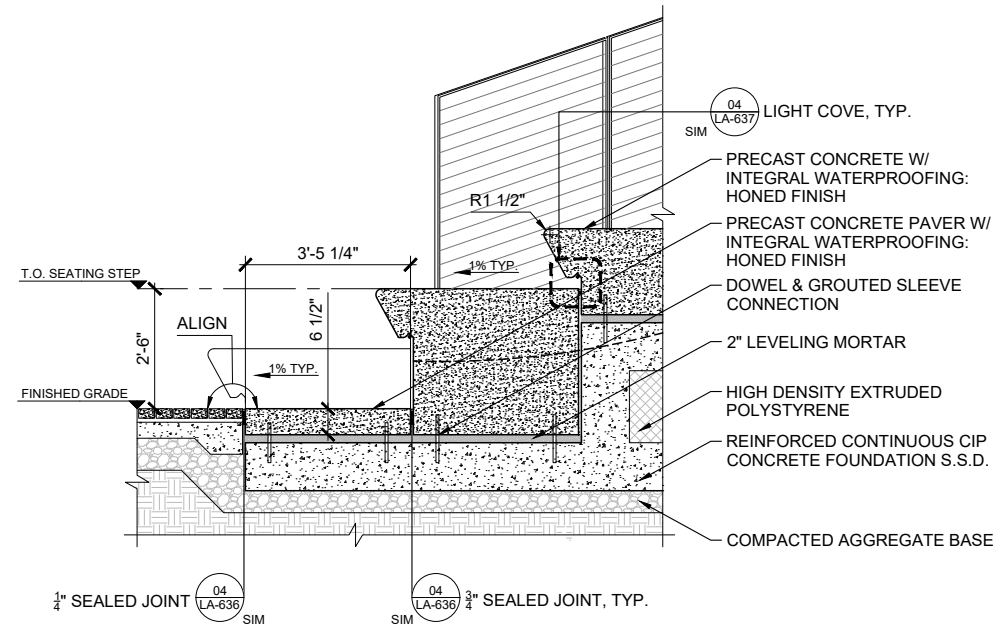
02 DREXEL SEATING STEP CROSS SECTION (TYP.)
SCALE: 1/2" = 1'-0"



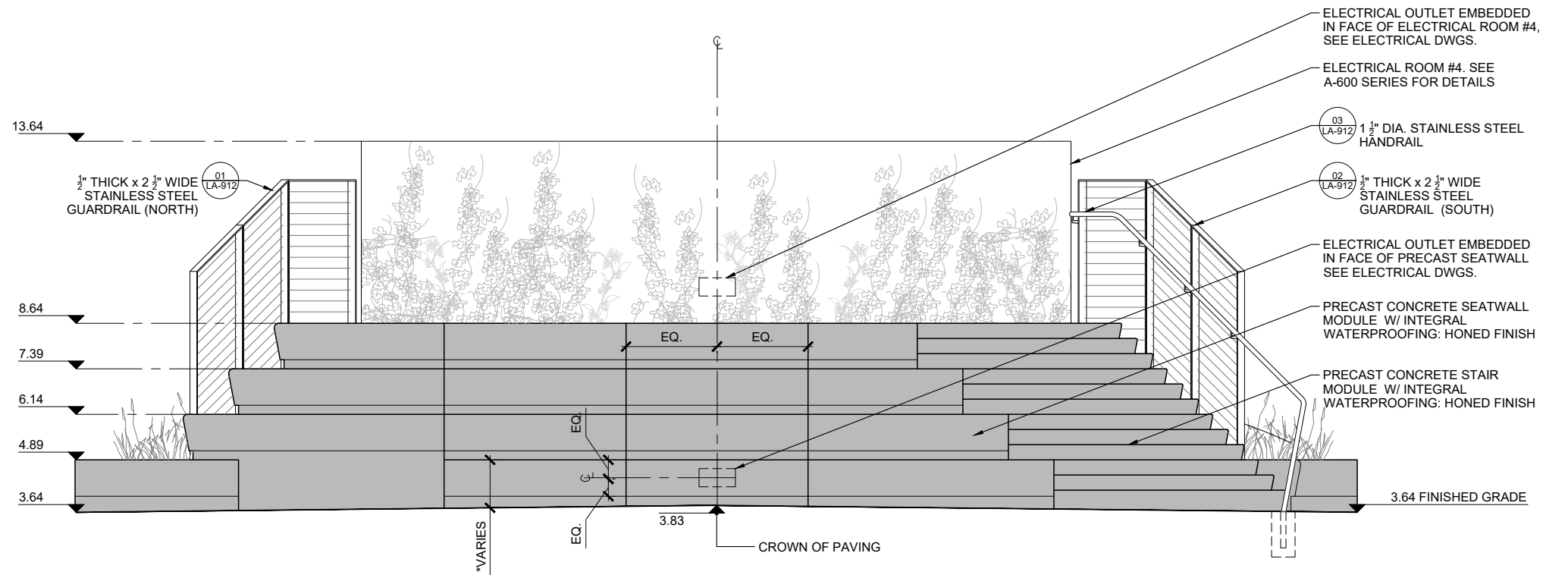
01 DREXEL SEATING STEP PLAN
SCALE: 1/2" = 1'-0"

DREXEL AVENUE AT LINCOLN ROAD

DREXEL THEATER SEATING STEPS DETAILS



02 DETAIL CROSS SECTION AT COMPANION SEATING
SCALE: 1/2" = 1'-0"



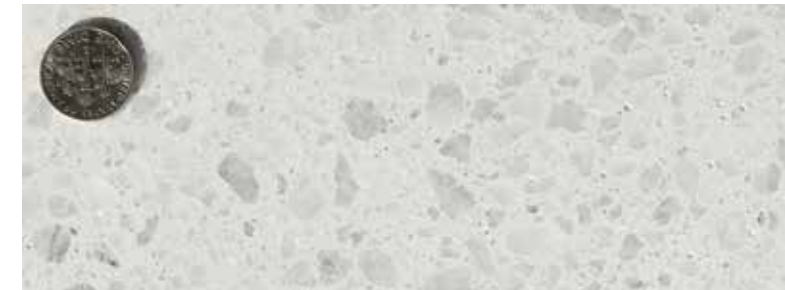
01 DREXEL SEATING STEP PLAN
SCALE: 1/2" = 1'-0"

DREXEL THEATER SEATING STEPS

MATERIAL PALETTE:

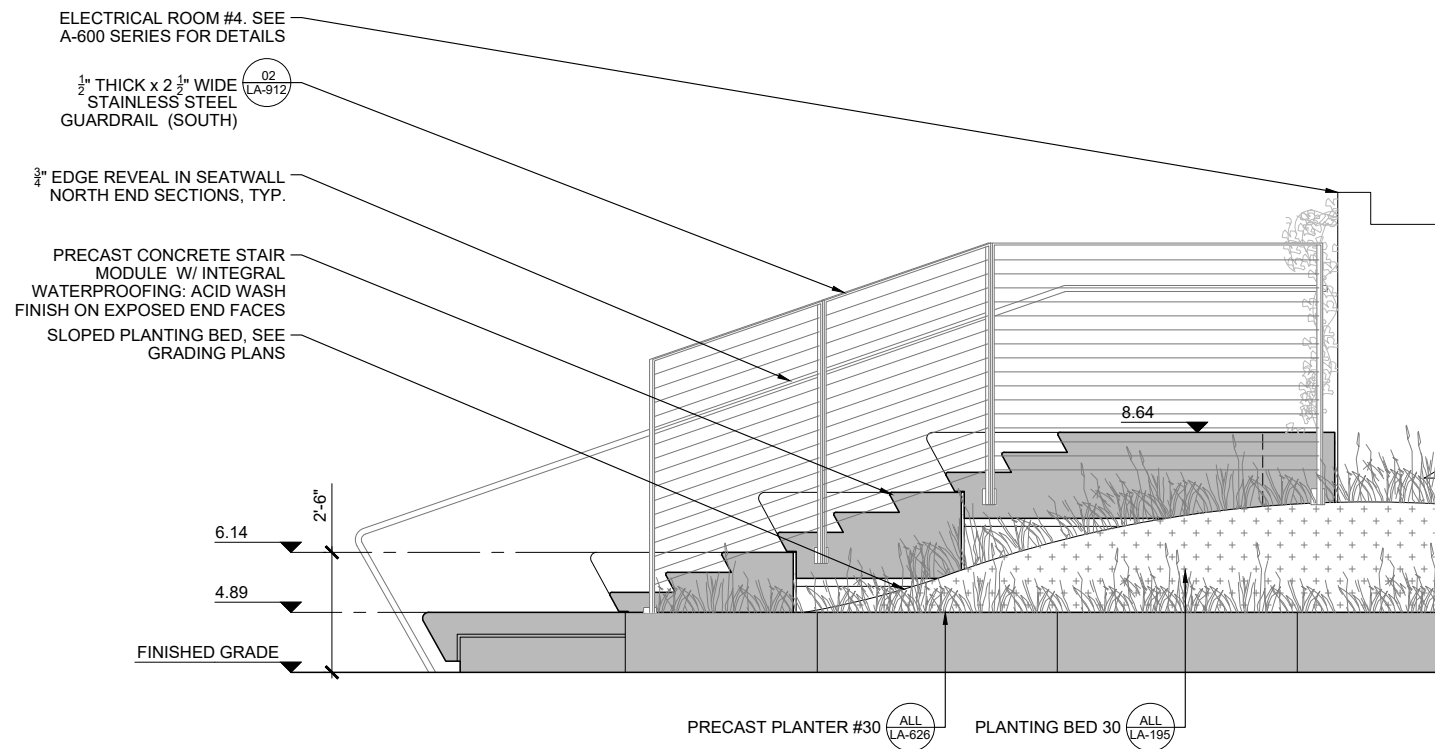
ACID WASHED WHITE PRECAST CONCRETE

HONED WHITE PRECAST CONCRETE

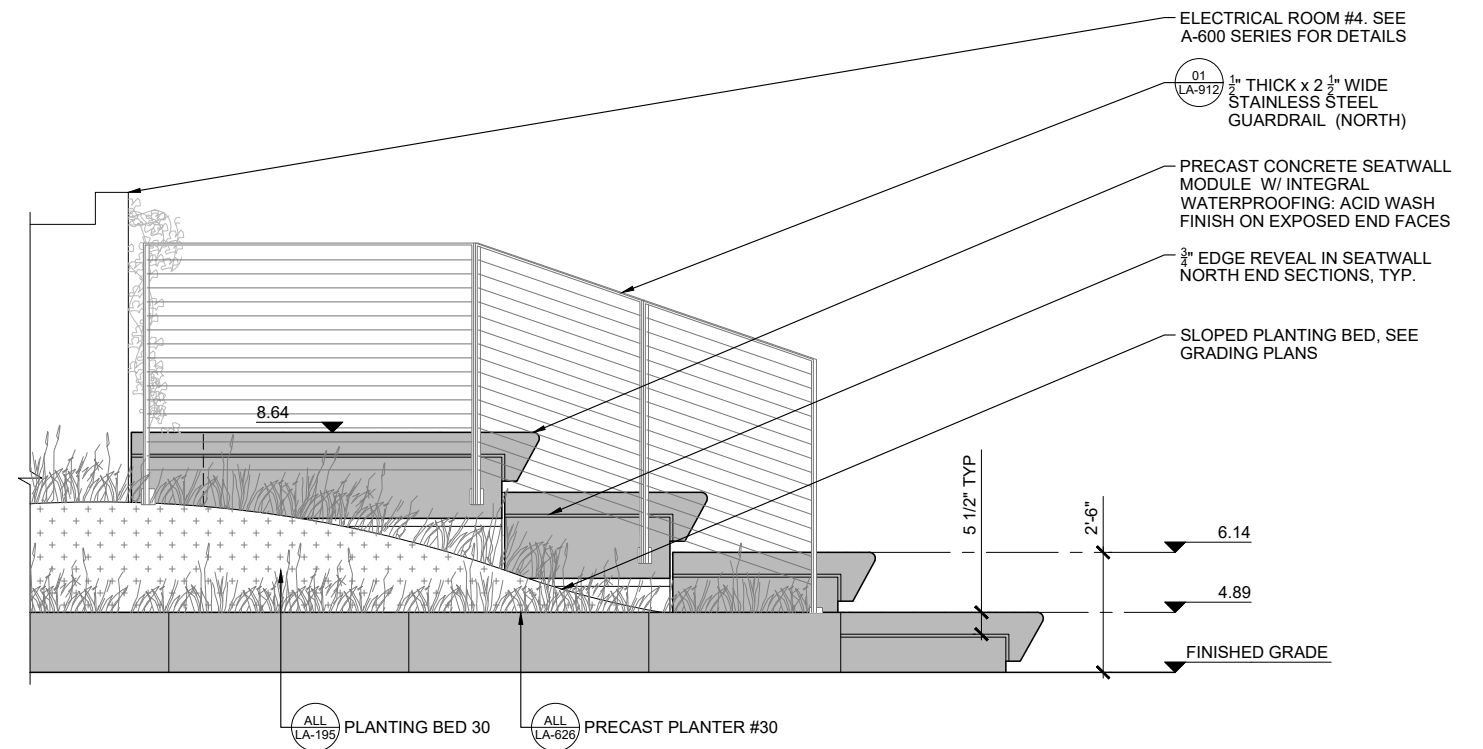


DREXEL AVENUE AT LINCOLN ROAD

DREXEL THEATER SEATING STEPS DETAILS



04 DREXEL SEATING STEP ELEVATION (SOUTH)
SCALE: 1/2" = 1'-0"



03 DREXEL SEATING STEP ELEVATION (NORTH)
SCALE: 1/2" = 1'-0"

DREXEL THEATER SEATING STEPS

MATERIAL PALETTE:

ACID WASHED WHITE PRECAST CONCRETE

HONED WHITE PRECAST CONCRETE



LINCOLN ROAD DISTRICT GATEWAY STREETS

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 LANNING DEPT. IN 2017

LINCOLN ROAD DISTRICT GATEWAY STREETS
WAYFINDING SIGNAGE



500 LINCOLN RD

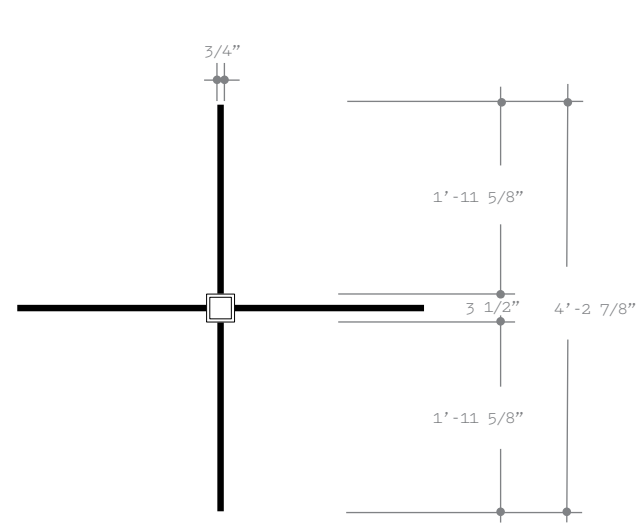
Biscayne Bay

400 LINCOLN RD

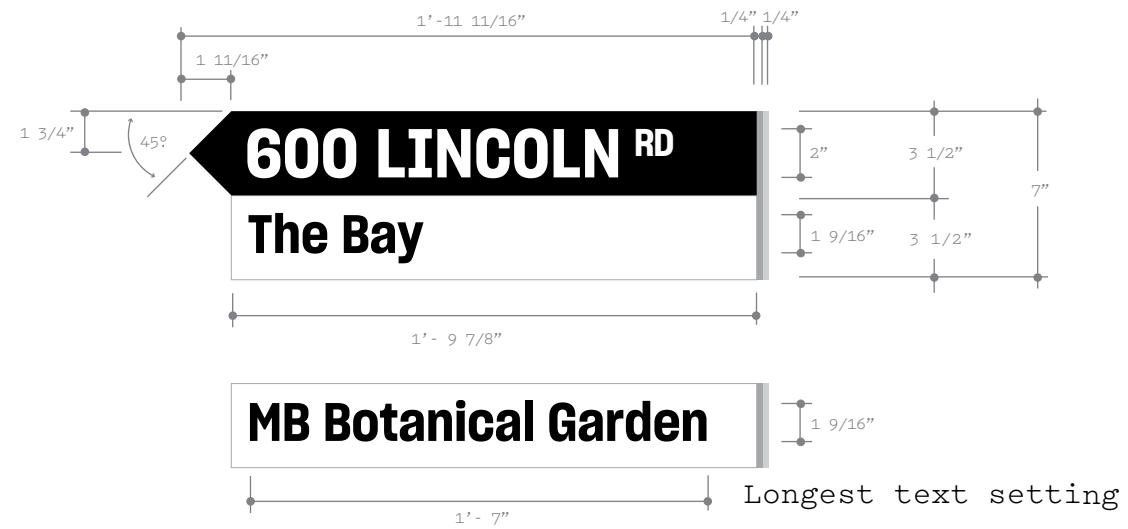
Miami Beach

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

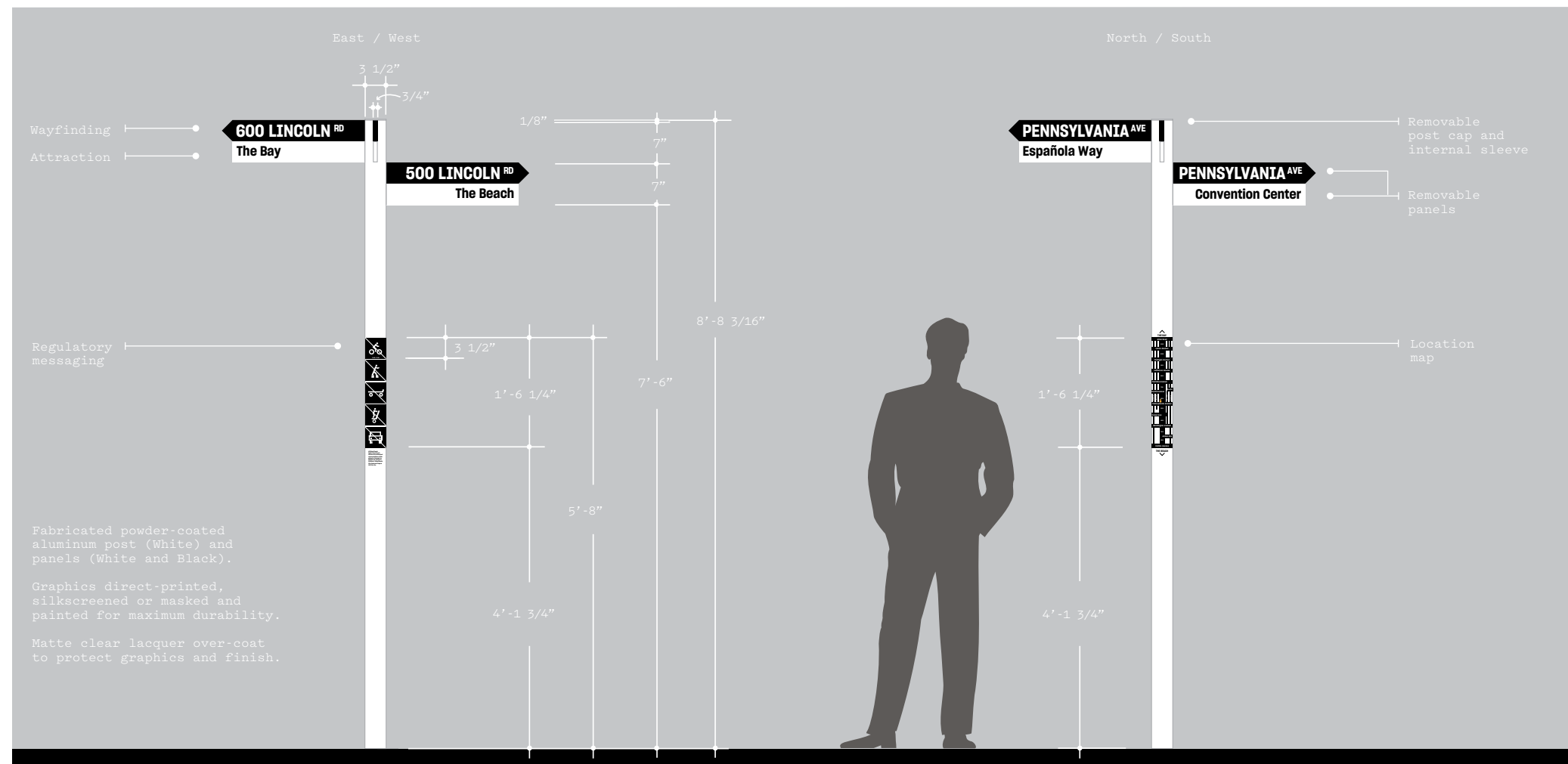
LINCOLN ROAD DISTRICT GATEWAY STREETS WAYFINDING SIGNAGE



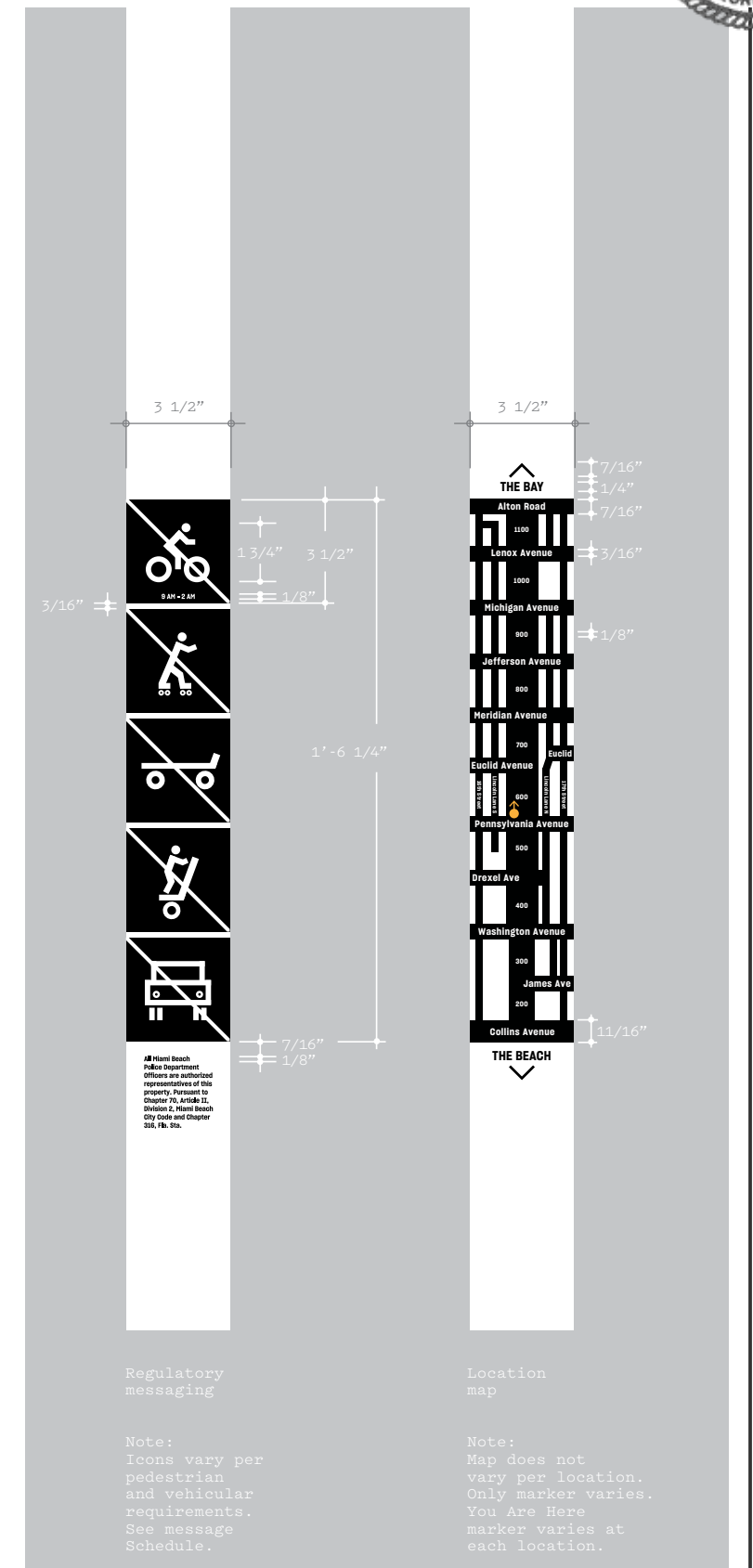
WF2 Plan view
Scale: 1" = 1' - 0"



WF2 Detail view
Scale: 1/4 Full Size



Fabricated powder-coated aluminum post (White) and panels (White and Black).
Graphics direct-printed, silkscreened or masked and painted for maximum durability.
Matte clear lacquer over-coat to protect graphics and finish.



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

GATEWAY STREETS

MERIDIAN AND DREXEL AVENUES



TOP: EXISTING CONDITIONS AT MERIDIAN AVE.
 BOTTOM: PROPOSED IMPROVEMENTS

TOP: EXISTING CONDITIONS AT DREXEL AVE.
 BOTTOM: PROPOSED IMPROVEMENTS



||||| LINCOLN ROAD DISTRICT

HISTORIC PRESERVATION BOARD APPLICATION

FINAL SUBMITTAL - 03/06/2023

PREPARED BY:

**JAMES
CORNER
FIELD
OPERATIONS**

PREPARED FOR:

THE CITY OF MIAMI BEACH