

**LINCOLN ROAD DISTRICT MASTER PLAN
SEPTEMBER 29-30, 2015**

MASTER PLAN SCOPE OF WORK



SCHEDULE

SITE ANALYSIS (6 WEEKS + 1 WEEK CITY REVIEW)

MARCH 9 , 2015

START OF WORK

APRIL 1, 2015

PUBLIC MEETING #1 - LISTENING AND INITIAL IMPRESSIONS

MASTER PLAN DESIGN (18 WEEKS)

APRIL 27, 2015

MASTER PLAN DESIGN WORK STARTS

JUNE 24, 2015

PUBLIC MEETING #2 - PROGRESS WORK

MASTER PLAN REVIEW

SEPTEMBER 08,2015

HISTORIC PRESERVATION BOARD PRELIMINARY REVIEW

SEPTEMBER 29, 2015

PUBLIC MEETING #3

SEPTEMBER 30, 2015

COMMISSION PRELIMINARY REVIEW

OCTOBER 14, 2015

FINAL PRESENTATION TO COMMISSION

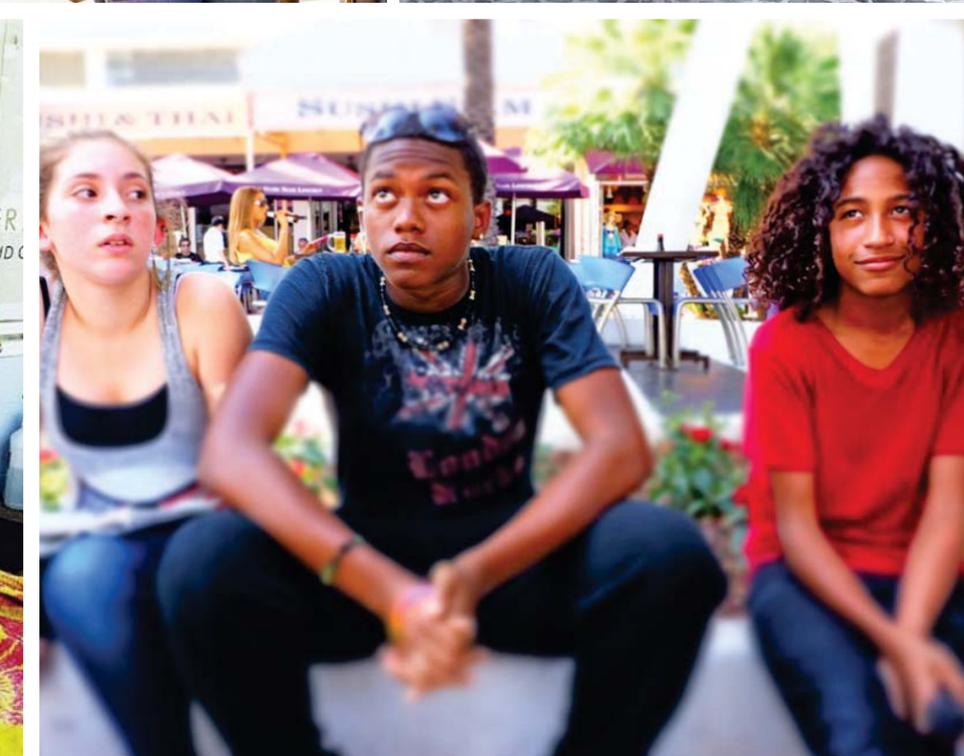
NOVEMBER 10, 2015

FINAL PRESENTATION HPB AND MASTER PLAN APPROVAL

LINCOLN ROAD IS A VIBRANT SHOPPING AND DINING DESTINATION



VISITED BY 5-10 THOUSAND PEOPLE A DAY



THE PEDESTRIAN STANDARD



A black and white advertisement for a car sale. On the left, a photograph shows a street with several cars parked. An arrow points from this photo to a cartoon illustration of a car with a face and arms, standing next to a sales counter. A person is behind the counter, and a sign above them says "SALE".

A PARKED CAR **NEVER** BOUGHT A THING



**LINCOLN ROAD DISTRICT
MASTER PLAN VISION**

ENHANCE THE SHOPPING AND DINING EXPERIENCE BY UPGRADING INFRASTRUCTURE



ENHANCE THE SHOPPING AND DINING EXPERIENCE BY UPGRADING INFRASTRUCTURE



ANIMATE THE ROAD WITH ARTS AND CULTURE



ANIMATE THE ROAD WITH ARTS AND CULTURE



SHOWCASE THE ROAD'S HISTORY

SHOWCASE THE ROAD'S HISTORY



CREATE DISTINCTIVE PUBLIC SPACES



CREATE A DISTICTIVE PUBLIC SPACE



JAMES CORNER FIELD OPERATIONS WITH CHEN MOORE & ASSOCIATES
LINCOLN ROAD DISTRICT MASTER PLAN PHASE 1 MIAMI BEACH

TRANSFORM SERVICE AREAS INTO A PEDESTRIAN ORIENTED DISTRICT



TRANSFORM SERVICE AREAS INTO A PEDESTRIAN ORIENTED DISTRICT

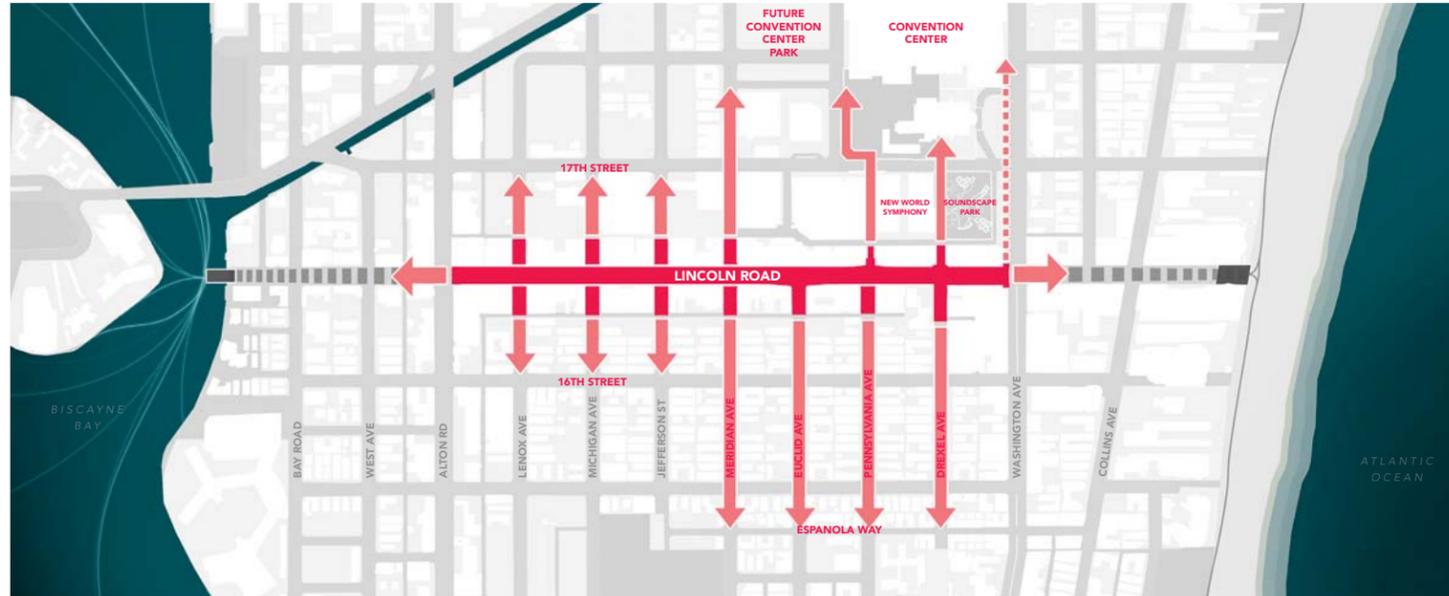


DISTRICT STRATEGIES

STREETS ADJACENT TO LINCOLN ROAD TODAY



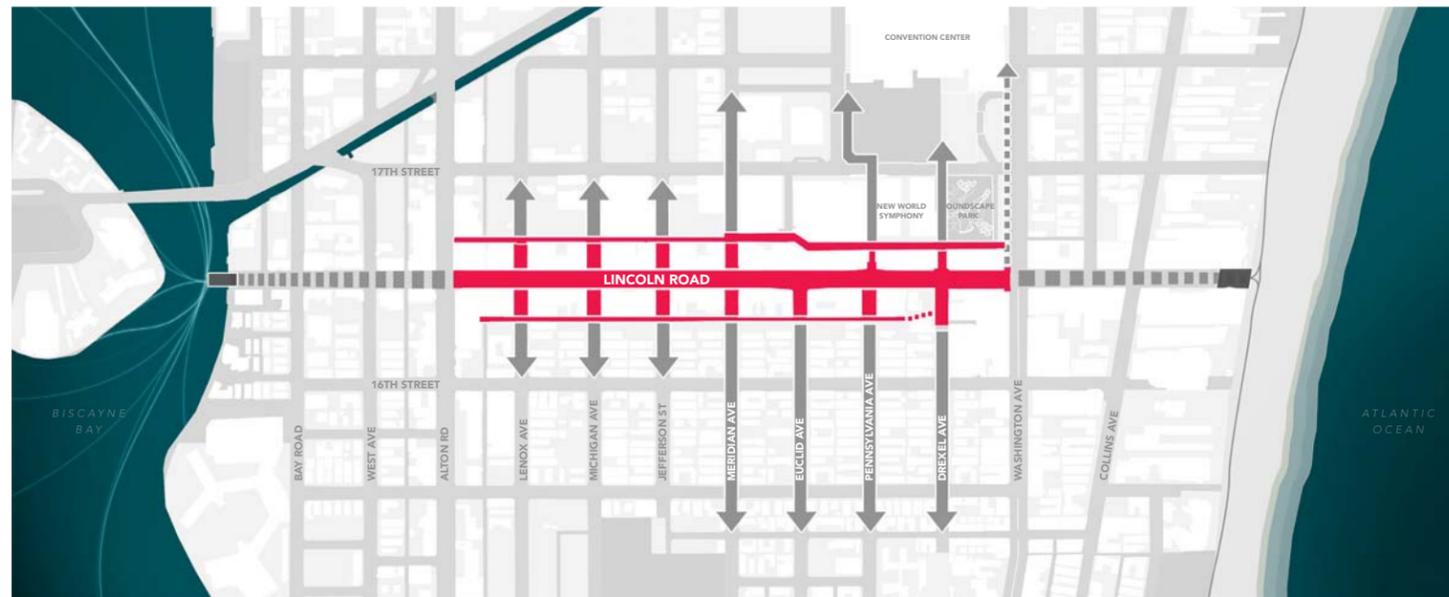
FOUR STRATEGIES TOWARDS AN INTEGRATED DISTRICT



- 1 INTEGRATE ACCESS STREETS**
- Extend the Lincoln Road experience to the access streets by:
 - » Widening sidewalks and enhancing streetscapes
 - » Establishing temporary hours for selective street pedestrianization



- 2 CREATE A CONNECTED BIKE NETWORK & LOOP**
- » Tightly integrate the Lincoln Road District in the developing bike network of Miami Beach
 - » Activate Lincoln lanes with a bike loop reinforced by reorganized bike parking at edges of Lincoln Rd.



- 3 URBANIZE LINCOLN LANES**
- » Consolidate back of house services
 - » Establish delivery hours during late night / early morning
 - » Enhance streetscapes and encourage building frontages along Lincoln Lanes



- 4 LEVERAGE UNDER-UTILIZED LOTS**
- » Encourage infill development to create urban frontages along Lincoln Lanes

PHYSICAL IMPROVEMENTS:

- **INSTALL BIKE LANES**
- **WIDEN SIDEWALKS & INTRODUCE DISTINCTIVE PAVING**
- **PLANT STREET TREES**
- **CARVE OUT SPACE FOR NEW SIDEWALK CAFES**

OPERATIONAL IMPROVEMENTS:

- **ELIMINATE DUMPSTERS BY COLLECTING TRASH DAILY**
- **IMPLEMENT OFF-PEAK DELIVERY SCHEDULE**
- **ENCOURAGE NEW DEVELOPMENT**
- **LEVERAGE NEW DEVELOPMENT TO HOST DISTRICT UTILITIES**

SEATTLE'S CLEAN ALLEYWAY PROGRAM

MANDATED SMALLER TRASH RECEPTACLES
INCREASED TRASH COLLECTION FREQUENCY
RESTRICTED DELIVERY AND TRASH COLLECTION SCHEDULE



NORD ALLEY, SEATTLE BEFORE

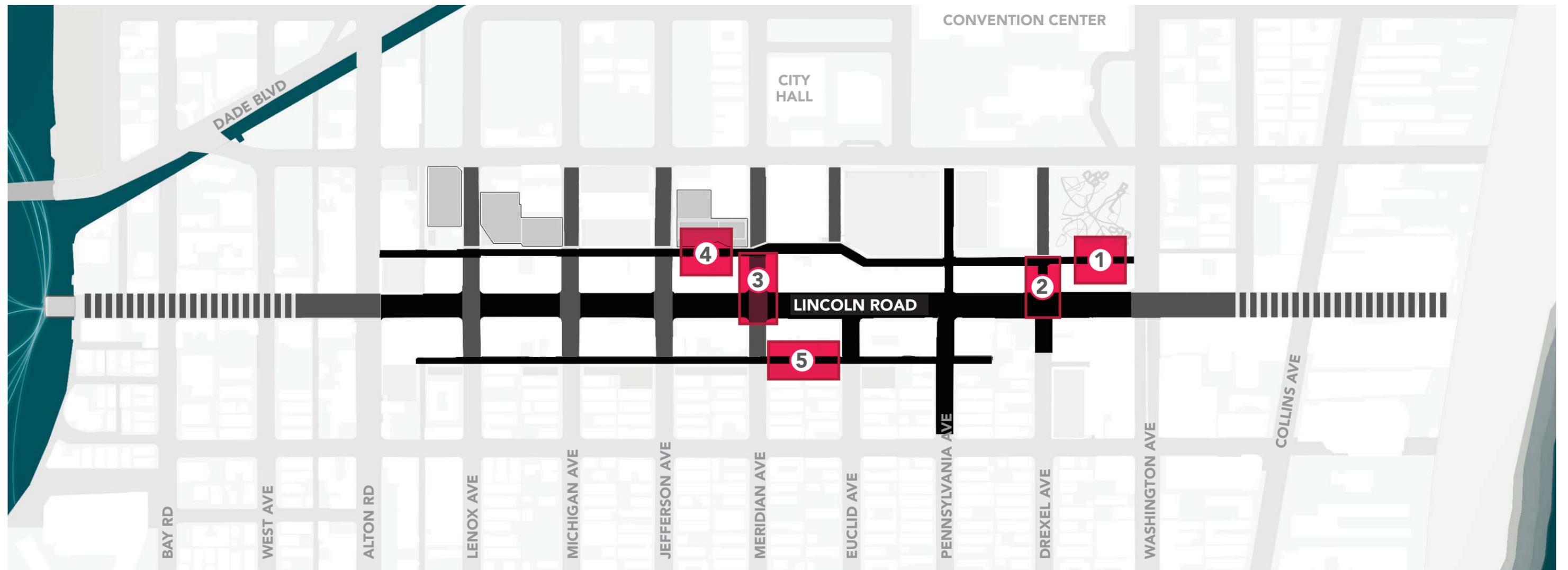


NORD ALLEY, SEATTLE AFTER

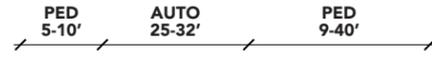
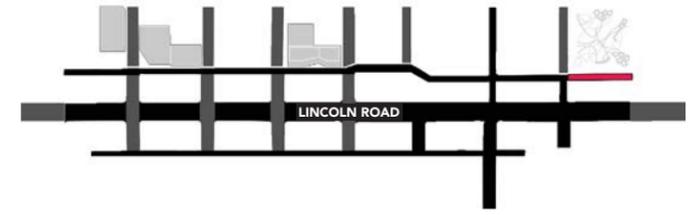
PILOT PROJECTS

CATALYSTS FOR A TRANSFORMED DISTRICT

- ① **THE PARK-FRONT STREET:** Lincoln Lane North between Washington and Euclid
- ② **THE PEDESTRIAN STREET:** Drexel Avenue between Lincoln Lane N. & Lincoln Lane S.
- ③ **THE SHARED ARTERIAL:** Meridian Avenue North of Lincoln Road
- ④ **THE SHARED LANE:** Lincoln Lane North between Meridian and Jefferson
- ⑤ **THE GARDEN ALLEYWAY:** Lincoln Lane South between Euclid and Meridian

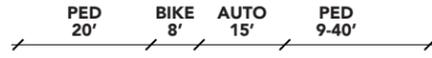
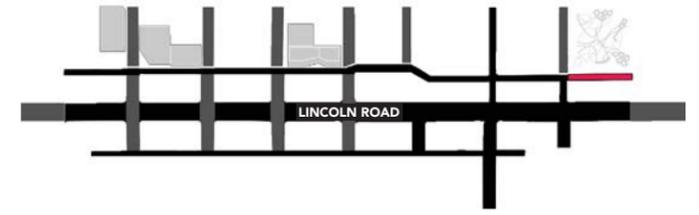


1 THE PARK-FRONT STREET
LINCOLN LANE NORTH BETWEEN WASHINGTON AND DREXEL



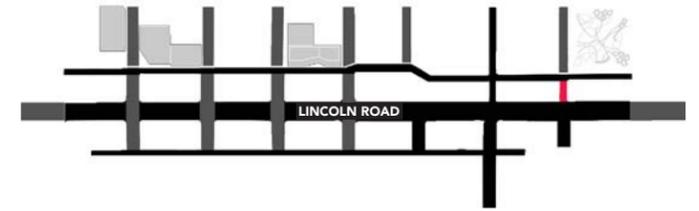
EXISTING PLAN: LINCOLN LANE NORTH BETWEEN WASHINGTON AND DREXEL

1 THE PARK-FRONT STREET
LINCOLN LANE NORTH BETWEEN WASHINGTON AND DREXEL



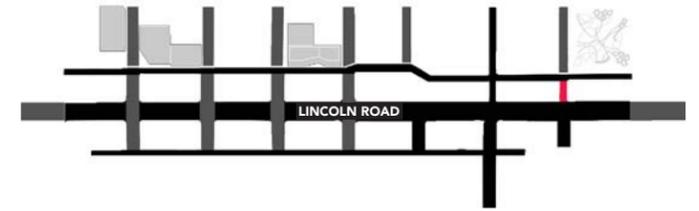
PROPOSED PLAN: LINCOLN LANE NORTH BETWEEN WASHINGTON AND DREXEL

2 THE PEDESTRIAN STREET
DREXEL AVENUE NORTH OF LINCOLN ROAD



EXISTING PLAN: DREXEL AVENUE NORTH OF LINCOLN ROAD

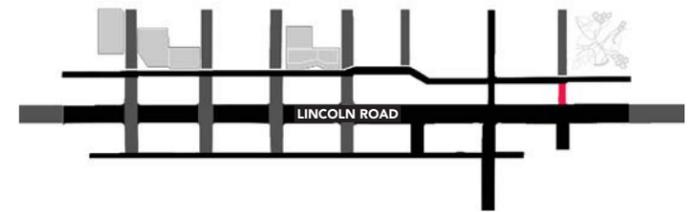
2 THE PEDESTRIAN STREET
DREXEL AVENUE NORTH OF LINCOLN ROAD



PROPOSED PLAN: DREXEL AVENUE NORTH OF LINCOLN ROAD

* Note: Plans for pedestrianization have been reviewed by the City for conceptual traffic and EVA access feasibility only. Further development and coordination and approval will be necessary on the next stage of design.

2 THE PEDESTRIAN STREET
 DREXEL AVENUE BETWEEN LINCOLN LANES NORTH AND SOUTH



**EXISTING
 PARKING GARAGE**

**CONTINUOUS
 STREET TREES**

CAR TURN-AROUND

**REMOVABLE
 BOLLARDS**

**NEW DEVELOPMENT
 (IN PLANNING BY OTHERS)**

FLOWERING TREE ALLEÉ

**REMOVABLE
 BOLLARDS**

**TABLETOP
 INTERSECTION**

* Note: Plans for pedestrianization have been reviewed by the City for conceptual traffic and EVA access feasibility only. Further development and coordination and approval will be necessary on the next stage of design.

3 THE SHARED ARTERIAL
MERIDIAN AVENUE NORTH OF LINCOLN ROAD



PED 7'
AUTO 56'
PED 7'



EXISTING PLAN: MERIDIAN AVENUE

3 THE SHARED ARTERIAL MERIDIAN AVENUE NORTH OF LINCOLN ROAD

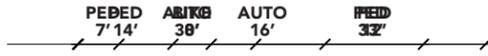


PED 17' BIKE 8' AUTO 20' BIKE 8' PED 17'



PROPOSED PLAN: MERIDIAN AVENUE

4 THE SHARED LANE
LINCOLN LANE NORTH BETWEEN MERIDIAN AND JEFFERSON



EXISTING PLAN: LINCOLN LANE NORTH

4 THE SHARED LANE
LINCOLN LANE NORTH BETWEEN MERIDIAN AND JEFFERSON



PED 14'
BIKE 8'
AUTO 16'
PED 12'



PROPOSED PLAN: LINCOLN LANE NORTH

5 THE GARDEN ALLEYWAY
LINCOLN LANE SOUTH BETWEEN EUCLID AND MERIDIAN

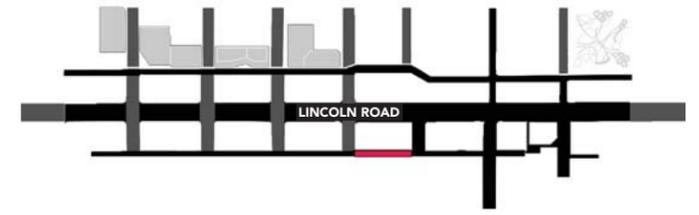


PARK 53'
PED 3'
AUTO 25'
PED 3'



EXISTING PLAN: LINCOLN LANE SOUTH

5 THE GARDEN ALLEYWAY
 LINCOLN LANE SOUTH BETWEEN EUCLID AND MERIDIAN



PARK 53'
 PED 4' AUTO 10' BIKE 8' PED 9'



PROPOSED PLAN: LINCOLN LANE SOUTH

JAMES CORNER FIELD OPERATIONS WITH CHEN MOORE & ASSOCIATES
 LINCOLN ROAD DISTRICT MASTER PLAN, CITY OF MIAMI BEACH



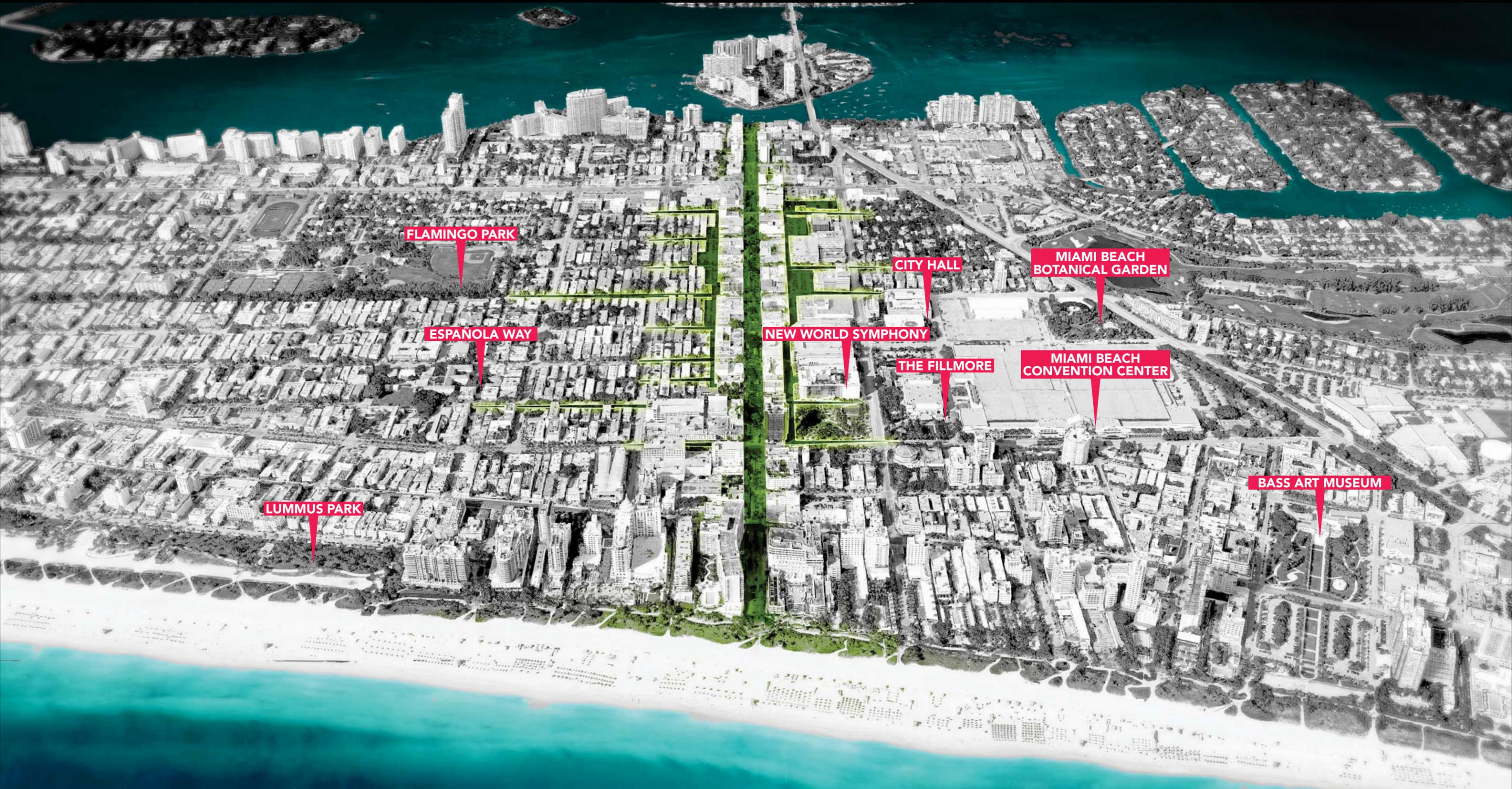


JAMES CORNER FIELD OPERATIONS WITH CHEN MOORE & ASSOCIATES
LINCOLN ROAD DISTRICT MASTER PLAN, CITY OF MIAMI BEACH

THE LINCOLN ROAD DISTRICT | EXISTING



THE LINCOLN ROAD DISTRICT | PROPOSED



FLAMINGO PARK

ESPAÑOLA WAY

LUMMUS PARK

NEW WORLD SYMPHONY

CITY HALL

THE FILLMORE

MIAMI BEACH BOTANICAL GARDEN

MIAMI BEACH CONVENTION CENTER

BASS ART MUSEUM

DESIGN ELEMENTS

MORRIS LAPIDUS MASTER PLAN | BLOCK COMPONENTS

ANALYSIS BASED ON EXISTING 900 BLOCK ELEMENTS

1 ARCHITECTURAL ELEMENTS

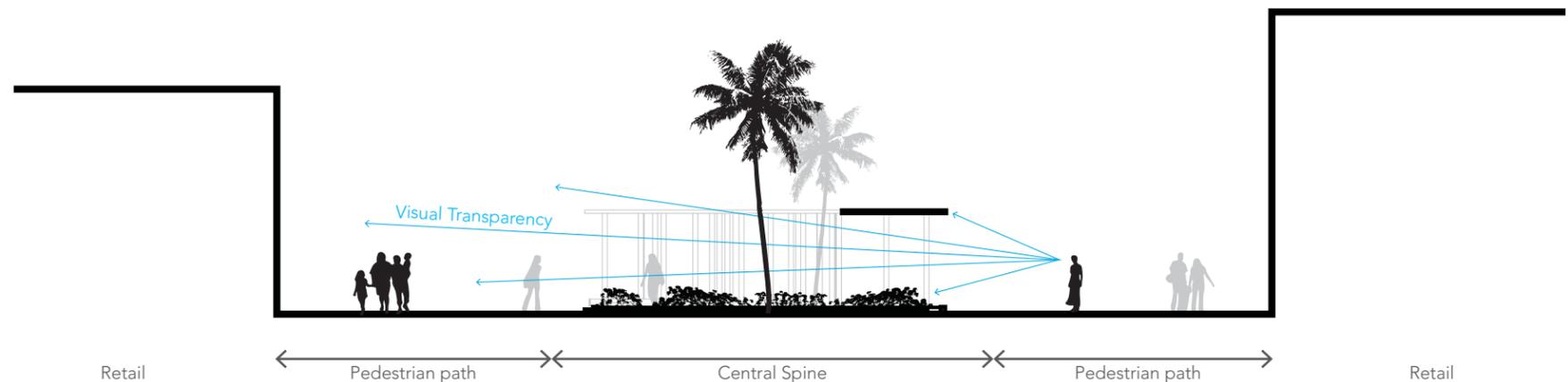
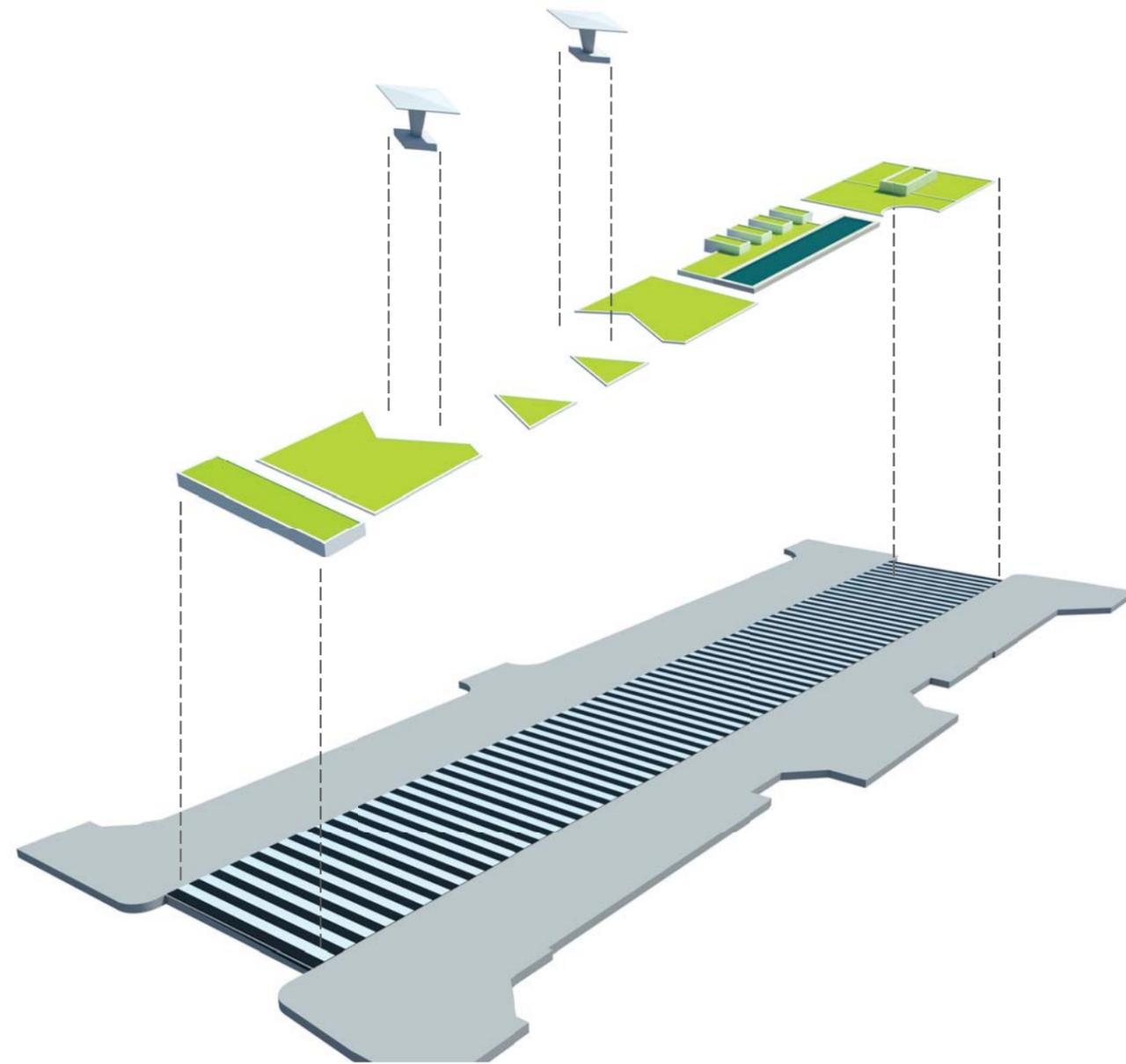
A WATER FEATURE
A SERIES OF GEOMETRIC RAISED PLANTERS WITH ARCHITECTURAL FOLLIES

2 CENTRAL SPINE

EACH BLOCK IS DEFINED BY A CENTRAL SPINE, DEMARCATED BY THE 'PIANO KEY' PAVING.

3 VEGETATION (ORIGINAL)

ORIGINAL VEGETATION SCHEME WAS COMPOSED OF LOW UNDERSTORY AND HIGH CANOPIES ALLOWING FOR CLEAR NORTH/SOUTH VIEWS ACROSS THE ROAD



MORRIS LAPIDUS MASTER PLAN | ARCHITECTURAL FOLLIES



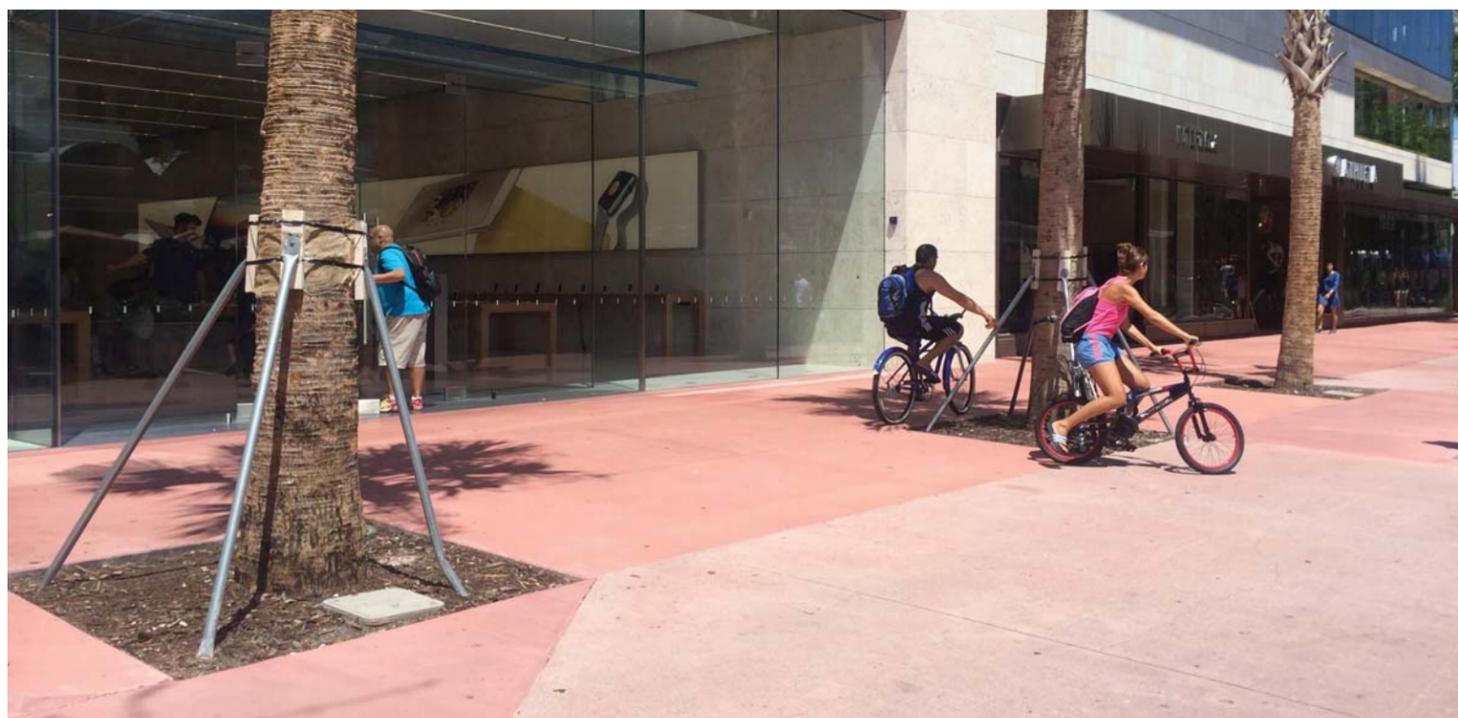
LINCOLN ROAD IN HISTORY



LINCOLN ROAD TODAY | AD-HOC ACCUMULATION



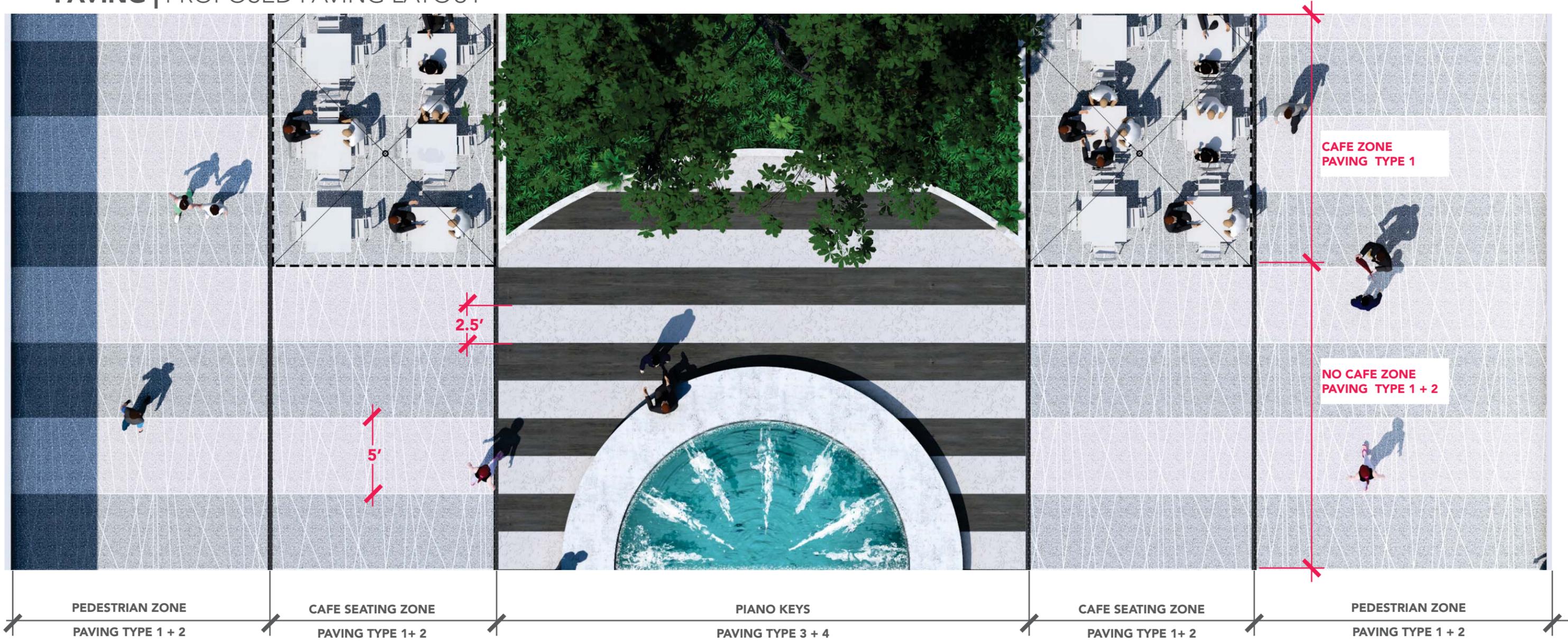
LINCOLN ROAD TODAY | PAVING



PAVING | EXISTING CONDITIONS



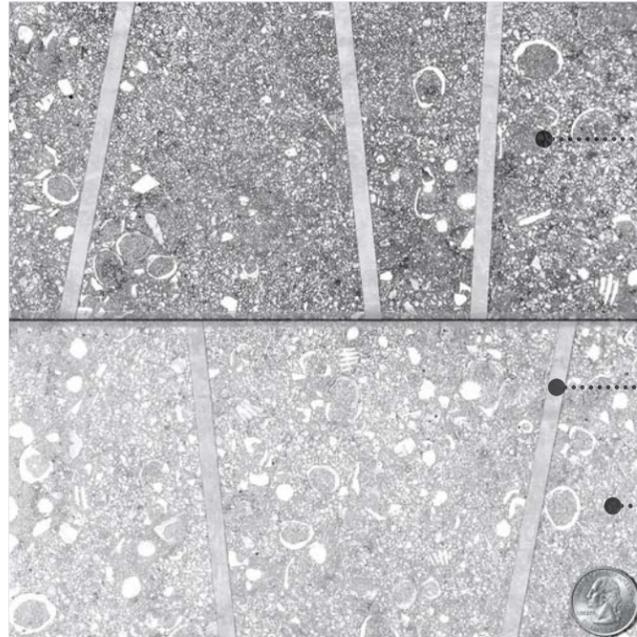
PAVING | PROPOSED PAVING LAYOUT



PAVING | MATERIAL PALETTE

1 15-FOOT MINIMUM PEDESTRIAN ZONE

CAST-IN-PLACE TINTED CONCRETE WITH EXPOSED SEASHELL AGGREGATE AND GEOMETRIC STAMPS



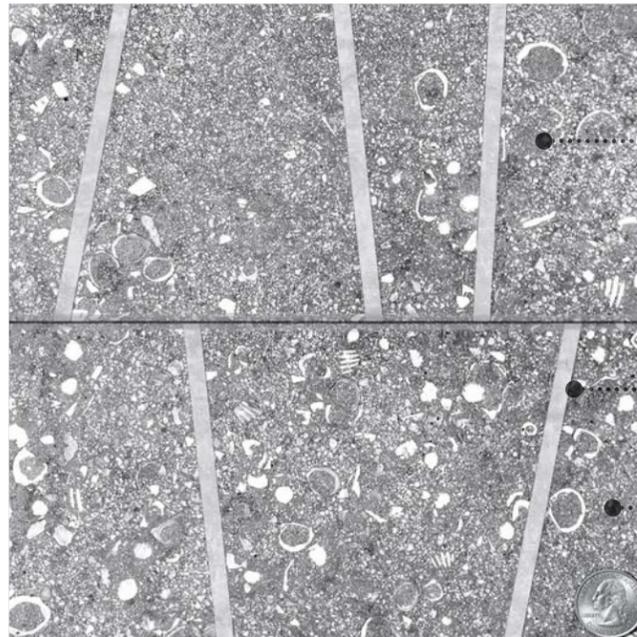
PAVING TYPE 1
GREY TINT #1 WITH EXPOSED
SEASHELL AGGREGATE

GEOMETRIC STAMPS

PAVING TYPE 2
GREY TINT #2 WITH EXPOSED
SEASHELL AGGREGATE

2 15-FOOT CAFE ZONE

CAST-IN-PLACE TINTED CONCRETE WITH EXPOSED SEASHELL AGGREGATE AND GEOMETRIC STAMPS



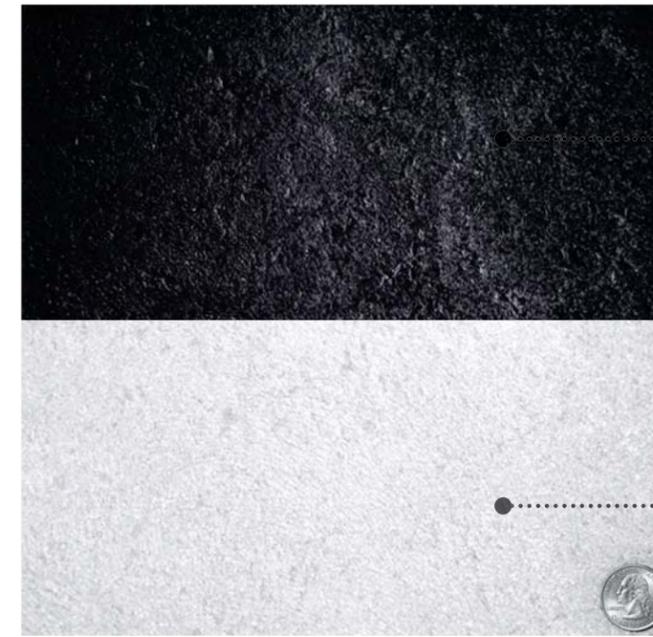
PAVING TYPE 1
GREY TINT #1 WITH EXPOSED
SEASHELL AGGREGATE

GEOMETRIC STAMPS

PAVING TYPE 1
GREY TINT #1 WITH EXPOSED
SEASHELL AGGREGATE

3 'PIANO KEYS' ZONE

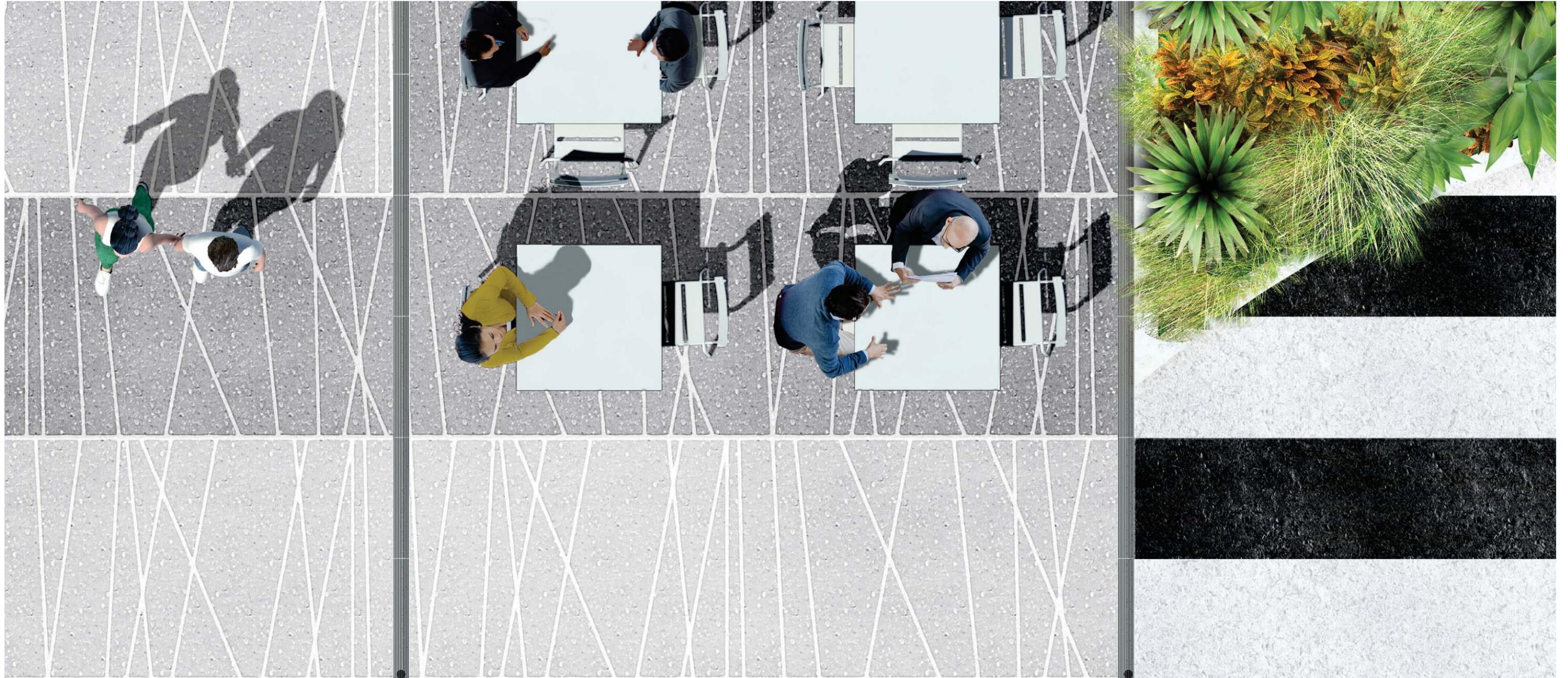
CAST-IN-PLACE TINTED CONCRETE WITH EXPOSED AGGREGATE



PAVING TYPE 3
BLACK TINTED CIP WITH
MATCHING BLACK AGGREGATE

PAVING TYPE 4
WHITE TINTED CIP WITH
MATCHING WHITE AGGREGATE

PAVING | DRAINAGE



'WHEELS & HEELS' SS METAL GRATING



4" WIDE

ADA COMPLIANT 1/8" SPACING

JAMES CORNER FIELD OPERATIONS WITH CHEN MOORE & ASSOCIATES
LINCOLN ROAD DISTRICT MASTER PLAN, CITY OF MIAMI BEACH

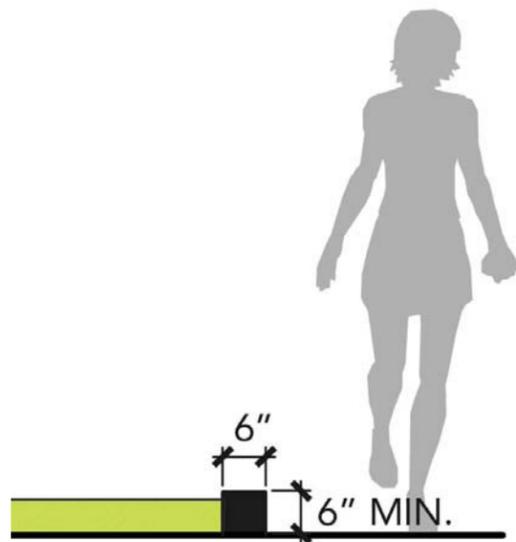
LINCOLN ROAD TODAY | PLANTER WALLS AND PLANTING



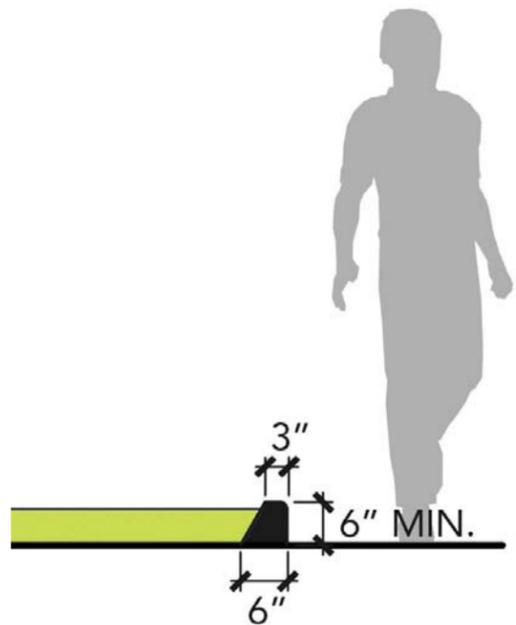
MORRIS LAPIDUS PLAN | PLANTER WALLS AND SEAT WALLS



PLANTER WALLS AND SEAT-WALLS | PLANTER EDGES



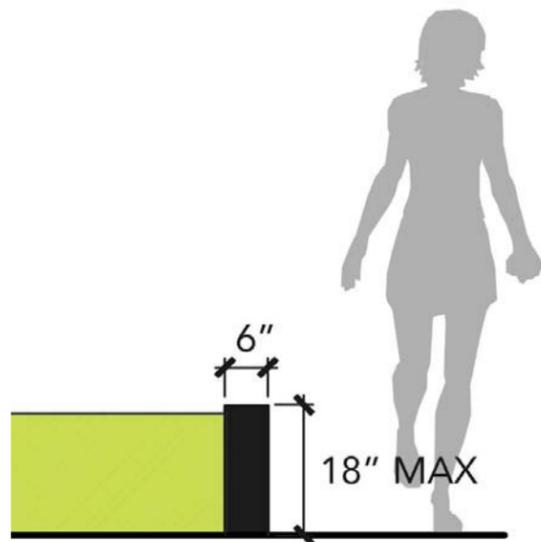
EXISTING PLANTER EDGES



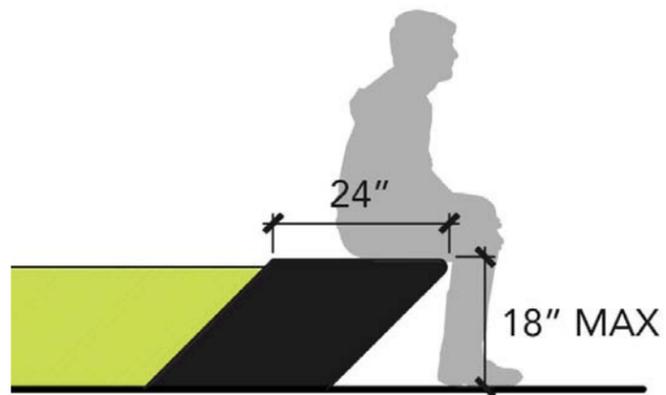
PROPOSED PLANTER EDGES



PLANTER WALLS AND SEAT-WALLS | SEATWALLS WITHOUT BACKS



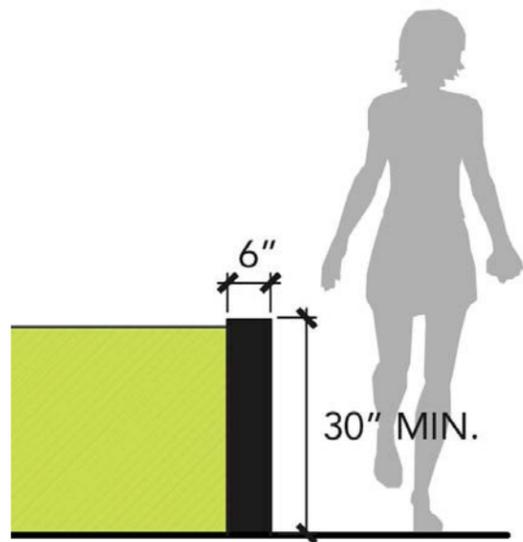
EXISTING PLANTER EDGES



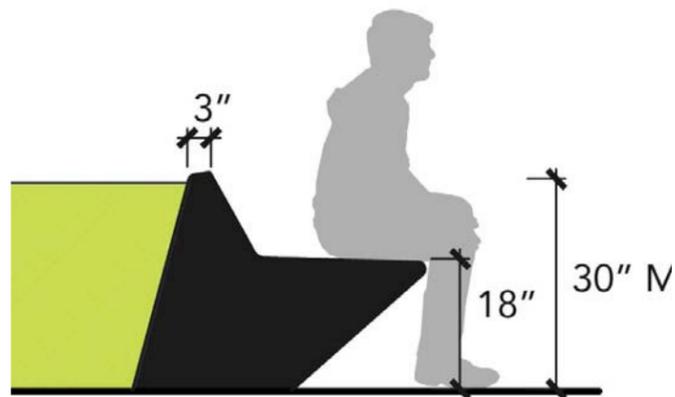
PROPOSED SEATWALLS



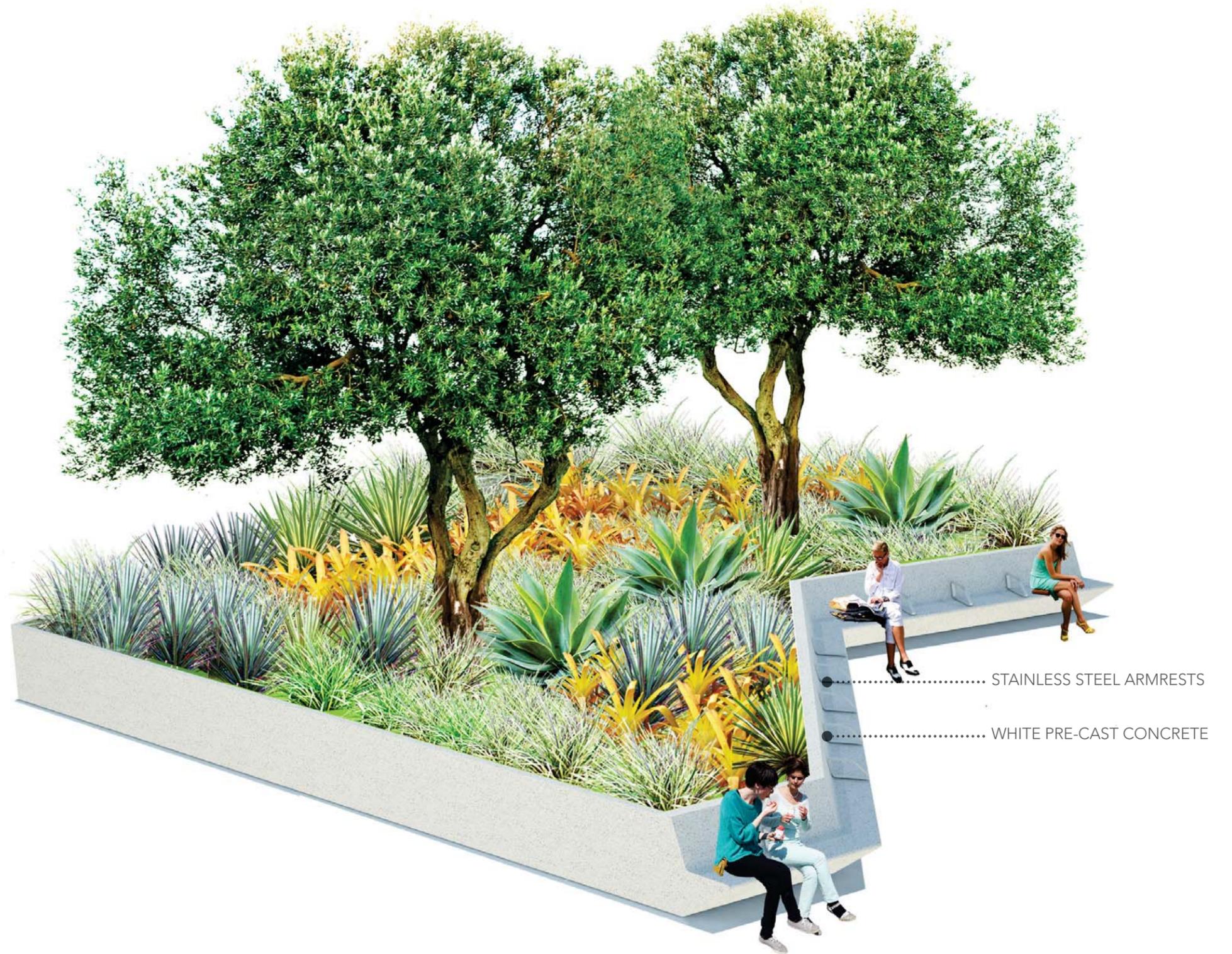
PLANTER WALLS AND SEAT-WALLS | SEATWALLS WITH BACKS



EXISTING PLANTER EDGES



PROPOSED SEATWALLS

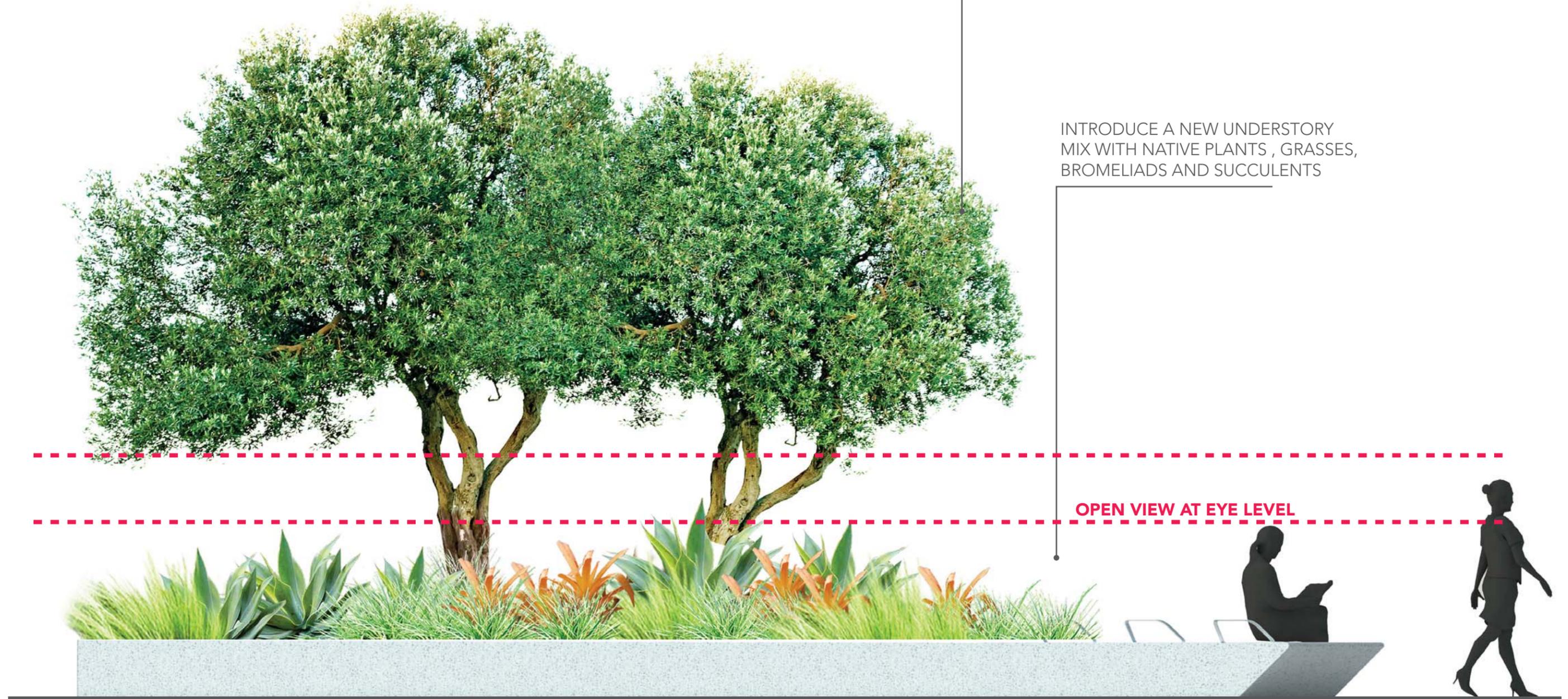


PLANTING | CONCEPT

INCORPORATE EXISTING
MATURE AND HEALTHY TREES

INTRODUCE A NEW UNDERSTORY
MIX WITH NATIVE PLANTS, GRASSES,
BROMELIADS AND SUCCULENTS

OPEN VIEW AT EYE LEVEL



ELEVATION

LINCOLN ROAD TODAY | UNEVEN LIGHTING

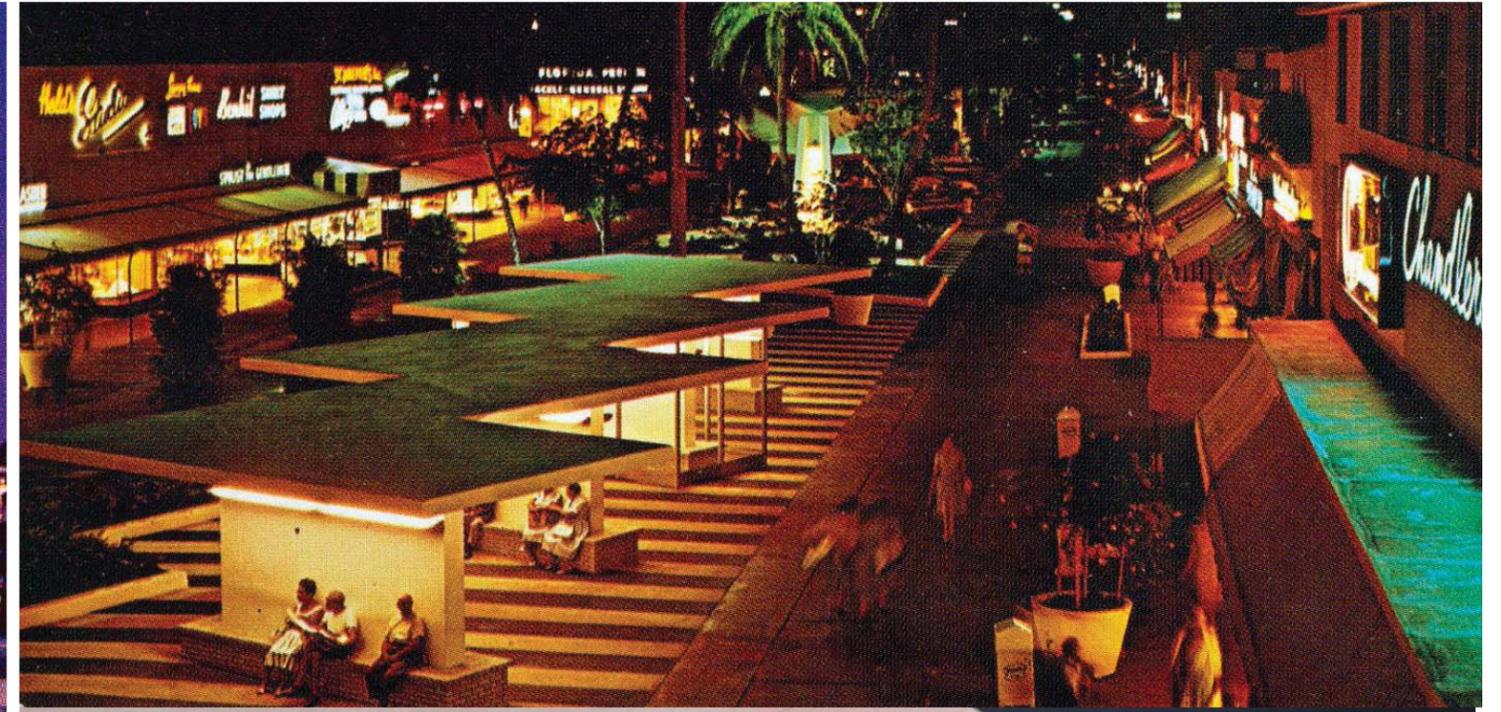


MORRIS LAPIDUS MASTER PLAN

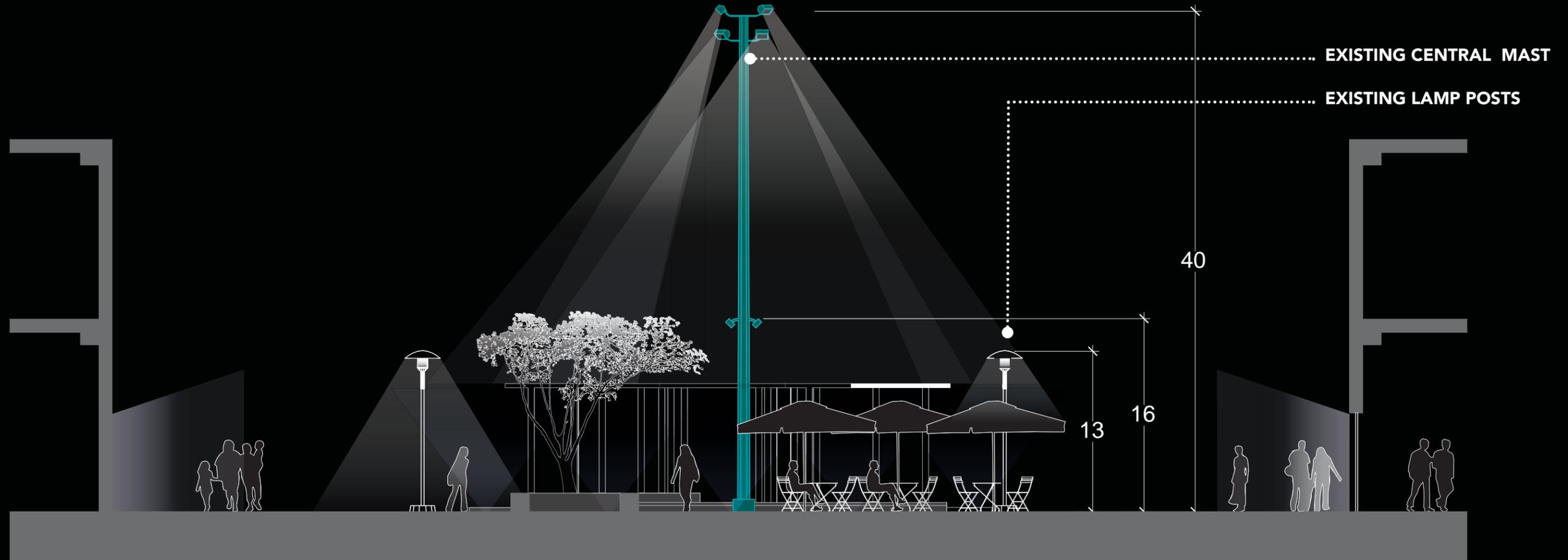
BRIGHTLY LIGHT CENTRAL SPINE

DISTINCTIVE LIGHT MASTS

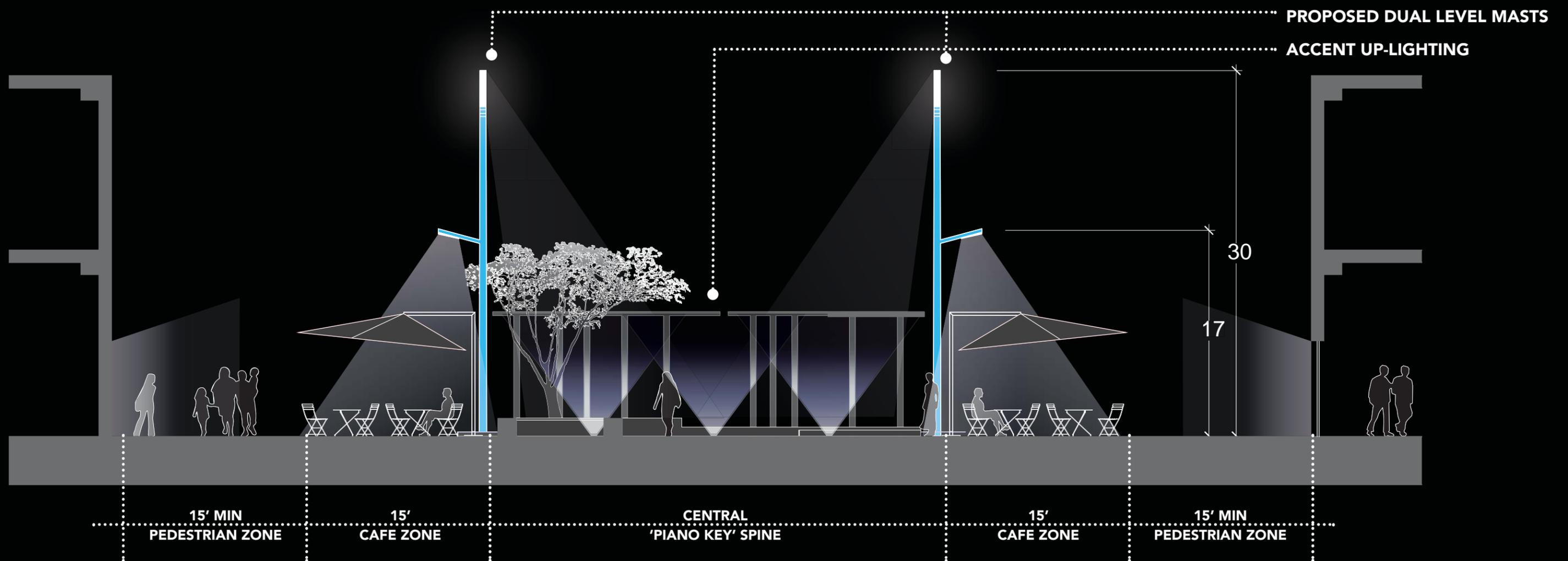
STOREFRONT LIGHTING



LIGHTING | EXISTING CONDITIONS



LIGHTING | PROPOSED



LINCOLN ROAD TODAY | STREETSCAPE ELEMENTS

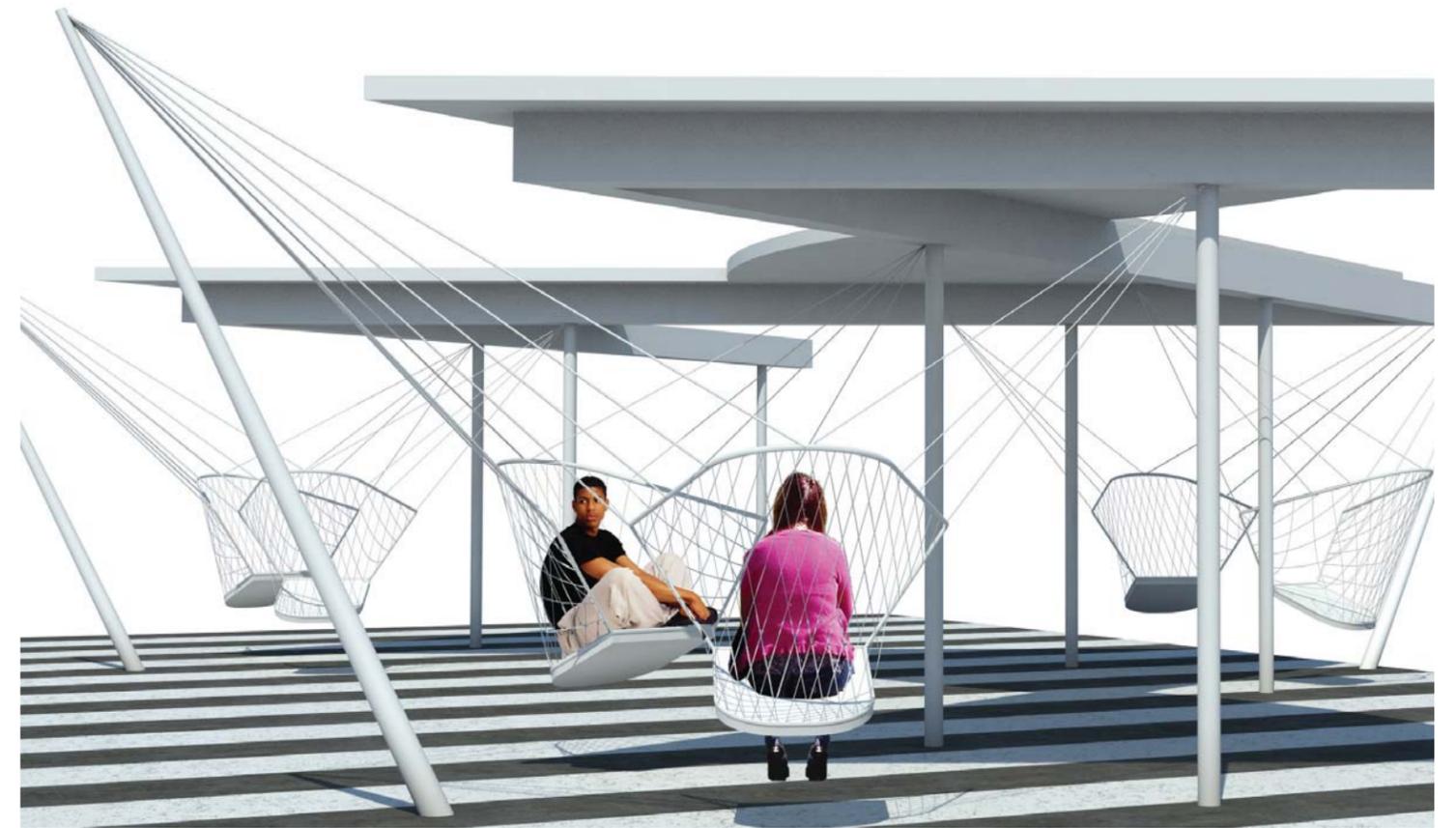


STREETSCAPE ELEMENTS | SOCIAL SEATING

1 FREE STANDING FIXED FURNITURE



2 FOLLY SPECIFIC TEMPORARY ARTIST INSTALLATIONS



Netscape by Konstantin Grcic

STREETSCAPE ELEMENTS | WASTE AND RECYCLING BIN AND BICYCLE PARKING

1 WASTE AND RECYCLING BINS



PREFERRED

Distributor : OMOS

Name: s45 recycling bin, 2 compartment

Materials: Available in Hot dipped galvanized steel and aluminium with powder coated finish

Dimensions: Height 1102mm, width 800mm, depth 390mm.
Capacity 100L each
Weight 79Kg.

2 BICYCLE PARKING- TYPICAL



PREFERRED

Distributor : Landscape Forms

Name: Flo

Materials: Stainless Steel

Dimensions: 1.5" x 25" x 27"

Mounting: Surface mounted

3 BICYCLE PARKING- POTENTIAL FOR ART INSTALLATIONS

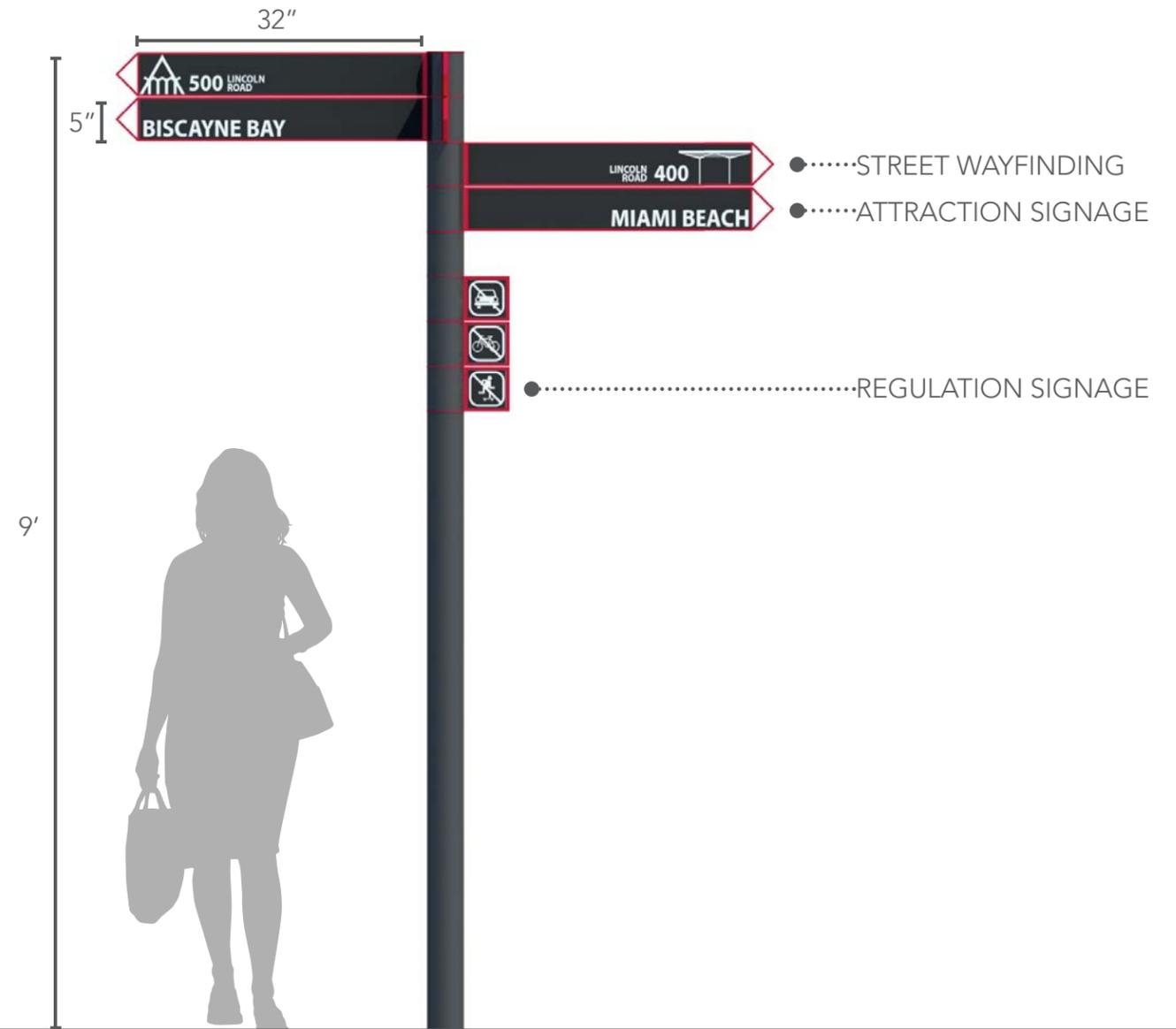
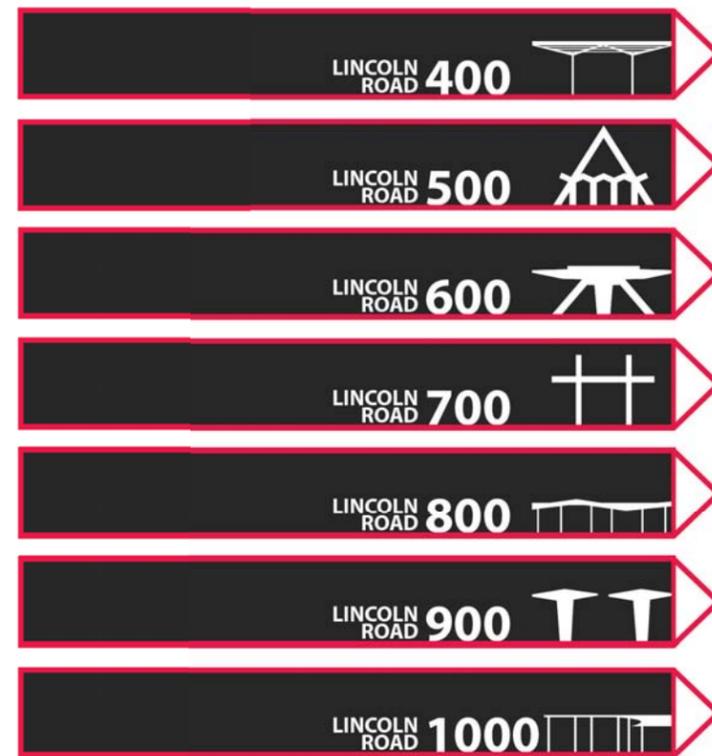


Minneapolis Art Institute



Seattle

SIGNAGE AND WAYFINDING | STREET SIGNS

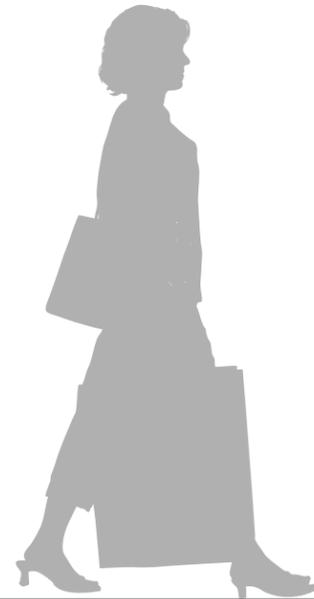


EAST / WEST ELEVATION

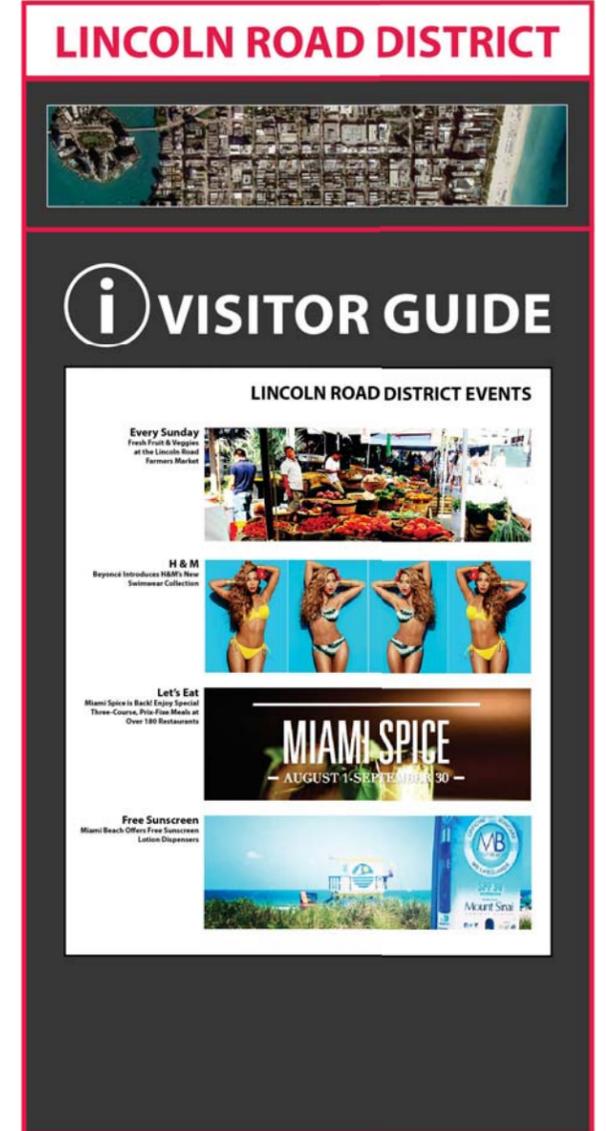
SIGNAGE AND WAYFINDING | DIRECTORY AND VISITOR CENTER



PROPOSED INTERACTIVE DIRECTORY



DIRECTORY ELEVATION



INFORMATION PANEL ELEVATION

LINCOLN ROAD TODAY | UNCLEAR CAFE ORGANIZATION AND ACCUMULATION OF INFRASTRUCTURE

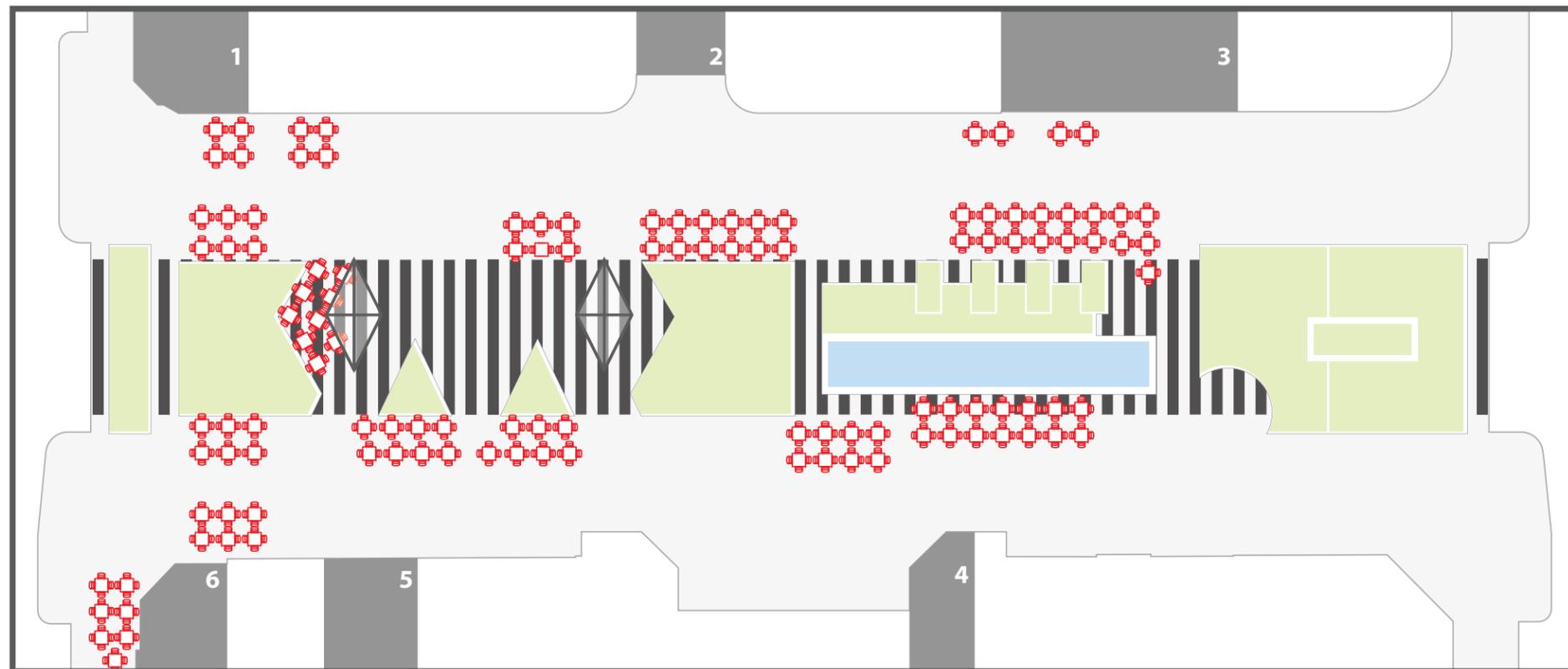


CAFE ORGANIZATION GOALS:

- **ACCOMMODATE ALL EXISTING CAFE SETTINGS**
- **ESTABLISH ZONES FOR FUTURE CAFE SETTINGS**
- **RELOCATE CAFE SEATING AWAY FROM STOREFRONTS TO INCREASE WINDOW VISIBILITY**
- **SHOWCASE LAPIDUS FOLLIES BY REMOVING SEATING FROM UNDERNEATH**
- **ENHANCE THE SHOPPING AND DINING EXPERIENCE BY UPGRADING INFRASTRUCTURE**

CAFE ORGANIZATION | GUIDELINES

900 BLOCK TODAY

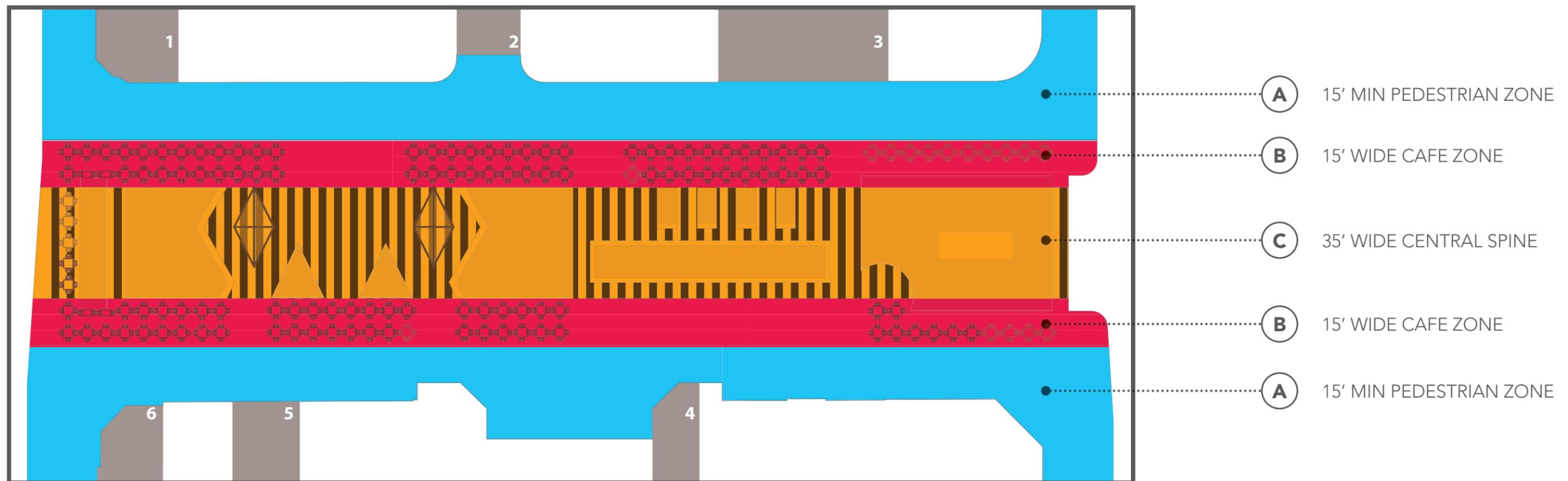


CAFE NAME		EXISTING SETTINGS	
1	HOFBRÄU BEERHALL	92	22 TABLE OF FOUR 2 TABLE OF TWO
2	THE CAFE AT BOOKS & BOOKS	70	11 TABLE OF FOUR 13 TABLE OF TWO
3	MEAT MARKET	84	18 TABLE OF FOUR 6 TABLE OF TWO
4	920 ARGENTINE GRILL	88	16 TABLE OF FOUR 12 TABLE OF TWO
5	GROOVY'S PIZZA	60	15 TABLE OF FOUR 0 TABLE OF TWO
6	FINNEGAN'S ROAD	76	19 TABLE OF FOUR 0 TABLE OF TWO
EXISTING TOTAL		470	

TYPICAL LAYOUT IS ILLUSTRATED ON THE 900 BLOCK

JAMES CORNER FIELD OPERATIONS WITH CHEN MOORE & ASSOCIATES
LINCOLN ROAD DISTRICT MASTER PLAN, CITY OF MIAMI BEACH

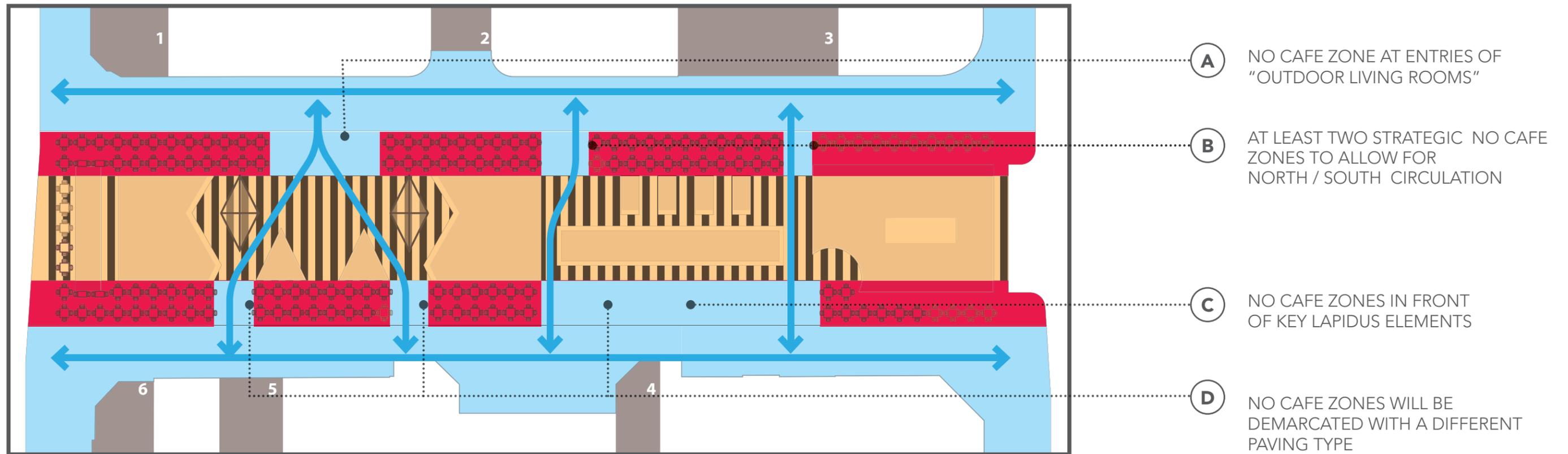
1 SPLIT ROAD INTO THREE ZONES



TYPICAL LAYOUT IS ILLUSTRATED ON THE 900 BLOCK

JAMES CORNER FIELD OPERATIONS WITH CHEN MOORE & ASSOCIATES
LINCOLN ROAD DISTRICT MASTER PLAN, CITY OF MIAMI BEACH

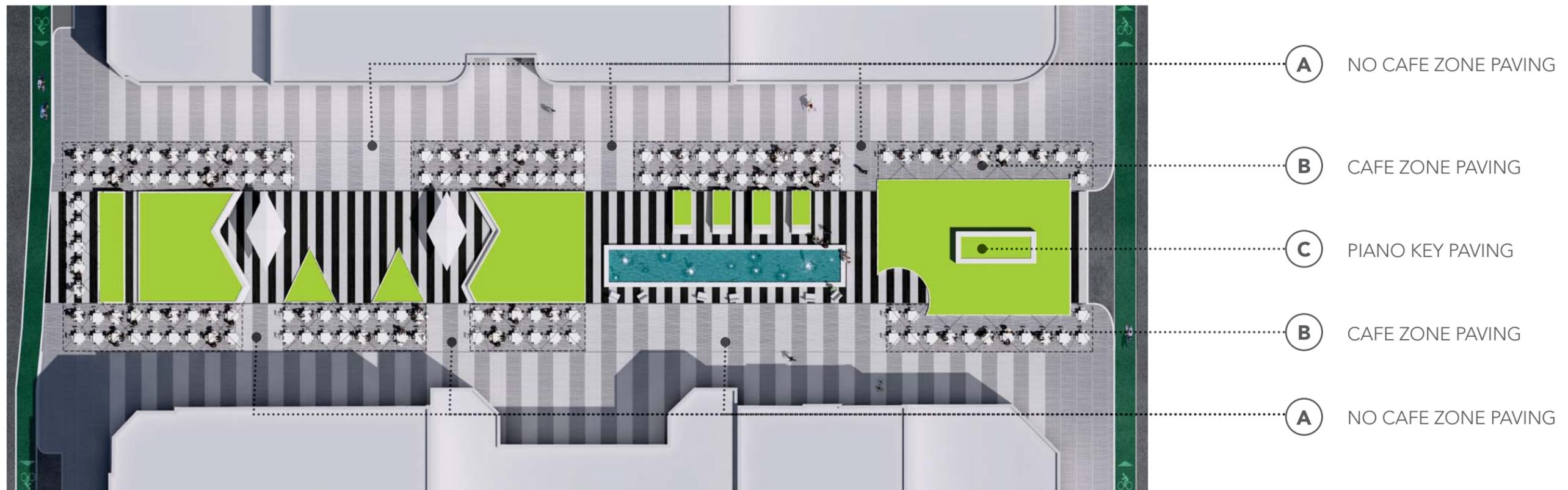
2 ESTABLISH STRATEGIC OPENINGS IN 15-FOOT CAFE ZONE:



TYPICAL LAYOUT IS ILLUSTRATED ON THE 900 BLOCK

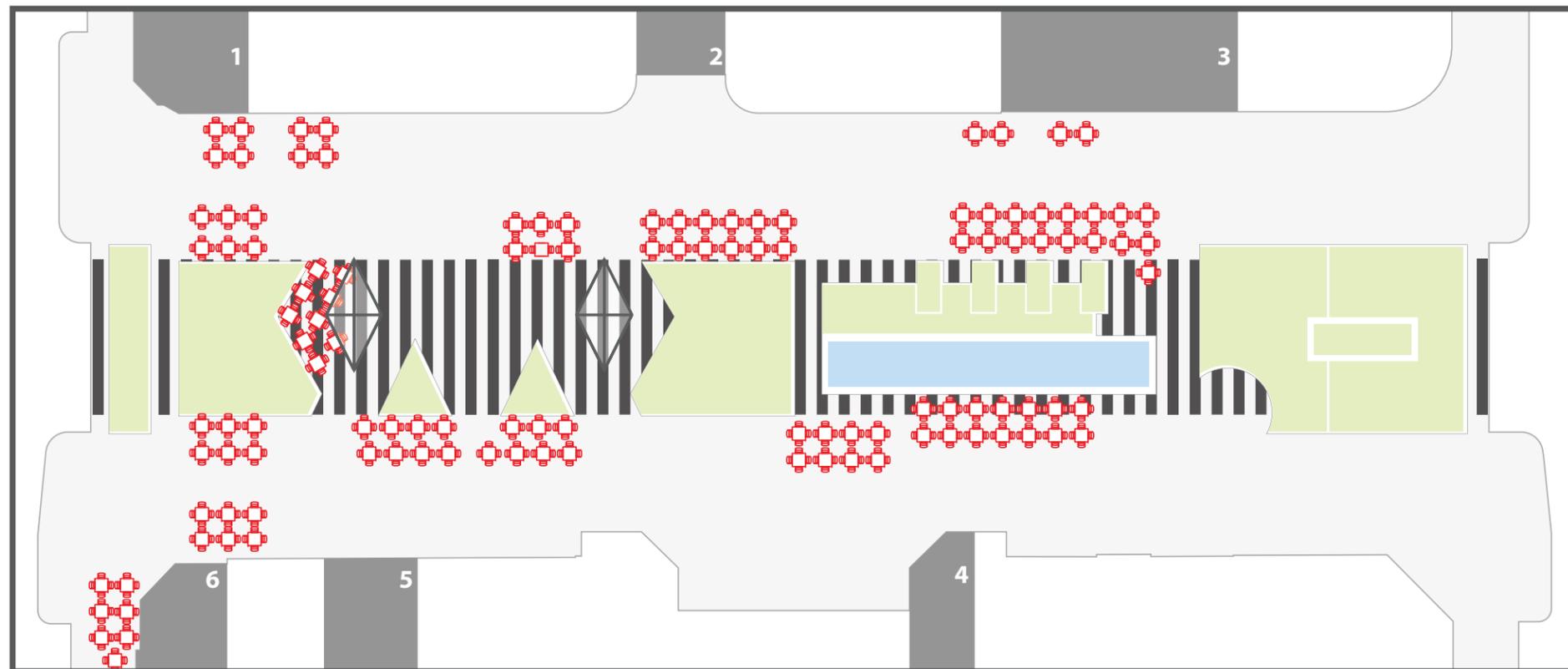
JAMES CORNER FIELD OPERATIONS WITH CHEN MOORE & ASSOCIATES
LINCOLN ROAD DISTRICT MASTER PLAN, CITY OF MIAMI BEACH

3 REINFORCE CAFE ZONES WITH THE USE OF PAVING



CAFE ORGANIZATION | GUIDELINES

900 BLOCK TODAY



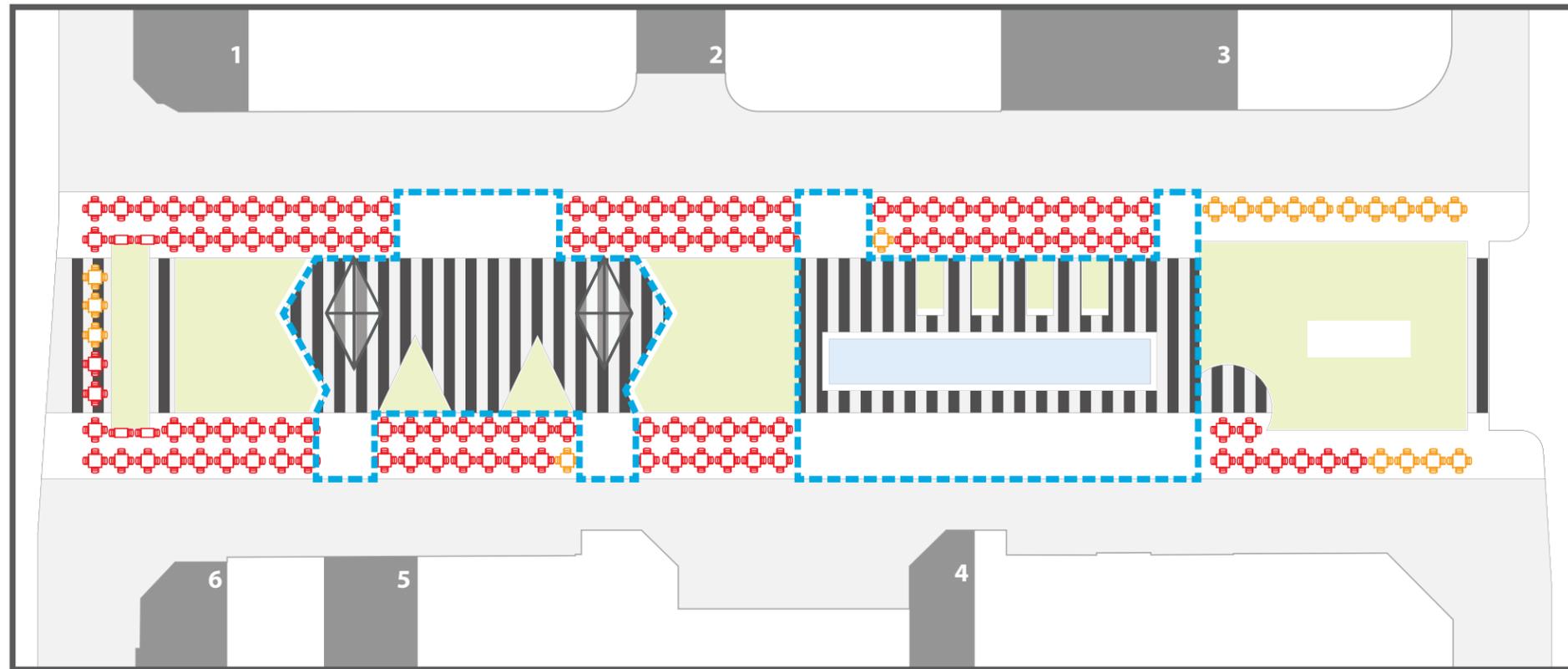
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JAMES CORNER FIELD OPERATIONS WITH CHEN MOORE & ASSOCIATES
LINCOLN ROAD DISTRICT MASTER PLAN, CITY OF MIAMI BEACH

CAFE ORGANIZATION | GUIDELINES

900 BLOCK PROPOSED



	CAFE NAME	EXISTING SETTINGS	POTENTIAL SETTINGS
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2	THE CAFE AT BOOKS & BOOKS	70 11 TABLE OF FOUR 13 TABLE OF TWO	70
3	MEAT MARKET	84 18 TABLE OF FOUR 6 TABLE OF TWO	84
4	920 ARGENTINE GRILL	88 16 TABLE OF FOUR 12 TABLE OF TWO	88
5	GROOVY'S PIZZA	60 15 TABLE OF FOUR 0 TABLE OF TWO	60
6	FINNEGAN'S ROAD	76 19 TABLE OF FOUR 0 TABLE OF TWO	76
	EXISTING TOTAL	470	470
	POTENTIAL FUTURE		72
	GRAND TOTAL		492

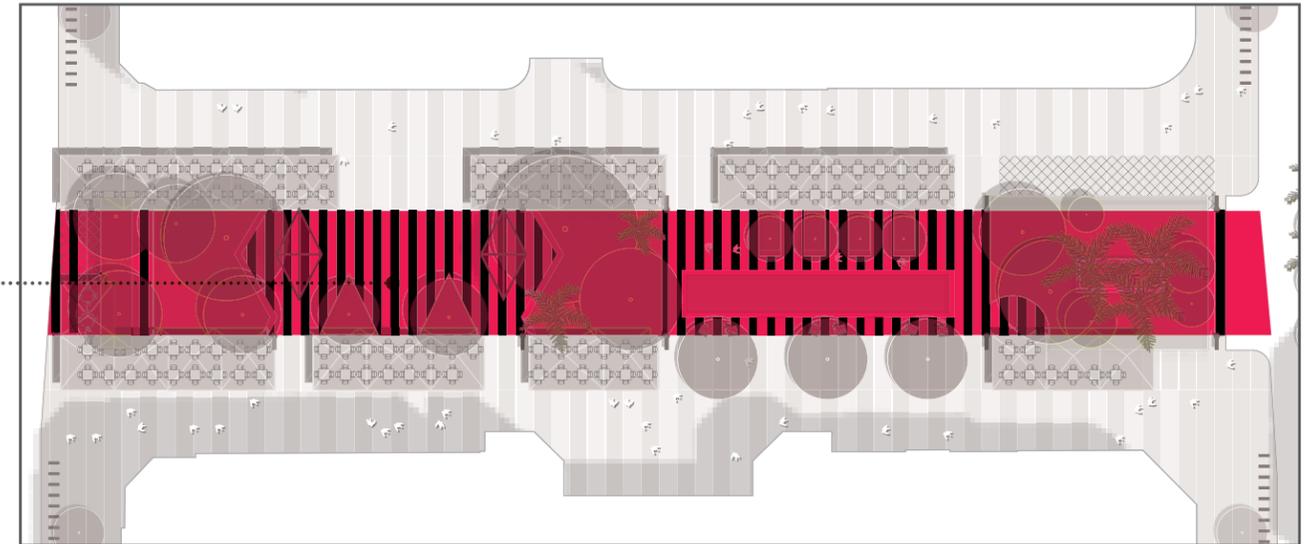
TYPICAL LAYOUT IS ILLUSTRATED ON THE 900 BLOCK

BLOCK BY BLOCK CONSTRUCTION SEQUENCING

SEQUENCING IS ILLUSTRATED ON THE 900 BLOCK

1 ZONE 1- CENTRAL SPINE

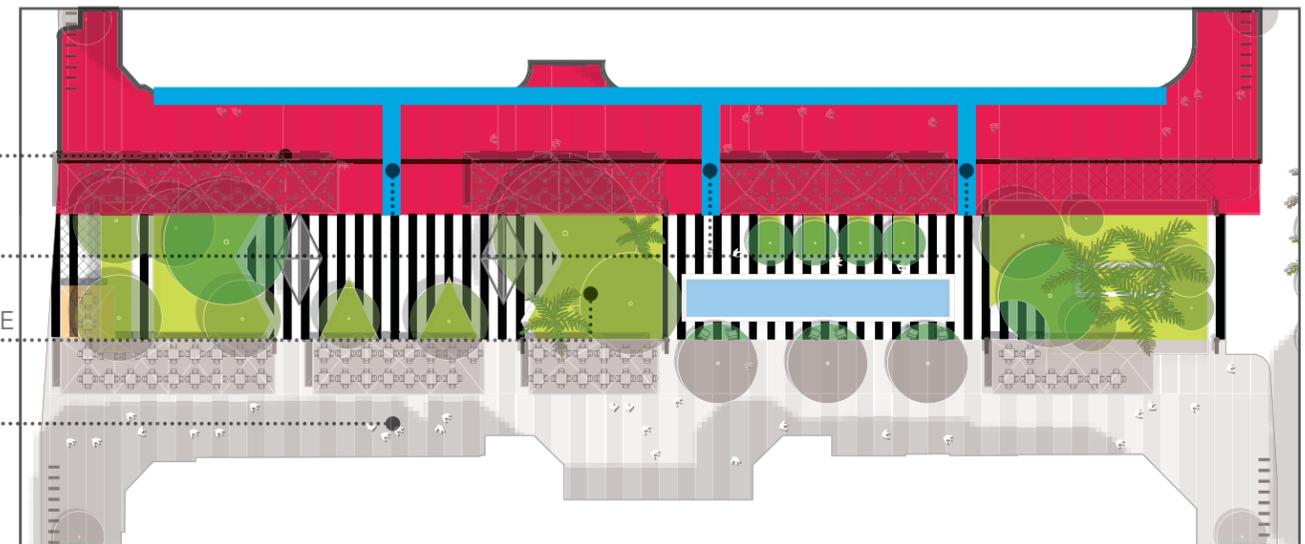
Central spine, closing it off to the public while all required improvements are completed.



35' WIDE CENTRAL SPINE CONSTRUCTION ZONE

2 ZONE 2- NORTH SIDE

In order to keep business open, several gangways are installed connecting the newly remodeled central spine to business on the north side of the road. All cafe seating currently located on this area can be temporarily placed on the central spine in order to ensure business can continue during construction.



EXTENDS OF NORTH SIDE CONSTRUCTION ZONE

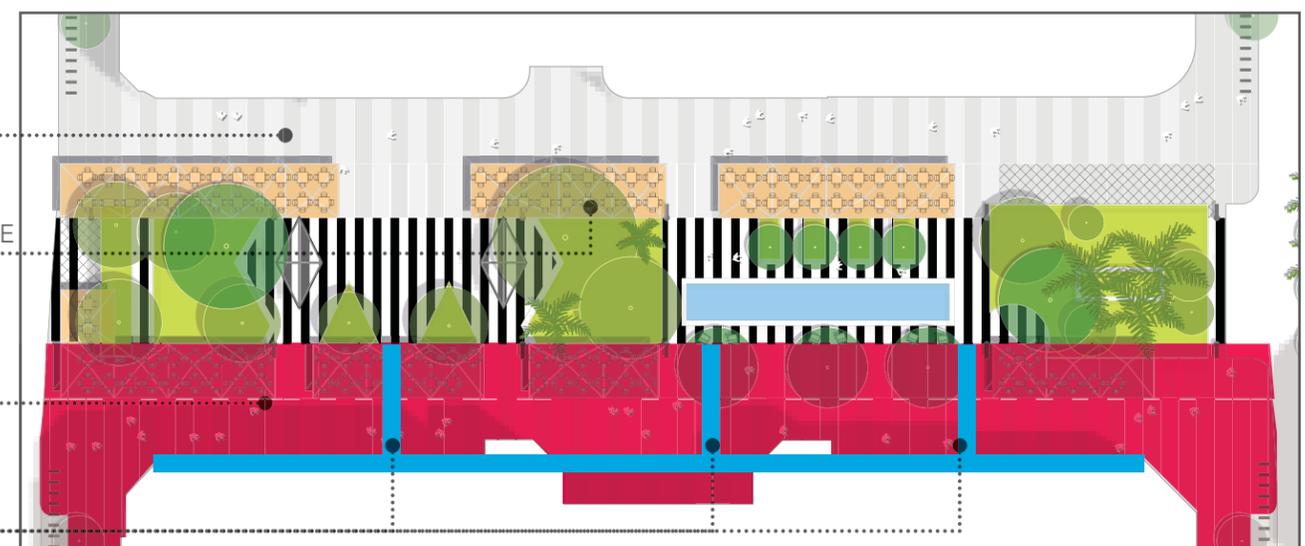
CONNECTING GANGWAYS

NEWLY REMODELED CENTRAL SPINE

EXISTING CONDITIONS ON SOUTH SIDE

3 ZONE 3- SOUTH SIDE

At this point both the north side and the central spine's improvements will be completed and open to the public. The same strategy used on the north side will be implemented here.



NEWLY REMODELED NORTH SIDE

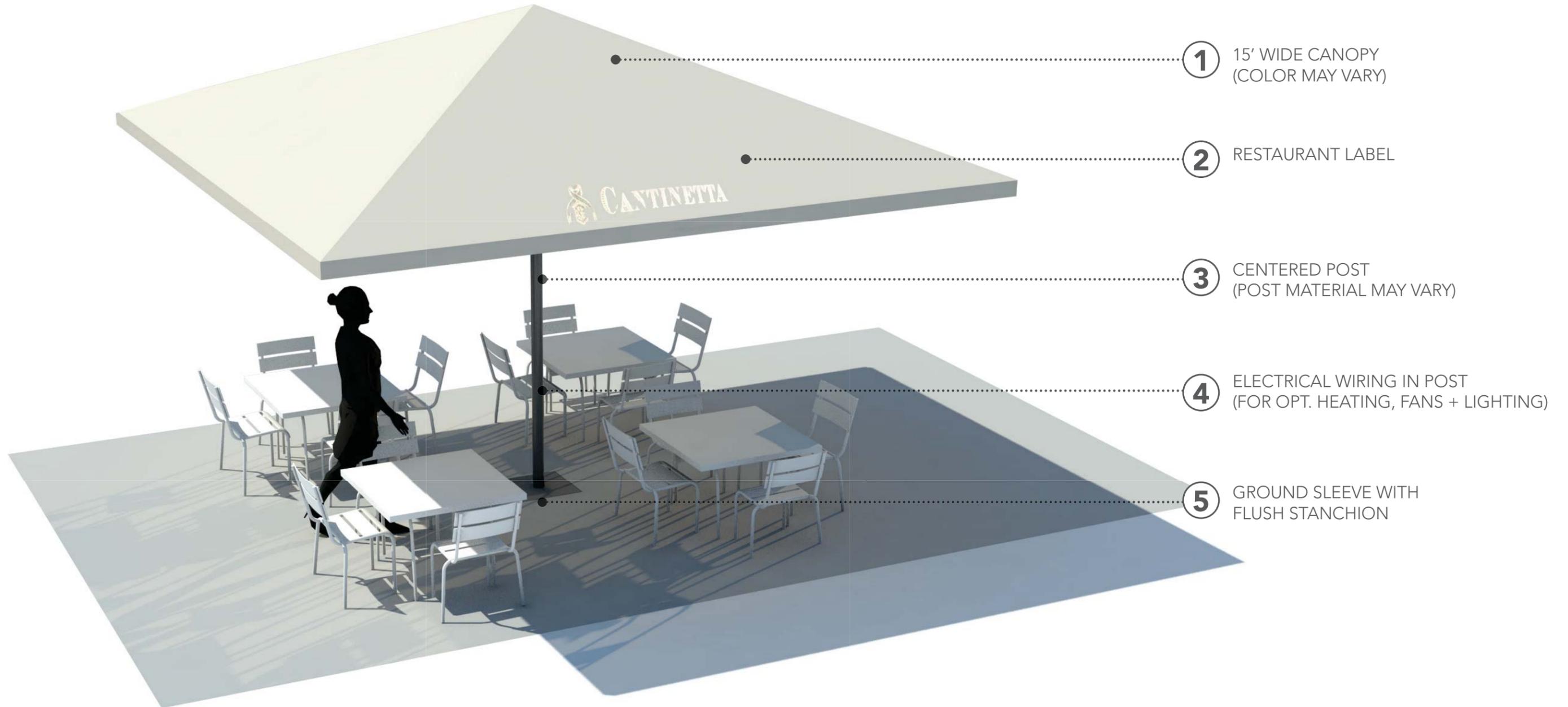
NEWLY REMODELED CENTRAL SPINE

EXTENDS OF SOUTH SIDE CONSTRUCTION ZONE

CONNECTING GANGWAYS

CAFE CANOPY GUIDELINES | TYPICAL COMPONENTS *

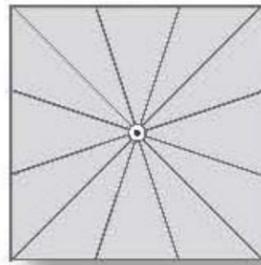
* DESIGN BASED ON UHLMANN UMBRELLAS



CAFE CANOPY GUIDELINES | OPTIONS *

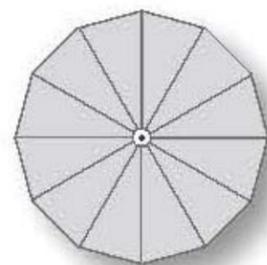
* DESIGN BASED ON UHLMANN UMBRELLAS

1 SHAPE + STRUCTURE



SQUARE

- 15 X 15' | 8 ARMS \$
- 15' X 15' | 12 ARMS STRONG WIND \$\$



ROUND

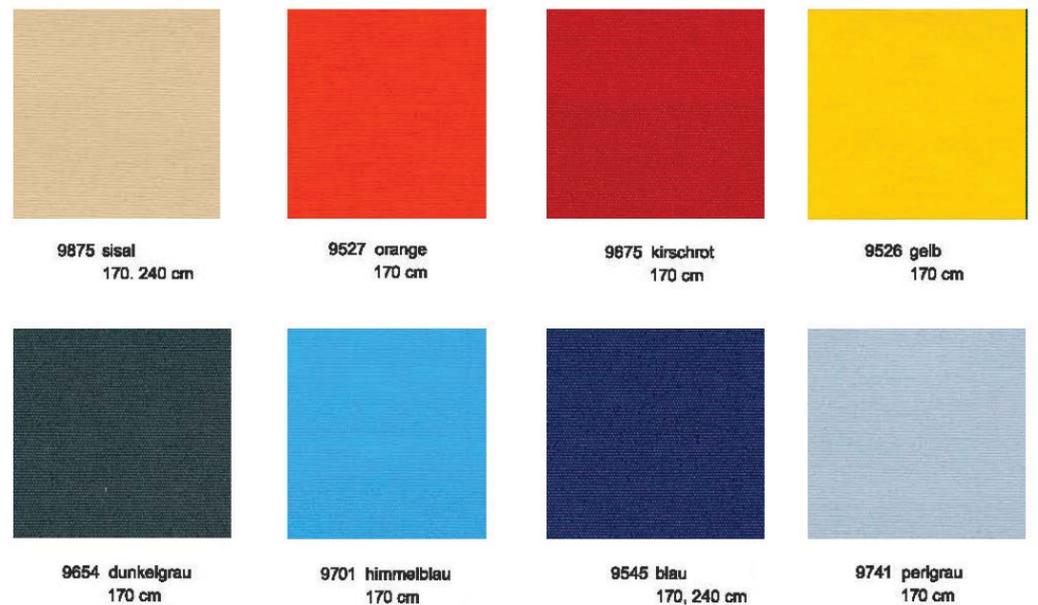
- 15' DIA. | 8 ARMS \$
- 15' DIA. | 12 ARMS STRONG WIND \$\$

3 FABRIC TYPE AND COLOR



OPTION 1- DOLAN (SUNACRYL) \$\$

- 10-YEAR WARRANTY
- WEIGHT = 290 G/M2



OPTION 2- AIRTEX (POLYESTER) \$

- 2-YEAR WARRANTY
- WEIGHT = 195 G/M2

2 POST MATERIAL



• BASIC WHITE \$



• CUSTOM COLOR \$\$



• WOOD \$\$\$



• STONE \$\$\$

CAFE CANOPY GUIDELINES | OPTIONS *

* DESIGN BASED ON UHLMANN UMBRELLAS

A ELECTRIC HEATERS



C FANS



B LIGHTING



D RAIN GUTTERS



EXISTING CONDITIONS
900 BLOCK



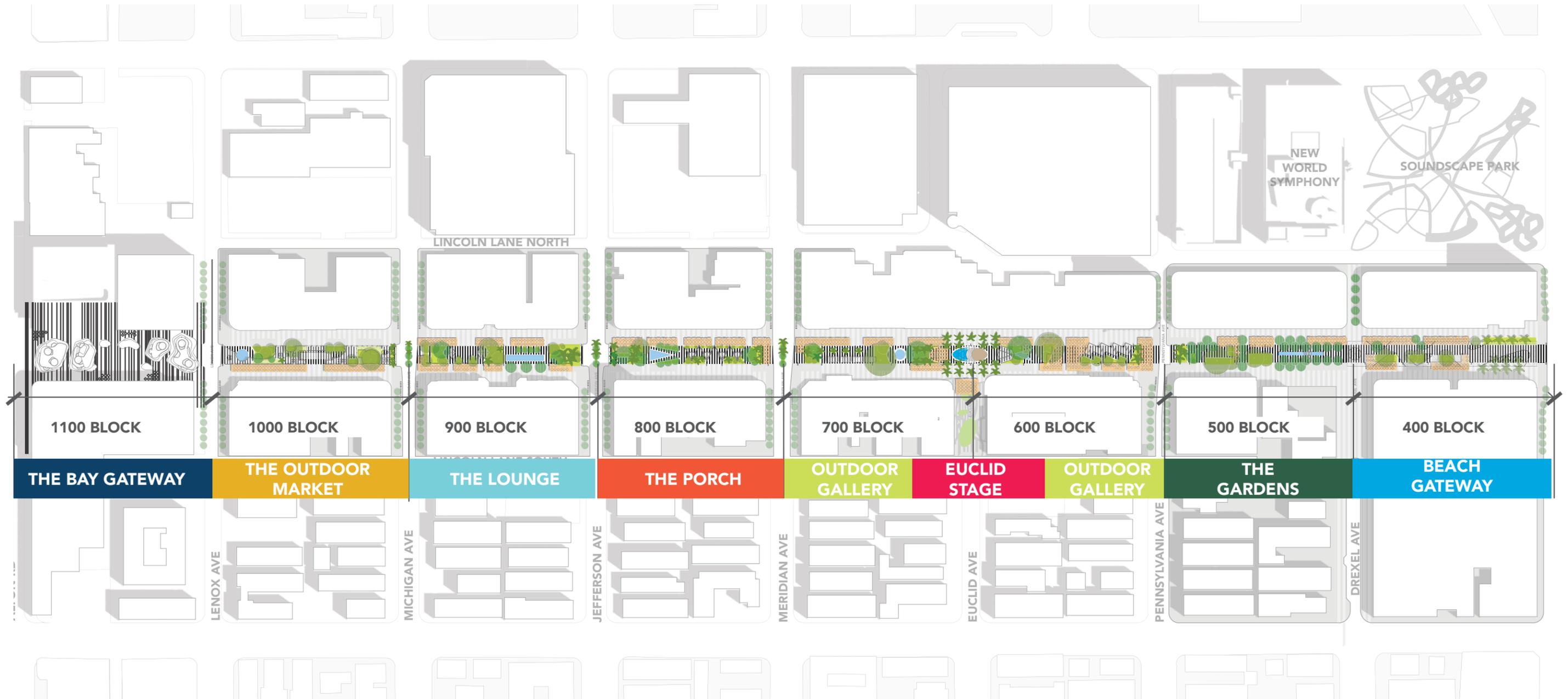
PROPOSED LAYOUT
900 BLOCK



**LINCOLN ROAD
BLOCK BY BLOCK**

ESTABLISH DISTINCT PROGRAM ZONES

EACH BLOCK IS TREATED DIFFERENTLY THROUGH THE CREATION OF A SERIES OF ATTRACTIONS THAT DISTINGUISH EACH ADDRESS AND ARE INSPIRED BY THE SPACES CREATED BY THE EXISTING LAPIDUS FEATURES.



THE OUTDOOR MARKET | 1000 BLOCK | EXISTING



THE OUTDOOR MARKET | 1000 BLOCK | PROPOSED



THE LOUNGE | 900 BLOCK | EXISTING



THE LOUNGE | 900 BLOCK | PROPOSED



THE PORCH | 800 BLOCK | EXISTING



THE PORCH | 800 BLOCK | PROPOSED



THE OUTDOOR GALLERY | 700 BLOCK | EXISTING



THE OUTDOOR GALLERY | 700 BLOCK | PROPOSED



THE OUTDOOR GALLERY | 600 BLOCK | | EXISTING



THE OUTDOOR GALLERY | 600 BLOCK | PROPOSED





SPACE FOR GATHERING AND PEOPLE WATCHING



PERFORMANCE SPACE



PLAYSPACE



HOLIDAY DISPLAY

THE EUCLID STAGE OPTION 1 | 700- 600 BLOCKS



THE EUCLID STAGE OPTION 1 | 700- 600 BLOCKS



THE EUCLID STAGE OPTION 1 | 700- 600 BLOCKS | EXISTING



THE EUCLID STAGE OPTION 1 | 700- 600 BLOCKS | PROPOSED



THE EUCLID STAGE OPTION 1 | 700- 600 BLOCKS | EXISTING



THE EUCLID STAGE OPTION 1 | 700- 600 BLOCKS | PROPOSED NIGHT VIEW



THE EUCLID STAGE OPTION 2 | 700- 600 BLOCKS



THE EUCLID STAGE OPTION 2 | 700- 600 BLOCKS



THE EUCLID STAGE OPTION 2 | 700- 600 BLOCKS | EXISTING



THE EUCLID STAGE OPTION 2 | 700- 600 BLOCKS | PROPOSED



THE EUCLID STAGE OPTION 2 | 700- 600 BLOCKS | EXISTING



THE EUCLID STAGE OPTION 2 | 700- 600 BLOCKS | PROPOSED NIGHT VIEW





JAMES CORNER FIELD OPERATIONS WITH CHEN MOORE & ASSOCIATES
LINCOLN ROAD DISTRICT MASTER PLAN, CITY OF MIAMI BEACH

THE GARDENS | 500 BLOCK | EXISTING



THE GARDENS | 500 BLOCK | PROPOSED



THE GARDENS | 500 BLOCK | PROPOSED





JAMES CORNER FIELD OPERATIONS WITH CHEN MOORE & ASSOCIATES
LINCOLN ROAD DISTRICT MASTER PLAN, CITY OF MIAMI BEACH



GATEWAY



SPACE FOR ORIENTATION

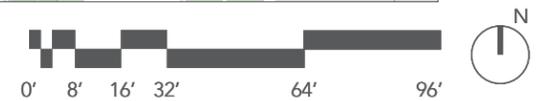
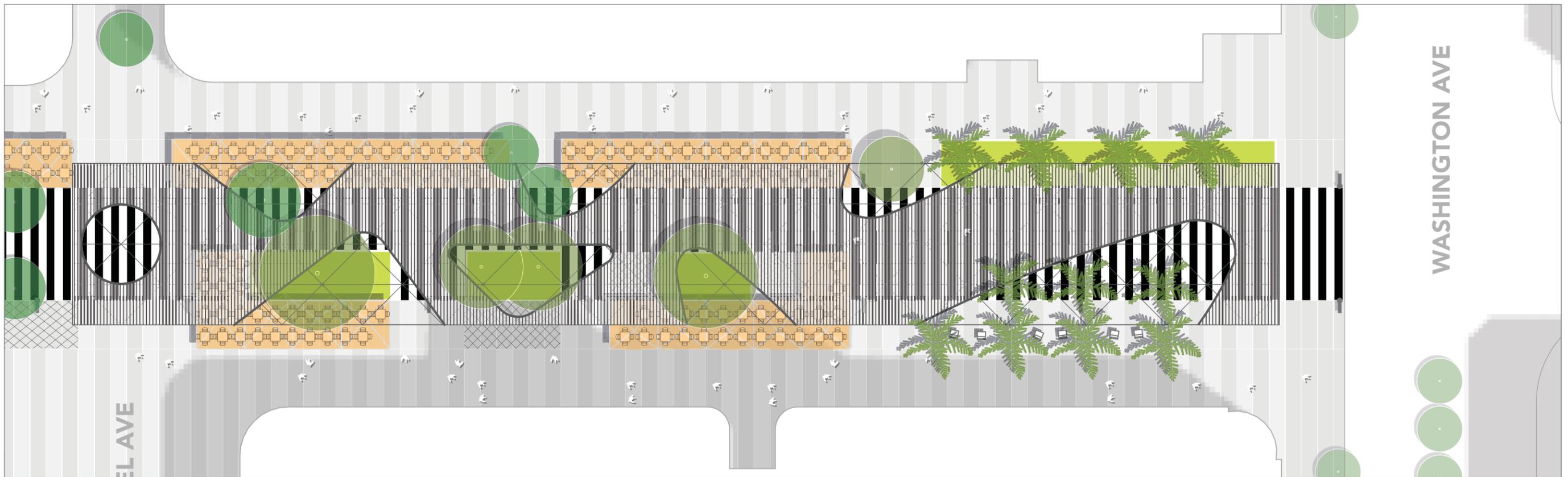


POTENTIAL FOR ICONIC ART

THE BEACH GATEWAY | 400 BLOCK PROPOSED PLAN



TRELLIS ELEVATION



THE BEACH GATEWAY | 400 BLOCK GATEWAY TRELLIS



TRELLIS DETAILED SECTION

THE BEACH GATEWAY | 400 BLOCK | EXISTING



THE BEACH GATEWAY | 400 BLOCK | PROPOSED



THE BEACH GATEWAY | 400 BLOCK | PROPOSED



THE BEACH GATEWAY | 400 BLOCK | EXISTING



THE BEACH GATEWAY | 400 BLOCK | PROPOSED









