



## **MBNA Promenade Commentary Condensed Summary**

This document summarizes community input from the Miami Beach Promenade workshop and outlines MBNA's interpretation and recommendations. It reflects resident priorities for maintaining an open, natural and coastal character while incorporating thoughtful improvements.

### **Resident Feedback Summary**

- Strong attendance and active engagement across all disciplines.
- Preference for natural coastal planting and more shade.
- Desire to preserve a wide uncluttered south to north walkway.
- Concern about large abstract sculptures and heavy signage.
- Support for subtle lighting and simple durable seating.
- Concerns about visual clutter and unintended uses.
- Desire to avoid a narrow over landscaped feel such as the experience along Indian Creek.
- Interest in small gathering micro clusters near buildings.
- Preference for curving walkway concepts.
- Recognition that the promenade is a calm alternative to the busy Boardwalk.

### **MBNA Interpretation**

- Enhancements should preserve the promenade as a familiar natural coastal space rather than a brand new environment.
- Coastal themed art is preferred over modern abstract pieces.
- Rotating local art can add identity without overwhelming the space.
- Seating should allow short stays but discourage sleeping or long term occupation.
- Micro clusters should be modest in size and carefully located.
- Shade should come from a mix of coastal trees and sail style canopies.
- Flooding near buildings and in shower approach areas must be addressed as a core design issue.

## MBNA Recommendations Condensed

- Preserve the wide open south to north promenade as the primary circulation spine.
- Use curving paths and avoid pinch points that narrow the walkway.
- Maintain open sightlines and avoid heavy planting that creates a tunnel effect.
- Create small gathering nodes outside the main walkway so people can step aside to talk.
- Relocate showers toward the beach side to open the building frontage and central walk.
- Select shade trees that frame rather than block views such as Silver Buttonwood and similar coastal species.
- Use sail style shade canopies where tree shade is not practical.
- Incorporate coastal themed or rotating local art rather than large permanent abstract sculptures.
- Install seating that is comfortable but discourages lying down for long periods.
- Use turtle friendly amber lighting with low fixtures that direct light downward.
- Enhance transitions in front of each building with modest micro clusters that add character and seating without clutter.
- Ensure that drainage and flooding mitigation are fully integrated into the design solution.
- Consider the aerial view from over sixteen hundred units and keep the overall pattern calm and coherent.
- Preserve the identity of the promenade as a relaxed neighborhood walkway that complements rather than duplicates the Boardwalk.

## Conclusion

Residents strongly support enhancements that keep the promenade natural open and coastal in character. MBNA will continue to advocate for improvements that align with these community priorities while collaborating closely with the City and the consultant team as the design advances.