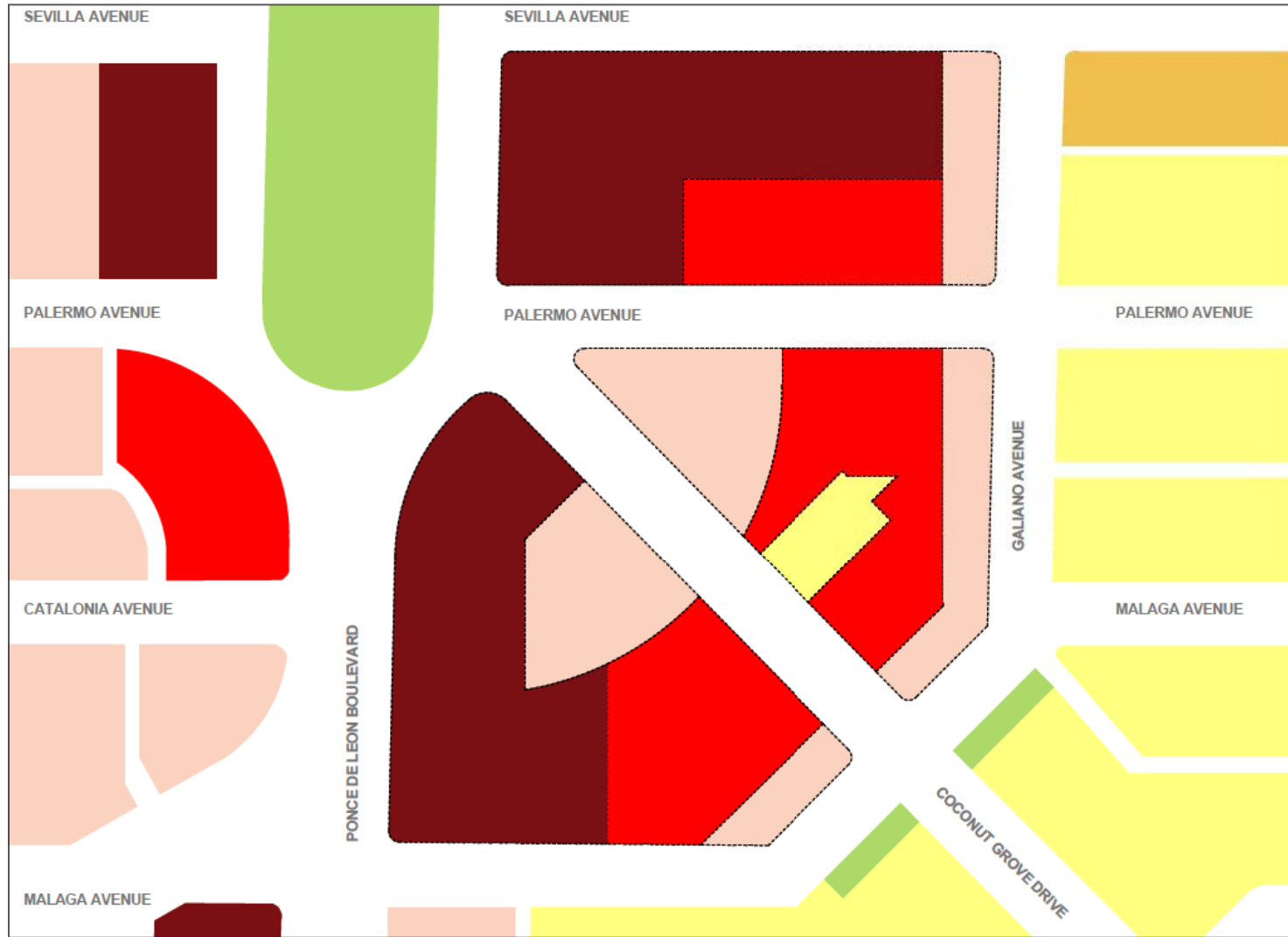


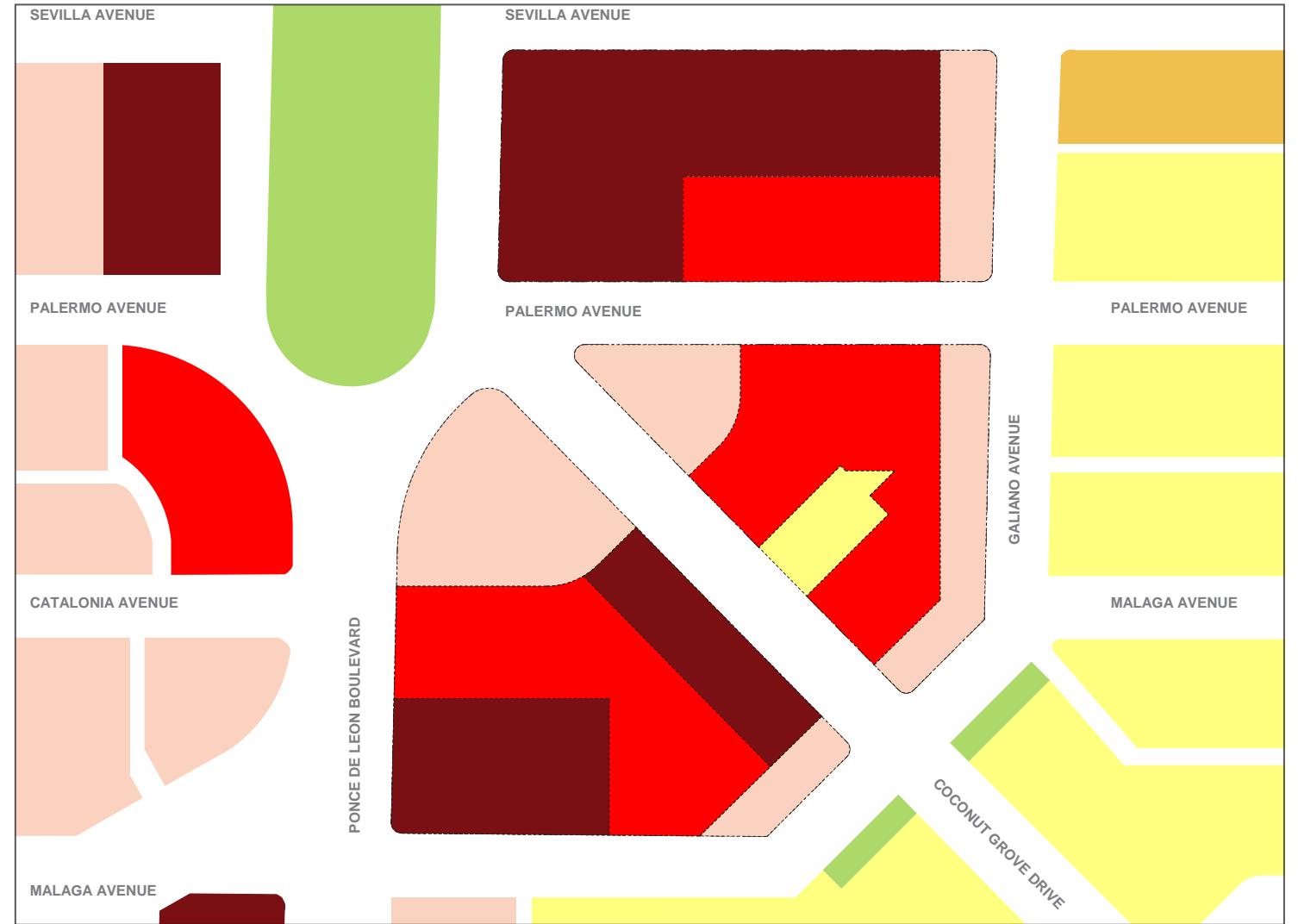
THE. *PLAZA*
CORAL GABLES

MARCH 6, 2017

APPROVED & PROPOSED PROGRAM



APPROVED | LAND USE



PROPOSED | LAND USE

Land Use Classifications

- | | |
|--|---|
| Residential Single-Family Low Density (6 Units/Acre) | Residential Multi-Family High Density (150 Feet; 60 Units/Acre) |
| Residential Single-Family High Density (9 Units/Acre) | Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.) |
| Residential Multi-Family Duplex Density (9 Units/Acre) | Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.) |
| Residential Multi-Family Low Density (50 Feet; 20 Units/Acre) | Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.) |
| Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre) | Industrial |

- | | |
|----------------------------------|-----------------------------------|
| University Campus | (CBD) Central Business District |
| University Campus Multi-Use Area | Conservation Areas |
| Education | Public Buildings and Grounds |
| Parks and Recreation | Hospital |
| Open Space | Religious/Institutional |
| | Community Services and Facilities |





APPROVED | AERIAL LOOKING SOUTHWEST



PROPOSED | AERIAL LOOKING SOUTHWEST



APPROVED | AERIAL LOOKING NORTHEAST



PROPOSED | AERIAL LOOKING NORTHEAST

- COMMERCIAL
- OFFICE
- HOTEL
- RESIDENTIAL
- PARKING

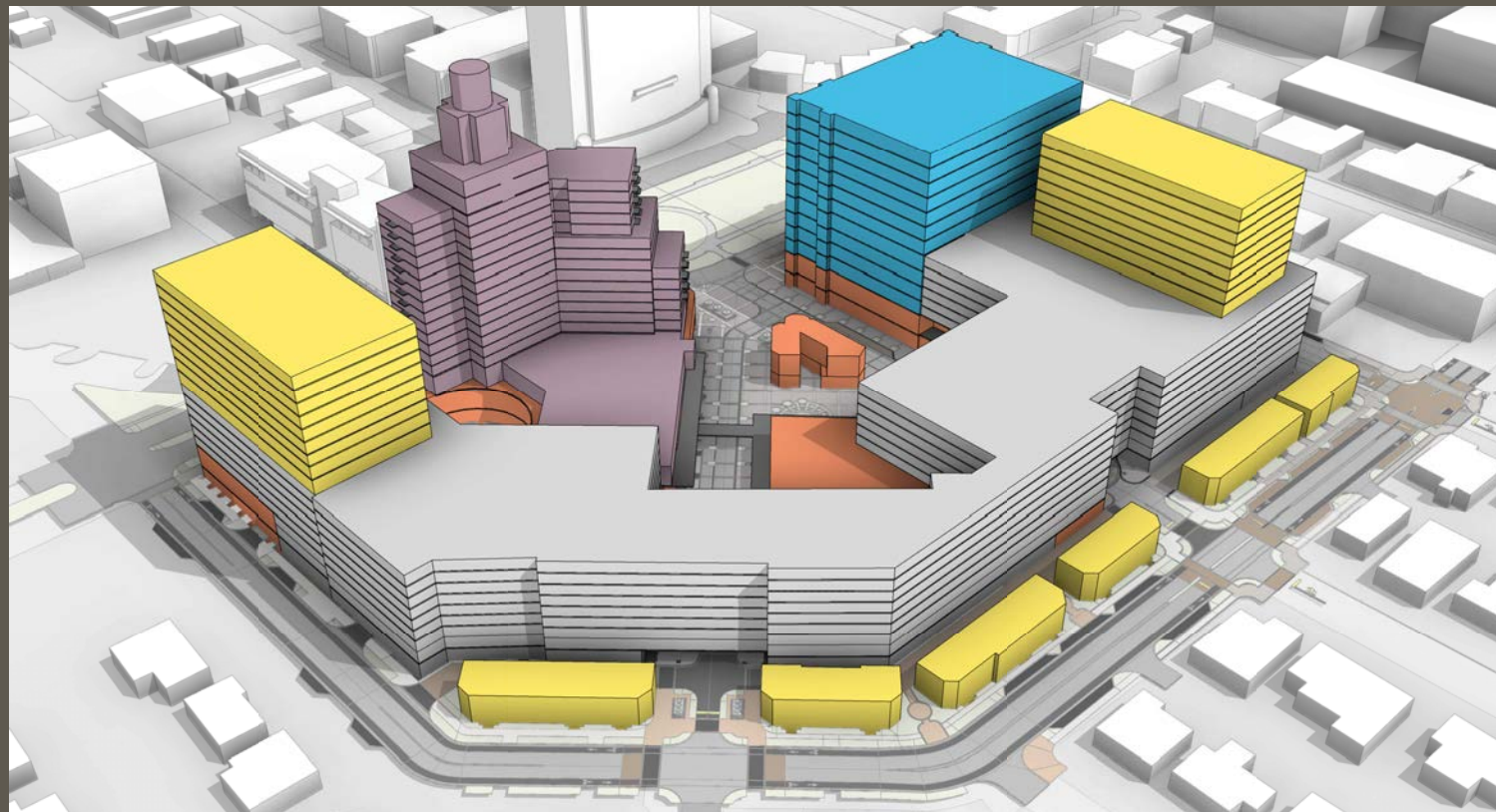




APPROVED | AERIAL LOOKING SOUTHEAST



PROPOSED | AERIAL LOOKING SOUTHEAST



APPROVED | AERIAL LOOKING NORTHWEST



PROPOSED | AERIAL LOOKING NORTHWEST



APPROVED | AERIAL LOOKING SOUTHWEST



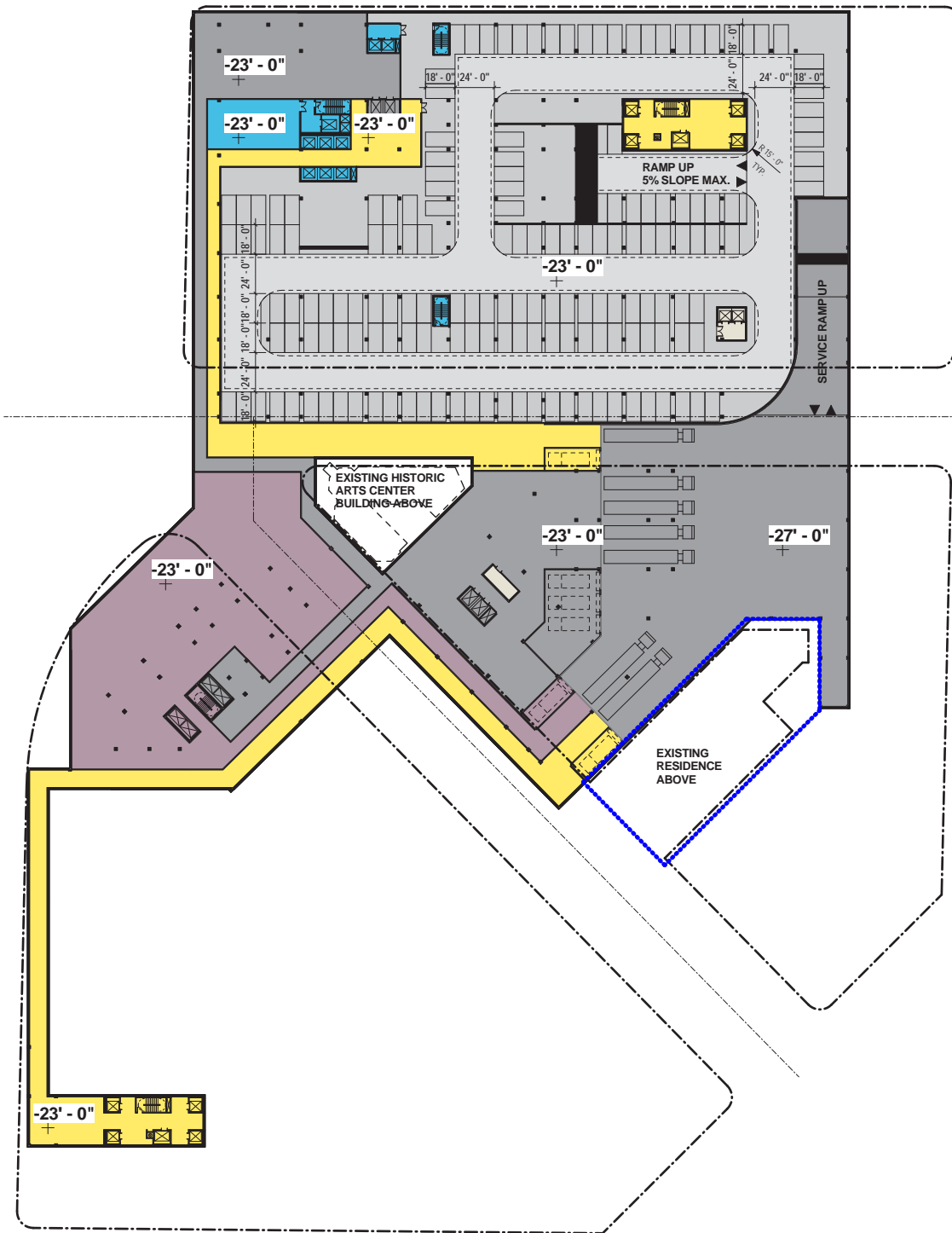
PROPOSED | AERIAL LOOKING SOUTHWEST



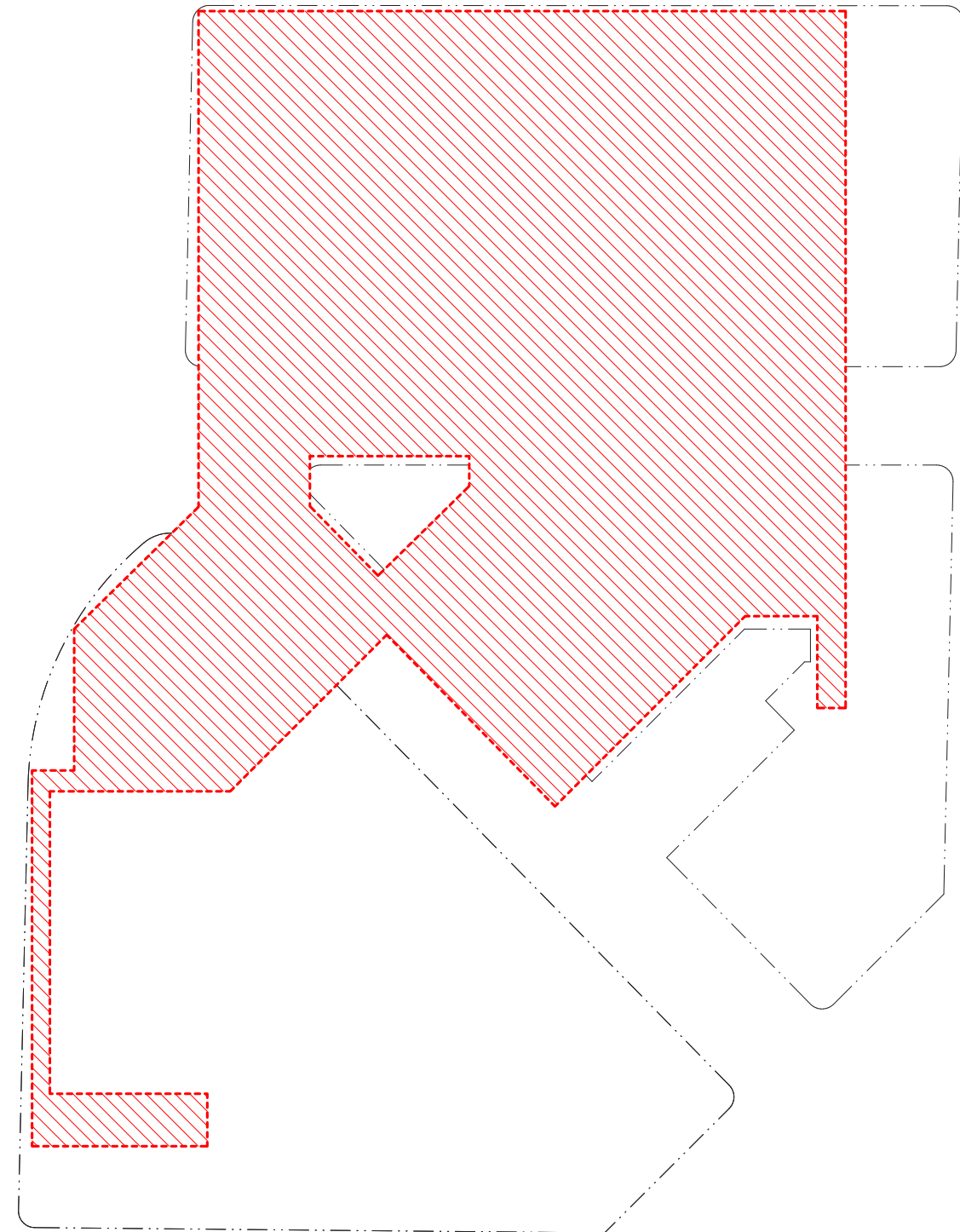
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PROPOSED | AERIAL LOOKING NORTHEAST

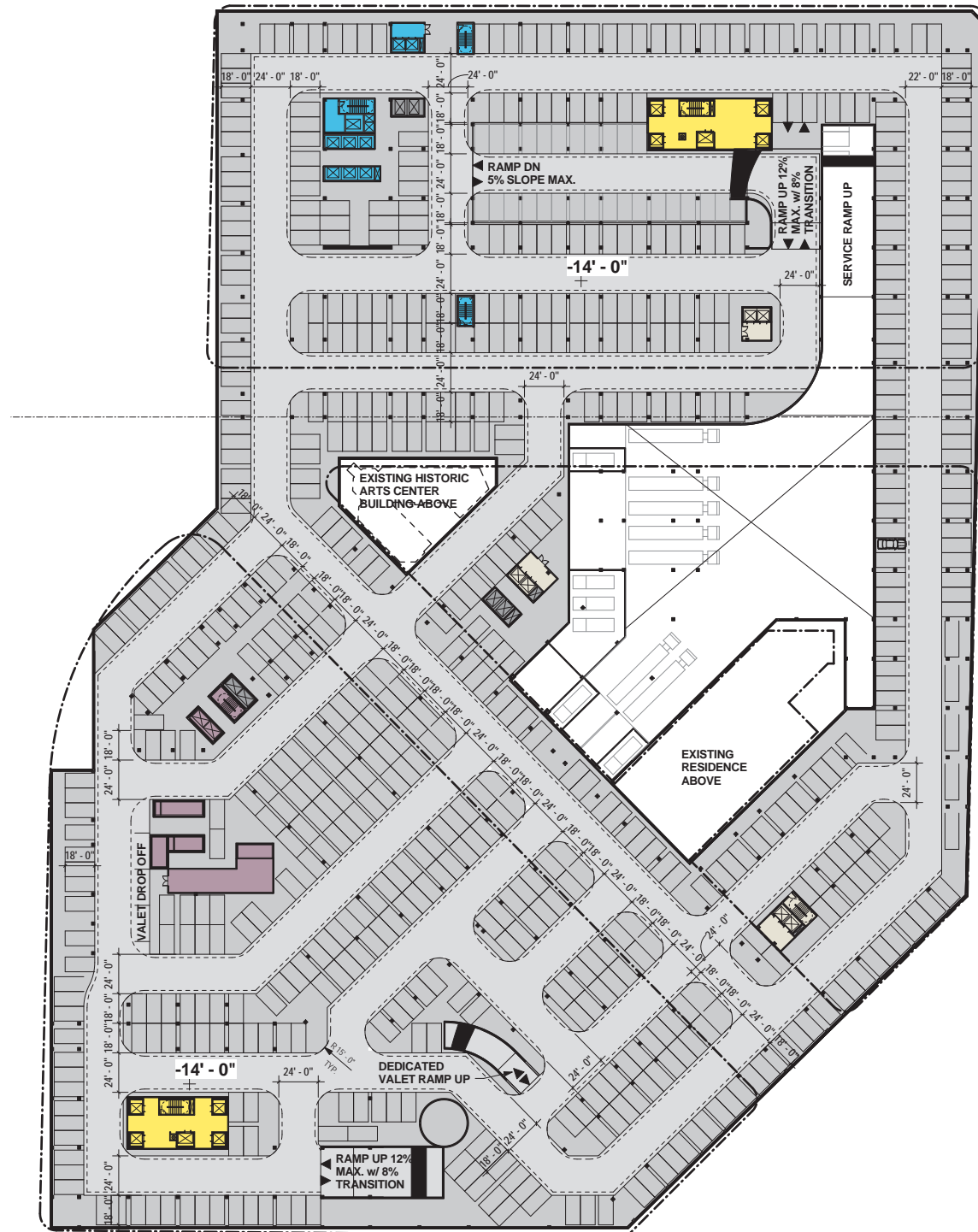


APPROVED | LEVEL B2

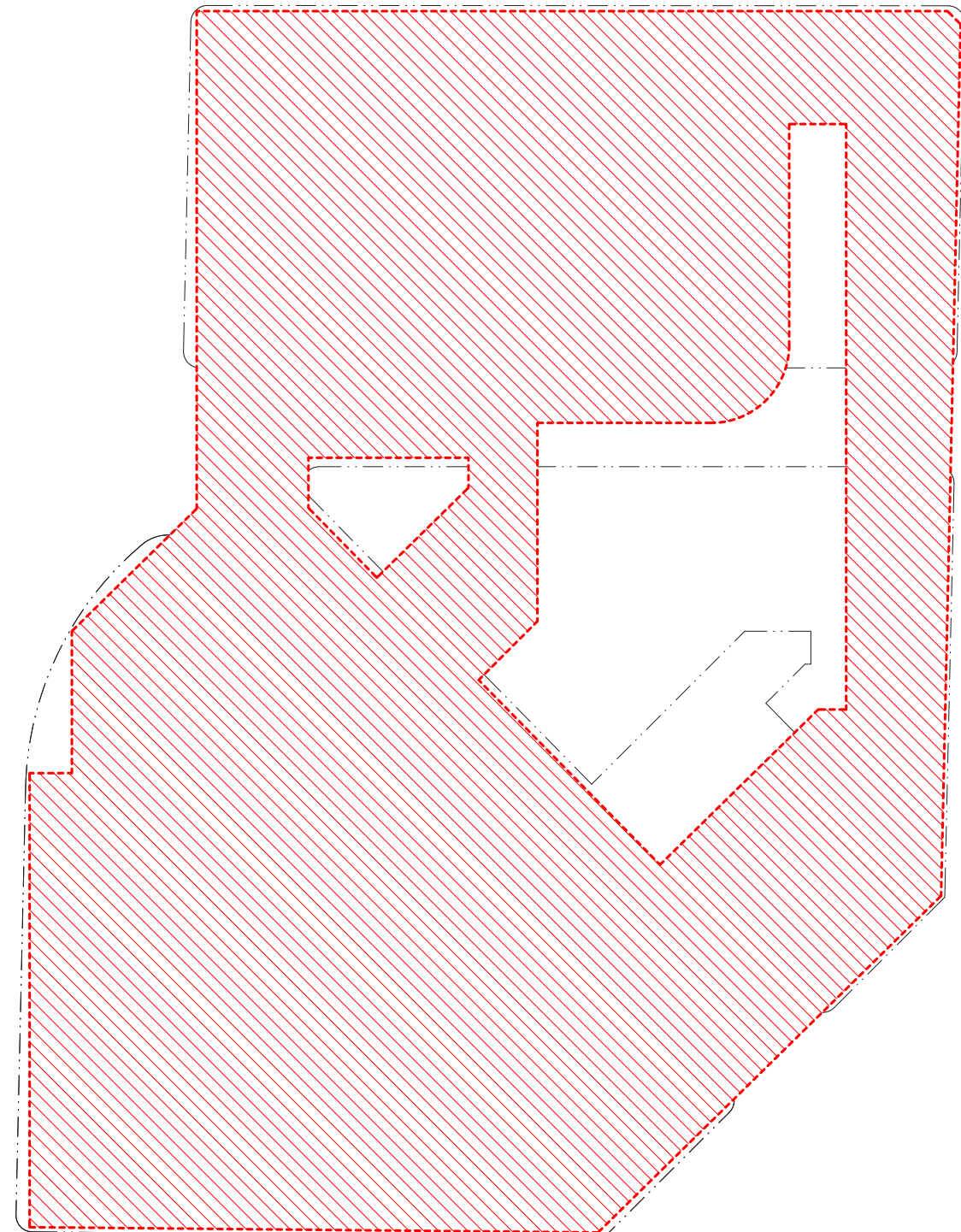


PROPOSED | LEVEL B2



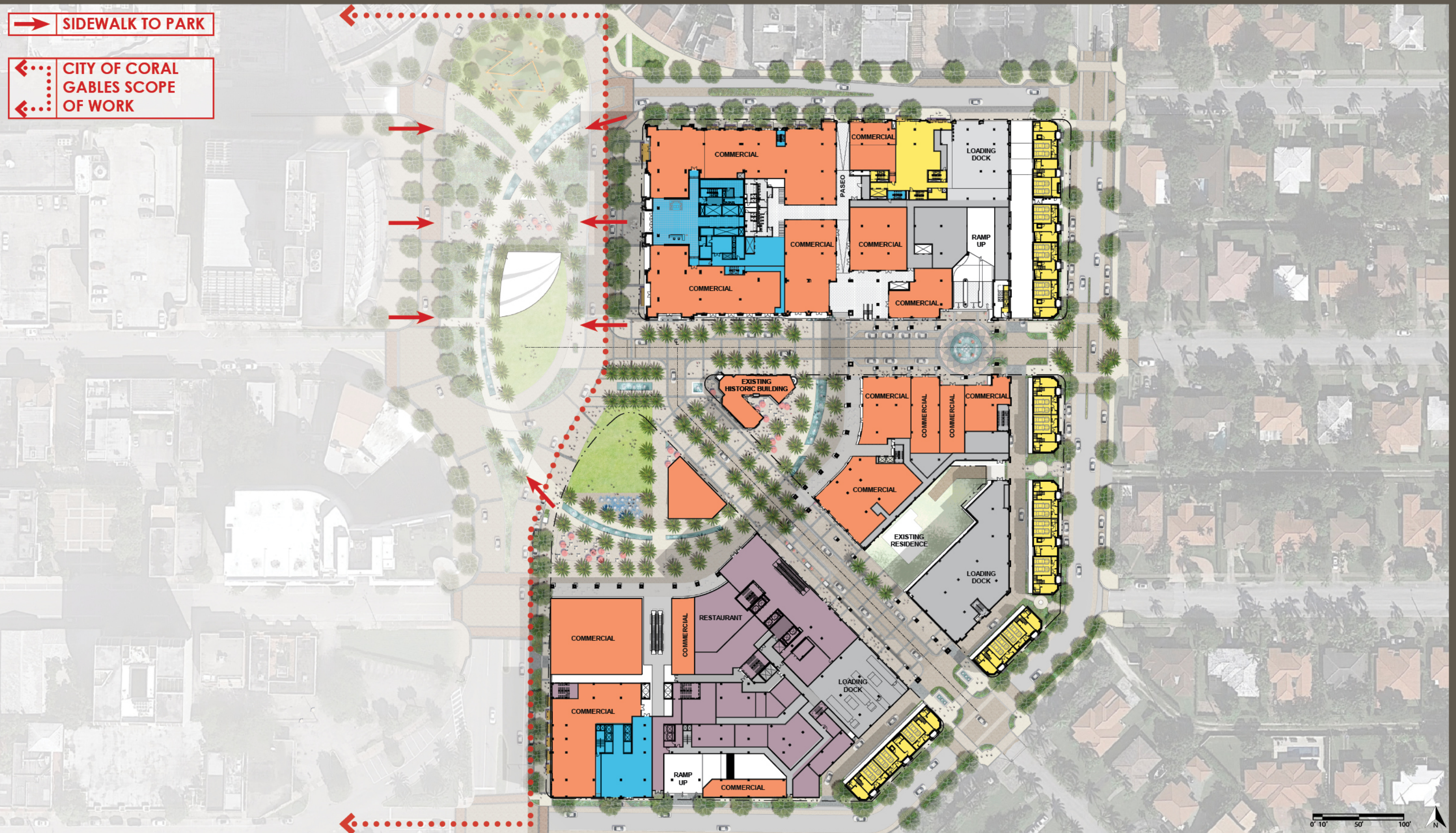


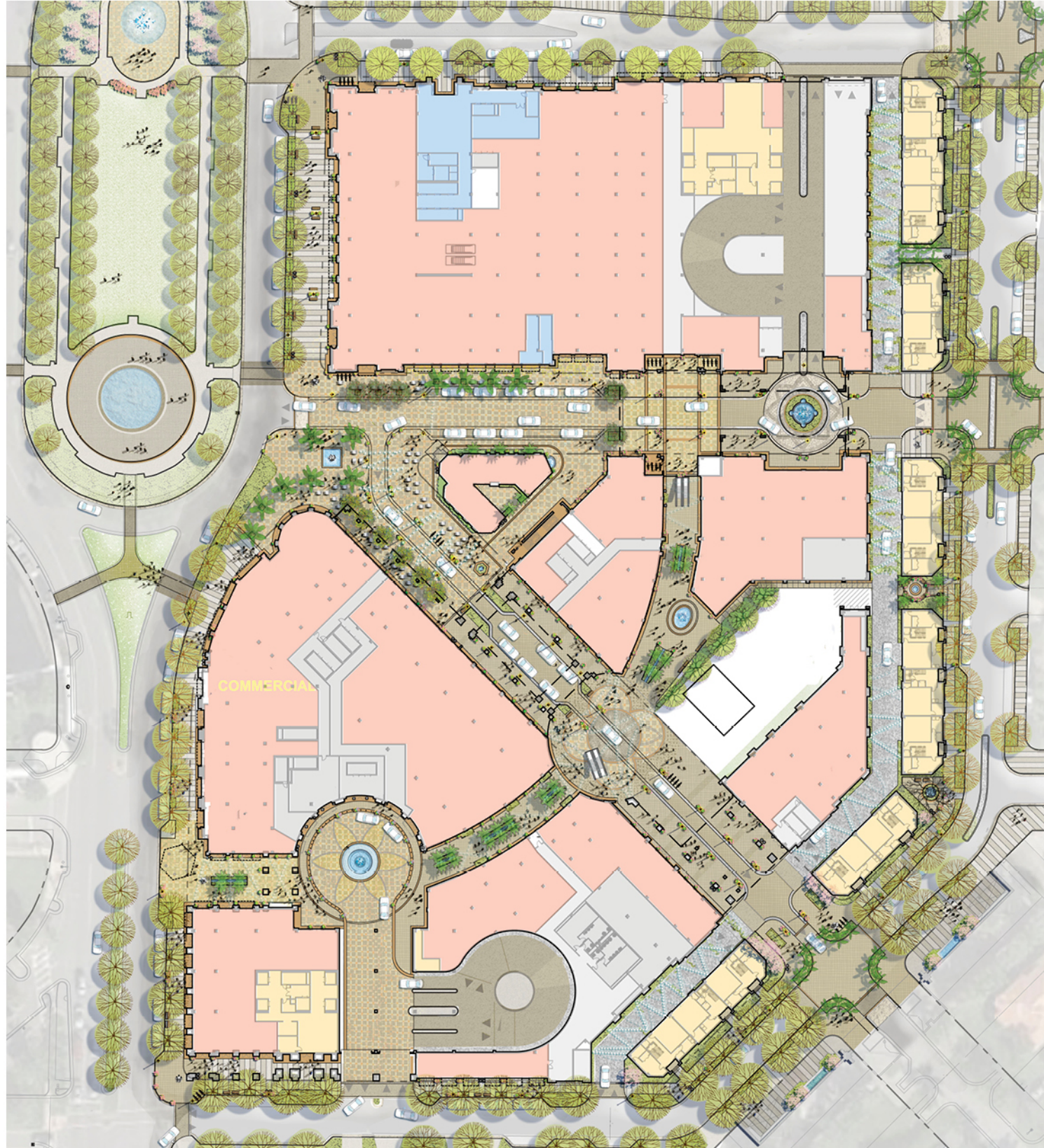
APPROVED | LEVEL B1



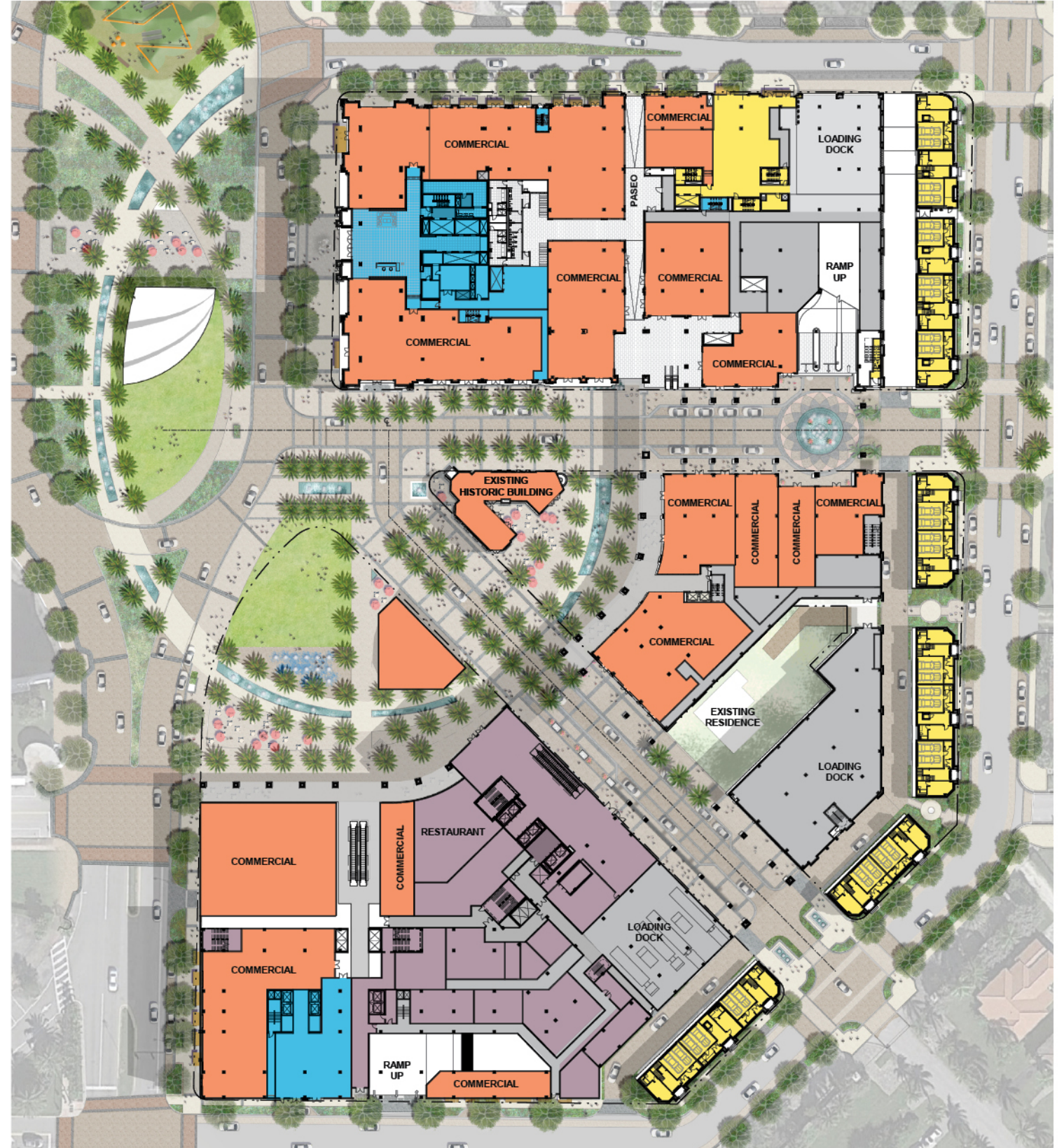
PROPOSED | LEVEL B1





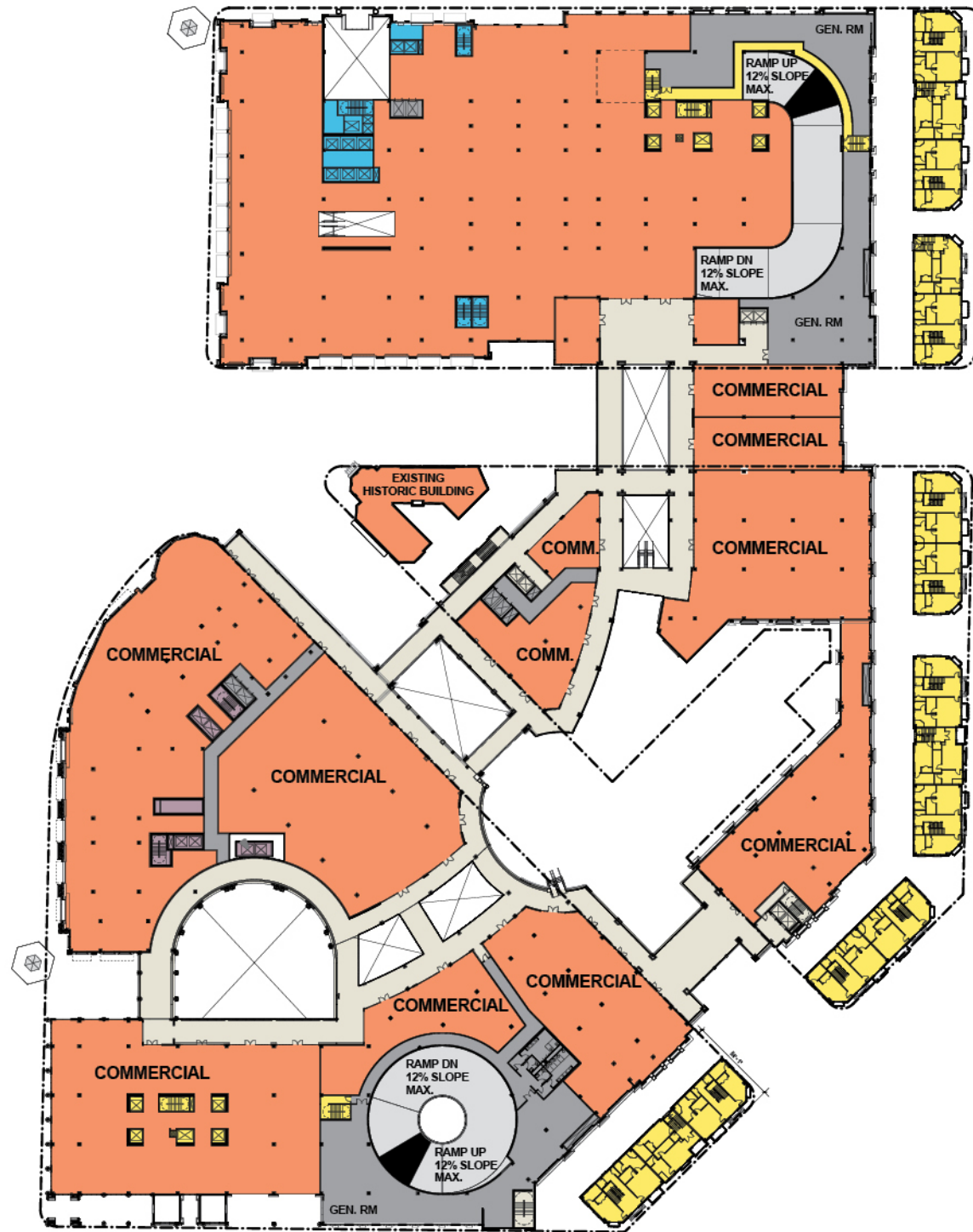


APPROVED | LEVEL 1

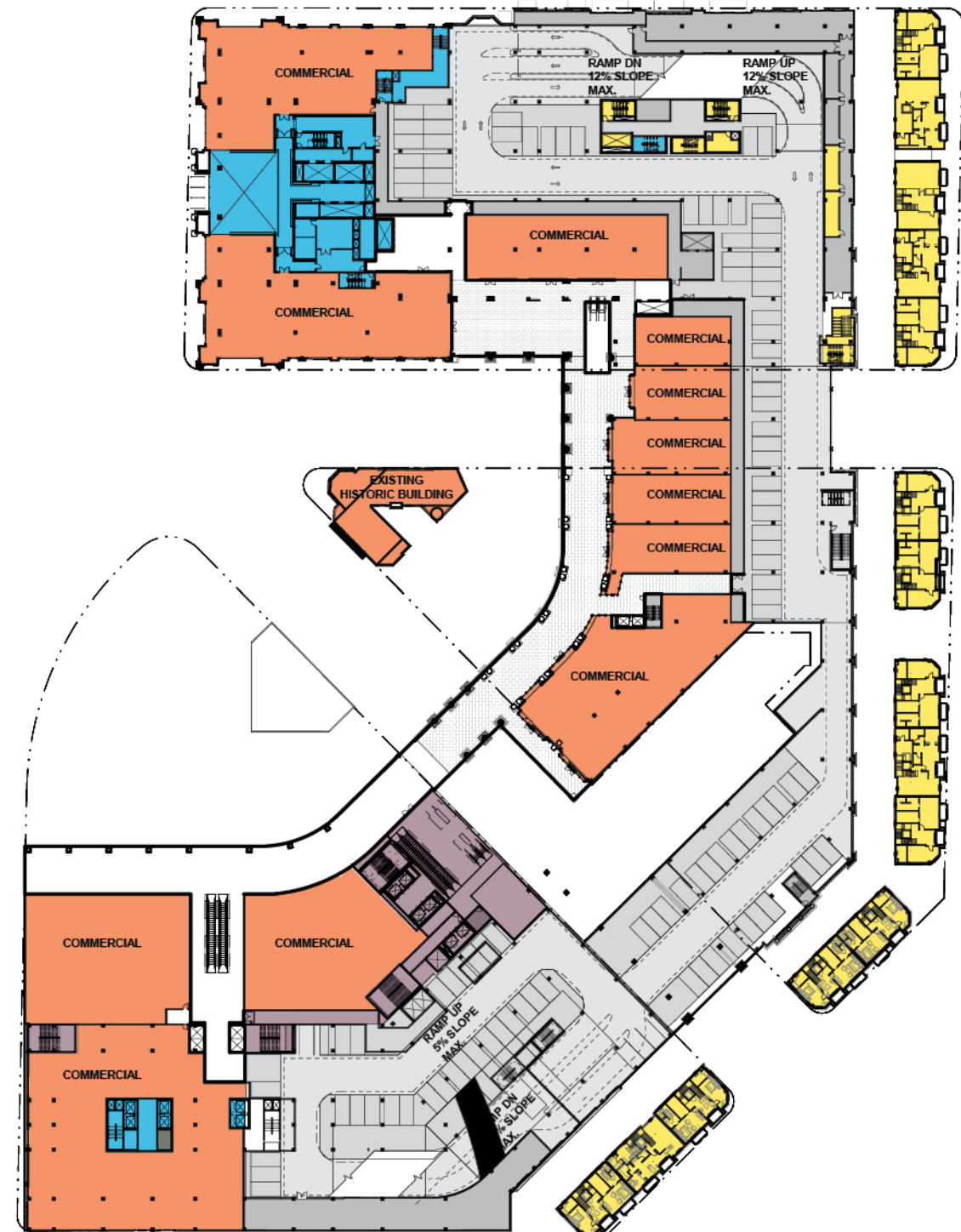


PROPOSED | LEVEL 1



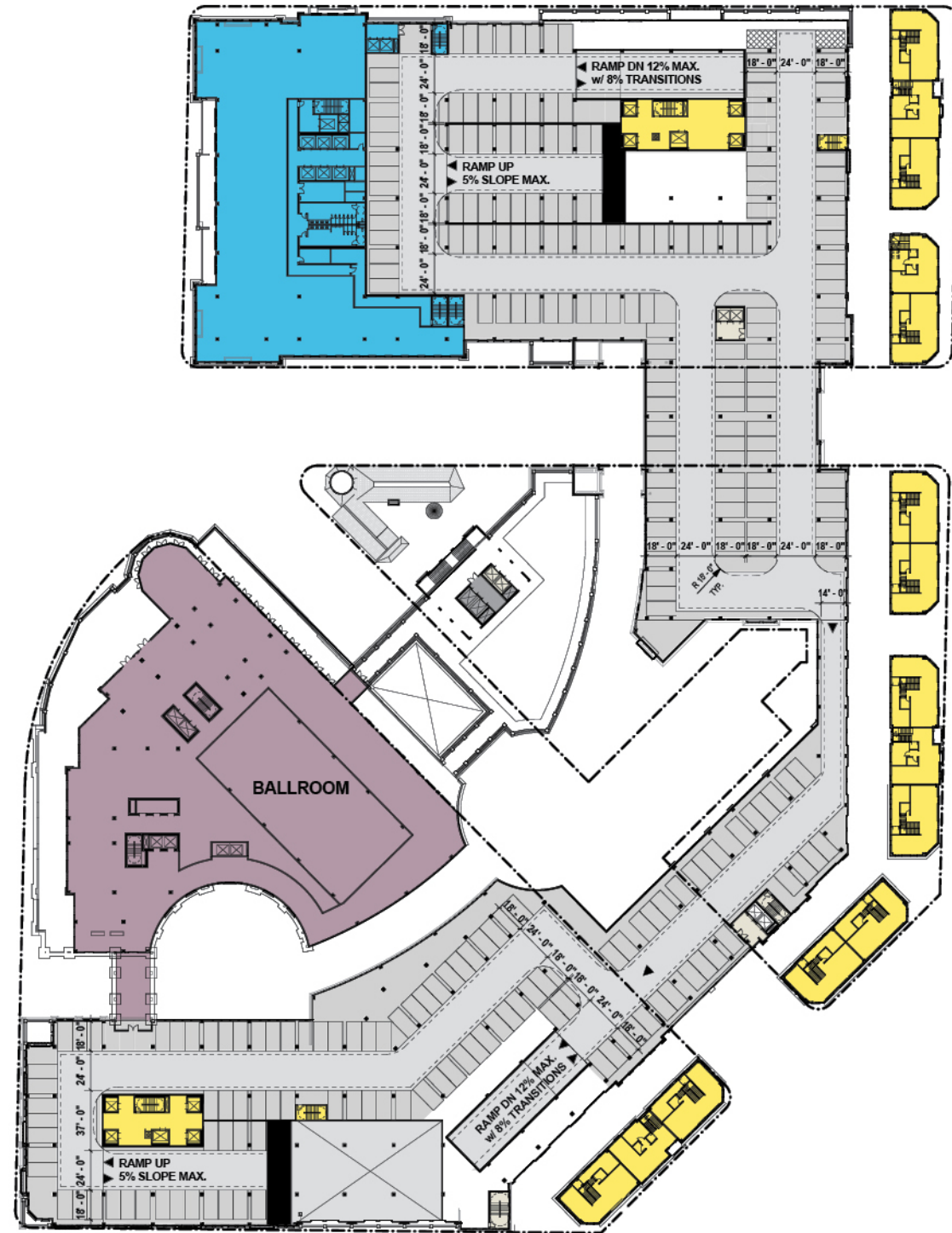


APPROVED | LEVEL 2

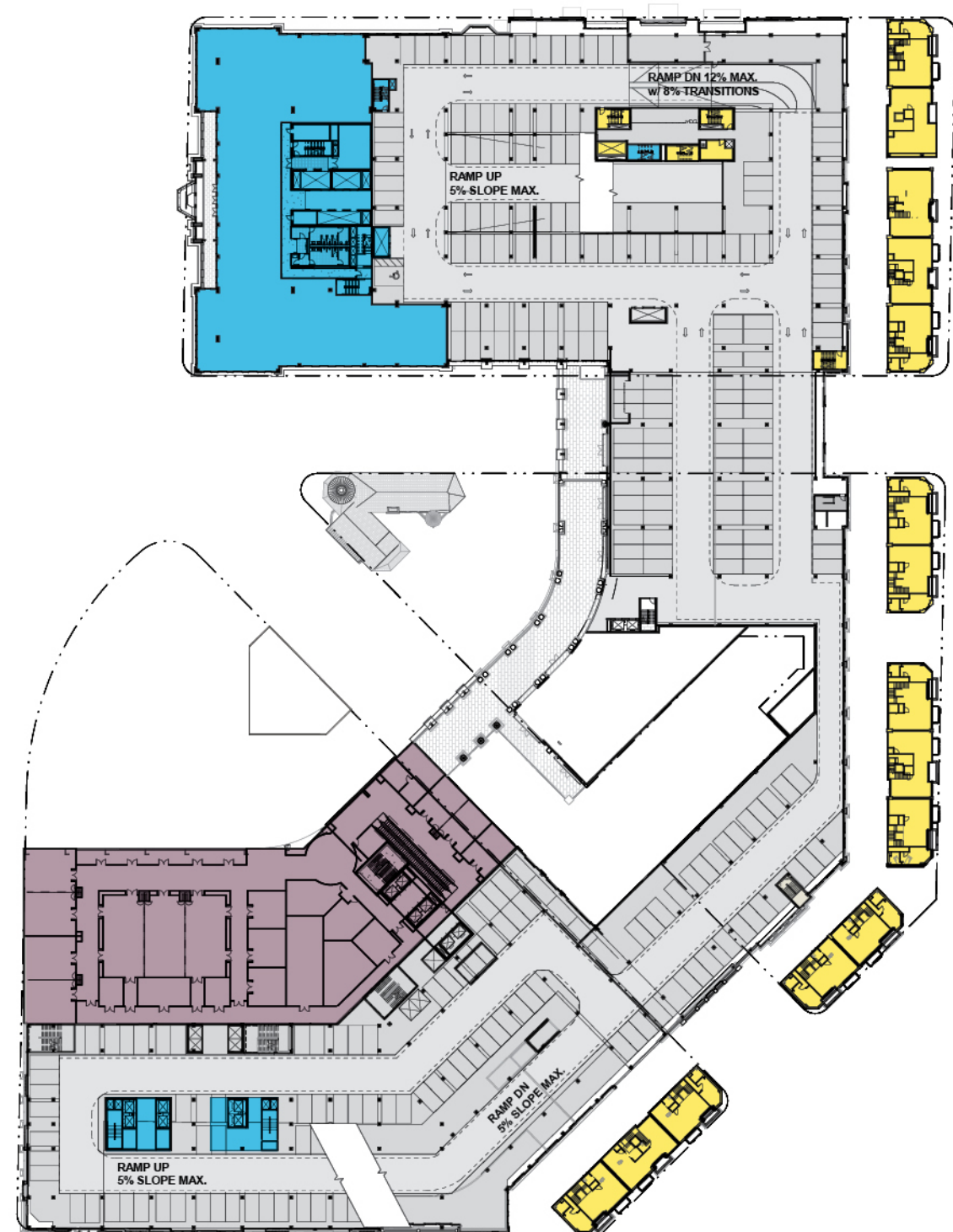


PROPOSED | LEVEL 2 & LEVEL 2 MEZZANINE PARKING



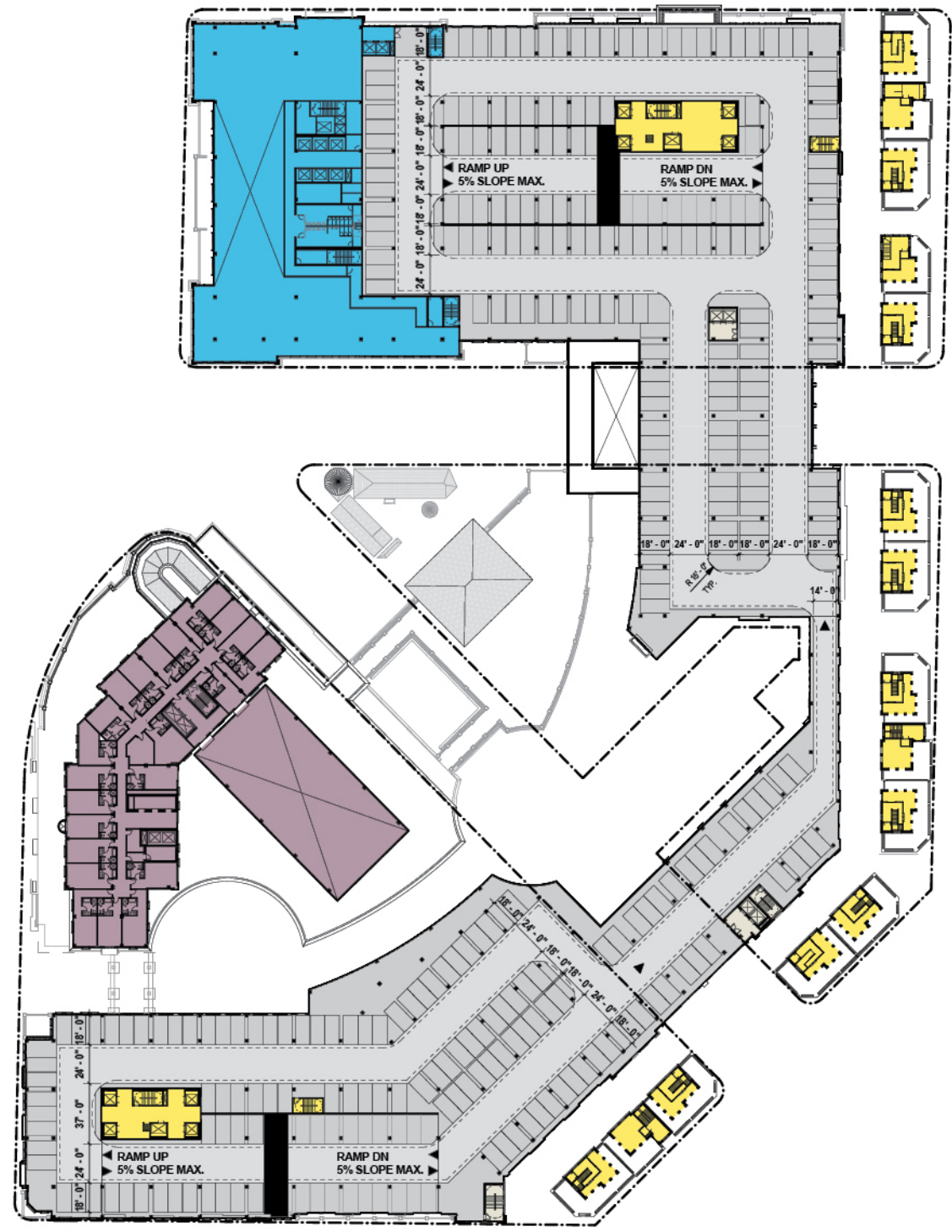


APPROVED | LEVEL 3



PROPOSED | LEVEL 3



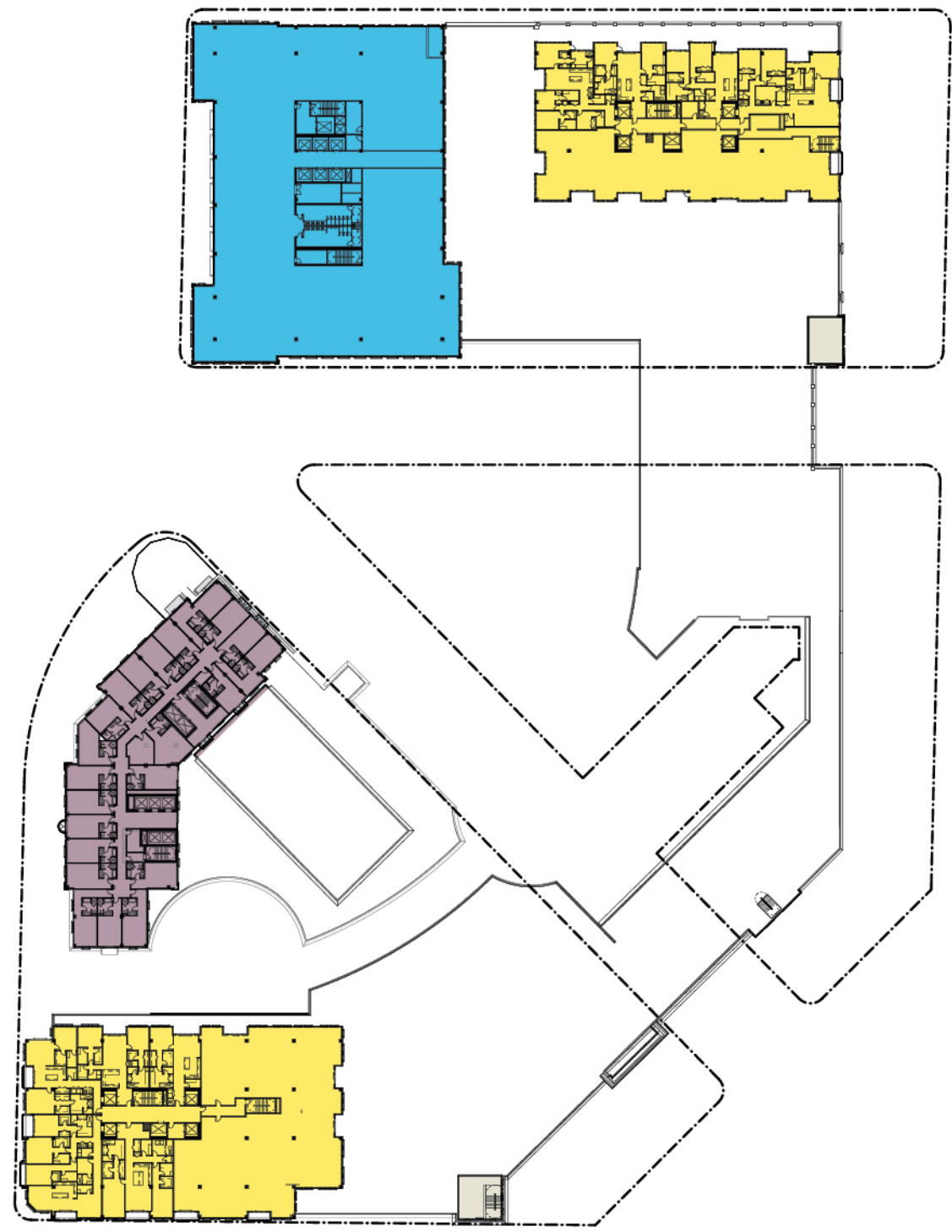


APPROVED | LEVELS 4-8

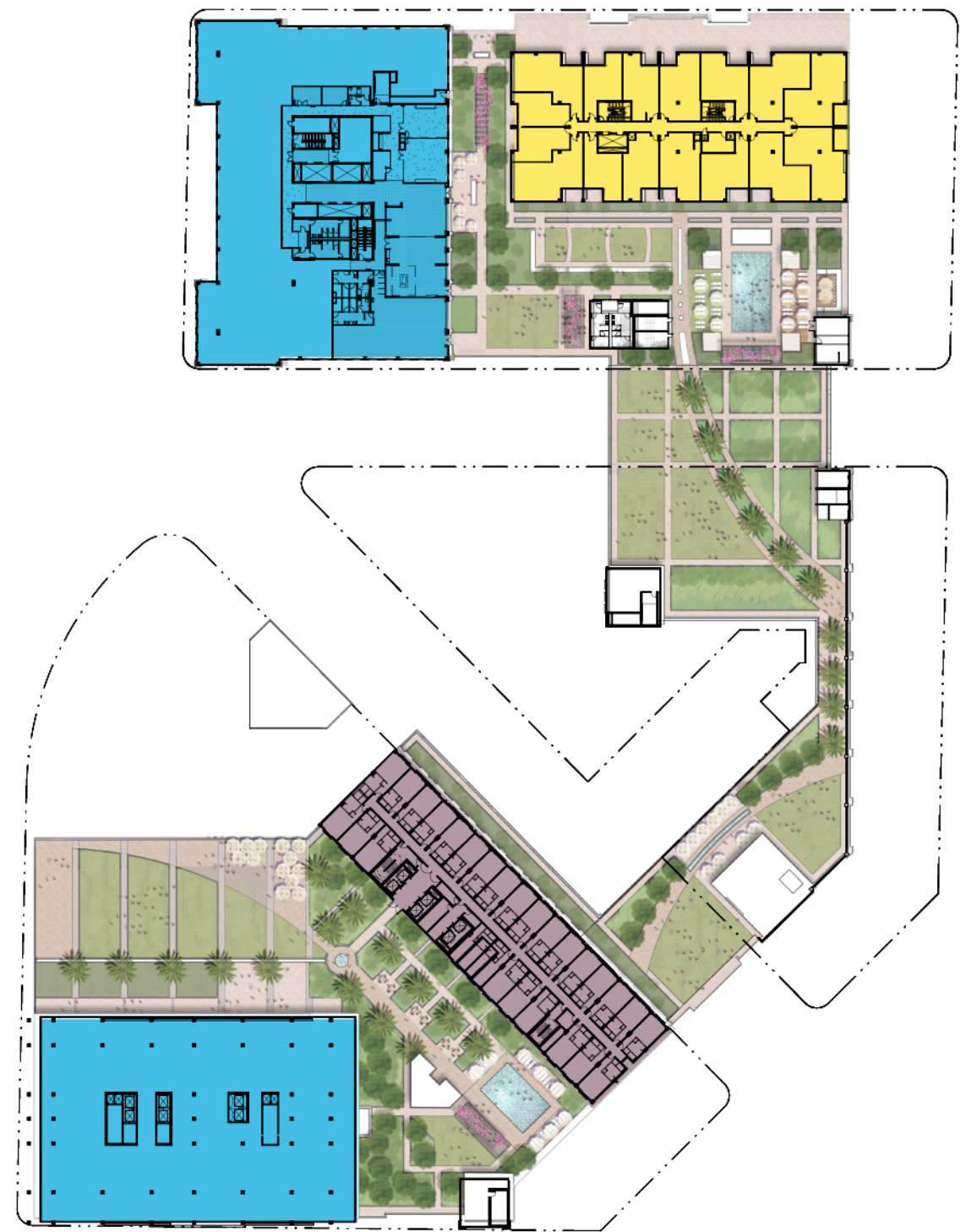


PROPOSED | LEVELS 4-7





APPROVED | LEVEL 9



PROPOSED | LEVEL 8



Program		Previously Approved (as authorized by Commission)		Proposed January 2017 (Option 8A)		Difference Gross Area	
		Gross Area	FAR Area	Gross Area	FAR Area		
1	Retail & Restaurants (SF)	294,000	279,707	175,622	175,622	(118,378)	-40%
2	Offices (SF)	317,000	283,495	473,448	421,369	156,448	49%
3	Residential (SF)	393,040	301,992	200,934	180,841	(192,106)	-49%
4	Townhomes (SF)	59,386	47,559	68,540	48,041	9,154	0%
5	Hotel (SF)	265,164	225,756	241,696	217,526	(23,468)	-9%
6	Back of House	77,614	32,667	72,869	72,869	(4,745)	-6%
7	Parking	1,243,091	0	890,094	0	(352,997)	-28%
Total		2,649,295	1,171,176	2,123,203	1,116,268	(526,092)	-19.9%
FAR			4.0		3.8		

		Count		Count			
A	Residential (m-family units)	214		136		(78)	-36%
B	Townhomes (each)	15		15		0	0%
C	Hotel (rooms)	184		220		36	20%
	Hotel (meeting space)	11,300 sf		16,200 sf		4,900	43%
D	Parking spaces (units)	2,742		2,408	Allowed per section C-4. J 5 of Appendix C	(334)	-12%



	Approved Program	February 2017 Program	% Diff
Retail	265,000 sf	137,000 sf*	-48%
Townhouse	15 units	15 units	0%
High-rise condo	214 units	-	-36%
High-rise apartment	-	136 units	
Hotel	184 rooms	220 rooms	+20%
Office	317,000 sf	474,000 sf	+50%
Quality Restaurant	21,750 sf	30,000 sf	+38%
High-Turnover Restaurant	7,250 sf	10,000 sf	+38%
A.M. Peak Hour Trips	761	833	+9%
P.M. Peak Hour Trips	1210	1205	-0.4%

*136,209 s.f. rounded up to nearest 1,000 s.f.

8. Peak Parking Demand

Commercial and Hotel Uses

	Visitor	Empl./Res.	Total
Retail	417	106	523
Cinema	0	0	0
Restaurant (Family)	52	18	70
Restaurant (Fine/Casual)	198	50	248
Daycare	0	0	0
Hotel	119	50	169
Office	117	1464	1581
Gym	0	0	0

Residential Uses

Townhouse	1	28	29
Studio, 1 BR	1	68	69
2 BR	2	89	91
3 BR	0	17	17

Commercial and Hotel Uses

	Visitor	Empl./Res.	Total	Trip Reduction
Retail	400	98	498	Y
Cinema	0	0	0	Y
Restaurant (Family)	49	17	66	Y
Restaurant (Fine/Casual)	190	46	236	Y
Daycare	0	0	0	Y
Hotel	114	46	160	Y
Office	112	1347	1459	Y
Gym	0	0	0	Y

Residential Uses

Townhouse	1	28	29	N
Studio, 1 BR	1	63	64	Y
2 BR	2	82	83	Y
3 BR	0	16	16	Y

SHARED PEAK PARKING DEMAND

Visitor	Empl./Res.	Total
906	1,890	2,796
		9% reduction

**SHARED PEAK PARKING DEMAND
W/ TRIP REDUCTIONS**

Visitor	Empl./Res.	Total
870	1,741	2,611
		15% reduction

**City of Coral Gables
Single Use Demand**

Visitor	Empl./Res.	Total
1,181	1,895	3,076

Public Benefits	Previously Approved Program Amount	Notes	Reduced Feb. 2017 Program Proposal Amount	Notes
Neighborhood Streetscape - East	\$2,000,000		\$2,000,000	no changes
Santander Ave Streetscape	\$200,000		\$200,000	no changes
Neighborhood Streetscape - West	\$2,000,000		\$2,000,000	no changes
Ponce De Leon Streetscape - North	\$2,000,000		\$2,000,000	no changes
University Drive Streetscape - South	\$125,000		\$125,000	no changes
Art in public places (est.)	estimate \$5000000	1% of Construction Cost	estimate \$5000000	no changes
Additional Art Contribution	\$2,700,000		\$2,700,000	no changes
Trolley Upfront Contribution (up to 4 new Trolleys)	\$1,340,000		\$1,340,000	no changes
Trolley annual mobility contribution	\$626,000	for 25 years	\$626,000	reduce to first 2 years after Projects C.O.
Trolley Stop	\$100,000		\$100,000	no changes
Loss of on-street parking spaces	\$420,000		\$420,000	no changes
Bicycle Support Facilities and Parking	\$100,000		\$100,000	no changes
Electric Vehicle Charging Stations	\$114,000		\$114,000	no changes
			\$2,000,000	additional one-time contribution to Ponce Park









Thank You