

**CITY OF CORAL GABLES
- MEMORANDUM -**

TO:	City Commission	DATE:	March 25, 2015
FROM:	Ramon Trias AIA AICP LEED AP Director of Planning and Zoning	SUBJECT:	Mediterranean Village Development Agreement Public Benefits

The Mediterranean Village project includes a Development Agreement that ensures quality standards for the design, construction, operation and maintenance of the project. In addition, the Development Agreement memorializes certain public benefits that are offered as part of the development approval process. These public benefits are summarized in the table below and described in more detail in the Development Agreement document, included in this staff report as Exhibit M, Attachment E.

Public Benefits		
1	Neighborhood Streetscape - East	\$ 2,000,000
2	Santander Avenue Streetscape	\$200,000
3	Neighborhood Streetscape - West	\$ 2,000,000
4	Ponce de Leon Streetscape - North	\$ 2,000,000
5	University Drive Streetscape - South	\$ 125,000
6	Art in Public Places	\$ 5,000,000
7	Arts Center Building	\$ 1,123,000
8	Publicly Accessible Activated Rooftops	\$ 1,500,000
9	Trolley Service Enhancement	\$ 16,990,000
10	Trolley Stop	\$ 100,000
11	Bicycle Support Facilities and Parking	\$ 100,000
12	Electric Vehicle Charging Stations	\$ 114,000
	Total Value	\$ 31,052,000

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TO:	City Commission	DATE:	March 25, 2015
FROM:	Ramon Trias AIA AICP LEED AP Director of Planning and Zoning	SUBJECT:	Mediterranean Village Progress Report since 02.11.15 Planning and Zoning Board Meeting

The Mediterranean Village project includes six (6) application requests: Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Text Amendment, Planned Area Development Site Plan, Alley Vacation, and Development Agreement. All six requests require Commission approval via Ordinance, which requires Planning and Zoning Board recommendation followed by two (2) Commission hearings.

The Planning and Zoning Board reviewed all six items at their 02.11.15 meeting, and unanimously recommended approval of all six items with conditions (vote 7-0). At that meeting, staff identified eighteen (18) items that should be resolved prior to Commission consideration. The applicant has prepared an application Addendum addressing each of these items and all items have been resolved as recommended.

Items to be Resolved Prior to Commission Consideration	
Staff Recommendation 02/11/15	Status Update 03/25/15
1. Internal Consistency: The applicant shall ensure the internal consistency of all project data, including total number of parking spaces, total project square footage, and other items relevant for Commission consideration of the project.	Completed. Inconsistent pages identified and updated; included in Addendum package.
2. Development Agreement: The applicant shall meet with City Staff and the City Attorney to resolve the items listed in the proffered conditions of approval for the Development Agreement and any other issues with the Development Agreement, and with the related encroachments and exhibits, that may be identified by City Staff and the City Attorney prior to scheduling for hearing by the Commission.	Completed. The Development Agreement has been revised in consultation with City Staff.

3. Landscaping: Update landscape plan, public realm and streetscape improvements in consultation with Public Service Department and Peer Review consultant, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.	Completed. A peer review consultant reviewed the Landscape Plans on 02/11/15 and the plans were updated accordingly. A new set of landscape plans, public realm, and streetscape improvement drawings were submitted on 03/10/15.
4. Signage: A more complete Signage Plan is needed to supplement the information provided by the applicant.	Completed. Updated Signage Plan is included in Addendum package.
5. Transit Improvement Plan: Develop the plan in coordination with City Staff, and address all outstanding issues in the Development Agreement. Specify which service improvement is proffered and for how long it will be proffered, address capital improvements which are excluded from the proffered improvements, and address other issues as may result from coordination with City staff.	Completed. The Applicant has committed to fund extended hours of the current Ponce de Leon Trolley route, as well as capital and operating costs of a Downtown Circulator Loop or an equivalent mobility improvement, for a period of 25 years for a total amount not to exceed \$16.98 million.
6. Art in Public Places: Determine the percentage contribution that will be made to the program, above and beyond the current requirements of the Zoning Code, subject to the approval of the Director of Economic and Cultural Development.	Completed. The Applicant has proffered to pay \$5 million into the Art in Public Places Fund, in addition to the amount currently required by the City Zoning Code.
7. Arts Center Building: Determine the program for this building and work with the Preservation Officer, Director of Economic and Cultural Development, and the City Manager's office to determine an appropriate public benefit use for this structure, and use of Art in Public Places contributions towards this building.	Completed. The Applicant will lease the building to the City (or to an entity of the City's choice) at no cost. This is offered in addition to the Art in Public Places contribution.

8. Grading: grade changes that result from the construction of the underground parking garage shall be addressed and fully explained in a pedestrian open space plan, in particular addressing the sidewalk and storefront entrances along Ponce de Leon Boulevard, Sevilla Avenue, and Malaga Avenue, and around the Arts Center Building and the existing single-family residence. All steps and ramps between levels shall be fully designed and clearly marked on the plans.	Completed. Grading has been addressed in the Addendum document.
9. Parking Garage: The parking garage layout will be revised to address staff concerns regarding valet operations, parking, and vehicular and pedestrian circulation.	Completed. Staff concerns are addressed in Addendum package.
10. Existing Single-Family Residence: A construction staging plan needs to be prepared to demonstrate the feasibility and appropriateness of constructing the above-ground parking garage, cinema, roof top park, and retail areas to the east of the existing single-family residence.	Completed. Provided in the Addendum package.
11. LEED-ND: Complete “Stage 1” submission for a Conditionally Approved Plan prior to Commission consideration.	Completed. Application submitted and note provided in Addendum.
12. Utilities: Address the possible need to extend power, water or sewer lines to the site and confirm that all utilities can be obtained at the levels required.	Completed. Letter from Langan Engineering and Environmental Services provided in Addendum package.
13. Traffic Analysis: a. The improvements discussed in the Traffic Impact Analysis report must be documented in the Development Agreement and the timing for the improvements should be clearly documented. b. The traffic calming devices proposed by the applicant will need City Public Works, Miami-Dade County, and City Fire Department approval.	Completed. Addressed in Development Agreement.

14. Parking Analysis: a. The study uses a modal split reduction for employees/residents and visitors that needs to be revised using the five-year average of 8% / 4%. b. The Day Care should remain separate from retail use in the Shared Parking Analysis, unless the Day Care will not be open to the general public and only visitors of Mediterranean Village will be allowed to use the facility. c. The shared parking calculation in Appendix B needs to be updated based on the above comments.	Completed. Provided in the Addendum package.
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15. Valet Operations Analysis: a. The applicant should provide dimensions of the proposed valet drop-off / pick-up areas to verify the number of vehicles that can be accommodated. Exhibit A-0.11.6 shows the number of on-street spaces but no dimensions. This exhibit shows one parking space for the North valet station but the text and analysis references seven on-street parking spaces. b. The Mediterranean Village Parking Operations Narrative (January 7, 2015) states that only part of level B2 will be for valet parking. Based on the assumed valet parking percentages, this is not possible. The applicant should provide the anticipated number of parking spaces that will be available for self-parking by land use. This information was not provided. c. The analysis concludes that the North valet station needs between 23 and 29 valet attendants, the Central valet station needs between 19 and 26 valet attendants, and the hotel needs between 5 and 6 valet attendants. This is an extremely high number of valet attendants. The city needs to determine how they will enforce that an adequate number of valet attendants will be on-site to make sure parking operations works adequately.	Completed. Addressed in Addendum package page 108 – 113 and in the Development Agreement. 619 Valet spaces will be provided on Level B2 (page 109 of Addendum summary). Valet operations are also addressed in the Development Agreement.
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16. Parking Garage Design: a. The inside end of each drive aisle needs a 15-foot radius to allow for simultaneous turns. This is good design practice and is required by Miami-Dade County. b. Ideally, the garage shouldn't have any "dead-ends." If there are dead-ends, then turnaround areas are needed, which generally requires removal of parking spaces. c. There are many areas that need to show if vehicular maneuverability works using AutoTurn, especially in the loading areas, the circular ramps, etc. d. There are columns that are in conflict with the vehicle maneuvers. e. The city zoning code for parking requirements needs to be met. f. There are areas where parking spaces conflict with ramp circulation. g. Vehicular cross connections on levels 3 through 7 are not adequate for two-way traffic. h. Ramp grades that do not have parking on them ideally do not exceed 10% and should not exceed 12%.	Completed. Addressed in Addendum package on pages 116 – 125.
17. Alley Vacation: The applicant shall address staff comments from the Development Review Committee on January 30, 2015.	Completed. Addressed in Addendum package.
18. Additional Conditions of Approval: Address additional conditions of approval that may emerge from the Planning and Zoning Board's comments and from coordination of the project with City Staff and the City Attorney. Provide enforceable and detailed conditions, including buildout schedule, and agreed standards and procedures for any proposed minor adjustments to approvals.	Completed.