



City of Coral Gables
CITY COMMISSION MEETING
February 24, 2009

ITEM TITLE:

A Resolution directing the Interim City Manager to negotiate a proposed lease, financing and operational agreement for development of a new public parking structure at 245 Andalusia Avenue (site of Garage No. 1) for the City Commission to consider and review at a later scheduled City Commission meeting.

RECOMMENDATION OF THE CITY MANAGER:

It is recommended that the City Commission approve the resolution authorizing the City Manager to proceed.

BRIEF HISTORY:

At its Meeting of May 11, 2004 the City Commission considered a proposal for the redevelopment of the garage at 245 Andalusia. This proposal was in response to an RFP issued by the City and was presented at prior public meetings and a workshop. At the meeting of May 11, 2004 the Commission chose not to proceed with the project at 245 Andalusia. However, after rejecting the proposed development, the Commission passed a resolution (Resolution No. 2004-95) requiring the City to negotiate with this developer should the City decide to develop a new garage at 245 Andalusia within five years.

On May 27, 2008 a principal in the 2004 development proposal for the 245 Andalusia site appeared before the City Commission proposing a modified redevelopment of this site. The Commission referred to matter to the City Manager to work with the developer to bring back a proposal for consideration and review at a later date. (Resolution No. 2008-74) Over the next several months, the Parking Department reviewed the proposal, existing conditions and future parking needs within the Central Business District (CBD).

Staff and the Parking Advisory Board (PAB) identify redevelopment of 245 Andalusia site as the number 1 priority for the public parking system. The existing Garage 1 facility at this site is dated, in need of substantial repairs, functions poorly for drivers and pedestrians, is undersized and heavily utilized. When the 2006 parking study recommends upgrading or improving parking facilities, paseos, alleys and walkways; Garage 1 is necessarily at the top of the list. For better or worse, the CBD and the public parking system are judged on the appearance and parking experience in Garage 1. It is the flagship parking facility in Coral Gables. Unfortunately, there is no way to reconfigure or redesign this facility to meet today's urban life and operational requirements.

The May 27, 2008 proposal provided for modest increases in the number of parking spaces open and available for general public use. In considering redevelopment of the 245 Andalusia site, the PAB looked at 4 key facts. Garage 1 is ideally located in the

center of the CBD and easily accessible by visitors and customers. Since the parking study in 2006 short-term visitor parking in the CBD parking garages has increased by more than 25%. The occupancy rate in Garage 1 frequently exceeds 85%. Garage 1 is the most popular and identifiable facility within the public parking system. Based on these facts and other findings within the 2006 parking study, the PAB identified the following points for negotiations.

1. The number of parking spaces open and available for the public in any development should be at least double the current 278 parking spaces. This requires a reduction in the square footage dedicated to office space and an increase in the square footage dedicated to parking.
2. Development of this site must include a focus on the paseos, alley and other pedestrian connections to and from the site. Funding for development of these connections is to be included in the redevelopment of Garage 1.
3. Because this location is necessary to the continued vitality of the CBD, management, operations and staffing of the new parking facility must continue within the Parking Department.
4. Any new facility should include space for a Parking office so that the Parking Department can be closer and more accessible to customers.

As staff met with the developer, they agreed to modify the proposal to address each of these concerns. With the redevelopment of the 245 Andalusia site to providing for double the current number of parking spaces open and available for public use, there will be 2,600 parking spaces within the impact zone identified by the 2006 parking study. The most efficient way to develop the necessary parking supply to support a growing and vital downtown business district is to invest in our garages, making them more inviting, accessible and connected. Increasing parking supply at the 245 Andalusia site and updating the facility to address customer and pedestrian issues will positively impact our urban core.

It is recommended that the Commission approve the conceptual proposal for redevelopment of the 245 Andalusia site. This proposal includes:

1. An office component privately held through a long term lease of approximately 40,000 square feet;
2. A parking garage that is publicly owned and operated with a total of approximately 670 parking spaces with approximately 540 spaces open and available at all times for general public use, not required parking for the proposed private office component;
3. Design and installation of pedestrian connections and alley improvement between the proposed development and Miracle Mile; and

4. Development of a parking office easily accessible by customers and residents for transacting business.

If the Commission accepts this conceptual proposal, it is recommended that the project be referred back to the Manager's Office to further negotiate a redevelopment proposal for the 245 Andalusia site. A separate request would need to come before the City Commission formally waiving the requirements of the Procurement Code (a 4/5ths vote would be required). This will allow the parties to finalize design, leasing, financing and operational terms for a mixed use project on this site. Should the terms of development be negotiated, they will be presented to the Commission for further consideration.

APPROVED BY:

Department Director	City Attorney	City Manager

ATTACHMENT(S):

1. Resolution

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