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Sent: Monday, June 25, 2018 1:18 PM
To: Trias, Ramon
Cc: maricrislongo@gmail.com; salvador@horizonmanage.com
Subject:

Hi Ramon

Hope you are doing well.

Maricris told me about this project and I saw the drawings.

I am the owner of properties in the area and agree that this building needs some design changes that are more in line with our " City Beautiful". I understand the developer is wanting to do a good job but his architect gets insulted on suggestions that at the end will only add value to his client investment and to the residents properties in the area.

Best Regards,

Salvador Bonilla Mathe Sr.

Good evening

My name is Maria Cristina Longo and I live at 16 Phoenetia Avenue, about 2 blocks south of the project

I am in favor of the idea of live-work units that the project is proposing and I am also in favor for having a park in the area. In essence I am in favor of the concept proposed.

However, I am not in favor of the quality of the design and its implementation . The problem with this project is the quality of the architecture because its architecture is not to the standards that we need in order to create value in the area and to accomplish this project successfully.

Unfortunately the north Ponce Corridor was left behind for many years and many poorly designed buildings were erected during the first decade of 2000. Today many of the first-floor retail spaces remain empty for many of these buildings. They have not been able to rent and attract traffic because they are far from being desirable. And whatever they attract is at a lower quality level than the rest of the city.

It is unquestionable that we must raise the ante for the quality of architecture for the area if we are serious in creating aesthetic value. It is also unquestionable that beautiful architecture increases value as well as a sense of well being. That is why we all love to visit Paris!

Additionally, this project has a large impact on the area due to its size and it is critical that we get a good product.

My suggestions to improve the quality of architecture come from the city's developer standards for Mediterranean bonus:

1. The developer is getting a Mediterranean bonus but the project is too simple. The developer needs to aim for creating timeless architecture. There are enough examples of new built timeless architecture in the city. One example on the North Ponce Corridor is the new white tower on North Ponce next to 1220 Ponce De Leon Blvd.
2. The project is too massive in volume and the proportions are off. The project needs to be broken into separate parts so that it will be more pedestrian friendly. Presently, the articulation of the parts is merely a simulation and it is superficial because it does not change the impression of the human eye. The massing is still read as flat and overwhelmingly heavy. Additionally, the roof is not articulated enough and the arcade is too simple.
3. The buildings should have more detailing and better quality materials. Although they are using keystone veneer at the arcade level, they are using precast concrete on the rest of the project and precast ages poorly. Additionally, the way the arcade is designed is not sufficient. It needs to have more articulation and more ornamentation.

4. Although they left the view to the historic woman's club open, which is positive, the green spaces are not sufficient and they are not functional because the section of green area facing Calabria street on the north is disconnected to the rest of the project and it is surrounded by parking lots on two sides. None of the green areas are good. It is better to have one good one instead.

Beautiful and timeless buildings age well and poorly designed buildings become slums in the long-term.

This project is not at the caliber that Coral Gables should aspire for!