

MOBILITY HUB

CORAL GABLES



DESIGN INTEGRITY | EVALUATING MEDITERRANEAN REVIVAL FOR PARKING GARAGE

MEDITERRANEAN REVIVAL

- **ARCHED OPENINGS:** REPEATED USE OF ROUNDED OR SEGMENTAL ARCHES IN WINDOWS, DOORWAYS, ARCADES AND COLONNADES, EVOKING CLASSICAL ROMAN AND MOORISH INFLUENCES.
- **LOW-PITCHED, CLAY TILE ROOFS:** CHARACTERISTIC TERRACOTTA BARREL TILES WITH DEEP OVERHANGS, OFTEN WITH EXPOSED RAFTER TAILS OR DECORATIVE BRACKETS.
- **STUCCO WALL FINISH:** EXTERIOR WALLS ARE TYPICALLY SMOOTH STUCCO, FINISHED IN LIGHT EARTHY TONES OR WHITE CONTRIBUTING TO THERMAL MASS AND VISUAL UNIFORMITY.
- **DECORATIVE IRONWORK & CARVED DETAILS:** USE OF ORNAMENTAL WROUGHT IRON IN BALCONIES, GRILLES AND LANTERNS, ALONG WITH CARVED STONE OR WOOD AROUND ENTRYWAYS, WINDOWS, AND CORNICES.



BILTMORE HOTEL

DESIGN INTEGRITY | EVALUATING MEDITERRANEAN REVIVAL FOR PARKING GARAGE

LIMITED SITE DEPTH

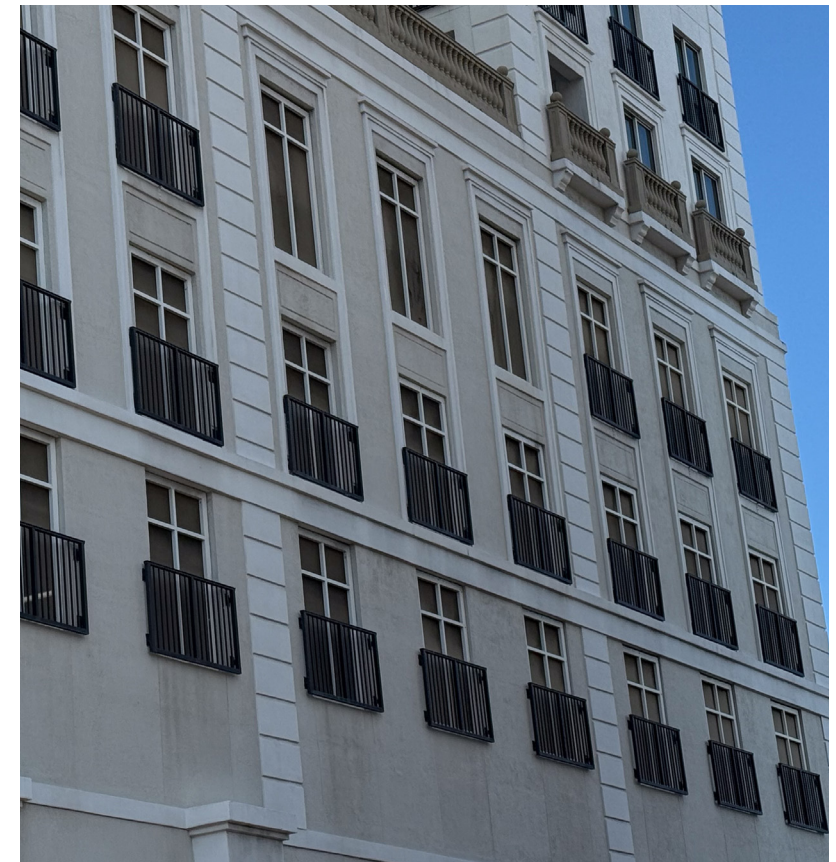
- MEDITERRANEAN REVIVAL DEPENDS ON **LAYERED MASSING, ARCADES, TERRACES**
- LIKELY OUTCOME: **FLAT, APPLIED FACADE LACKING AUTHENTICITY**

EFFICIENCY AND SUSTAINABILITY

- STYLE ADAPTATION MAY RESULT IN:
 - REDUCED AIRFLOW AND DAYLIGHT
 - HIGHER OPERATING COSTS
 - GREATER ENERGY USE
 - INCONSISTENT WITH CITY'S SUSTAINABILITY GOALS



99 ARAGON AVE



101 ARAGON AVE

DESIGN INTEGRITY | EVALUATING MEDITERRANEAN REVIVAL FOR PARKING GARAGE

FUNCTION OVER FACADE

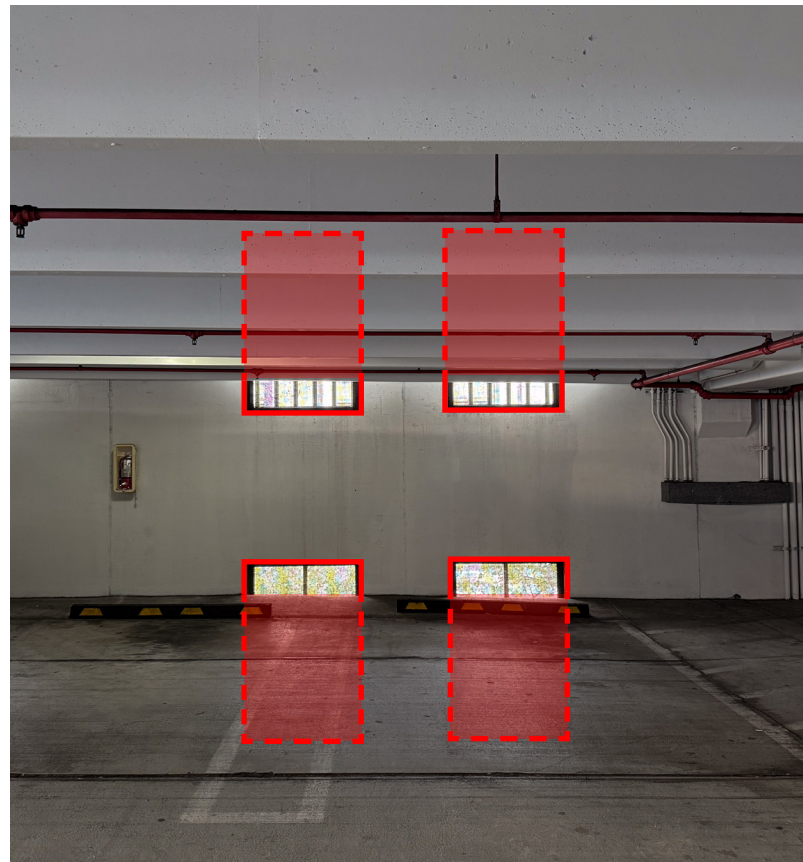
- MEDITERRANEAN REVIVAL RELIES ON **ENCLOSURE, HEAVINESS AND DEPTH**
- GARAGE REQUIRE **OPENNESS AND AIRFLOW** FOR PERFORMANCE
- APPLYING HISTORIC STYLES CREATES **FORM-FUNCTION MISMATCH**

SAFETY AND VISIBILITY

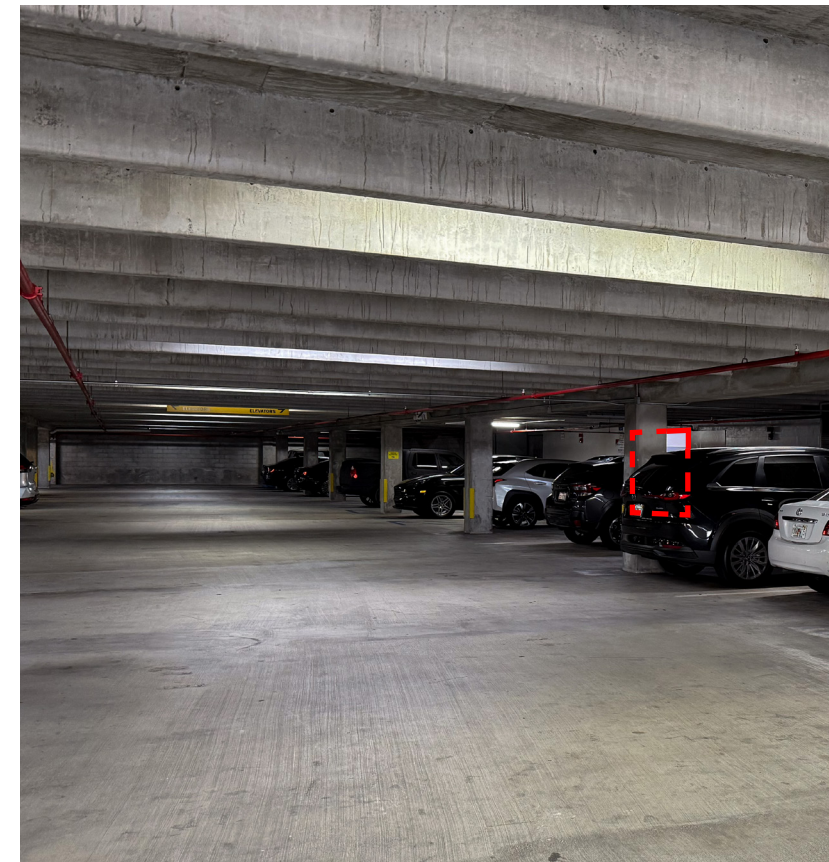
- DEEP RECESSES **LIMIT SIGHTLINESS** AND CREATE **DARK CONDITIONS**
- DESIGN SHOULD SUPPORT **DAYLIGHT, TRANSPARENCY AND VISIBILITY**
- CRITICAL FOR **PUBLIC SAFETY IN GARAGES**



NO WINDOWS



UNEVEN WINDOWS



NO VISIBILITY OF THE CORE

MERRICK’S VISION | INSPIRED, NOT UNIFORM

MERRICK ENVISIONED A **COHESIVE BUT DIVERSE CITY**

EMBRACED **VARIATION THROUGH THEMED VILLAGES** (CHINESE, DUTCH SOUTH AFRICAN, FRENCH)

PROMOTED **PLACE-MAKING ADAPTED TO SETTING AND CLIMATE**



MINORCA PARKING GARAGE

MINIMALIST, MODERN DESIGN **COMPLEMENTS THE ARCHITECTURAL LANGUAGE OF CORAL GABLES** WHILE MAINTAINING A CLEAN AND CONTEMPORARY AESTHETIC

GLASS ENCLOSURE FOR STAIRS AND ELEVATORS ENHANCES **NATURAL LIGHT AND IMPROVES SAFETY**

PERFORATED METAL PANELS AND RHYTHMIC WINDOW OPENINGS PROVIDE **EFFECTIVE VENTILATION** FOR THE GARAGE WHILE CONTRIBUTING TO ITS REFINED VISUAL IDENTITY



CONCLUSION | DESIGN FOR PURPOSE & PLACE

AUTHENTICITY OVER IMITATION: PARKING GARAGES DEMAND OPENNESS, LIGHT AND SAFETY - TRAITS AT ODDS WITH ENCLOSED, HEAVY MEDITERRANEAN REVIVAL FORMS.

MERRICK'S TRUE LEGACY: A CITY ENRICHED BY VARIETY, EACH STYLE CHOSEN TO FIT ITS FUNCTION, CLIMATE, AND SETTING.

OUR APPROACH: HONORING CORAL GABLES' CHARACTER THROUGH CONTEXTUAL, FUNCTIONAL, AND TIMELESS DESIGN - BEYOND A SINGLE HISTORIC STYLE.

INSPIRED BY HERITAGE, SHAPED BY PERFORMANCE, BUILT FOR THE FUTURE

THE MEDITERRANEAN REVIVAL STYLE WAS NEVER INTENDED FOR ALL BUILDING TYPOLOGIES—AND FORCING IT ONTO A PARKING GARAGE UNDERMINES THE FUNCTION, SAFETY, AND EFFICIENCY THE STRUCTURE IS MEANT TO DELIVER

CORAL GABLES MOBILITY HUB



ABOUT THE PARKING GARAGE



GARAGES ARE FOR CARS

The Mathematics of the Garage are focused on its Economy of Maximizing the Amount and the Efficiency of the Number Cars per Floor.



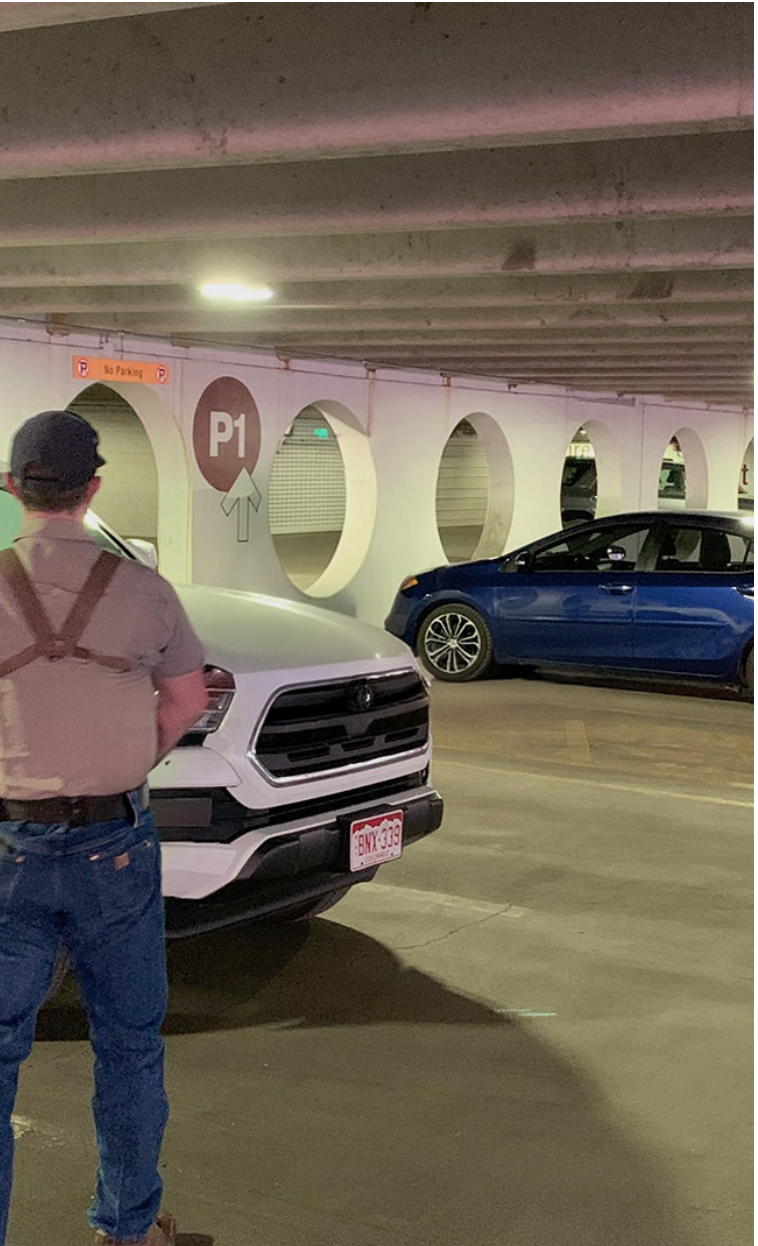
NOT PEOPLE FRIENDLY

Garages are not Designed for People, and they bring people and Cars into a Space where they are not on Equal Ground.



OFFER BANAL EXPERIENCES

Traditionally, Garages offer Nothing Beyond their use as a Storage as Garage. The Experiences within them are not about Enhancing the Urban Atmosphere or the Human Condition.



UNEASY + UNCOMFORTABLE

The Garage Promotes Anxiety as the Spaces can be Dark and Foreboding. It Lacks Openness, People/Community or Comfort as you never know what is Luring around the Corner.

ABOUT THE MOBILITY HUB



HUBS ARE FOR CHARGING

A Place to Charge and Access a variety of Vehicles, from Cars to Bikes to Scooters, is a Valuable Amenity and Urban Destination for Coral Gables. and its constituents to be Mobile in a more Sustainable Way.



CHARGING YOUR LIFE

As a Destination for Mobility, a Place where many People will Arrive and Depart, the Hub allows for the Possibility for Community Places and additional Gathering Points and Amenities that Serve and Service the City.



CONNECTING TO EXPERIENCES

Adding Experiences Within and To the “Typical” Garage structure we can Produce something More than just an Efficient Garage, but rather, a Series of Amenities that Improve our Community and Life.



CONNECTING TO THE CITY

The Mobility Hub allows the building to be an Activator of not only Itself and its Internal Program, but also is an Activator of its Edges as well as the Surrounding urbanism.

MOBILITY HUB | BUILDING SECTION



DESIGN FOR ADAPTIVE REUSE
FUTURE-PROOFED BY HIGHER FLOOR TO FLOOR LEVELS,
ENABLING SEAMLESS **TRANSFORMATION** INTO FUNCTIONAL SPACE

FACADE ITERATIONS

MOBILITY HUB



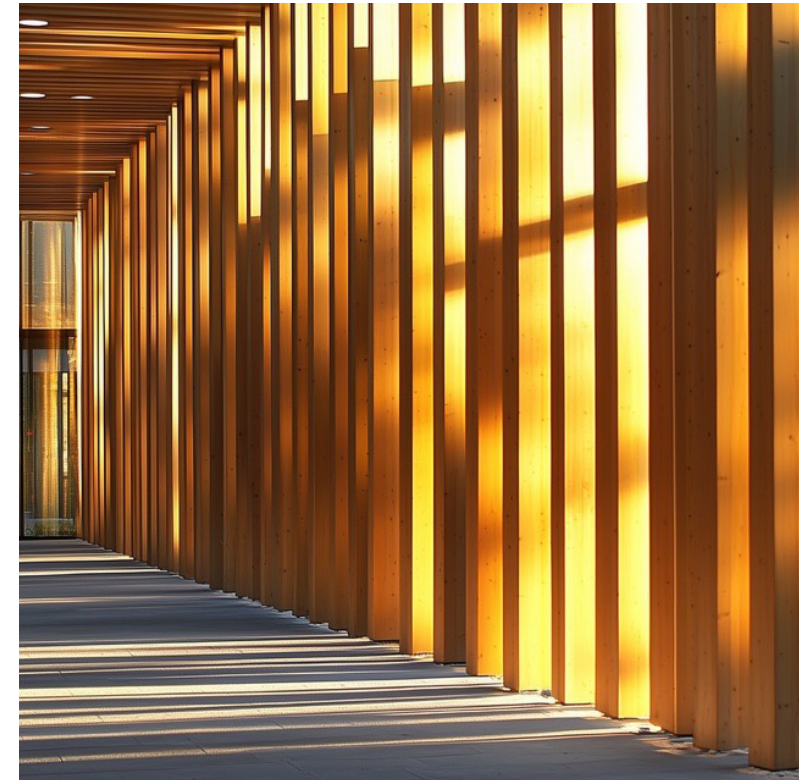
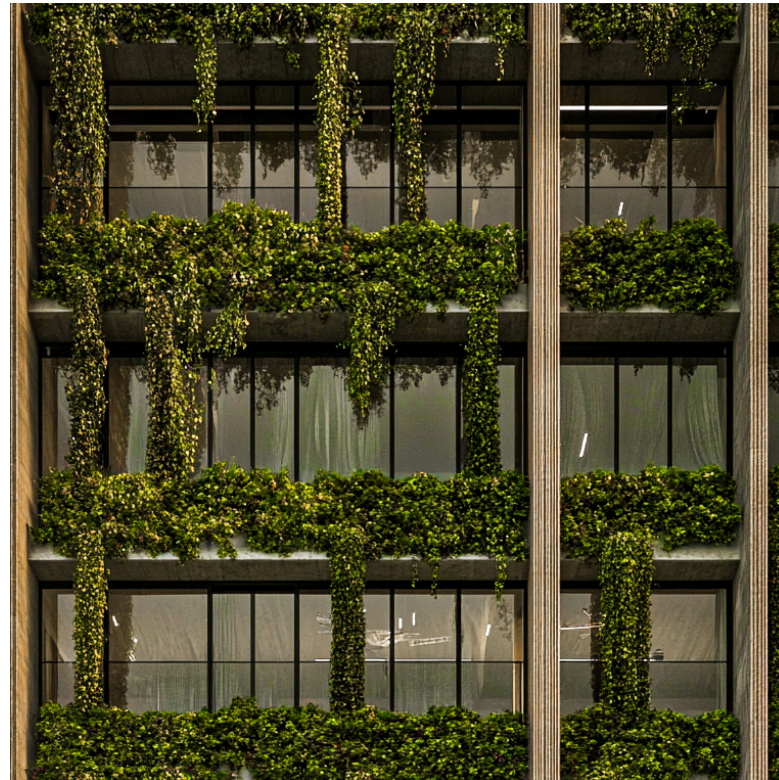
DESIGN STRATEGY | CANOPY & CORAL

THESE OPTIONS MOVE BEYOND STYLE TO CAPTURE THE **SOUL OF CORAL GABLES**,
DRAWING FROM ITS **LUSH TREE CANOPY** AND THE **TEXTURE OF NATIVE CORAL STONE**.

THEY REFLECT THE CITY’S DEEP BOND WITH **NATURE AND PLACE**, EXPRESSED IN A TIMELESS ARCHITECTURAL
RESPONSE.



VERTICAL CANOPY



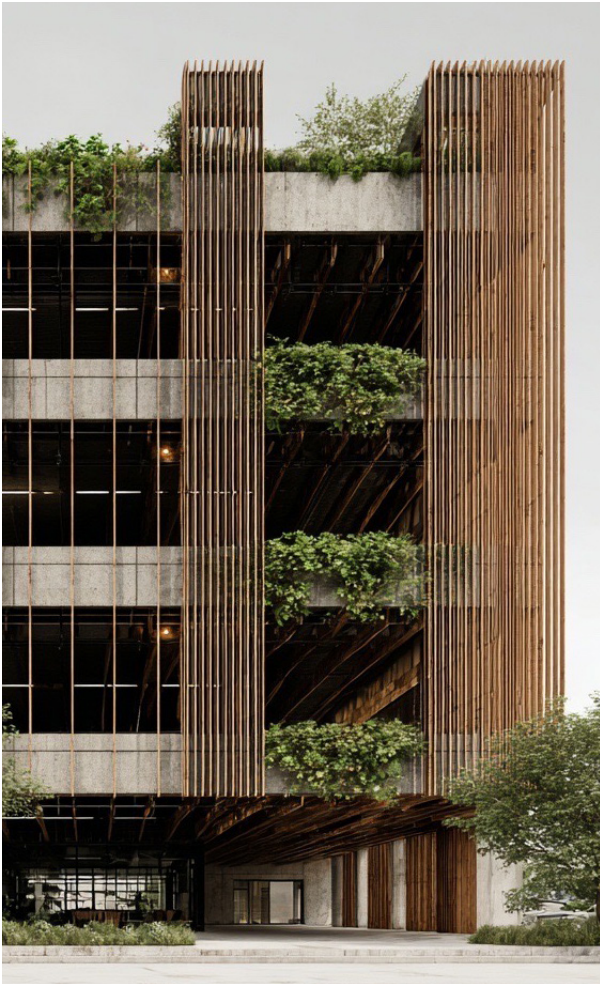
VERTICAL FINS - ABSTRACT BANYAN ROOTS AND PALM TRUNKS, ECHOING LOCAL TREE FORMS

CASCADING GREENERY - INTEGRATES NATURE INTO THE ARCHITECTURE, REFERENCING BOULEVARDS LIKE CORAL WAY

DAPPLED LIGHT AND EVENING GLOW - TURN THE GARAGE INTO A LANTERN-LIKE URBAN FEATURE

VERTICAL CANOPY | IDEATION

WARM-TONE



VERTICAL FINIS



CASCADE GREENERY

VERTICAL CANOPY



VERTICAL CANOPY



VERTICAL CANOPY



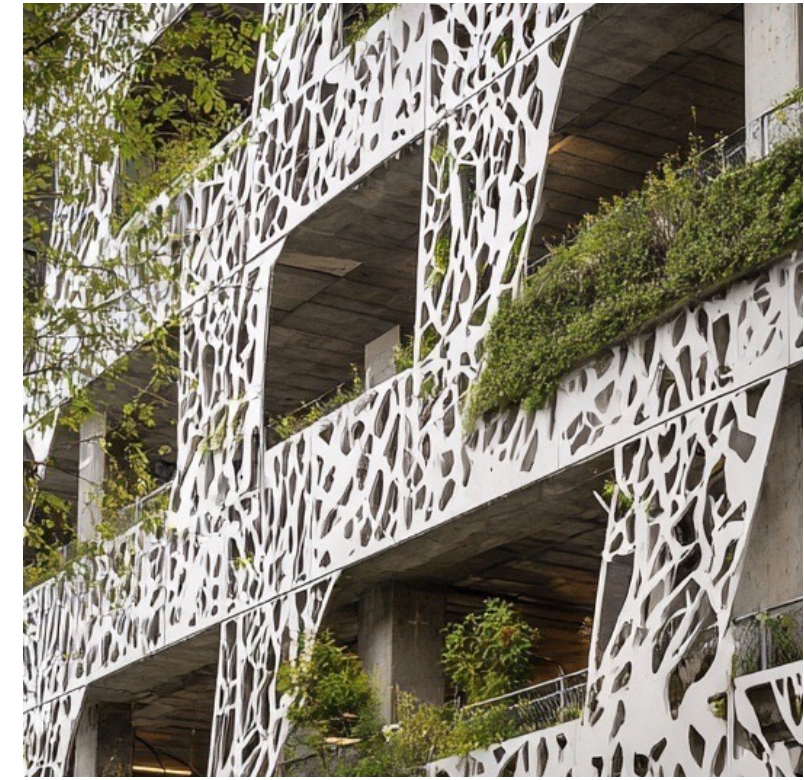
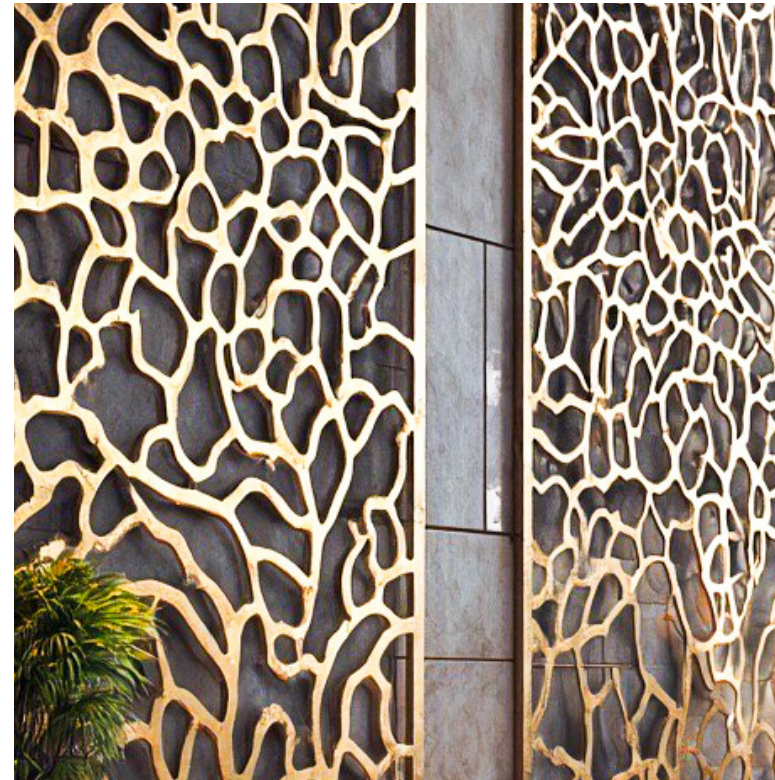
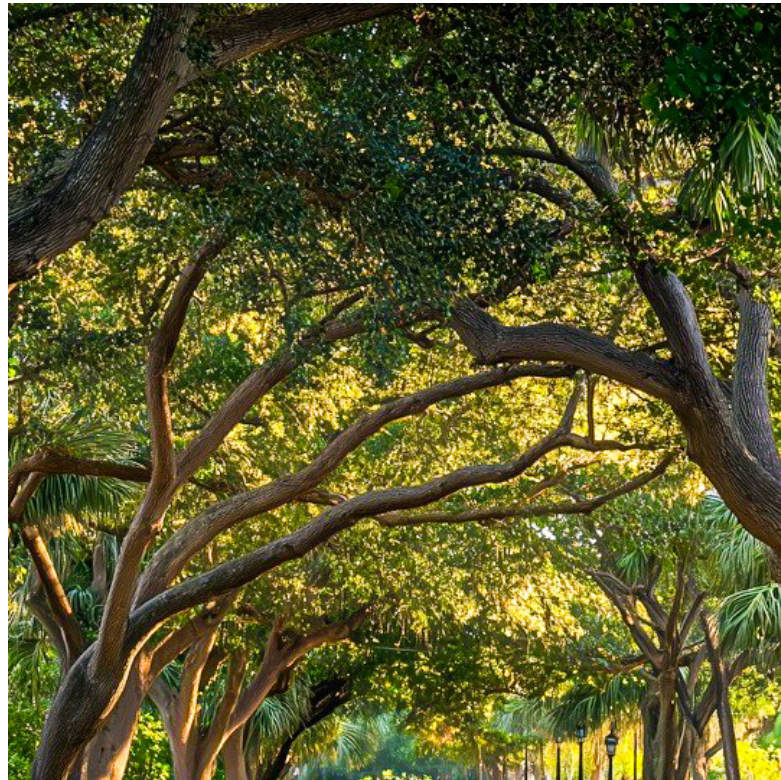
VERTICAL CANOPY



VERTICAL CANOPY



CARVED BY NATURE



THE ORGANIC VOIDS ARE **LASER-CUT ABSTRACTIONS OF CORAL ROCK** EVOKING THE CITY'S GEOLOGICAL FOUNDATIONS

HORIZONTAL GREEN BANDS OF VEGETATION REFERENCE **TROPICAL FOLIAGE GEOMETRY** SUCH AS ROYAL POINCIANAS

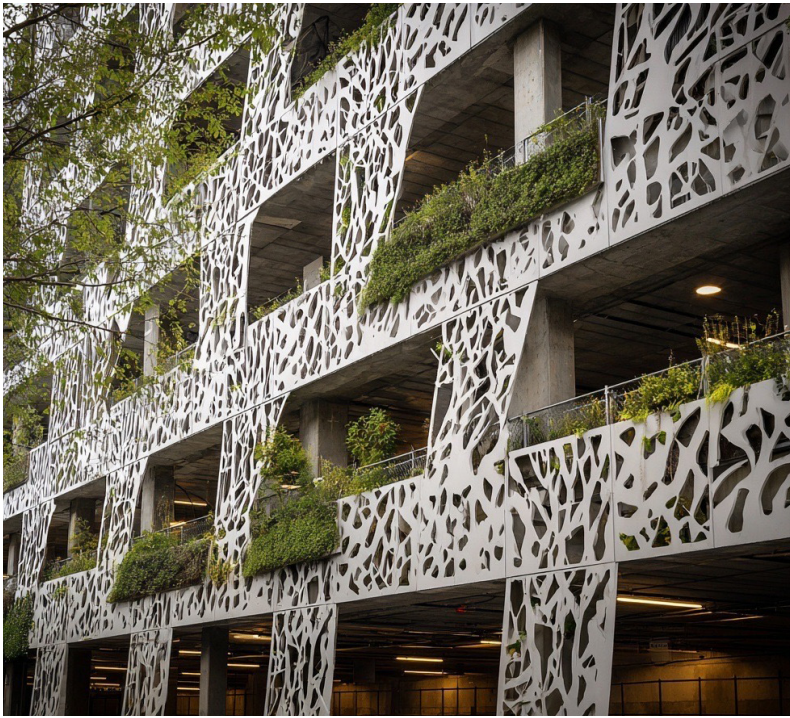
THE INTERPLAY OF **SOLID AND VOID** MIMICS **SUNLIGHT FILTERING THROUGH A FOREST CANOPY** CREATING DYNAMIC LIGHT AND SHADOW PLAY THROUGHOUT THE DAY

CARVED BY NATURE | IDEATION

TOPICAL FOLIAGE



ORGANIC VOIDS



FOREST CANOPY

CARVED BY NATURE



CARVED BY NATURE | OPTION 1



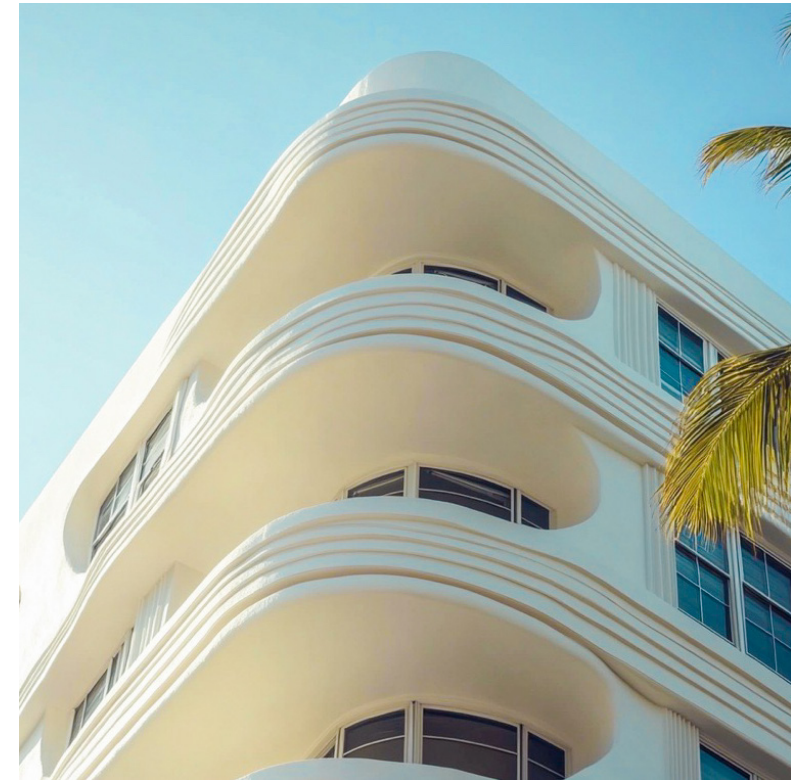
CARVED BY NATURE | OPTION 2



CARVED BY NATURE



DECO TROPICAL



VERTICAL FINS AND CURVED FORMS EVOKES THE STREAMLINED SYMMETRY AND SCULPTURAL ELEGANCE OF **ART DECO**
RE IMAGINED WITH SOFTNESS AND RHYTHM

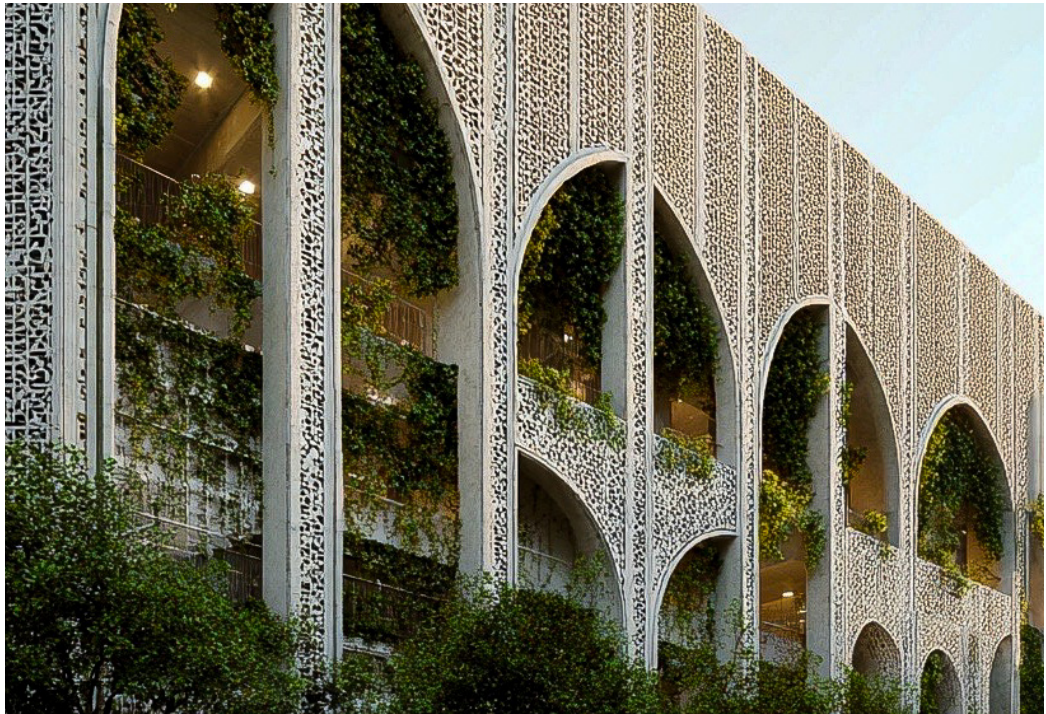
INTEGRATED GREENERY WEAVES THROUGH THE ARCHITECTURE, REFERENCING CORAL GABLES' **TROPICAL CANOPY** AND CREATING A
LIVING, BREATHING ELEVATION

THE INTERPLAY OF **METAL, LIGHT, AND FOLIAGE** TRANSFORMS THE STRUCTURE INTO A CIVIC LANDMARK THAT CELEBRATES BOTH THE
DESIGN LEGACY AND THE **NATURAL ABUNDANCE** OF THE CITY

DECO TROPICAL | IDEATION



CURVED FORMS



INTEGRATED GREENERY

DECO TROPICAL



DECO TROPICAL



DECO TROPICAL



DECO TROPICAL



DESIGN COMPARISON



VERTICAL CANOPY



CARVED BY NATURE



DECO TROPICAL

DESIGN COMPARISON



VERTICAL CANOPY



CARVED BY NATURE



DECO TROPICAL

DESIGN COMPARISON



VERTICAL CANOPY



CARVED BY NATURE



DECO TROPICAL

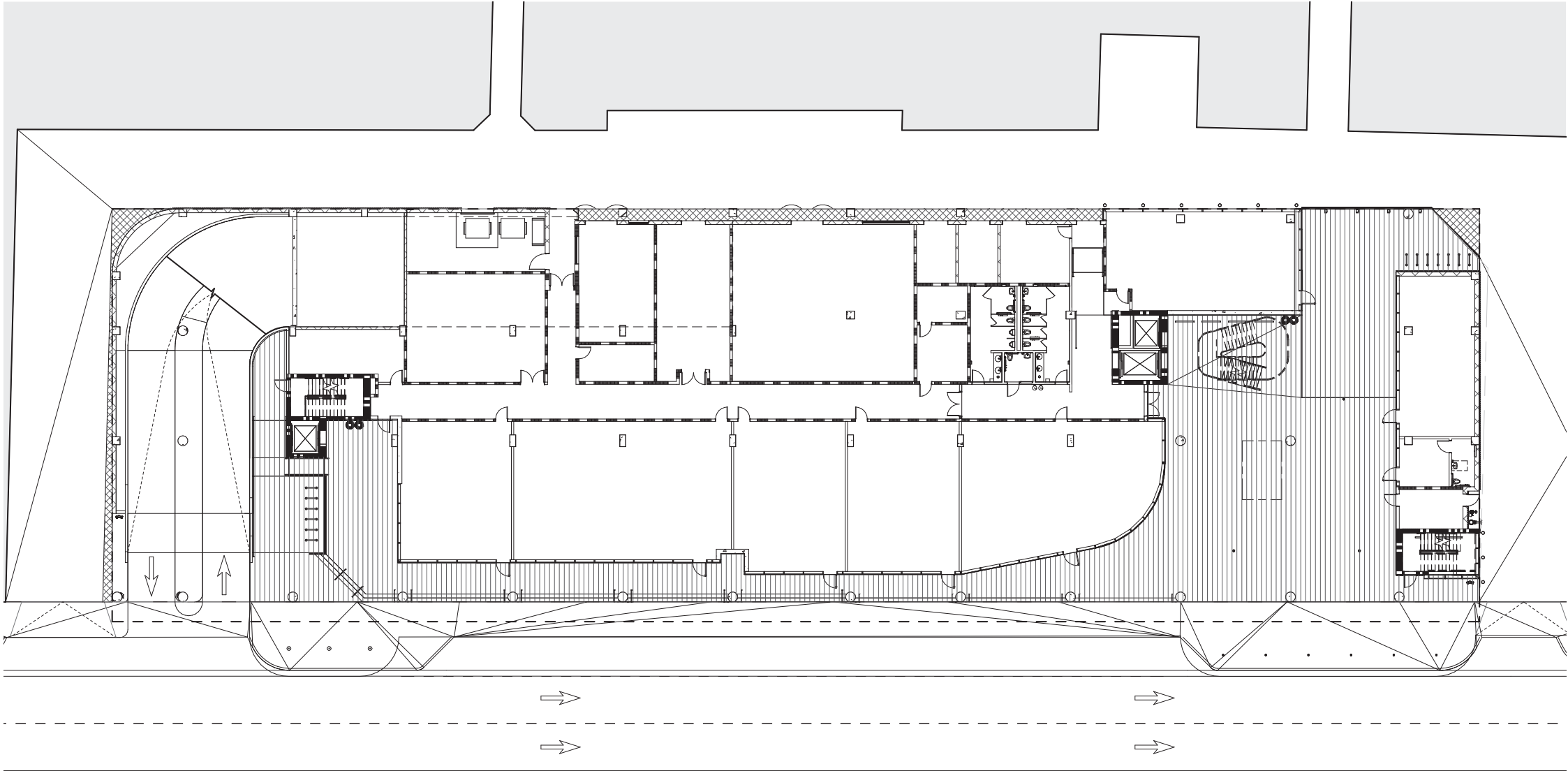
THANK YOU



APPENDIX



PLAN DIAGRAM | SITE LIMITATIONS



CITY OF CORAL GABLES ZONING CODE							
ARTICLE 2-200 MIXED USE DISTRICTS (MX)							
Section 2-200 Mixed Use Districts Table							
Use Categories		MX3			PROVIDED		
A	Lot Occupation						
1	Building Site Area Minimum (square feet)	2,500	10,000	20,000	-	-	34,941
2	Building Site Width Minimum (feet)	25	100	200	-	-	350
3	Ground Coverage Minimum	N/A	N/A	N/A	-	-	N/A
4	Open Space Minimum	5%	10%	10%	-	-	9.4%
B	Density						
1	Density (DU/Acre)	125	125	125	-	-	N/A
2	Unit Size Minimum (square feet)	500	500	500	-	-	N/A
3	Floor Area Ratio (FAR)	3.0	3.0	3.0	-	-	0.89
4	FAR Med. Bonus I	3.2	3.2	3.2	-	-	N/A
5	FAR Med. Bonus II	3.5	3.5	3.5	-	-	N/A
C	Setback Minimums (feet)						
1	Principal Front	0	0	0	-	-	0
2	Side Interior	0	0	0	-	-	0
3	Side Street	0	0	0	-	-	0
4	Rear	10	10	10	-	-	N/A
5	Rear at Alley	0	0	0	-	-	0
6	Waterway	35	35	35	-	-	N/A
D	Stepback Minimums (feet)						
1	Stepback Front	10	10	10	-	-	(+5) By Waiver
2	Stepback Side	15	15	15	-	-	(0)
3	Stepback Side Street	10	10	10	-	-	(0)
4	Stepback Rear	10	10	10	-	-	N/A
5	Stepback Rear at Alley	3	3	3	-	-	(0)
E	Building Height Maximums (stories/feet)						
1	Principal Building	45	70	150	-	-	134
2	Mediterranean Bonus I	5 stories/63.5	7 stories/83.5	14 stories/163.5	-	-	N/A
3	Mediterranean Bonus II	6 stories/77	8 stories/97	16 stories/190.5	-	-	N/A

TYPICAL FLOOR PLAN

