



# Board of Architects Review Application



04

Phone: 305.460.5245

Email: boardofarchitects@coralgables.com

## Application Request

The undersigned Agent/Owner request(s) Board of Architects review of the following application(s):

(Choose one (1) from Section #1 and choose all applicable from Section #2)

1. ☒ New Building OR ☐ Alterations / Additions OR ☐ Color Palette Review
2. ☒ Preliminary Approval **Conceptual Review**
- ☐ Coral Gables Mediterranean Style Design Standards Bonus Approval
- ☐ Final Approval

## Property Information

Street Address of the Subject Property: **245 Andalusia Avenue**

Property/Project Name: **Coral Gables Mobility Hub**

Legal description: Lot(s) **Lots 29-42, Block 2, Coral Gables Grfts Section, plat book 10, page 40**

Block(s) \_\_\_\_\_ Section(s) \_\_\_\_\_

Folio No. **03-417-005-0400**

Owner(s): **City of Coral Gables**

Mailing Address: **City Hall of Coral Gables, 405 Biltmore Way, Coral Gables, Florida 33134**

Telephone: **(305) 446-6800** Fax **(305) 460-5371**

Other \_\_\_\_\_ Email \_\_\_\_\_

Architect(s)/Engineer(s)/Contractor(s): **Gensler Sergio Bakas, Project Manager**

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: **545 NW 26th Street**

Telephone: **(305) 350-7070** Business \_\_\_\_\_ Fax \_\_\_\_\_

Other **(305) 987-5181** Email **sergio\_bakas@gensler.com**

## Project Information

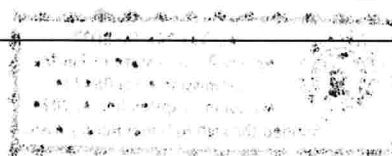
Project Description(s): **Mobility Hub/Parking Garage/Event Roof**

**Project includes upgrades to the surrounding alleys and ROW for this unique hub that is more than a typical parking garage.**

Estimated project cost\*: **\$30.8M**

(\*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): \_\_\_\_\_






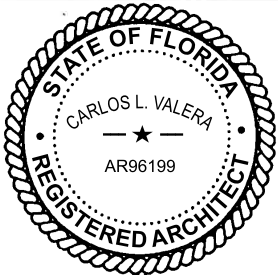
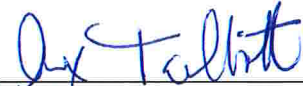
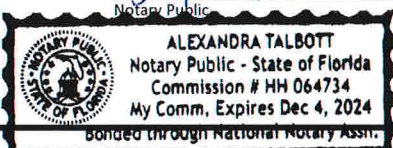
## Board of Architects Review Application

### Applicant/Owner/Architect/Engineer Affirmation and Consent

(I) (We) acknowledge, affirm, and certify to all of the following:

1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
2. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
3. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
4. All application representatives have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
5. Understand that under Florida Law, all the information submitted as part of the application are public records.
6. Failure to provide the information required for submittal/necessary for review by the Board of Architects may cause the application to be deferred without review.
7. That applications for the Board of Architects review require the presence of the applicant and/or architect/engineer at the Board of Architects meeting unless otherwise notified.
8. That plans submitted to this office are required to be picked up at the Board of Architects counter, by the Applicant, within fourteen (14) days after the Board of Architects meeting unless the plans have received Final Approval by the Board of Architects in which case, they will automatically be processed for a building permit. Plans which are not picked up within fourteen (14) days will be discarded.
9. All fees shall be paid by 12-midnight, three (3) days prior to the meeting date (ie. Monday before a Thursday meeting) to secure placement on the meeting's docket (agenda)
10. I have received consent from the owner of the property to file this application.

**NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED**

Agent/Owner Print Name: <b>Peter Iglesias, City Manager</b>		Agent/Owner Signature: 	
Address: <b>City Hall of Coral Gables, 405 Biltmore Way, Coral Gables, Florida 33134</b>			
Telephone: <b>(305) 460-5202</b>		Fax:	Email: <b>piglesias@coralgables.com</b>
 <b>ARCHITECT'S/ENGINEER'S SEAL</b>	Architect(s)/Engineer(s)/Contractor(s) Print Name: <b>Carlos Valera</b>		Architect(s)/Engineer(s)/Contractor(s) Signature:
	Address: <b>545 NW 26th Street</b>		
	<b>Miami, FL 33127</b>		
	Telephone: <b>(305) 350-7075</b>		Fax: <b>Cell (305) 509-0047</b>
	Email: <b>carlos_valera@gensler.com</b>		
STATE OF FLORIDA ) SS COUNTY OF MIAMI-DADE )  Sworn to or affirmed and subscribed before me this <u>24</u> day of <u>Sept.</u> in the year 20 <u>21</u> by <u>Peter J. Iglesias</u> who has taken an oath and is personally known to me or has produced _____ as identification.  My Commission Expires: <u></u> Notary Public 		STATE OF FLORIDA ) SS COUNTY OF MIAMI-DADE )  Sworn to or affirmed and subscribed before me this ____ day of _____ in the year 20__ by _____ who has taken an oath and is personally known to me or has produced _____ as identification.  My Commission Expires: _____ Notary Public	

## **Project Overview**

The Coral Gables State-of-the-Art Mobility Hub is a unique mixed-use facility designed to provide a platform for Coral Gables' mobility vision today, with the flexibility to meet long-term trends and technologies. It will replace the existing Garage #1 located at 245 Andalusia Ave, one block south of Miracle Mile, between Salzedo and Ponce. The conceptual design of the project comprises of an active and vibrant ground floor, 9 stories of resting and charging place for multiple types of vehicles, an activated rooftop terrace, and facades that reflect its use while providing life and character to the Downtown Coral Gables. The building will be 11 stories high including the terrace roof level, approximately 146' in height and 400,000SF. Current budget for construction is \$30.8M.

The ground level functions as an activator harmoniously mixing a variety of mobility options with shopping and dining, and a gathering point for the community. Planned improvements to the surrounding service alleys into pedestrian-friendly paved pathways, facilitate connections to Miracle Mile and the neighborhood. As the front door to the core of Coral Gables, the ground level represents the community it serves with engaging art, sculpture, and opportunities for public interaction.

A landscaped rooftop terrace connects people to wellness through walking paths, fitness nodes, and programmed classes to nurture the body. The rooftop also connects people to the City by providing unique views of the City. The terrace brings community and family together with special gathering and event spaces. Accommodations for future drone package deliveries are incorporated to allow for this eventuality. Areas for both exercise and play are planned around a meandering path surrounding a multi-purpose turfed field. Elevated photovoltaic panels provide power for the building loads while also providing comforting shade to users below.

Nine flat parking floors provide a more user-friendly experience and offer storage and charging options using today's technologies as well as accommodations for future technologies including additional upgraded chargers and the onset of autonomous vehicles. The higher-clearance flat floors allow for simple conversion into other uses that may become a priority in the future.

The lively screened façade allows for measured glimpses inside with occasional niches to allow for the incorporation of natural elements and public art. The perforated screen panels modulate across the face to subtly evoke movement and transparency while allowing for natural ventilation. Remaining harmonious with its surrounding, this more airy and light expression reflects the unique building type and its goals and was chosen over a heavier more solid Mediterranean expression.

The goal is for the Hub to become a major focal point for the City's downtown area, proving a multi-modal mobility solution for the community, a community destination and connection point, advancing Coral Gables mobility vision, and providing a near future platform for mobility, with the flexibility to meet long term trends.