

## MEMORANDUM

Date: October 7, 2019  
To: Melissa Mojarena De Zayas, P.E., City of Coral Gables  
cc: Jessica Keller, ENV SP, City of Coral Gables  
From: Chuck Hart, P.E. PTOE, Lochner  
Re: **Document Review for the Mile Hotel & Shops Project**

Attachments:  
• None

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At the request of the City of Coral Gables Department of Public Works staff, Lochner performed a follow up review of the revised documents submitted for the subject project.

### **The Mile Hotel & Shops Parking Analysis Memorandum – September 25, 2019**

The revised Parking Analysis Memorandum mentions that the restaurants proposed at the Mile Hotel should be defined as ancillary uses, since the nearby Courtyard by Marriott's restaurant was included in the study performed to calculate parking rates. However, it would not be appropriate to compare these two properties, aside from the fact that they are both classified as hotels. As shown on the Coral Gables Courtyard by Marriott's website, their only "restaurant" is The Bistro Café, shown in the picture below. This does not compare to the multiple restaurants described by the Mile Hotel's architect.



It was noted at the Planning and Zoning meeting held on September 11, 2019, that the description of the property's restaurants did not fall into what would be described as ancillary uses to the hotel, but rather

choice destination restaurants that local residents would choose to dine at. This seemed particularly true of the architect's description of the roof-top restaurant. Upon examination of the revised plans, both the casual and fine dining restaurants located on the second floor would likely be frequented by local diners as well, and not only hotel guests, which is the key factor in these trips needing to be defined.

Since none of these restaurants were included in the previous Trip Generation Memorandum, that document should be revised and the trip generation analysis performed to include each of the three restaurants, each including the square footage for both the indoor and outdoor seating areas described in the plans. Should any peak hour exceed 50 new trips, a Traffic Impact Analysis will be required.

Additionally, based on the revised parking requirements for each use as shown on sheet A.10 and in the figure below, the Parking Analysis Memorandum should be revised.

Parking – required parking shall be provided for each use on a building site	
Uses	Required
Hotel (1:125/room) 120 rooms	135 spaces
Retail on ground floor (1:250 sq. ft.) 15,882 sq. ft.	63 spaces
Retail on 2nd floor (1:250 sq. ft.) 7,620 sq. ft.	31 spaces
Restaurant on rooftop (12:1,000 sq. ft.) 3,520 sq. ft.	42 spaces
<b>Total off-street parking</b>	<b>Zero on site</b>
<b>86 spaces via remote parking</b>	<b>271 spaces required</b>

\* (1) pursuant to shared parking study prepared by David and Plummer & Assoc.; and (2) required parking to be provided off-site in accordance with 5-1408 of the Zoning Code

### The Mile Hotel & Shops Valet Queuing Analysis Memorandum – September 25, 2019

This document was revised to clarify the location of the parking garage that will provide off-site parking. However, it was noted in the revised valet processing time calculations, that a walking/jogging speed of eight feet per second was used. Considering the fact that Miami-Dade County assumes walking speeds to be four feet per second, and that most valet queuing analyses performed use either five or six feet per second (including those at Sunset Place, and the Coral Gables Living project) this speed is somewhat unrealistic and should be revised.