

February 18, 2009

Hon. Don Slesnick, Mayor
and City of Coral Gables Commissioners
City of Coral Gables - City Hall
405 Biltmore Way
Coral Gables, FL 33134-5770

Dear Mr. Mayor and Commissioners:

On Tuesday, February 24th, we will be presenting you with an update of our progress with respect to the proposed "mixed-use parking facility" at 245 Andalusia. At our last appearance, this past May 27, 2008, we presented to you the conceptual plans for a multi-story parking garage very similar to Museum Parking Garage, but slightly larger (although not taller) and with an "office commercial" component along the west end of the property next to the Miracle Theater.

Since our presentation, we have met with Mr. Kevin Kinney, City Parking Director, and other members of the administration and city staff. As a result of these meetings, we have further refined the plans to include the following modifications to the earlier version of the project:

- (a) the office component was reduced from 56,500sf to 41,500sf.
- (b) The reduction in office space generated a reduction of office required parking from 188 to 139 spaces, and allowed for an increase in public parking of 49 spaces from an expanded garage deck into the original office component.
- (c) The above modifications resulted in a total of 529 spaces devoted to public parking, of which 247 represent a net gain in public parking over the existing 282 parking spaces and 139 office related parking spaces for a grand total of 668 spaces. In comparison, the Museum Parking Garage has a total of 608 parking spaces

This project has a series of public benefits that are worth mentioning:

- (1) The project will replace an existing 48 year old garage that is not ADA compliant with a new state-of-the-art, people friendly parking facility.

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- (2) The project has been designed so that there is excellent connectivity and wayfinding between the parking facility and Miracle Mile. Two (2) paseos or pedestrian breezeways will connect Miracle Mile with the parking garage's westernmost and easternmost elevator/stair cores.
- (3) The parking facility will feature ground floor retail along Andalusia and along the "paseos" or pedestrian connectors.
- (4) The existing 282 parking space garage will be replaced with a 668 parking space parking garage.
- (5) The frontage along Andalusia will feature a welcomed cover arcade for pedestrians similar to the City's Museum Parking Garage.
- (6) Alleyway trash bins will be relocated into the garage's air conditioned trash rooms along the alleyway thus cleaning up the alleyway of visual clutter and of undesirable odors and the like.
- (7) From an aesthetic standpoint, the project will provide a missing link between Salzedo and Ponce, adding to the architectural beauty of the two most recent private projects in the "Porfin" Restaurant and the 232 Andalusia Avenue office building, both on the south side of Andalusia.
- (8) The parking facility will feature a "speed lane" for monthly patrons and pre-paid customers.

We believe that the project will be both a positive catalyst to the Andalusia corridor and a welcomed addition to the City's parking portfolio. With respect to issues related to on-street parking, there are 15 parking spaces on the southside of Andalusia that will remain untouched by the proposed new construction. However, due to the parking geometrics and expanded arcaded sidewalk, there are ten (10) on-site parking spaces on the north side that would be lost. In effect, reducing the "net public parking gain" from 247 to 237 parking spaces.

On the 24th, we will be asking for your comment on our progress to date. Hopefully, we will receive your blessings and a "green light" indicating conceptual approval, instructing us to both begin detailed discussions with the City Manager relative to structuring the

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public/private arrangements and financing, while we prepare to jointly process preliminary plans through the City's approval process, including but not limited to the City's Parking Advisory Board; the Board of Architects; and the City's Planning/Zoning Board.

I would like to take this opportunity to thank you for both the cooperation and courtesy with which we have been treated by your staff, and allowing us to present this report of our work in progress.

Warmest personal regards,



Willy A. Bermello
President

WAB:mk

cc: Ms. Maria Jimenez, Interim City Manager
Mr. Kevin Kinney, Parking Director
Mr. Eddie Lamas, B&A