




*The Plaza
of Coral Gables*

CITY COMMISSION
MARCH 14, 2017



THE PLAZA
CORAL GABLES

APPROVED & PROPOSED PROGRAM



APPROVED | AERIAL LOOKING SOUTHWEST



PROPOSED | AERIAL LOOKING SOUTHWEST



APPROVED | AERIAL LOOKING NORTHEAST

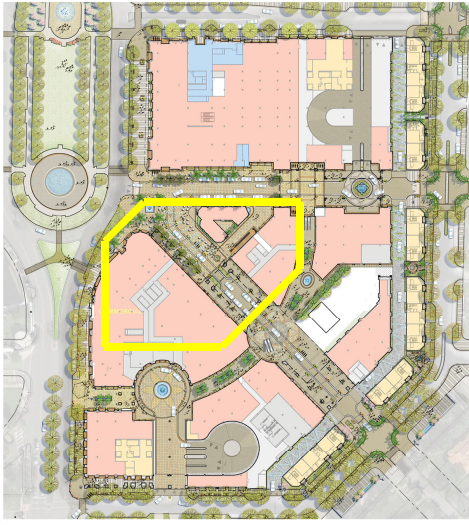


PROPOSED | AERIAL LOOKING NORTHEAST

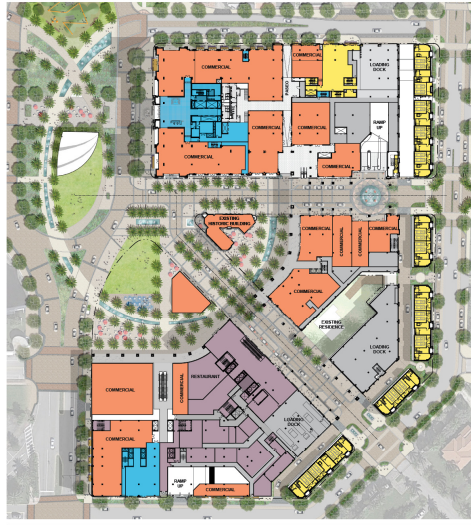
Renderings

CALLISON|RTKL
A DESIGN COLLABORATIVE OF ARCADIS

CORAL GABLES.
THE CITY BEAUTIFUL



APPROVED | LEVEL 1



PROPOSED | LEVEL 1

Floor Plans

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A DESIGN CONSORTIUM OF AECOM

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Aerial Looking Southeast

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	Approved Program	February 2017 Program	% Diff
Retail	265,000 sf	137,000 sf*	-48%
Townhouse	15 units	15 units	0%
High-rise condo	214 units	-	-36%
High-rise apartment	-	136 units	
Hotel	184 rooms	220 rooms	+20%
Office	317,000 sf	474,000 sf	+50%
Quality Restaurant	21,750 sf	30,000 sf	+38%
High-Turnover Restaurant	7,250 sf	10,000 sf	+38%
A.M. Peak Hour Trips	761	833	+9%
P.M. Peak Hour Trips	1210	1205	-0.4%

*136,209 s.f. rounded up to nearest 1,000 s.f.

Traffic Summary

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Peak Parking Demand

Commercial and Hotel Uses				Commercial and Hotel Uses				Time Period	
Use	Vehicle	Shared Space	Total	Use	Shared Space	Total	AM	PM	
Retail	417	106	523	Retail	300	98	498	Y	
Concert	8	0	8	Cinema	1	0	1	Y	
Restaurant (Family)	18	70	88	Restaurant (Family)	49	17	66	Y	
Restaurant (Fine Dining)	158	30	188	Restaurant (Fine Dining)	150	45	195	Y	
Daycare	0	0	0	Daycare	0	0	0	Y	
Hotel	113	50	163	Hotel	114	49	163	Y	
Office	117	1404	1521	Office	112	1347	1459	Y	
Gym	0	0	0	Gym	0	0	0	Y	
Residential Uses				Residential Uses					
Townhouse	1	28	29	Townhouse	1	28	29	N	
Studio, 1 BR	1	88	89	Studio, 1 BR	1	83	84	Y	
2 BR	2	89	91	2 BR	2	82	84	Y	
3 BR	0	17	17	3 BR	0	15	15	Y	

SHARED PEAK PARKING DEMAND

Use	AM	PM	Total
Commercial and Hotel	1,181	1,895	3,076
Residential	0	0	0
Single Use Demand	1,181	1,895	3,076

Parking Analysis Summary

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Aerial Looking Northeast

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