

CITY OF CORAL GABLES
- MEMORANDUM -

TO: Cathy Swanson-Rivenbark,
ICMA-CM, AICP, CEcD
City Manager

DATE: June 16, 2015

FROM: Ramon Trias, AIA AICP LEED AP ^{RT}
Director of Planning and Zoning

SUBJECT: Paseo de la Riviera

This item is for Commission information only.

In an effort to start the planning process for the US1 corridor, at the request of City Staff, a peer review of independent professionals was held on May 19th, 2015 regarding a proposed development concept located on US1 in the general vicinity of the University Metrorail Station. Among the participants were Elizabeth Plater-Zyberk, Chuck Bohl and Meg Daly. It is expected that this proposed concept will be submitted in the near future for Planning and Zoning Board and Commission consideration.

The purpose of the peer review was to discuss the overall development strategies that would be appropriate for the US1 corridor. The proposed project includes a hotel, an apartment building and ground floor retail surrounding a publicly accessible courtyard. The project is designed to be pedestrian and transit-oriented, in consideration of the site proximity to the University of Miami and the University Metrorail Station.

It is anticipated that the application will include multiple requests, such as Zoning Code text amendments, Comprehensive Plan text amendments, Planned Area Development site plan approval and Mixed-Use site plan approval. Some of the requests involve additional height and intensity that need to be carefully reviewed for impacts on neighborhoods and for consistency with the overall vision for the future of the City.

The peer review was hosted at the project site, the Holiday Inn of Coral Gables. Twenty participants were in attendance, including representatives from the applicant team, the University of Miami, the Underline, City of Coral Gables, neighbors, and local architects and land use attorneys.

The review provided discussion of the proposed project design and context, including:

- Overall design vision for transit oriented development in Coral Gables
- Overall vision for US1 and the Underline corridor
- Mixed use design and pedestrian connectivity
- Compatibility with surrounding neighborhoods
- Impact of UHealth and future University development
- Appropriate scale for building footprints and public open space

The attached booklet includes the meeting minutes and summarizes some of the presentations that were provided as part of the peer review. The ideas discussed during the peer review should provide assistance to staff, Planning and Zoning Board members and the Commission as they consider the request.