


Gables Station

COMPREHENSIVE PLAN MAP AMENDMENT
ZONING MAP AMENDMENT
ZONING CODE TEXT AMENDMENT
PLANNED AREA DEVELOPMENT
MIXED USE SITE PLAN

215 AND 251 S. DIXIE HIGHWAY
CITY COMMISSION 2ND READING
JULY 26, 2016



Village of Merrick Park

Douglas Station

Gables Ponce Mixed-Use Project

Metrorail

LeJeune Road

Ponce de Leon

SUBJECT PROPERTY

US1

MacFarlane Homestead Historic District

Grand Avenue

Carver Middle School

2



COMMISSION 1ST READING REQUESTS:

1. Reduce building height while maintaining the same percentage of open space.
2. Show FPL powerline locations in drawings of the Underline.
3. Finalize the trolley contribution proposal.
4. Confirm the timing of the Underline improvements.
5. Update the Traffic Impact Study.
6. Provide the Art in Public Places concept.
7. Update site plan to include more landscaping at the ground level.

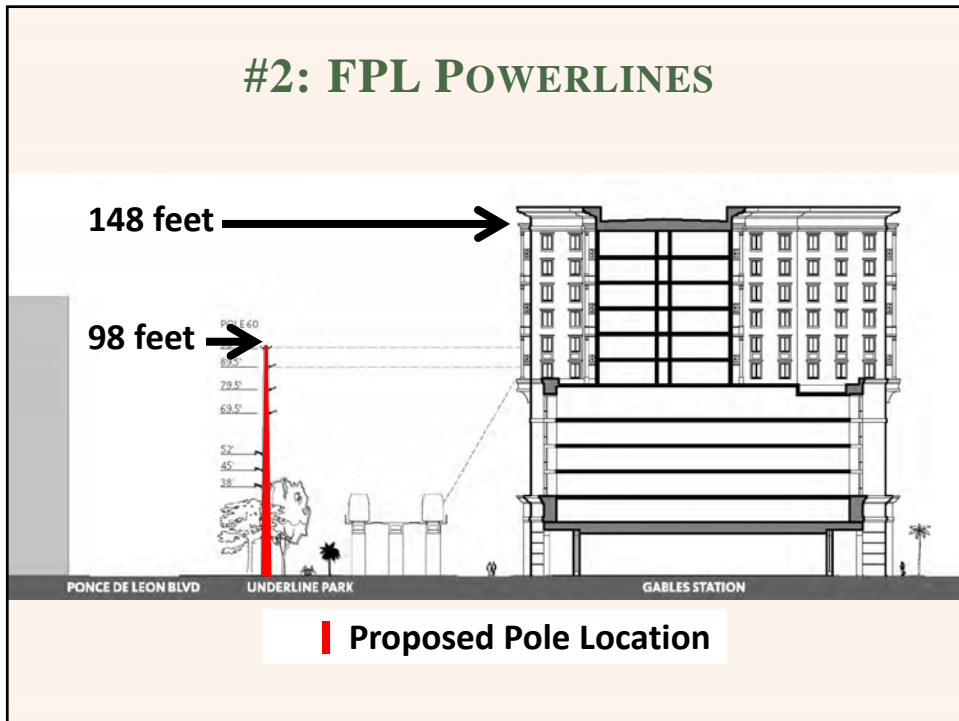
#1: BUILDING HEIGHT

The request is justified because the Gables Station project is located on the only site in Coral Gables that:

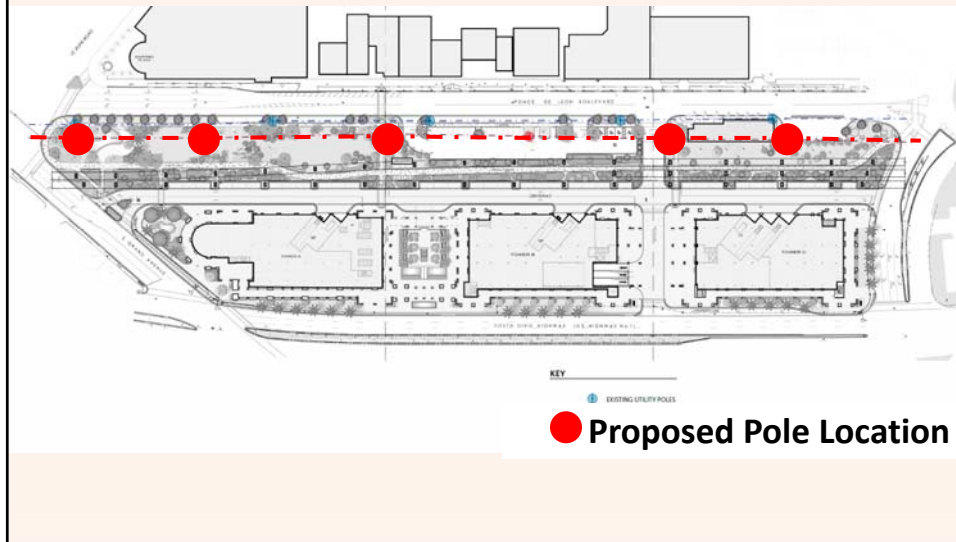
1. Directly abuts the Metrorail right-of-way, and
2. Is targeted for Mixed-Use redevelopment, and
3. Is of a sufficient size to accommodate a Mixed-Use project.

Therefore, approval of additional height at this site does not create a precedent for other sites along US1.

Due to the specific site characteristics of this Mixed-Use redevelopment site adjacent to Metrorail and its associated noise and visual impacts, **Staff recommends approval of the project at the height proposed by the Applicant: 160 feet for Building A and 148 feet for Buildings B and C.** The proposed height is less than the maximum height allowed in the City (190'6").



#2: FPL POWERLINES



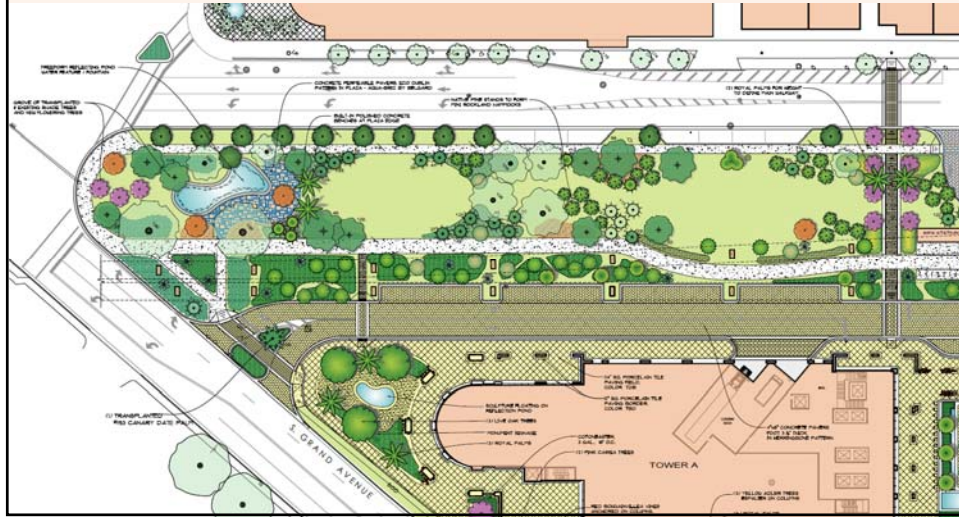
#3: MOBILITY CONTRIBUTION

Coral Gables Trolley: Fund the purchase of one trolley and two years of operating costs of an extension or enhancement of the Coral Gables trolley.

(UM Shuttle: If the Applicant contributes towards the extension of the University of Miami shuttle service, any contribution which has already been paid shall be refunded to the Applicant by the City.)

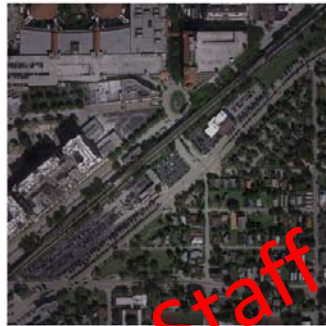
#4: UNDERLINE IMPLEMENTATION

Provide a surety bond or other form of security.



#5: TRAFFIC IMPACT STUDY

RESPONSES TO TRAFFIC ANALYSIS COMMENTS



Gables Station
Traffic Impact Study

DAVID PLUMMER & ASSOCIATES
ARCHITECTS • ENGINEERS • PLANNERS

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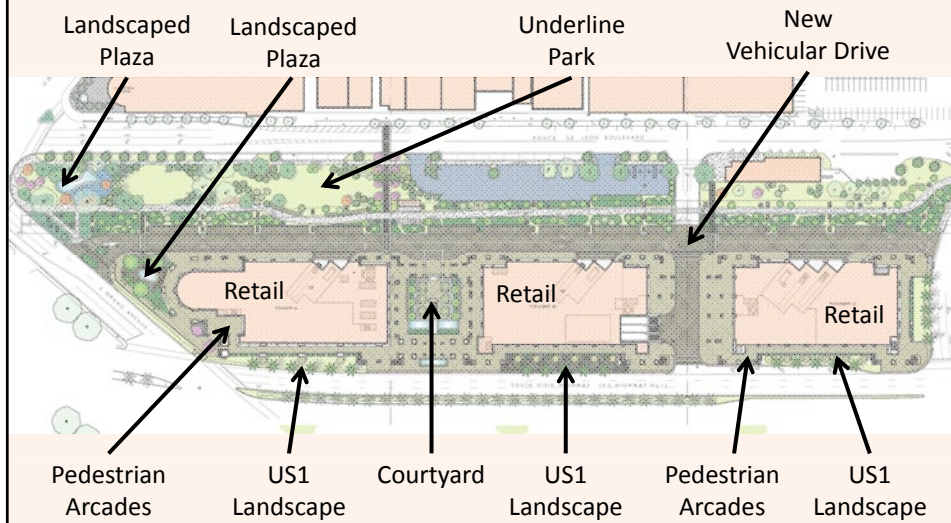
Responses to City of Coral Gables Public Works Traffic Analysis Comments
 (Items 13^a, 20, 21)
 Re: Review of Gables Station Traffic Impact Analysis Dated April 2016

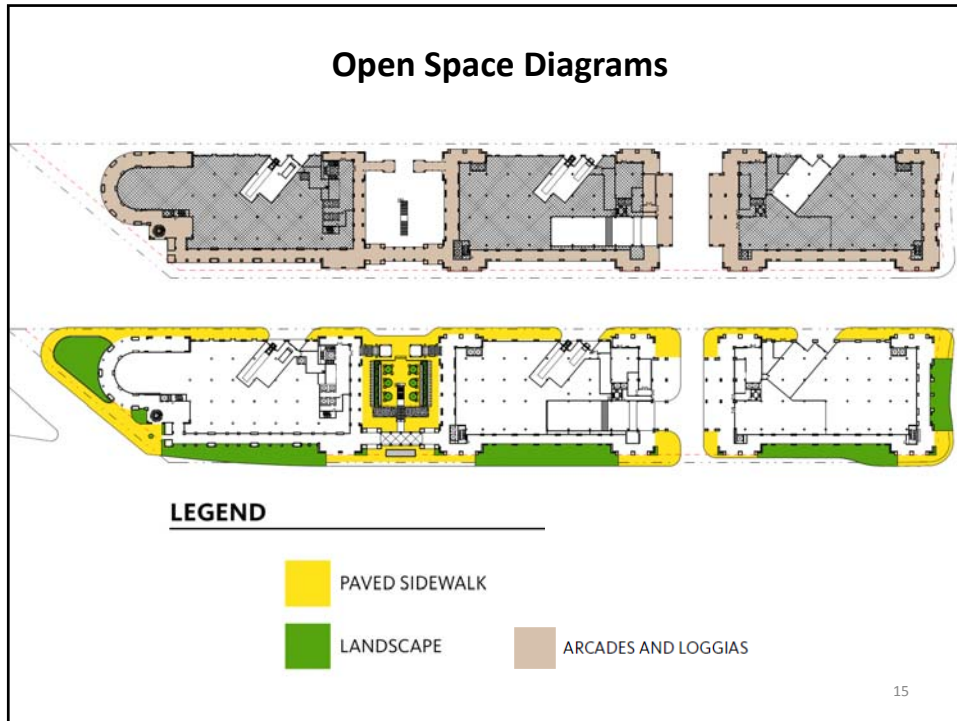
1. Pages 2, 9, 16, 22, 25, 28 and 29: On pages 2, 9, 16, 22, 25, 28 and 29, clarify for the reader what the acronym VMP represents (Vehicle Miles Per Hour).
 Response: In order to clarify the VMP acronym, a legend has been added to all exhibits as needed. The VMP acronym is defined in Exhibit A, Merck Plan, a legend has been added to all exhibits as needed.
2. Page 4: Under "where T, U, and R represent", clarify the existing statement to indicate that traffic volume is based on both with and without the project.
 Response: The statement has been revised to read: "Traffic volume is based on both with and without the project."
 The following items have been revised:
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4. Page 16: Text should refer to the historical count station traffic data available in Appendix C.
 Response: Text has been added in reference Appendix C.
5. Pages 13-20: Trip Generation:
 - a. The text states that a 10% adjustment was applied to the trip generation to account for other modes of transportation. Actually, the trip generation table shows a 10% adjustment for transit trips and 10% adjustment for pedestrian trips (from the apartments only). Text should match table calculations.
 Response: Text has been revised to match the adjustments shown on Exhibit B.
 - b. The methodology statement assumed 554 apt. units, 268 hotel rooms, and 88,000 of retail. The current proposal is for 480 apt. units, 147 rooms, and 65,000 of retail. The text reference to the methodology should note the reduction.
 Response: Since the submital of the traffic study, the proposed development plan has been revised. The study has been updated for the current development plan.

#6: ART IN PUBLIC PLACES

In connection with the City's Art in Public Places requirement, the Developer intends to incorporate publicly accessible works of art throughout the Project site and the Underline area, some of which will include works of art commemorating and acknowledging the Afro-Bahamian heritage of the McFarlane Homestead and Golden Gate neighborhoods. It is anticipated that these works of public art will be equivalent to the Project's total monetary obligation under the Art in Public Places Ordinance. Thank you for your attention to this matter.

#7: GROUND LEVEL LANDSCAPING





RECOMMENDATION

REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT

APPROVAL

REQUEST #2: ZONING CODE MAP AMENDMENT

APPROVAL

REQUEST #3: ZONING CODE TEXT AMENDMENT


APPROVAL

REQUEST #4: PLANNED AREA DEVELOPMENT

APPROVAL WITH CONDITIONS

REQUEST #5: MIXED USE SITE PLAN

APPROVAL WITH CONDITIONS



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