



November 29, 2021

**City of Coral Gables**  
405 Biltmore way  
Coral Gables, FL 33134

**AB-21-07-7623**

Re: Alexan Crafts – Mediterranean Bonus Qualification Letter  
330 Catalonia Avenue  
Coral Gables, FL 33146

**Table 1**

**1) Architectural Elements on building facades.**

**Similar exterior architectural relief elements shall be provided on all sides of all buildings. No Blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc.). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.**

**Response:** *The project incorporates various architectural reliefs on all facades and does not have any blank walls. Each façade contains windows and glass breaks, vertical and horizontal design elements, as well as different planes of view. Parking garage is fully lined by active uses. Please see adjacent elevation and plans.*

**2) Architectural relief elements at street level.**

**On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level:**

- a. Display windows or retail display area;**
- b. Landscaping; and/or**
- c. Architectural relief elements or ornamentation**

**Response:** *The project houses landscaping and architectural relief elements on the majority of the ground floor. Please see adjacent elevation and plans.*

**3) Architectural elements located on the top of buildings.**

**Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:**

- a. Air-conditioning equipment room.**
- b. Elevator Shafts.**
- c. Elevator mechanical equipment rooms.**
- d. Parapets.**

**Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the room, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.**

**Response:** *The combines aesthetic roof structures do not exceed more than 25% of the immediate floor below. The mechanical parapet does not exceed more 1/3 of the total building height. Please see adjacent elevations and plans.*

**4) Bicycle storage.**

**To encourage the use of bicycles, bicycles storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces of fraction thereof.**

**Response:** *Bike racks (14) provided at ground level. Please see adjacent plan.*

**5) Building Facades.**

**Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.**

**Response:** *Please see elevations, and diagrams*

**6) Building lot coverage.**

No minimum or maximum building lot coverage is required.

Response: N/A

**7) Drive through facilities.**

Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevards from S.W. 8<sup>th</sup> Street to Bird Road, Miracle Mile from Douglas Avenue to Lejeune Road, and Alhambra Circle from Douglas Avenue to Lejeune Road.

Response: *The project does not have any drive through facilities.*

**8) Landscape open space area.**

Each property shall provide the following minimum landscape open area (percentage based upon total lot area):

- a. Five (5%) percent for nonresidential properties.
- b. Ten (10%) percent for mixed use properties; and
- c. Twenty-five (25%) percent for residential properties.

The total areas shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.

Response: *Refer to sheet A-1.06 for open area diagram and area percentages.*

**9) Lighting street.**

Street lighting shall be provided and located on all streets/right-of way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.

Response: *Lighting shall be provided as required.*

**10) Parking garages.**

Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on

alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.

**Response:** *The project's parking garage is lined by active uses and away from primary streets. Ground floor parking is proposed to be enclosed and not visible from any streets.*

#### 11) Porte-Cocheres.

Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8<sup>th</sup> Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.

**Response:** *No porte-cocheres contemplated in the project.*

#### 12) Sidewalks/pedestrian access.

All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. wherever possible pathways shall be separated from vehicular traffic.

**Response:** *All pedestrian entrances are facing streets. Each walkway is connected on the exterior side of the project, as well as the interior courtyard. All vehicular traffic is separated from pedestrian walkways through islands, landscape, and hardscape.*

### Table 2

#### 1) Arcades and/or loggias.

Arcades, loggias, or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage. Use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.

**Response:** *The project incorporates covered drop off areas as well as a covered galleries along Catalonia and Malaga avenues.*

## **2) Building rooflines**

**Incorporation of horizontal and vertical changes in the building roofline.**

**Response:** *The project makes use of vertical and horizontal elements that lead up to the main roof line. The roof line also follows the change in elevation recesses and projections seen on the elevations.*

## **3) Building Stepbacks**

**Stepbacks on building facades of the building base, middle and/or top façade to further reduce the potential impacts of the building bulk mass.**

**Response:** *The project provides 2 principle stepbacks to establish the building mail, middle and top areas.*

## **4) Building Towers – N/A**

## **5) Driveways**

**Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.**

**Response:** *The project shall consolidate all driveways into two locations, in an effort to reduce pedestrian interference:*

*1 – parking garage & covered drop off area entrance at the Catalonia Ave. (North)*

*2- parking garage & covered drop off area exit at the Malaga Ave. (South)*

## **6) Lighting of landscape**

**Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).**

***Response:** Exterior scones shall be placed on pillars and columns facing all pedestrian areas. Landscaping will be well lit and comply with requirements.*

**7) Materials on exterior building facades.**

**The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc. .**

***Response:** The project will make use of natural materials, and will comply with requirements.*

**8) Overhead doors – N/A**

**9) Paver treatments**

**Inclusion of paver treatments in all of the following locations:**

- a. Driveway entrances minimum if ten (10%) percent of total paving surface.**
  - b. Sidewalks, Minimum of twenty-five (25%) percent of total ground level paving surface.**
- They type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.**

***Response:** The project shall make sue of pavers throughout pedestrian areas, in a consistent and clean fashion. The pavers will be made for high traffic use and abide by the city of Coral Gables design criteria. Please see landscaping plans for information.*

**10) Pedestrian amenities**

**Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:**

- a. Benches**
- b. Expanded sidewalk widths beyond the property line.**
- c. Freestanding sidewalk widths beyond the property line.**
- d. planter boxes.**
- e. Refuse container**
- f. Public art.**
- g. Water features, fountains, and other similar water features. Ground and/or wall mounted.**

**Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape plan.**

*Response:* The project shall make use of public benches, waste receptacles, planter boxes consistent with overall landscaping design, and water features. Please see landscape and adjacent floor plans for layout.

**11) Pedestrian passthroughs/paseos on properties contiguous to alleys and/or street.**

**Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:**

- a. Minimum of ten (10) feet in width.**
- b. Include pedestrian amenities as defined herein**

**In lieu of providing one (!) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) Twenty (20) foot wide pass-through.**

*Response:* The project contemplates paseos and public courtyards complying with City of Coral Gables design criteria.

Should there be any questions, please feel free to contact me at the contact info below.

Sincerely,

Don Sackman, AIA  
Architect  
Corwil Architects, Inc