DAVID PLUMMER & ASSOCIATES
TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444-4986 • EMAIL: DPA@DPLUMMER.COM

June 3, 2015

Mr. Glenn Kephart, PE
Public Works Director
City of Coral Gables
2800 SW 72 Avenue
Miami, Florida 33155
(305) 460-5004
gkephart@coralgables.com

Re: Mediterranean Village Review - #14153
Traffic Impact Study, Parking Analysis & Valet Operations Analysis

Dear Glenn:

David Plummer and Associates (DPA) have completed several reviews of the Traffic Impact Analysis, Shared Parking Analysis, Parking Garage, and Valet Operation Analysis conducted for the proposed Mediterranean Village project. A summary of these components is below.

Traffic Impact Analysis – meets appropriate standards and practices. My recommendations for conditions, discussed later in this document, should be incorporated in the development agreement conditions.

Shared Parking Analysis – meets appropriate standards and practices. Based on the new development program, the city code requires 3,126 spaces and the shared parking requirement is 2,687, which is a 14% reduction. The previous development program had a shared parking reduction of 17%.

Parking Garage – meets appropriate standards and practices. My recommendations for conditions, discussed later in this document, should be incorporated in the development agreement conditions.

Valet Operations Analysis – meets appropriate standards and practices. My recommendations for conditions, discussed later in this document, should be incorporated in the development agreement conditions.

Issues to be incorporated into the development agreement conditions:

Traffic Impact Analysis

- The applicant has recommended improvements to the Ponce/Malaga/University intersection. City staff has also discussed potential improvements at this location. My recommendation is a condition that allows the city the flexibility to determine an appropriate operational/capacity/safety improvement at the Ponce/Malaga/University intersection that will be analyzed, designed, permitted, and constructed by the applicant.

- Because of the intensity of this project, good planning principals suggest many access points would be beneficial so that vehicular trips are not concentrated to a few locations. The relocation of the hotel access to Malaga (from Ponce) removes an access point from the project and concentrates more vehicular trips to the Malaga driveway. The traffic projections for this garage access in the peak hours, without relocating the hotel and hotel-event traffic, is already significant. Given the limited queue storage on Malaga entering the garage from the west and the close proximity of the traffic signal on Ponce, this could be an operational issue, especially during special events at the hotel.

  During first reading, the project included direct access to the hotel from Ponce. This access plan for the hotel was acceptable. The project has since changed to address comments from the Commission. Of the newly proposed options, Option 3 is an acceptable alternative and preferable to Option 2 provided that the following conditions are included: 1) the hotel valet ramps will be completely segregated from the Malaga driveway ramping system and no traffic from Malaga would be allowed to access the hotel's porte cochere, and 2) two one-way ramps (similar to the Ponce alternative) or a two-way, two-lane ramp for hotel valet use only is provided. See attachments for hotel access options.

Parking Garage

Circulation has improved compared to previous submittals. The following conditions are needed:

- The cross connection on levels 3-8 between the north and south garage is required to be two-lane, two-way.
- The city's off-street parking standards need to be met, including the one-foot setback from walls.
- A 15-foot radius at the entry/exit points to all ramping systems is required.

Additionally, the following reports/memos needs to be referenced in the approved documents:

- Traffic Impact Analysis 1/27/15
- Valet Operations Analysis 1/27/15
- West Neighborhood Traffic Calming Evaluation 3/23/15
- Parking Demand Reduction Analysis May 2015
- Valet Operations Analysis Update 5/17/15
- Responses to Outstanding Transportation/Parking Items Revised 5/28/15

If you have any questions or require additional information, please contact me at (305) 447-0900.

Sincerely,

Timothy J. Plummer, PE
President

cc: Ramon Trias, Yamilet Senespleda, Kevin Kinney, Jane Tompkins, Jessica Keller, Megan McLaughlin, file

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MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

HOTEL DROP-OFF - OPTION #1 “ORIGINAL SUBMISSION”



BENEFITS

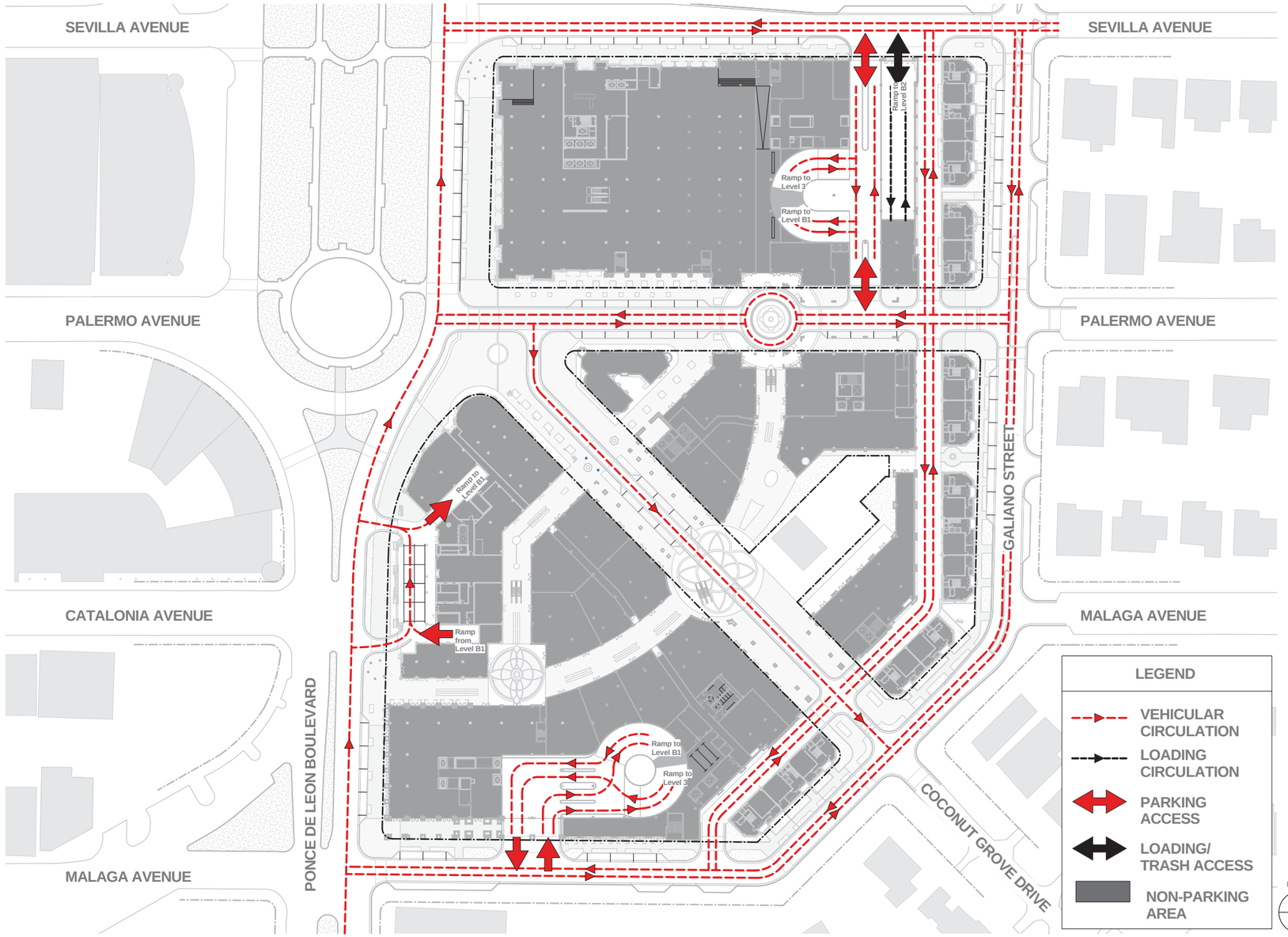
- PREFERRED TRAFFIC SOLUTION

RTKL
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AGAVE PONCE LLC

VEHICULAR CIRCULATION

HOTEL DROP-OFF - OPTION #1 "ORIGINAL SUBMISSION"



NOTE:

- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

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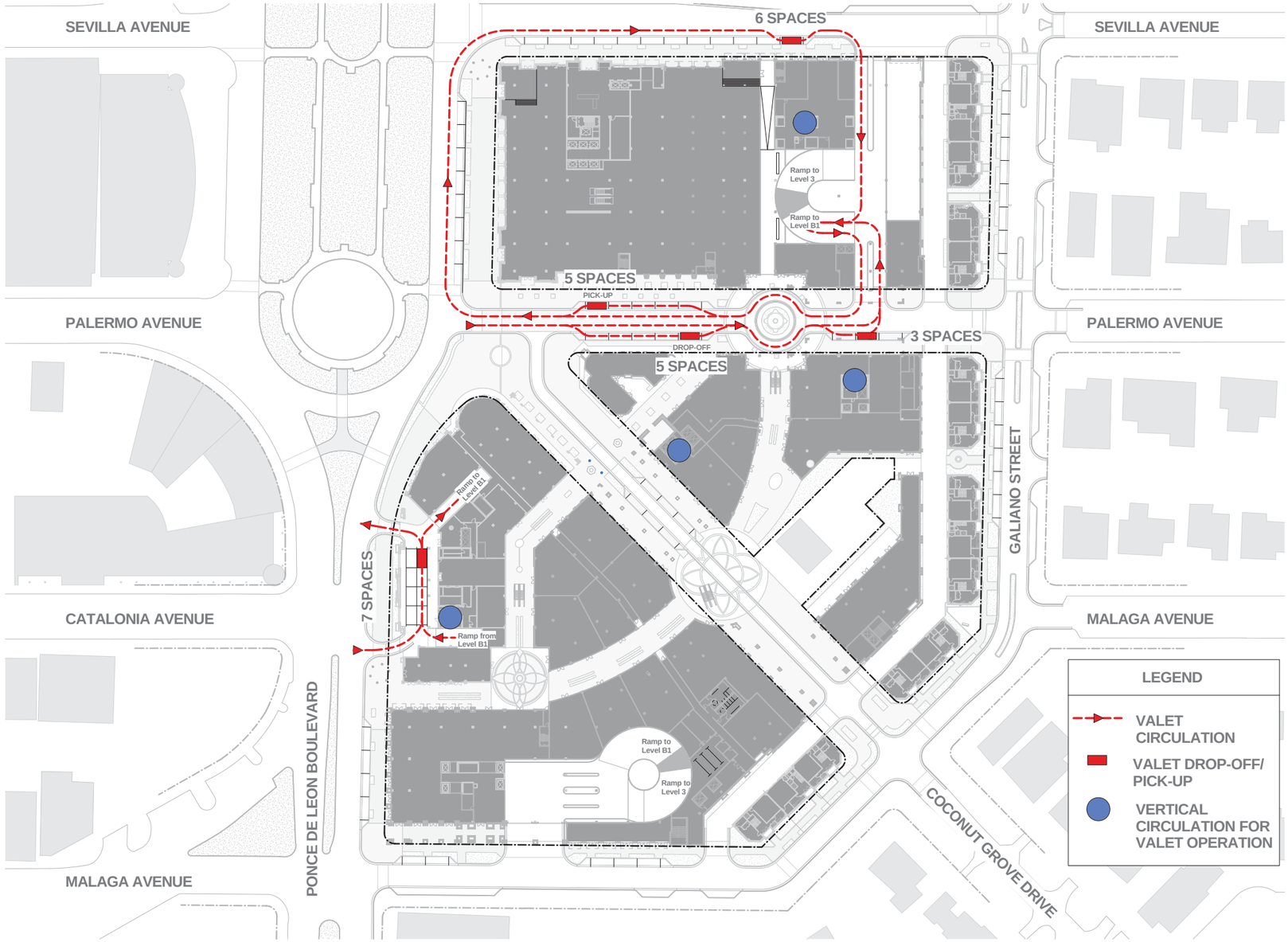
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CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

VALET OPERATIONS

HOTEL DROP-OFF - OPTION #1 "ORIGINAL SUBMISSION"



MEDITERRANEAN VILLAGE CONCEPTUAL VALET OPERATING PLAN

VALET SERVICE IS PLANNED FOR SEVERAL USES WITHIN THE OVERALL PROJECT FOR HOTEL GUESTS, RESIDENTIAL VISITORS, AND RETAIL PATRONS. ALL VALET PARKING WILL BE PROVIDED WITHIN THE LOWER/BASEMENT LEVEL OF THE PARKING AREA. THE FOLLOWING SECTIONS SUMMARIZE THE ANTICIPATED LOCATION OF THE VALET STAND FOR EACH USE AND THE VALET ROUTE FOR EACH VALET STAND.

A HOTEL/SOUTH RESIDENTIAL TOWER VALET STAND WILL BE PROVIDED FOR HOTEL GUESTS AND GUEST OF THE SOUTH RESIDENTIAL TOWER WITHIN THE PORTE COCHERE LOCATED DIRECTLY OFF THE NORTHBOUND LANES OF PONCE DE LEON BOULEVARD NORTH OF MALAGA AVENUE. VALET DRIVERS WILL ENTER THE PARKING AREA VIA THE DOWNWARD ONE-WAY PARKING RAMP LOCATED WITHIN THE PORTE COCHERE IMMEDIATELY NORTH OF THE VALET STAND PROVIDING DIRECT ACCESS TO THE LOWER PARKING LEVEL. VALETS WILL RETURN PARKED VEHICLES FROM THE LOWER LEVEL VIA THE UPWARD ONE-WAY PARKING RAMP LOCATED WITHIN THE PORTE COCHERE AREA IMMEDIATELY SOUTH OF THE VALET STAND. NOTE THAT ALL VALET OPERATIONS WILL OCCUR WITHIN THE PORTE COCHERE AREA AND WILL NOT REQUIRE CIRCULATION ON TO PONE DE LEON BOULEVARD. THE PORTE COCHERE HAS A VEHICLE QUEUING CAPACITY OF APPROXIMATELY 7 SPACES WHICH IS EXPECTED TO BE ADEQUATE.

A VALET DROP-OFF STAND WILL BE PROVIDED ALONG PALERMO AVENUE WEST OF THE SITE'S MAIN PARKING GARAGE ACCESS POINT. THE VALET DROP-OFF STANDS WILL BE PROVIDED ALONG THE SOUTH SIDE OF THE ROADWAY WITH THE PRIMARY DROP-OFF STAND LOCATED CENTRAL TO THE STREET BLOCK AND A SECONDARY DROP-OFF (RESIDENTIAL GUESTS ONLY) STAND BE PROVIDED IN FRONT OF THE PALERMO RESIDENTIAL TOWER LOBBY. THE PRIMARY VALET DROP-OFF STAND WILL SERVE RETAIL/RESTAURANT/THEATRE PATRONS OF THE OVERALL DEVELOPMENT. A TOTAL OF FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS PRIMARY VALET DROP-OFF STAND. A TOTAL OF THREE (3) ON-STREET PARKING SPACES ARE REQUIRED FOR THE SECONDARY VALET DROP-OFF STAND. VALET OPERATORS WILL ENTER THE PARKING AREA FROM THE VALET DROP-OFF STANDS BY PERFORMING AN EASTBOUND LEFT-TURN ONTO THE INTERNAL NORTH-SOUTH PARKING SERVICE DRIVE AND PERFORMING A NORTHBOUND LEFT-TURN ONTO THE DOWNWARD HELIX TO THE VALET PARKING AREA.

A VALET PICK-UP STAND WILL BE PROVIDED ALONG THE NORTH SIDE OF PALERMO AVENUE SERVING BOTH THE RESIDENTIAL GUESTS AND GENERAL RETAIL/RESTAURANT/THEATRE PATRONS. VALET DRIVERS WILL RETRIEVE VEHICLES BY TRAVELING ON THE UPWARD HELIX FROM THE BASEMENT LEVEL, PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO PALERMO AVENUE, AND RETURNING TO THE VALET STAND. A TOTAL OF FIVE (5) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS VALET PICK-UP STAND.

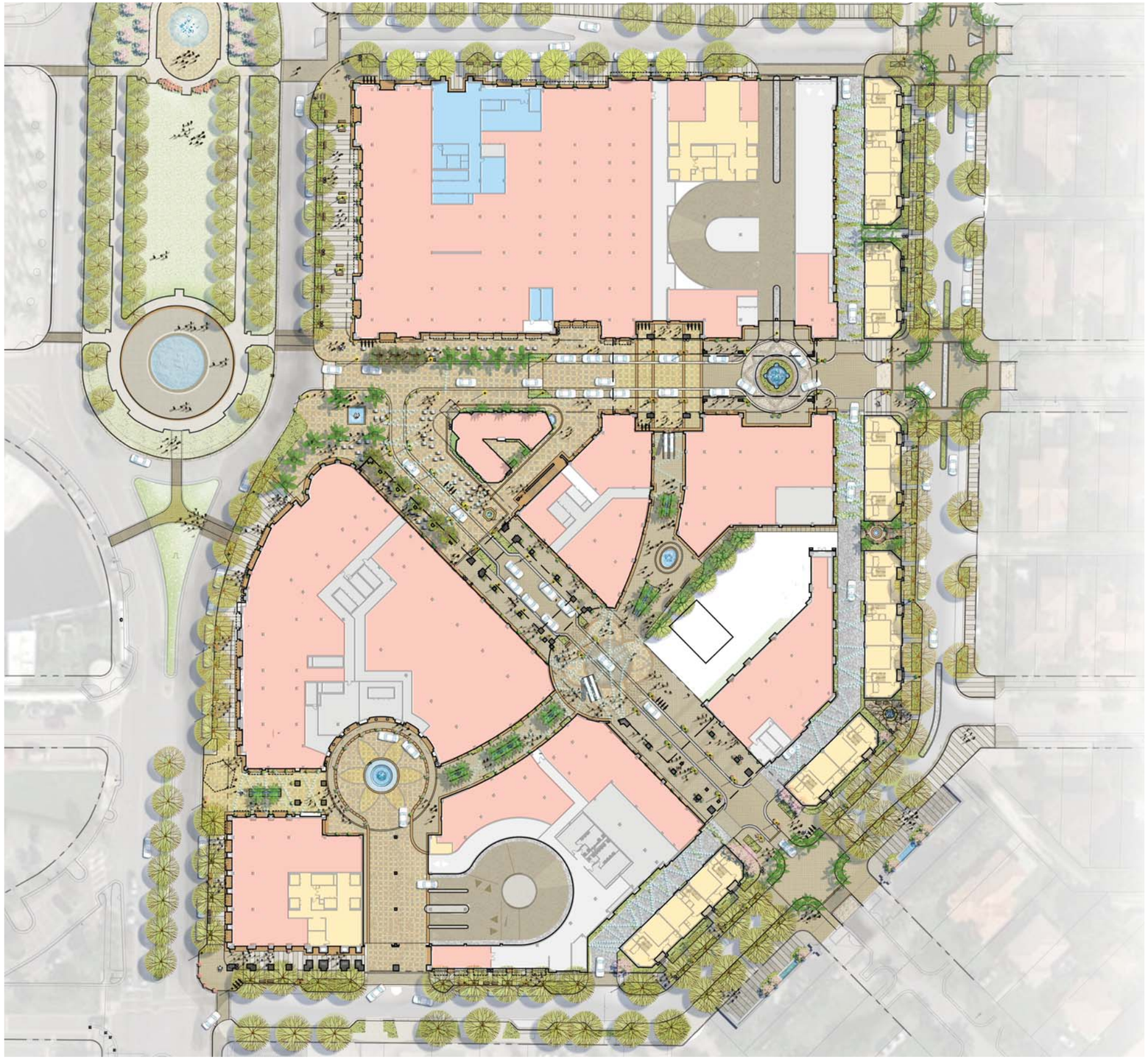
A VALET STAND WILL BE PROVIDED ALONG THE SOUTH SIDE OF SEVILLA AVENUE ADJACENT TO THE NORTH RESIDENTIAL TOWER LOBBY AND PASEO. THIS VALET STAND WILL SERVE BOTH RESIDENTIAL GUESTS OF THE NORTH TOWER AND A PORTION OF THE RETAIL/RESTAURANT/THEATRE PATRONS. VALET DRIVERS WILL ACCESS THE PARKING AREA BY PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE SOUTHBOUND, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO THE DOWNWARD HELIX TO THE VALET PARKING AREA. VALET DRIVERS WILL RETRIEVE BY TRAVELING ON THE UPWARD HELIX FROM THE BASEMENT LEVEL TO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING AN EASTBOUND RIGHT-TURN ONTO THE NORTH-SOUTH PARKING SERVICE DRIVE, PERFORMING A SOUTHBOUND RIGHT-TURN ONTO PALERMO AVENUE WESTBOUND, AND RETURN TO THE VALET STAND VIA PALERMO AVENUE WESTBOUND, PONCE DE LEON BOULEVARD NORTHBOUND, AND SEVILLA AVENUE EASTBOUND (CLOCKWISE ROUTE). A TOTAL OF SEVEN (7) ON-STREET PARKING SPACES ARE REQUIRED FOR THIS VALET STAND.

DETAILED VALET OPERATIONS/STAFF PLANS FOR EACH LOCATION WILL BE FURTHER DEVELOPED AS THE PROJECT IS REFINED AND OPERATING COMPANIES ARE RETAINED.

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HOTEL DROP-OFF - OPTION #2 “OWNERS RECOMMENDATION”



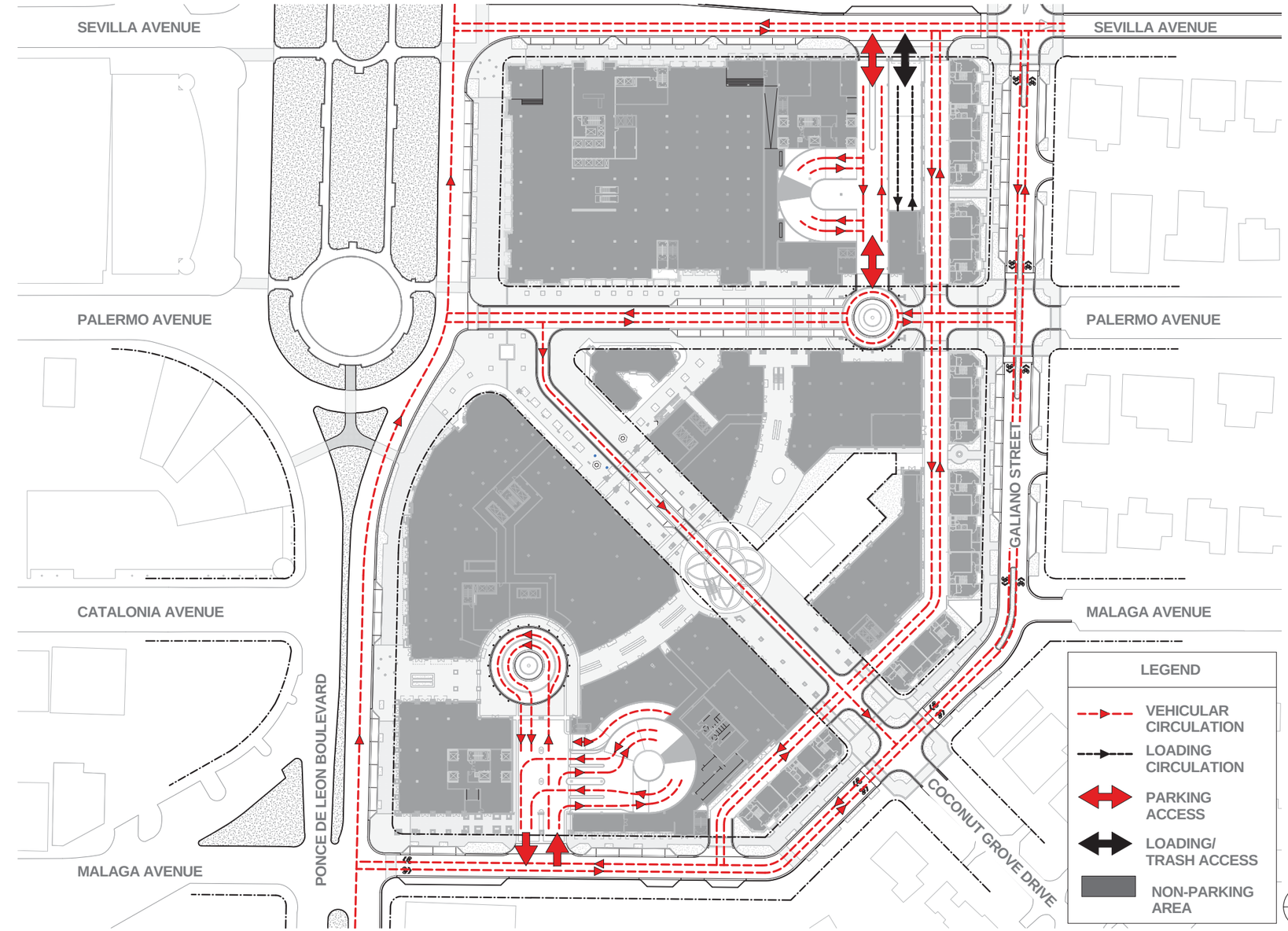
BENEFITS

- MAXIMIZES RETAIL FRONTAGE ON PONCE DE LEON
- PREFERRED PEDESTRIAN EXPERIENCE

CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

VEHICULAR CIRCULATION HOTEL DROP-OFF - OPTION #2 "OWNER'S RECOMMENDATION"



NOTE:

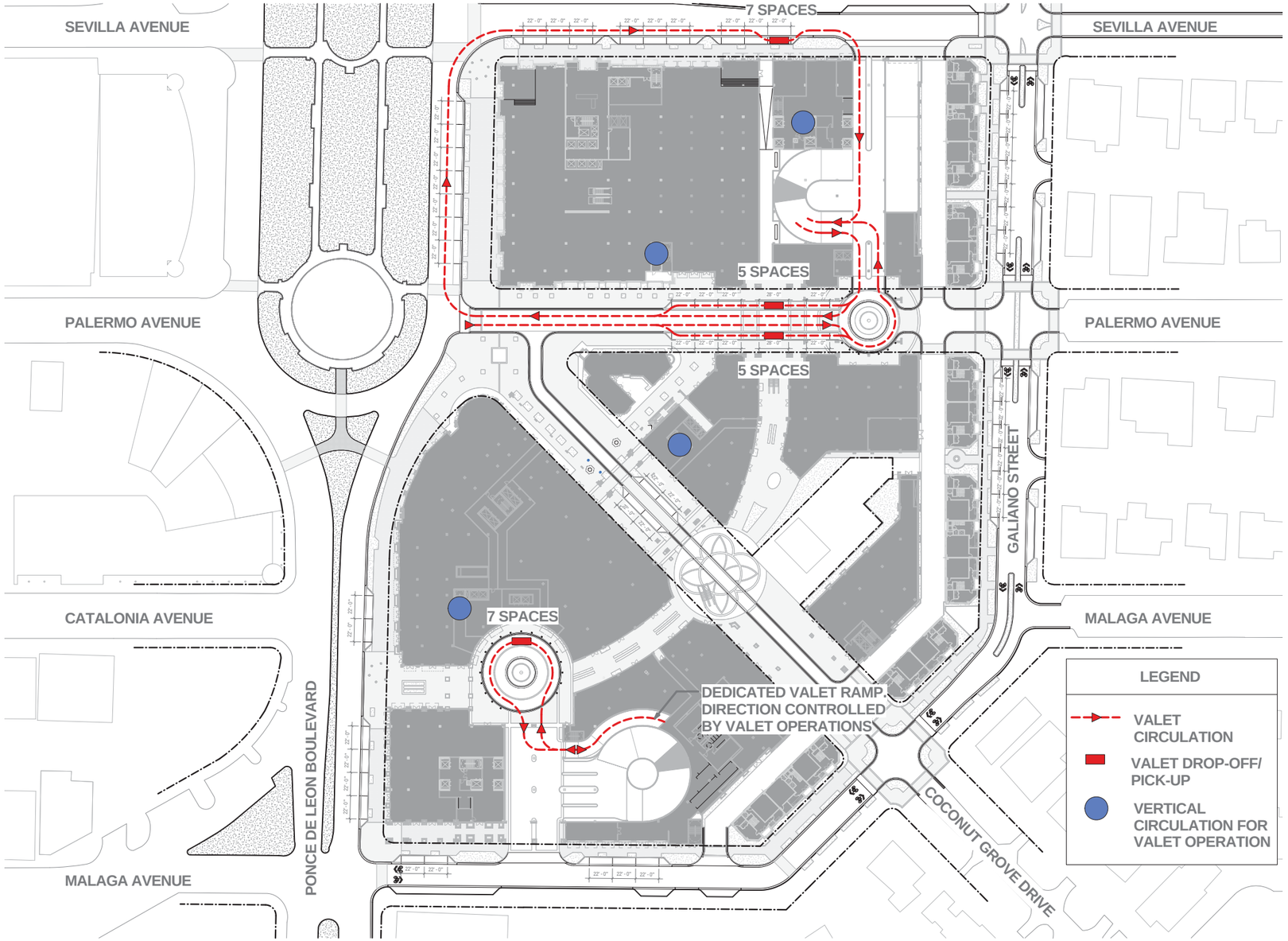
- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.

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VALET OPERATIONS

HOTEL DROP-OFF - OPTION #2 "OWNER'S RECOMMENDATION"



EVENT PARKING OPTIONS:

1. VALET DROP-OFF IN FRONT OF HOTEL
2. VALET DROP-OFF ON B1 LEVEL
3. VALET DROP-OFF ON PALERMO
4. SELF PARKING WITH DIRECT ACCESS INTO HOTEL LOBBY ON LEVEL 3

NOTE: EVENTS WITH OVER 200 PEOPLE WILL BE REQUIRED TO NOTIFY GUESTS OF OPTIONS OF ARRIVAL PRIOR TO EVENT.

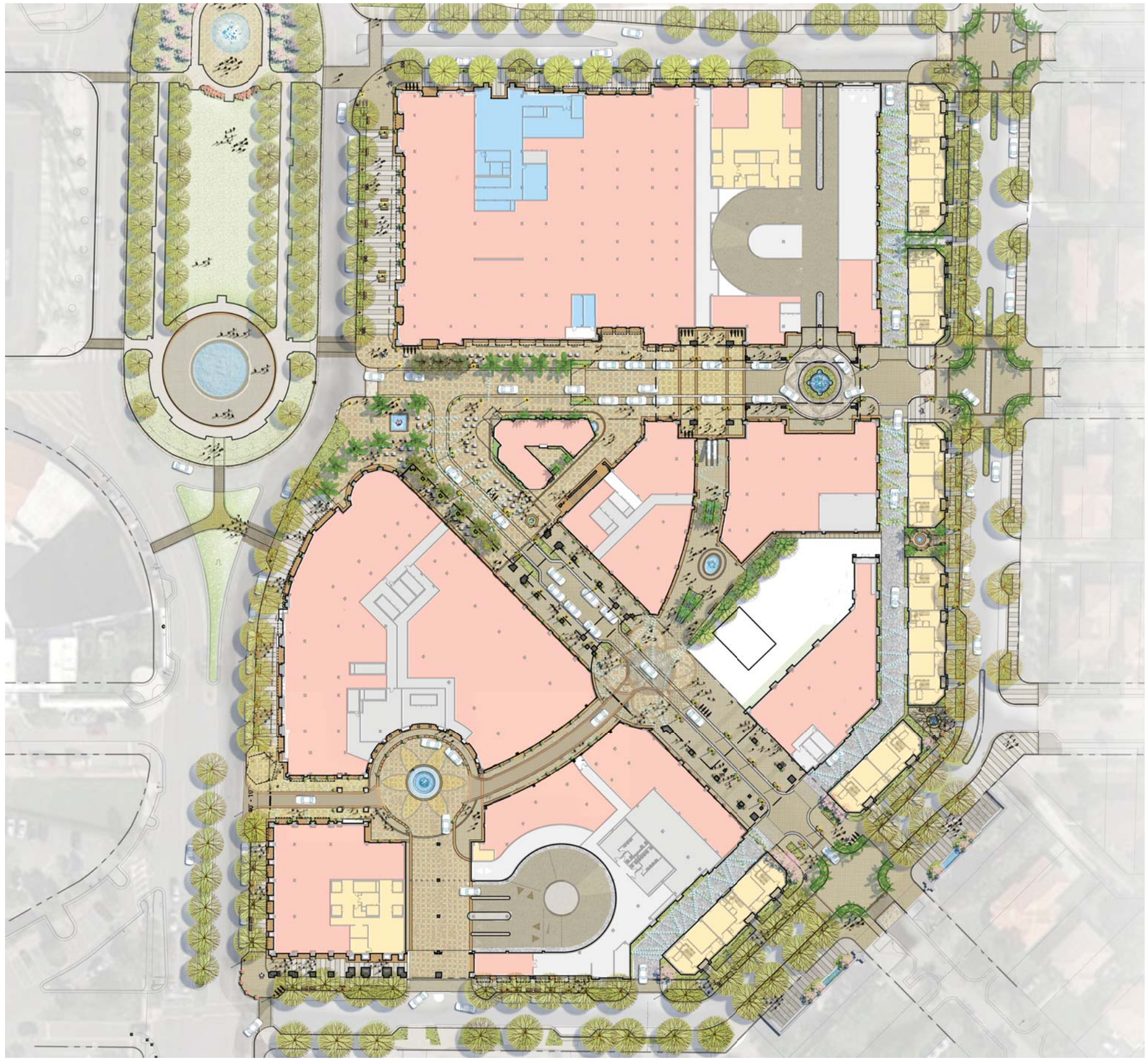
CITY COMMISSION SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

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HOTEL DROP-OFF - OPTION #3 “STAFF RECOMMENDATION”

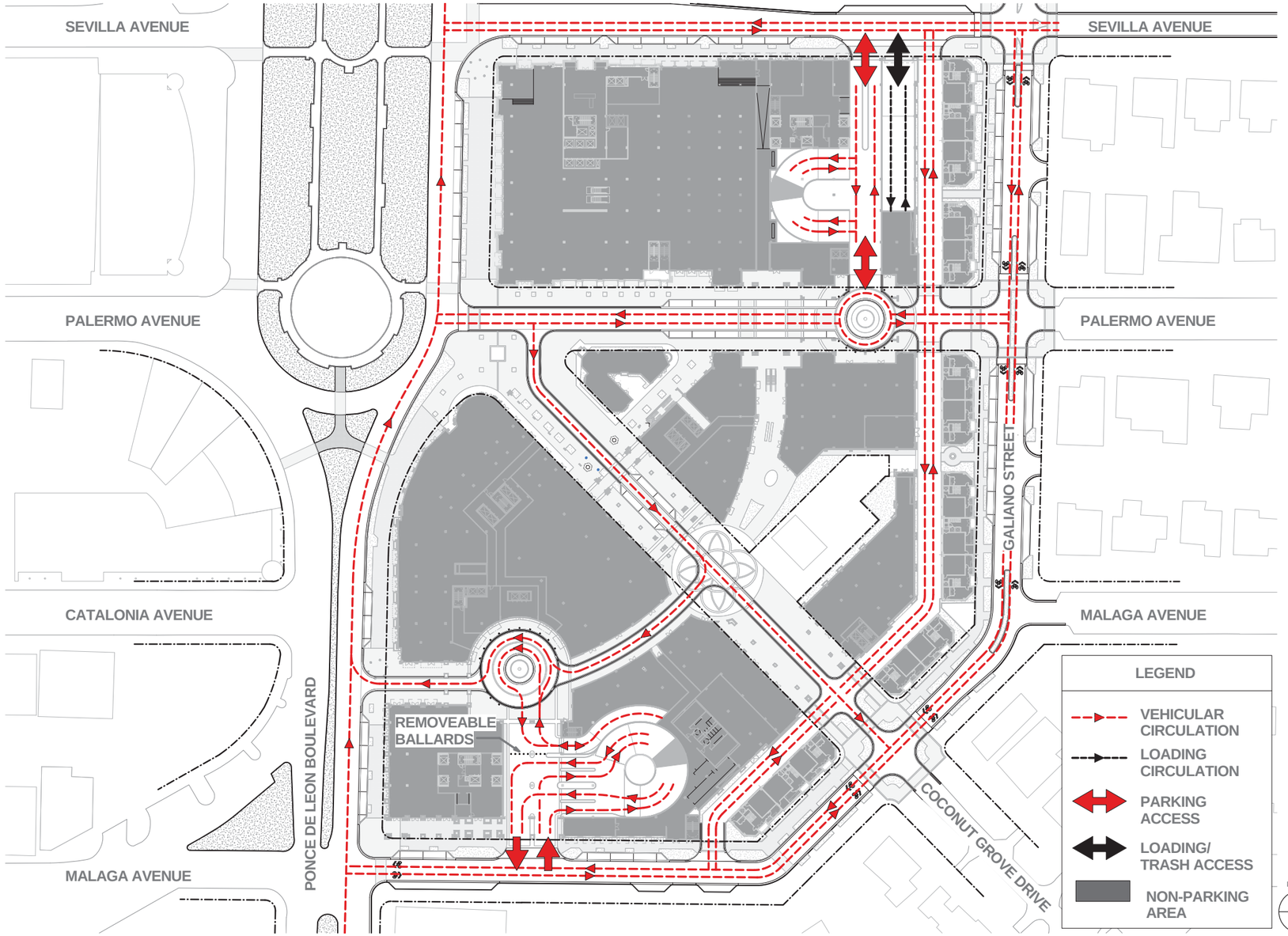


BENEFITS

- STAFF PREFERRED TRAFFIC PATTERN

VEHICULAR CIRCULATION

HOTEL DROP-OFF - OPTION #3 “STAFF RECOMMENDATION”



NOTE:

- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.

CITY COMMISSION SECOND READING

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

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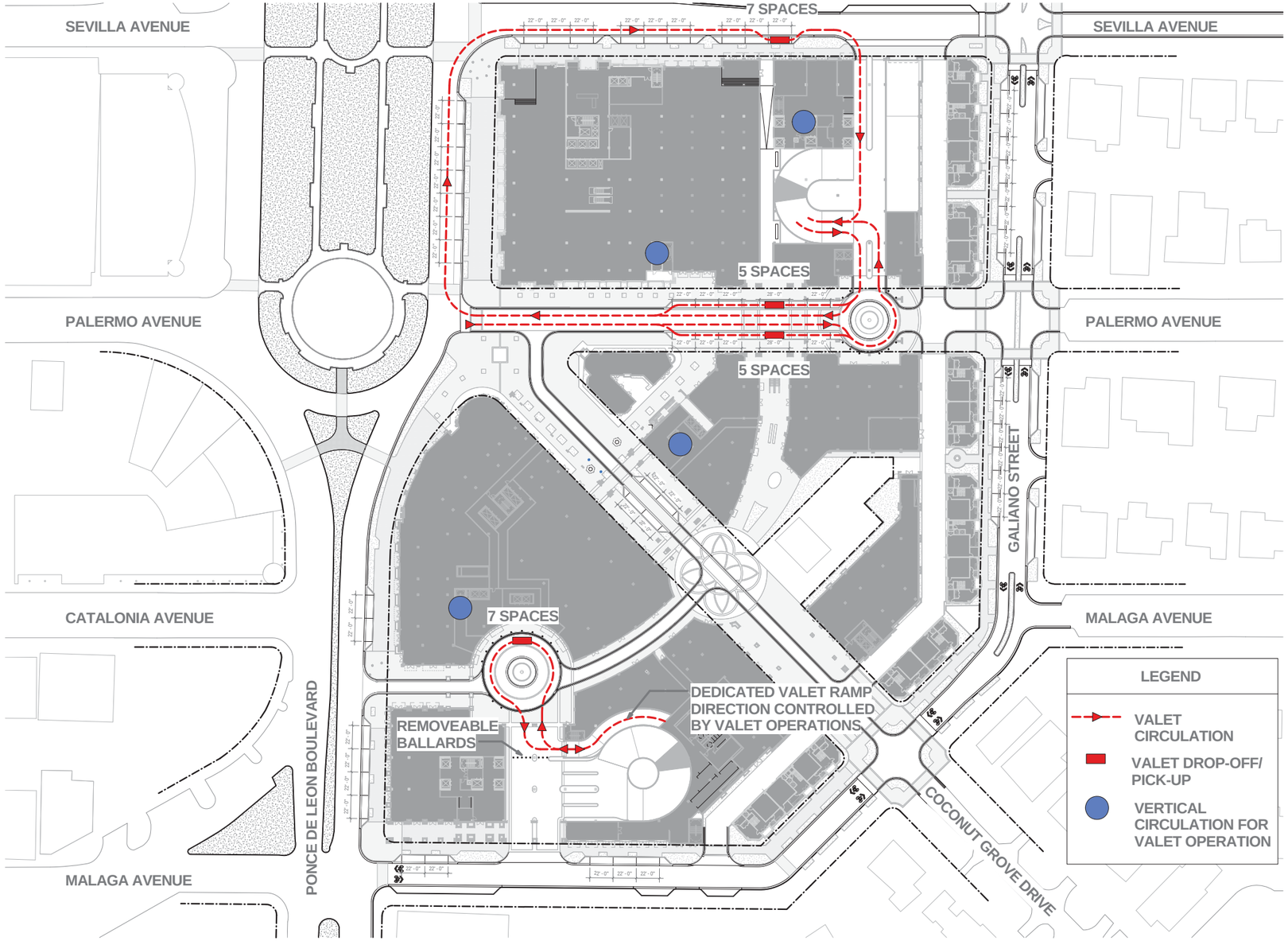
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SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

VALET OPERATIONS

HOTEL DROP-OFF - OPTION #3 “STAFF RECOMMENDATION”



EVENT PARKING OPTIONS:

1. VALET DROP-OFF IN FRONT OF HOTEL
2. VALET DROP-OFF ON B1 LEVEL
3. VALET DROP-OFF ON PALERMO
4. SELF PARKING WITH DIRECT ACCESS INTO HOTEL LOBBY ON LEVEL 3

NOTE: EVENTS WITH OVER 200 PEOPLE WILL BE REQUIRED TO NOTIFY GUESTS OF OPTIONS OF ARRIVAL PRIOR TO EVENT.

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