

City of Coral Gables City Commission Meeting
Agenda Item H-2
May 27, 2014
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason

Vice Mayor William H. Kerdyk, Jr. (Absent)

Commissioner Pat Keon

Commissioner Vince Lago

Commissioner Frank Quesada

City Staff

Interim City Manager, Carmen Olazabal

City Attorney, Craig E. Leen

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Economic Sustainability Director, Cindy Birdsill

Planning Director, Ramon Trias

Public Speaker(s)

Barry Abrahamson, Consultant, Abrahamson & Associates

H-2 [Start: 10:48:38 a.m.]

Resolution authorizing issuance of a request for proposal for the City owned garages 1 and 4 on Andalusia Avenue

Mayor Cason: H-2.

Interim City Manager Olazabal: H-2 is a resolution authoring issuance of a request for proposal for the City owned garages 1 and 4 on Andalusia Avenue. As you are aware, we had a discussion regarding this in the last Commission meeting, and we received some direction. Based on that direction staff has made some changes to the RFP and Cindy Birdsill will be presenting together with Barry Abrahamson.

Mayor Cason: Any discussion?

Ms. Cindy Birdsill: Good morning Mayor and Commissioners, Cindy Birdsill. Just to quickly go over some of the changes that we made in the RFP after our discussion last Commission meeting. We have put in a requirement that there will be public parking on the Garage 4 site. Barry Abrahamson, who is here today can go into a little bit more detail on that if you would like, but we've put in that at a minimum it would be one floor which we estimate would be about 150 spaces, plus any that can be on a ramp in the ground floor depending on how they build out that first floor with ample space. We have put in a preference that the Garage 4 site will be available pursuant to a land lease rather than a sale. We put in a requirement that between the two garage sites there has to be 1,000 spaces. So we took out the proposals for less space on that. We put in a requirement that the commercial space on the Garage 1 site will have to be able to be fitted out for a full service restaurant. We added that developers need to address the connections between the garage and paseos and enhance the aesthetic experience for parking patrons with regard to the alleys. We've also put in a little bit more emphasis that the design has to, especially at the phase 2 stage when developers are giving more of their detailed presentation, that they have to emphasize the design will maximize comfort and convenience for the public, that there will be a general appeal to the public parking patrons, long term durability, ease of maintenance, and cleaning, and that they need to include state-of-the art safety systems, lighting, signage, way-finding, and automated collection systems, such as an electronic system that will identify the vacant spaces. We've added a requirement that the project need to comply with criteria for a green building certification. We have allowed a proposal to go over Actor's Playhouse, but noted that it will have to comply with our lease with the theater as well as approved by the Historic Preservation Board as that property is historic; and we clarified that if a developer chooses to develop the projects under a MXD or PID standard under the Zoning Code, that the total development rights associated with that unified development can be combined and move around the site, but it will still have to comply with the Code which would be a maximum if you have Med. (Mediterranean) Bonus of 3.5 FAR for the entire site. So hopefully we have addressed the concerns that the Commission raised at the last meeting and as I said, Barry Abrahamson is here to address any further concerns we might have.

Mayor Cason: Anything else you'd like to add.

Mr. Abrahamson: Well first, I'll introduce myself, Barry Abrahamson, Abrahamson and Associates. I would add that the parking, public parking estimate that Cindy gave may be conservative for Garage 4, I've had some conversations with Mike Martindale of Tim Haas, the City's parking consultant, and you know the 150 count of rough estimate for a full floor was based on not cantilevering and if you cantilever you might get an extra 50, and when you look at whether you single or double load the ramp of the ground floor rear going up, which is also required to be public parking depending on how deep the retail frontage would be on that floor,

and also the possibility that you may get some tuck under parking underneath a ramp facing the alley, which might be appropriate for permit parkers, let's say folks who are retail businesses on the other side. You could end up conceivably anywhere in a broad range based on this requirement with 200 to 300 public spaces and we've also, I think it's going to be mentioned, allow the possibility for developers to propose, if they want to, up to an additional level of public parking, not sure they'd be motivated other than from the perspective of feeling that might please the City. I've also had conversations with Tim Martindale about the split of 1,000 spaces between Garage 1 and Garage 4, and he was pleased to see that the direction had been to include some number of spaces on Garage 4, and he felt that was appropriate. He felt that ending up with 200-250 spaces on the Garage 4 site and the remainder 750 to 800 on the Garage 1 site would be a better outcome than obviously having 1,000 spaces all on the Garage 1 site, he felt that that would be reasonable especially given some of the things we discussed at the last meeting, the relative proximity of Garage 1 to the 300 Block and the lack of paseos on the 300 Block, he felt that it provided Garage 1, except that you had 200-250 spaces or maybe it's up to 300 on Garage 4 that's a reasonable number and whatever additional parking might serve the 300 Block is adequately served from the Garage 1 site, and he also felt it was important to recognize that the next block over between Ponce and Galiano is underserved with public parking, so the Garage 1 site is really sort of a central place function of having a massive parking there not just for its block of Miracle Mile, but the next one over.

Mayor Cason: I know there has been a new development which is the Publix, which is coming before the Development Review Board, I guess, and they are talking about 800 car parking garage. I don't know if they have any plans to make any of that available to the public, but that's something we need to keep in mind because there will be another garage right across the street. Anything...?

Commissioner Quesada: Yes, I have a few thoughts. At the last meeting, not that it's a concern I just want to make sure that we are attracting the top talent to build these projects, because it's going to be in the heart of downtown and obviously it's very important, as you can tell, we've discussed it quite a bit here. At the last meeting I had asked, if we are adding 1,000 parking spaces, the original RFP said 750 public parking spaces, and obviously you did not include parking on the 300 Block. How limiting do you believe we are making it for developers, in your experience, I know you've drafted these kinds of RFP's all over the country, you have more experience than all of us here with these types of projects. Are we closing a door on potentially great projects by putting these requirements in?- are we being fair?- are we not?- I want to get a better idea from you. Obviously our most important concern is obviously the residents and improving our downtown, but at the same time we want the best project possible.

Mr. Abrahamson: You know I wish there was a black and white answer I could give you, you know there isn't. As Cindy mentioned at the last meeting, she and Carmen had conversations with some developers just to test that idea of adding up to sort of a ground plus one level, and the reaction was that that was, what's the word?- bearable not onerous, something tolerable.

Ms. Birdsill: They could accommodate it.

Mr. Abrahamson: Yes, they could accommodate it. Now is that the same as saying, well its 100 percent clean private site?- no, but it seems to pass sort of a reasonable threshold of not too great a burden; and the other advantage that I mentioned in the last meeting is being that we are requiring that front-loaded investment in the Garage 1 as the first stage of what the developer is doing. There is some compensating benefit to the developer of front-loading that much less investment if they are doing, let's say 750 spaces instead of 1,000 there, and doing 250 spaces when they are doing the profitable part of the project.

Ms. Birdsill: And to jump in. We do have significant interest. I've had, as I said, over 50 people asked to be on the list, so that they could be notified as soon as the RFP is issued, so we've had a lot of interest and everybody I've talked to is very aware of the requirements, they are paying attention to these conversations and I don't see people being deterred.

Commissioner Quesada: OK. Next question – LEED requirement, that's something that Commissioner Lago brought up the last meeting, you worked it into the RFP, which I'm in favor of. We are undergoing a bike master plan, we are having discussions about different bike facilities throughout the City, can we work in here somewhere?- I want to get a feel from the Commission to allow some sort of bicycle parking at these locations. I don't know if it's somewhere in the parking garage. Again, I'm not saying something taking over 1,000 square feet or something large, just a facility within so that developers are aware that they need to provide some sort of bicycle parking.

Commissioner Lago: That's a component of the LEED system.

Commissioner Quesada: I thought it was that's why I brought it up.

Commissioner Lago: You get points when you offer covered parking in reference to bicycles, so I think it's a requirement and it's an easy way to get a few points without having to expend a sufficient amount of money, so it's going to come no matter what if you want to achieve some sort of LEED requirement. It's a great idea.

Commissioner Keon: I think there is always in the types of development there are always spaces that are not, can't be utilized for cars for various reasons, but that could be used for bicycles. I certainly think asking them to do that shouldn't be a problem.

Commissioner Quesada: Two more things. Vice Mayor Kerdyk is not here today, he's been very vocal on the topic, I don't know if the Manager has any feedback from him related to the revised RFP or he's OK with it, because I would hate to vote on something, this type of topic.

Commissioner Lago: One of the things he discussed, I can't speak for the Vice Mayor, and I know you mentioned at the beginning it's in regards to the land lease versus land sale, that's obviously we are leaving that door open for interpretation from one of the 50 individuals who would be obviously submitting to incorporate that into their proposal, correct?- that door is going to be open?

Mayor Cason: Carmen did he give you any feedback for this?

Commissioner Lago: That was his big point.

Interim City Manager Olazabal: That was one of his biggest points. I did address the whole RFP with him and I asked him specifically if he wanted me to defer the item until he was here and he was comfortable.

Commissioner Lago: His big issue was land lease versus land sale.

Commissioner Quesada: One last thing Mr. Mayor. We have representatives for the Chamber of Commerce and the Business Improvement District; I think they have their pulse on the community probably better than anyone else. I would like to give them an opportunity to say something yea or nay or they don't want to say anything that's fine as well.

Commissioner Keon: Yes, I have a few things that I'd like to add when you are done.

Mayor Cason: Mark and Marina you want to come up. Tell us how you are working together on this.

Ms. Marina Foley: Good morning everybody. My name is Marina Foley; I'm the Executive Director for the B.I.D., the Business Improvement District. I've been 40 days on the job. First of all I'm honored to be here and pleased and I want to thank Mark, he's been most gracious, welcoming me to the Gables. Basically, in terms of the garage RFP, as you know our merchants were very concerned with the original RFP. Now with the new amendments, I believe or I know

that the B.I.D. is in support with the new developments in terms of including, I'm sorry, in support of the RFP now that the requirement for public parking has been added to Garage 4.

Mayor Cason: Mark.

Mr. Mark Trowbridge: Thank you Mr. Mayor. We haven't taken a formal position on the garages other than we want to see them moving forward as quickly as possible. Obviously, they are a critical component to what we do eventually with streetscape and having worked in parking for the City of Miami for 4 or 5 years. My deep dark secret of working in parking, you want a garage that is overly efficient, 1,000 space garage is probably not the most efficient, so something that contemplates parking in both reducing it in the other will make that garage all the more usable and user-friendly. If you go in either of those garages today it doesn't take anybody to have been in parking to know that they are not in the best shape. They are not automated, and they are not up to snuff for what Coral Gables should be presenting. So when we ask people their number one thing that brings them to the Gables, they want to know where to park and they want to know where to do that in close proximity to their location, whether it's a restaurant or a retail destination and so its paramount that we move forward and I'm pleased to see this coming to its resolution.

Mayor Cason: Thank you, thank you both – any questions?

Commissioner Keon: Yes. I have some other issues too. So are we going to amend then this document that we have to include two floors of parking in that Garage number 4?- as opposed to one floor?

Ms. Birdsill: The way its written right now is it's required to include the one floor and a developer may propose a second floor.

Commissioner Keon: But I'm asking if it's in the best interest of the City to have two floors of parking, I'd rather we include two floors of parking. Is it in our best interest to have two floors of parking?

Mr. Abrahamson: Well just to be clear on the semantics, and it would be great if I could play the specific language. I'm not sure I can right off, but what's required is the ground level whatever is not taken up obviously by lobbies or by retail frontage, but ground level ramp plus one adjacent full floor, be that a second level or by some chance if somebody can make the numbers work by doing it as a subterranean level. So essentially, call it one and-a-half floors currently, that's just to be clear that's not to answer your question, but to be clear on semantics, and we allow the

possibility that a developer could propose up to one additional level. Are you requesting that that allowance that they can propose that be made a mandate?

Commissioner Keon: I would rather that is a mandate. I don't think that anyone is going to – if a developer is developing developable space that it's going to be to their benefit. I don't know why they would just say, Oh no here have another floor of parking, unless we say we believe we need that floor of parking, and you are saying that those whether it's a floor and-a-half or two floors, but the number you came up was 250...

Mr. Abrahamson: 200 to 300 was good – yes.

Commissioner Keon: OK. So we need 250 spaces and I don't want them all to be compact cars. So how do you say that, if its two floors its two floors, or if it's four and-a-half its four and-a-half, we do designate the number of spaces, how is that included in the RFP?

Mr. Abrahamson: We have not chosen to designate a specific number of spaces, but remember the proposals will come in and we will then get a sense of does one developer end up with a design because of its lobby areas, maybe there are two lobby areas....or one, the depth of the retail maybe one developer comes in and says, well these are 200 standard spaces, another comes in and says, no, I can give you 300. Well, that's clearly going to be an advantage for the developer who comes in and says, I can give you 300, and you will have the opportunity at that point to weigh in.

Commissioner Keon: So how do we indicate our preference for that?

Mr. Abrahamson: For more spaces within that – we can do that I think, some general language.

Commissioner Keon: Yes, I don't care whether it's one floor, one and-a-half floors, two and-a-half floors, that's not the issue. It is the number of standard parking places is what I'm looking for.

Commissioner Lago: I agree with you in regards to that, but I also want to mention what Commissioner Quesada mentioned in the beginning and the question he asked you about, would that affect the response...

Mayor Cason: Negatively affect.

Commissioner Lago:...yes would that negatively affect it? Give me your honest opinion.

Mr. Abrahamson: It depends on how you word it. Let's say for example...

Commissioner Lago: Just so you know that doesn't trump what Commissioner Keon is saying. I think above all we are mostly want to highlight, the most important thing to highlight is the fact that whatever the residents and the business community needs comes first. So I'm willing to negatively impact a little bit of the project in some capacity, but I want to make sure that the residents get what they need.

Mr. Abrahamson: You know without knowing the details of the design, it's very hard to pin down a number, and we've come up with this preliminary estimate of 200 to 300, do they cantilever? I hope they will, I think they will, which will get them more spaces. What we didn't want to do is specify a number that ended up being sort of a clumsy number, a disincentive for developers. So let's say a developer's design, let's say we said we want a minimum of 275 spaces, just to throw out an example, and a developer's design for what could be a great project could reasonably yield 250. So now this developer is saying, well, do I go around and sort of take one piece of the next level, which really is kind of a clumsy solution and on the other hand if a developer could come up with something that yield 300. You didn't want to make them feel that, well 275 satisfy them, so I'll find some way to do less, but you know I do see your point and we struggled with a little bit about not providing specific numbers. One thing we did in the RFP relative to Garage 1 was we came up with a very rough estimate when we said, we are looking for shell space, and we said our preliminary estimate is 5,000 to 10,000 square feet, and we'd like you to maximize that to the extent that it doesn't mess up the garage otherwise, OK. We could by the same token have some language in here that I think achieves a balance where we say, our preliminary estimate is if you cantilever you'd end up somewhere up toward 250 to 300, and you know we prefer something that maximizes the number of spaces and that they be standard spaces. If you'd like that kind of language we certainly can put that in.

Commissioner Keon: OK. I would like to see that included.

Commissioner Lago: I was just going to mention. I know we had discussed in the previous Commission meeting the issue of kind of mimicking maybe what the MPA has done in regards to their headquarters; two floors of commercial, one floor of commercial, if it's appropriate, if we meet our parking requirements in Parking Garage number 1, is that something that the Commission would be interested in or did we...

Commissioner Keon: I think it's a great idea and I was talking to Carmen about it also, and we know that here in City Hall we are so pressed for space that even if we chose to use that as City space it could maybe move Permitting and Building and all of those activities to that kind of an office that is it's very difficult to retrofit buildings to do it. We are going to have to either put a

lot of money into the building next door or rebuild a building next door where Building and Zoning is now to accommodate them, and there would be parking, it would direct people that are seeking permits or whatever could park on the very top floors because it's right next to where they are going, so maybe it would really draw people to the very top floors, so that would be something – I don't want to say that we would do that, but I think it would be a good thing to consider having that space available to do that and it would more likely be – possibly we could use commercial space, but we could also look at it in terms of City space also, because we are seem to be desperately in need of space for departments within the City. Go ahead, I have another thing...

Mr. Abrahamson: If the City were prepared at this point, at the point it puts out the RFP or maybe shortly thereafter to say, we have a space requirement, you know we want "X" square feet of new office space and we would look favorably. You could say we require it or we'd certainly consider a proposal that would include it on upper levels of Garage 1. I think that would be an incentive for developers a positive that they'd have an instantly marketable, you know self-marketing use that they could put in that and they would be looking to make a profit on that, to make it make sense for them, but that's a public facility cost that the City would have to incur either capital or an operating basis, and if the City is not determined as to what it needs whether it's willing to make that investment in addition to what it may have to fill a gap for on parking garage, then you know if you – it could confuse matters. I think there might be a way to insert it in the RFP as a possibility that it's been raised that the City may, but at some point not too long a time after the RFP comes out you'd have to – developers would be asking, well is this real?- or is this not real?- how much do you need?- what would you be willing to pay?- and you'd have to be able to answer those questions.

Commissioner Lago: You're asking if it's real or not real, there is a really pressing need here in the City of Coral Gables in reference to office space, so it's a real issue.

Mayor Cason: Carmen would you be able to come up with some cost figures and decide whether we have places that we lease and maybe get out of, what would you be able to come up with some information that would be helpful?

Interim City Manager Olazabal: We can make some estimates of what our future office needs may be and how we accommodate them.

Commissioner Lago: And what we are currently spending right now in regards to lease agreements.

Commissioner Keon: We'll talk with staff and your Planning staff and whatever to determine whether that is a good use, whether it isn't an appropriate use, whether it's a desirable use, or not.

Commissioner Quesada: At this point I don't think, sorry if I jumped in there, at this point I don't think we should make it a limiting factor. I think we should put it as a consideration for a developer and leave it flexible by any kind of requirement again. The most important aspect here is really improving Miracle Mile the downtown corridor, including the parking. I think we keep it focused on that at this point. Again, if they want to add it in, if they want to throw something will go that, great, we'll consider it when we are deciding on picking a project.

Commissioner Keon: It's an opportunity.

Commissioner Lago: It's an opportunity if the design, the conceptual design that's put forth meets the parking requirements and there is an additional four left over that could be something that obviously the City, as we have just stated, we are in dire need of space.

Ms. Birdsill: There are developers who would like to use that space for office for themselves to develop it. If you make it a requirement you are precluding that as an option.

Commissioner Quesada: One question to clarify, last question for me. When you say cantilever, we are saying essentially connecting the two buildings?

Mr. Abrahamson: No, no, no, no. We are talking about cantilevering maybe 5 up to 10 feet toward the middle of the alley and cantilevering in the front over an arcade, which if you have an additional 5 and 5 let's say, 10 extra feet it would make a difference on Garage 4 between possibly 150 spaces and 200 spaces, still allowing some room for vertical penetration of....so that's a significant difference, I think, developers may well do that.

Mayor Cason: You have another question?

Commissioner Keon: And I know that the cinema has spoken with all of us and they may be, I know the ground floor of this garage, Garage 1, is public space so that there is some animation interaction with the street that maybe we could look at potentially that as a site for the cinema. They are looking to increase their size to three screens. I think that's economically it is best for them and they currently are turning down lots of films because they only have the one screen. They have been very, very successful and I know the museum, they worked well with the museum and the museum has gotten more traffic as a result of them, I know to the whole block and the area where they are they have brought a lot of street traffic. I think that they would have

a desire to keep the space, what they said to me is they would be glad to keep the space where they are and continue with that rent, if they could have just two additional screens in another space they are willing to or they seem to be willing to build out the space. I think the problem is the cost of building the space out, so I think they are willing to if they are given raw space they are willing to build it out. I think they are willing to pay rent, you would have a dedicated tenant that has proven to be a very good art participant in our City.

Mayor Cason: That's one possibility, also talked about Miami Jazz Corporative, lots of other groups, cultural – concert of cultural centers they would like to do a joint European cultural center. We talked about making a space available for something like that.

Commissioner Keon: The issue with the cinema is that it actually brings people into our City. It brings people, it attracts people downtown, it animates the street. I think that particularly in that Central Business District where there are restaurants and everything else, everybody would truly welcome them because of the number of people they bring in. I truly understand that there are organizations that would like space also, but those organizations they bring, they need office space and they may bring a service to the City, but they are not – I would only like maybe you to look at it or Cindy, you would know that far better than I do in building out that kind of space.

Ms. Birdsill: I know that they've taken a look at the other spaces and the garage that they are currently in and they would be able to make those spaces work for their needs. It doesn't need to be taller, so I think as long as the developers are looking at building something similar height-wise to what we have at the two Museum Garage site that it would work for the cinema.

Commissioner Keon: So we would want to know that it would be at least that high because I think in the Museum Garage the center space isn't really tall enough, the ceilings aren't high enough, the ceilings in one of it is, but one part of it isn't, and the people that are there are very happy, they are very happy to be there and don't want to leave, but I think that providing for a very successful amenity in our City is something that we really targeted. How do you feel about it Cindy?

Ms. Birdsill: I personally would love to have any kind of cultural use. I know that the Mayor has been working with the consulates to talk about bringing a cultural center that is a mixture of all of the European cultures and the Spanish Cultural Center is trying to come back to the Gables. So there are a number, and they do quite a bit of programming that brings a lot of traffic as well. So I think that there are a number of good organizations, but maybe if we build the space so that it can accommodate any of those as well and then this mission can take some time to decide if they would like to subsidize one of these non-profit organizations.

Commissioner Keon: I know the cinema have the ability, they have the patrons, and they have the following to build out the space and to pay rent.

Ms. Birdsill: Right.

Commissioner Keon: So they would be particularly good tenants.

Ms. Birdsill: But they do pay a subsidized rent, so it's still a subsidy.

Commissioner Keon: Yes. OK. Thank you.

Mayor Cason: Frank.

Commissioner Quesada: This one's a little out there, I'll say it right off the bat, but we are here to be, try to be visionaries here. I don't want to limit, I'm not saying I'm for or against it at this point. I don't know if any of us are or not, I'll give you a lot of qualificational language before I say it. I want to leave open the idea to cantilever it to connect the buildings...

Ms. Birdsill: Over Salzedo?

Commissioner Quesada: Over Salzedo and I'll tell you why it's not unprecedented in our City, it's actually coincidental that the Coral Gables Virtual History Project was presented today and I was looking through some of the pictures at Douglas Entrance when it was first created and I pulled up a picture from the 1940's of a building going to the street, and then more recently Merrick Park. Obviously, when you drive through there is that...again this is very unique it's out there, I'm not saying we would like the designs that would come back we will vote on it, but again allowing the flexibility, giving us the opportunity for the best possible project and decide on, again we might all hate it, we might all say no, but there are a lot of things that immediately come to mind or the air rights above the theater and there could be other problems I'm not thinking of right now. Again, I'm just thinking why we are going to close the door to a potentially spectacular project.

Commissioner Keon: Those are beautiful, all over London you see those projects...they are just massive to be at that height it's not of the scale that the Douglas Entrance is, that would be a very, very big project.

Commissioner Quesada: But you are also assuming that they would make it a huge block, what if it's a walkway of sorts?- what if it's something small?- what if it's – again I don't know, why do we want to close the door on that?- that possibility.

Commissioner Keon: It could be very pretty.

Commissioner Quesada: Barry your facial expression is telling me that a little off the wall.

Mr. Abrahamson: I'm not very good at masking my facial expressions, but I will say that especially given that you'd have to bridge over the theater and the street that's a lot of cantilever...

Commissioner Lago: Barry hold on; let me jump in here one second. You are not the only one that had this idea, Carmen will tell you when I met with her I said, I basically prefaced my statement with, I know you are going to think I'm a little out there, but why don't we cantilever over the theater and over Salzedo also, so I'm with you. I think we should always leave the door open, leave the door open, if someone has a great idea on design come forth.

Interim City Manager Olazabal: Mr. Mayor if I may. I believe what we are discussion is doing a patted...which will unify the site and it would include Salzedo, so it already could include that potential of going over Salzedo because that would be part...

Commissioner Lago: And it may be a good benefit for the theater in the sense of, the theater has some outdated exterior façade issues, maybe the developer who comes in would have to obviously retrofit upgrade certain parts of the theater.

Commissioner Keon: They do the back of the house.

Commissioner Lago: Yes, beautify the back of the house.

Mr. Abrahamson: Don't misinterpret my facial expressions. I think it's unlikely, but I'm not one to say impossible, so if you think from an urban design perspective that's something that will be acceptable then why wouldn't we allow it?

Commissioner Keon: Could we ask Ramon what do you think? He looks like he would like to participate in this conversation.

Mr. Ramon Trias: Thank you Commissioner. I want to congratulate all of you on the creativity that is shown. My only advice would be to focus more on the quality of the pedestrian experience at the ground level. That would be my priority and I think that whenever you do those types of bridges sometimes you detract from the life of the City at the ground level, so that would be my comment at this point.

Commissioner Keon: Thank you.

Commissioner Quesada: That's a good point. I think we leave that under consideration, but does the RFP prohibit a developer from presenting such project?

Mr. Abrahamson: I don't know that it prohibits it.

Commissioner Quesada: I don't want to encourage it, I don't want to prohibit it, allow it if they want to put it out there.

Mayor Cason: See what they come up with.

Commissioner Keon: In having listened to Vice Mayor Kerdyk at the last meeting and his always, always coming down on the side of not selling City assets, I would tell you I would think from his conversation he would be very opposed to anything that would result in the sale of that property and I have to tell you I would too. I would be hard-pressed to sell that property, I would enter into a long term land lease agreement, I would have no problem with, but I would be very, I would find it very difficult to support the sale of that property.

Commissioner Quesada: And the RFP is reflective of that desire.

Commissioner Keon: Yes.

Mr. Abrahamson: Yes.

Mayor Cason: Anymore discussion of this?

Commissioner Quesada: I'll make a motion.

Mayor Cason: OK.

Commissioner Keon: So we included then – I just want to make sure that we included additional parking in Garage 4, right?

Commissioner Lago: We highlighted obviously the bicycle storage which would be...

Commissioner Keon:...potential for office space at Garage 1, is that right?- on Garage 1, and ensuring that the space, the ground floor space could potentially accommodate a theater as well as other things, at least we'll build in enough height to be able to do that. OK. Thank you.

Mayor Cason: So we have a motion Commissioner Quesada, have a second?

Commissioner Lago: Second.

Mayor Cason: Commissioner Lago seconds it.

City Clerk

Commissioner Keon: Yes

Commissioner Lago: Yes

Commissioner Quesada: Yes

Mayor Cason: Yes

(Vote: 4-0)

Vice Mayor Kerdyk: (Absent)

Commissioner Quesada: What's the timeline now for the RFP?- when will it be published?

Mr. Abrahamson: Very shortly.

Commissioner Quesada: What does that mean?- this week?- next week?- tomorrow?

Ms. Birdsill: I would say give us a week to make the changes and then we can work with Procurement to....

Commissioner Quesada: OK.

Commissioner Keon: You're comfortable that the front-end loading of this project will still provide us with sufficient number of proposals to be competitive?

Ms. Birdsill: We believe so.

Commissioner Keon: OK.

Commissioner Quesada: OK.

Mr. Abrahamson: Which does not mean that you won't have developers coming in and saying, gee I'd rather do Garage 4 first, they may say that.

Commissioner Keon: I know.

Mr. Abrahamson: And you know one thing I think underlines maybe going further than you want to discuss, but one thing that underlines I think the approach to this RFP that we should all have for you as well as us is one of flexibility, and the responses that we get in stage one it's not just culling them down based on preset requirements, but it's also listening to what developers say and being flexible in response to that.

Commissioner Keon: And Haas is comfortable, they like the parking is distributed a little bit more.

Mr. Abrahamson: Oh yes.

Commissioner Keon: OK. Thank you very much.

Mayor Cason: Thank you very much. We'll take a five minute recess.

[End: 11:27:52 a.m.]