

CORAL GABLES MOBILITY HUB

BOARD OF ARCHITECTURE SUBMITTAL

245 ANDALUSIA AVE.



This is a Parking Garage

ABOUT THE PARKING GARAGE



GARAGES ARE FOR CARS

The Mathematics of the Garage are focused on its Economy of Maximizing the Amount and the Efficiency of the Number Cars per Floor.



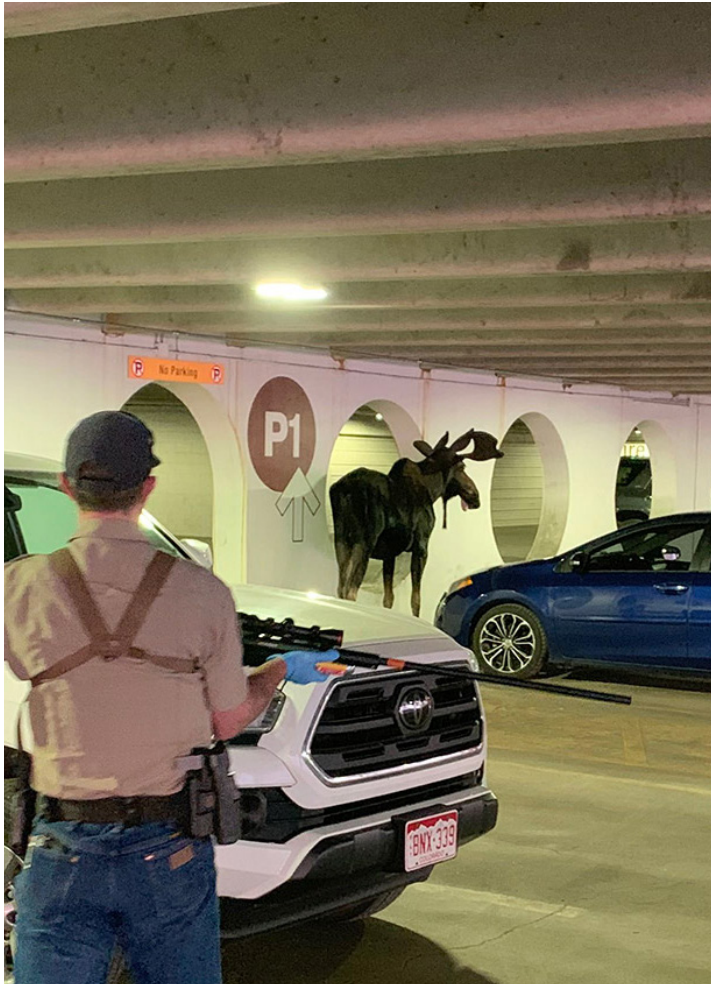
NOT PEOPLE FRIENDLY

Garages are not Designed for People, and they bring people and Cars into a Space where they are not on Equal Ground.



OFFER BANAL EXPERIENCES

Traditionally, Garages offer Nothing Beyond their use as a Storage as Garage. The Experiences within them are not about Enhancing the Urban Atmosphere or the Human Condition.



UNEASY + UNCOMFORTABLE

The Garage Promotes Anxiety as the Spaces can be Dark and Foreboding. It Lacks Openness, People/Community or Comfort as you never know what is Luring around the Corner.

This is a Mobility Hub

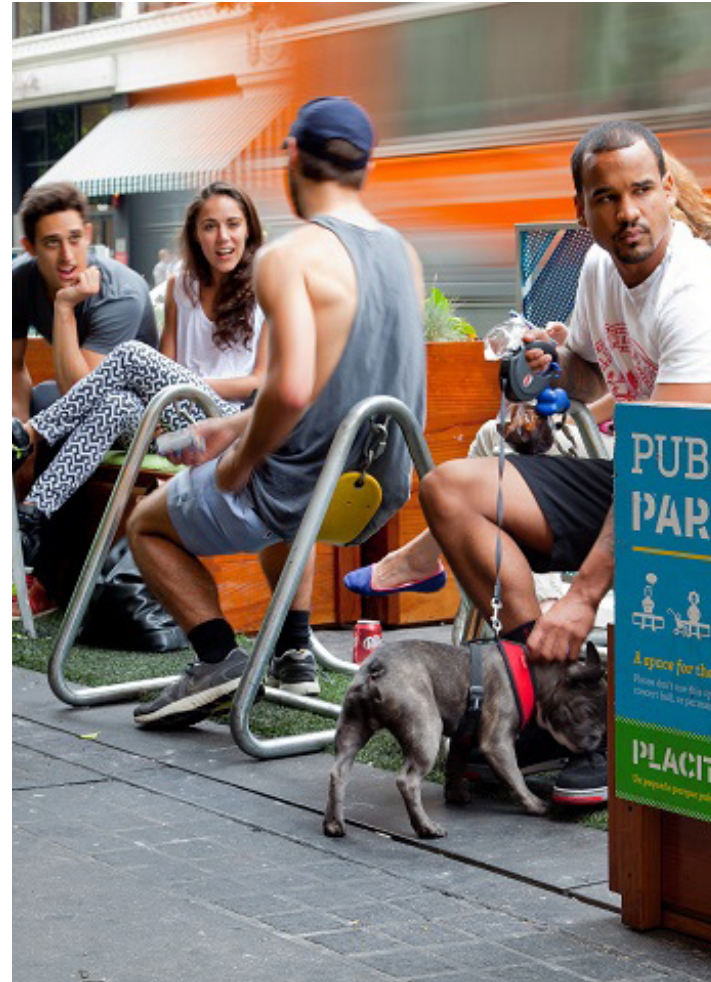


ABOUT THE MOBILITY HUB



HUBS ARE FOR CHARGING

A Place to Charge and Access a variety of Vehicles, from Cars to Bikes to Scooters, is a Valuable Amenity and Urban Destination for Coral Gables and its constituents to be Mobile in a more Sustainable Way.



CHARGING YOUR LIFE

As a Destination for Mobility, a Place where many People will Arrive and Depart, the Hub allows for the Possibility for Community Places and additional Gathering Points and Amenities that Serve and Service the City.



CONNECTING TO EXPERIENCES

Adding Experiences Within and To the "Typical" Garage structure we can Produce something More than just an Efficient Garage, but rather, a Series of Amenities that Improve our Community and Life.



CONNECTING TO THE CITY

The Mobility Hub allows the building to be an Activator of not only Itself and its Internal Program, but also is an Activator of its Edges as well as the Surrounding urbanism.



OR

IN

CORAL GABLES MOBILITY HUB ACHIEVES A NUMBER OF KEY GOALS BY...



PROVIDING A MULTI-MODAL MOBILITY SOLUTION FOR THE COMMUNITY




A group of people are performing a yoga or fitness routine on a rooftop. They are in a similar pose, with one leg raised and arms extended. The background shows a city skyline with various skyscrapers. The entire image has a green tint.

PROVIDING A COMMUNITY DESTINATION AND CONNECTION POINT



ADVANCING CORAL GABLES MOBILITY VISION



**PROVIDING A NEAR FUTURE
PLATFORM FOR MOBILITY,
WITH THE FLEXIBILITY TO
MEET LONG TERM TRENDS.**

URBAN CONTEXT PLAN



MIRACLE MILE

PASSEO

PASSEO

ALLEY

245 ANDALUSIA AVE

MIRACLE THEATER

ALLEY

ALLEY

CHEESECAKE
FACTORY

ANDALUSIA

SALZEDO

PONCE DE LEON

ADJACENT BUILDINGS AND ALLEY



ADJACENT BUILDINGS AND ALLEY



ANDALUSIA AVE



ROOFTOP VIEWS



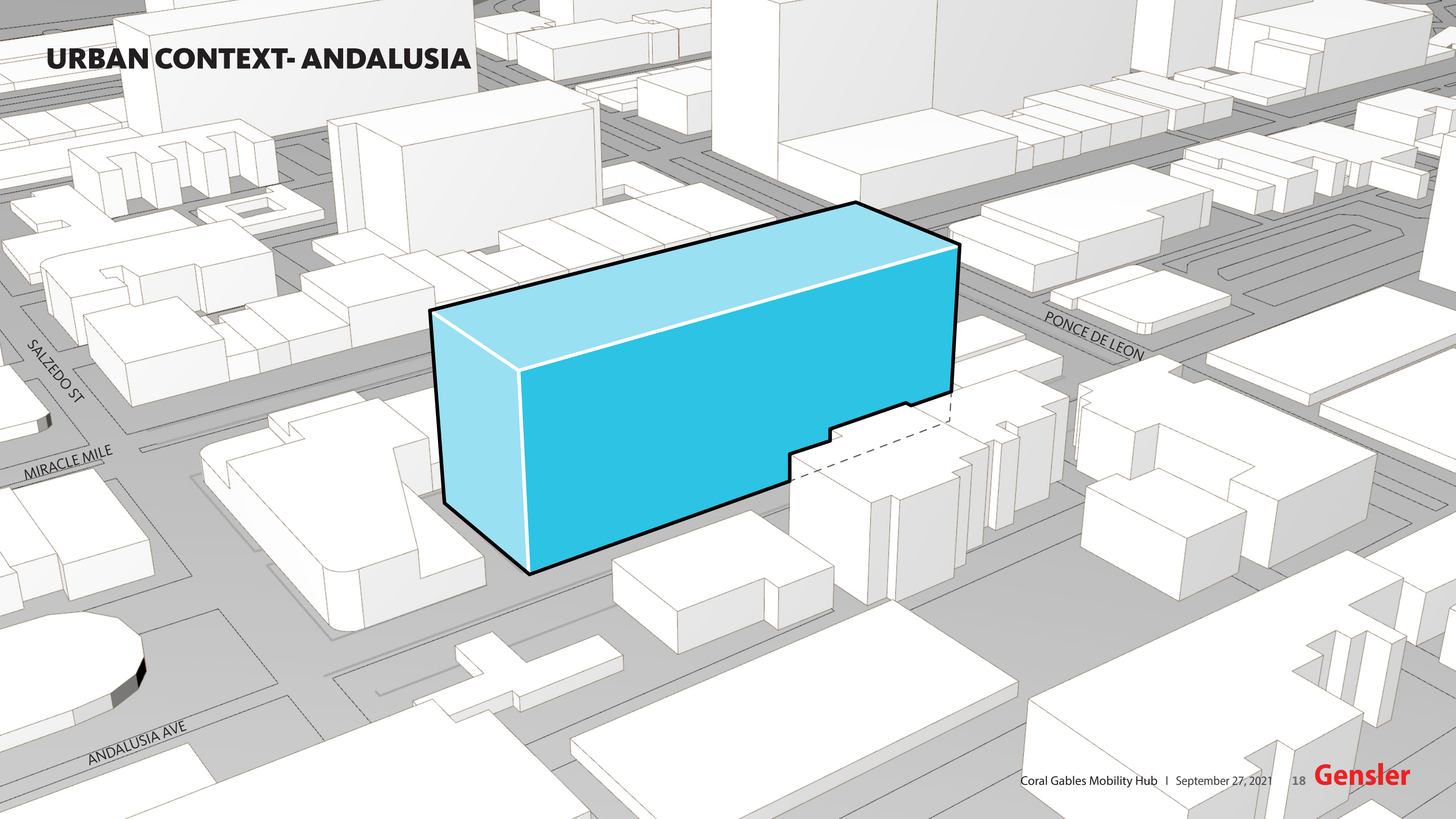
MIRACLE MILE VIEWS



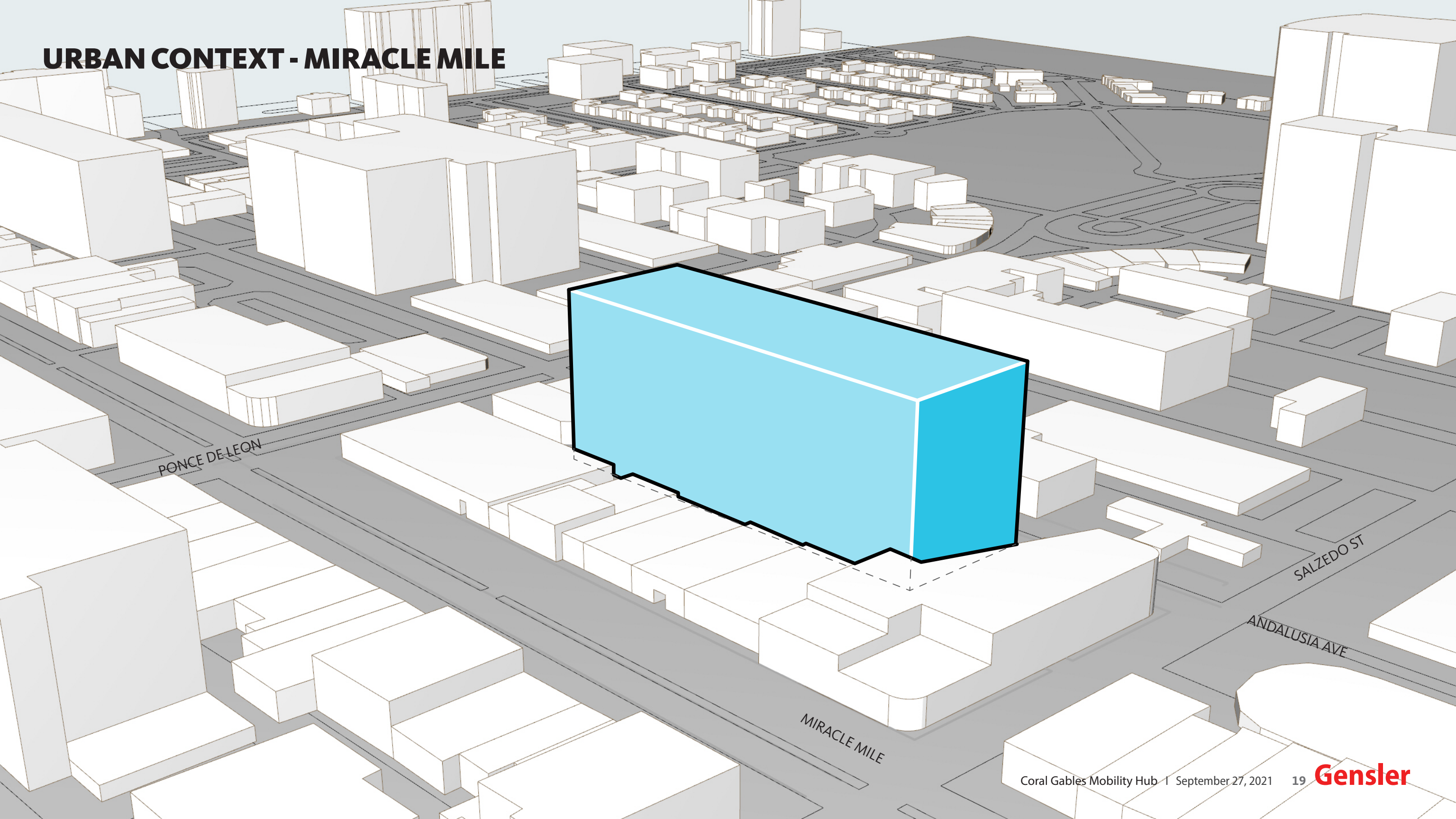
HARMONIOUS

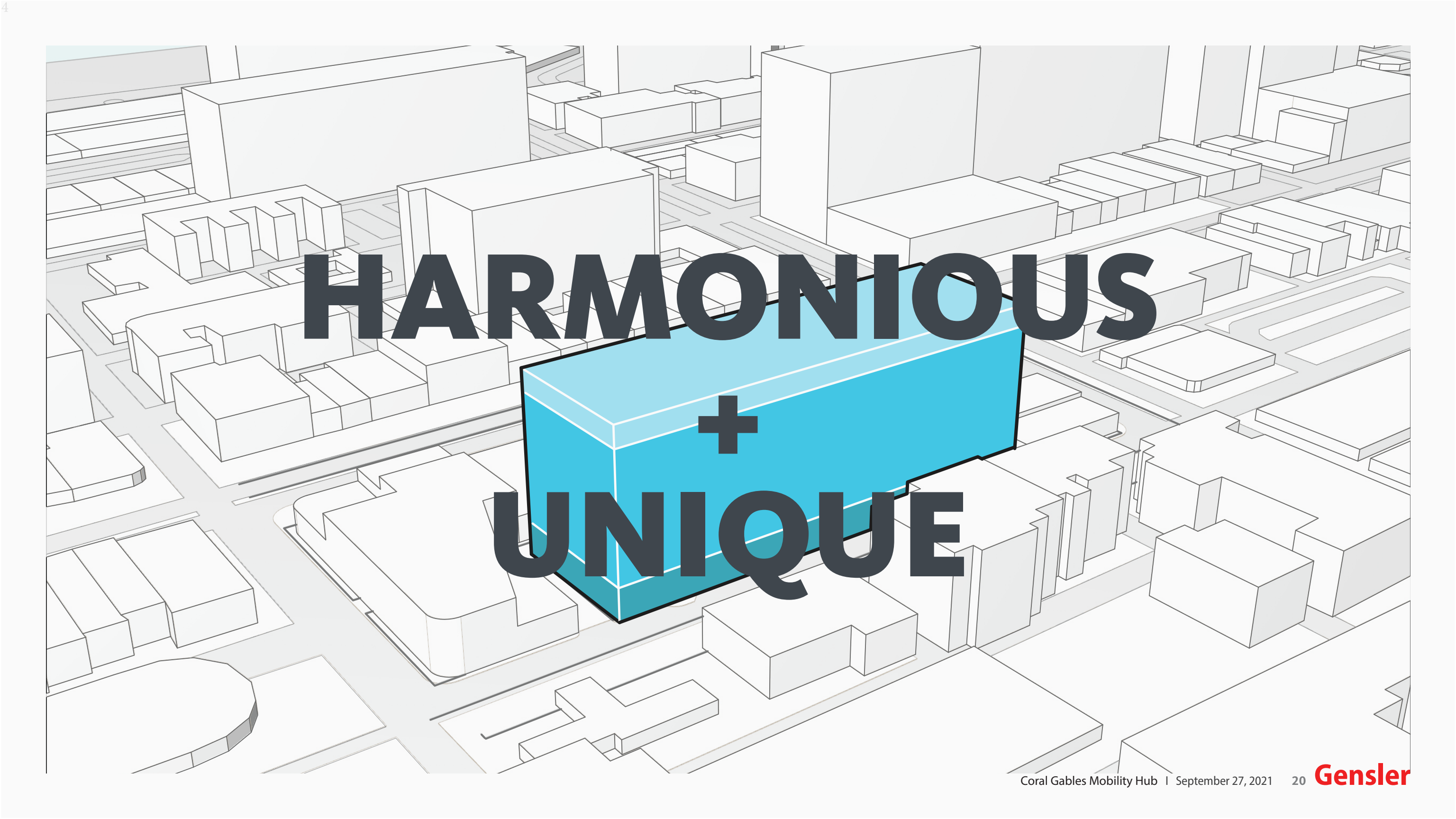


URBAN CONTEXT- ANDALUSIA



URBAN CONTEXT - MIRACLE MILE

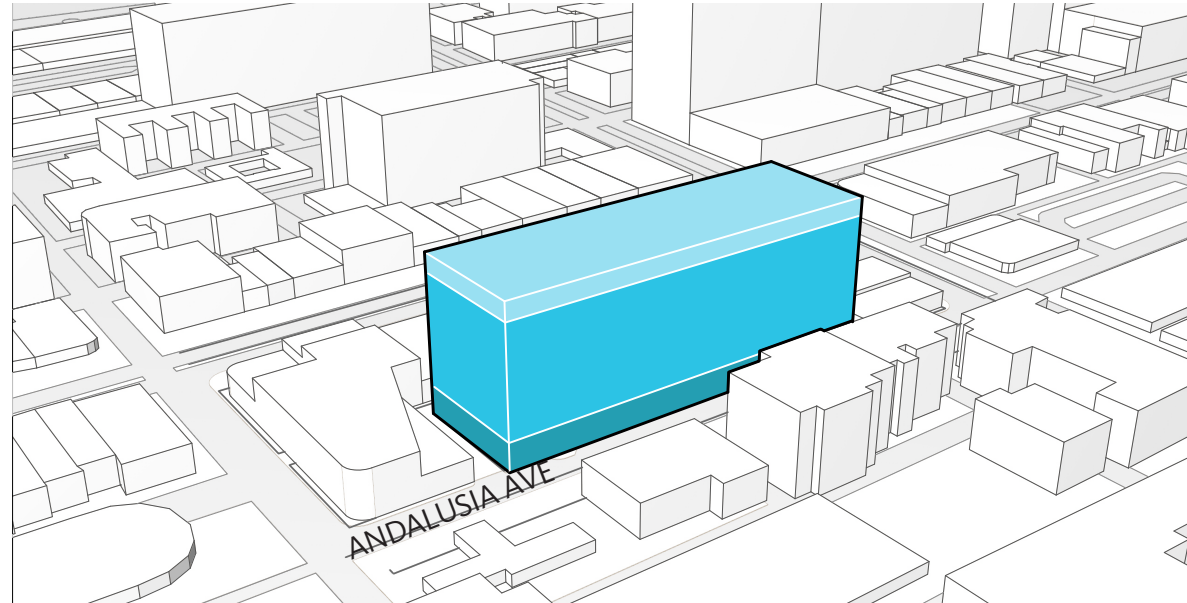




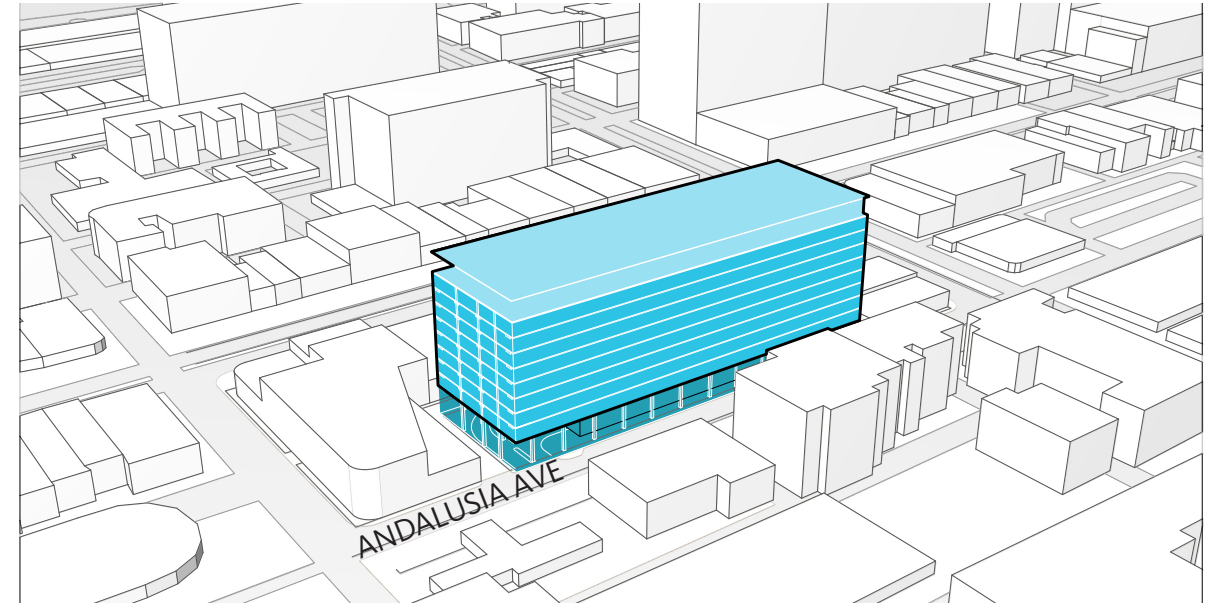
HARMONIOUS

+
UNIQUE

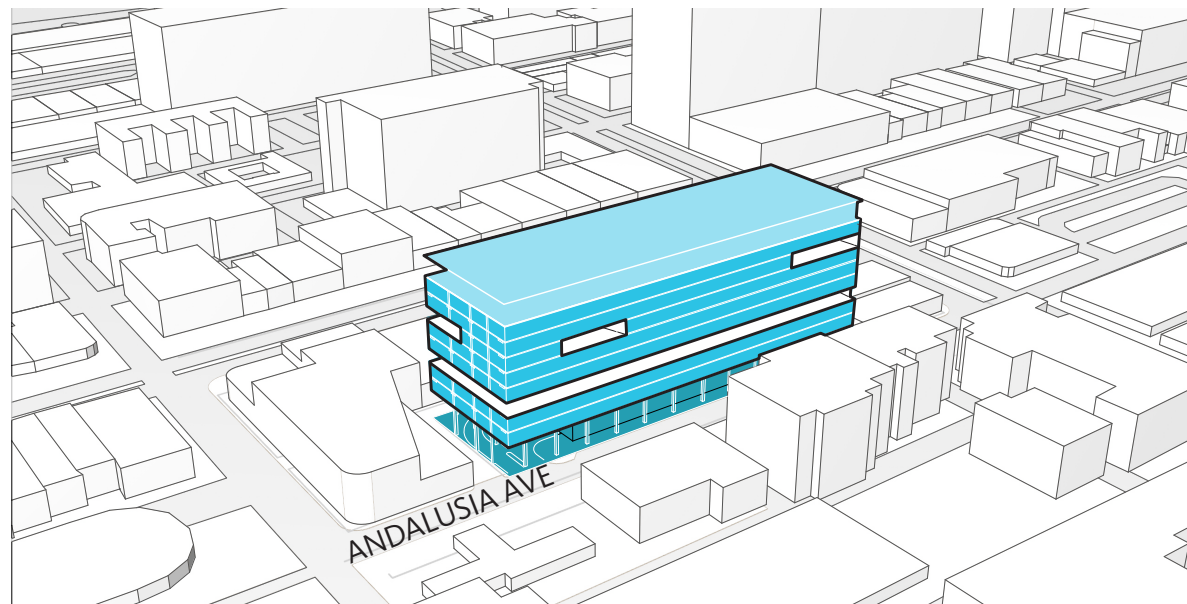
BASE, BODY & CROWN



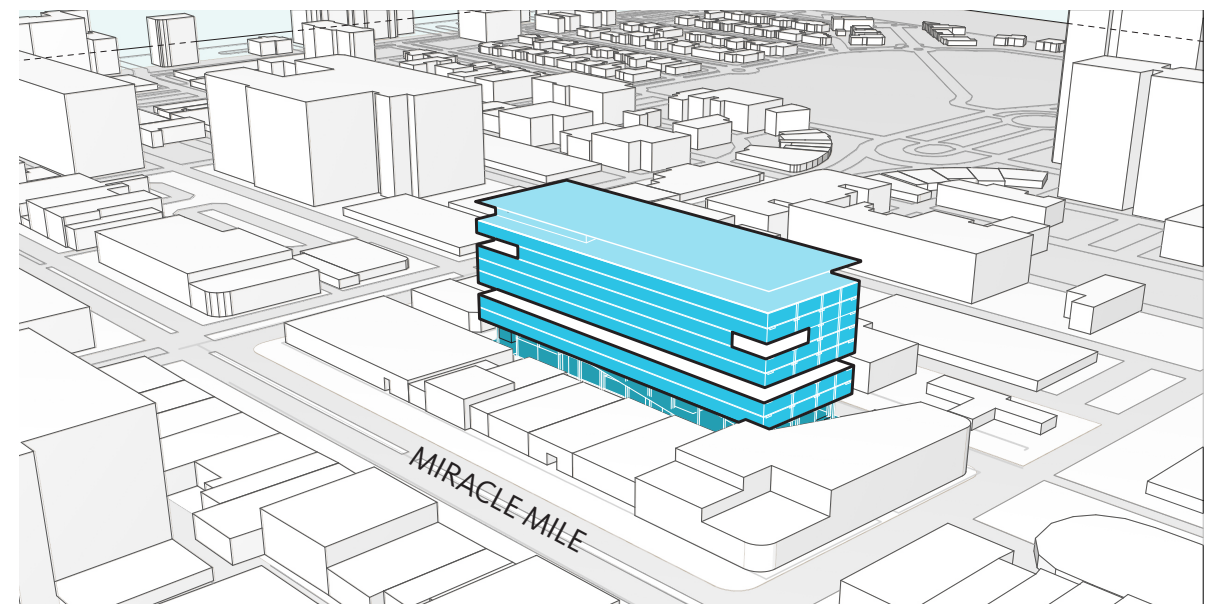
FLAT SLABS & STRUCTURE




ACTIVATION OPPORTUNITIES



ACTIVATION OPPORTUNITIES





**THE CORAL GABLES STATE
OF THE ART MOBILITY
HUB INCLUDES FOUR
COMPONENTS...**

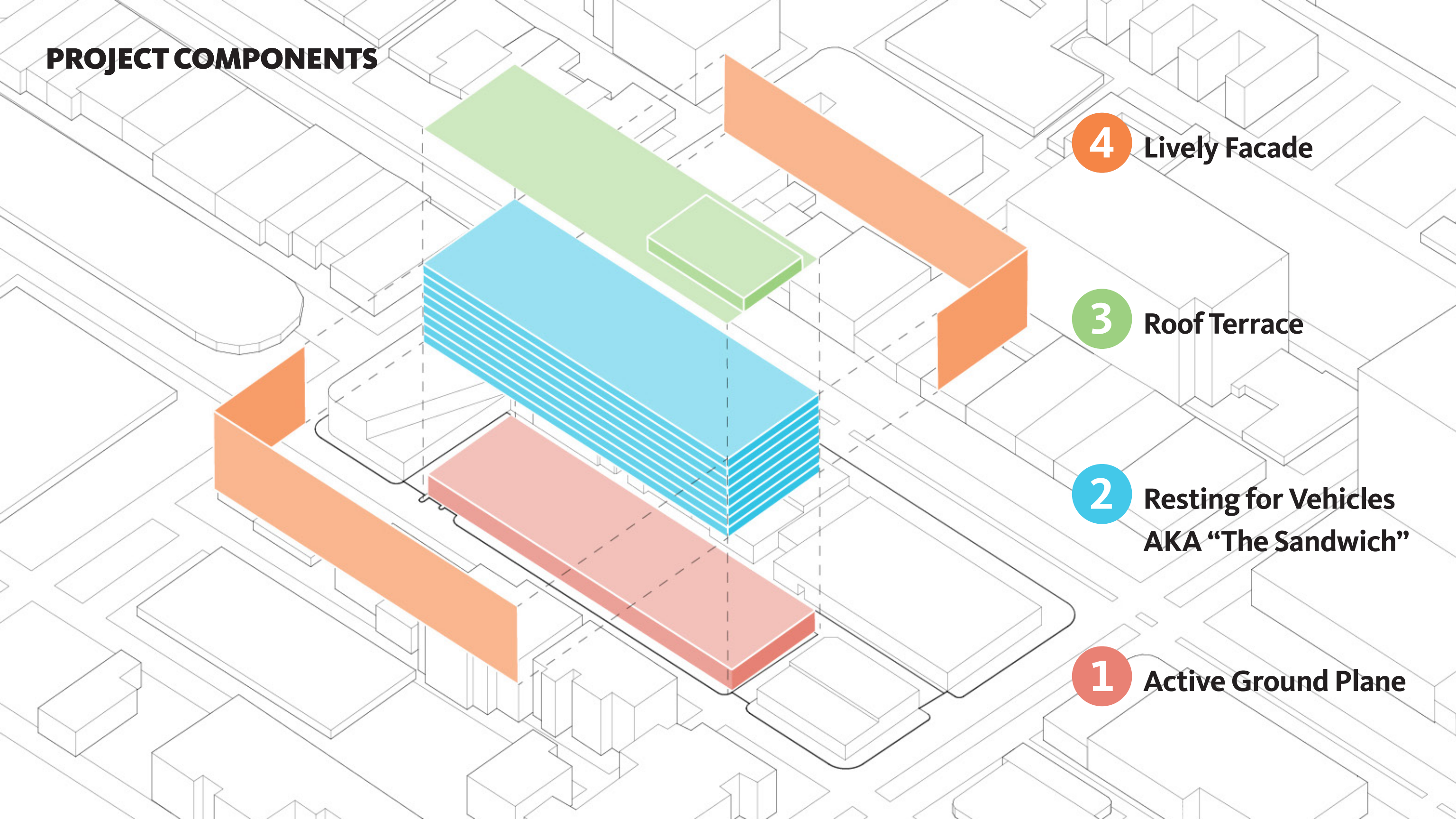
PROJECT COMPONENTS

4 Lively Facade

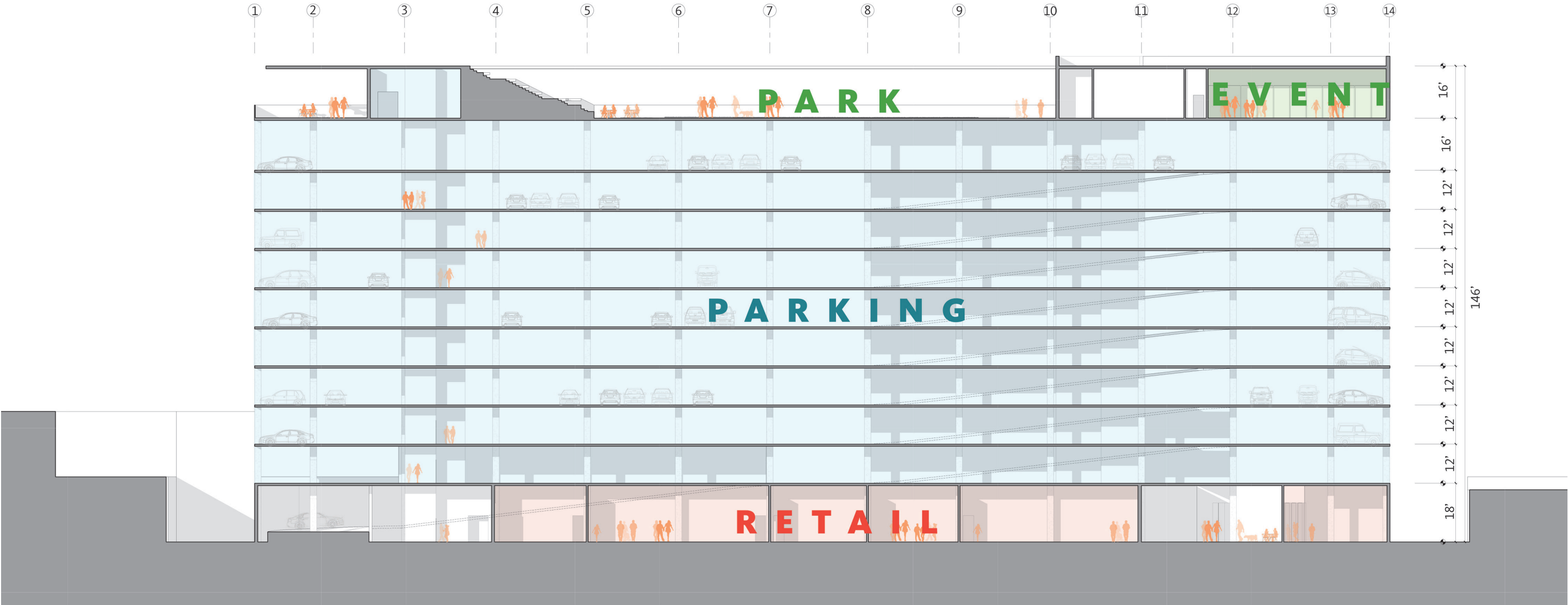
3 Roof Terrace

2 Resting for Vehicles
AKA "The Sandwich"

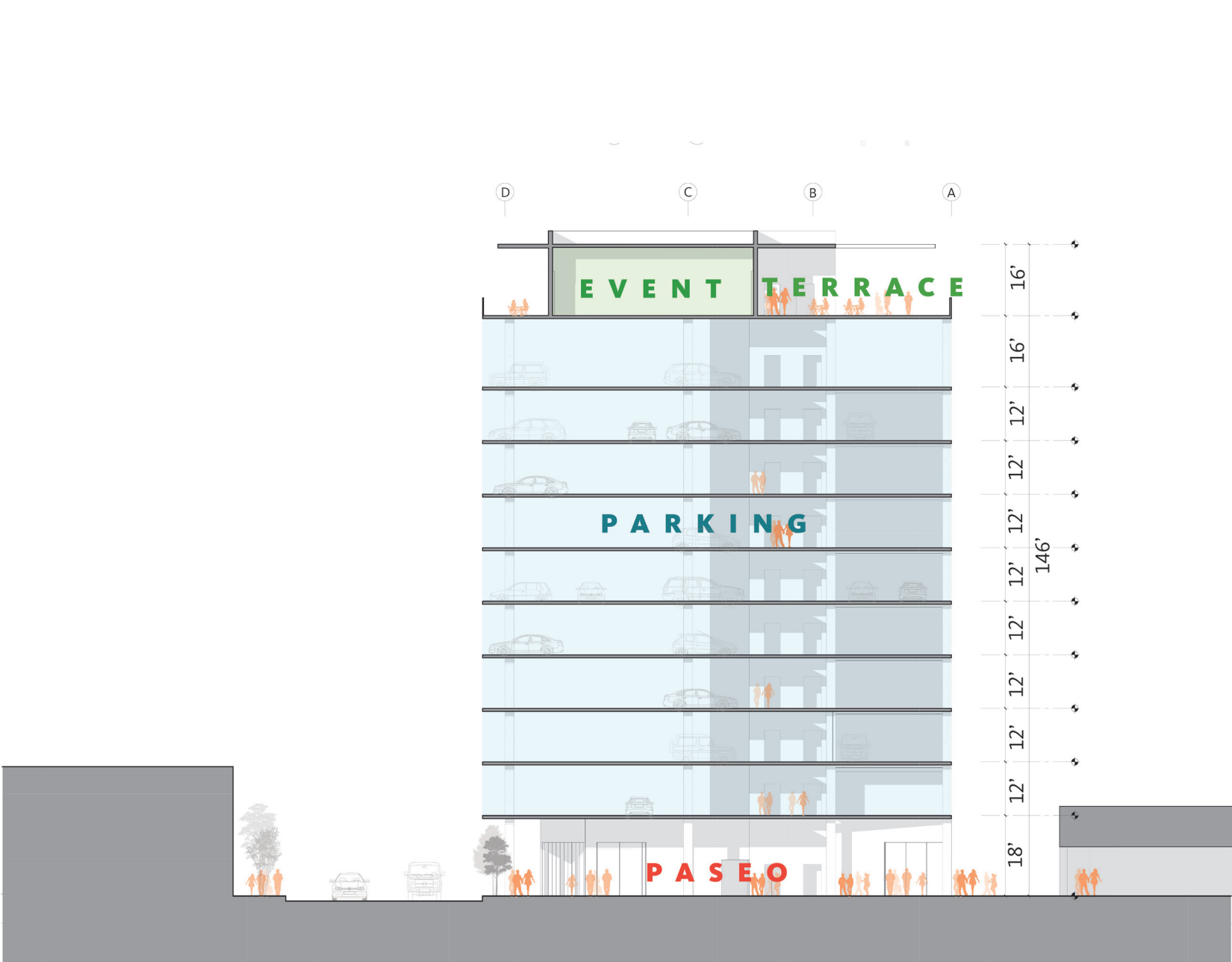
1 Active Ground Plane



SECTION LOOKING NORTH



SECTION LOOKING WEST



1. AN ACTIVE AND VIBRANT GROUND FLOOR



PROJECT COMPONENTS

4

Lively Facade

3

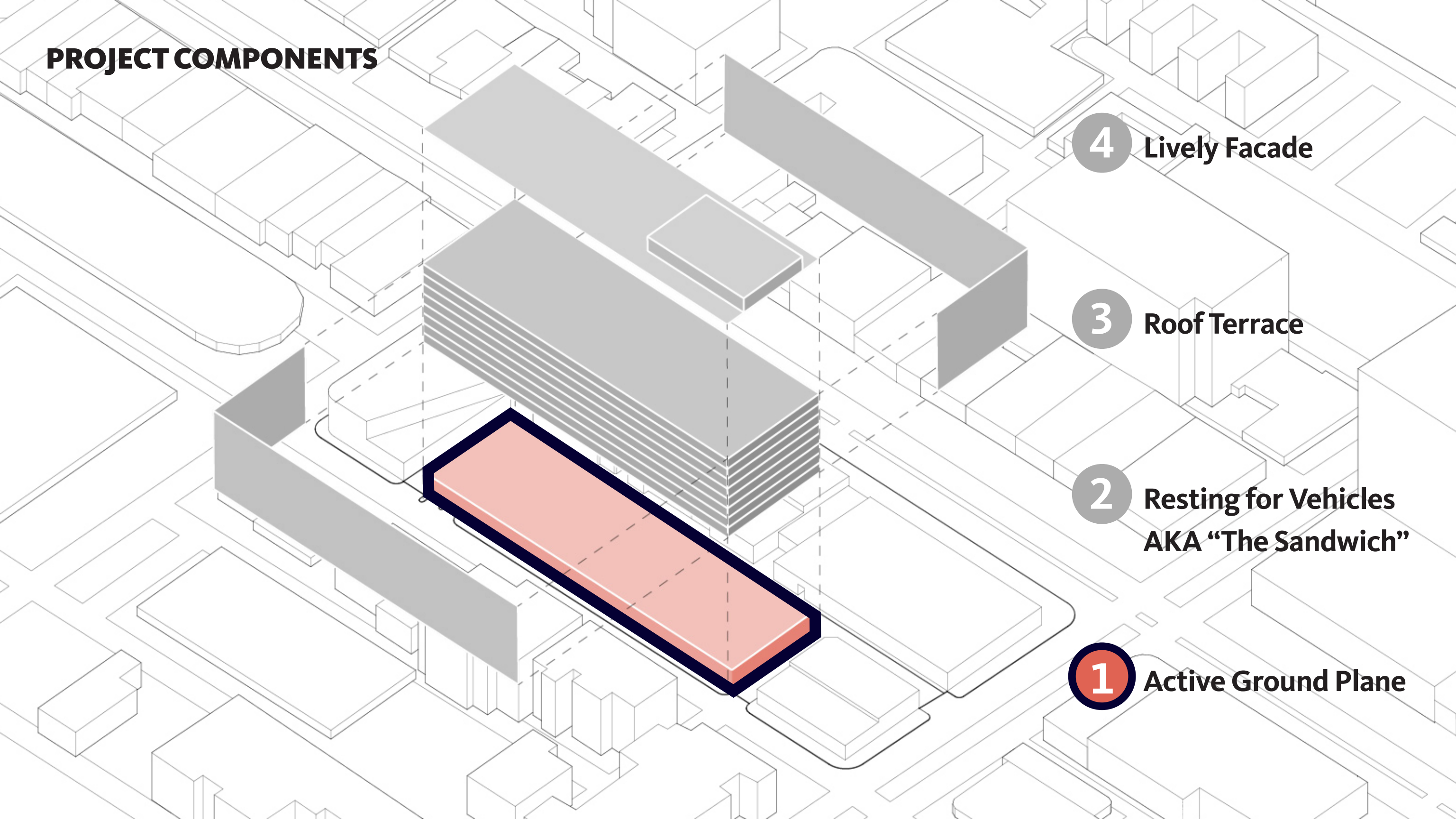
Roof Terrace

2

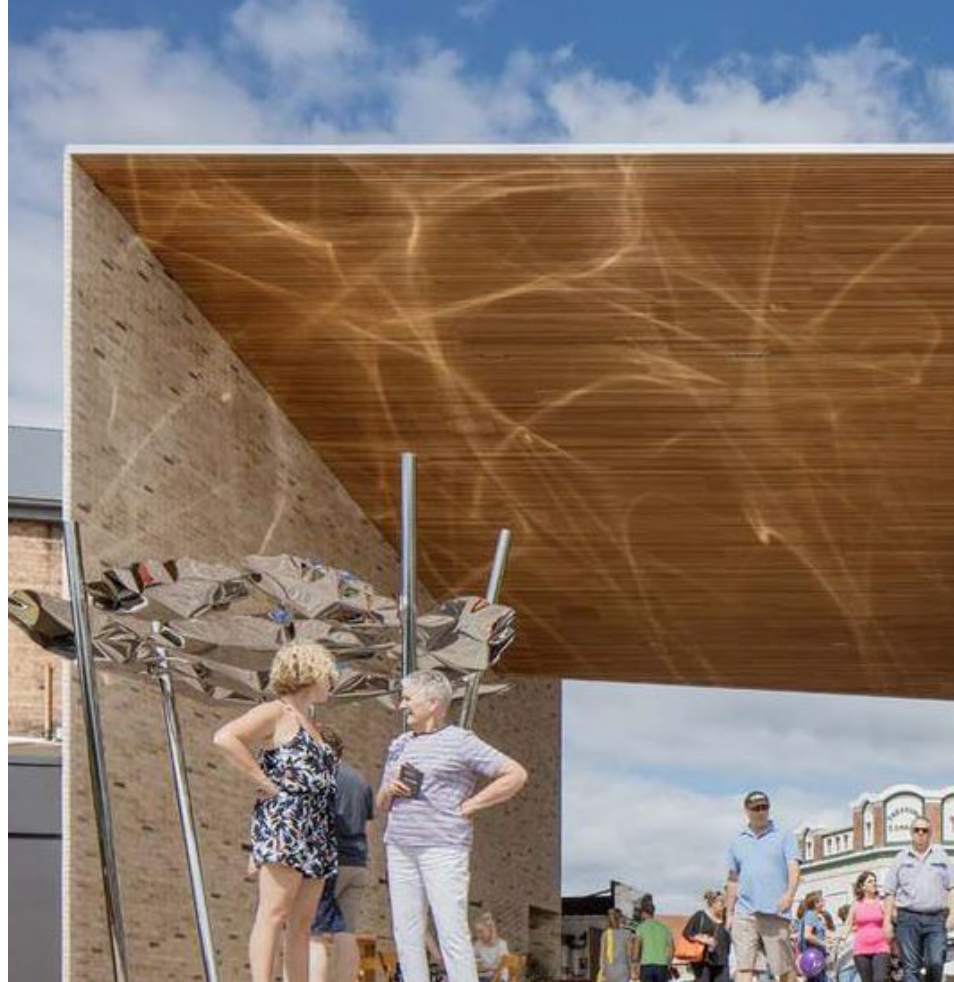
Resting for Vehicles
AKA "The Sandwich"

1

Active Ground Plane



ABOUT THE GROUND



ACTIVATOR

The Ground Plane enlivens and brings activity to the street, paseo, and alley. Frequent mix of mobility, shopping, and casual dining bring life and vibrancy to their surroundings.



CONNECTOR

The Ground is the central point where all aspects join together. It connects the Roof Terrace with the street scape. Miracle Mile to Modes of mobility. The focal point knitting everything together.



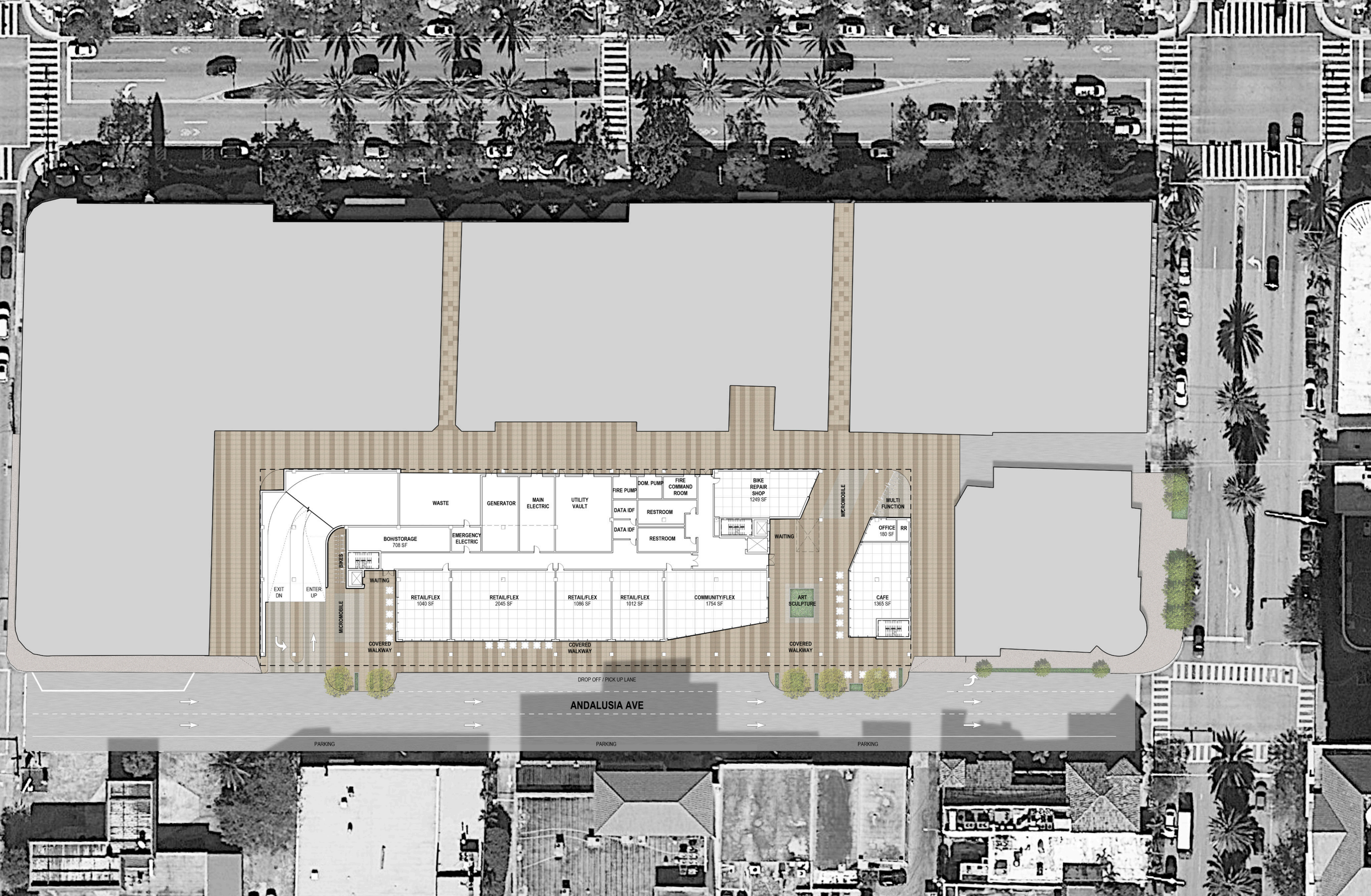
ART + COMMUNITY

As the front door of Coral Gables, the Ground floor represents the community it serves with engaging art, sculpture, and opportunities for public gathering.

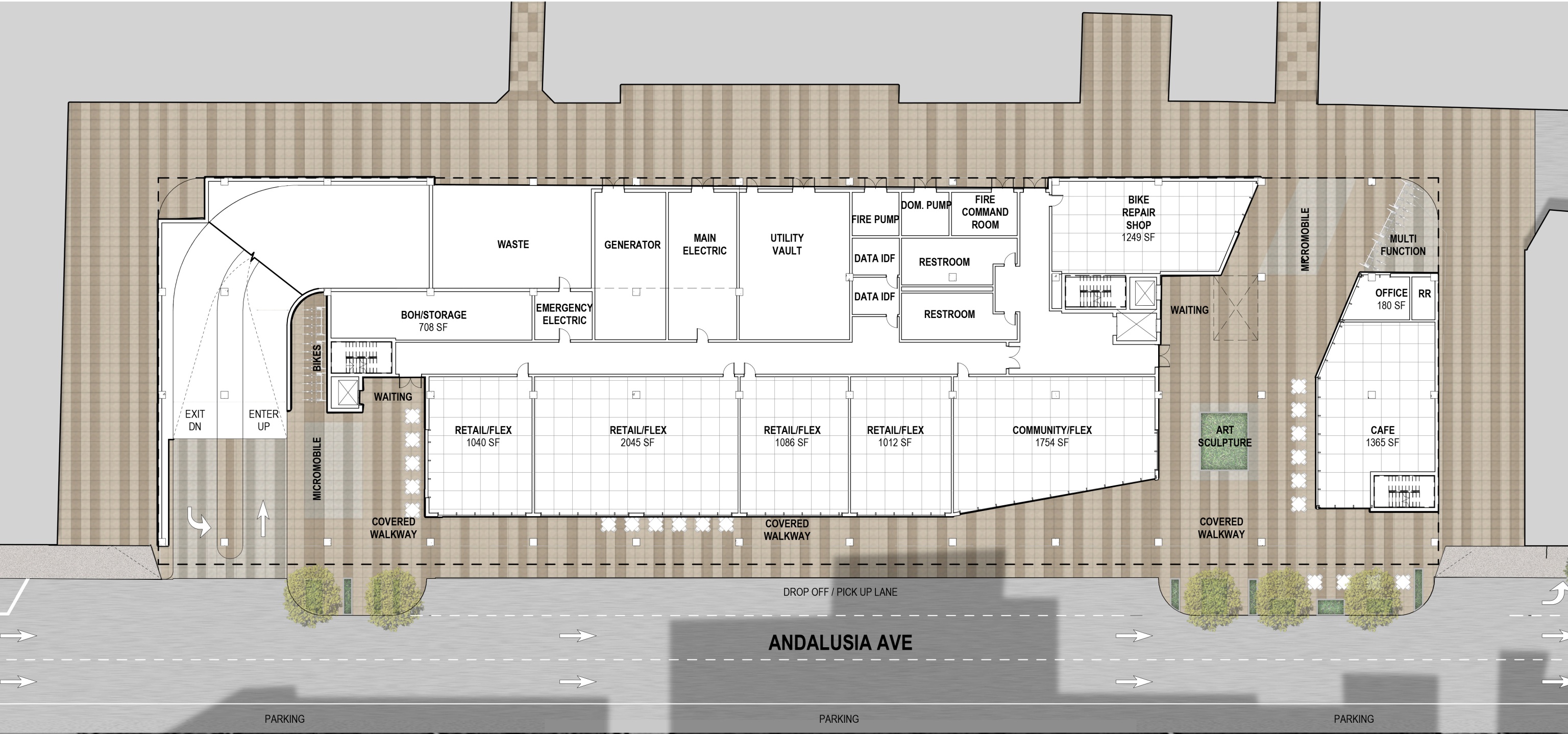
GROUND FLOOR



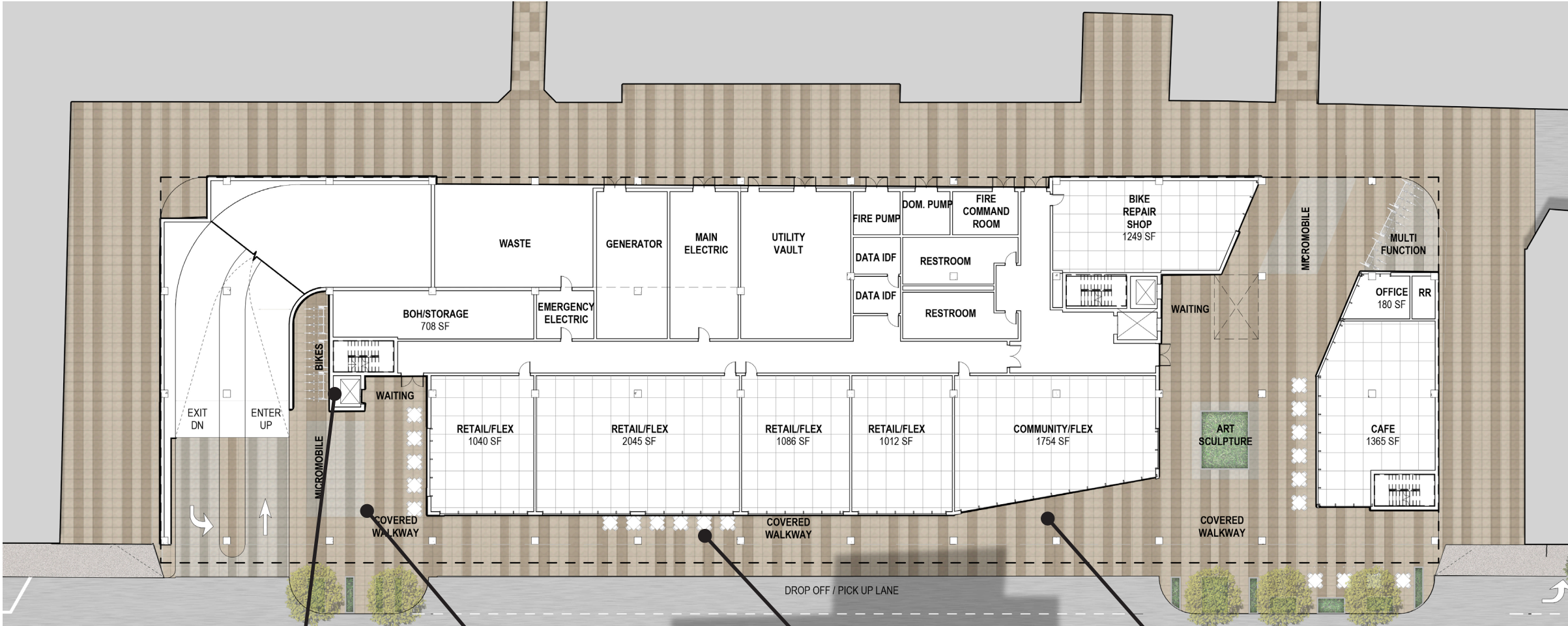
SITE PLAN



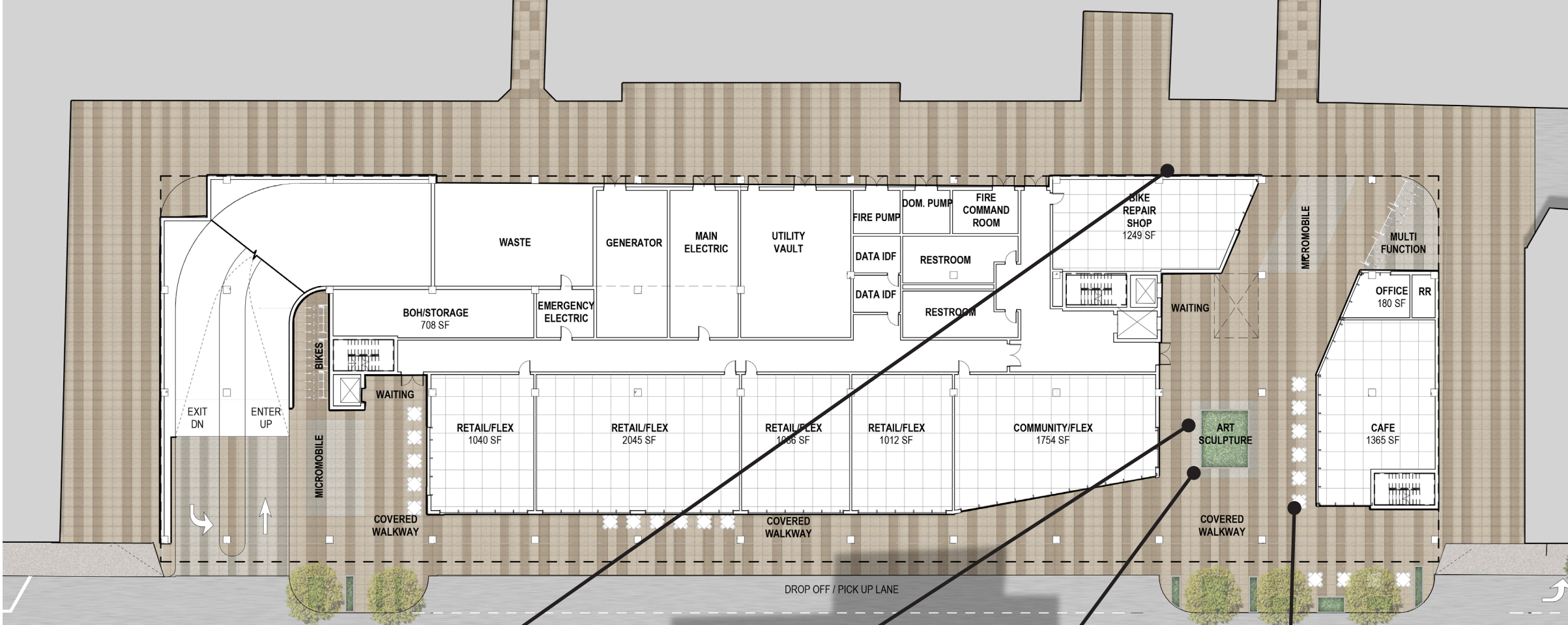
GROUND FLOOR



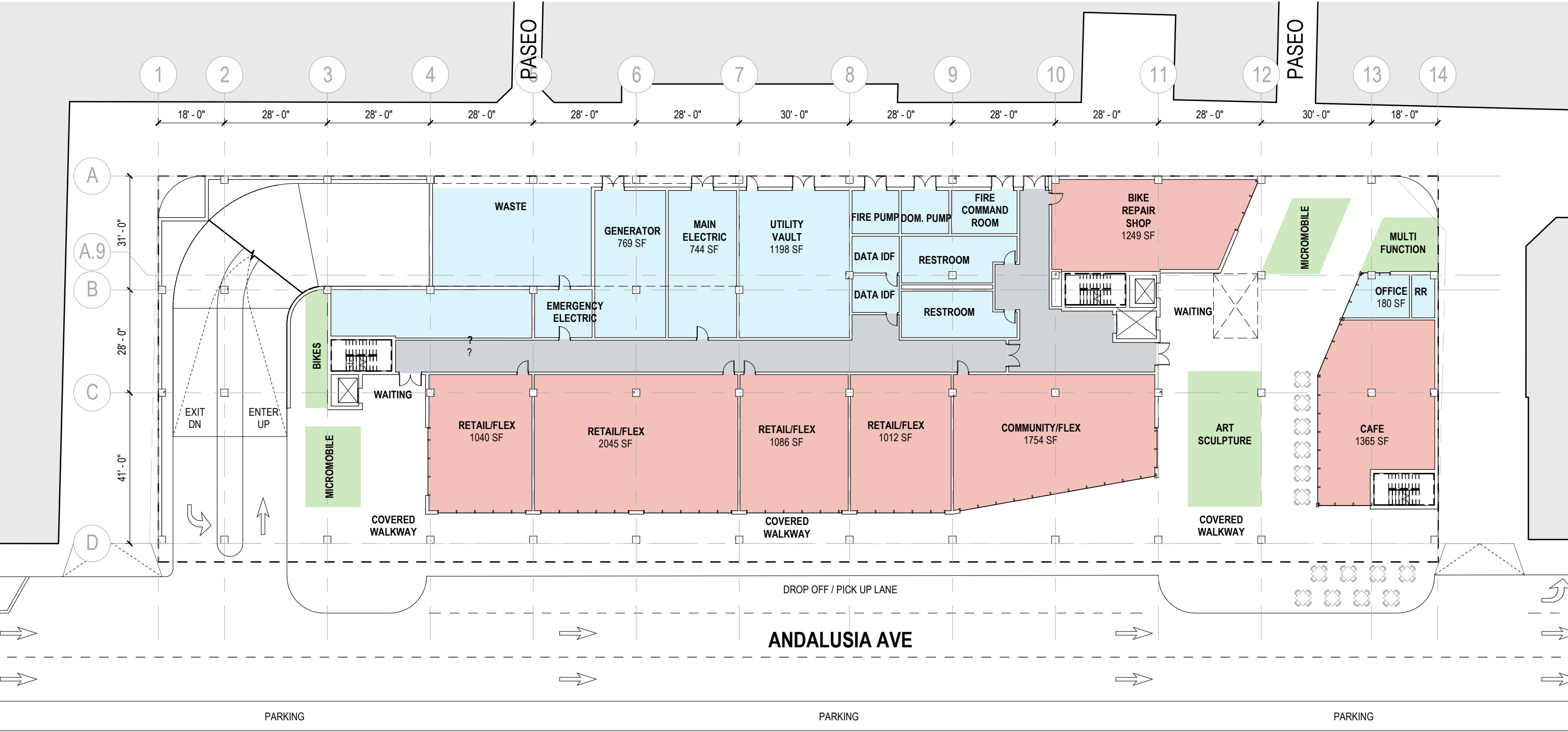
GROUND PLANE ACTIVATION



GROUND PLANE ACTIVATION



GROUND FLOOR





2. A RESTING AND CHARGING PLACE FOR MULTIPLE TYPES OF VEHICLES

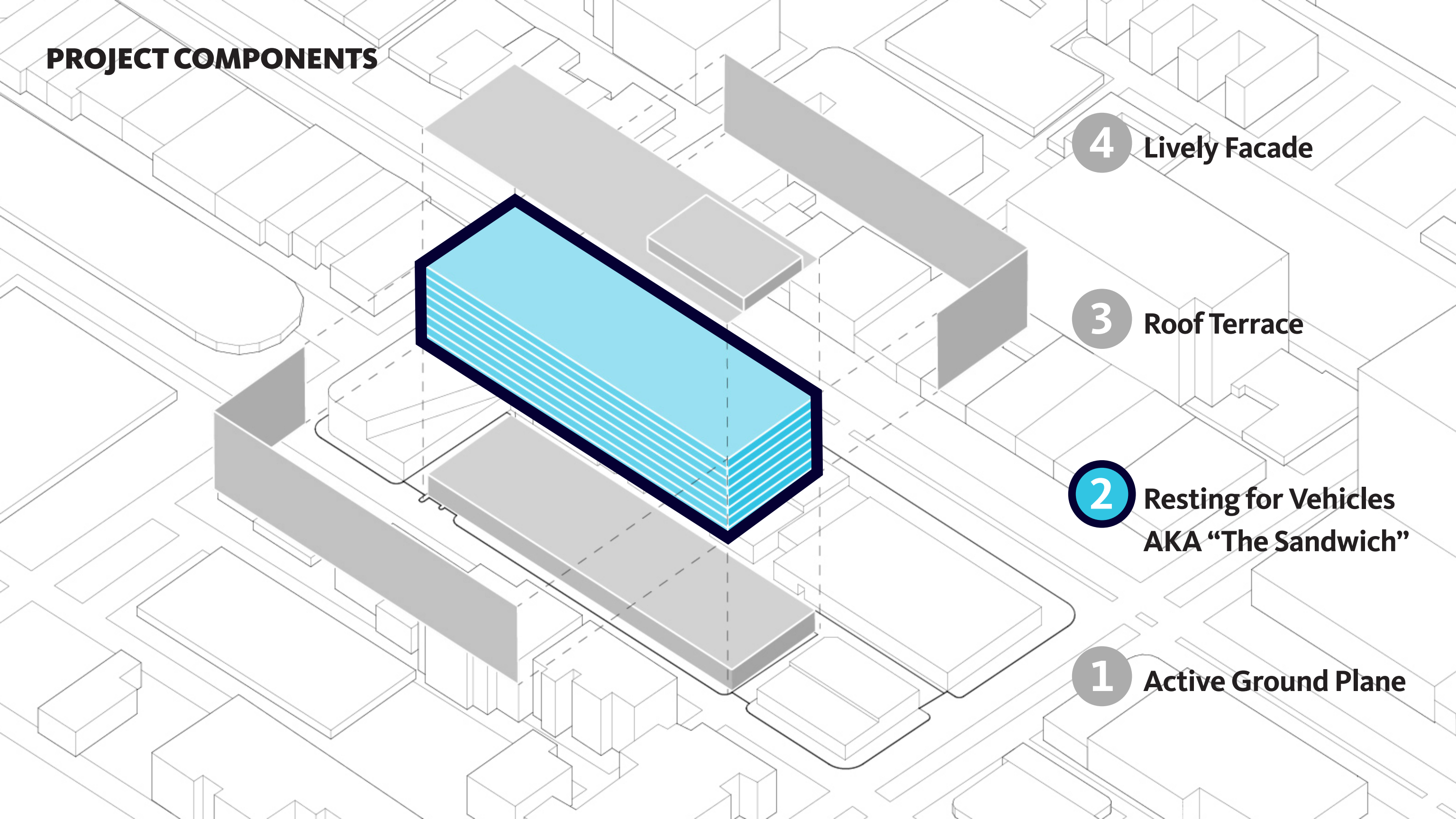
PROJECT COMPONENTS

4 Lively Facade

3 Roof Terrace

2 Resting for Vehicles
AKA “The Sandwich”

1 Active Ground Plane

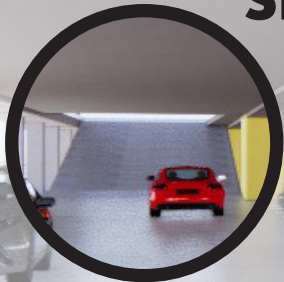


STORAGE LEVEL



STORAGE LEVEL ACTIVATION

SPEED RAMP



MICROMOBILE CHARGING



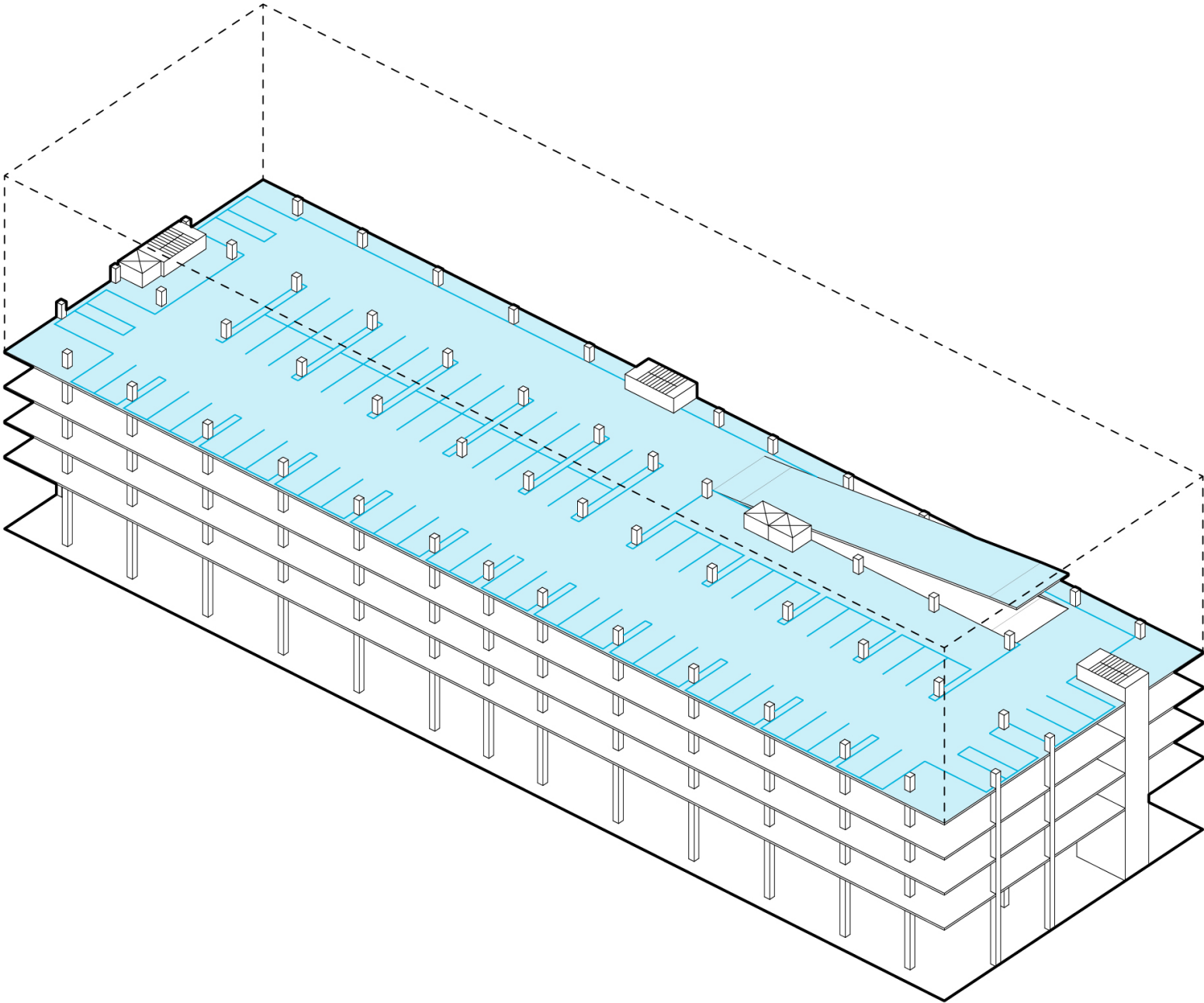
FLEX SPACE



LEVEL 3+ EV CHARGERS



VEHICLES SERVED

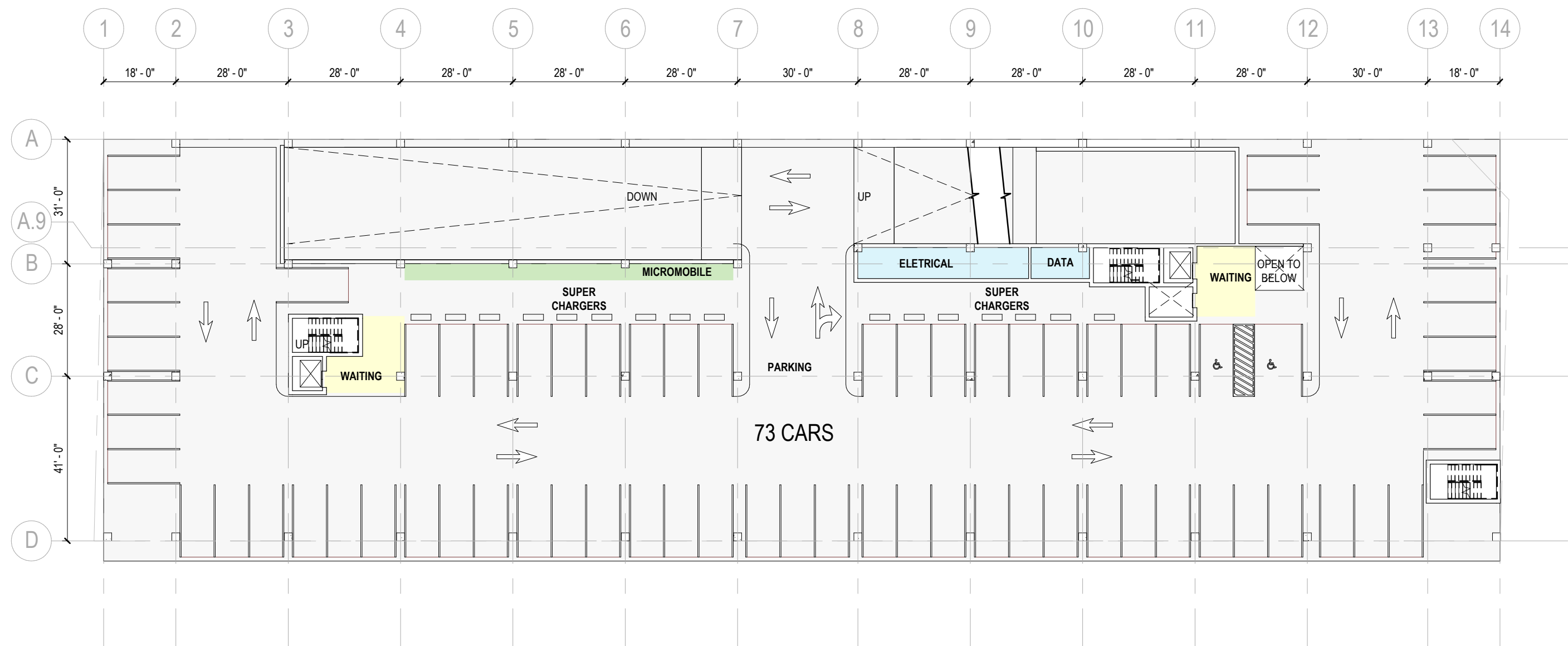


626 cars

- 79 cars / typ. lvl
- 9 parking lvls
- 18 ADA stalls (2.8%)

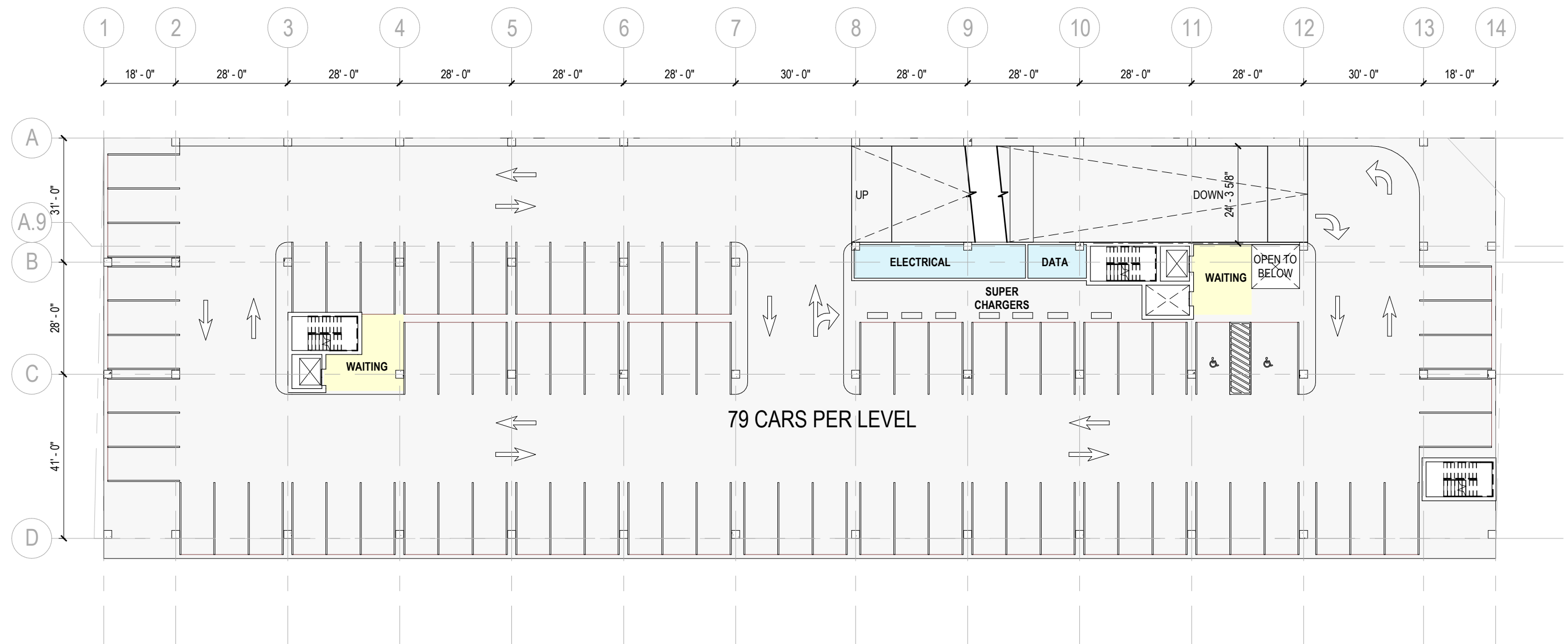
| LEVEL | SPACES |
|-------|--------|
| LVL 2 | 73 |
| LVL 3 | 79 |
| LVL 4 | 79 |
| LVL 5 | 79 |
| LVL 6 | 79 |
| LVL 7 | 79 |
| LVL 8 | 79 |
| LVL 9 | 79 |

FIRST STORAGE LEVEL



626 cars

TYP STORAGE LEVEL



626 cars

An aerial, top-down view of a vibrant and modern rooftop terrace. The space is divided into numerous circular and semi-circular zones, each with a different color scheme and landscaping. There are green lawns, circular tree pits with young trees, and areas with colorful umbrellas (blue, green, yellow). Some sections appear to be paved with light-colored tiles or gravel. The overall design is playful and community-oriented, with various seating and walking paths. The text "3. A LANDSCAPED COMMUNITY-SERVING ROOF TERRACE" is overlaid in large, white, sans-serif font on the left side of the image.

3. A LANDSCAPED COMMUNITY-SERVING ROOF TERRACE

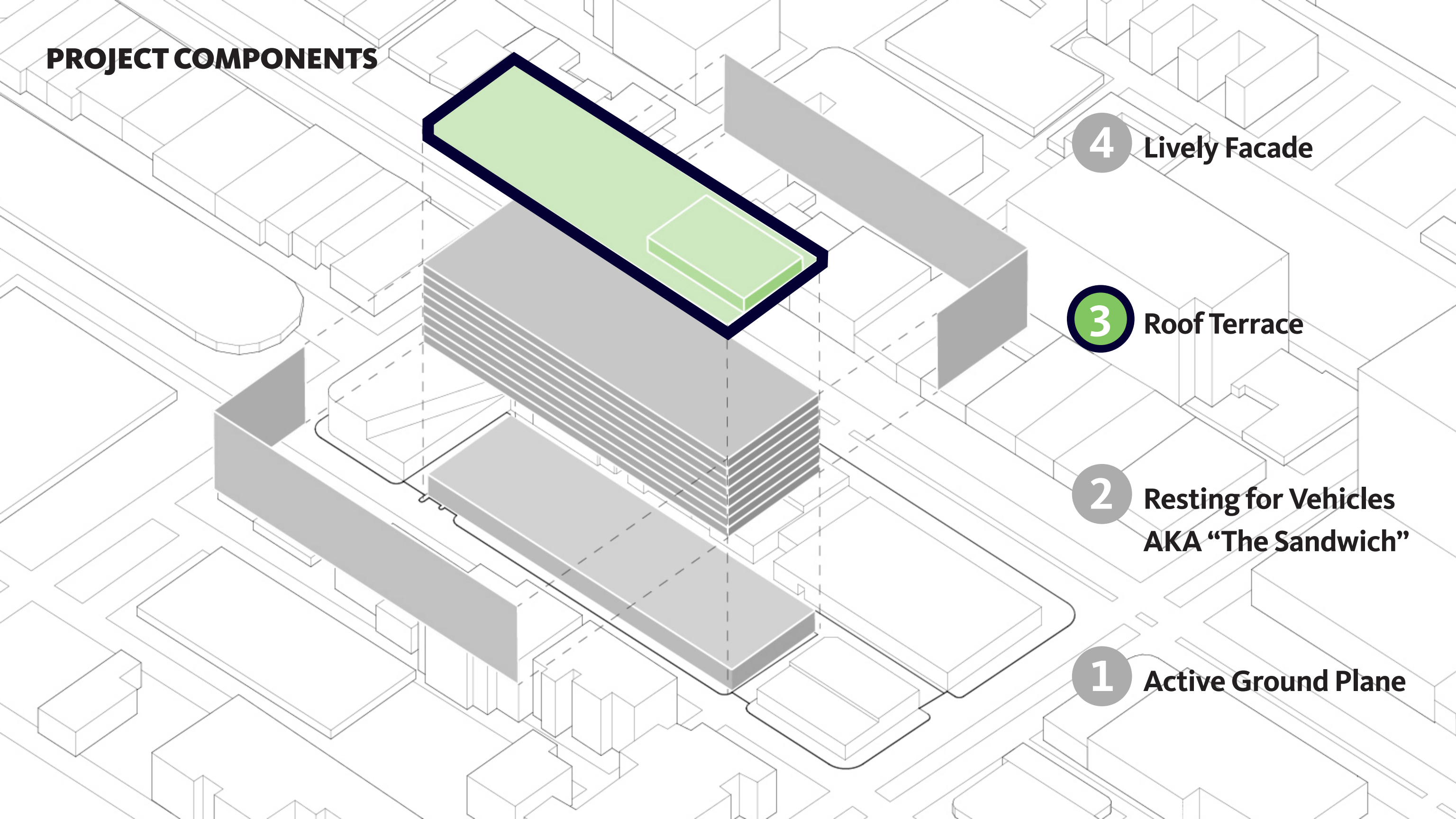
PROJECT COMPONENTS

4 Lively Facade

3 Roof Terrace

2 Resting for Vehicles
AKA “The Sandwich”

1 Active Ground Plane



THE TERRACE CONNECTS



CONNECTING TO WELLNESS

A Place to Encourage both physical and mental health. The rooftop provides a sanctuary from life's stress for the mind. Walking paths, fitness equipment, and guided classes nurture the body.



CONNECTING TO EACH OTHER

The Terrace brings community and family together with event spaces for sharing special moments in life. The Lawn functions as the central gathering point for all. The playscapes and patios encourage conversation as well as families.



CONNECTING TO THE CITY

Capturing views of the skyline and miracle mile provide a truly unique vantage point and Drone delivery brings you closer to all your needs within the city at large.

THE TERRACE



THE TERRACE ACTIVATION

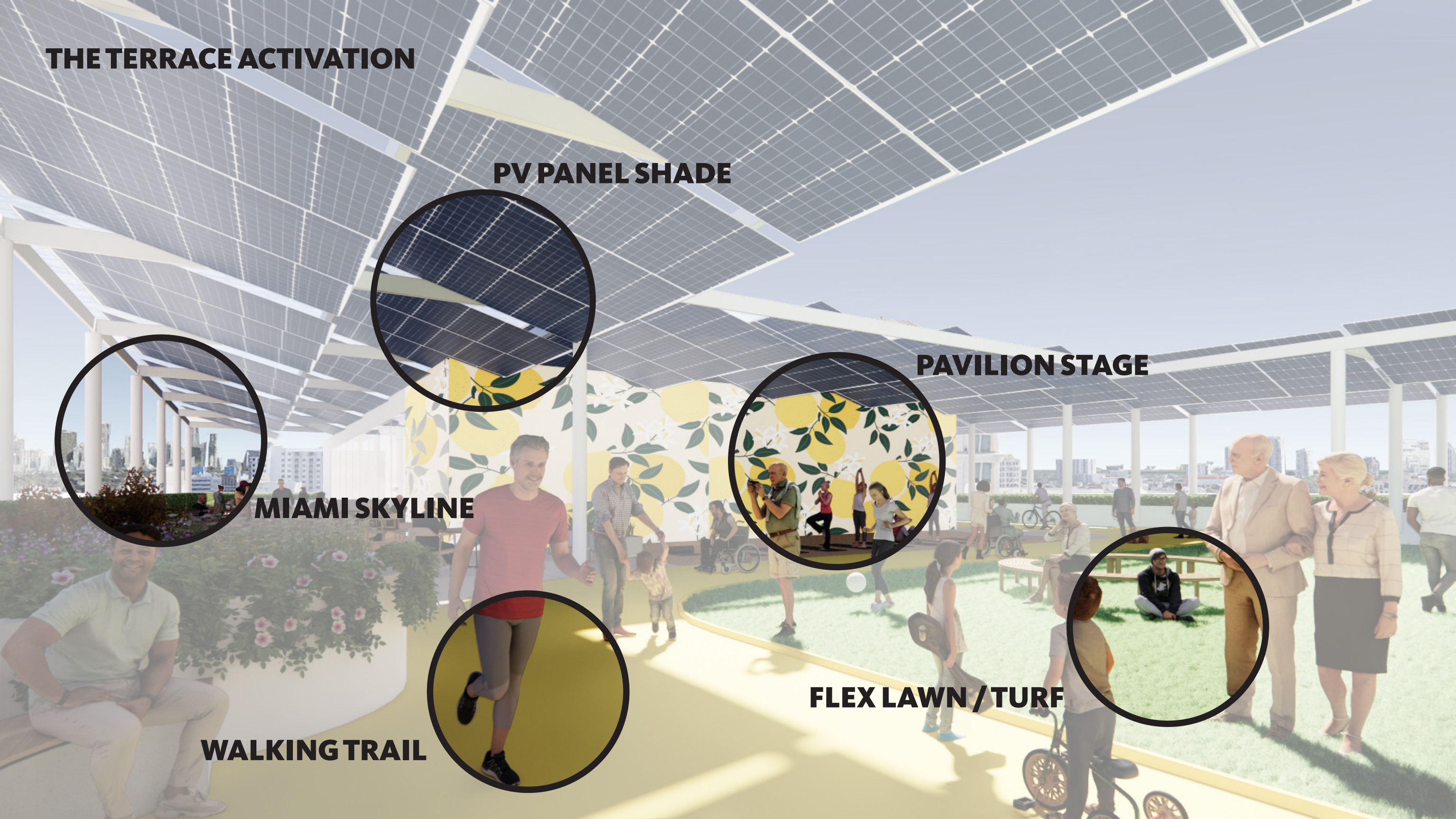
PV PANEL SHADE

PAVILION STAGE

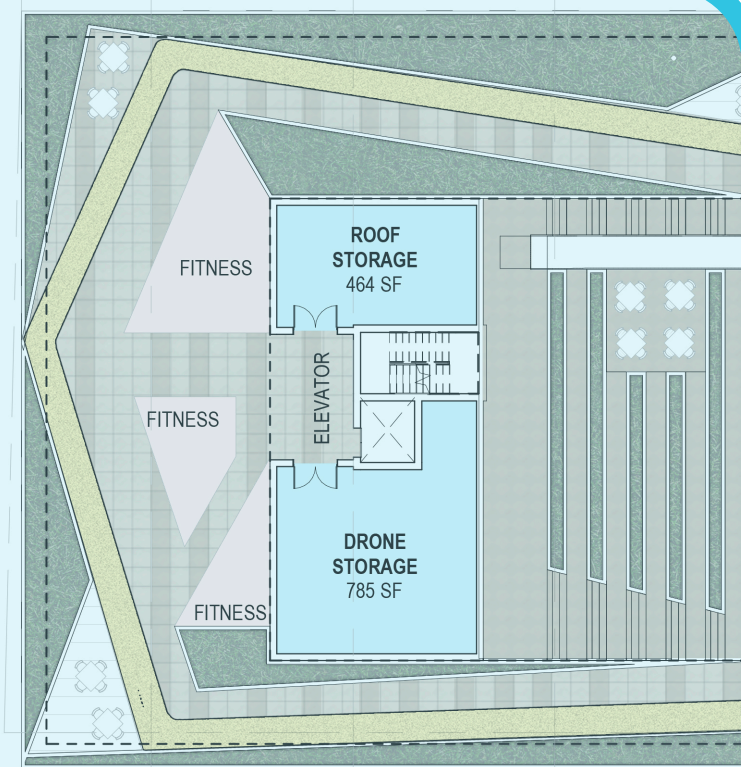
FLEX LAWN / TURF

MIAMI SKYLINE

WALKING TRAIL

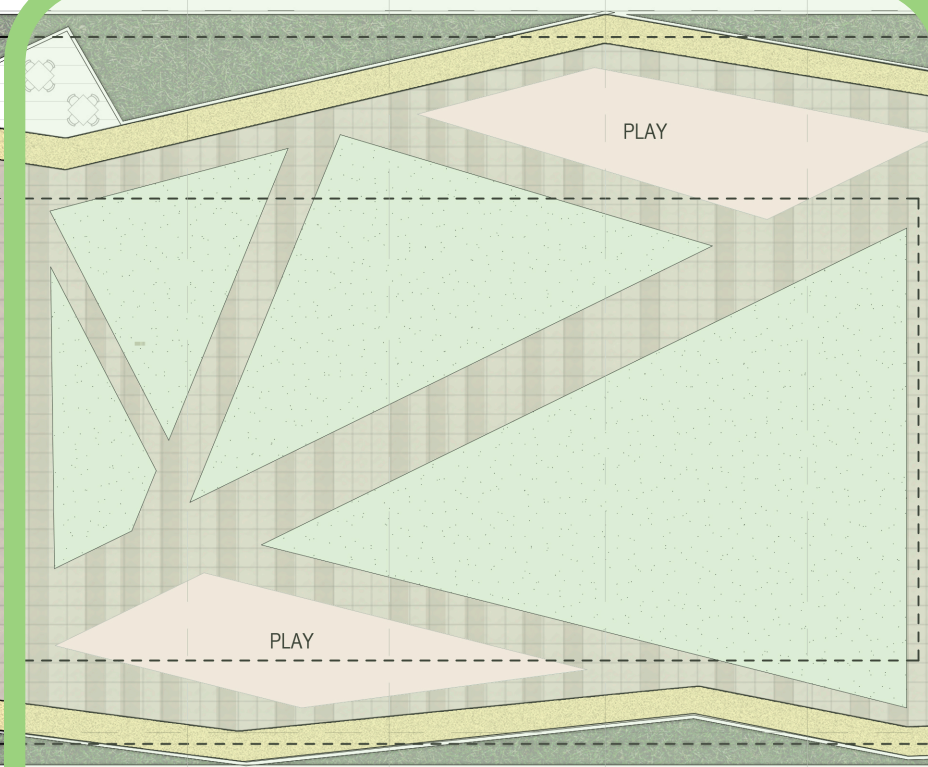


THE TERRACE ZONES



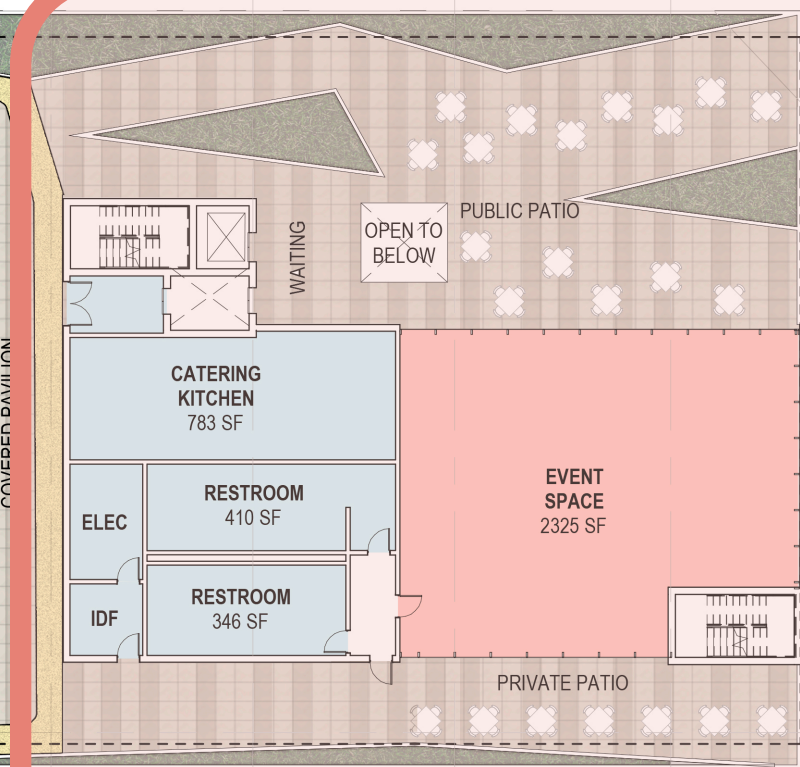
WELLNESS

Fitness Equipment located at the end providing focused attention.



PLAY

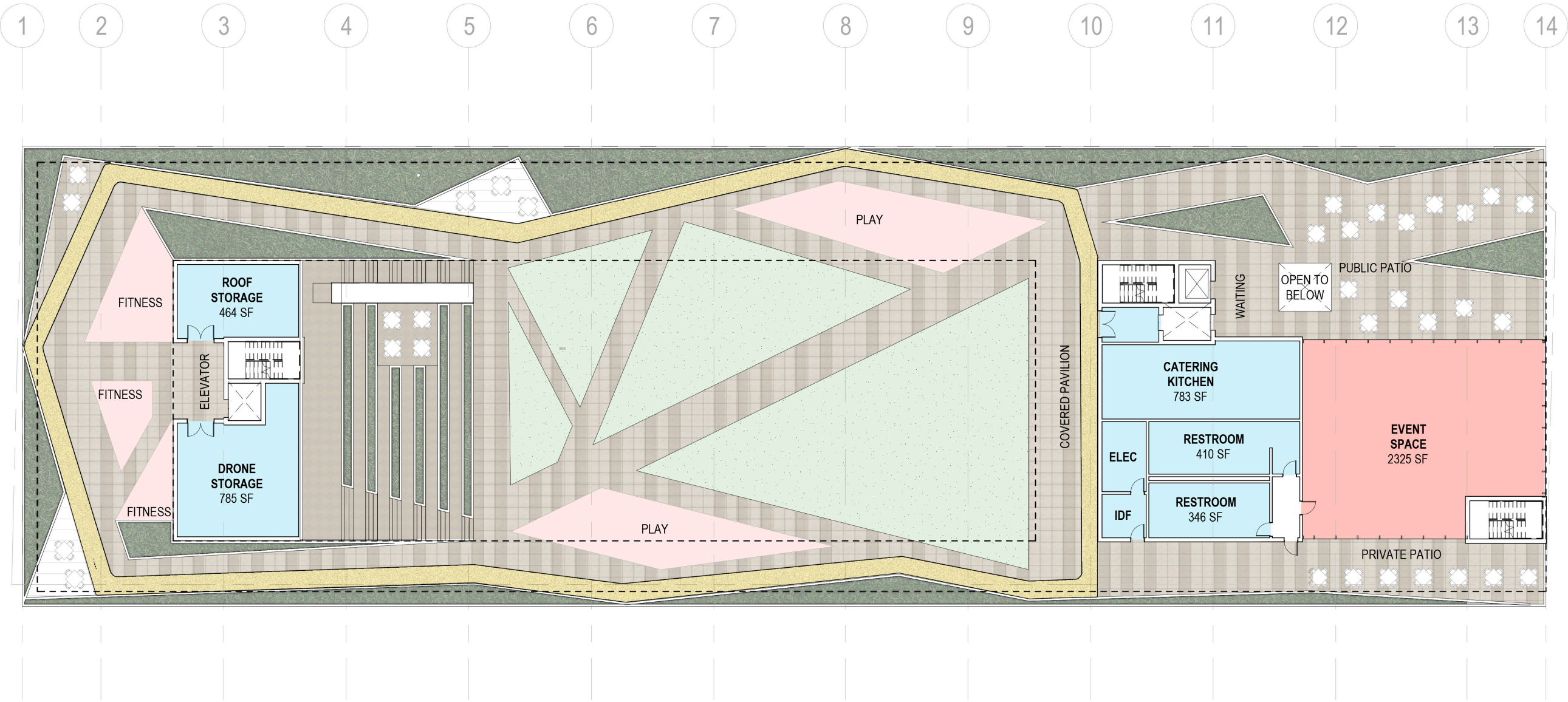
The lawn is a central gathering point for the entire terrace, the focal point.



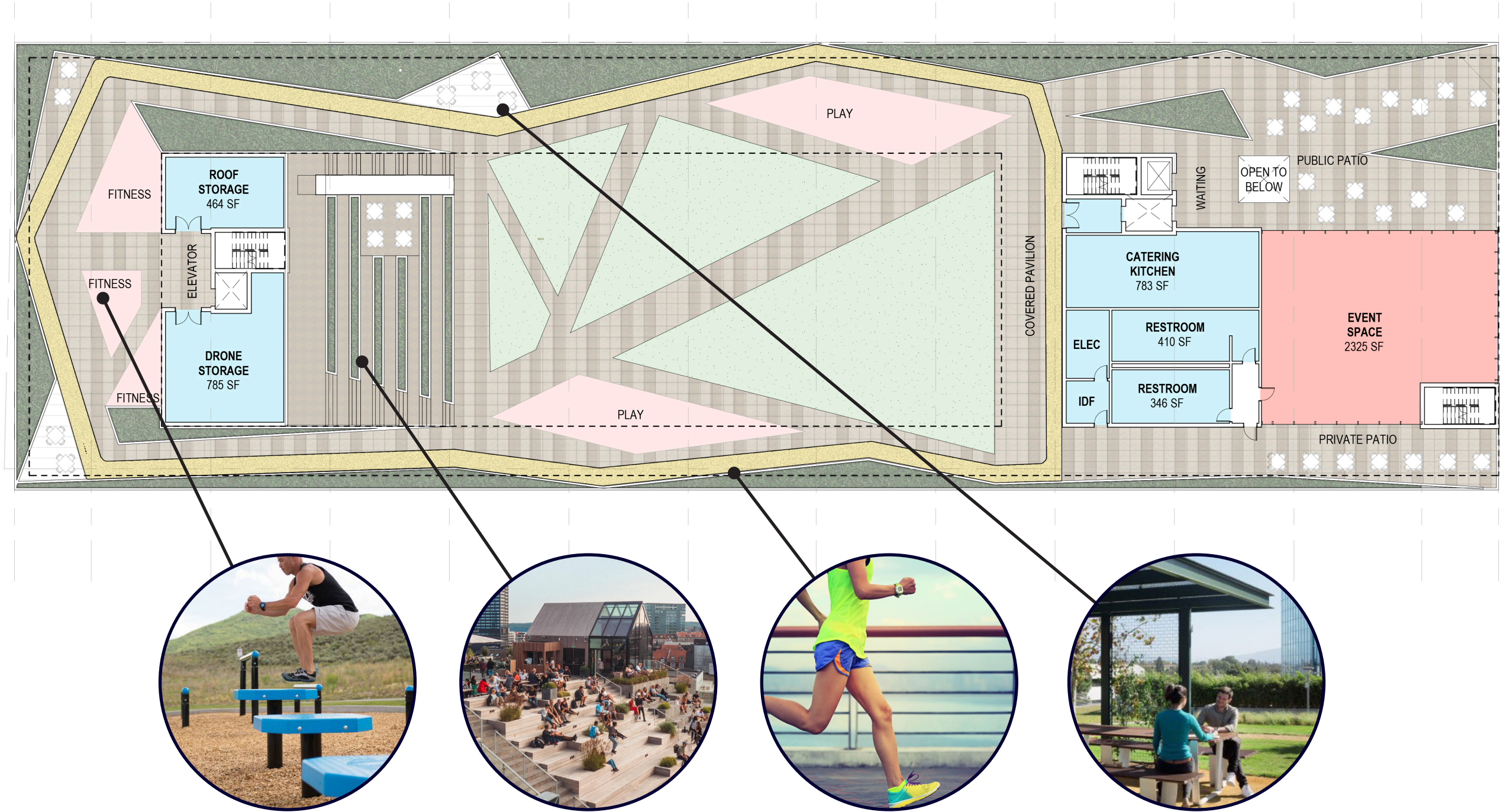
GATHERING

The Event Space overlooks the the entire city, while providing a gathering spot for those close friends.

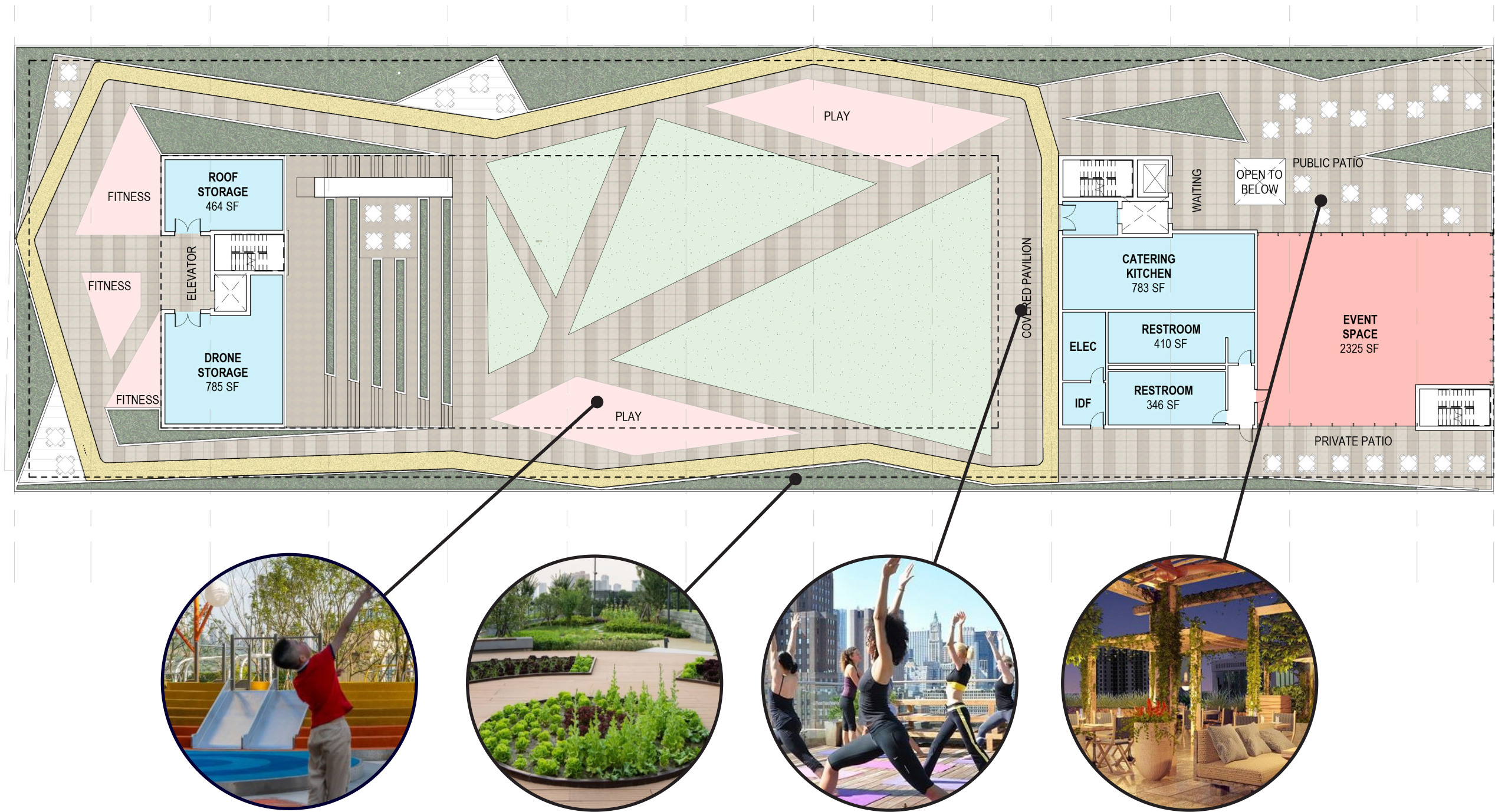
THE TERRACE



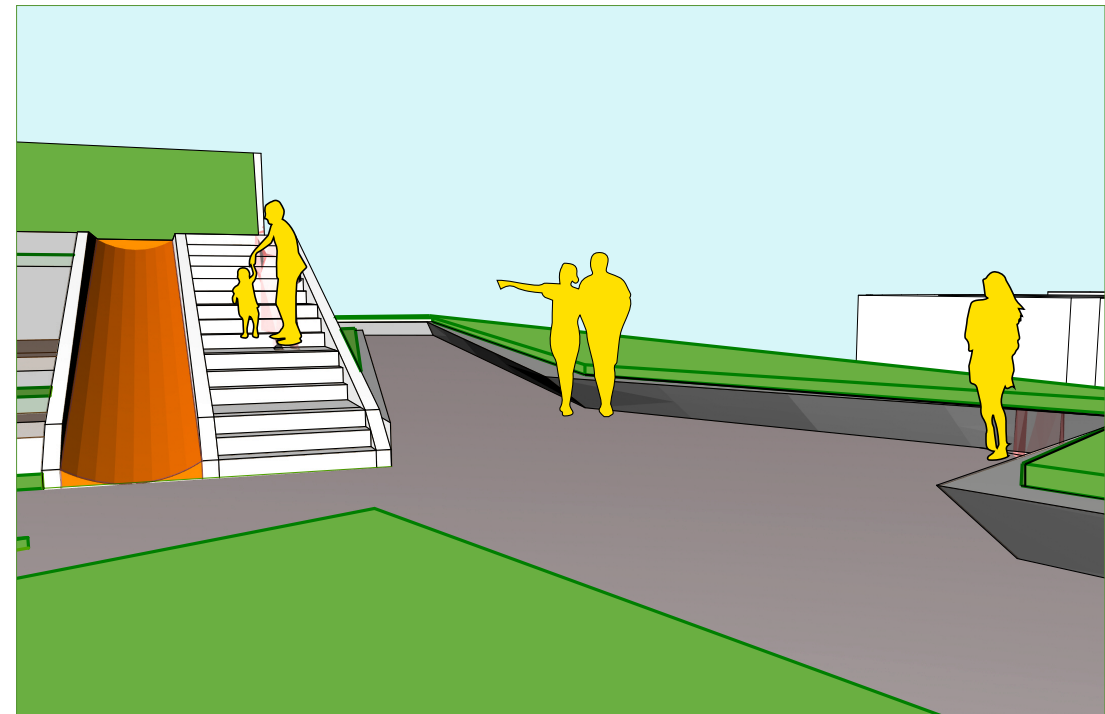
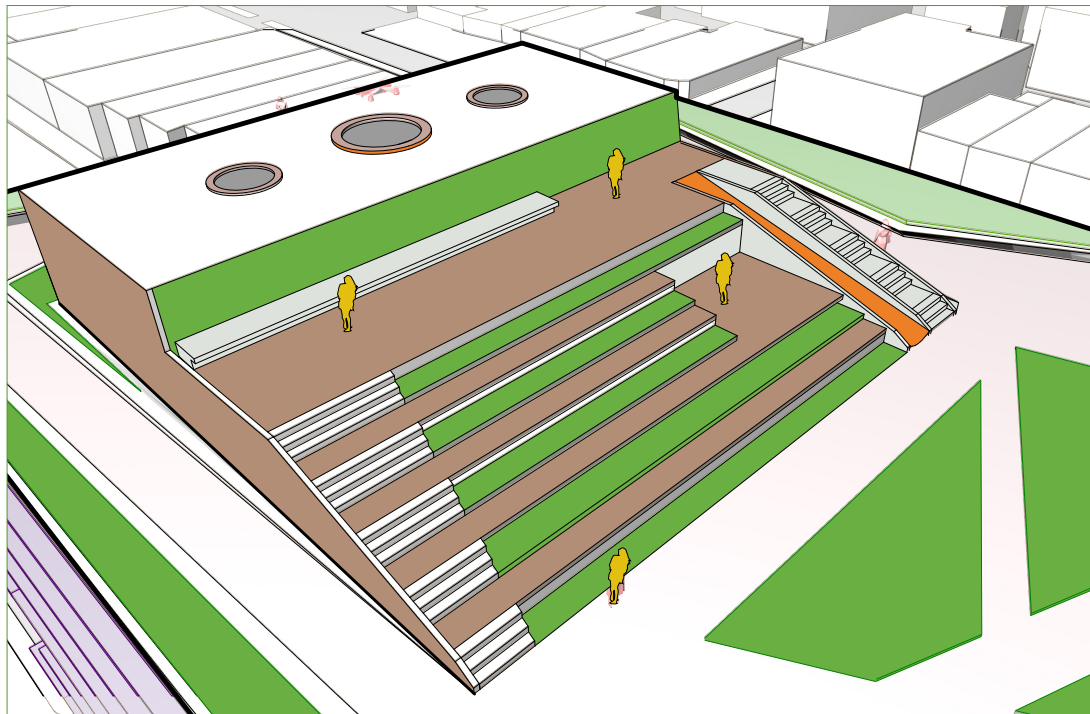
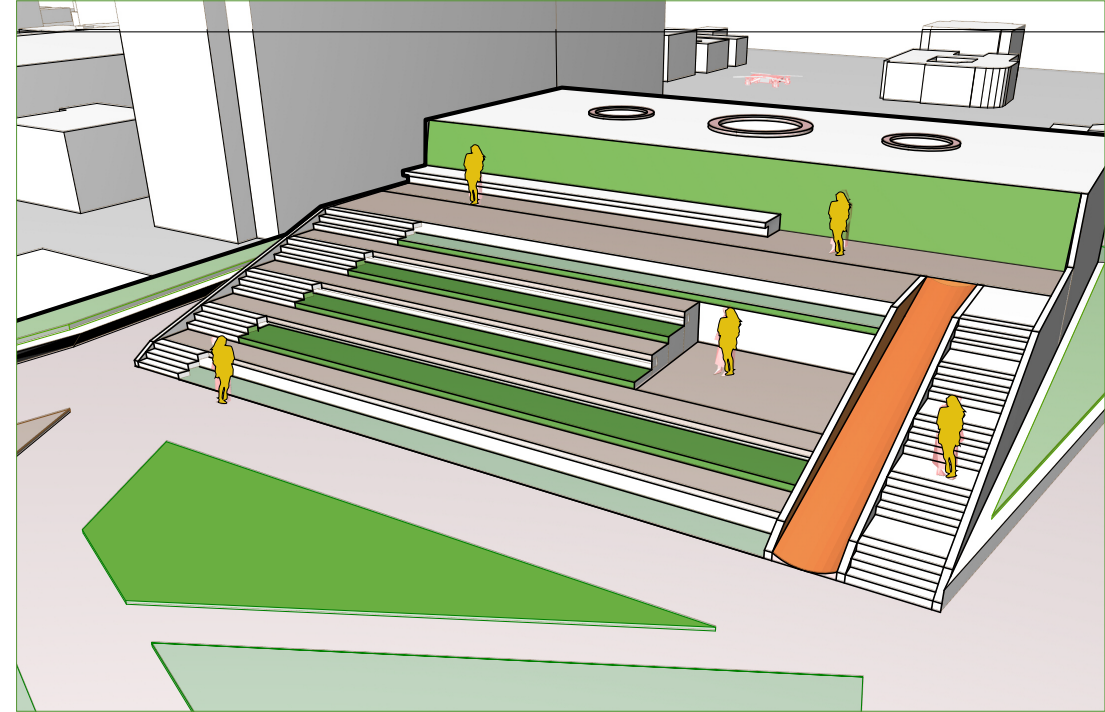
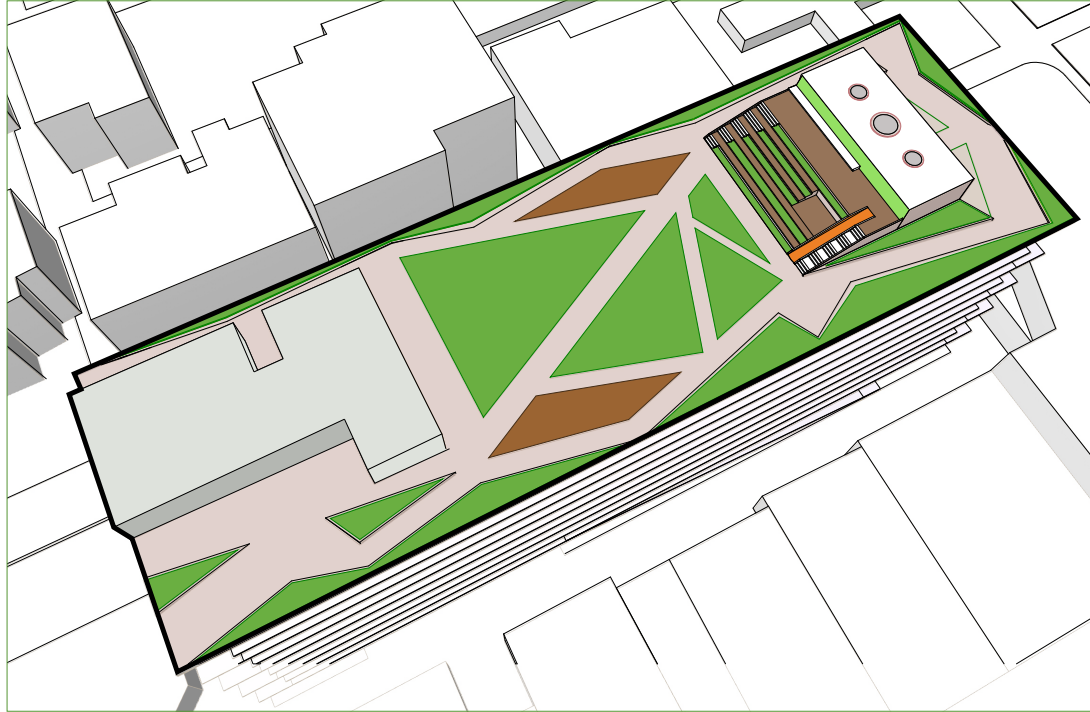
THE TERRACE ACTIVATION

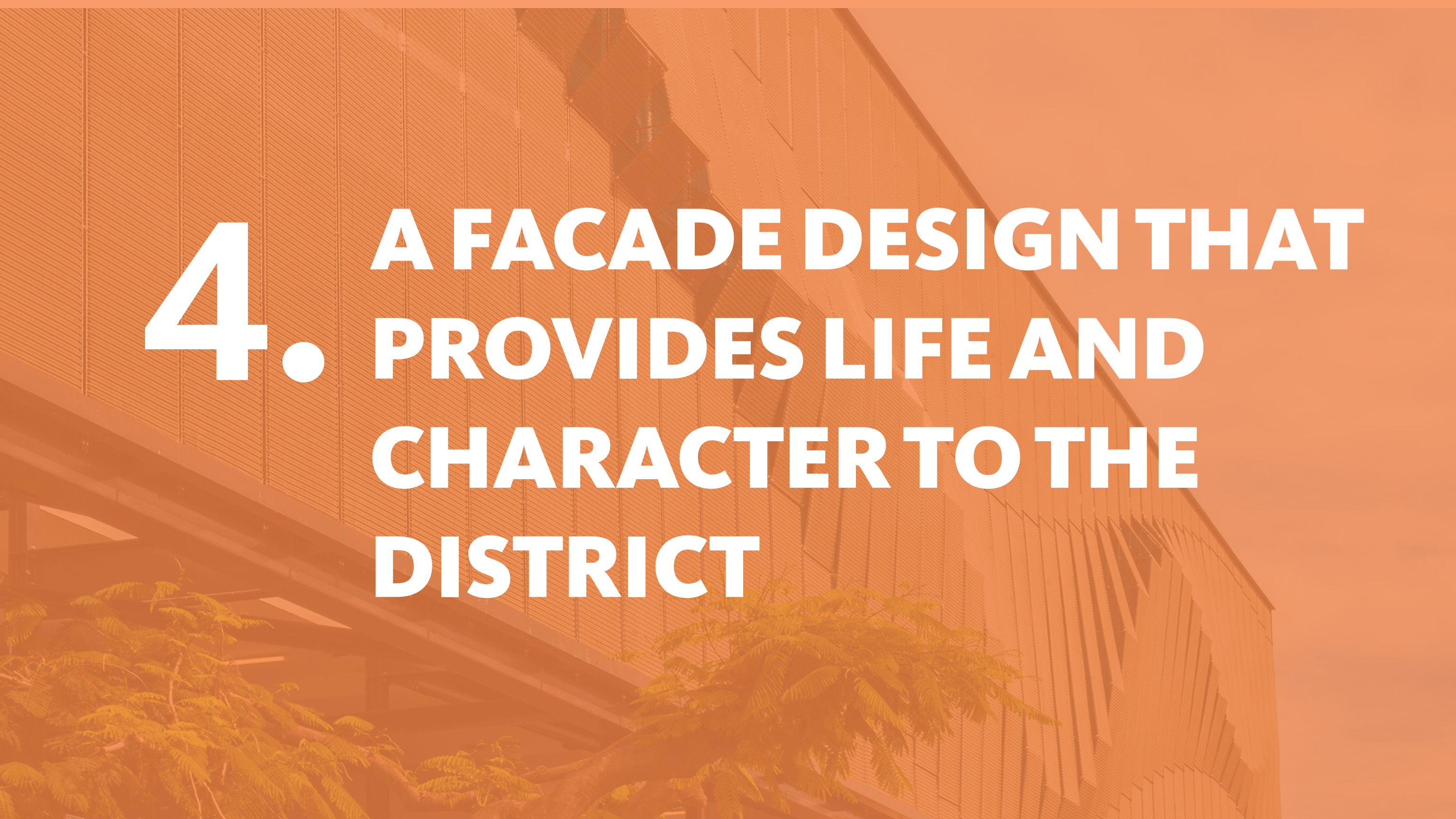


THE TERRACE ACTIVATION



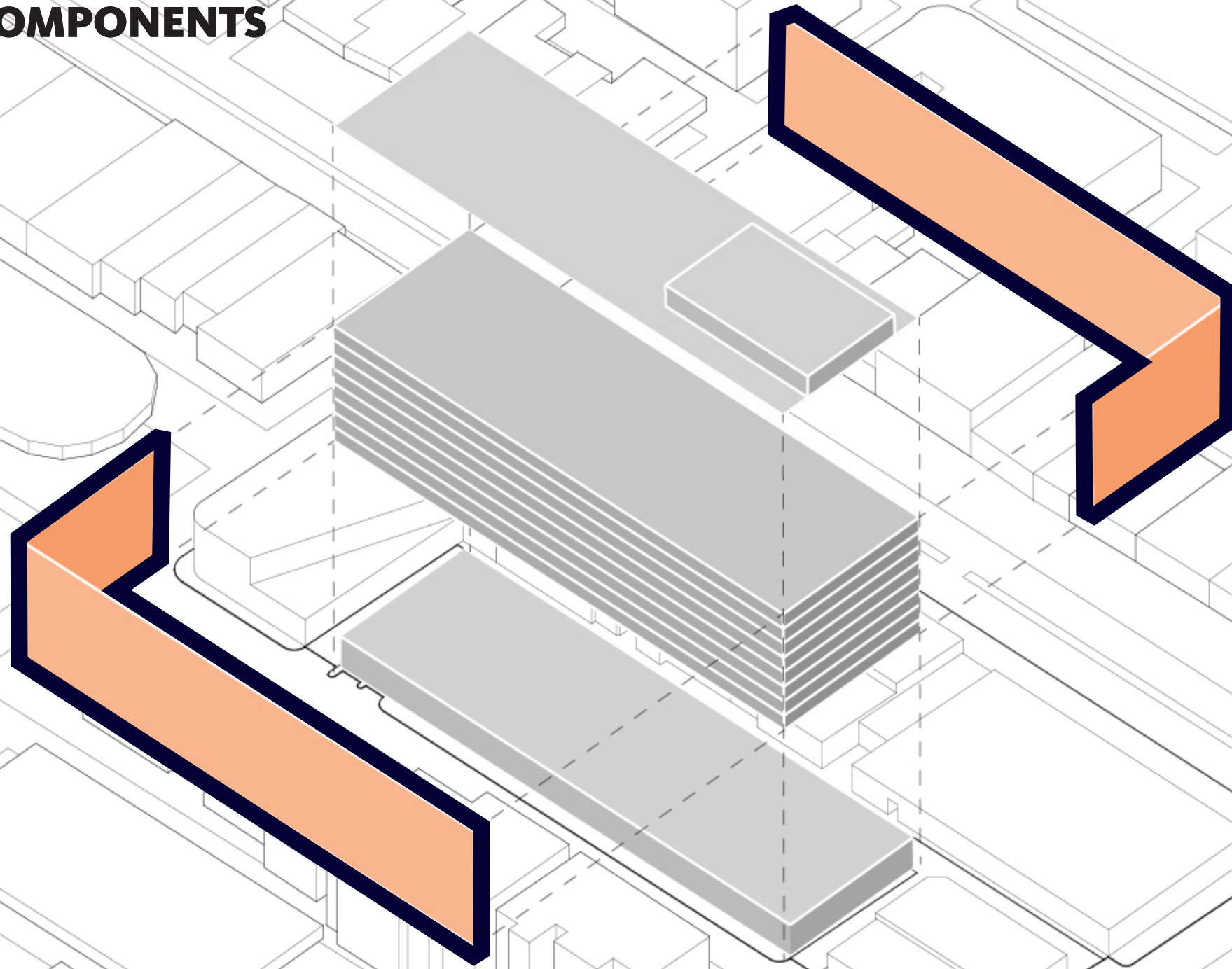
THE TERRACE





4. A FACADE DESIGN THAT PROVIDES LIFE AND CHARACTER TO THE DISTRICT

PROJECT COMPONENTS



4 Lively Facade

3 Roof Terrace

2 Resting for Vehicles
AKA “The Sandwich”

1 Active Ground Plane

Mobility Hub

NOT

IN

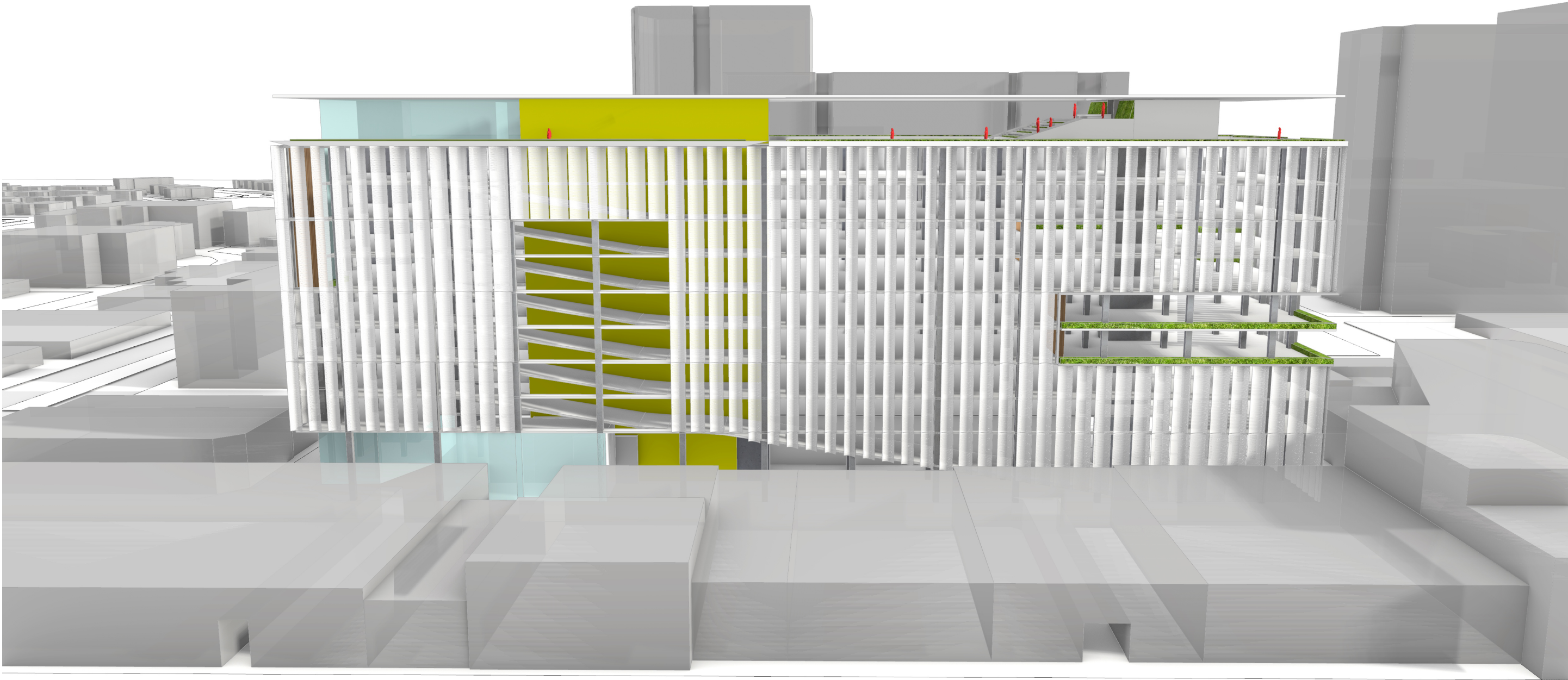
Parking Garage



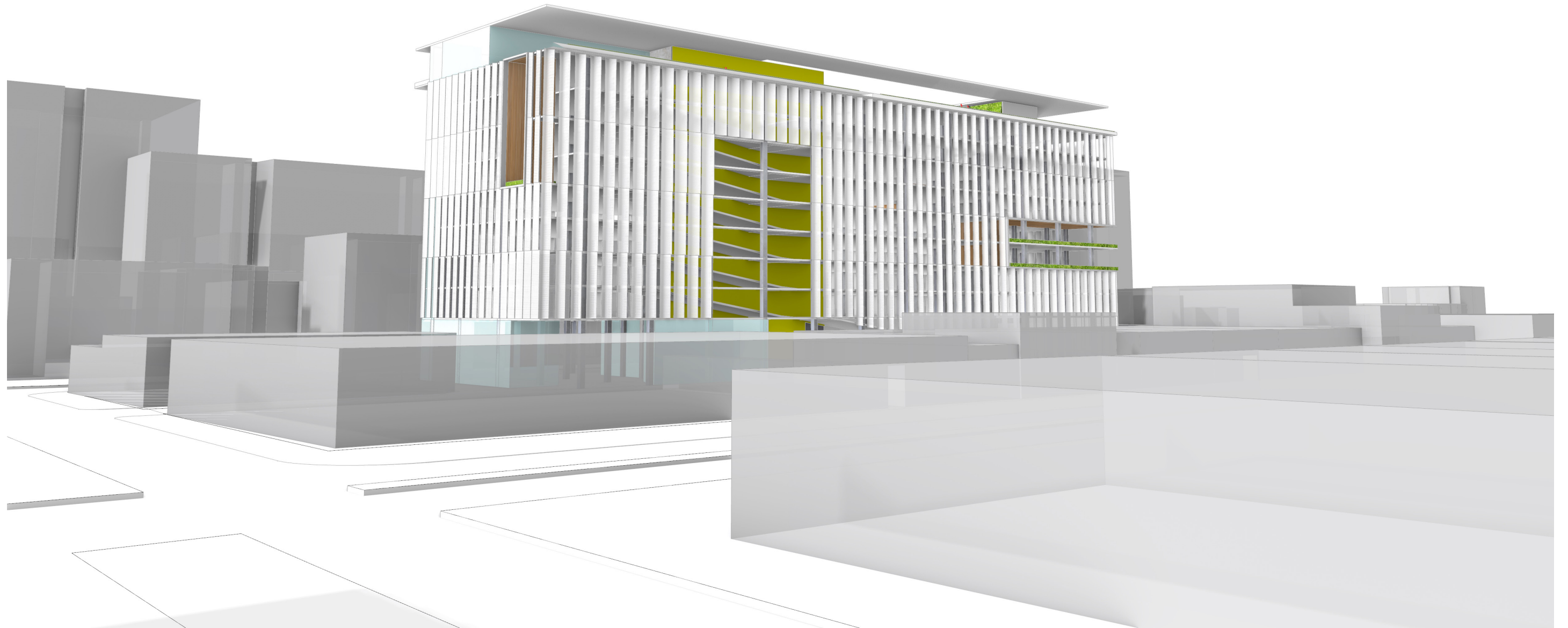
AERIAL VIEW FROM ANDALUSIA



VIEW FROM MIRACLE MILE



VIEW FROM MIRACLE MILE & PONCE DE LEON



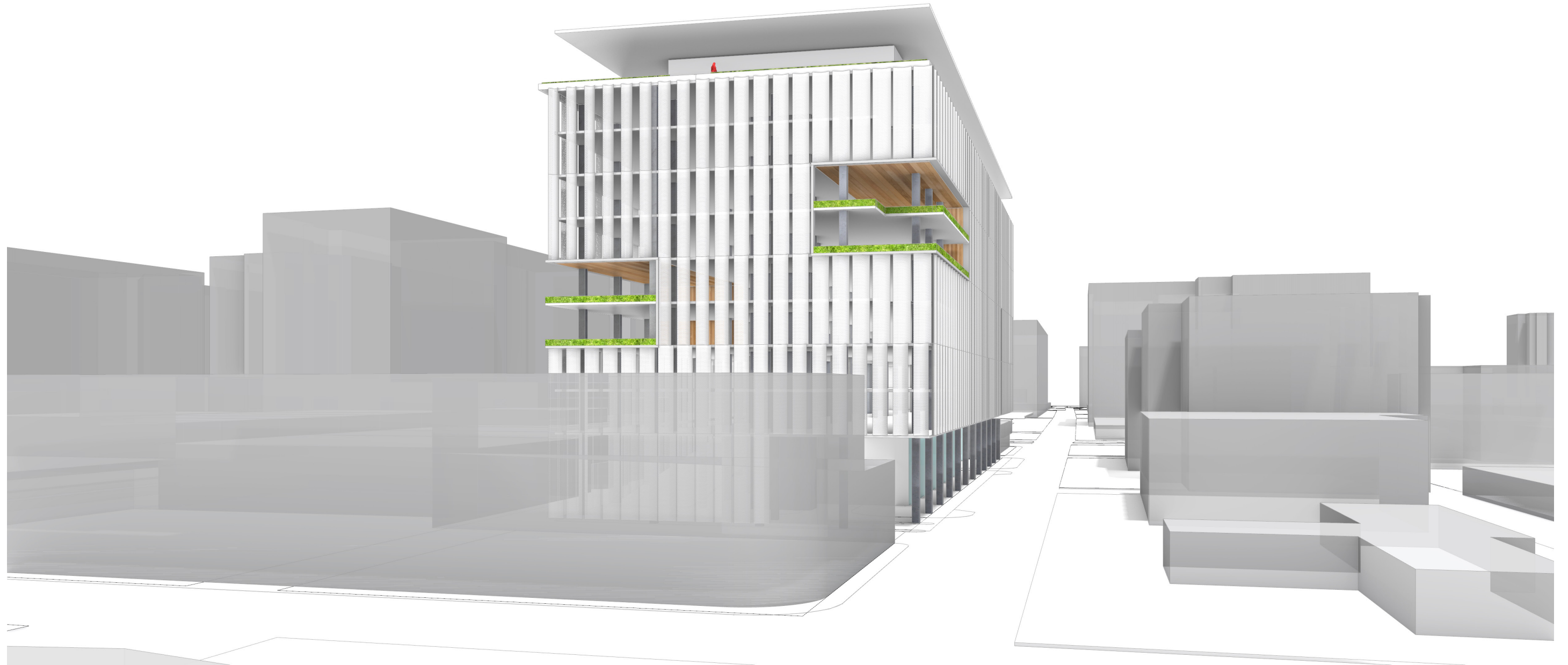
VIEW FROM MIRACLE MILE & SALZEDO



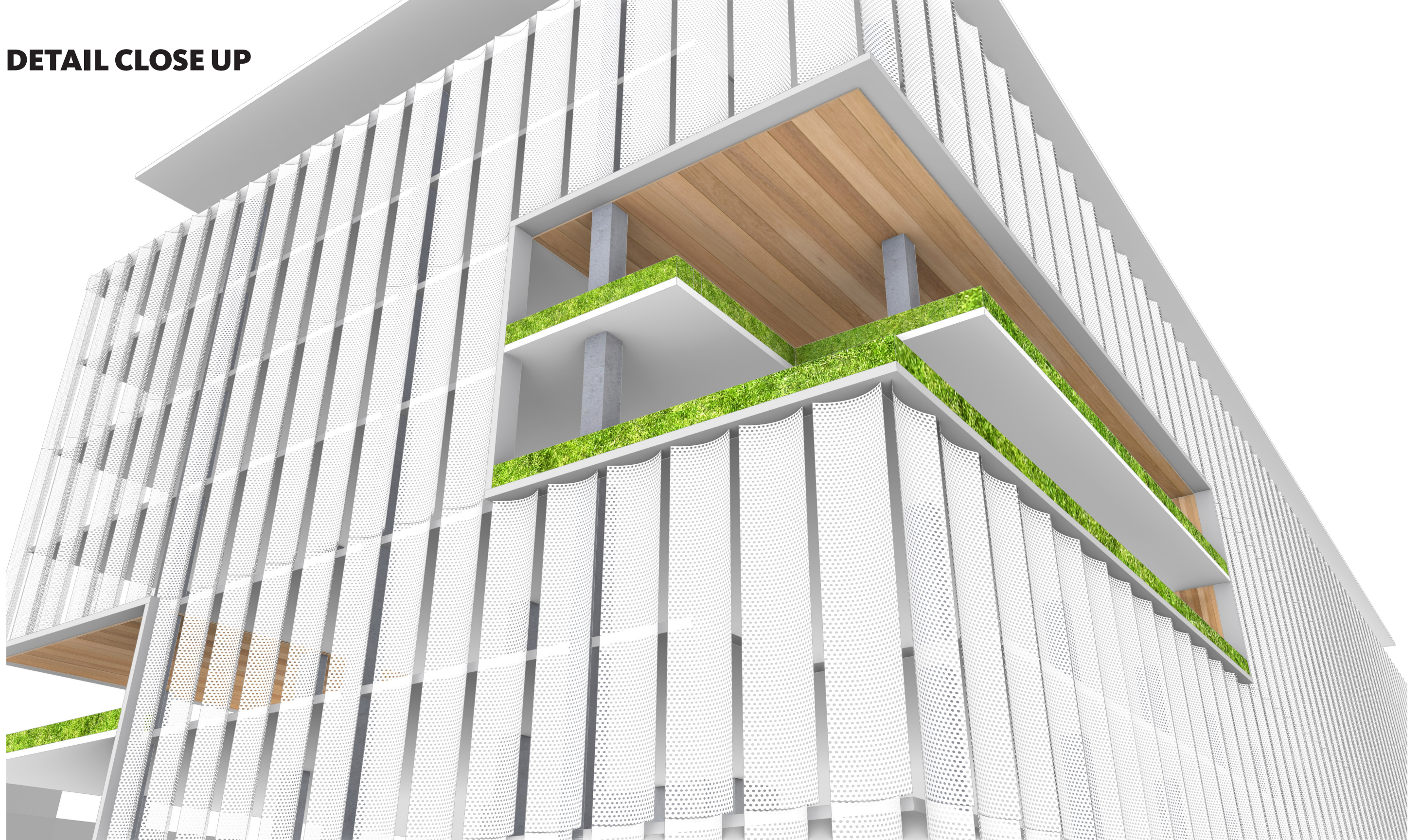
VIEW FROM ANDALUSIA & PONCE DE LEON



VIEW FROM ANDALUSIA & SALZEDO



DETAIL CLOSE UP

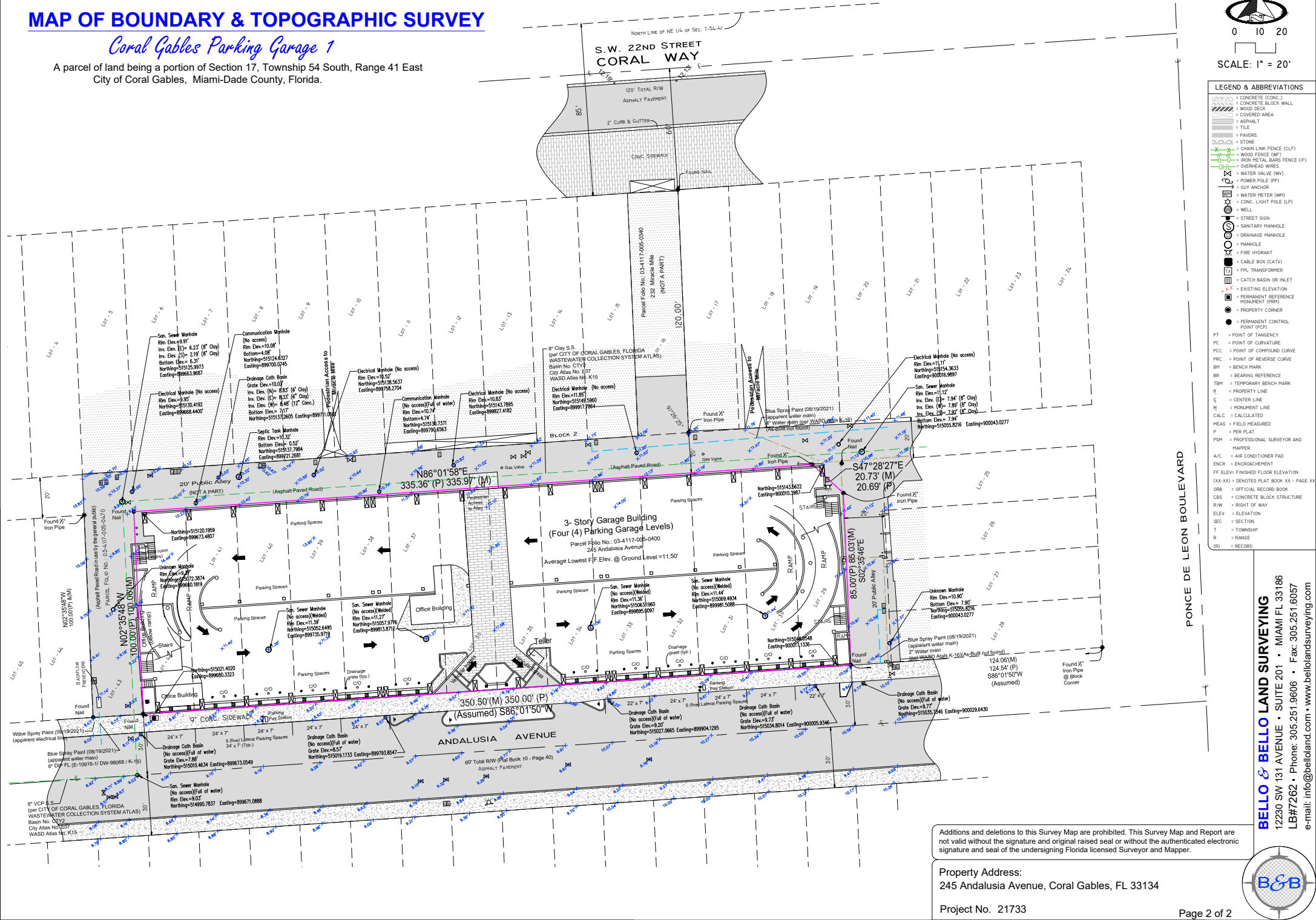


SUMMARY INFO

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

Coral Gables Parking Garage 1

A parcel of land being a portion of Section 17, Township 54 South, Range 41 East
City of Coral Gables, Miami-Dade County, Florida.

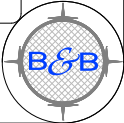


Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:
245 Andalusia Avenue, Coral Gables, FL 33134

Project No. 21733

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com

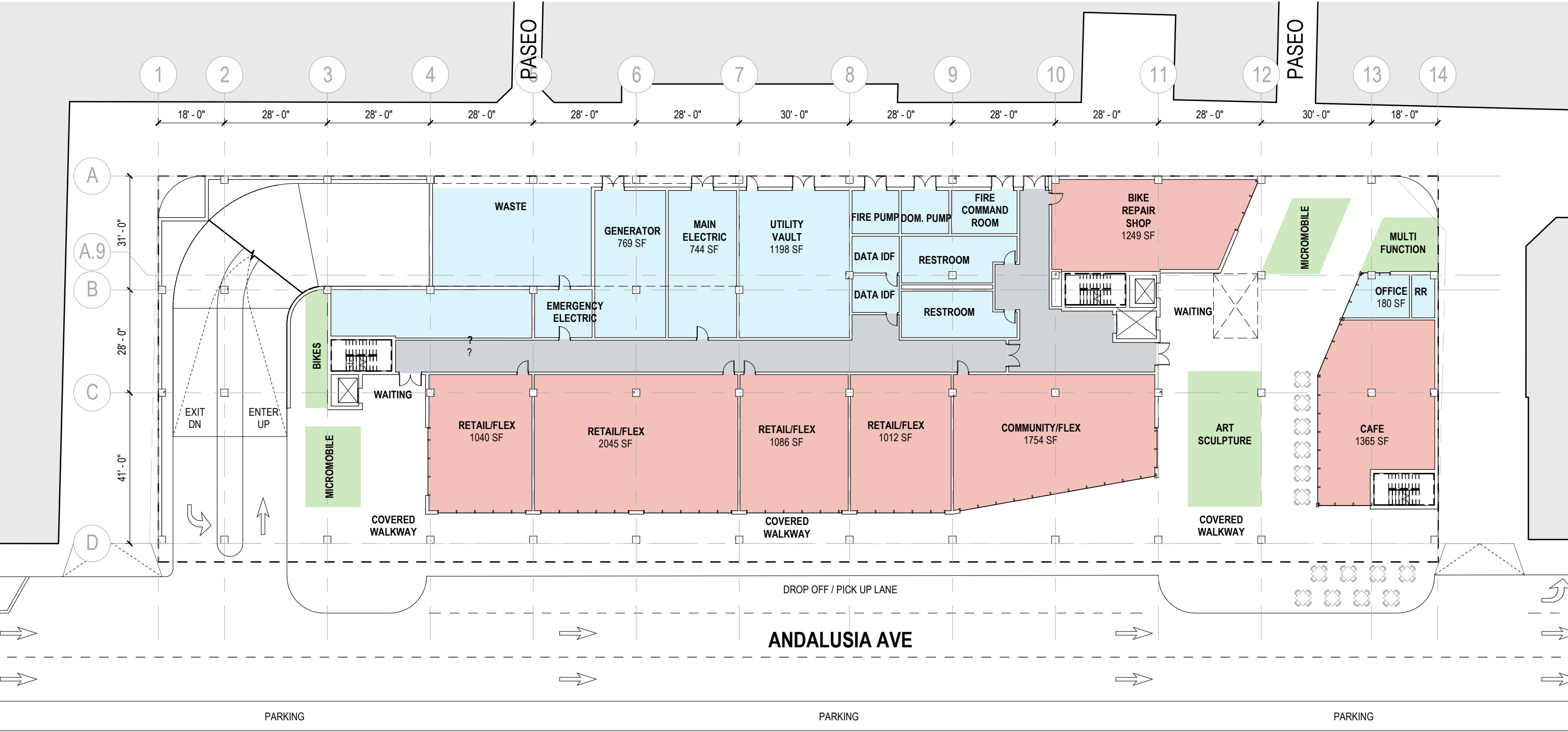


ZONING INFORMATION

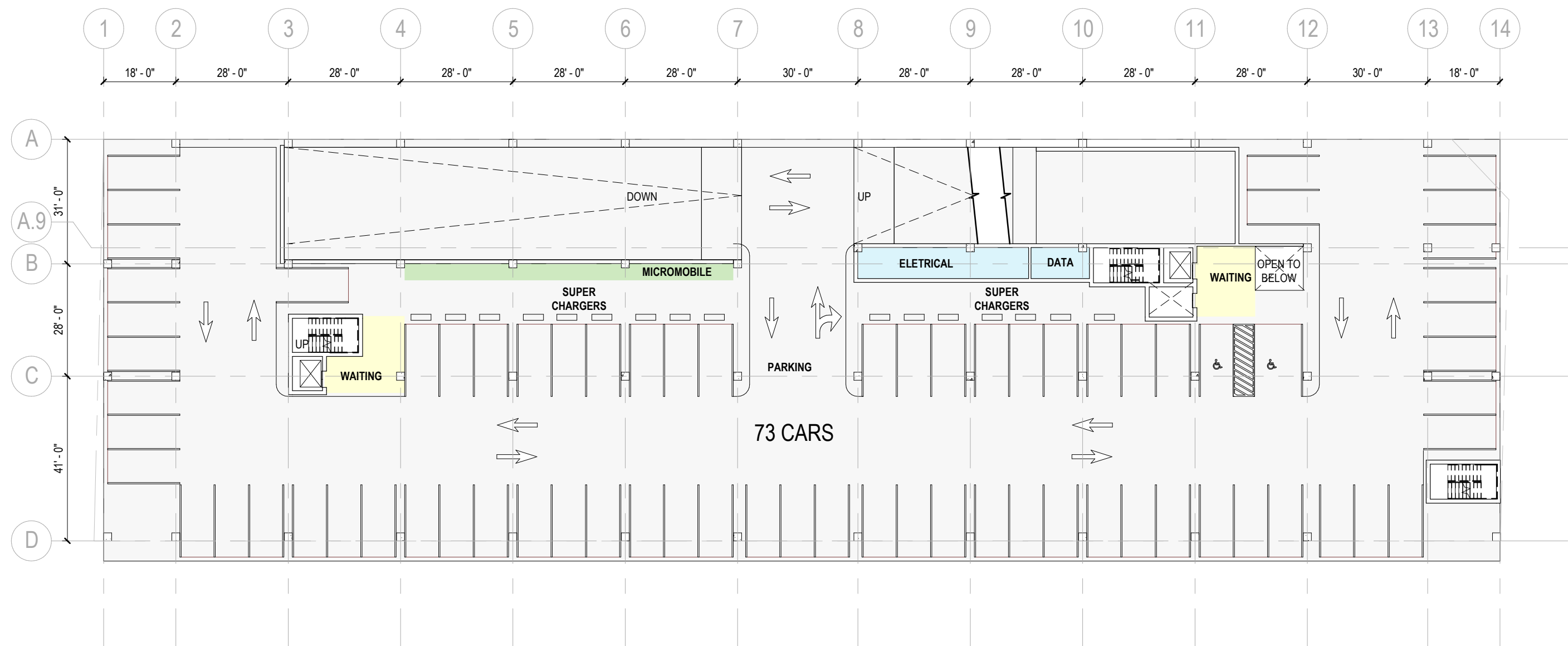
| CITY OF CORAL GABLES ZONING CODE ARTICLE 2-200 MIXED USE DISTRICTS (MX) | | | | | | | |
|--|--|-------|--------|--------|----------|---|--------|
| Section 2-200 Mixed Use Districts Table | | | | | | | |
| Use Categories | | MX3 | | | PROVIDED | | |
| A | Lot Occupation | | | | | | |
| 1 | Building Site Area Minimum (square feet) | 2,500 | 10,000 | 20,000 | - | - | 34,941 |
| 2 | Building Site Width Minimum (feet) | 25 | 100 | 200 | - | - | 350 |
| 3 | Ground Coverage Minimum | N/A | N/A | N/A | - | - | N/A |
| 4 | Open Space Minimum | 5% | 10% | 10% | - | - | 7.25% |
| B | Density | | | | | | |
| 1 | Density (DU/Acre) | 125 | 125 | 125 | - | - | N/A |
| 2 | Unit Size Minimum (square feet) | 500 | 500 | 500 | - | - | N/A |
| 3 | Floor Area Ratio (FAR) | 3.0 | 3.0 | 3.0 | - | - | 0.46 |
| 4 | FAR Med. Bonus I | 3.2 | 3.2 | 3.2 | - | - | N/A |
| 5 | FAR Med. Bonus II | 3.5 | 3.5 | 3.5 | - | - | N/A |
| C | Setback Minimums (feet) | | | | | | |
| 1 | Principal Front | 0 | 0 | 0 | - | - | 0 |
| 2 | Side Interior | 0 | 0 | 0 | - | - | 0 |
| 3 | Side Street | 0 | 0 | 0 | - | - | 0 |
| 4 | Rear | 10 | 10 | 10 | - | - | N/A |
| 5 | Rear at Alley | 0 | 0 | 0 | - | - | 0 |
| 6 | Waterway | 35 | 35 | 35 | - | - | N/A |

| CITY OF CORAL GABLES ZONING CODE ARTICLE 2-200 MIXED USE DISTRICTS (MX) | | | | | | | |
|--|---|--------------------|--------------------|----------------------|----------|---|------|
| Section 2-200 Mixed Use Districts Table | | | | | | | |
| Use Categories | | MX3 | | | PROVIDED | | |
| D | Stepback Minimums (feet) | | | | | | |
| 1 | Stepback Front | 10 | 10 | 10 | - | - | (+5) |
| 2 | Stepback Side | 15 | 15 | 15 | - | - | (0) |
| 3 | Stepback Side Street | 10 | 10 | 10 | - | - | (0) |
| 4 | Stepback Rear | 10 | 10 | 10 | - | - | N/A |
| 5 | Stepback Rear at Alley | 3 | 3 | 3 | - | - | (0) |
| E | Building Height Maximuns (stories/feet) | | | | | | |
| 1 | Principal Building | 45 | 70 | 150 | - | - | 146 |
| 2 | Mediterranean Bonus I | 5 stories/ 63.5 | 7 stories/ 83.5 | 14 stories /163.5 | - | - | N/A |
| 3 | Mediterranean Bonus II | 6 stories /77 | 8 stories /97 | 16 stories /190.5 | - | - | N/A |

GROUND FLOOR

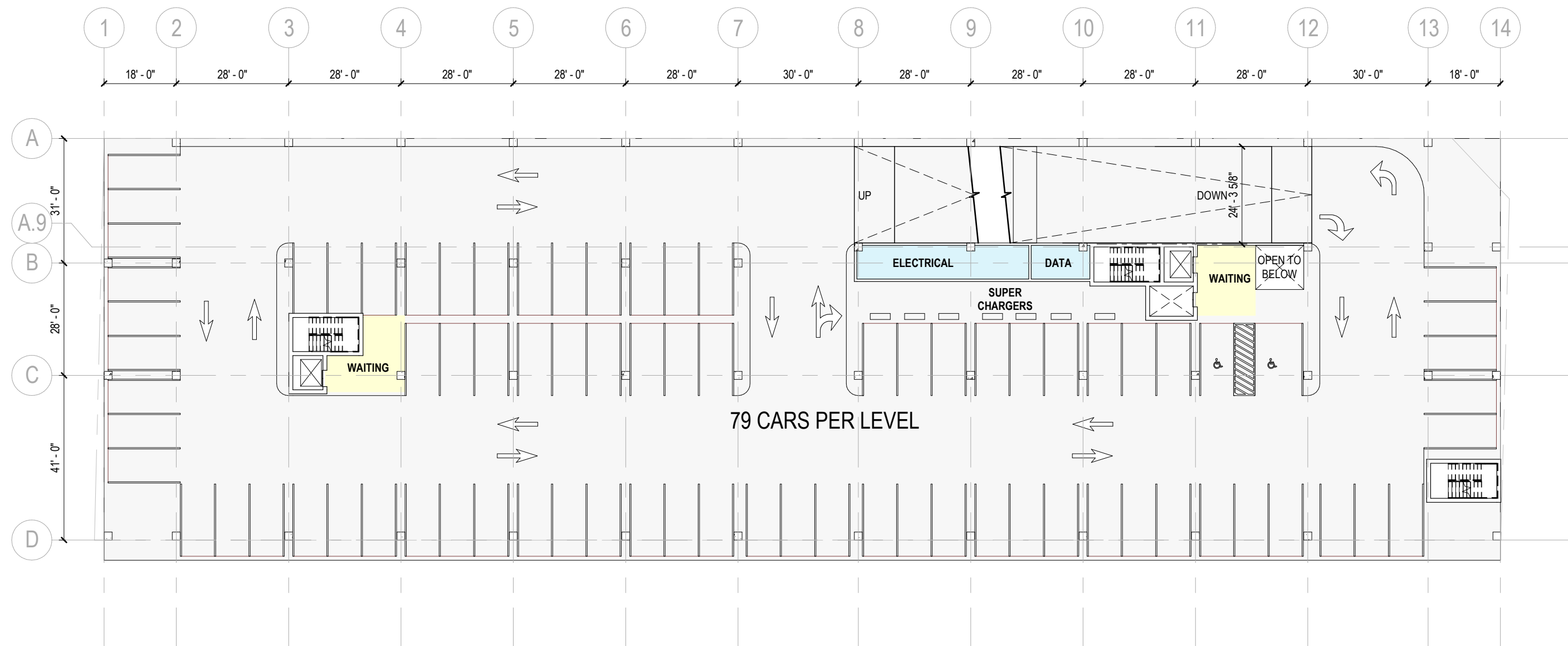


FIRST STORAGE LEVEL



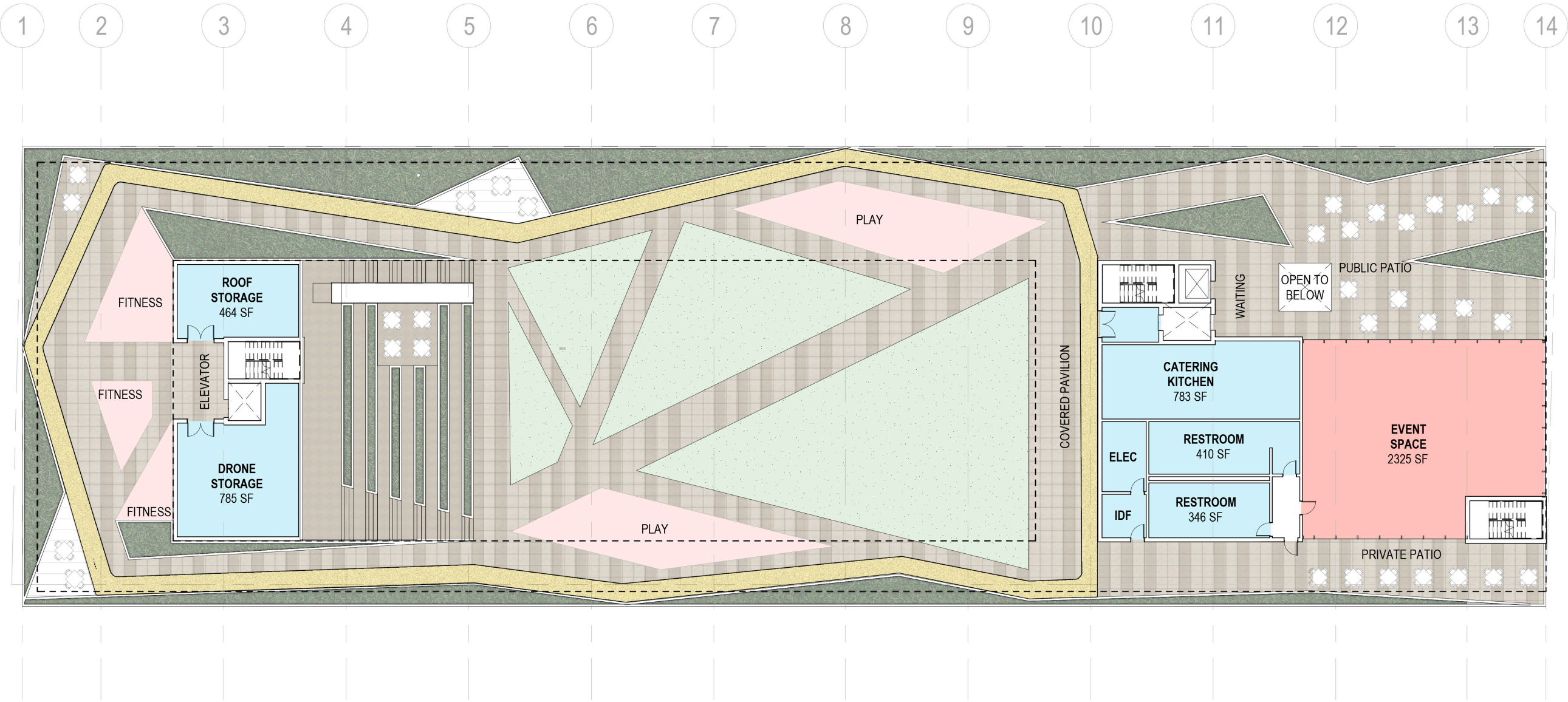
626 cars

TYP STORAGE LEVEL

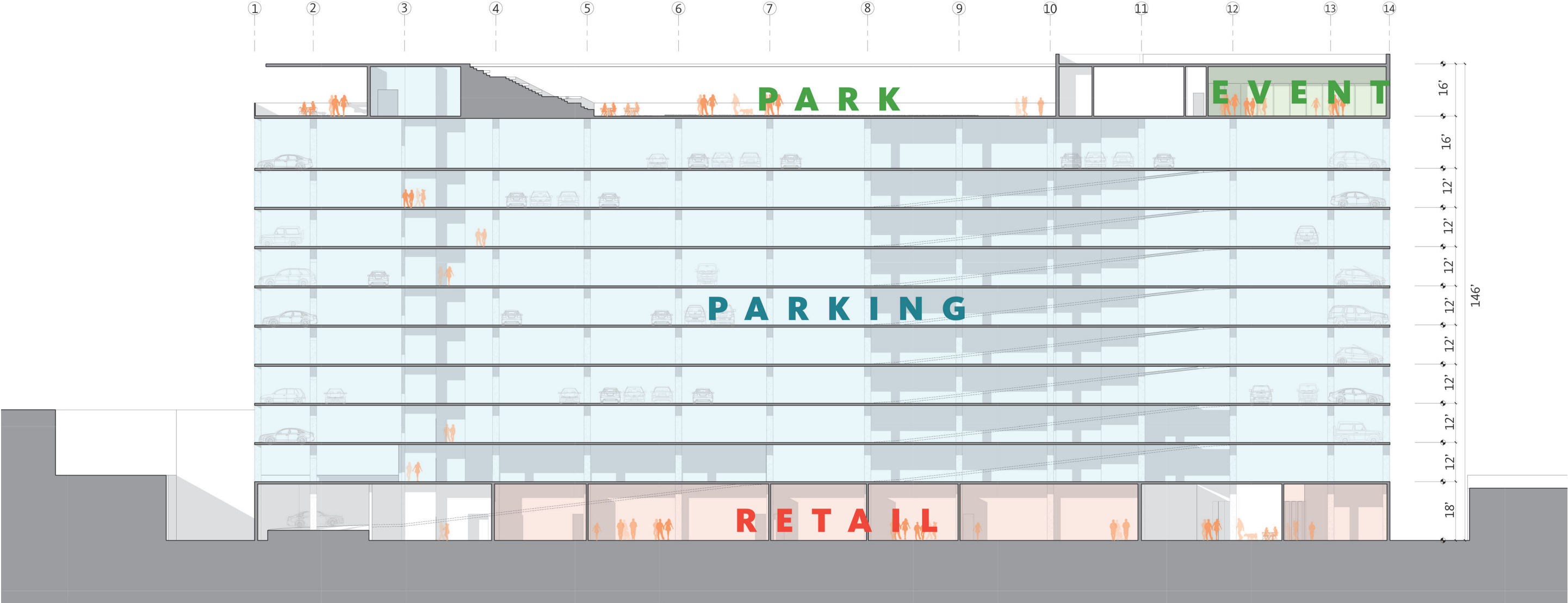


626 cars

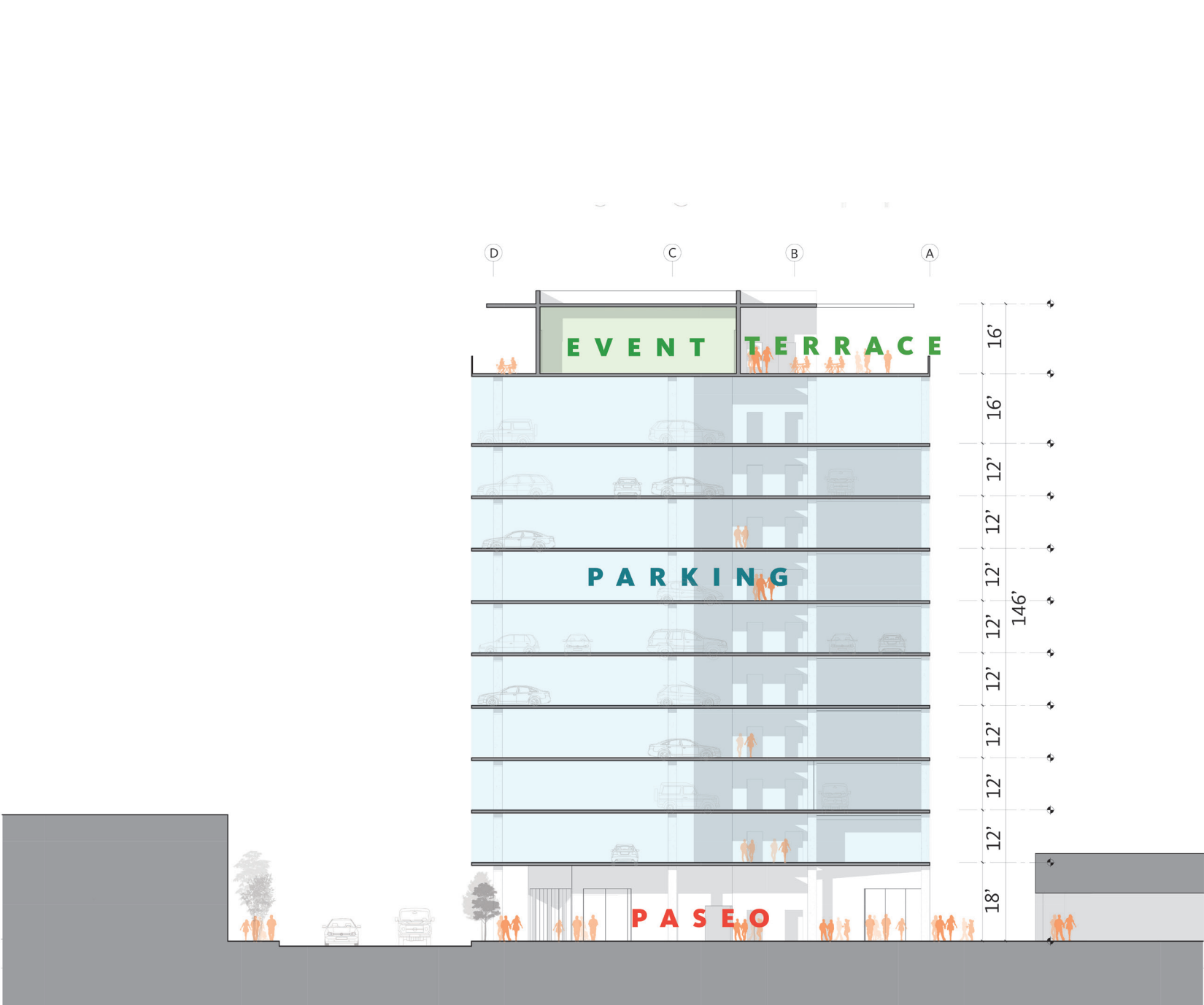
THE TERRACE



SECTION LOOKING NORTH



SECTION LOOKING WEST



THANK YOU

