

TRAFFIC ADVISORY BOARD
CORAL GABLES YOUTH CENTER – CONFERENCE ROOM
TUESDAY, JANUARY 20, 2015 5:30 P.M.

MEETING MINUTES

MEMBERS	F 14	M 14	A 14	M 14	J 14	J 14	A 14	S 14	O 14	N 14	D 14	J 15	APPOINTED BY:
Ignacio G. Borbolla	+	A	P	E	P	+-	P	E	P	E	+-	P	Jim Cason
Gordon Sokoloff	+	P	P	P	E	+-	P	E	P	P	+-	P	Patricia Keon
Deborah Swain	+	P	P	P	P	+-	P	P	P	P	+-	P	Vince Lago
Chris Morrison	-	-	P	P	P	+-	P	P	P	P	+-	P	William H. Kerdyk, Jr.
Albert Corrada	+	A	E	(#)	P	+-	P	P	P	P	+-	P	Frank C. Quesada
Donna Kupper	+	P	P	P	E	+-	E	P	P	P	+-	E	Commission-as-a-Whole
VACANT	-	-	+	+	-	-	-	-	-	-	-	-	City Manager

P - Present
E - Excused Absence
A - Absent
*** - New Member**
+ - No Meeting
(#) Resigned

STAFF:

Jessica Keller, Assistant Public Works Director
Yamilet Senespleda, Public Works City Engineer/Senior Traffic Engineer
Ludwik Janiga, Public Works, Civil Engineer
Jeannette Reyes, Public Works, Clerical Assistant II
Jesus Garcia, C. G. Police, Sergeant

GUEST:

Mario J. Garcia-Serra, Shareholder, Gunster Florida's Law Firm for Business
Dan Freed, Vice President, RTKL
John McWilliams, P.E., Traffic Consultant, Kimley Horn
Doug Cobb, P.E., Traffic Consultant, Kimley Horn
Mark N. Santos, P.E., Parking Consultant, Kimley Horn

CALL TO ORDER:

Mrs. Swain called the meeting to order at 5:30 pm.

MEETING MINUTES APPROVAL:

November 18, 2014 Meeting Minutes – Mr. Sokoloff made a motion to approve the minutes, Mr. Morrison seconded the motion. The motion was unanimously approved.

ABSENCE:

Mr. Borbolla made a motion to excuse Mrs. Kupper absence, Mr. Morrison seconded the motion. The motion was unanimously approved.

MOTIONS:

Mr. Morrison made a motion expressing the Traffic Advisory Board members concern about the significant impact The Mediterranean Village project as well as all other large projects will have on traffic in their City, and these types of projects need to be addressed more thoroughly. The Board recommends a broader public input process prior to any final action by the City. Mr. Sokoloff seconded the motion. The motion was unanimously approved.

Mrs. Swain informed the Board that FDOT will be holding a public meeting, regarding work along US1 at Grand Avenue which will include repaving, resurfacing, adding signage (signs and signals) and widening the road at Granada to create a south bound right turn lane. They will also be reconstructing the median and installing high emphasis pedestrian crosswalks at Alhambra Circle, Augustus Street and Granada Boulevard. Mr. Morrison said the meeting is scheduled for January 27, 2015 at the Coral Gables Library. Jessica added the median construction is significant enough to add queue left turn lanes and it includes relocation of 30 Royal Palms trees. Mrs. Swain said the construction estimated start date for this project is July 2016. Mr. Morrison asked if this will come before the board after the public hearing. Jessica said she can ask them to come and she has seen the preliminary and can share it with the Board. Mrs. Swain asked that staff share with the board at the next month's meeting.

SECRETARY'S REPORT:

The Mediterranean Village Traffic Impact Study presentation: Mr. Mario Garcia-Serra showed poster boards for this project and stated the project is exactly 6.7 acres bound by Sevilla Avenue on the north, Galiano Street on the east, Ponce de Leon Boulevard on the west and Malaga Avenue on the south, including all three blocks with the exception of one single family home that the project is being designed around. The project is currently going through the process for zoning approvals and other approvals that need to be granted in order for the project to become a reality. Amendments to the comprehensive plan are being requested, zoning code, site plan approval as well as a vacation of a portion of an alley.

The project is estimated to be \$500,000,000 in construction. A color outline of the project was presented with the proposed usage. Purple indicates a five star hotel, approximately 184 keys, in the shaded orange is two floors of retail, about 300,000 square feet, the blue is an office building, in the yellow are about 214 multifamily residential units and in orange is a proposed movie cinema as well as different public recreation spaces.

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Mr. Dan Freed provided more detailed information on the proposed project. Dan presented the grey colored area of five levels of above grade structure covered parking that occurs on a number of the sites directly above two levels of retail that is being proposed. Also one level of below grade parking is being proposed for a total of 2, 600 parking spaces.

Mr. Sokoloff asked how much the square footage of the entire plan is. Dan said retail is about 325,000 sq. ft., hotel is approx. 185,000 sq. ft., 2,600 parking spaces is being provided, residential is over 510,000 sq. ft. and office is 325,000 sq. ft.

Mr. Borbolla asked how tall the buildings are. Dan said the tallest structure which is the hotel will be eighteen floors. Mr. Borbolla asked if the parking will be in-house, not including shared parking or allowable parking outside. Dan replied yes. Dan walked the board through usage on the ground floor and how to get into the parking lot. He pointed out areas on the board. The historic structure is located on the corner of Palermo and Coconut Grove Drive, the eastern boundary is Galiano, western boundary is Ponce de Leon. The yellow colored portion is 15 town homes on Malaga and Galiano that face the residents to the east. A two-way alley is being proposed that is behind the town homes so they can drive into their parking spaces. The other 214 residential units have access through lobbies on Malaga, Palermo and Sevilla. The other major use is the two levels of retail, plus cinemas on top of parking. The light grey area is the entrance into the parking, there are major entrances into parking on Malaga, off of Sevilla and off of Palermo all three of these major entrances allow you to go up and down in the diagram. Multiple valets are being provided.

Mrs. Swain asked what other entrances for parking are there on Ponce. Dan said no entry is provided other than the hotel drop off, off of Ponce.

Mr. Morrison asked if all the hotel parking is underground. Dan replied yes.

Mr. Sokoloff asked what is the break-down between self-parking versus valet. Mr. Mark Santos said they are still fine tuning the percentage of valet versus self-parking.

Mr. Borbolla asked what is the formula being used for the parking requirements. Mario stated that among the amendments being proposed to the zoning code they are proposing an amended village plan area development district. One of the things that the planned zoning code amendment will permit will be for one to reduce required parking space based on shared parking analysis, so based on that proposed code amendment Mark has done the analysis for the shared parking reduction. There will be 50 spaces of parallel metered parking. It will be a variety of 1, 2 and 3 bedroom units, 15 town-homes along Galiano and Malaga.

Mr. Corrada asked how long will the construction take. Dan said construction will take about 2 to 2-½ years to complete.

Traffic calming suggestions are being made, looking for input from all City staff as well as Boards such as the TAB. John McWilliams summarize the two different traffic study scenarios,

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one is what they call a non- restrictive traffic calming measures, and it will be a diversion for volume but will really impact speed and cut-thru's. The other is restrictive measures, things that will prohibit certain turning movements to help reduce the impact of the neighborhood. The non-restrictive measures to the streets are monument and treatment giving the feeling that the roads are neighborhood streets and not a thoroughfare. A raised speed table is proposed to the west of the back alley that runs along Douglas. Speed tables are also proposed midblock to address speed. The streets are wide which increases speed therefore they are proposing narrowing them down to the minimum 9 or 10' lanes and remove excess pavement.

Mrs. Swain asked for the current pavement width. Dan believes its two 14' lanes but is not sure. Mrs. Swain asked the question because of the Bicycle Master Plan the City is working on and a bicycle lane would be a great suggestion. Dan said they would be very open to the Bicycle Plan if they had a better understand of the master plan.

Jessica Keller mentioned when requesting traffic calming from the County there needs to be proof that it is needed in order for them to consider it, like reducing the road width down to 9'. John said as requested by Tim Plummer, they have been meeting with the County and some of the roads do qualify for some sort of traffic calming. They also took the preliminary plan to Jeff Cohen (County) and walked him through it and he was very supportive.

For the restrictive measures they are focusing on Galiano and Malaga. At Galiano and Malaga they are proposing a raised median so that the only movements that can occur are rights on Malaga or rights off Malaga to reduce cut through traffic. The same, a full median is proposed at Palermo and on Sevilla they are allowing left turn north bound and a left turn out of the site east bound. Coconut Grove Dive and Malaga intersection would stay as a raised table or rebuild a roundabout to current standards. They are also proposing making Coconut Grove a one-way.

Mrs. Swain asked if the Fire Department is aware of their proposals in reference to emergency vehicle access. Dan said yes

John moved on to the traffic study and mentioned that they broke down the development plan into several lane uses which are: retail shopping centers, gym, movie theaters, town homes, day care, office and restaurant uses. The City asked that they hold their numbers to a conservative amount and therefore the internalization turned out to be about 13% in the morning and 16% in the afternoon. A multi motor reduction was also taken, meaning walk, bike or transit and that was 10%. There are four (4) other transit lines that run either on LeJeune, Douglas or east west on Miami Transit line within walking distance to the site. John explains each intersection with a color dot; some of these intersections qualify for traffic signals based on County standards. A positive on signalizing one of these intersections is that it will provide a signalized crosswalk to get to Ponce Circle Park from the site.

Mr. Morrison asked if any of the intersections within the project signalized now. John responded, no.

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John said Almeria and Douglas would qualify for a traffic signal, in turns of its spacing and its volume. All signals are subject to approval from Miami-Dade County Public Works.

Mario explained they are assisting the City on enhancing the trolley service and the potential impact it may have. One proposal to the City was adopting a transportation mitigation fee similar to other municipalities to help enhance both operations and capital cost for the transit service. Also proposed for a two year period was a downtown loop of the trolley that would go west on Sevilla up on Salzedo to Alhambra and down Alhambra to Galiano, south on Galiano meeting up again on Sevilla north of the project site. Another proposal would be to extend the trolley hours during the week from 8 pm to 10 pm Monday through Friday. Jessica indicated that the trolley cost is not just the operation and maintenance, but also the purchase.

Mr. Borbolla asked if a comparison on traffic between the old project and this project was done. John said the old project was residential and this project will definitely generate a volume of traffic. Mr. Morrison asked if there was a projection on how much this traffic this project will generate. John said in the morning the net new trips would be 605 in bound at 252 out, and in the p.m. 589 in 791 out. Mr. Borbolla asked how it will affect in a positive way the new measures of urbanization. John said the sidewalks are wider than they are today, there will be public art, colored walk ways in certain areas there's a secured bicycle parking area, there's changing facilities and shower facilities with lockers. They are proposing at the current trolley stop that exist today a covered trolley stop. Mr. Morrison asked how people will access the south bound trolley. John said the trolley on the south bound lane on Ponce will remain, he pointed at an intersection stating that a signalization will be helpful. They really haven't discussed the south side and how it will work or weather the master plan project looking to redoing Ponce Circle Park is also looking on how to provide access to the west.

Jessica asked about the car sharing. The response was that they have not looked into it. Mario asked Jessica, what she will need from them to start the research. Jessica is meeting with Cars to Go & Zip Car next week and she will to discuss this project with them.

Dan discusses the internal layout. Mrs. Swain asked Dan to discuss the delivery and freight process. Dan mentioned what is being provided is a service access road that only occurs on Sevilla, all trucks enter off of Sevilla and exit off of Sevilla. Mrs. Swain asked about the alley vacation they are requesting. Mario said they are planning on vacating an alley that still exist and replace it with an easement.

Mrs. Swain asked staff where are they with mitigation on this project. Jessica stated that there are no limits to how much traffic can be put on downtown so the development is coming. This isn't a Coral Gables issue; it is all urban places issue and its happening all over the country.

Mrs. Swain has heard from people who were alarmed that they did not have the opportunity to hear about this project and yet when you speak to the project developers and commissioners these people are going through the public process as prescribed and it may mean that they already had numerous meetings. They have gone through different boards, they have

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gone to workshops with the commission so they are under the impression that they have reached out to the public, yet the vast majority of people that really don't know anything about it is because it's not publicized in a way that a net has been thrown out for people to know about it. The people who are notified are the ones within the limits of the project but if you are a tenant around the project you don't know about it, the owner may know but not the tenant. Mrs. Swain said in her opinion there hasn't been enough of an attempt to get the public involved in decisions that affect all in the City as a whole. It's not being advertised the way it needs to be to reach everybody so there's a feeling that it is being railroaded and she understands it's not but it's a narrow window of opportunity for people outside of this project to know about it.

Jessica asked Mrs. Swain if she thinks there needs to be a broader outreach and Mrs. Swain said she does. Mrs. Swain said some people are going to love the idea of having a movie theater a five star hotel operator a restaurant 19 stories up that has a view above all the other buildings.

Mr. Borbolla asked police if a substation was discussed with the old project developers. Sgt. Garcia did not recall. Mr. Borbolla suggested that with a 5 star hotel and all the other amenities it would benefit the city if a substation was added to the project. Mrs. Swain said that is a great suggestion.

Jessica asked the Board if they are interested in having the Planning Director come every few months and discuss upcoming plans. The Board said it would be great.

ADJOURNMENT:

Meeting adjourned at 7:00 pm.