

Coral Gables

Miracle Mile & Giralda Ave

Public Meeting

February 17, 2015

City Intro

Project History

Purpose

- Create a civic promenade and become a focal point for the region.
- Develop a garden feel through extensive landscaping, furniture, lighting and public art.
- Build space for sidewalk cafes and gathering places
- Fix existing infrastructure deficiencies e.g. sidewalks, landscaping and drainage.
- Integrate Biltmore Way and Merrick Park with Miracle Mile.

Realizing the Vision

- More than 20 years of community collaboration.
- City Commission approved the funding plan last August.
- The project methodology was approved in September:
 - Build world-class design team
 - Establish steering committee of stakeholders
 - Engage the public
 - Hire Construction Manager at Risk (Contractor) during the design phase
 - Complete conceptual and final design
 - Build it!
 - Celebrate



Project Delivery Methodology

✓ Provide Design RFQ to Commission for Approval

✓ Advertise Design RFQ on a National Scale

✓ City Manager Appoints Design RFQ Selection Committee

✓ Selection Committee Reviews & Ranks Top Firms

✓ Staff Negotiates Cost Proposal & Timeline with Top Ranked Firms

✓ Commission Approval of Design Firm Contract

✓ Staff Issues Notice To Proceed (NTP) and Design Begins

✓ Steering Committee Established and Working

✓ Joint Meetings with Boards and Committees

Project Delivery Methodology (Cont'd)

✓ Public Meeting #1

✓ Preliminary Recommendations to Commission

✓ RFQ for Construction Manager at Risk Issued

Approve Construction Manager at Risk

Complete Preliminary Design

Final Recommendations to Commission

Prepare Final Construction Plans

Negotiate Guaranteed Maximum Price

Build it!

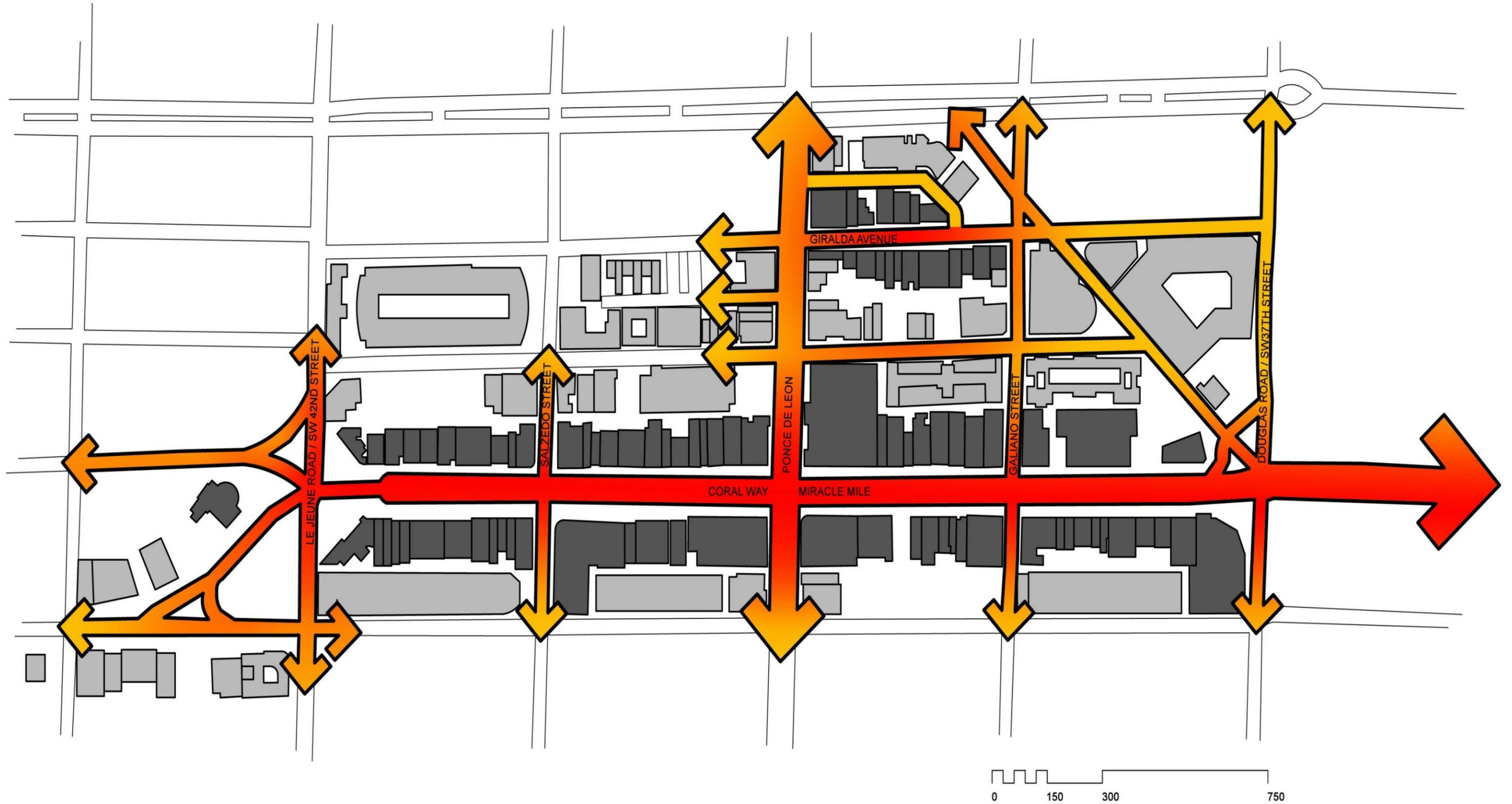
Steering Committee Members

- **Stephen Bittel**, Chairman of Terranova Corp., a property owner and manager on the Mile
- **Dr. Charles Bohl**, Associate Professor and Director Master in Real Estate Development and Urbanism Program at UM
- **Wayne Eldred**, Chair Elect Chamber of Commerce and Owner of Tarpon Bend Raw Bar & Grill
- **Marina Foglia**, Executive Director of the Business Improvement District
- **Glenn Kephart, P.E.**, Public Works Director for Coral Gables
- **Jorge Kuperman**, Architect and Member of the Historic & Environmental Preservation Board of Miami, and property owner on Giralda
- **Carmen Olazabal, P.E.**, Assistant City Manager for Coral Gables
- **Toby Richards**, Owner of 76-78 Miracle Mile
- **Carlos Rossi**, Owner Angelique Euro Café
- **Michael Sotelo**, Resident and with Facebook, Inc. and Coral Gables Board of Adjustment

Cooper Robertson

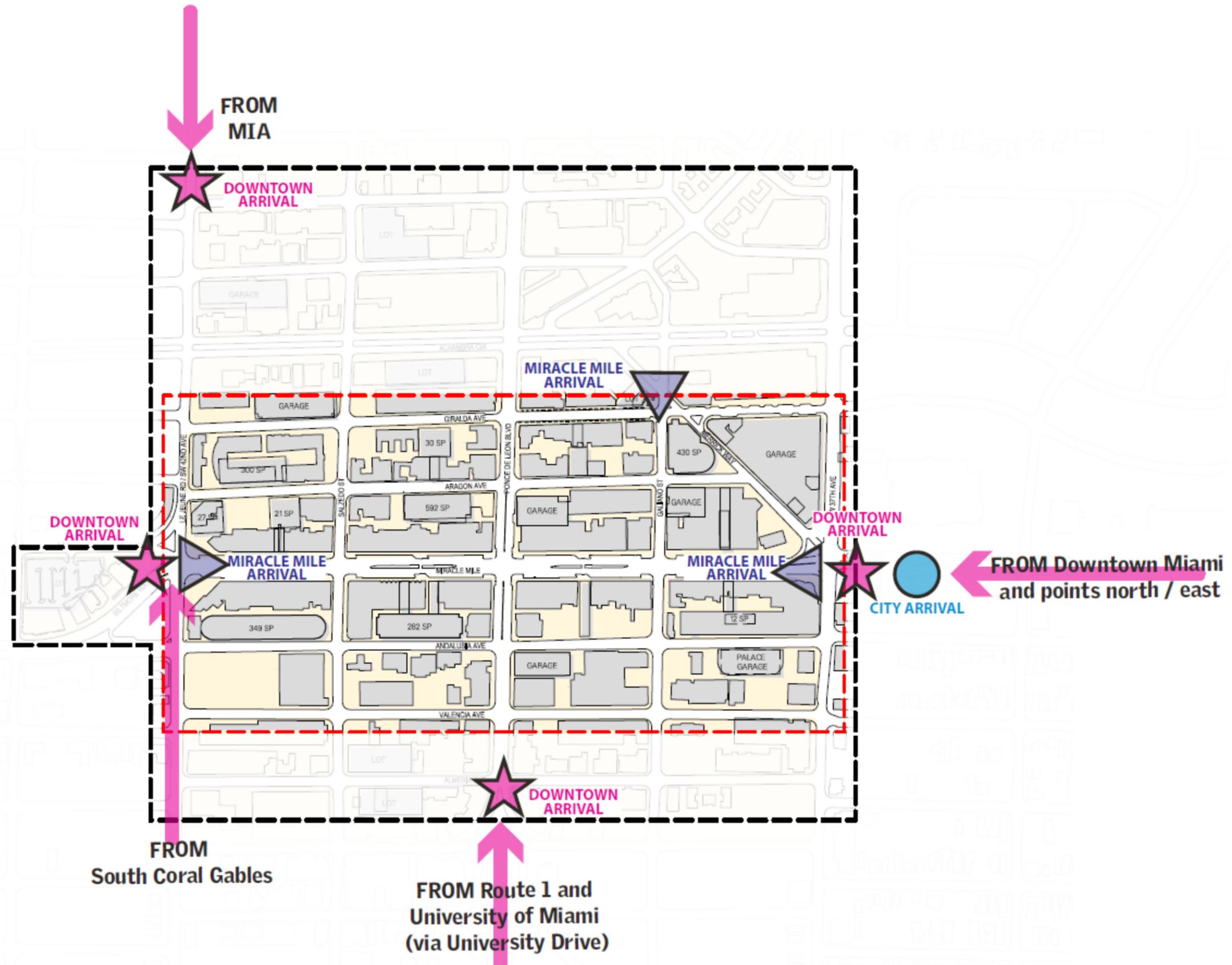
Progress to Date

Scope – Miracle Mile and Giralda Streetscape

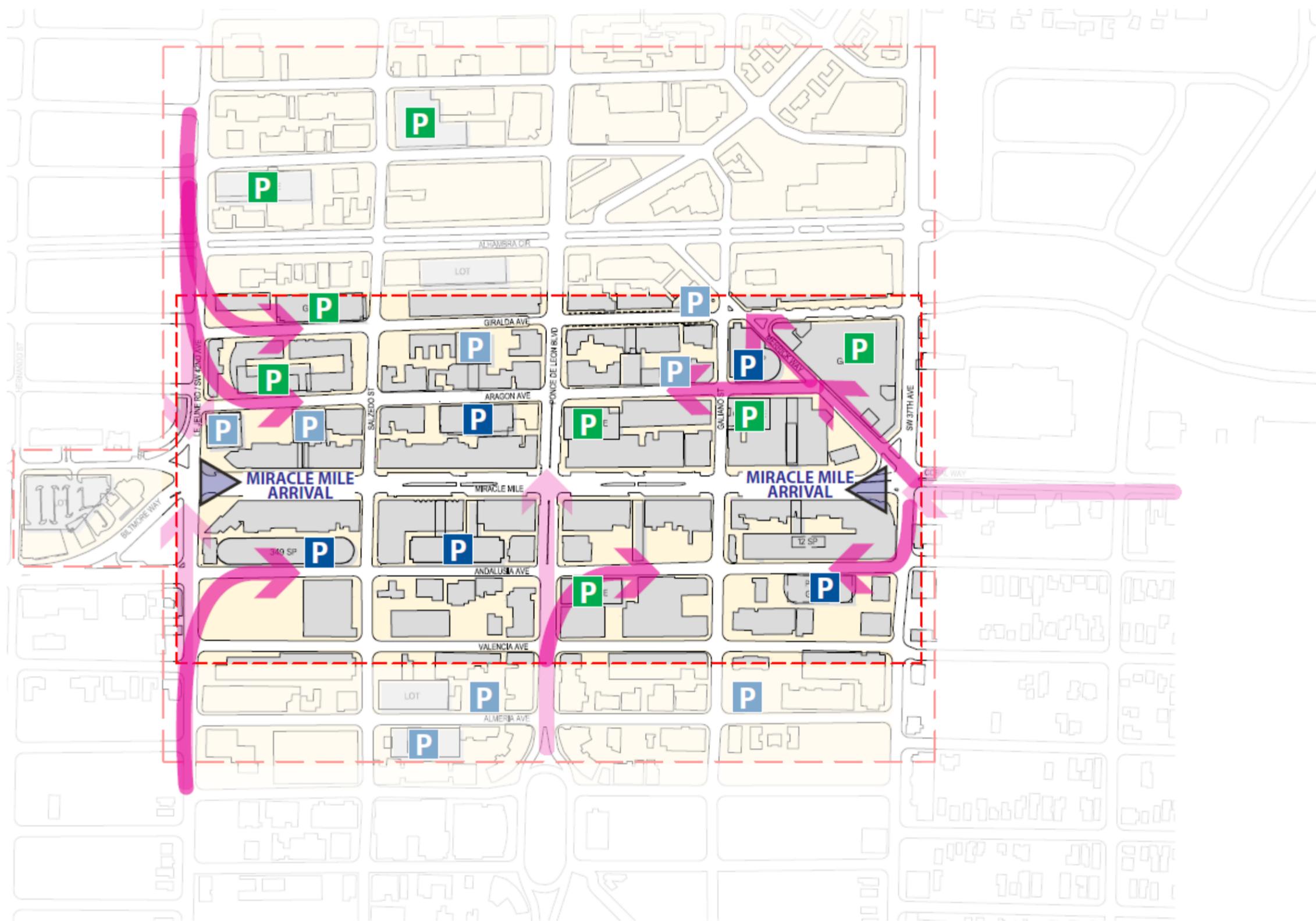


“Streets are our greatest public places.”

Scope – Wayfinding and Valet Operations for Downtown



Scope – Wayfinding and Valet Operations for Downtown



Team

City of Coral Gables

Cooper Robertson & Partners
Team Lead/Streetscape Designer

Rodriguez and Quiroga
Associate Architect

Local Office Landscape
Architects
Associate Architect

Geomantic Designs
Associate Landscape Architect

Fisher Marantz Stone
Lighting Designer

Two Twelve
Signage & Wayfinding

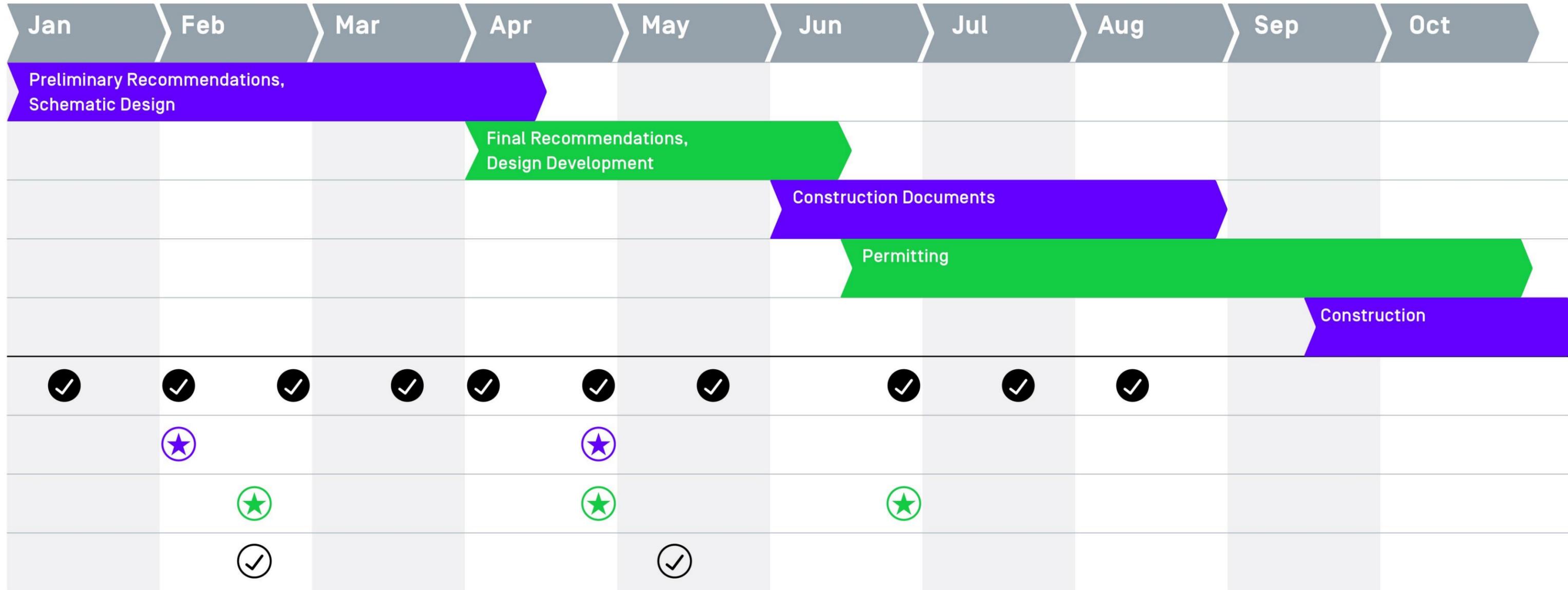
Coastal Systems
International
Civil Engineer

Atkins
Cost Estimator

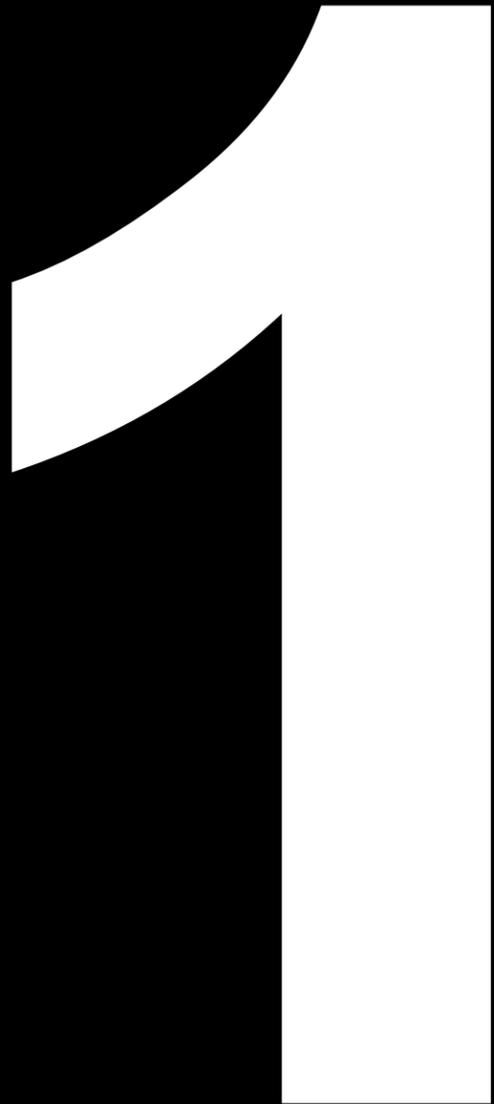
Walker Parking
Parking Consultant

Dan Euser Water
Architecture
Fountain Designer

Schedule – Next steps and Upcoming Milestones



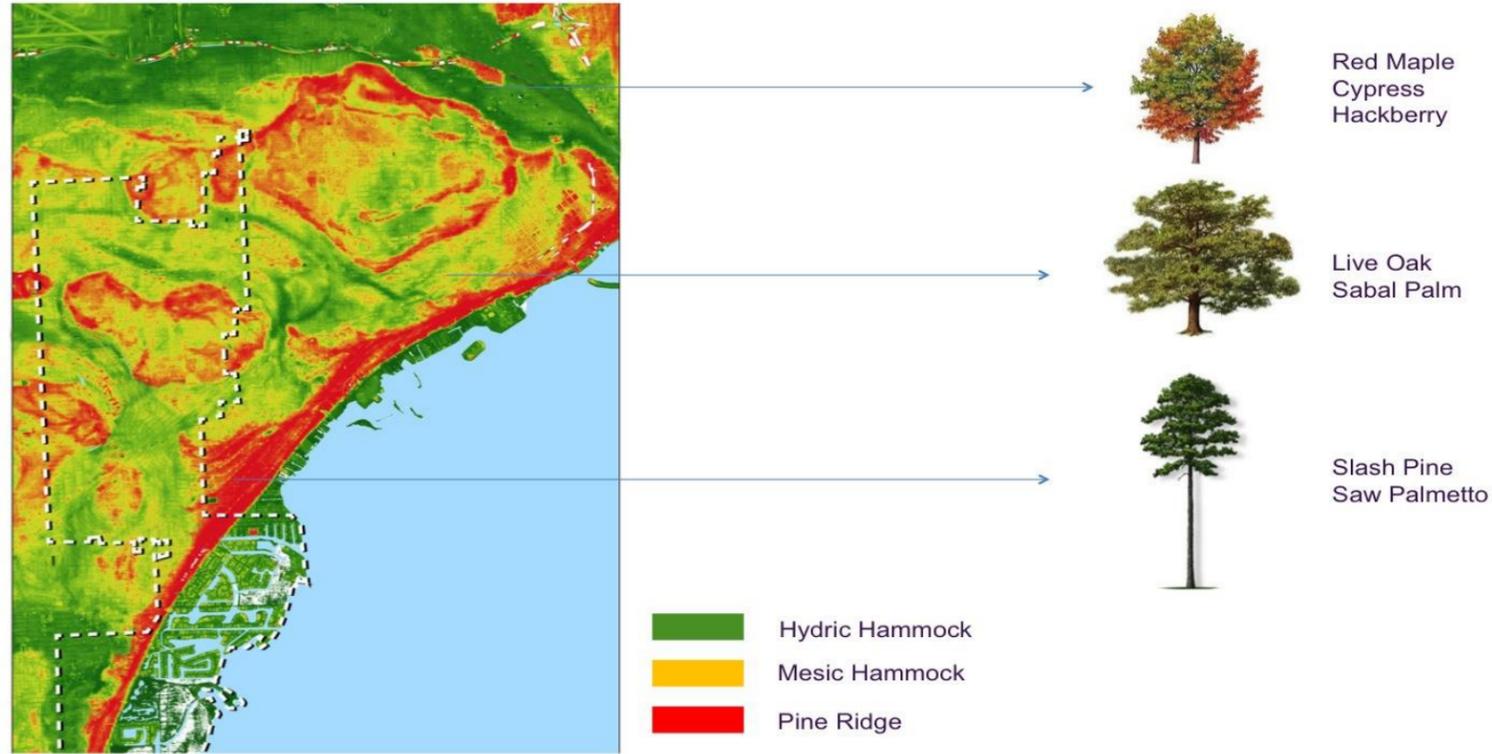
-  Steering Committee Meetings
-  Presentation to City Boards
-  Presentation to Commission
-  Public Meetings



History And Landscape

History - Landscape

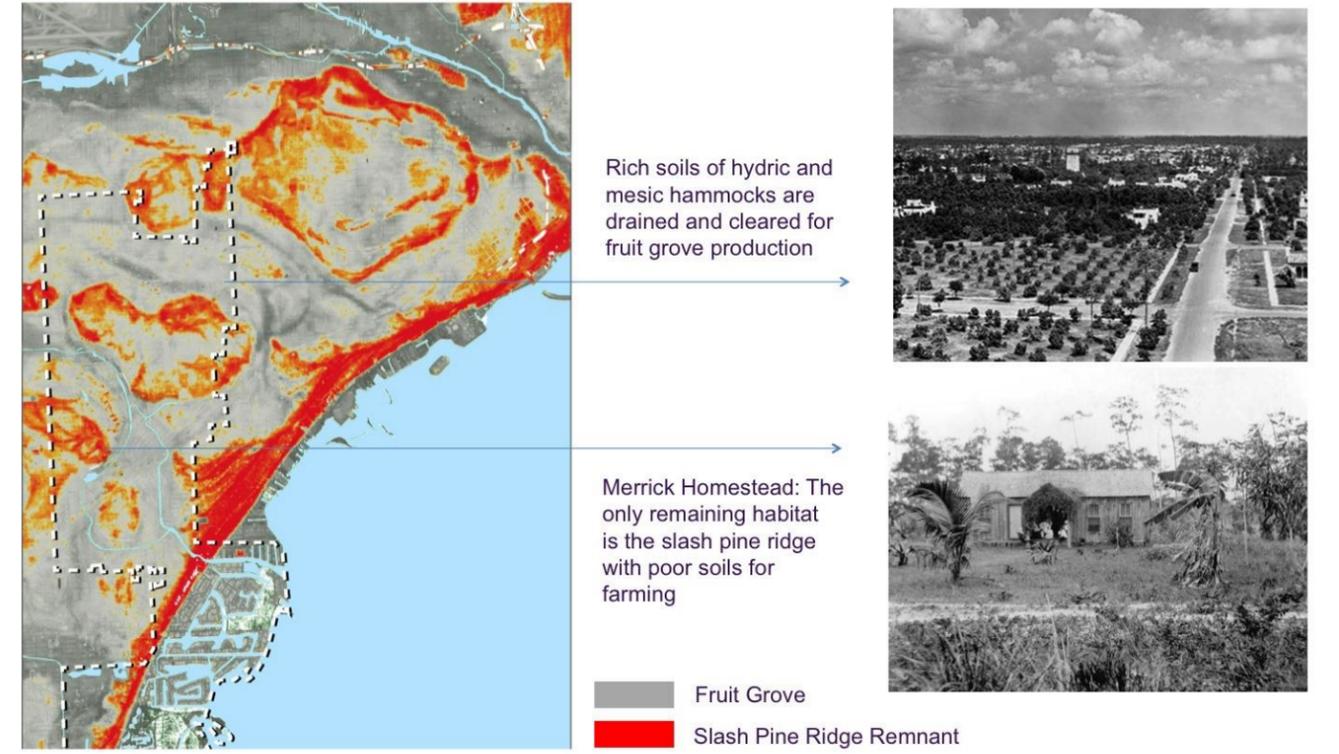
18th Century: Habitat Landscape



COOPER ROBERTSON

Coral Gables Miracle Mile & Giralda Avenue Streetscape Design

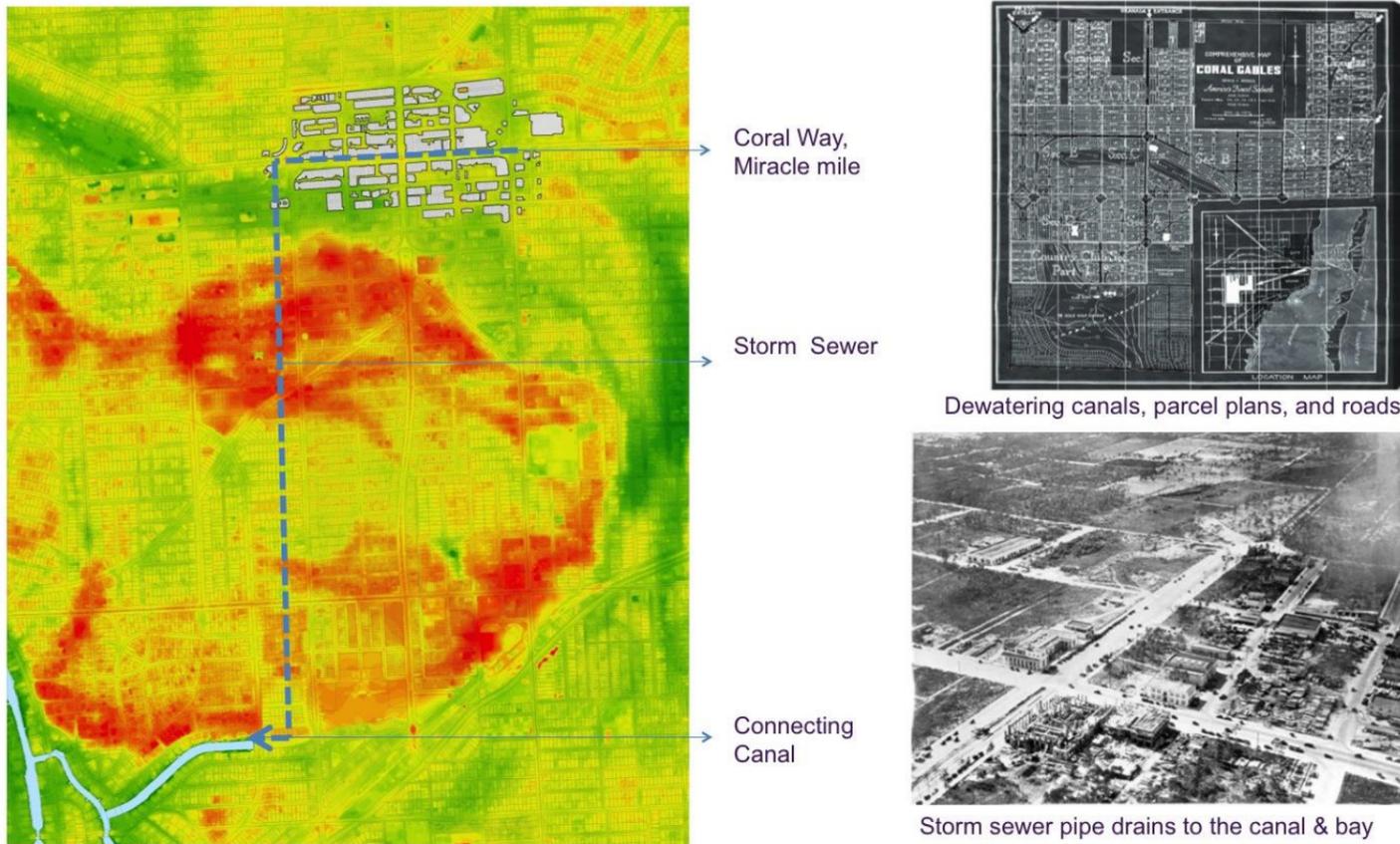
19th Century: Productive Landscape



COOPER ROBERTSON

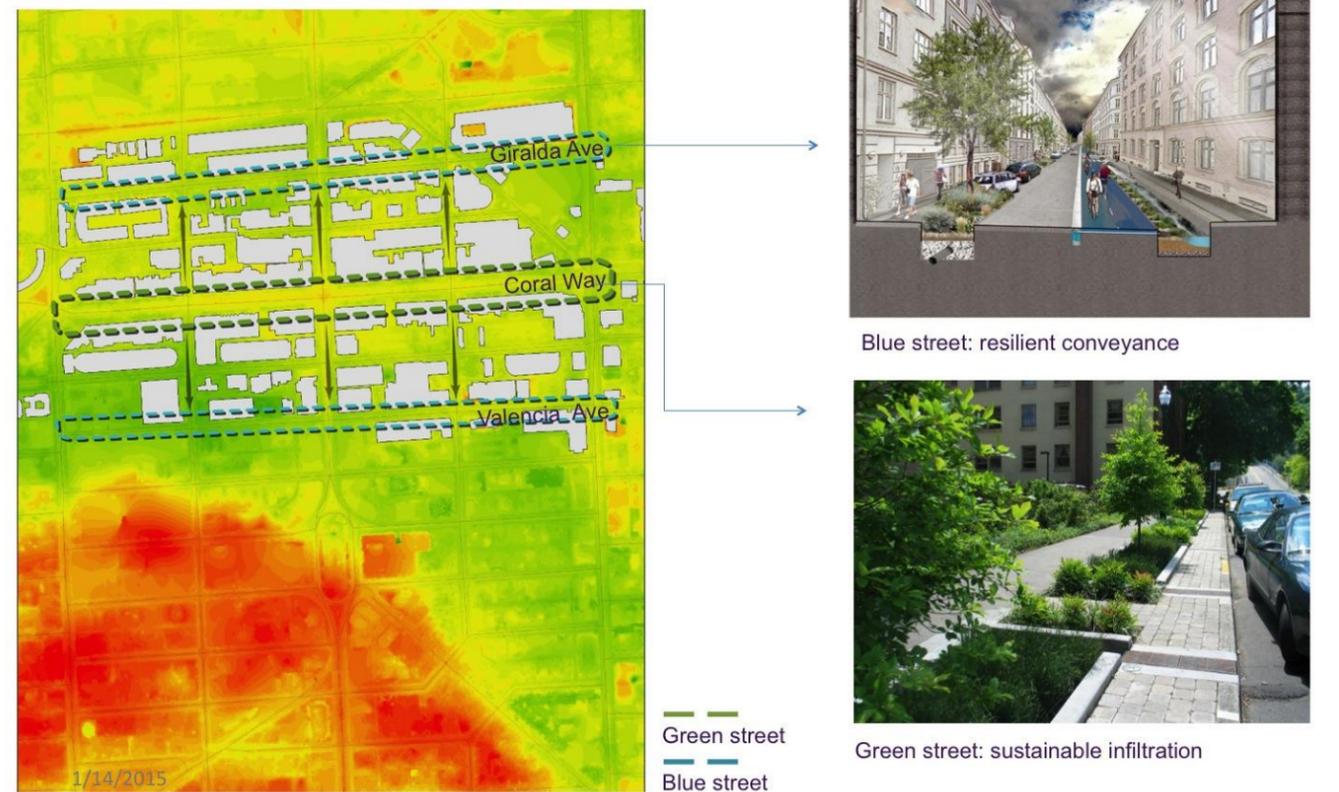
Coral Gables Miracle Mile & Giralda Avenue Streetscape Design

20th Century: Speculative Landscape



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21st Century: Infrastructure Landscape



Coral Gables Miracle Mile & Giralda Avenue Streetscape Design

History - Coral Gables

History- Coral Gables



History- Coral Gables

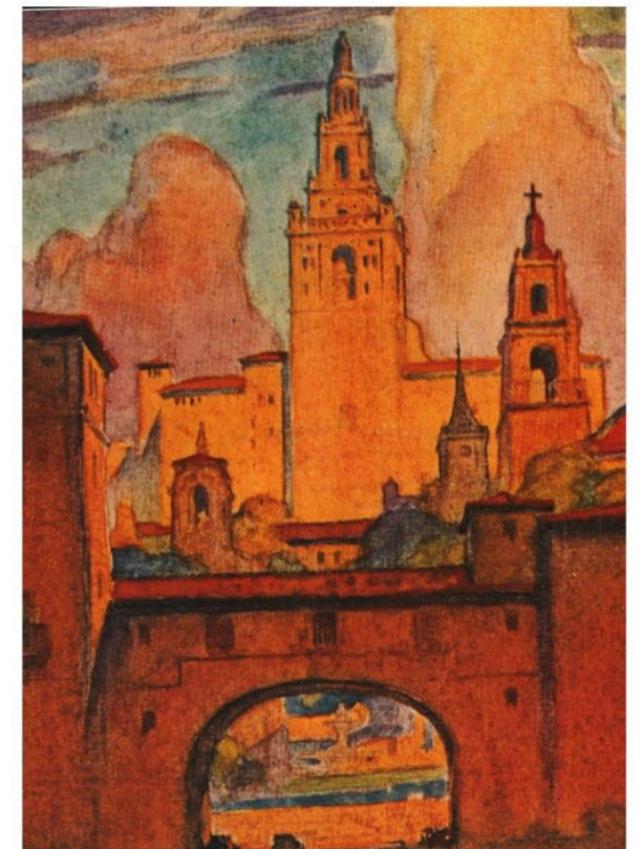


History- Miracle Mile & Giralda Avenue



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History- Miracle Mile & Giralda Avenue



Coral Gables Miracle Mile & Giralda Avenue Streetscape Design

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Regional Competition

Regional Competition – Retail Types

Retail Street



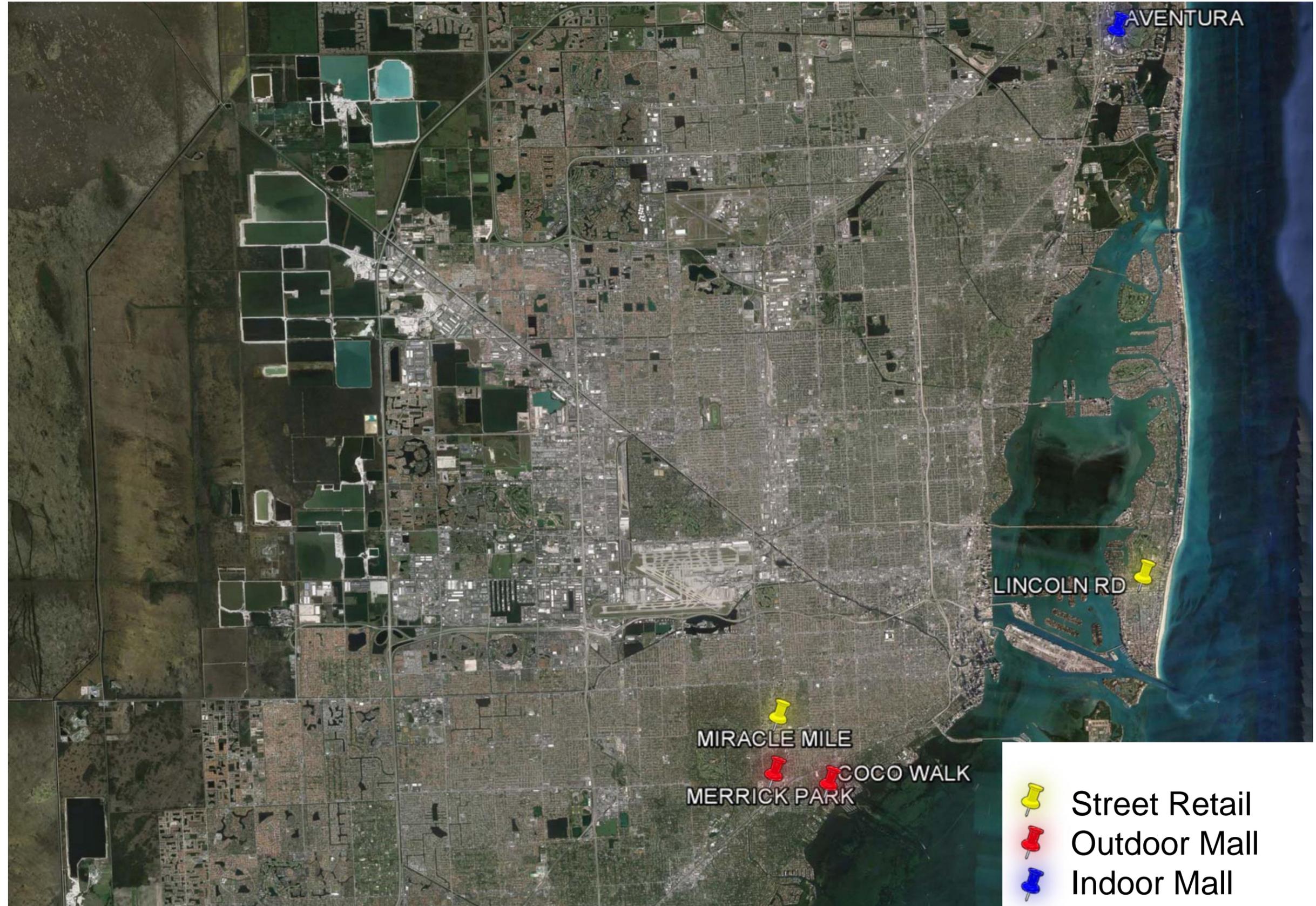
Outdoor Mall



Indoor Mall



Regional Competition – Key Map



Regional Competition – Case Studies

Regional Competition– Lincoln Road

- Retail street
- Pedestrian only
- Variety of environment
- Hard-scape and soft-scape integration
- Program planning
- Day-time and night-time activities



Miracle Mile
0.51 mile



Lincoln Road
0.57 mile

Coral Gables Miracle Mile & Giralda Avenue Streetscape Design



Regional Competition– Village of Merrick Park

- Outdoor Mall
- Pedestrian only (adjacent garage/street parking)
- Multiple levels
- Anchors
- Hard-scape and soft-scape integration
- Green spaces
- Program planning



Miracle Mile
700,000+ sf



Merrick Park
706,000 sf

Coral Gables Miracle Mile & Giralda Avenue Streetscape Design



Regional Competition– Coco Walk

- Outdoor Mall
- Pedestrian only (adjacent garage/street parking)
- Multiple levels
- Anchor
- Intimacy
- Hard-scape and soft-scape integration
- Program planning

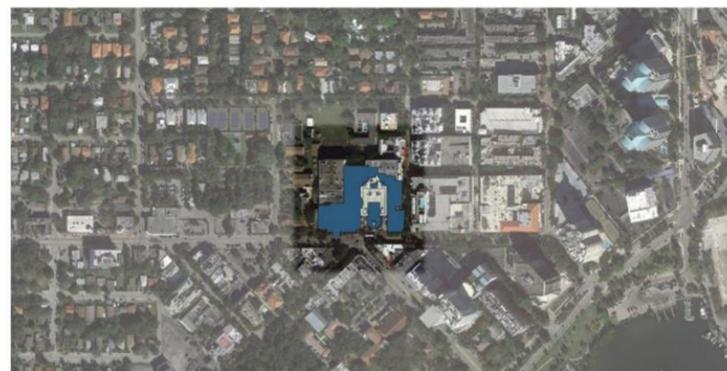


Miracle Mile
700,000+ sf



Coco Walk
200,000 sf

Coral Gables Miracle Mile & Giralda Avenue Streetscape Design

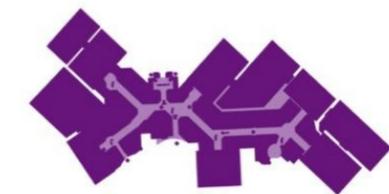


Regional Competition– Aventura Mall

- Indoor Mall
- Pedestrian only (adjacent garage/street parking)
- Multiple levels
- Anchors
- Program planning



Miracle Mile
700,000+ sf



Aventura
2,700,000 sf

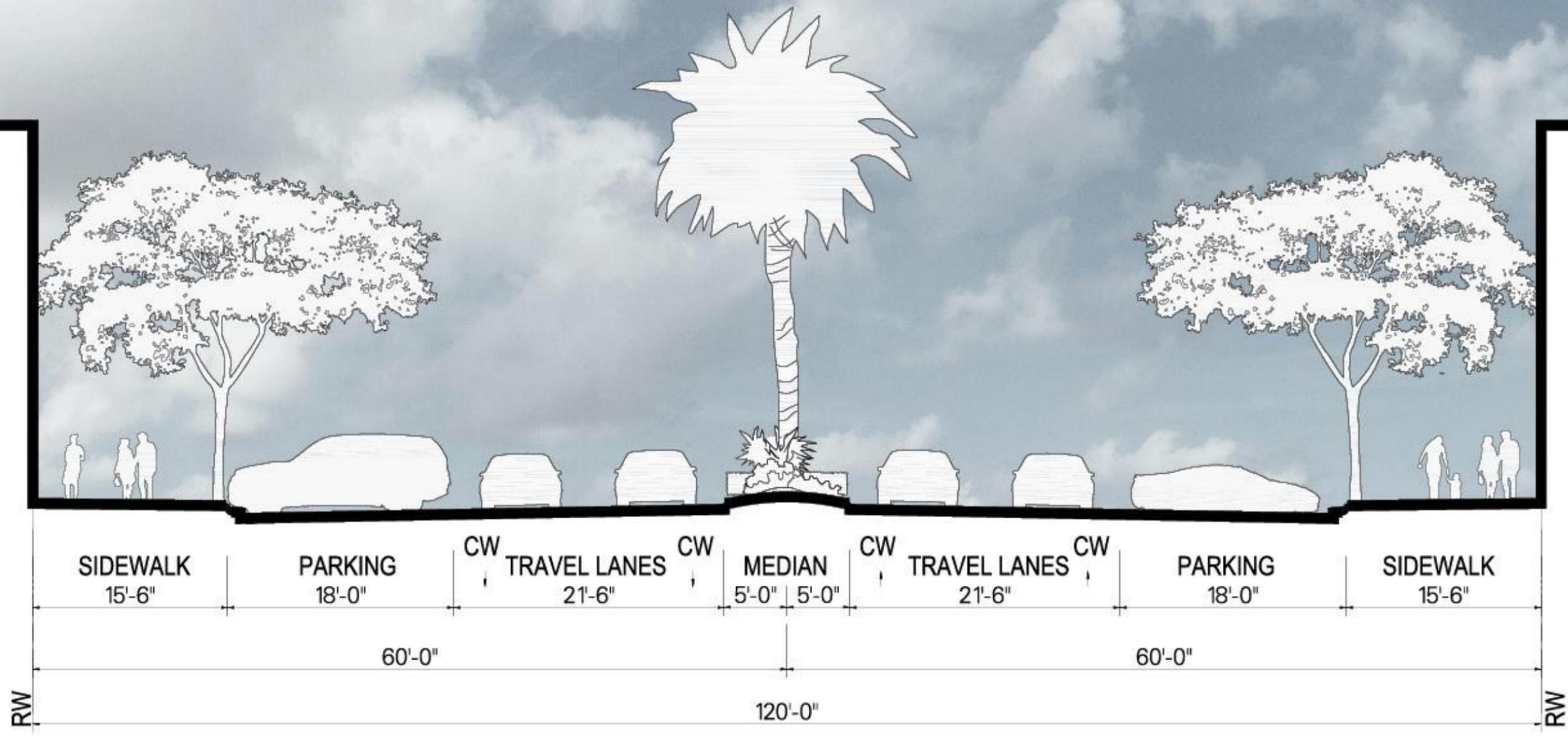
Coral Gables Miracle Mile & Giralda Avenue Streetscape Design



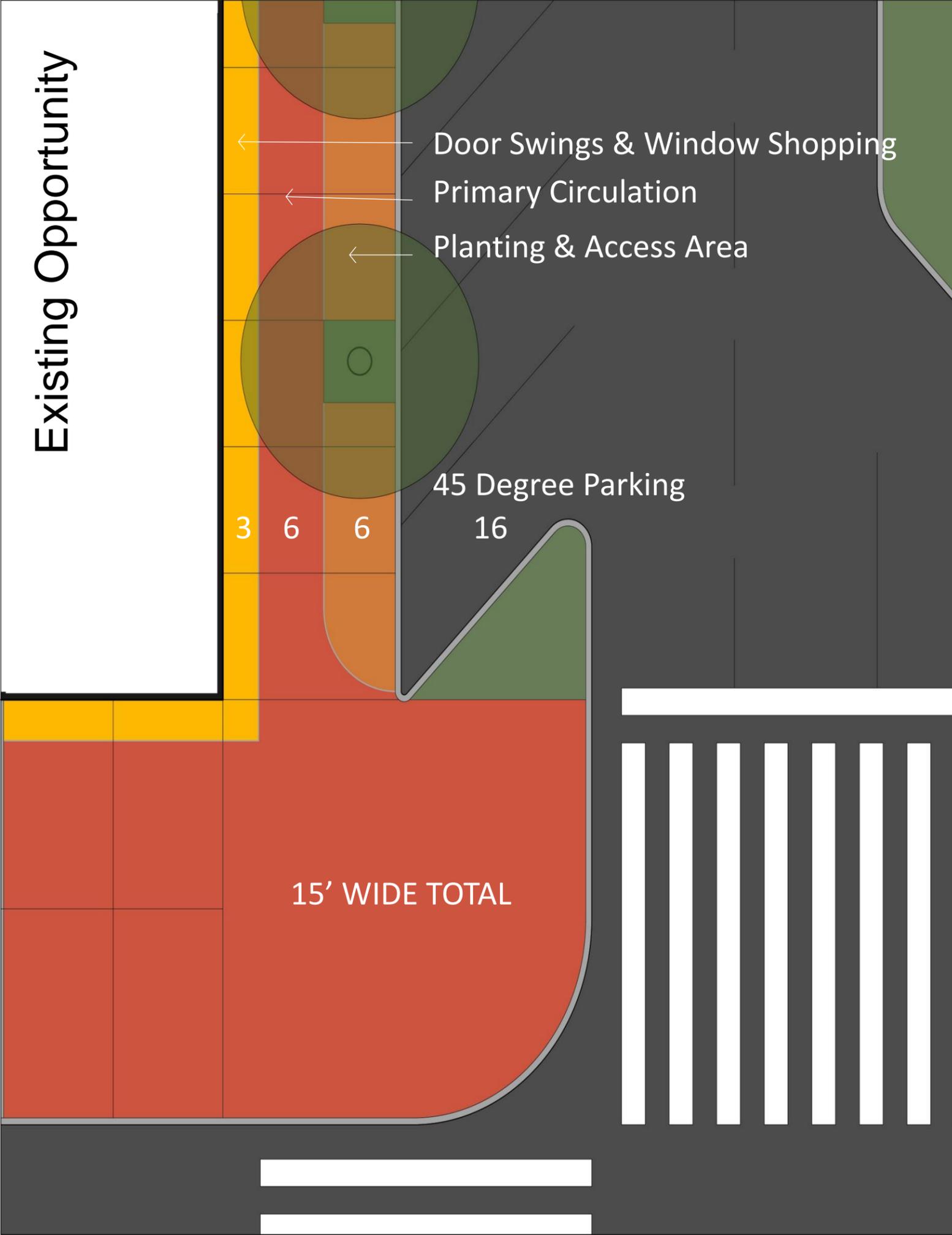
3

Street Sections

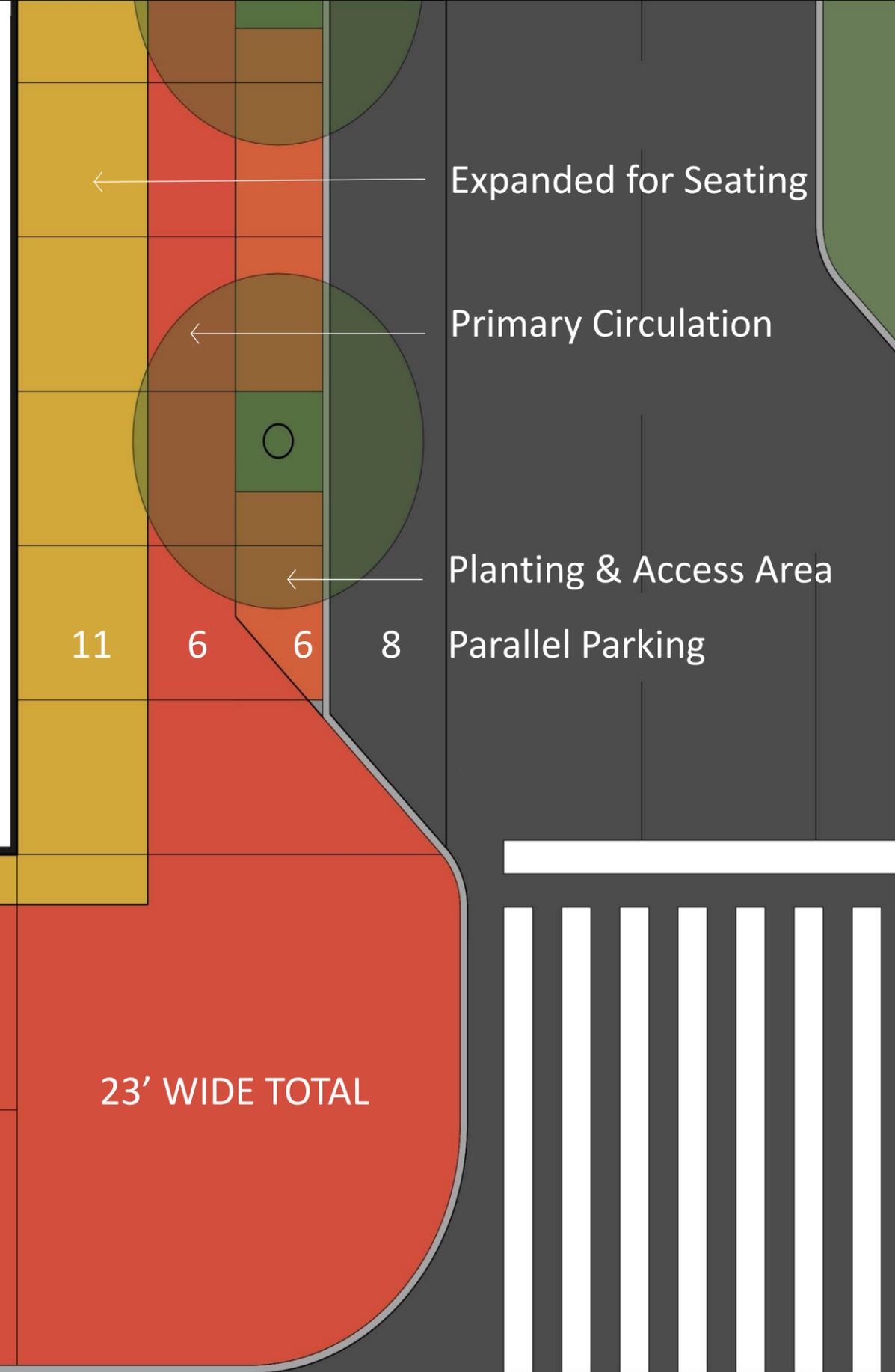
Existing Section-



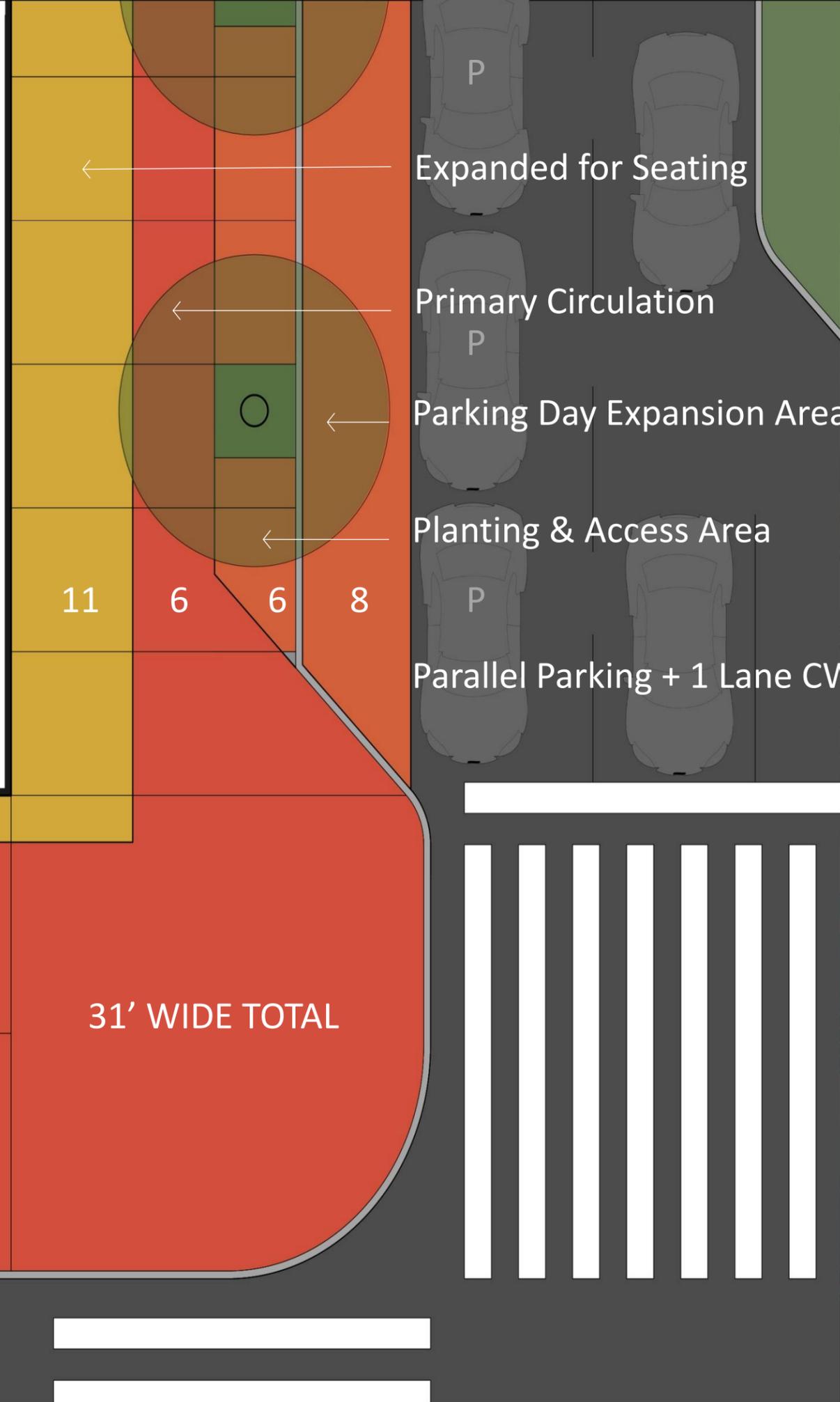
Existing Opportunity



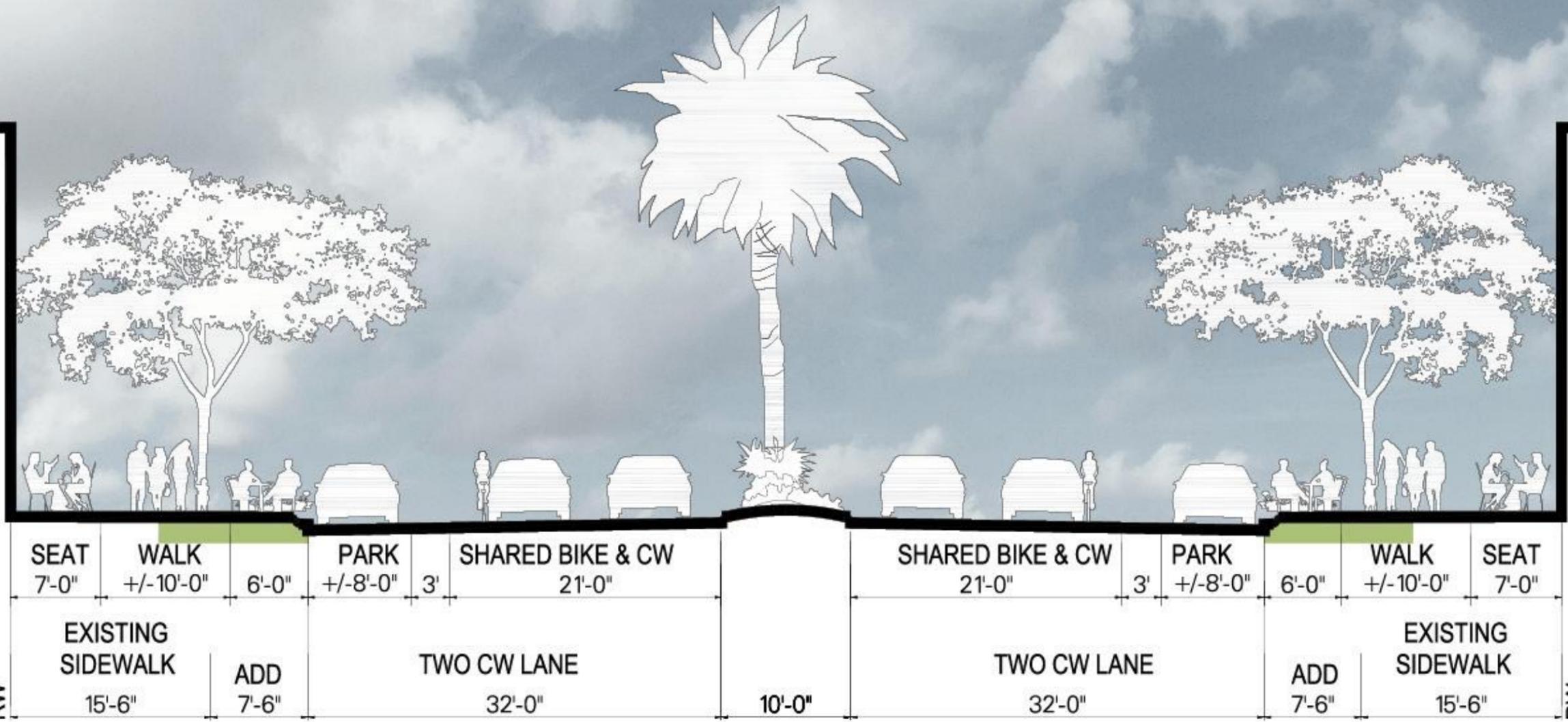
Angle Parking to Parallel Conversion



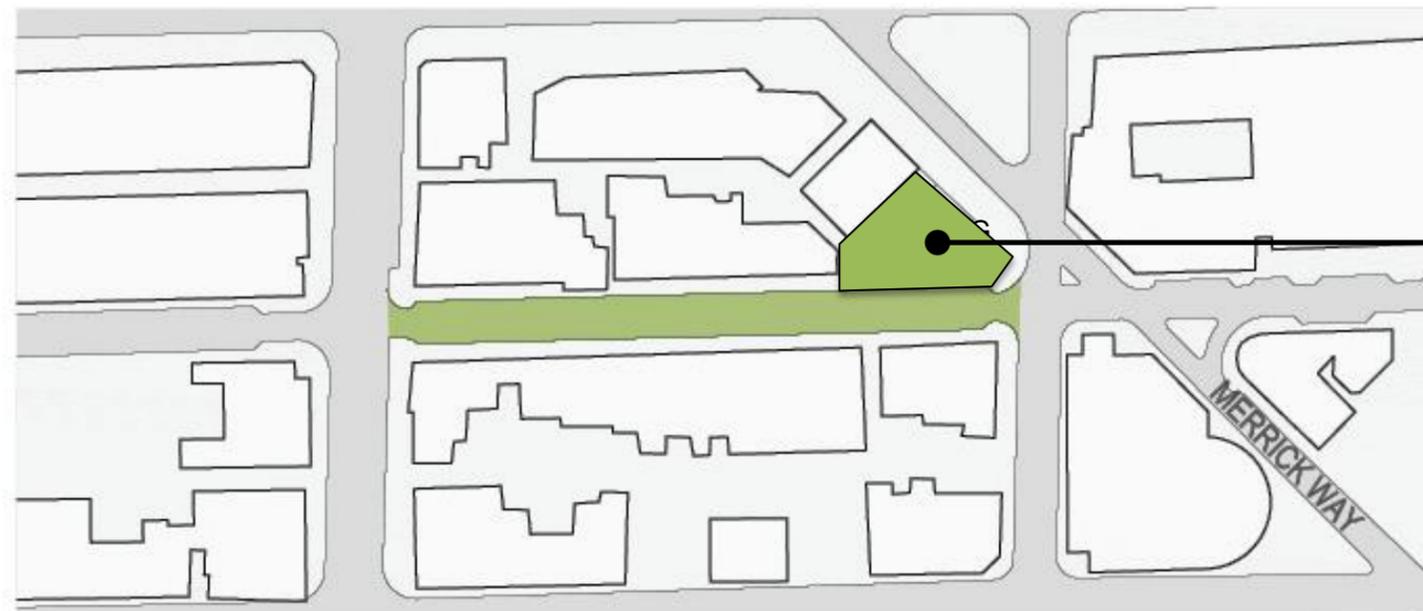
Parking Day/Special Events Expansion



Two Lane Carriage Way - Shared Bike/Car Lane

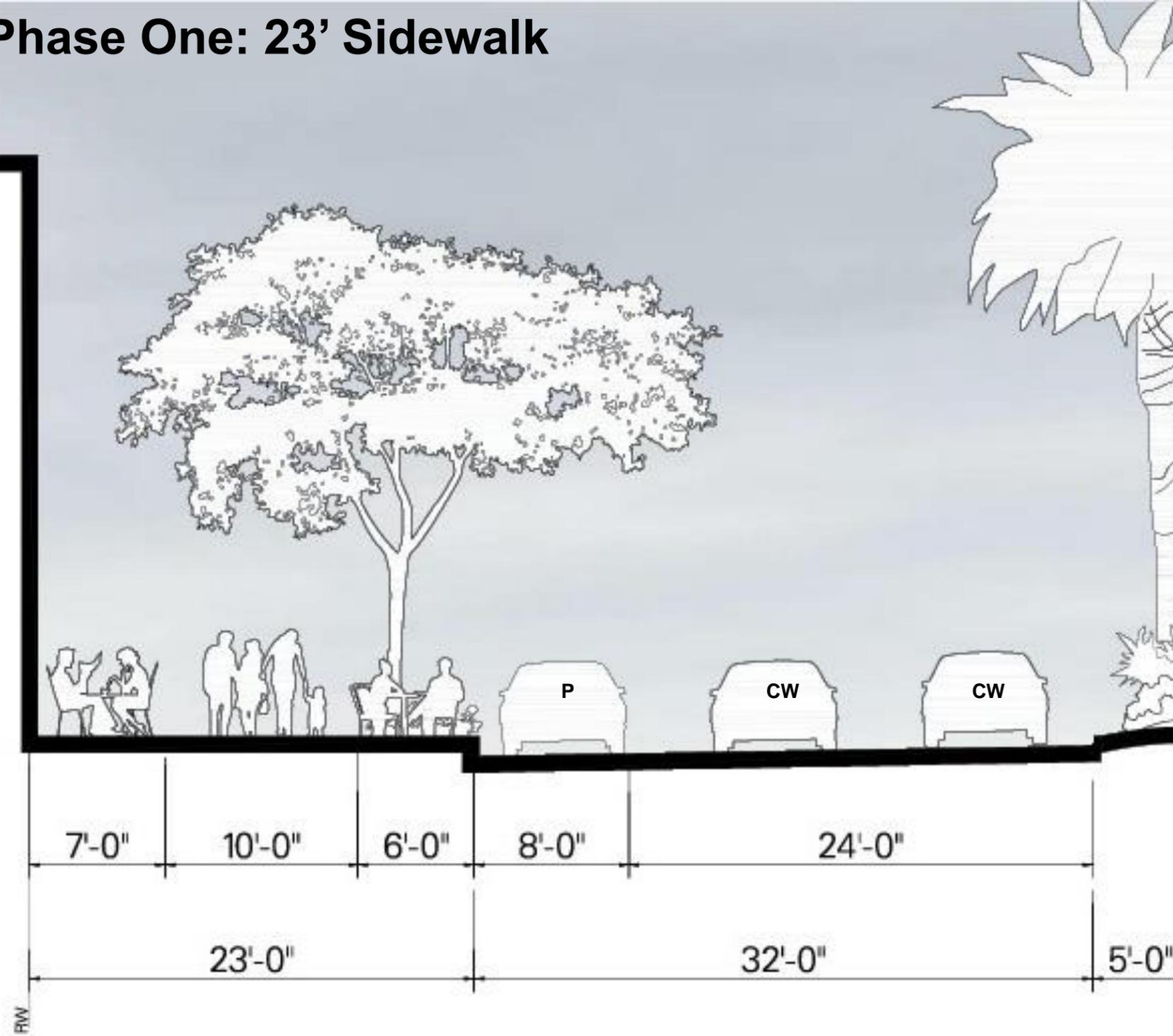


Giralda Ave Design Scope - Street Closure



LOT 22

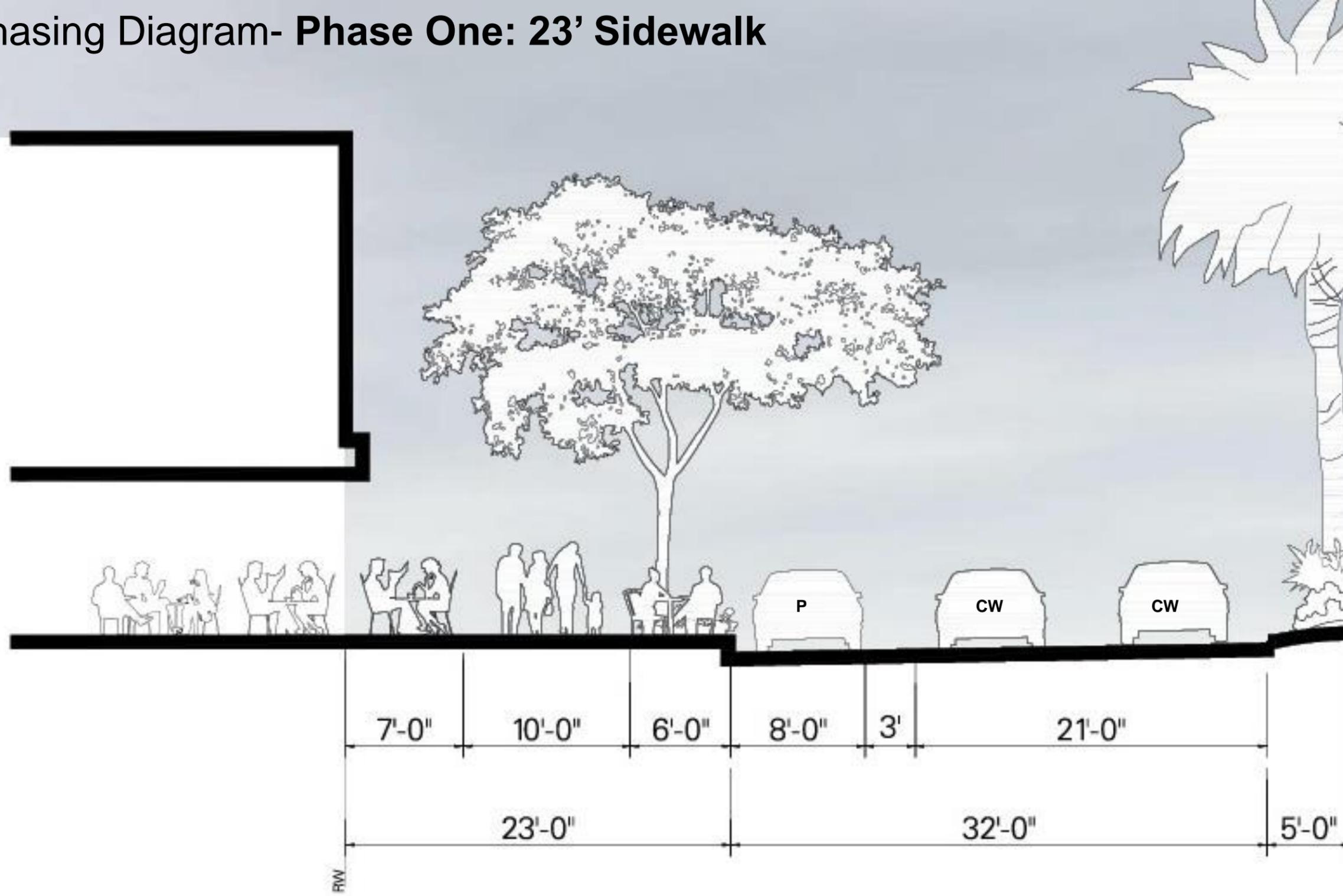
Phasing Diagram- Phase One: 23' Sidewalk



4

Café Seating Study

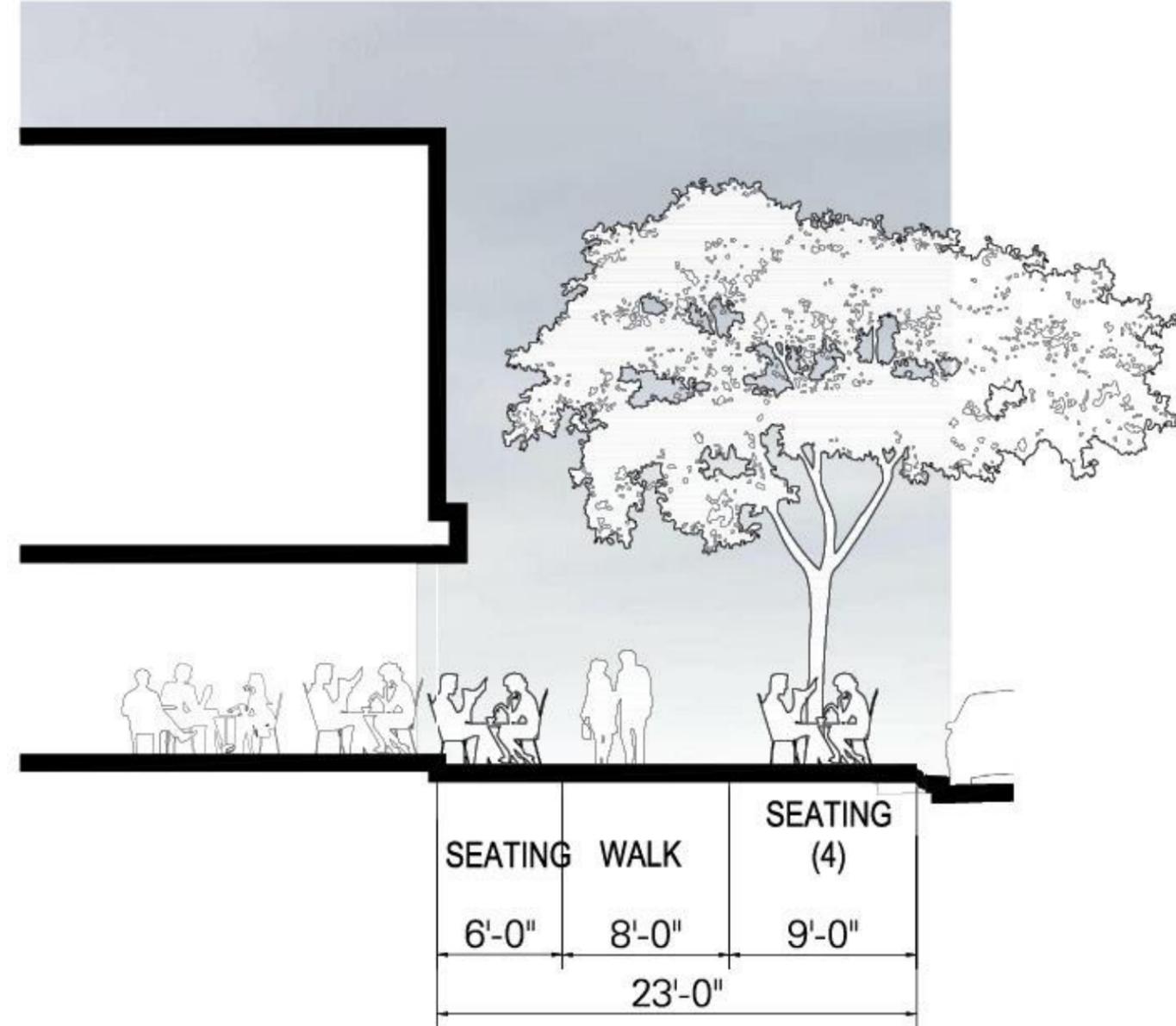
Phasing Diagram- Phase One: 23' Sidewalk



Restaurant Seating Typology– Double Loaded - 1



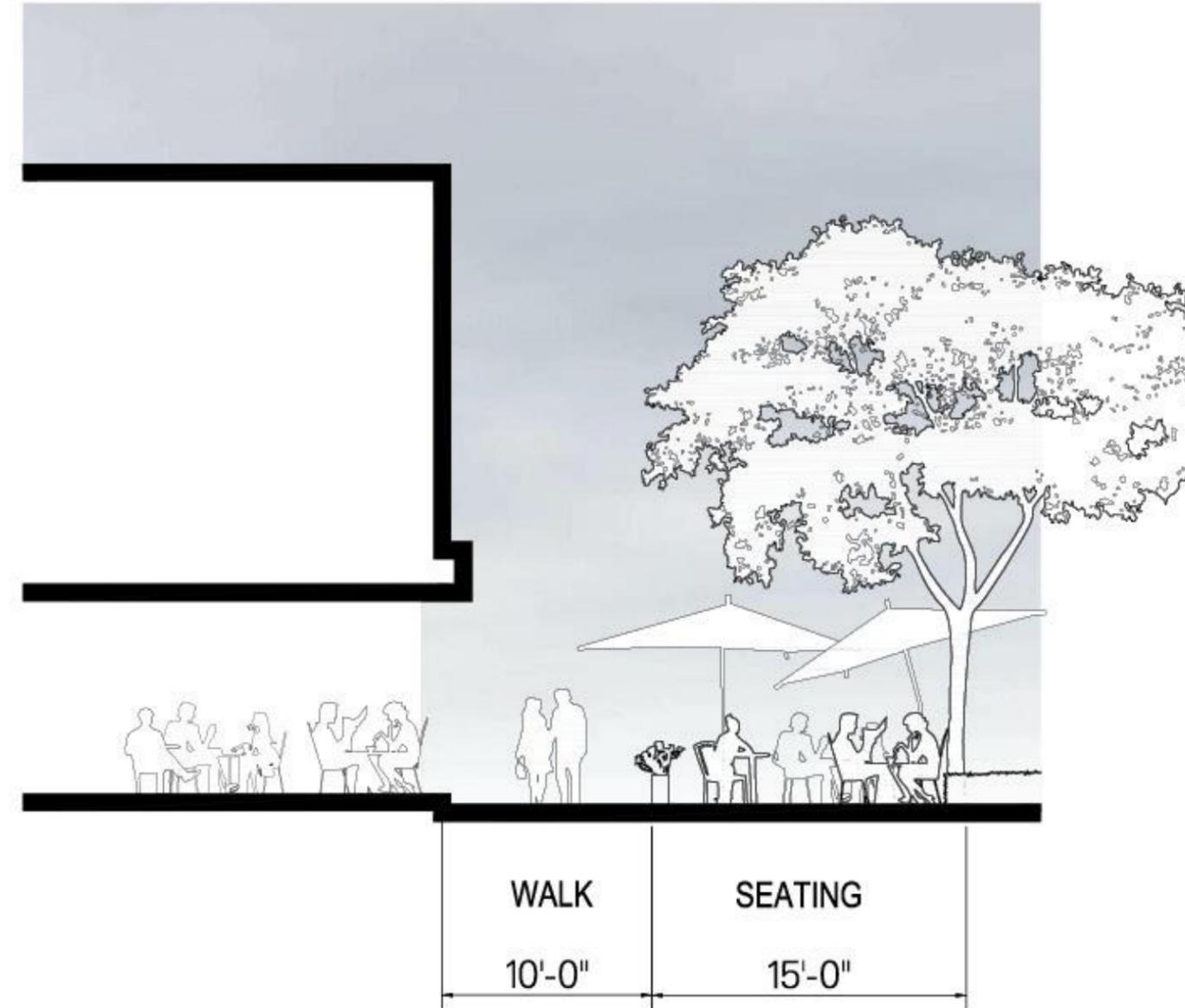
Miracle Mile, Miami



Restaurant Seating Typology– Single Loaded – With Walking Lane as Buffer



Lincoln Road



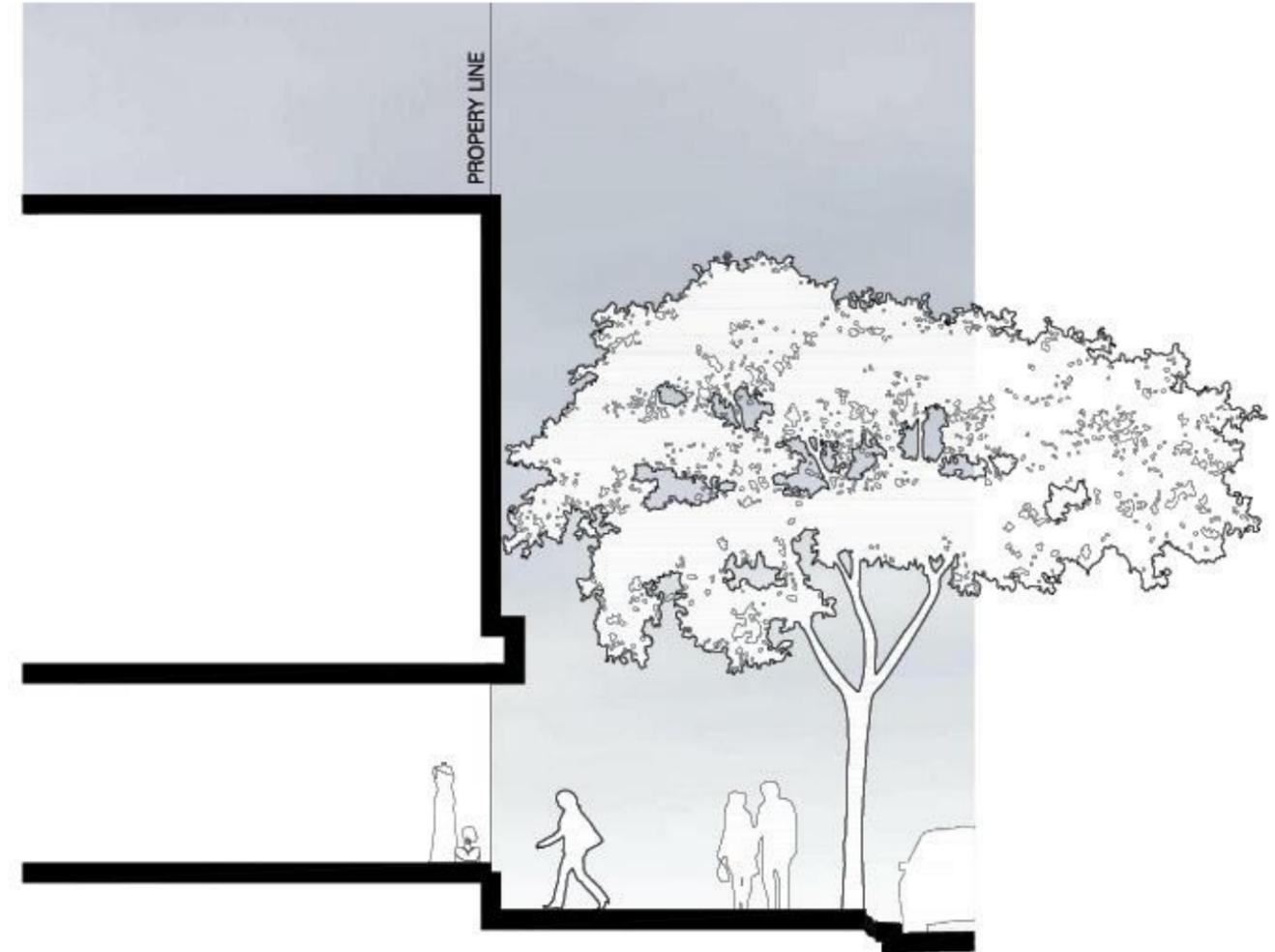
5

Retail Façade Study

Retail Typology– Shop Window Display



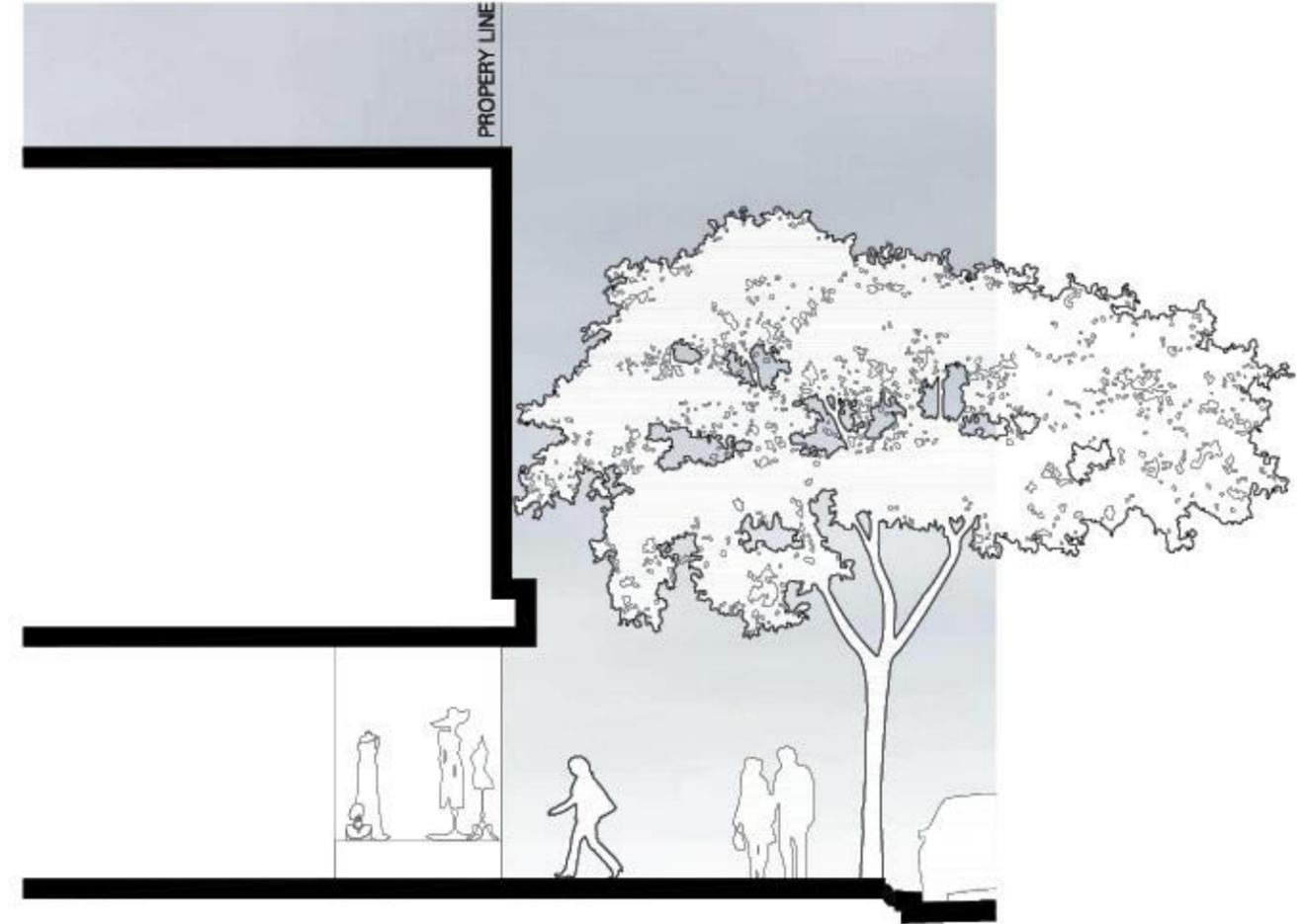
Miracle Mile



Retail Typology– Door Recessed



Miracle Mile



6

Design Toolkit

Design Strategy– Toolkit

SET
BACK

DOOR
SWING

WALK

Ⓟ ANGLED

Ⓟ PARALLEL

BIKE

TROLLEY

CW

MEDIAN

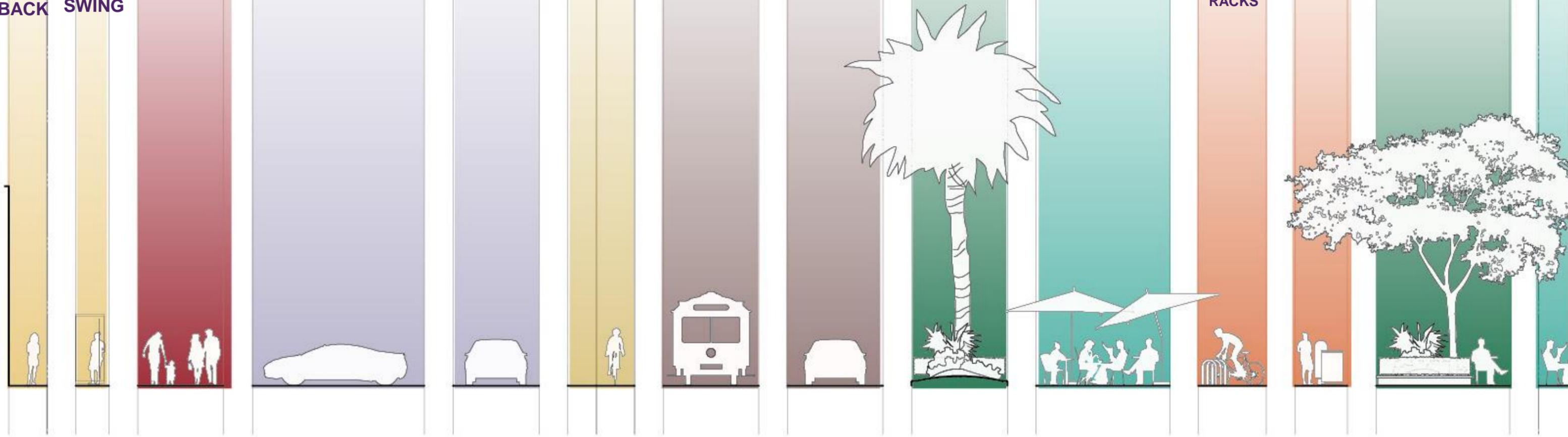
SEATING

BIKE
RACKS

SERVICE

SOFT SCAPE

SEATING



Design Strategy— Miracle Mile Existing Street Section



Design Strategy— Giralda Ave. Existing Street Section



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Streetscape Elements

Streetscape Elements: **Curb**

Existing Conditions Assessment

Concrete curbs and curb cuts perform to stop angled parking tires before cars roll up onto the tile/planted area of the sidewalk. They are unremarkable, match those in the median, and blend into the walk/crosswalk areas at intersections. In many locations water is not sufficiently drained from their edge to subsurface systems. (Other?)

Opportunity for Design

Curb detail and material can play a role in the character and quality of place. Specialized curb design that is integrated with traffic control measures as well as surface drainage systems will be explored. In some cases a curb is not necessary and other elements in the public realm, coupled with proper surface drainage can perform the functions of traditional curbs without the abrupt change in grade. (Other?)

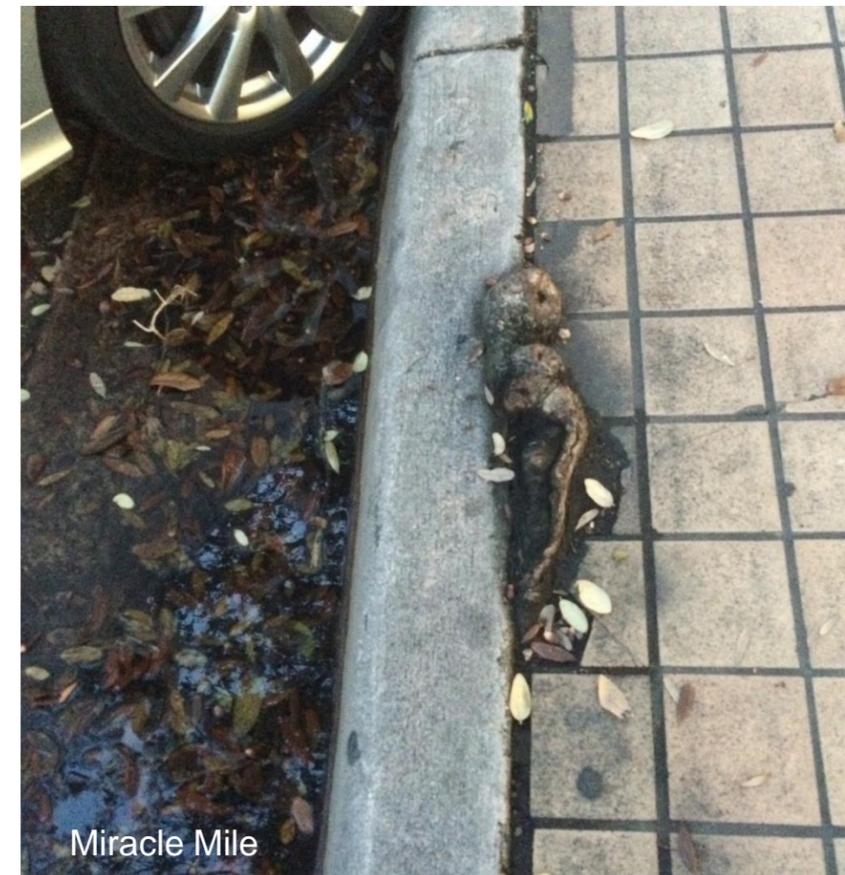
Precedents

MATERIALITY:

Travertine curbs in Rome, Italy for example, help tie the public realm design to the local material and to many of the city's most prominent buildings.

(Other?)

PERFORMANCE:



Streetscape Elements: **Pavement Material**

Existing Conditions Assessment

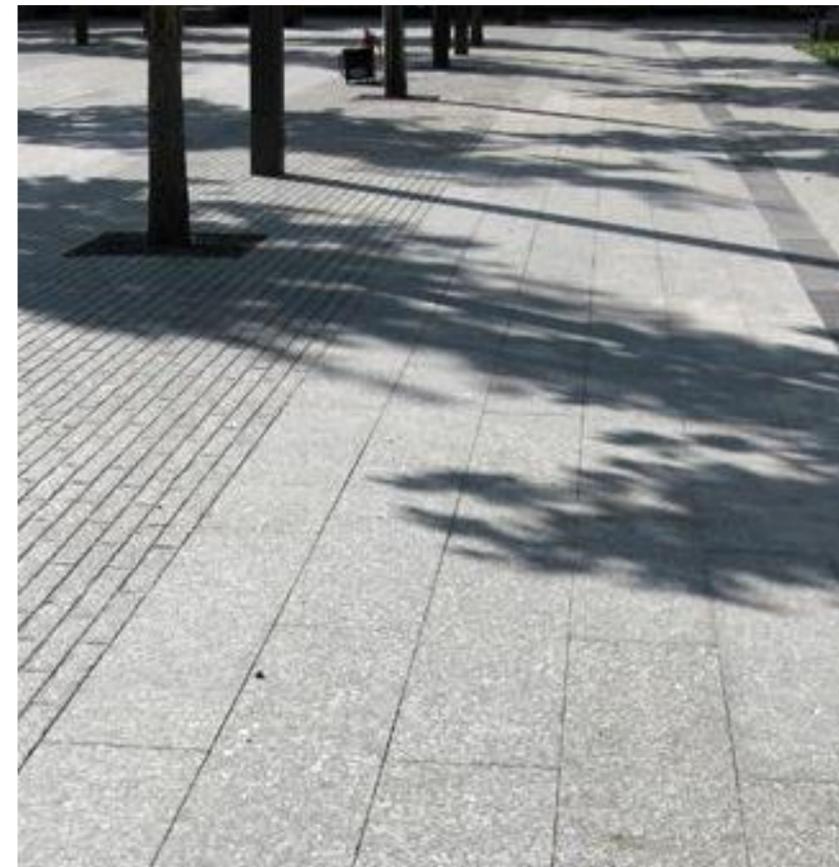
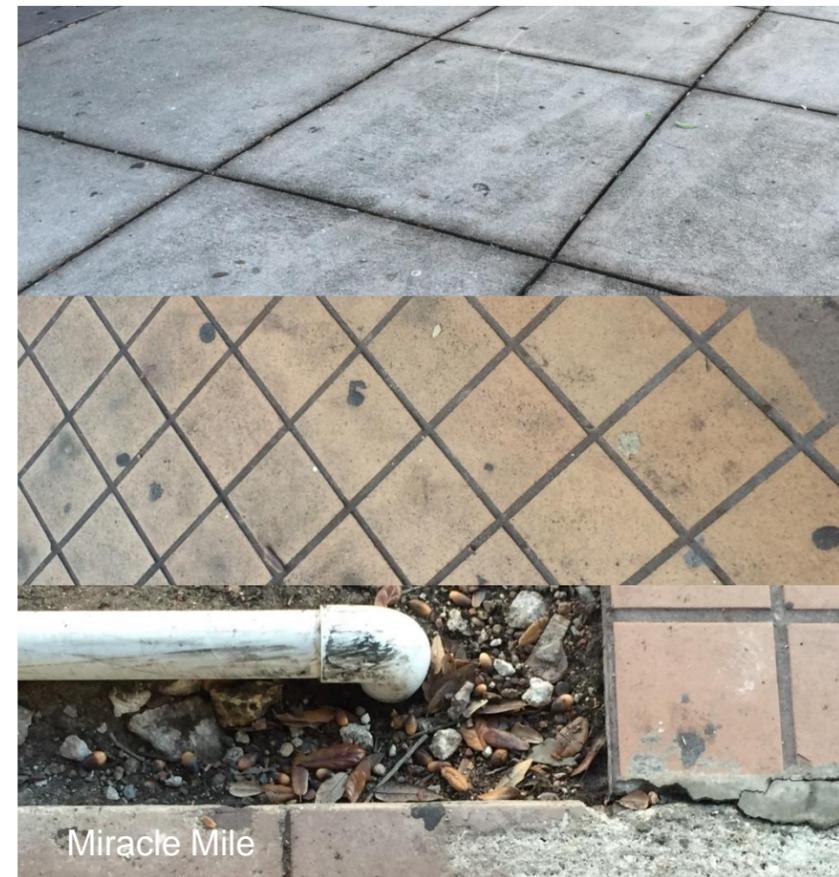
Diversity of finishes (stone, concrete, tiles, earth) that not necessarily show an organic natural coexistence among each other. The absence of material coherence eventually develops into physical consequences: cracks at joints, differences of levels. The transition between materials is unremarkable in some cases abrupt. (Other?)

Opportunity for Design

Finishes and changes of materials can play a role in the character and quality of place, specially where the goal is to achieve a pedestrian friendly environment with multiple blend of activities with a smooth transition from one physical and mental state to the other, without literally “tripping over a joint”. Other functional street elements can be integrated within these surfaces and help design and transcend in a more organic way. (Other?)

Precedents

MATERIALITY:
(Other?)
PERFORMANCE:
(Other?)



Streetscape Elements: **Pavement Material**

Existing Conditions Assessment

Diversity of finishes that not necessarily show an planned coexistence between public and private property. The transition between materials is unremarkable in some cases abrupt. (Other?)

Opportunity for Design

A chance to coordinate and unify material dialogue between public and private domain. (Other?)

Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: Storm Water Management

Existing Conditions Assessment

The storm water and sewer system and management in place seem to be insufficient for the correct performance of the street, sidewalk, walks, crosswalk, intersections and places in between. In many locations water is not drained from their edge to subsurface systems. (Other?)

Opportunity for Design

Surface drainage systems will be analyzed and explored but mostly integrated within the design itself. The transition aims to be smooth and the introduction of new elements in the concept could help evacuate the inconvenient “puddles”. (Other?)

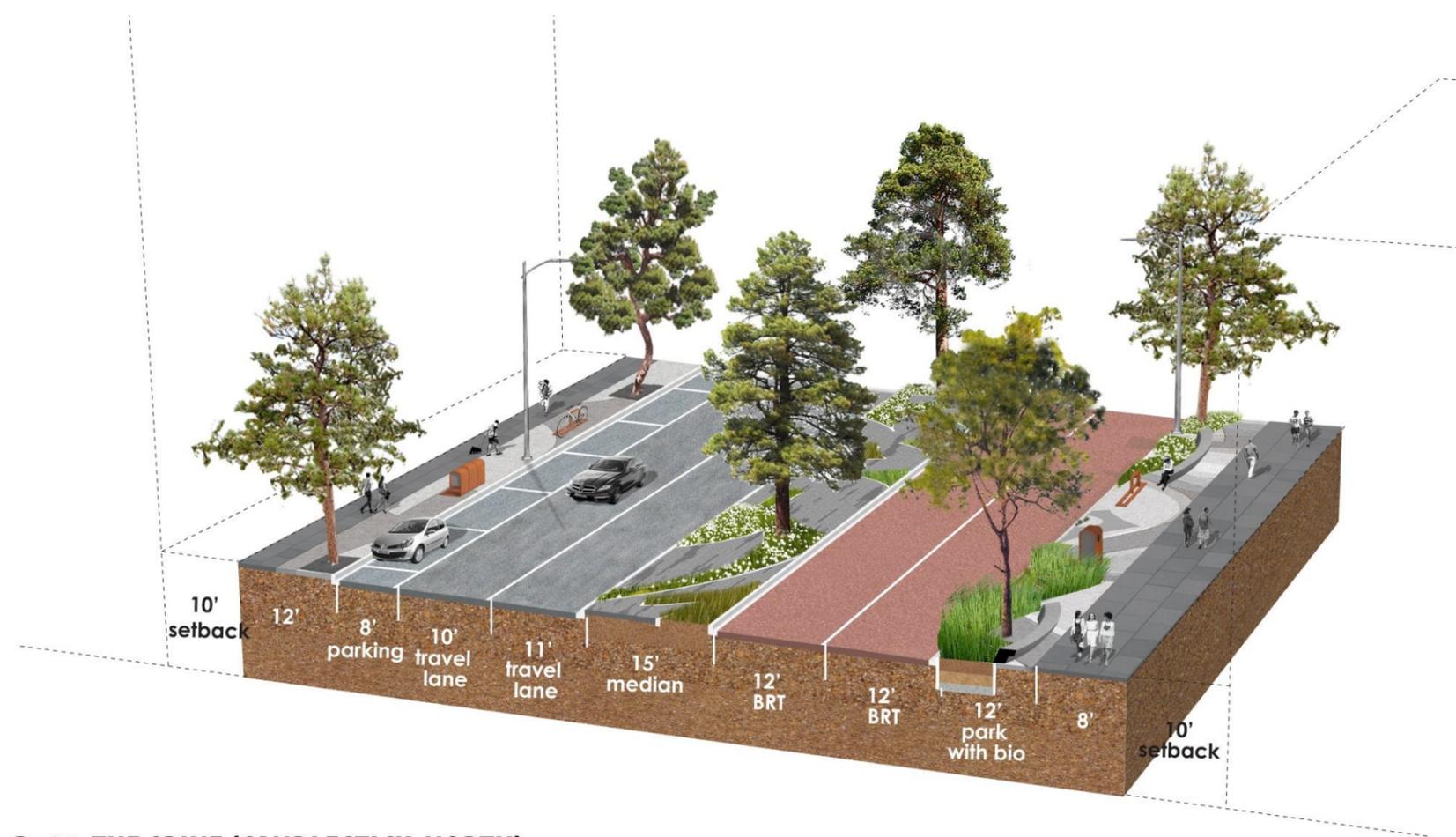
Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



B-05 THE SPINE (CANDLESTICK NORTH)



Streetscape Elements: **Street Lighting**

Existing Conditions Assessment

Street dated light poles are the one public source on the streetscape. A couple of different designs coexist in the short span of the strip, without identity other than a standard basic functional concept. (Other?)

Opportunity for Design

A chance to revisit and identify a more culturally grounded design but also an opportunity for progressive and sustainable integrated ideas. (Other?)

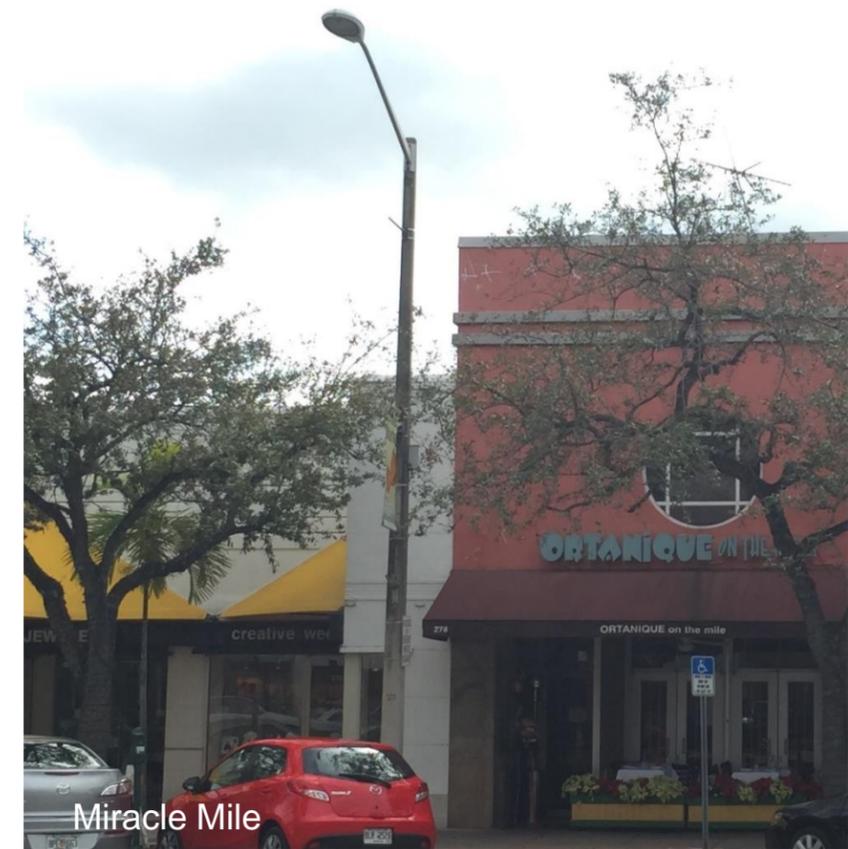
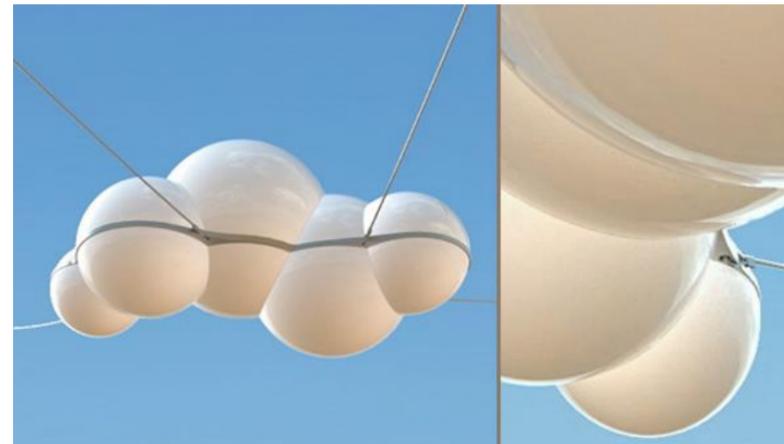
Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: Walk Lighting

Existing Conditions Assessment

Other than privately owned fixtures, and the exception of a few non vandalized leftover up-light in a few tree pits, sidewalks do not present an existent lighting design for the pedestrian scale. (Other?)

Opportunity for Design

A chance to explore and introduce new lighting ideas and integrate them with other street elements; furniture, curb, landscape, services. Lighting is a good way to bring the place to a more sustainable level. (Other?)

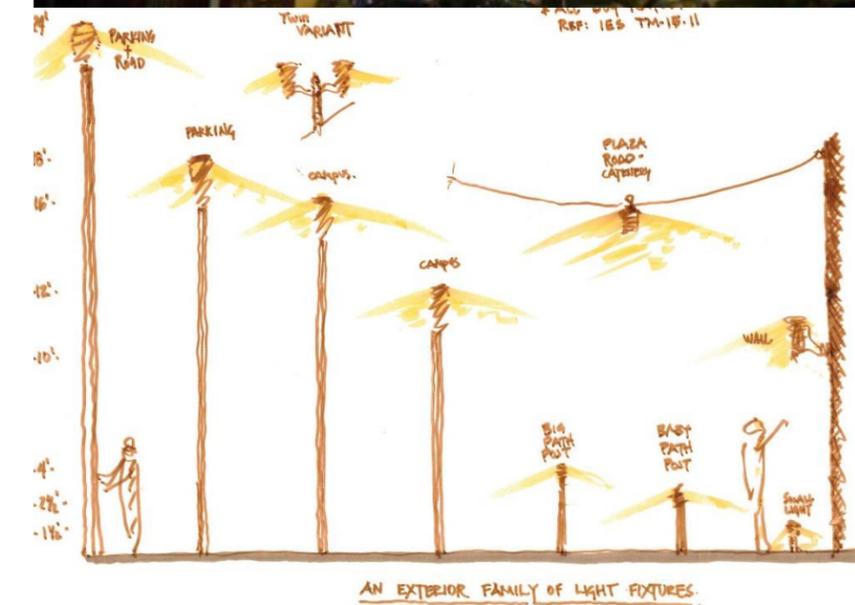
Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: **Street Furniture**

Existing Conditions Assessment

The existing fixed furniture performs well on the strip and it is fully utilized. Wooden benches exposed to the climate the way they are, and to the particular type of ever changing weather that South FL presents, result damaged and aged faster than anticipated.

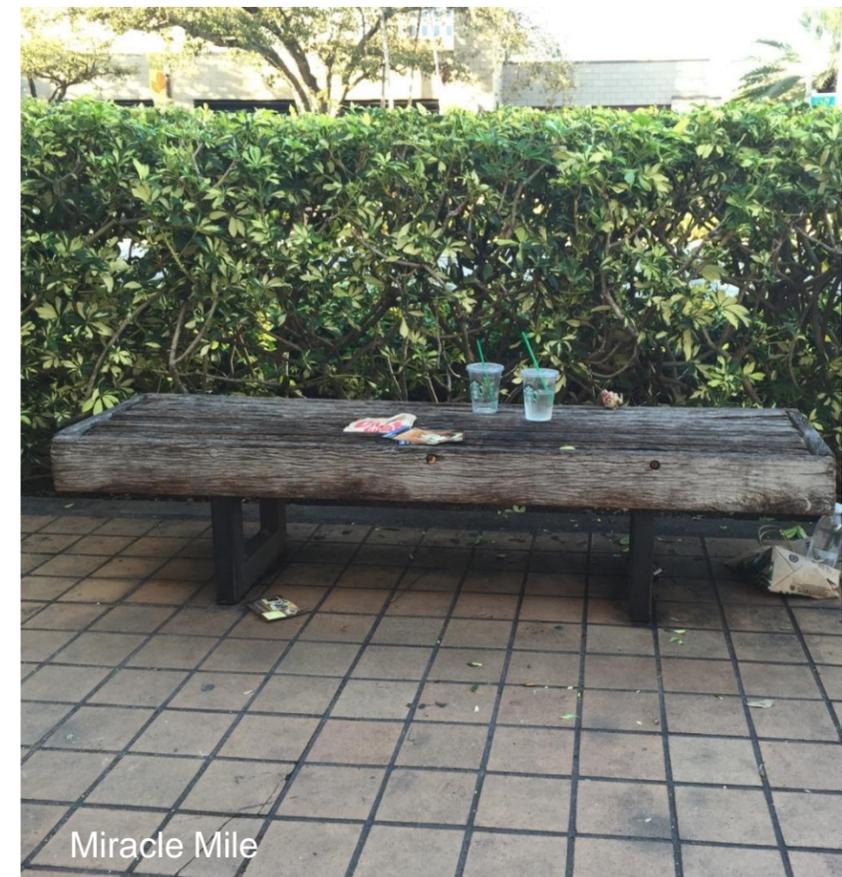
Opportunity for Design

The necessary number of seating facilities for the expected growing visiting population at the strip will be provided.
A chance to introduce furniture of the right material for the right climate.

Precedents

MATERIALITY:

PERFORMANCE:



Streetscape Elements: Trash Bins

Existing Conditions Assessment

Fully utilize street trash bins coexist in the short extent of the strip. There is no functional (recycling) difference among them other than the very distinctive design from one to the next one; including a few privately provided.

Opportunity for Design

A chance to revisit and identify a more uniform and perhaps culturally oriented design but also an opportunity to introduce a variety of public recycling bin options.

Precedents

MATERIALITY:

PERFORMANCE:



Streetscape Elements: **Bike Racks**

Existing Conditions Assessment

Bike racks are inexistent on the street scape, with the exception of the three only ones that could be identified on the “Mile”, two of with live hidden under hedges. These racks show no design other than the basic one required for its proper functionality. The demand of needed racks is imminent since the bicycle seems to be a popular way of transportation that ends up locked to street signs, parking meters and other public and private streetscape elements. (Other?)

Opportunity for Design

A clearly more sustainable society requires more and conveniently located places to park and secure their two wheeled vehicle. A new opportunity to introduce, integrate or expose new innovating ideas to a growing old healthy custom. (Other?)

Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: Parking Meters

Existing Conditions Assessment

There are currently about 240 pay parking spots on the “Mile”, and every single one of them has a single space parking meter right in front. All of them operate with change, in addition they show a sticker providing the phone number where one can call and charge a credit card, and last, a smart phone app facilitates the option of paying on line. (Other?)

Opportunity for Design

Clearly single space parking meters have been obsolete for years now, specially the only change operating ones. The city has a master plan in motion of replacing them with multi space parking meters, and is aware that eventually every street parking fee will be charge on line through smart phone. (Other?)

Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: Wayfinding to Parking

Existing Conditions Assessment

- Existing directional sign locations are well placed and direct to all public garages and surface lots
- While there is good continuity in the design from one sign type to the next, they could be made bolder to increase visibility
- The design of the “P” is not instantly recognizable as meaning “Parking”
- There is some inconsistency to the type of information at the arrival moment

Opportunity for Design

Elements such as parking space availability displays, garage or lot name, or even simply the use of the word "public" can highlight the availability of nearby parking.

Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: **Street Signage**

Existing Conditions Assessment

The “Miracle Mile” is one of the few places where Street Names Signs do have an identity. Other than the popular Coral Gables’ typology of the street name on a rock in suburban areas, the city responds to a more standard reflective green kind of signage

- The Miracle Mile currently has a street name sign style that is different from the rest of Coral Gables
- Directional signs for pedestrians to / from parking garages through the paseos is not clear or consistent. Several indicate “to Miracle Mile” from the Coral Way side of the paseo.
- The paseos themselves are not inviting to pedestrians, undermining the proximity of parking to the shops and Restaurants

Opportunity for Design

A chance to affirm the clear in place identity of a distinctive city beautiful and a more current and yet recognizable urban style. Elements such as parking space availability displays, garage or lot name, or even simply the use of the word "public" can highlight the availability of nearby parking.

Finding opportunities to integrate typical regulatory and street signage into the streetscape vocabulary is a chance to affirm a clear sense of place and establish the identity of Miracle Mile.

Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: Fire Hydrant

Existing Conditions Assessment

A classic fire hydrant design shows in a few corners on the strip as well as a more modern free standing or wall mounted standardized by code version of it on new constructions. (Other?)

Opportunity for Design

A chance to treat the rare classic looking fire hydrants as unique pieces. (Other?)

Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Miracle Mile



Streetscape Elements: **Street Ads and Billboards**

Existing Conditions Assessment

One single free standing billboard lives lone some on the North side of the “Mile”, a dated but charismatic one with a very distinctive function as well as a very distinctive design that claims its place in time.

- Existing free standing poster kiosks are Inconsistent
- Banners are currently used for event promotion

Opportunity for Design

An classic idea to be revisited specially for an environment that urges to identify itself as a pedestrian friendly place. Create flexible signage that allows for typical retailer advertising while also providing information to emphasize that the Miracle Mile is a vibrant destination with much to offer. Consider digital signage or a wayfinding mobile app for maximum flexibility.

Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Miracle Mile



Mobile apps can support signage



Streetscape Elements: **Tree grates**

Existing Conditions Assessment

Trees have a big presence on the strip but not single one of them presents a tree grate solution that would control systematically not only the growth of unattended roots but also keep organized and in on place other utilities that currently show exposed on the very sidewalk creating a threat and a liability for everyone that visits the place. (Other?)

Opportunity for Design

Integrated designed tree grates will not only organize the place in a smarter and safer manner but it is also a chance to introduce design ideas that would give more and strengthen the character that the “Mile” already has. (Other?)

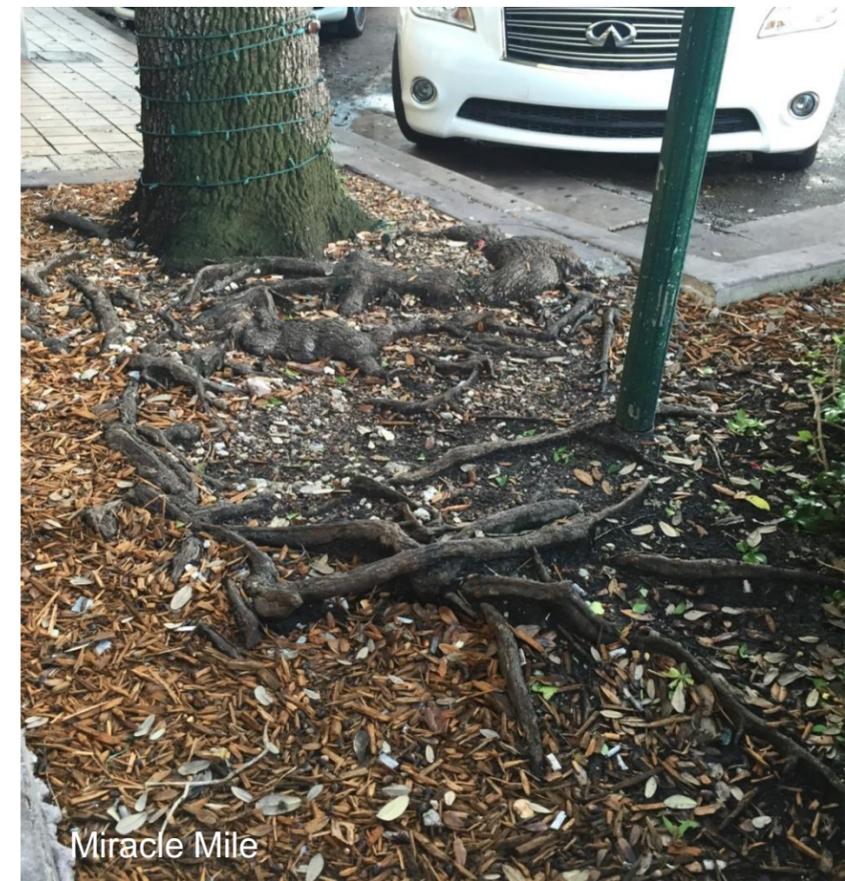
Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: **Planters**

Existing Conditions Assessment

Other than the planting areas within the median, the intersection and mid crosswalk zones, there are no physical planter other than a few privately owned pots along the strip. (Other?)

Opportunity for Design

A given chance to integrated furniture design as well as other streetscape elements in a thoughtful way. (Other?)

Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: **Utility Boxes**

Existing Conditions Assessment

Utility boxes, pipes, conduits and others are exposed through out the street scape creating a clear eyesore and in some cases a hazard. (Other?)

Opportunity for Design

Integrating the design in general of street and landscape, furniture, utilities and all elements in the place a place for these items will be found. (Other?)

Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: **Utility Covers**

Existing Conditions Assessment

Much needed existing array of utility covers are found through out the extend of the “Mile” without an apparent design or any sign of integration intent. (Other?)

Opportunity for Design

Utility cover details and materials can play a role in the character and quality of place, or simply blend with in the environment. These elements in the public space, coupled with proper surface materials can perform the functions that are meant to do without abruption in grade, texture or color. (Other?)

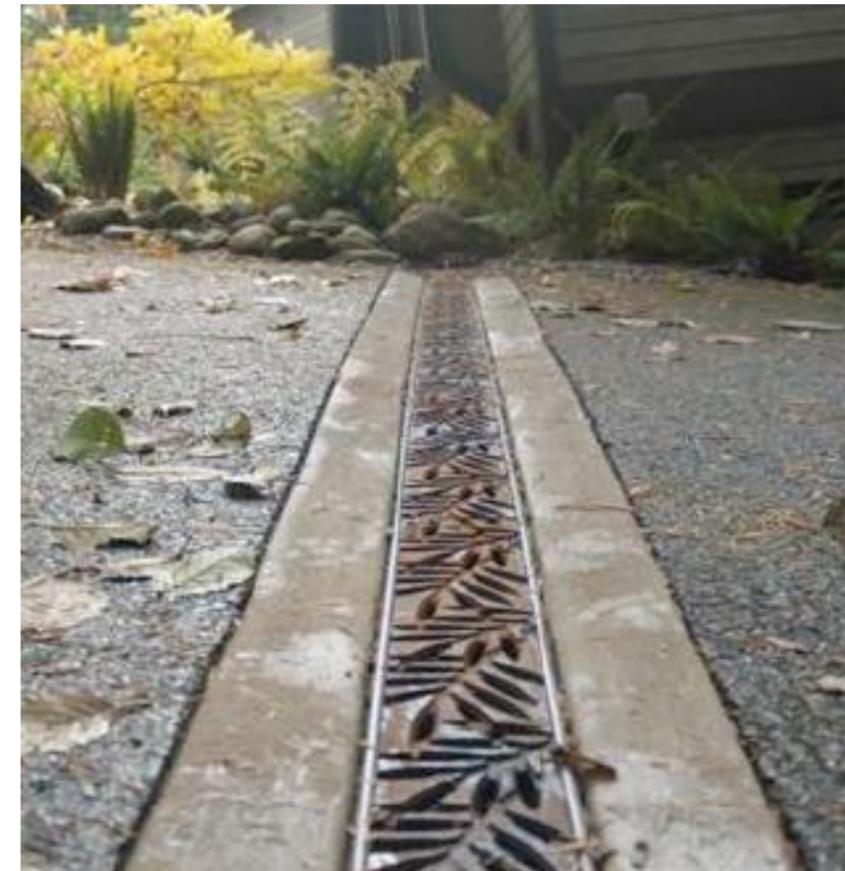
Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: Mail & Newspaper Stands

Existing Conditions Assessment

As fast as the hardcopy newspaper is disappearing is still a prominent element in the every day life style of a the city. There is a remarkable number of self service newspaper stands along the strip. These clear street presence is most likely privately owned by the media provider. (Other?)

Opportunity for Design

Integrating the design in general of street element like the Mail & News Boxes to the streetscape, furniture, utilities and the place itself is part of the exercise and the goal we are aiming for. (Other?)

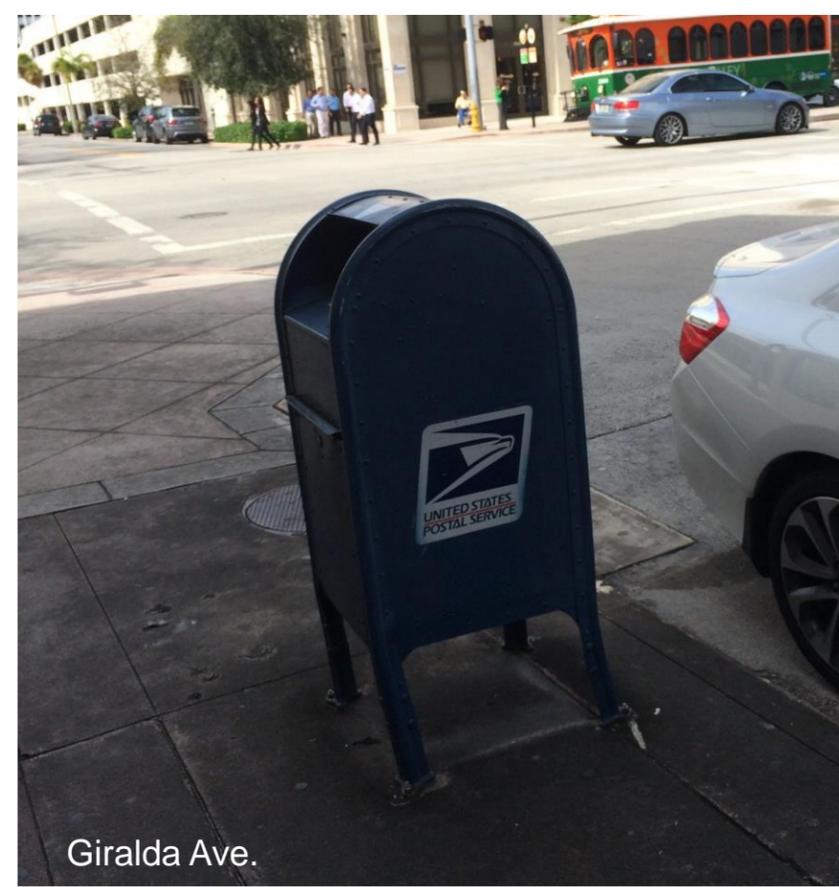
Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Giralda Ave.



Miracle Mile

Streetscape Elements: Valet Parking Station

Existing Conditions Assessment

Five movable valet parking stations exist on the strip with clear and recognizable identity in the city. These elements are part of the customs and modus operandi of the people, and part of their lives. (Other?)

Opportunity for Design

A change to redesign and update the existing movable posts. (Other?)

Precedents

MATERIALITY:

Opportunity for branding Miracle Mile by using specific materiality, Colors and shapes (Other?)

PERFORMANCE:

(Other?)



Miracle Mile



Streetscape Elements: Traffic Lights

Existing Conditions Assessment

6 main (4-way) vehicular traffic lights in addition to 4 (1-way) speed control vehicular traffic light in the middle of each block.

Opportunity for Design

A chance to use technology in making crossing more enjoyable and bring safety awareness to the experience.

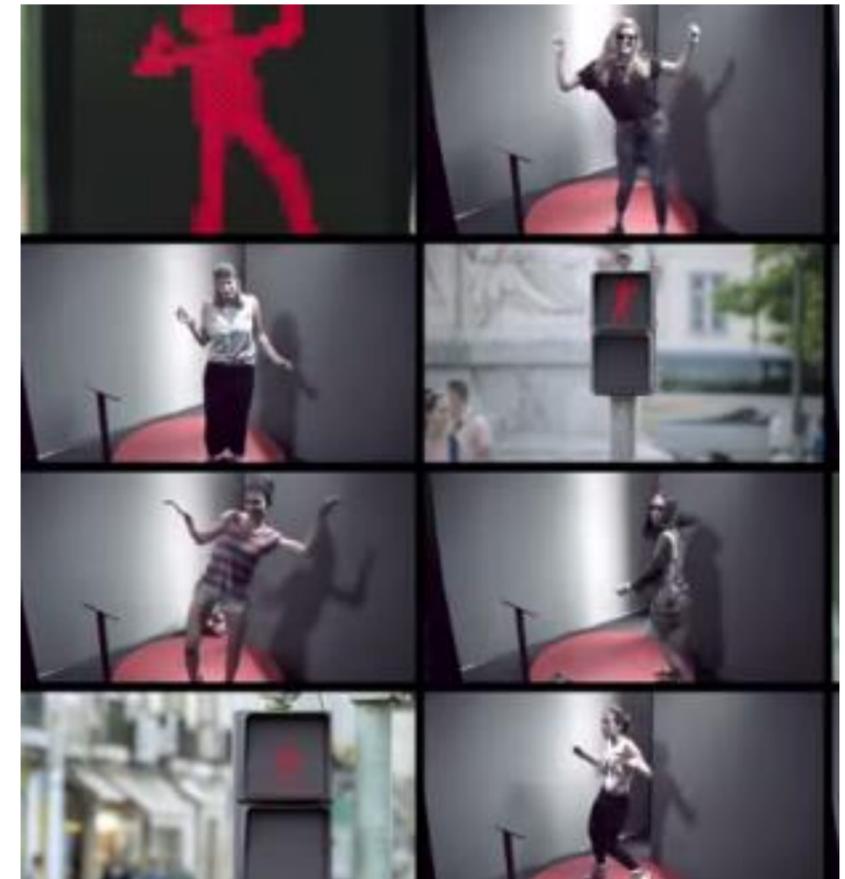
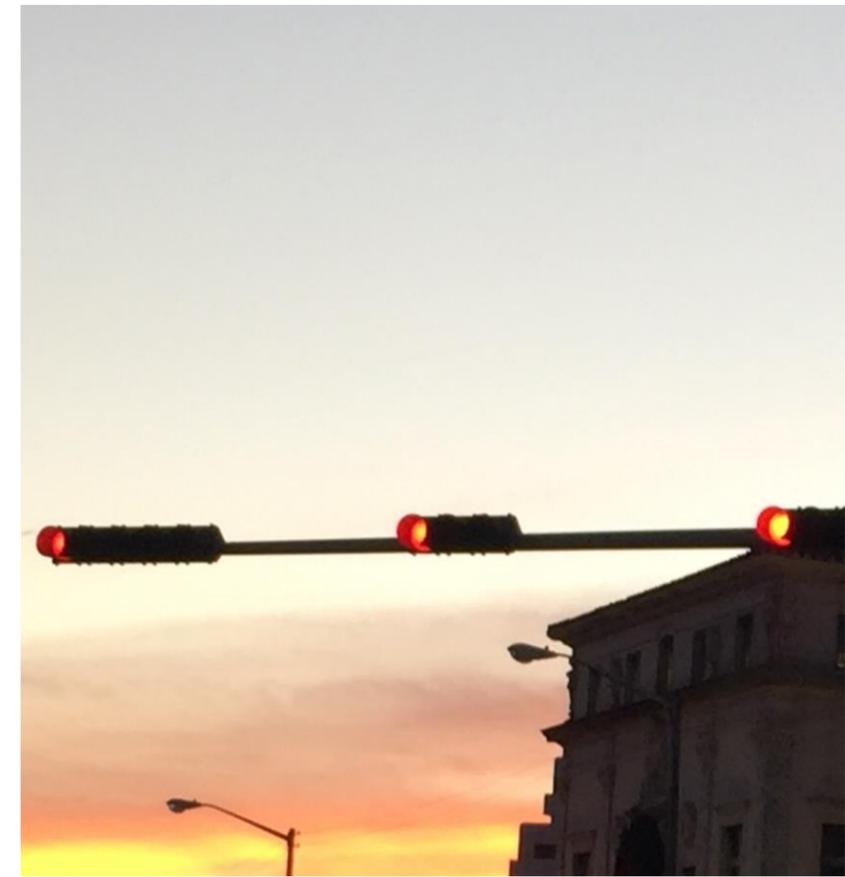
Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: **Water Fountain**

Existing Conditions Assessment

2 Main fountains at the each end of Miracle Mile in addition to several private water fountains, adding nice acoustics experiences through the walk.

Opportunity for Design

Possibility of using the fountain as a meeting place while integrating a multi-use program. Or possibilities for linear design.

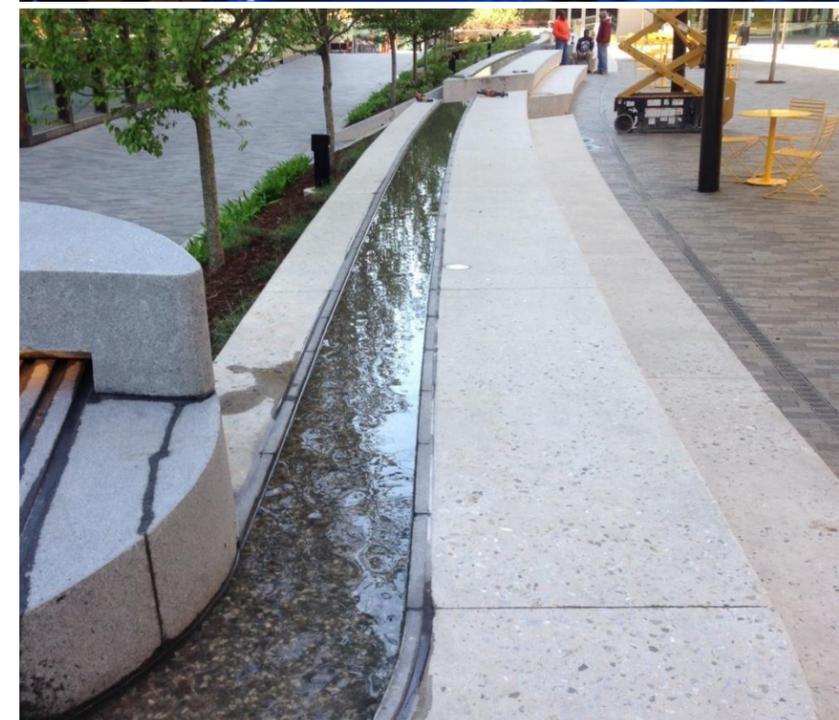
Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements: Art

Existing Conditions Assessment

No main art insulation.

Opportunity for Design

Taking advantage of the rich heritage of Coral gables and providing informative art features.

Precedents

MATERIALITY:

(Other?)

PERFORMANCE:

(Other?)



Streetscape Elements— Not available on Miracle Mile



Interactive Feature



Water Fountain



Restaurant Shading



Wi-Fi Unit

Existing Activity



Running



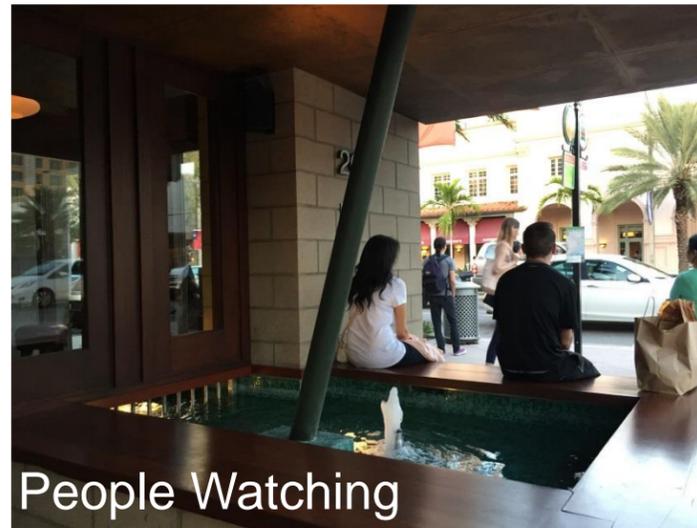
Elderly in the morning



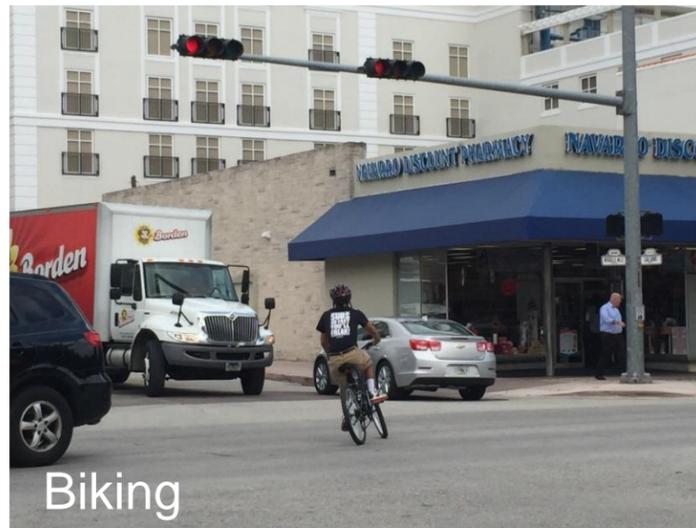
Relaxing



Shopping



People Watching



Biking

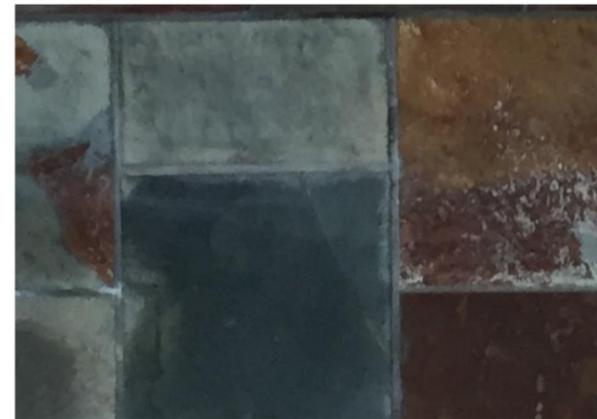


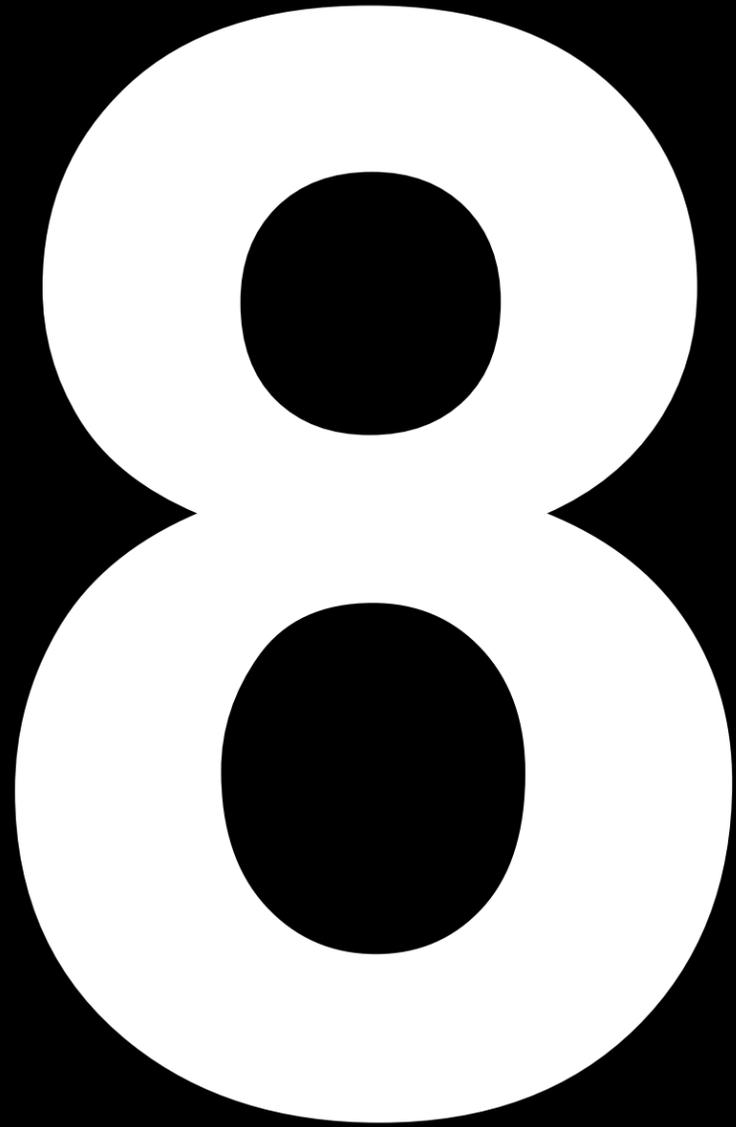
Business Visitors



Dinner & Drinks

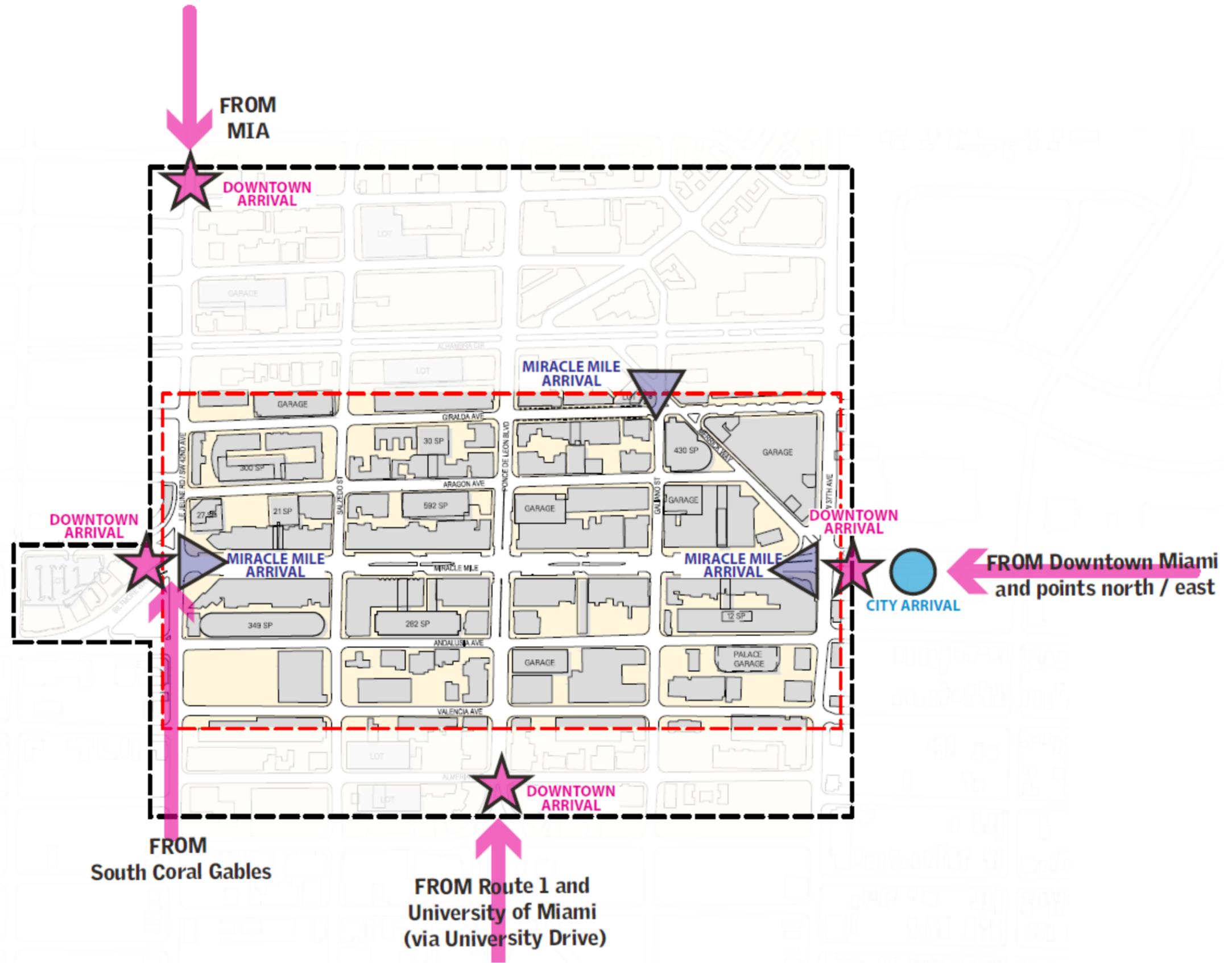
Material Pallet- Existing Façades





Role in Context of City Planning

Coordination Projects: Traffic- Access





Design Concepts Character Outline

Design - Four Concepts



10 Construction

Construction – Methods and Materials



Construction – Event & Spectacle

