CITY OF MIAMI BEACH
Office of the City Manager
Letter to Commission No. 067-2004

Date: March 23, 2004

To: Mayor David Dermer and
Members of the City Commission

From: Jorge M. Gonzalez
City Manager

Subject: **NEW WORLD SYMPHONY**
PROJECT CONCEPT PLAN AND TRAFFIC STUDY

As reported at the City Commission meeting on March 17, 2004, in accordance with Section 2.2 of the Development Agreement dated January 5, 2004 between the City of Miami Beach and the New World Symphony (NWS), on March 9, 2004 the NWS submitted the attached Project Concept Plan and accompanying Traffic Study.

The attached preferred concept plan depicts a combined building footprint of 46,000 sq. ft., encompassing the central part of surface lot and requiring the closure of Drexel Avenue at Lincoln Road. The estimated hard construction cost of the project is now estimated at $63 Million (not including garage structure) compared to the $40 million minimum contemplated in the Agreement. The total cost, including soft costs, is estimated at $90 Million.

The proposed concept plan reflects the following: providing an open plaza connection between Convention Center Drive, 17th Street and Lincoln Road; creating multiple access points onto the site by separating the garage and support/classroom facilities from the main SoundSpace component; reorienting the parking garage frontage onto on Pennsylvania Avenue; and the proposed main exterior screen has been shifted from the south side of the building to the east side facing towards the park.

At the meeting on March 9, 2004, the NWS stated the design cannot move forward until a decision is made relative to the closing of Drexel Avenue. NWS has also procured a traffic study which evaluated the closing of Drexel and finds no material adverse impacts of such. Certain alternatives were also discussed regarding enhancing Lincoln Lane North, including two-waying the street, opening it to Washington Avenue and widening the right-of-way on the south side of the Project.

According to the Public Works Director, the closing of Drexel will require a public hearing process as well as coordination with and approval from the County. The review process will require an understanding of traffic patterns and pedestrian flow generated by the Project and look at current and future transit plans. The NWS indicated that the Traffic Analysis addresses many of these issues.

In order to facilitate the City's review process regarding the Project Concept Plan Alternatives and pursuant to the terms of the Development Agreement, an internal meeting has been scheduled for Monday, March 29, 2004 at 2:00 PM, to include the City Manager, Planning, Public Works, RDA, NWS, Gehry's project manager, Bernard Zyschovich and possibly Miami Dade Transit Authority, prior to submitting the Project Concept Plan Alternatives to the Planning Board.

Since the Agreement requires NWS to submit Project Concept Plan Alternatives for the City Manager review prior to submittal to the Planning Board for their review, the NWS will resubmit the attached package to include the earlier concept plans reviewed with Frank Gehry, City staff and members of the City Commission, in October 2003.

It is anticipated that the Project Concept Plan Alternatives will be presented and reviewed by the Planning Board on May 25, 2004, in accordance with the Development Agreement. After Planning Board Review, the Project Concept Plan Alternatives will be forwarded to the Mayor and City Commission for your approval. We have also asked that Frank Gehry be available for the presentation before the City Commission, when the Project Concept Plan Alternatives are presented.

If you have any questions, please contact me.

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c: Christina M. Cuervo, Assistant City Manager