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OFFICE OF THE CITY MANAGER

NO. LTC # 003-2008

LETTER TO COMMISSION

TO: Mayor Matti H. Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: January 7, 2008

SUBJECT: New World Symphony (NWS) - Parking Initiatives Update

Parking demand in the City Center area remains a challenge due to competing demands generated by popular venues; high impact events; and an employee base that supports the area's business community. In the longer term development initiatives are underway that will incorporate parking components to address this demand.

In the near term, parking availability has and will be further stressed by the ongoing construction of the parking facility behind City Hall and the impending construction of the New World Symphony Project.

As you may recall, the New World Symphony (NWS) and the City of Miami Beach have a joint venture project at the surface parking lot located on 17th Street and Washington Avenue. As part of the project, NWS will build a "Soundspace" structure; a 650 space parking garage; and a public park (the latter of the two will be owned and operated by the City). The public park will eventually be developed on the eastern portion of the two existing parking lots. NWS will be taking possession of the western parcel of the 17th Street surface lot on Monday, January 7, 2008, equating to a loss of 250 parking spaces initially and 300 when Drexel Avenue and a portion of the eastern parking lot is closed.

On November 21, 2007, the Mayor and Commission approved a series of measures to mitigate the loss of parking due to the aforementioned closure and construction activity. The following serves as an update regarding the status of the parking availability initiatives

These initiatives include:

- Renovation of Municipal Parking Lot 5C, located immediately south of Convention Center Hall C which yielded an increase of 80 parking spaces (completed);
- Expansion of the 17th Street and Washington Avenue East Lot increasing inventory by 60 parking spaces (to commence after March 1st)
- Relocation of city vehicles and employee POV (personally owned vehicles) to the 4th and 5th levels of the 17th Street Garage (effective Janaury 7, 2008)
- Elimination of reserved spaces for valet and employee parking at the 17th Street Parking Garage (completed).

In addition, the Preferred Parking Lot was identified as a facility that would be reconfigured to provide an additional 85 parking spaces by converting the green area that runs north to south on the east side of the parking lot into paved parking and restriping of the entire parking lot to gain efficiencies. The project is comprised of two phases.

Phase I, which has commenced, encompasses the easternmost portion of the Preferred Parking Lot and includes the parallel parking spaces on Convention Center Drive; green area/pedestrian access aisles; and the extreme easternmost double parking bay which encompasses a total of 100 parking spaces that will be out of service between Thursday, January 3, 2008 until sometime in the second week of February 2008.

In phase 2,The balance of the Preferred Parking Lot will be renovated after the completion of the 2008 NMMA Boat Show. In addition, the Miami Beach Senior High School parking lot (350 parking spaces) will also be available during non-school days/hours. Clearly, in spite of these efforts to mitigate the parking loss there will still be some level of impact to the area which will be unavoidable.

As you may know, the Administration has already received and responded to inquiries from businesses and event coordinators/producers regarding the the temporary loss of parking spaces due to construction and have been advised of the aforementioned initiatives as well as their status.

JMG/RCM/SF

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