UNIVERSITY
OF MIAMI

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December 22, 2011

Jane Tompkins
Development Services Director
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: *Request for Conditional Use approval of Modification to Campus Master Plan*

Dear Ms. Tompkins,

The University of Miami ("University") proposes the modifications more specifically described below to the Campus Master Plan in the Campus Transition Area. The proposed modifications to the Campus Transition Area require a Conditional Use approval. We seek that approval herein.[1]

I. Background – Campus Transition Area

On October 12, 2010, the City of Coral Gables amended Article 4, Division 2, Section 4-202 of the Zoning Code, by creating new use and development provisions for the University of Miami to be referenced as "University Campus District ("UCD"), which includes Section 4-(202)(E)(2)(b)(iii). On that date, the Campus Transition Area in the adopted Campus Master Plan consisted of 709,029 square feet spread among sixteen (16) buildings that established the benchmark for the maximum floor area and the maximum number of buildings permitted in the Campus Transition Area. Of these benchmarked totals, one building and 79,777 SF are unprogrammed.

II. The Standard For Conditional Use Approval

Pursuant to Section 4-202(E)(2)(b)(iii) of the City of Coral Gables Zoning Code ("Code"), an increase in the total number of buildings provided for in the Campus Transition Area per the adopted Campus Master Plan requires review and approval by the City of Coral Gables in accordance with the requirements for conditional uses in Article 3, Division 4 of the Zoning Code. The University of Miami ("University") is proposing a modification to

[1] The Campus Master Plan and Master Plan Development Chart submitted on December 8, 2011 reflecting modifications in the Campus Core and Campus Transition Area (Exhibit A) are assumed to be the adopted Campus Master Plan and Master Plan Development Chart for purposes of this submittal.

the Campus Master Plan to reflect an increase in the total number of buildings provided for in the Campus Transition Area.

III. Proposed modification to Campus Master Plan

A. Campus Transition Area, Frost School of Music

On December 15, 2010, the City of Coral Gables Historical Resources Department determined that three buildings located in the Campus Transition Area in the Frost School of Music complex are historically significant. They are included in the Campus Master Plan as future demolitions. The unanticipated determination of these three buildings has forced a redesign of the Frost School of Music plan which results in an increase in the number of buildings in the Campus Transition Area. The three buildings in the Campus Transition Area that will now be reflected to not be demolished are:

- Rehearsal Center 20,236 SF
- Arnold Volpe Music Building 11,892 SF
- Bertha Foster Memorial Music Building 22,761 SF

In addition, the proposed modification to the Frost School of Music in the Campus Transition Area also includes the following:

- Deletion of Phase I of the Center for Music Learning and Leadership as a result of the determination of historic significance of the Rehearsal Center, which exists in the same location;
- Reduction in square footage of Phase II of the Center for Music Learning and Leadership, renamed the Classrooms/Recital Hall Building, by 6,143 SF from 35,000 SF to 28,857 SF; and,
- 46,110 SF addition to the Bertha Foster Memorial Music Building.

The table on the following page details the changes to the benchmarked number of buildings and square feet in the Campus Transition Area.

Campus Transition Area Modifications Summary		
	Number of Buildings	**SF**
Transition Area Benchmark – December, 2011	**16**	**709,029**
Existing Building Unprogrammed	-1	
Existing Square Feet Unprogrammed		-79,777
Buildings to Remain in Transition Area		
Rehearsal Center	1	20,236
Arnold Volpe Music Building	1	11,892
Bertha Foster Memorial Music Building	1	22,761
Buildings to be Deleted from Transition Area		
Center for Music Learning and Leadership	-1	-35,000
New Construction in Transition Area		
Addition to Bertha Foster		46,110
Classrooms/Recital Hall Building (formerly Center for Music and Leadership Phase II, reduced from 35,000 SF to 28,857 SF)		-6,143
Total New Buildings	**1**	
Total Square Footage in Transition Area		689,108
Remaining to be Programmed		**19,921**
Proposed Transition Area Benchmark (including 35,165 SF unprogrammed)	**17**	**709,029**

The proposed modifications increase the overall number of buildings in the Campus Transition Area from sixteen (16) to seventeen (17). The increase in the number of buildings is a result of the three determinations of historic significance discussed above and providing for the programmatic needs beyond those buildings. As a result of the modifications 19,921 SF of unprogrammed space, from the established benchmark of 709,029 SF, remains in the Campus Transition Area. The proposed modifications to the Campus Master Plan do not include any changes to uses in the Campus Transition Area.

The proposed modifications satisfy all of the following performance standards:

- Heights and Setbacks;
- Lot coverage, frontage, facing or number of buildings per site;
- Maximum Square Feet;
- Landscaped open space;
- Off-street Parking;
- Vehicular Access and Circulation; and,

- Design.

B. Proposed relocation site of Pick Music Library

On April 27, 2010, the City of Coral Gables Historical Resources Department determined that the Albert Pick Music Library located in the Campus Transition Area in the Frost School of Music meets the minimum eligibility criteria for designation as a local historic landmark. (See Exhibit G for letter from Historical Resources Department.)

As part of the proposed Frost School of Music Complex modifications discussed above, the Pick Library may be relocated from its current location to another adjacent area within the same courtyard at the School of Music. This move will allow for better pedestrian circulation within the complex.

The final location has not yet been determined. This modification proposes a 159' x 183' area within which the building may be relocated. Portions of the proposed area fall within the Campus Transition Area. Relocating the Pick Library within this area will lead to an increase of one more building in the Campus Transition Area for a total of 18 buildings.

IV. Summary

In summary, the determination of historic significance of three buildings in the Campus Transition Area requires a redesign of the Frost School of Music master plan. Specifically, the modifications:

1. Retain the buildings determined to be historically significant;
2. Provide infill and new buildings to meet the programmatic needs of the Frost School of Music;
3. Propose a specific area within the courtyard at the School of Music for the future relocation of the Albert Pick Music Library; and
4. Are as a whole consistent with the Adopted Campus Master Plan.

The proposed modifications results in a net increase of up to two (2) buildings (from 16 to 18) from the established benchmark in the Campus Transition Area. The increase in the number of buildings is necessitated by the School's programmatic needs and the inability of the three preserved buildings to accommodate these needs. As a result of the modifications up to 16,182 SF of unprogrammed space, from the established benchmark of 709,029 SF, remain in the Campus Transition Area.

Summary Table		
	Number of Buildings	**SF**
Total New Buildings, including relocation of Pick Music Library	2	
Total Square Footage in Transition Area		692,847
Remaining to be Programmed		16,182
Proposed Transition Area Benchmark (including 16,182 SF unprogrammed)	**18**	**709,029**

For your ease of reference and to assist in your review and determination of this request for a Conditional Use approval of this amendment, we have enclosed the following documents:

- Exhibit A - Current Campus Master Plan
- Exhibit B - Amended Campus Master Plan
- Exhibit C - Amended Campus Master Plan Development Chart
- Exhibit D - Letter from Coral Gables Historical Resources Department (Rehearsal Center) and photographs
- Exhibit E - Letter from Coral Gables Historical Resources Department (Arnold Volpe Music Building) and photographs
- Exhibit F - Letter from Coral Gables Historical Resources Department (Bertha Foster Memorial Music Building) and photographs
- Exhibit G - Letter from Coral Gables Historical Resources Department (Albert Pick Music Library) and photographs
- Exhibit H - Photographs of the Handleman Institute

We respectfully ask the City of Coral Gables to support the University's request for a Conditional Use approval to the Campus Master Plan.

Thank you for your attention to this matter and please advise if you require additional information to assist with your determination.

Sincerely,

Alicia Corral

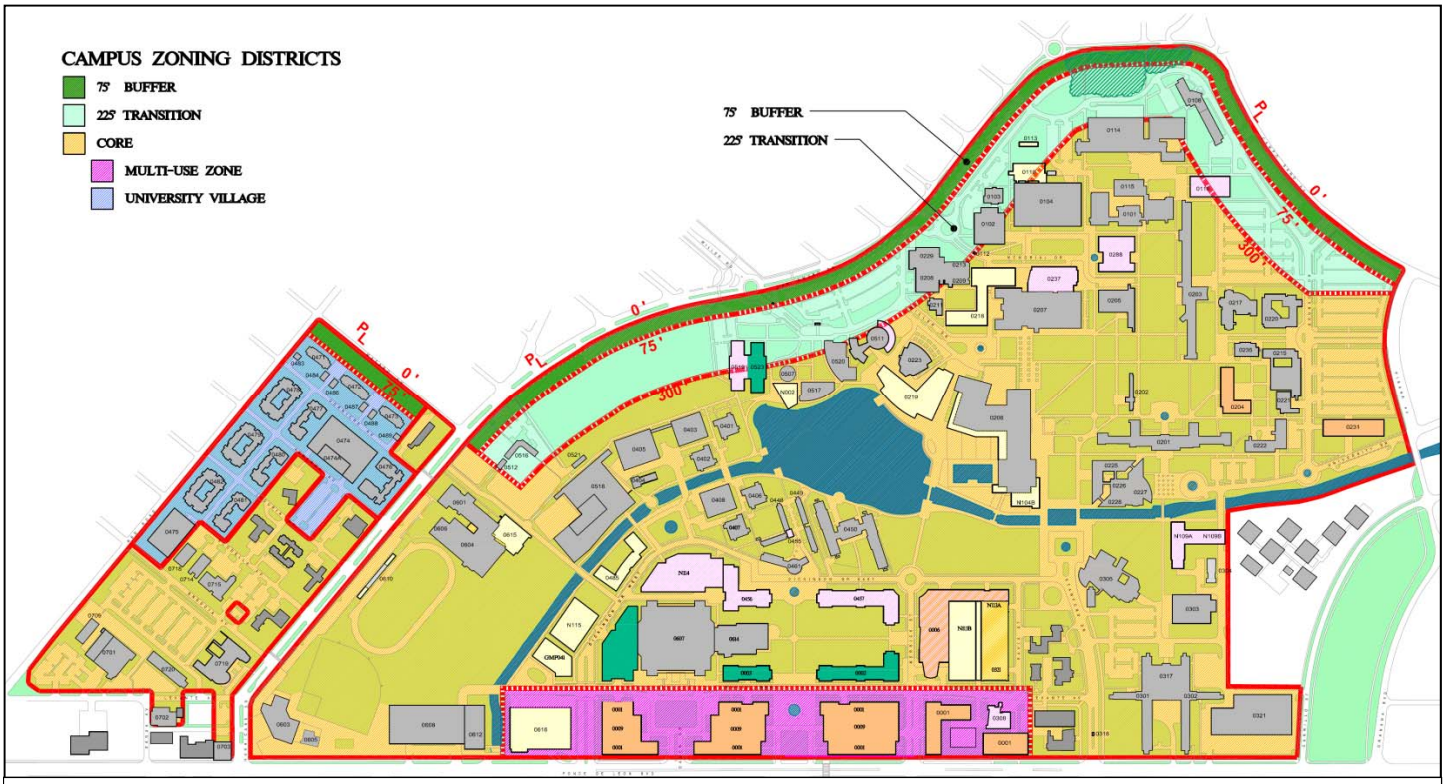
Alicia Corral
Campus Planner

Enc.

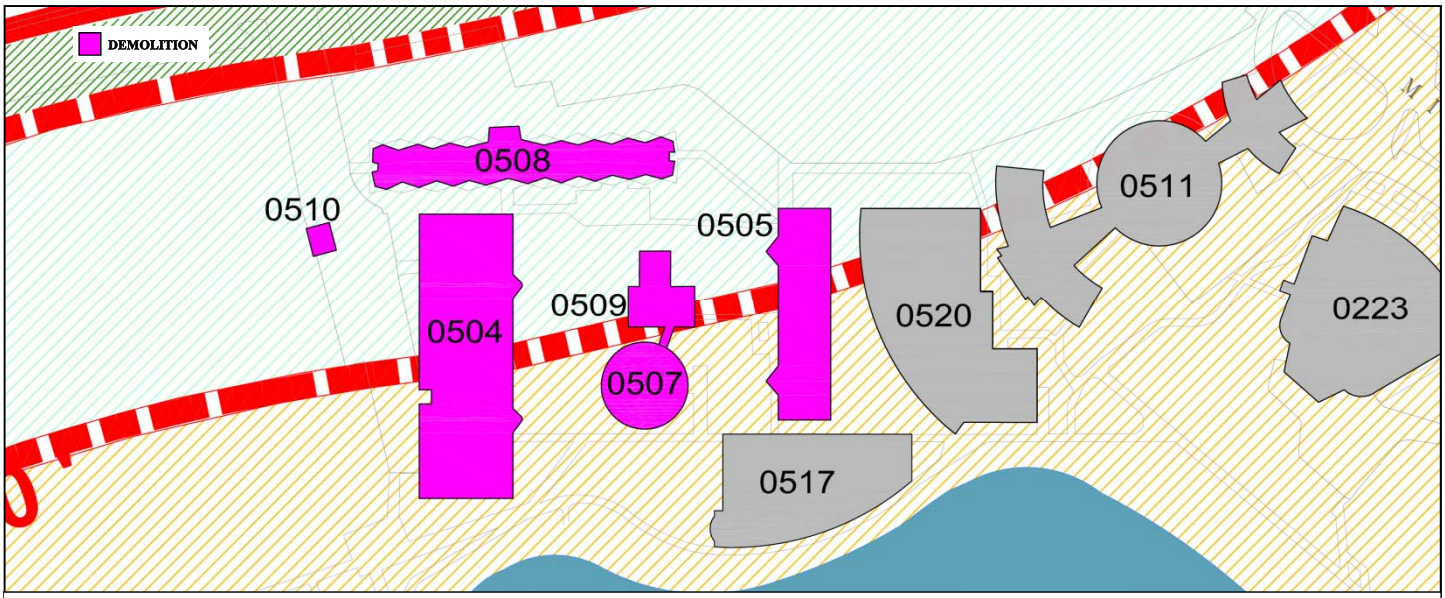
Cc: Janet Gavarrete, UM
Maria Gralia, UM

Modification to Campus Transition Area – Frost School of Music

December 22, 2011



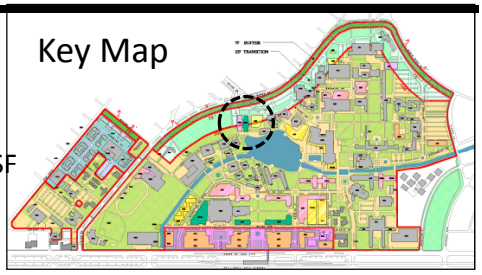
Campus Master Plan



Existing Frost School of Music Demolition Plan

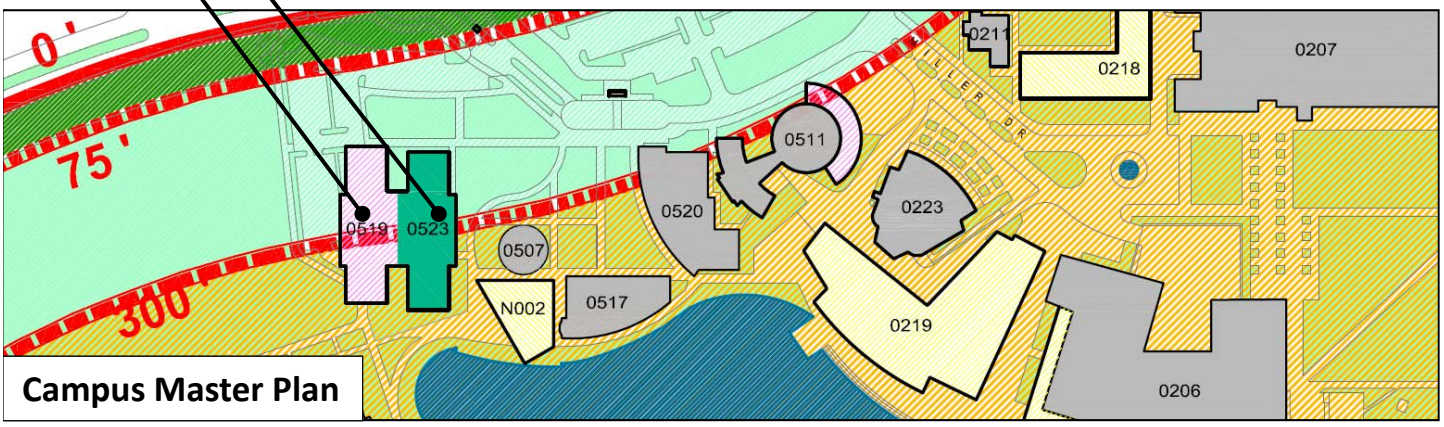
Modification to Campus Transition Area – Frost School of Music

December 22, 2011



Center for Music Learning and Leadership (Ph. II) 35,000 GSF

Center for Music Learning and Leadership (Ph. I) 35,000 GSF



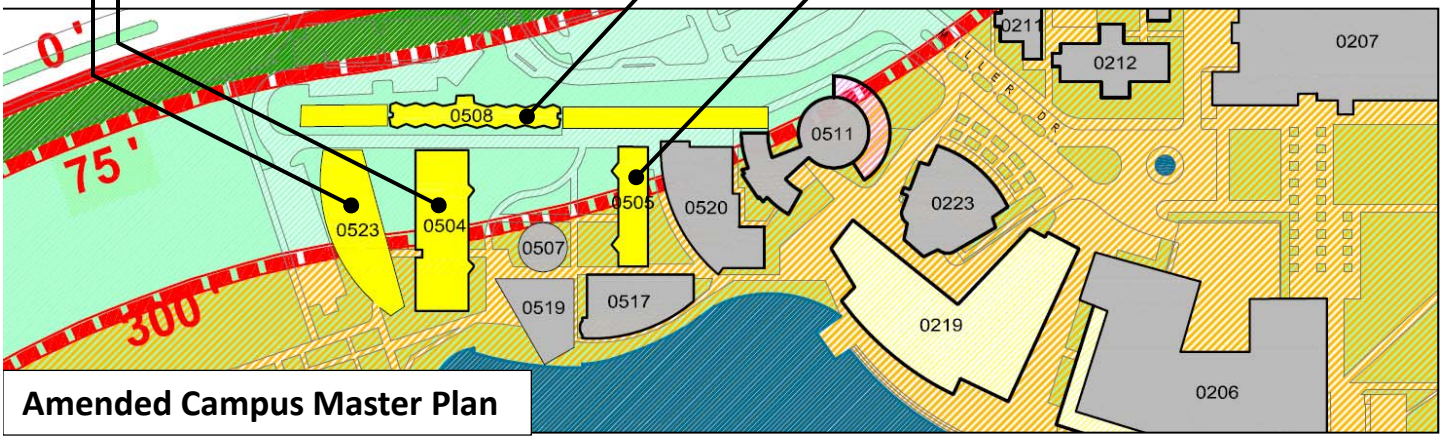
Campus Master Plan

Classrooms/Recital Hall Building 28,857GSF

Rehearsal Center 20,236 GSF

Bertha Foster Memorial Music Building 68,871 GSF

Arnold Volpe Music Building 11,892 GSF



Amended Campus Master Plan

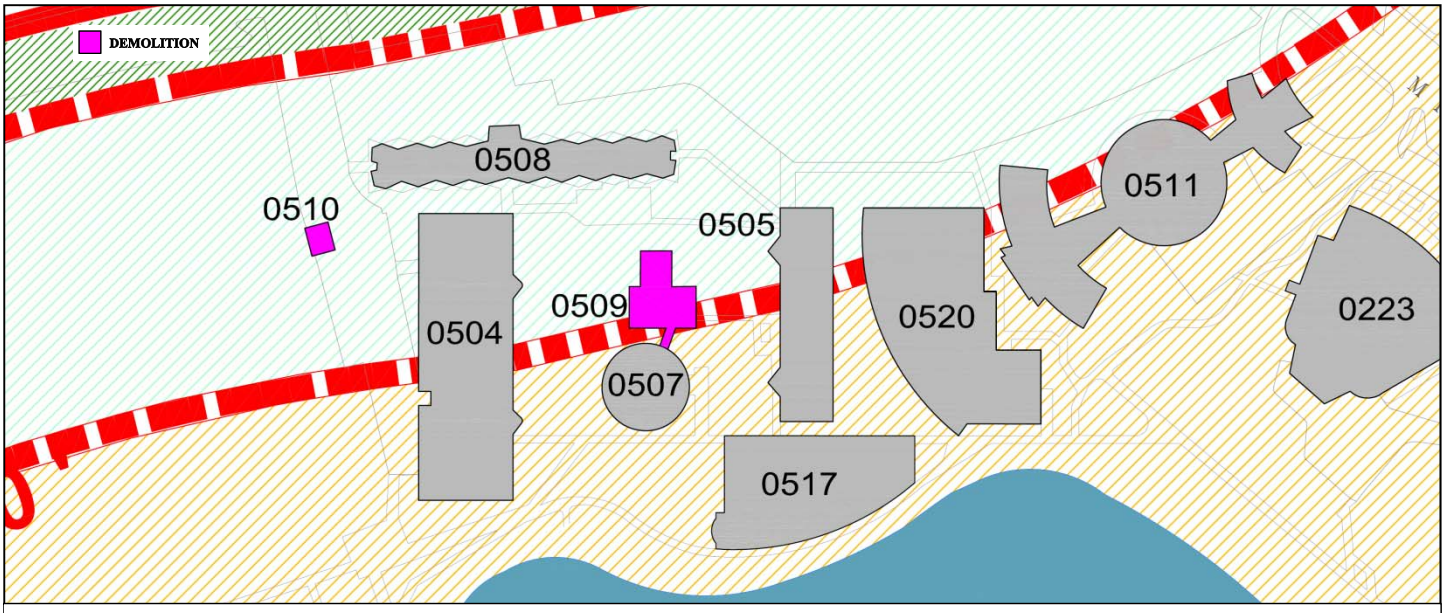
The **Campus Master Plan** includes a 70,000 SF music facility (Ph.I and Ph.II) to replace the demolition of existing music facilities.

The amended **Campus Master Plan** reflects the following:

- Preservation of the three buildings within the Frost School of Music that meet the minimum requirements for designation as local historic landmarks as determined by the Historical Resources Department.
- Deletion of Phase I of the Center for Music Learning and Leadership as a result of the preservation of the Rehearsal Center, which exists in the same location.
- Reduction in square footage of Phase II of the Center for Music Learning and Leadership, renamed the Classrooms/Recital Hall Building, by 6,143 SF from 35,000 SF to 28,857 S F.
- 46,110 SF addition to the Bertha Foster Memorial Music Building
- The building footprints are shown as graphic representations of proposed facilities/sites and are subject to change when final designs are completed.
- Additional trips to are not associated with the facility as all uses will be academic and users are already on campus.

Modification to Campus Transition Area – Frost School of Music

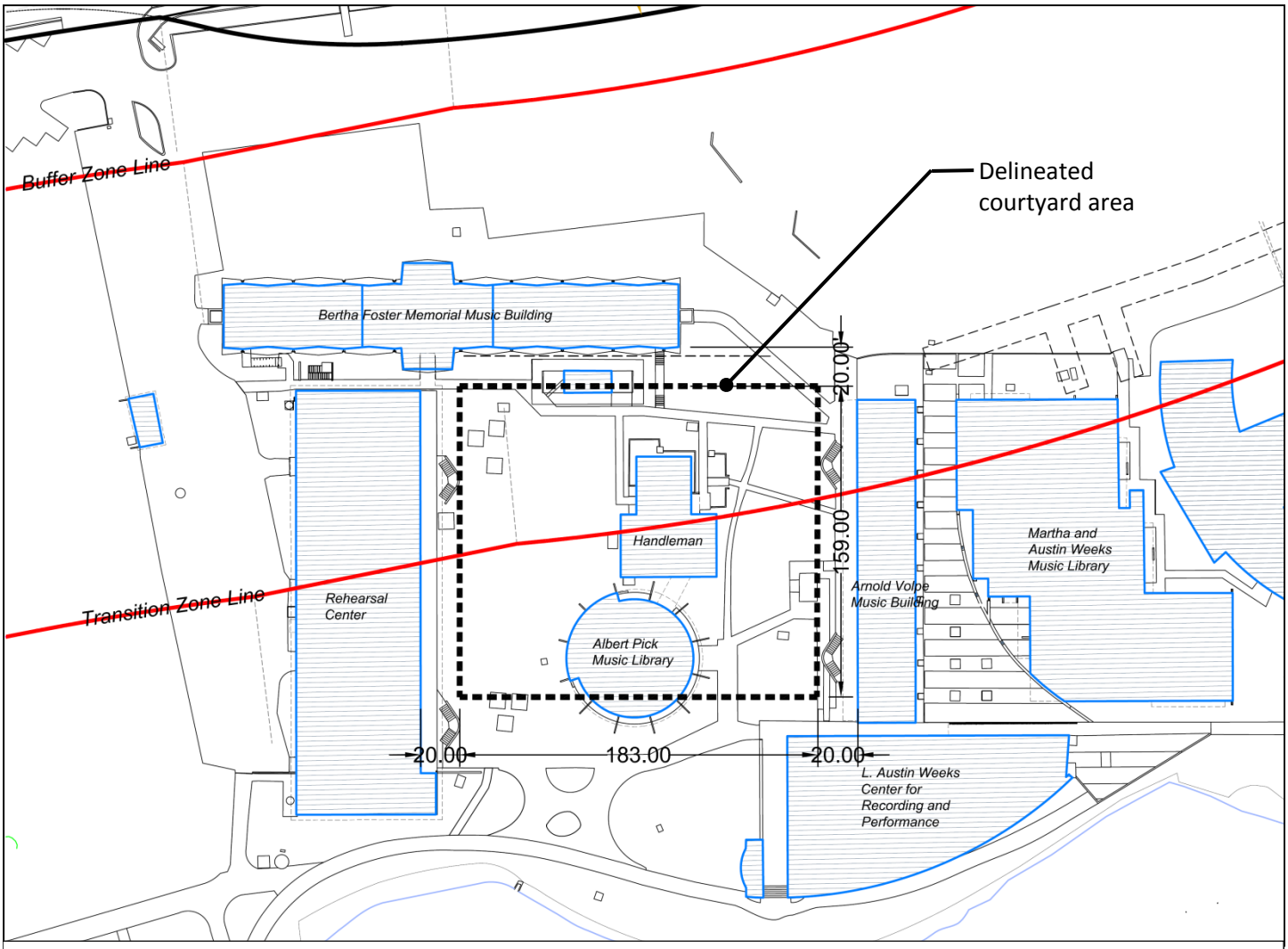
December 22, 2011



Amended Frost School of Music Demolition Plan

Modification to Campus Transition Area – Frost School of Music

December 22, 2011



Proposed relocation site of Albert Pick Music Library within delineated courtyard area