Memorandum

MIAMI-DADE COUNTY

Date: April 10, 2013

To: Honorable Chairwoman Rebeca Sosa and Members
Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Report on Use of Space at the Stephen P. Clark Center and the Government Center Metrorail Station

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This report is provided to update the Board on the currently vacant ground floor space in the Government Center Metrorail Station, immediately adjacent to the Stephen P. Clark Center (SPCC). As the Board is aware, this space was previously being utilized as a pharmacy/convenience store (Robert's Drug Store) until approximately May 2012. Shortly after the space was vacated by Robert's Drug Store, staff issued a Request for Proposals (RFP) seeking a replacement tenant for this space. The one proposal that was received was ultimately deemed non-responsive and the RFP was rejected in December 2012.

For some time, Miami-Dade Transit (MDT) has been considering alternative locations for the Transit Golden Passport Office. It has become apparent that a larger, more convenient location for the Golden Passport Office needed to be found. This office now serves over 211,000 patrons a year and provides the following services:

- Processes, issues and renews Golden Passports (free transit passes for patrons over 65 years of age and patrons under 65 years of age who are Social Security beneficiaries).
- Processes, issues and renews Patriot Passports (free transit passes for low-income, honorably discharged veterans).
- Processes, issues and renews discount transit passes for Medicare recipients, patrons with disabilities, pre-school children and non-Miami-Dade County residents 65 years of age and over.

Currently, the Golden Passport Office is located on the second level of the Government Center Metrorail Station. The office is near the transit kiosk on the west side of the fare gate area. The space available at this location is very limited and, as a consequence, the seating area is very crowded and make-shift in nature. The waiting lines and the seating area for the office severely impede entrance to and egress from the fare gate area and to the elevator serving this area. Additionally, the area is not well-designed to serve seniors and clients with mobility limitations and special needs.

The ground floor space where the pharmacy/convenience store was previously located has been identified as a much more suitable space for the Transit Golden Passport Office for the following reasons:

- The area is of sufficient size and configuration such that it can be readily redesigned to provide a permanent and suitable seating area where seniors and special needs patrons can wait in a comfortable environment.

- The area meets all American with Disabilities Act (ADA) requirements and, primarily because it is located on the ground level, can be more easily accessed by patrons with mobility limitations.

- The use of this area for the Golden Passport Office will resolve the station ingress and egress issues that currently exist.

Additionally, this area is located in the Government Center Metrorail Station which was constructed with 80% funding from the Urban Mass Transit Administration (UMTA), since renamed the Federal Transit Administration (FTA). In accordance with FTA regulations, which continue to apply to the entire Metrorail System, transit uses must take priority over non-transit uses in facilities funded by the FTA (FTA Circular 5010.1D).

Recognizing the importance of locating a pharmacy/convenience store in the Government Center complex, staff is considering alternate locations. One possibility that the Internal Services Department (ISD) is investigating is combining the space where the Golden Passport Office is currently located on the second level of the station with approximately 1,000 square feet of vacant space adjacent to it on the second level of the SPCC. Staff is planning to proceed with a new RFP for a pharmacy/convenience store once the details regarding the space are finalized.

c: Alina T. Hudak, Deputy Mayor
Ysela Llort, Director, Miami-Dade Transit
Lester Sola, Director, Internal Services