

January 16, 2023

Mr. Carl Fuentes

**URBANICA**

THE HOTELS

1000 Fifth Street, Suite 102

Miami Beach, Florida 33139

**Re: 6747 Collins – Trip Generation Comparison**

Dear Carl:

Per your request, Traf Tech Engineering, Inc. prepared a trip generation comparison analysis between the approved uses and intensities against new intensities in connection with the 6747 Collins project. The approved and proposed uses and intensities are as follows:

**APPROVED USES AND INTENSITIES**

- o 208 hotel rooms
- o 3,755 square-foot restaurant

**PROPOSED USES AND INTENSITIES**

- o 160 hotel rooms
- o 3,872 square-foot restaurant

Tables 1 through 3 document the results of the trip generation comparison analysis. As indicated in the tables, the proposed 160-room hotel and 3,872 square-foot restaurant generates less daily and peak hour trips than the approved uses and intensities.

Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

**TABLE 1**  
**Weekday Trip Generation Summary (Approved Traffic Study)**  
**6747 Collins**

Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	208	1,739	125	64	61
Restaurant (LUC 931)	3,755	315	29	19	10
<b>Gross Trips</b>		<b>2,054</b>	<b>154</b>	<b>83</b>	<b>71</b>
Internal (-30%)		-227	-17	-11	-6
<b>External Trips</b>		<b>1,827</b>	<b>137</b>	<b>72</b>	<b>65</b>

Source: ITE Trip Generation Manual (10th Edition)

**TABLE 2**  
**Weekday Trip Generation Summary (Approved Uses-Intensities Trip Generation 11th Edition)**  
**6747 Collins**

Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	208	1,662	123	63	60
Restaurant (LUC 931)	3,755	315	29	19	10
<b>Gross Trips</b>		<b>1,977</b>	<b>152</b>	<b>82</b>	<b>70</b>
Internal (-30%)		-221	-17	-11	-6
<b>External Trips</b>		<b>1,756</b>	<b>135</b>	<b>71</b>	<b>64</b>

Source: ITE Trip Generation Manual (11th Edition)

**TABLE 3**  
**Weekday Trip Generation Summary (Proposed Uses-Intensities Trip Generation 11th Edition)**  
**6747 Collins**

Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	160	1,278	94	48	46
Restaurant (LUC 931)	3,872	325	30	20	10
<b>Gross Trips</b>		<b>1,603</b>	<b>124</b>	<b>68</b>	<b>56</b>
Internal (-30%)		-233	-18	-12	-6
<b>External Trips</b>		<b>1,370</b>	<b>106</b>	<b>56</b>	<b>50</b>

Source: ITE Trip Generation Manual (11th Edition)