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MEMORANDUM

To: Otniel Rodriguez, E.I.
City of Miami Beach

From: Adrian K. Dabkowski, P.E., PTOE
Raquel Selanikio, E.I.

Date: October 16, 2023

Subject: Eighteen Sunset
Traffic Assessment and Parking Analyses Executive Summary

The purpose of this memorandum is to summarize the traffic assessment and parking analyses prepared for the redevelopment of the property located at 1733 to 1759 Purdy Avenue and 1724 to 1752 Bay Road in Miami Beach, Florida. Note that a traffic study for the site had been prepared and approved in August 2018 for an approximately 19,988 square-foot commercial building which includes 12 residential units. In the time since the 2018 approval, the site plan and development program were updated, and a revised traffic study was prepared and approved in March 2020. The previously approved *Eighteen Sunset Traffic Study*, March 2020, was prepared for a development program consisting of two (2) multi-family residential units, 16,000 square feet of retail space, and 24,000 square feet of office space. The current development program has been updated to include the addition of two (2) restaurants with a total of 398 seats. Therefore, the updated development program consists of two (2) multi-family residential units, 16,000 square feet of retail space, 24,000 square feet of office space, and 398 restaurant seats. The project is expected to be completed and opened by year 2025.

Trip generation for the proposed redevelopment was calculated using rates and/or equations contained in the Institute of Transportation Engineers' (ITE's) *Trip Generation Manual*, 11th Edition. The project is expected to generate an increase of seven (7) net new vehicle trips during the weekday A.M. peak hour and an increase of 20 net new vehicle trips during the weekday P.M. peak hour.

A shared parking analysis was performed and the results indicate that 31 parking spaces are required for the development, outlined within Chapter 5, Section 5.2.4.2 of the City of Miami Beach's Resiliency Code. Currently, 75 parking spaces are provided within the site on the second level and seven (7) parking spaces provided as on-street parking which satisfies the required parking needed on site.

A parking demand analysis was conducted based on parking inventory data collected within the City of Miami G10 parking garage. The results show that approximately 427 parking spaces are provided within the five (5)-level parking garage. Based on the parking demand data, the weekday peak parking demand was 365 parking spaces. Therefore, 62 total parking spaces remained available. Based on the parking demand data, the weekend peak parking demand was 291 parking spaces. Therefore, 136 total parking spaces remained available.

Transportation Demand Management (TDM) strategies, as approved by *Eighteen Sunset Traffic Study*, March 2020, are proposed to reduce the impacts of the project traffic on the surrounding roadway network. Typical measures promote bicycling and walking, encourage car/vanpooling, and offer alternatives to the typical workday hours. The applicant has committed to implementing the following strategies:

- Offer two (2) Citi Bike passes to employees or tenant employees.
- Provide integrated bikeshare information with communication materials for commuters and visitors.
- Offer two (2) transit passes to employees or tenant employees.
- Secure bicycle parking (bicycle racks and/lockers).
- Designated scooter/motorcycle parking spaces.
- Carpool incentive program for employees or tenant employees.
- Car/vanpooling designated parking spaces.
- Provide enlarged pedestrian/bicycle pathways and breezeway that will accommodate bikers.
- Elevators that can accommodate bikes.

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