



MEMORANDUM

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DATE: April 4, 2017
TO: Josiel Ferrer-Diaz, EI, Transportation Manager, City of Miami Beach
FROM: Claudia Lamus, P.E.
CC: Ali Soltani Sobh, Ph.D.
Oliver Rodrigues P.E., PTOE
SUBJECT: **4000 Collins**
Traffic Impact Study - Peer Review No. 1

Florida Transportation Engineering, Inc. was retained by the City of Miami Beach to perform a peer review of the traffic impact study for the proposed redevelopment of the site located at 4000 Collins, Miami Beach, FL. These services were performed as part of the City's Traffic Engineering Consulting Services Contract.

The applicant proposes a hotel with 100 rooms and 11,141 square feet of retail. Parking and valet services will be provided. A Traffic Impact Study (TIS) prepared by TrafTech dated February 2017 was presented to the City. This memorandum presents findings and recommendations as part of a preliminary review.

- Comment 1. Please provide the spreadsheet for the trip internalization, the trips as shown are not balanced. The rates used should be based on the NCHRP Report 684, which provides rates for the hotel.
- Comment 2. Please contact the City to verify what committed projects need to be considered within the study.
- Comment 3. Please provide the Synchro models. Please note that, since the models were not available, the Level of service section was not reviewed.
- Comment 4. Please explain why the elevator time and the time from the elevator to park the vehicle is not part of the valet service time.
- Comment 5. This development requires a Transportation Demand Management Plan (TDM).
- Comment 6. Bike racks must be provided
- Comment 7. Please discuss the trash pick-up and loading operations for the proposed development.

Should you have any questions concerning our comments, please feel free to contact me at (305) 463-8411, ext. 102. I look forward to assisting you further on this project.