



MEMORANDUM

To: Josiel Ferrer, E.I., City of Miami Beach
Firat Akcay, City of Miami Beach

From: Omar Kanaan, P.E. 

Date: September 13, 2018

Subject: *Starwood Properties Office Building*
Miami Beach, Florida
Maneuverability Analysis

The purpose of this memorandum is to provide a summary of the passenger vehicle and loading area maneuverability analyses performed for the proposed development located at 2318, 2332, and 2340 Collins Avenue in Miami Beach, Florida. Passenger and loading vehicle access will be provided along Liberty Avenue north of 23rd Street. The maneuverability analyses were conducted for the proposed parking garage and loading area using Transoft Solutions Inc.'s *AutoTurn 10* software which applies vehicle turning templates consistent with American Association of State Highway and Transportation Officials' (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 2011. The analyses were prepared using passenger car (P) design vehicles for employees and guests and a single-unit truck (SU-30) for both loading and unloading. A site location map is included in Attachment A. The following summarizes the results of this analysis.

As shown in the maneuverability analysis in Attachment B, P design vehicles are able to circulate the proposed parking garage and site without conflicting with oncoming traffic or with structural columns. Please note that the parking garage does not provide self-parking, all parking maneuvers will be completed by valet attendants. A valet stand will be located on the second floor. Further note that the ground level of the parking garage will only be used by valet attendees and AVIS car rental employees. Additionally, SU-30 design vehicles for loading operations are able to load/unload without conflicting with structural columns.

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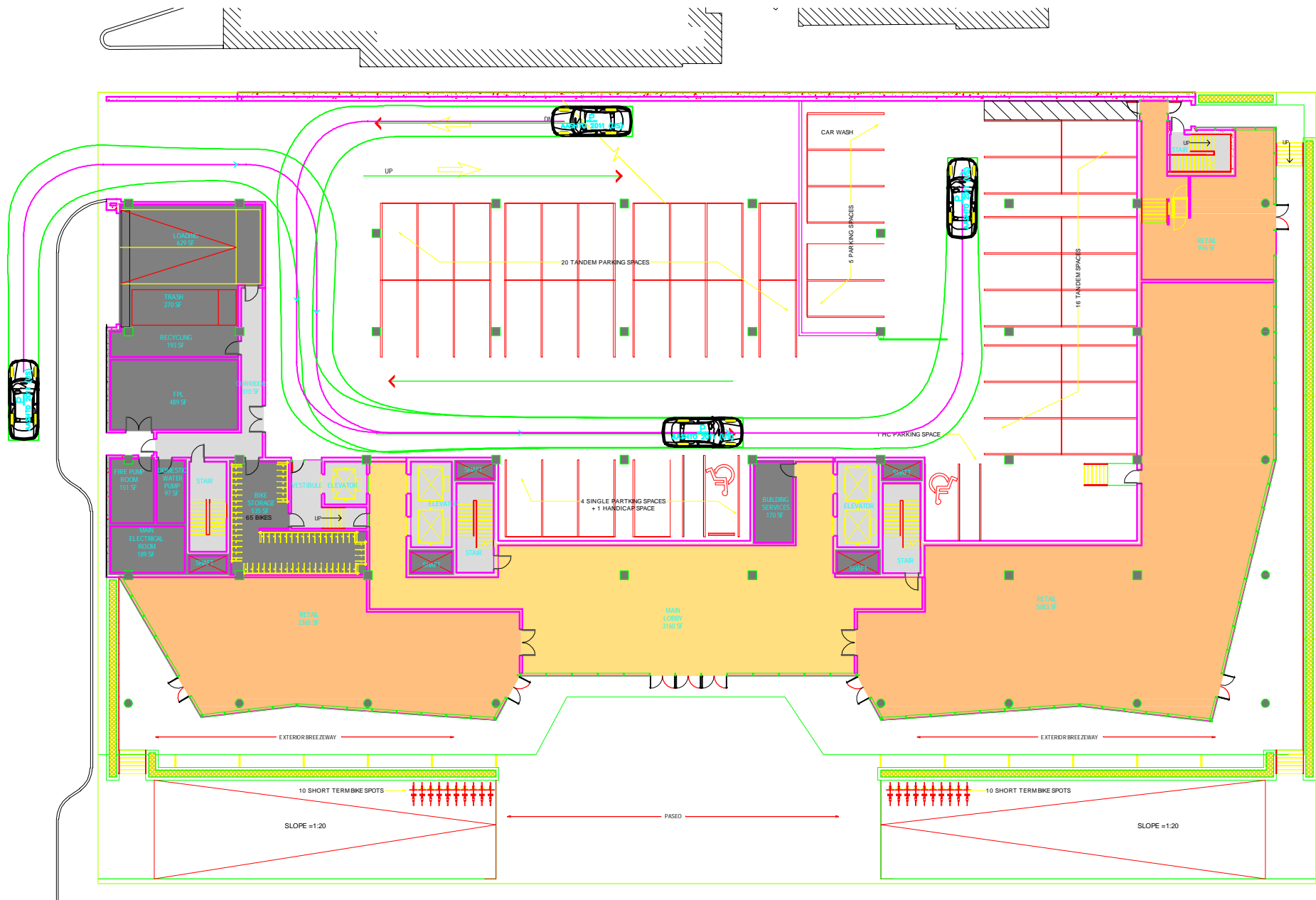
Attachment A
Site Location Map



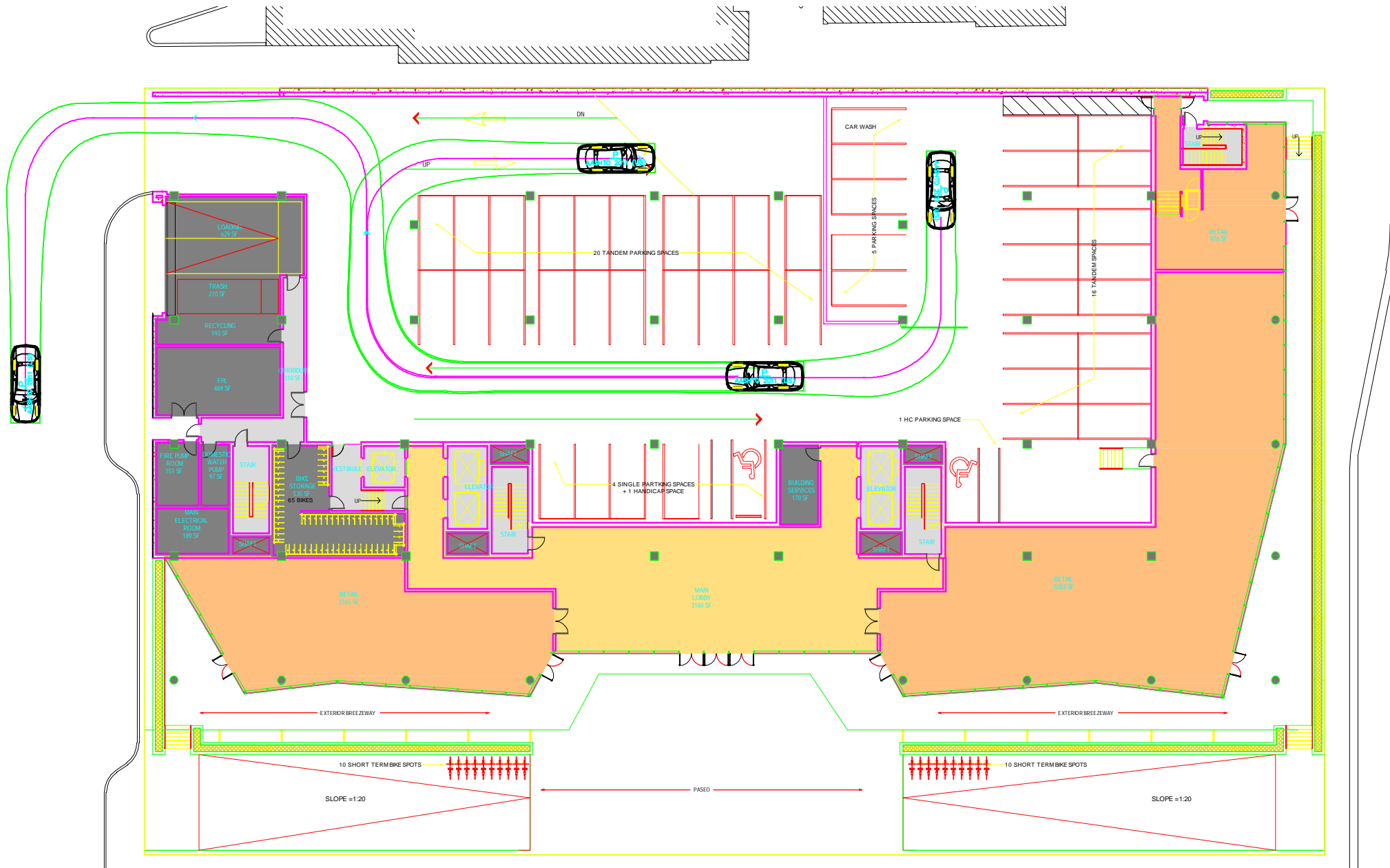
Attachment B

Maneuverability Analysis

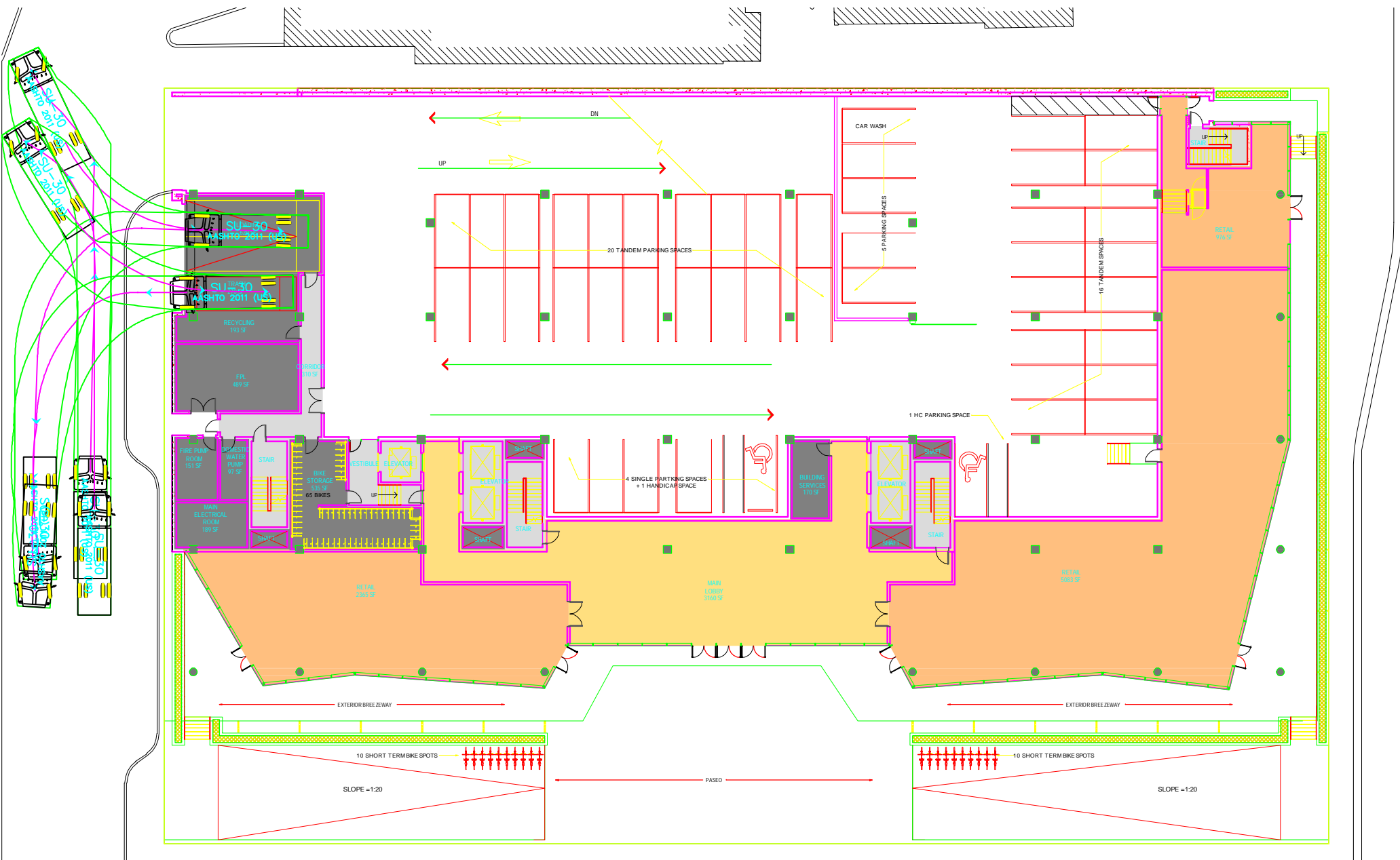
Ground Level
Passenger Vehicle
Ingress



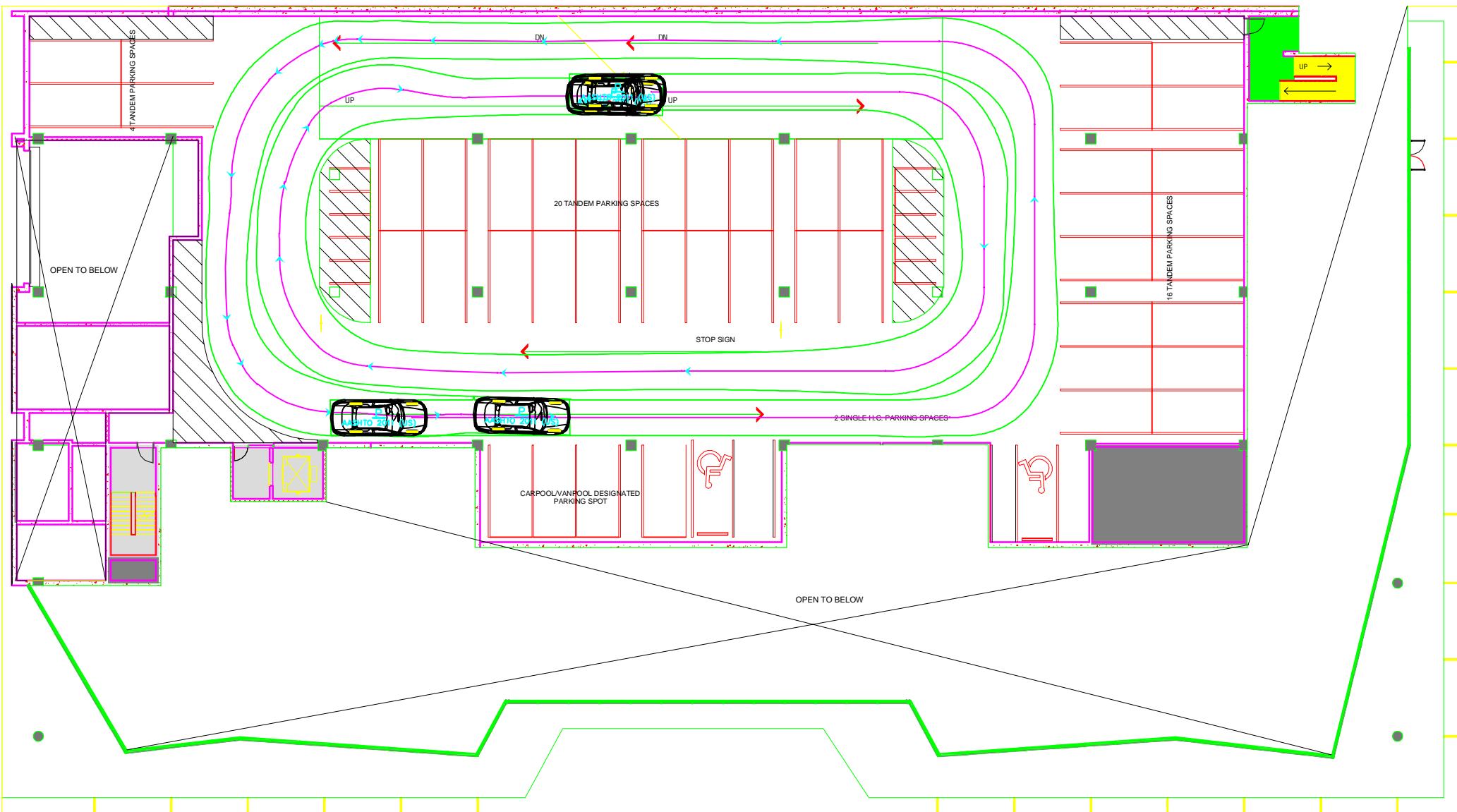
Ground Level
Passenger Vehicle
Egress



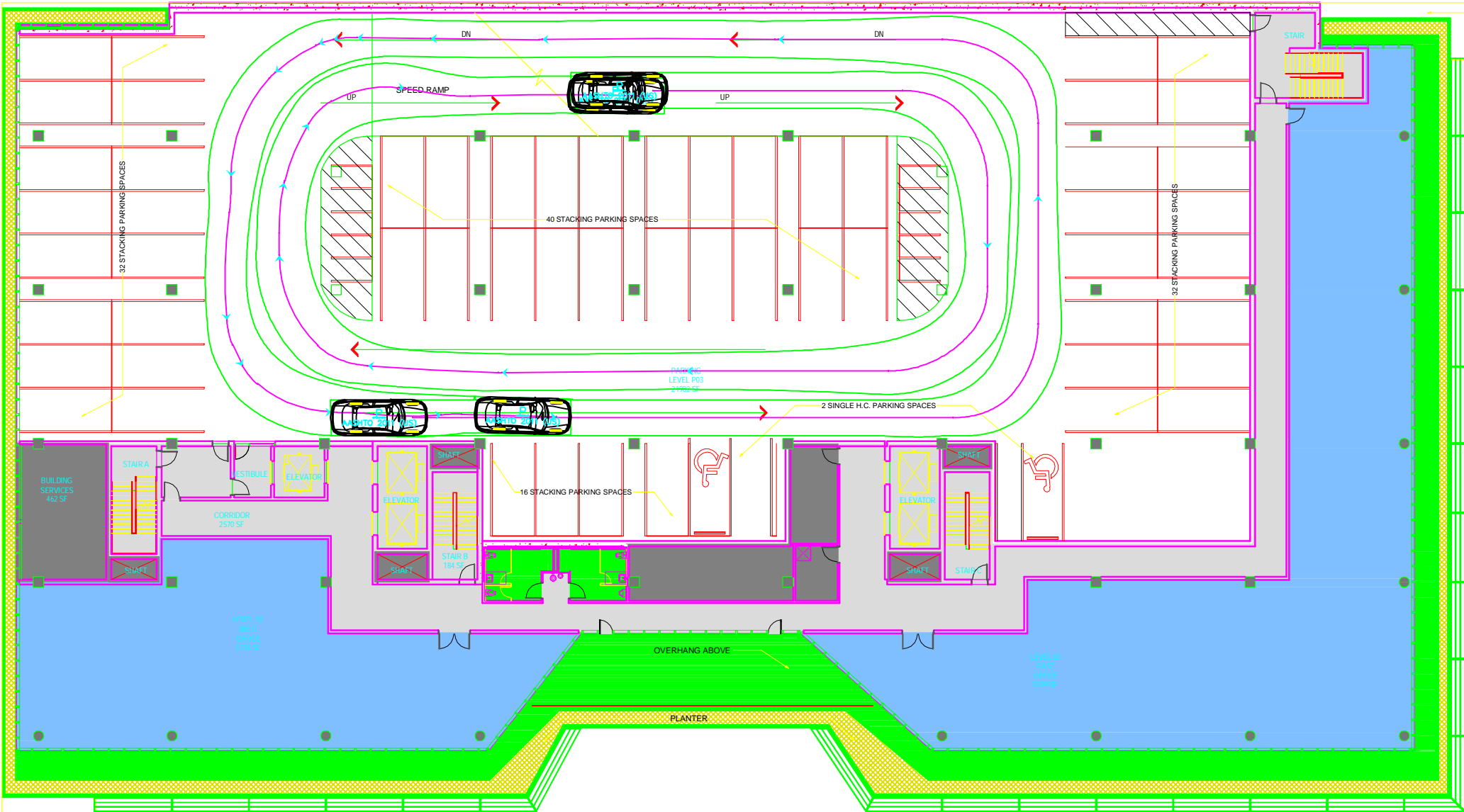
Ground Level
Loading Vehicle



Second Floor
Passenger Vehicle



Third Floor
Passenger Vehicle



Fourth Floor Passenger Vehicle

