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SUBJECT: 723 Lincoln Lane North – Miami Beach, Florida
Traffic Analyses

723 Lincoln Lane North is a proposed retail development to be located on the north side of Lincoln Lane North between Meridian Avenue and Meridian Court in the City of Miami Beach, Florida. Internal loading bays will be provided on the east side of the building along Meridian Court. The preliminary site plan is included as Attachment A to this memorandum. The purpose of this technical memorandum is to document the design vehicles for this site, the ability for these vehicles to access the loading bays on Meridian Court, and to prepare a transportation demand management plan for the study area.

DESIGN VEHICLES

Based upon discussions with the project team, the design vehicles for this site have been identified as a Single-Unit 30 (SU-30) delivery truck and an Intermediate Semitrailer (WB-40). According to the American Association of State Highway and Transportation Officials (AASHTO), the SU-30 vehicle has a wheelbase of 20 feet, an overall length of 30 feet, and a width of eight (8) feet. Similarly, the WB-40 truck has a wheelbase of 40 feet, an overall length of approximately 45 feet, and a width of eight (8) feet.

VEHICLE MANEUVERABILITY ANALYSIS

The ability of the SU-30 and WB-40 vehicles to enter and exit the loading bays on the east side of the building along Meridian Court has been conducted through the use of the AutoTURN software. More specifically, the analysis was performed to assess the vehicle's ability to perform an eastbound right-turn movement from 17th Street to Meridian Court, a backing maneuver into the respective loading bays (i.e. 30 foot and 48 foot bays), and the exiting maneuvers from the bays toward Lincoln Lane North. The results of these analyses are presented in Attachment B.

As indicated by the AutoTURN analyses, the existing corner radii along 17th Street and Lincoln Lane are adequate for the required movements of the SU-30 and the WB-40 vehicles proposed to serve the 723 Lincoln Lane North site. Additionally, the existing and proposed geometry associated with the loading bays is adequate to accommodate the entering and exiting design vehicles (i.e. SU-30 and WB-40).

TRANSPORTATION DEMAND MANAGEMENT ELEMENTS

Throughout much of Miami Beach, and specifically within the immediate area of the 723 Lincoln Lane North project, there are many convenient and cost-effective transportation alternatives for residents, employees and visitors alike. Several of the more prominent modes in this area include bus transit services, bicycling (including the Deco Bike), and the sidewalk network throughout the surrounding area. Each of these elements is explained in further detail in the following sections.

Miami-Dade Transit

Transit services on Miami Beach are provided by Miami-Dade Transit. There are numerous transit routes serving the immediate study area including the South Beach Local, 113 Route M, 101 Route A, 119 Route S, and 115 / 117 Mid-North Beach Connection. These transit routes provide frequent service and access to all of Miami-Dade County as well as connections to other destinations outside of the County. Within the study area, these routes typically run east-west along 17th Street and bus stops are located near Meridian Avenue which is within walking distance of the subject site.

Bicycles

The study area is bicycle friendly and the 723 Lincoln Lane North project will incorporate multiple bicycle racks for employees as well as patrons.

DecoBike

DecoBike is a bicycle sharing and rental program on Miami Beach. This program offers a network of 100 solar-powered bicycle rental stations and a fleet of 1,000 bicycles which can be rented 24 hours per day. Within the immediate area of the 723 Lincoln Lane North project, there are four (4) convenient DecoBike rental stations. These stations are as follows:

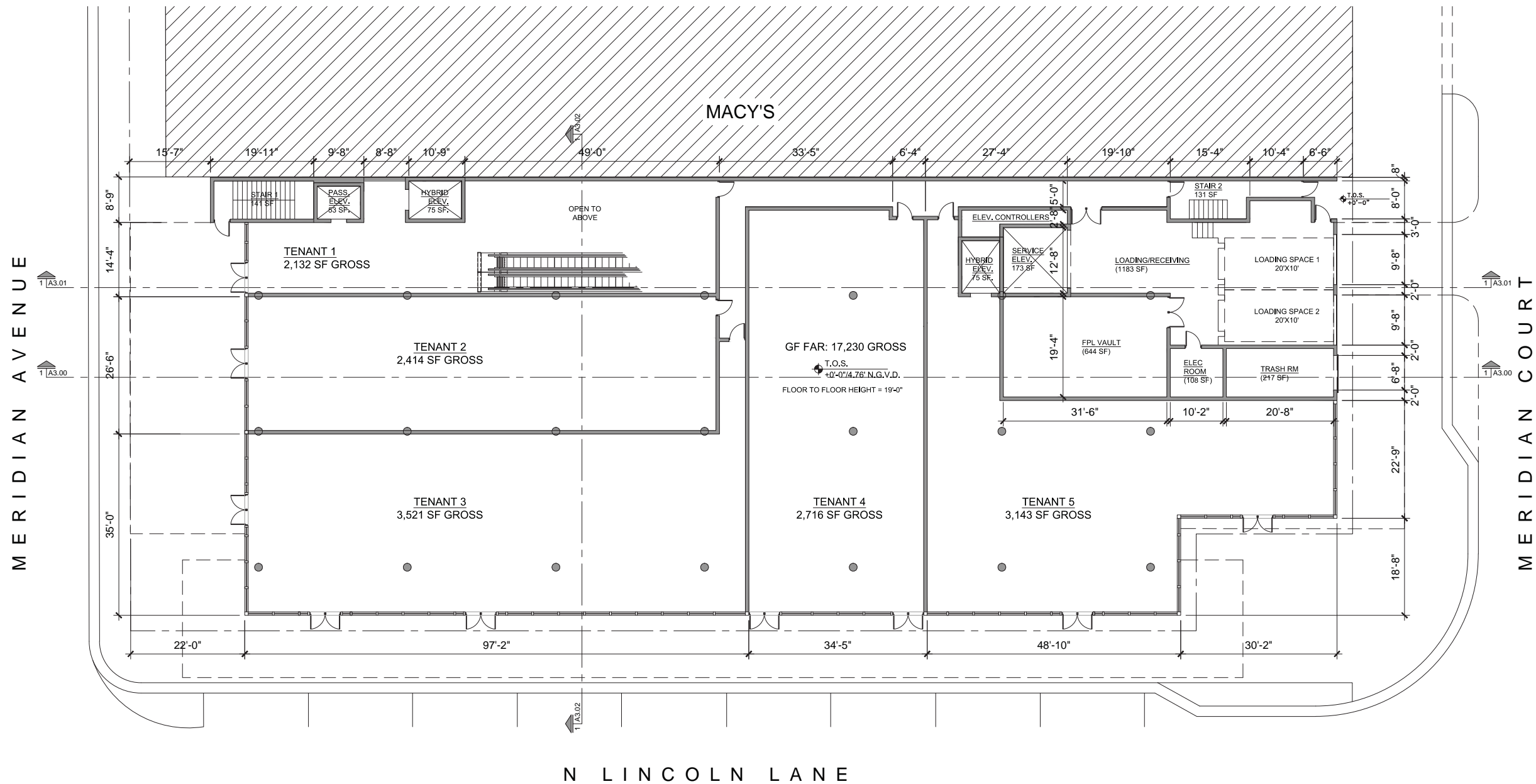
- Station 147: Pennsylvania Avenue and Lincoln Road Mall
- Station 148: Euclid Avenue and Lincoln Lane South
- Station 149: Meridian Avenue and 17th Street
- Station 150: Jefferson Avenue and 17th Street

Pedestrian Network

Most of Miami Beach is considered a very walkable environment. Specifically within the project study area, each of the existing roadways (Meridian Avenue, Meridian Court, Lincoln Lane North and 17th Street) has sidewalks on both sides and crosswalks are present at each of the major signalized intersections. At the intersection of 17th Street and Meridian Avenue, pedestrian crosswalks are provided on all legs of the intersection as are pedestrian push buttons and count-down pedestrian signals. In addition, there are crosswalks located at the intersection of 17th Street and Meridian Court. In support of this pedestrian network, the project has been designed in such a manner as to provide direct access to this sidewalk network.

In summary, this site is located within an area that provides excellent access to alternative modes of transportation.

ATTACHMENT A
723 Lincoln Lane North
Preliminary Site Plan



1 GROUND FLOOR PLAN
SCALE: 3/32"=1'-0"

ATTACHMENT B

AutoTURN Analyses

