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MEMORANDUM

DATE: July 28, 2016
TO: Josiel Ferrer, City of Miami Beach
FROM: Claudia Lamus, P.E., Project Engineer
CC: Oliver Rodrigues P.E., PTOE,
SUBJECT: **915-955 Washington Avenue
Traffic Impact Study - Peer Review 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 915-955 Washington Avenue. These services were performed as part of the City's Traffic Engineering Consulting Services Contract.

The proposed project consists of replacing the existing structure with a hotel of 205 rooms and a restaurant of 7,500 square feet. A Traffic Impact Study (TIS) prepared by TrafTech dated June, 2016 was presented to the City. This memorandum presents findings and recommendations as part of a preliminary review.

- Comment 1. Existing Lane Geometry – Please review the lane geometry in Figure 2 and the Synchro files for the intersection of Collins Avenue and 11th Street.
- Comment 2. Figure 2 and the analysis shows vehicles turning left from the proposed valet parking. The driveway out of the parking lot is signed with a right turn only sign. Please revise the lane configuration, redirect the illegal turns from the collected counts and the proposed distribution.
- Comment 3. The synchro files show that the storage length for some intersections was not coded. In addition, the geometry for the intersection of Collins Court and 9th street was not properly coded in the model.
- Comment 4. Existing Traffic Counts - The volumes as shown in Figure 3 do not coincide with the tables in the Appendix.
- Comment 5. Trip Distribution – The proposed distribution assigns 50% of the trips to come from the west via 11th Street, 10th Street, and 9th Street, while only 10% of the trips were assigned to Washington and Collins Avenue from the south. . The main east west access to the property is through 5th Street to then go north on Washington and Collins. Please justify or revise the proposed distribution.
- Comment 6. Trip Assignment – Figure 4 please revise the volumes shown on the figure to coincide with the numbers shown on the tables in the Appendix.



Comment 7. Valet Trips Distribution – Figure 4A

- a. The exit of the proposed parking garage is signed as a right turn only. Please reassign the valet trips accordingly.
- b. The study assumes that only 50% of the generated trips will use the valet service; however, no supporting documentation was provided. The City at this time does not have a study to recommend a specific reduction percentage; therefore, the reduction will be accepted for this study. Please note that a condition of approval will be recommended to have the applicant come back to the Planning Board after the restaurants have been open with a full valet analysis.

Comment 8. Level of Service Analysis – Please note that given the previous comments, the level of service analysis was not review since it will change. In addition, please provide a table comparing the exiting storage lengths with the expected queues for all turning movements.

Comment 9. Valet analysis – A service rate of 3 minutes was assumed. Please indicate how that service rate was determined.

Comment 10. Other Impacts – Currently, there are bike racks in front of the proposed Hotel entry, and a bus stop with a bench in front of the proposed restaurant. Please indicate whether any impacts or modifications to the existing bike racks or the bus stop are expected.

Comment 11. The site plan indicates that a retail space is provided; however, the analysis did not include any retail. In addition, please verify the square footage for each of the land uses.

Comment 12. Please clarify whether the “hotel drop off” on Collins Court will also serve as the valet service area for the retail and restaurants.

Comment 13. This project requires a TDM plan.

Comment 14. The project needs to provide bike racks. Please clearly label them in the site plan.

Comment 15. Please describe in the report the proposed trash and loading operations. Provide the Auto Turn templates (PDFs) as necessary for all loading zones and driveways. .

Should you have any questions concerning our comments, please feel free to contact me at (305) 463-8411, ext. 107. I look forward to assisting you further on this project.