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MEMORANDUM

DATE: August 12, 2016
TO: Josiel Ferrer, City of Miami Beach
FROM: Oliver Rodrigues P.E., PTOE, 
CC: Michael Belush, AICP, City of Miami Beach
Claudia Lamus, P.E., Project Engineer
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. Responses to peer review comments and clarifications were submitted by the applicant August 4, 2016. This memorandum presents FTE's previous comments that need further clarification or justification..

Previous Comments

Comment 8. Level of Service Analysis

Follow up Comment: Table 3 – Intersection Level of Service. Confirm the LOS results for Collins Avenue and 11th Street is correct.

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.

Response 10: This will be addressed by other members of the project team. (Architect/Civil plans)

Follow up Comment: Please provide the requested information.

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.

Response 11: The retail is assumed to be ancillary to the hotel.



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Follow up Comment: Please confirm that access to the retail will be provided through the hotel.

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

Response 14: This will be addressed by the project architect.

Follow up Comment: Please provide the requested information.

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. .

Response 15: This will be addressed in the architectural plans.

Follow up Comment: Please provide the requested information.

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.