

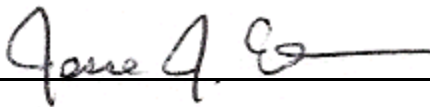


**Sound Study Peer Review for the Proposed  
Neighborhood Impact Establishment at  
915-955 Washington Avenue,  
Miami Beach, Florida  
(PB 0616-0033)**

**Prepared for:**

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## **1 Introduction**

This report documents a peer review of a noise impact study conducted for the City of Miami Beach related to a request for a Conditional Use Permit being submitted for a Neighborhood Impact Establishment being proposed for 915-955 Washington Avenue. The noise impact study specifically addresses potential noise impacts due to several venues at the new hotel property. The reviewed report, prepared by The Audio Bug and dated June 20, 2016, describes the environs and summarizes results of a noise survey conducted in the area.

## **2 Project Description**

The property occupies most of the block (aside from the northernmost and southernmost parcels) on the east side of Washington Avenue between 9<sup>th</sup> and 10<sup>th</sup> Streets. The proposed property, The Moxy Hotel South Beach is to have several venues, four of which are identified in the reviewed report. A description of each of these venues is given below.

- Ground floor outdoor café, open from 7 am to 2 am, with the potential for DJ/live entertainment between 7 am and 11 pm daily
- 2<sup>nd</sup> level bar (presumed to be outdoor), open from 11 am to 2 am, with the potential for DJ/live entertainment between 11 am and 11 pm daily
- 2<sup>nd</sup> level outdoor pool deck, open either from 7 am to 2 am or from 11 am to 11 pm (both timeframes are given in the report's support material), with the potential for DJ/live entertainment between 11 am and 11 pm daily
- 7<sup>th</sup> level rooftop pool deck, open from 7 am to 2 am, with only ambient background music

A fifth venue, not discussed in the body of the report, is the ground floor indoor restaurant, open from 7 am to 5 am, with the potential for DJ/live entertainment between 7 am and 5 am daily.

The report sufficiently describes the environs, indicating largely commercial properties in the vicinity. The two main receptor properties are identified as the Chelsea Hotel and Hotel Astor directly across Washington Avenue from the property. There appears to be several hotels immediately to the east of the subject property, along the west side of Collins Avenue between 9<sup>th</sup> and 10<sup>th</sup> Streets, but they would likely be shielded from acoustic impacts by the hotel tower itself and are thus, rightfully, not considered in the report.

## **3 Comments**

The sound study report prepared by The Audio Bug specifically addresses the existing environs, discusses results of a sound survey conducted on site (which we have no basis to question), and provides sound system performance specifications which the report states, if followed, will result in the outdoor venues having "little negative noise impact on neighboring residential properties." However, there is not sufficient information included

with the report that supports this conclusion. Certain details which are lacking in the report, enumerated below, would help to determine the veracity of the conclusion.

### **3.1 Lack of Modeling Results to Support Conclusions**

The report provides a detailed performance specification for installed sound systems, which includes a prohibition against performers using other loudspeakers or amplifiers. This specification, which has many positive aspects, sets a maximum sound level of 78 dBA or 82 dBC with a reference distance of 10'.

The report states that adherence to this specification would result in sound levels on the west side of Washington Avenue which are close to the ambient  $L_{90}$  of 50.1 dBA measured during a 62-minute sound survey conducted at 1 am on June 19, 2016 (presumed to be Sunday despite the report's claim of Saturday). However, there are no modeling results which support this claim. In fact, if one were to assume a sound level of 78 dBA at the ground level outdoor café, the sound level across Washington Avenue, approximately 100' away, would be approximately 58 dBA, accounting for the 20 decibel reduction provided by geometrical spreading from 10' to 100'.

In short, modeling results would help to quantitatively assess the impact on the adjacent hotel properties.

### **3.2 Unknown Impact of Ground Level Indoor Restaurant**

The support material appended to the body of the report briefly mentions a ground level interior restaurant where entertainment level music is being proposed until 5 am. However, aside from this reference, no other information is given. In order to assess potential impact of this particular venue, one would need information such as the enclosing construction (e.g., glazing, vestibules, etc.) and an estimate of sound transmission through any intervening building components. This is particularly salient as this venue has the potential to operate until 5 am as well as the fact that there is a possibility that a portion of the Washington Avenue façade will comprise glass which, in general, does not exhibit very good sound isolating characteristics.

### **3.3 Impact of Several Venues Operating Simultaneously**

Finally, it should be noted that there are four venues with the potential for DJ/live entertainment. Any modeling or analyses should consider a combination of such events occurring simultaneously.

## **4 Conclusions**

The sound study report prepared by The Audio Bug provides valuable information but lacks the information necessary from which one can draw a conclusion that there will be no impact upon adjacent areas, particularly the Chelsea Hotel and Hotel Astor directly across Washington Avenue from the property. Additional computational evidence, responsive to the points contained herein, would help to provide a clearer understanding of potential noise impacts upon the adjacent properties.