



May 6, 2022

Mr. Michael Posey
Director of Development
Fisher Island Community Association, Inc.
One Fisher Island Drive
Fisher Island, Florida 33109

***Re: Fisher Island Ferry - Terminal East
Parking Garage Expansion - Miami Beach, Florida
Trip Generation Statement***

The purpose of this letter is to summarize the trip generation/traffic operations impacts associated with the proposed increase in capacity/height of the Terminal East parking garage located at 112 MacArthur Causeway. The following sections summarize the existing conditions, proposed conditions, and conclusion.

EXISTING CONDITIONS

Fisher Island Community Association (FICA) currently operates two (2) ferry terminals on Terminal Isle. Terminal West, located on the west side of Terminal Isle, is utilized primarily for residents and guests of Fisher Island. Terminal East, located on the east side of Terminal Isle, serves FICA employees, contractors, and all commercial vehicles. A portion of FICA employees and contractors park vehicles in the existing 461-space parking garage located at Terminal East and walk on/off the ferry vessels to arrive to/depart from Fisher Island. These vehicles enter/exit the garage from the west side of the facility while vehicles destined for Fisher Island either (1) travel directly onto a waiting vessel or (2) travel clockwise around the garage into designated queueing lanes on the ground level of the parking structure. Refer to Attachment A for the current operational schematic plan.

PROPOSED CONDITIONS

In order to reduce the operational demand on the Terminal East ferry vessels, it is proposed to increase the parking capacity of the existing garage by adding levels to the facility. In addition, it is proposed to relocate a portion of the existing FICA support operations currently located on Fisher Island to Terminal East by constructing new office space as part of the parking garage expansion. These proposed changes are not expected to impact the total number of vehicles entering/exiting the east side of Terminal Isle (Terminal East) as the proposed expansion will result in more vehicles parking within the garage rather than traveling to/from Fisher Island on vessels using the adjacent ferry terminal.

CONCLUSION

FICA is proposing the expand the existing Terminal East parking garage to (1) provide additional parking capacity and (2) relocate some support operations from Fisher Island to Terminal East. The proposed expansion is not expected to impact the number of trips traveling to/from the east side of Terminal Isle as the proposed expansion/relocation will only shift traffic volumes from traveling onto the

ferry to parking in the expanded garage. Therefore, no new traffic impacts are expected as a result of the proposed modifications.

It should be noted that vehicles departing the ferry at Terminal East from Fisher Island travel to the signalized intersection at SR A1A/MacArthur Causeway in grouped platoons immediately after the ferry docks. Conversely, employees and contractors who depart the ferry on foot walk to the garage, travel to the level their individual vehicle is parked, and leave Terminal Isle, resulting in a more dispersed traffic volume pattern leaving Terminal East. Therefore, the proposed increase in parking supply is likely to positively impact traffic conditions on Terminal Isle.

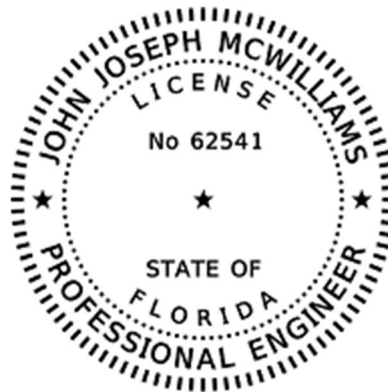
Please contact me if you have any questions

KIMLEY-HORN AND ASSOCIATES, INC.



John J. McWilliams, P.E.

Attachment



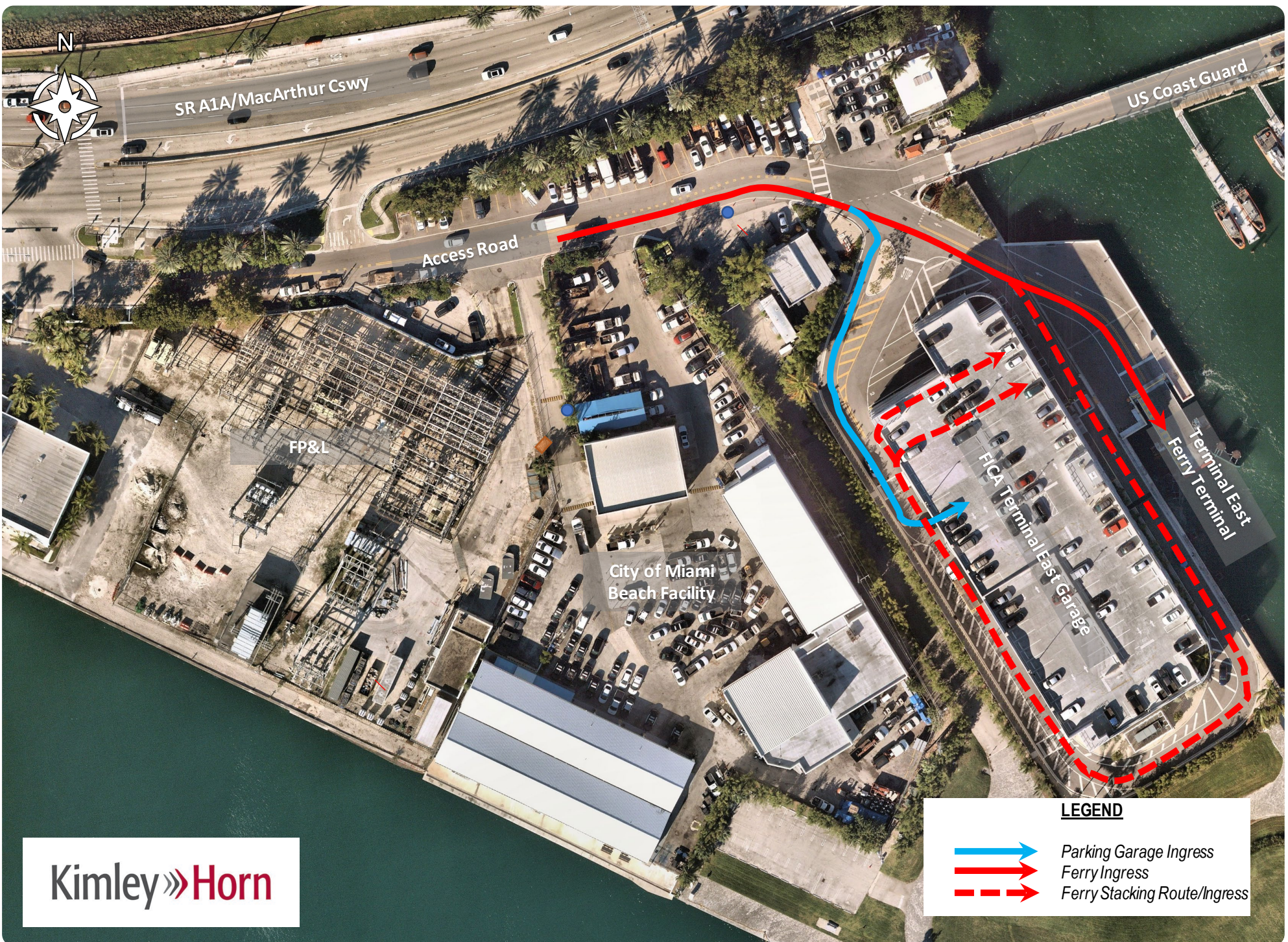
This document has been digitally signed and sealed by John Joseph McWilliams, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John J. McWilliams, P.E.
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Attachment A

Existing Terminal East Operational Plan



LEGEND

-  Parking Garage Ingress
-  Ferry Ingress
-  Ferry Stacking Route/Ingress