

Transportation Demand Management Plan

Opereta Ciudad de Sol, LLC – Andres Carne de Res Restaurant, 455 Lincoln Road, Miami

Beach

Transportation Demand Management (TDM) strategies are proposed to reduce the impacts of the project traffic on the surrounding roadway network. Typical measures promote bicycling and walking, encourage car/vanpooling and offer alternatives to the typical workday hours.

1. There are three (3) Citi Bike locations within a two block radius of the property.
2. The Applicant will also commit to providing transit information within the site including route schedules and maps.
3. Regular bus routes are an effective way for traversing Miami Beach along its length from the north and reaching the city from the mainland. For those employees that live in these areas the owner is proposing to provide restaurant full-time employees with either a subsidy for monthly passes from Miami-Dade Transit to allow such employees to travel to and from the Property without the need for automobiles, or provide a subsidy for monthly City of Miami Beach parking garage passes.

The human resources department will oversee and evaluate the effectiveness of our plan. While it is our business model to retain employees and build a strong and dedicated staff, we also understand the nature of the industry and that our TDM plan may require frequent review. At regular staff meetings that review operational issues generally, we would update staff on the progress of the TDM Plan and remind and encourage them to take advantage of its incentives.

4. The owner shall appoint one employee of the restaurant to serve as the TDM (Transportation Demand Management) Program Administrator, whose duties will include encouraging and facilitating employee's use of mass transit or bicycles for travel to work.
5. The Applicant will work closely with South Florida Commuter Services (SFCS) on pursuing TDM strategies that reduce single occupant vehicles.
6. The Applicant will provide and implement a carpool incentive program for employees.
7. The Applicant will promote and encourage bicycling by offering a subsidy to employees for a bike share program and by pursuing the installation of a bike share program near the site.
8. On an annual basis and upon the prior written request of the City, an update of the TDM shall be provided to the CMB Planning Department for review and approval. Such update shall include any available: monthly utilization rate over the past year for the on-site parking garage, an update on the number of employees for the restaurant, and the utilization rate for the monthly transit passes and monthly CMB parking garage/lot access.