

April 2, 2024

City of Miami Beach
Transportation & Mobility Department
1700 Convention Center Drive, 3rd Floor
Miami Beach, Florida 33139

Re: The Standard – Traffic Methodology

Background

The Standard Hotel is an existing lodging facility located at 40 Island Avenue in Belle Isle in the City of Miami Beach in Miami-Dade County, Florida (refer to Figure 1). The site is currently developed with a 105-room hotel and supporting facilities such as restaurants, a pool deck, a spa, a gym, banquet/conference rooms, etc. The ancillary uses and intensities are described below:

- Lido Restaurant (209 seats)
- Café Standard (47 seats)
- Monterrey Bar (37 seats)

The hotel provides valet service to all patrons via a drop-off/pickup circular driveway off of Island Avenue. All vehicles are parked at an existing valet-only parking lot located on the east side of West Avenue just north of 18th Street (approximately one-half mile from the hotel). The existing valet route is depicted in Figures 2 and 3.

The hotel will be re-developed to provide on-site parking (65 parking spaces), the addition of six (6) apartments on the third and fourth levels of the east hotel wing, will maintain the same number of hotel rooms (105), and supporting facilities. With the new parking facility provided on site, the valet service between the hotel and the off-site parking lot will not be required (refer to Figures 4 and 5). The additional vehicular trips between Belle Isle and the off-site valet parking lot located on West Avenue will be determined by conducting traffic counts on a Saturday between the hours of 10:00 AM and 8:00 PM (a total of 10 hours).

The proposed site plan with the on-site parking lot is attached.

Trip Generation

A trip generation analysis was conducted for The Standard Hotel. The analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's ITE *Trip Generation Manual* (11th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to ITE's *Trip Generation Manual* (11th Edition), the most appropriate "land use" category for the existing hotel and proposed hotel/apartment project are:

MULTIFAMILY (MID RISE) (ITE Land Use 221)

Daily Trips

$$T = 4.54 (X)$$

Where T = average daily vehicle trip ends, X = number of units

AM Peak Hour

$$T = 0.37 (X) \text{ (23\% inbound and 77\% outbound)}$$

Where T = average AM peak hour vehicle trip ends, X = units

PM Peak Hour

$$T = 0.39 X \text{ (61\% inbound and 39\% outbound)}$$

Where T = average PM peak hour vehicle trip ends, X = units

HOTEL (ITE Land Use 310)

Daily Trips

$$T = 7.99 (X)$$

Where T = average daily vehicle trip ends, X = number of rooms

AM Peak Hour

$$T = 0.46 (X) \text{ (56\% inbound and 44\% outbound)}$$

Where T = average AM peak hour vehicle trip ends, X = rooms

PM Peak Hour

$$T = 0.59 X \text{ (51\% inbound and 49\% outbound)}$$

Where T = average PM peak hour vehicle trip ends, X = rooms

Using the above-listed trip generation rates from the ITE document, a trip generation analysis was undertaken for the existing and proposed land uses. The results of this effort are documented in Table 1 on the following page.

TABLE 1 Trip Generation Summary The Standard Hotel – Miami Beach, Florida				
		Number of Trips		
Land Use	Size	Daily	AM Peak	PM Peak
EXISTING USE (With Off-Site Valet Operation¹) Based on ITE and Off-Site Valet				
Hotel	105 rooms	1,562	89	115
PROPOSED USE (Without Off-Site Valet Operation) – Based on ITE				
Hotel	105 rooms	840	48	62
Apartments	6 units	29	2	2
Total Trips		868	50	64
Difference		-694 (-44%)	-39 (-44%)	-51 (-44%)

Source: ITE Trip Generation Manual (11th Edition)

As indicated in Table 1, the existing hotel with valet service generates approximately 1,562 daily trips, approximately 89 AM peak hour trips and approximately 115 trips during the typical afternoon peak hour. The proposed on-site parking facility (without the valet service between the hotel and the off-site parking lot) is projected to generate approximately 694 less daily trips, approximately 39 less AM peak hour trips, and approximately 51 less trips during the afternoon peak hour.

Based on the above analysis, the proposed on-site parking facility will significantly reduce the amount of traffic traveling east and west along the Venetian Causeway/Dade Boulevard between the hotel site and West Avenue. The level of service on the subject segment of this east-west roadway will improve as a result of the proposed The Standard Hotel project.

In addition to the trip generation benefits associated with this project, the following tasks will be addressed as part of the traffic study.

- A parking description (required vs provided) will be documented in the traffic study.

¹ Trips based on ITE rates multiplied by 1.86 to account for the additional trips generated by the current valet operation (refer to attached Table 2 of on-site traffic counts).

- Queuing at the new on-site parking lot, if applicable, will be addressed in the traffic study.
- The traffic study will address loading areas (description, locations and maneuverability analysis using the AutoTURN software).
- The traffic study will include a multimodal section addressing non-automobile modes of transportation.
- A Traffic Control Plan (TCP) depicting proposed signing and markings within the parking areas and access driveways will be included in the traffic study.
- Sight triangles will be documented in the site plan.
- A valet operations plan will be prepared addressing valet station(s), parking and retrieval routes, valet parking and number of valet attendants required to prevent traffic queues from interfering with on-site circulation or from spilling onto Island Avenue. Ridesharing will be documented.
- A plan to provide a cul-de-sac at the west end of Island Avenue is being evaluated by Miami-Dade County. The traffic study will evaluate existing conditions, and with the proposed cul-de-sac in place.

The results of the traffic study will be documented in a technical report.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer



THE STANDARD

40 ISLAND Ave, Miami Beach, FL 33139

The Standard



Fox Fox Studio

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE

Rev.	Date	Rev.	Date

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CONCEPT

THE STANDARD
40 ISLAND AVE
MIAMI BEACH, FL 33139

Owner:
Nomade Lido LLC
2340 Collins Ave
Miami Beach, FL 33139
Tel: -
Email: -

Landscape Architect:
Christopher Cawley
780 NE 69th Street Suite 200
Miami, FL 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

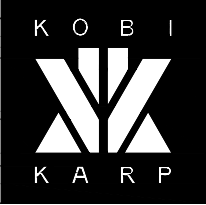
Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email: -

Interior Design:
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

INTERIOR DESIGN: NOT PART OF PERMIT SET

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

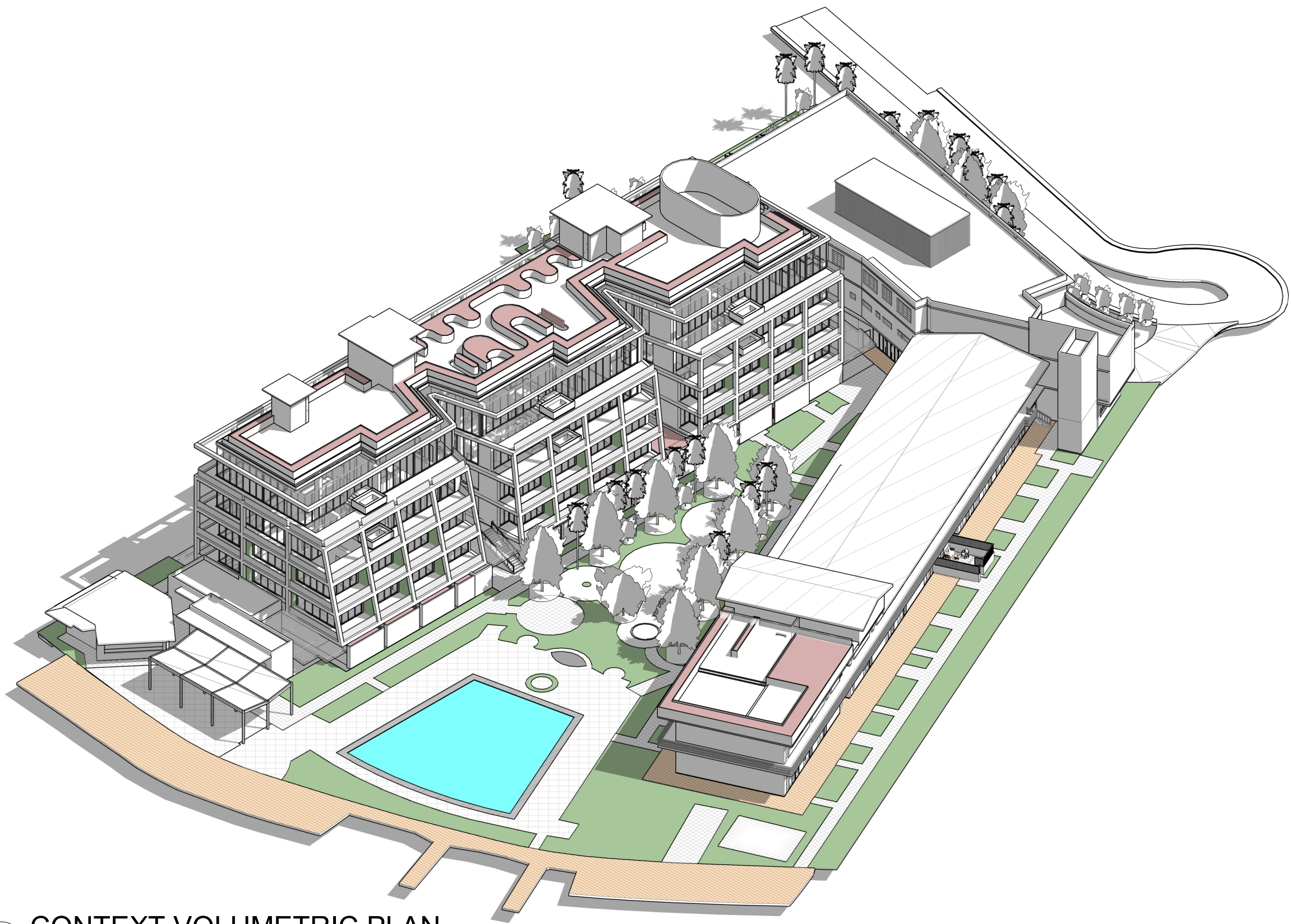
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COVER

THE STANDARD

Date	09-22-2023	Sheet No.
Scale	NTS	A0.00
Project	2312	



1 CONTEXT VOLUMETRIC PLAN
SCALE:

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CONCERT

THE STANDARD
40 ISLAND AVE, MIAMI BEACH
MIAMI BEACH, FL 33139

Owner
Nomade Lido LLC
2340 Collins Ave.
Miami Beach, FL 33139
Tel:
Email:

Landscape Architect:
Christopher Cawley
780 NE 69th Street, Suite 200
Miami, Florida 33138
Tel: 786.536.2961 / 305.979.1585
Email: christophercawley.com

Structure:
B&J Consulting Engineers
Jaime H. Jaramillo PH
7955 NW 12th Street S-418
Doral, FL 33126
786-703-9243
Email:

Interior Design: INTERIOR DESIGN: NOT PART OF PERMIT SET
FOX Fox Studio
5306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

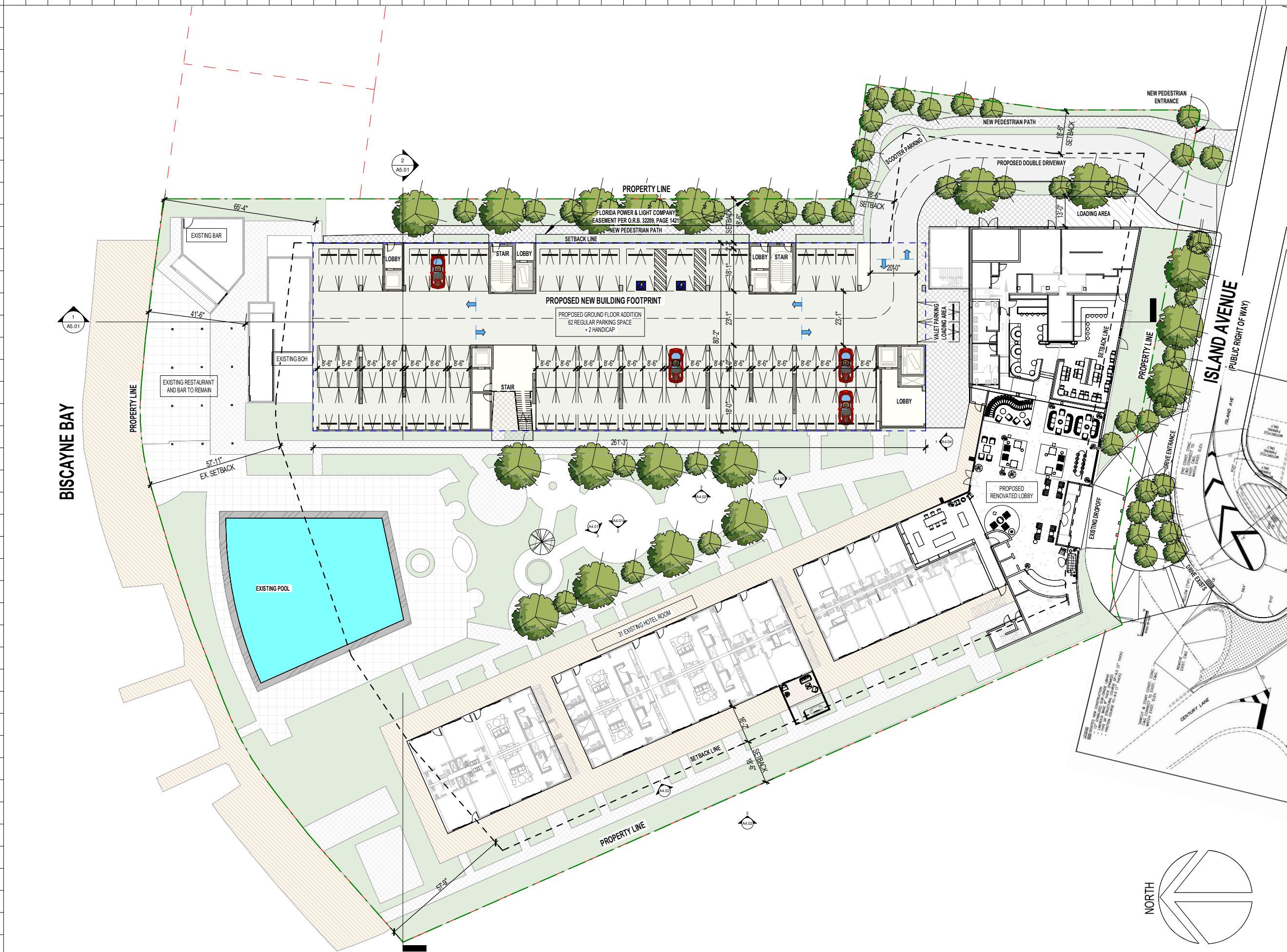
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



CONTEXT VOLUMETRIC PLAN

THE STANDARD

Date:	05/12/2023	Sheet No.	A.003
Scale:			
Project:	-		



1 PROPOSED GROUND FLOOR
1" = 40'-0"

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MIAMI BEACH, FL 33139

Owner
Nomade Lido LLC
2340 Collins Ave.
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Tel:
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Landscape Architect:
Christopher Cawley
780 NE 69th Street, Suite 200
Miami, Florida 33138
Tel: 786.536.2961 / 305.979.1585
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3306 Middle Fiskville RD,
Suite B Austin, Texas 78751
Hypelink
Will@Foxfoxstudio.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROPOSED GROUND FLOOR

Date:	05/12/2023	Sheet No.	A2.01
Scale:	As indicated		
Project:	-		





THE STANDARD HOTEL

Century Lane

Island Avenue

Vehicle Arrival

Venetian Way

To off-site parking lot (1/2 mile away)

Valet Driver to off-site parking

LEGEND

- Parking Route
- Retrieval Route



THE STANDARD HOTEL

Century Lane

Island Avenue

Venetian Way

Valet Driver from off-site parking lot

Vehicle Departure

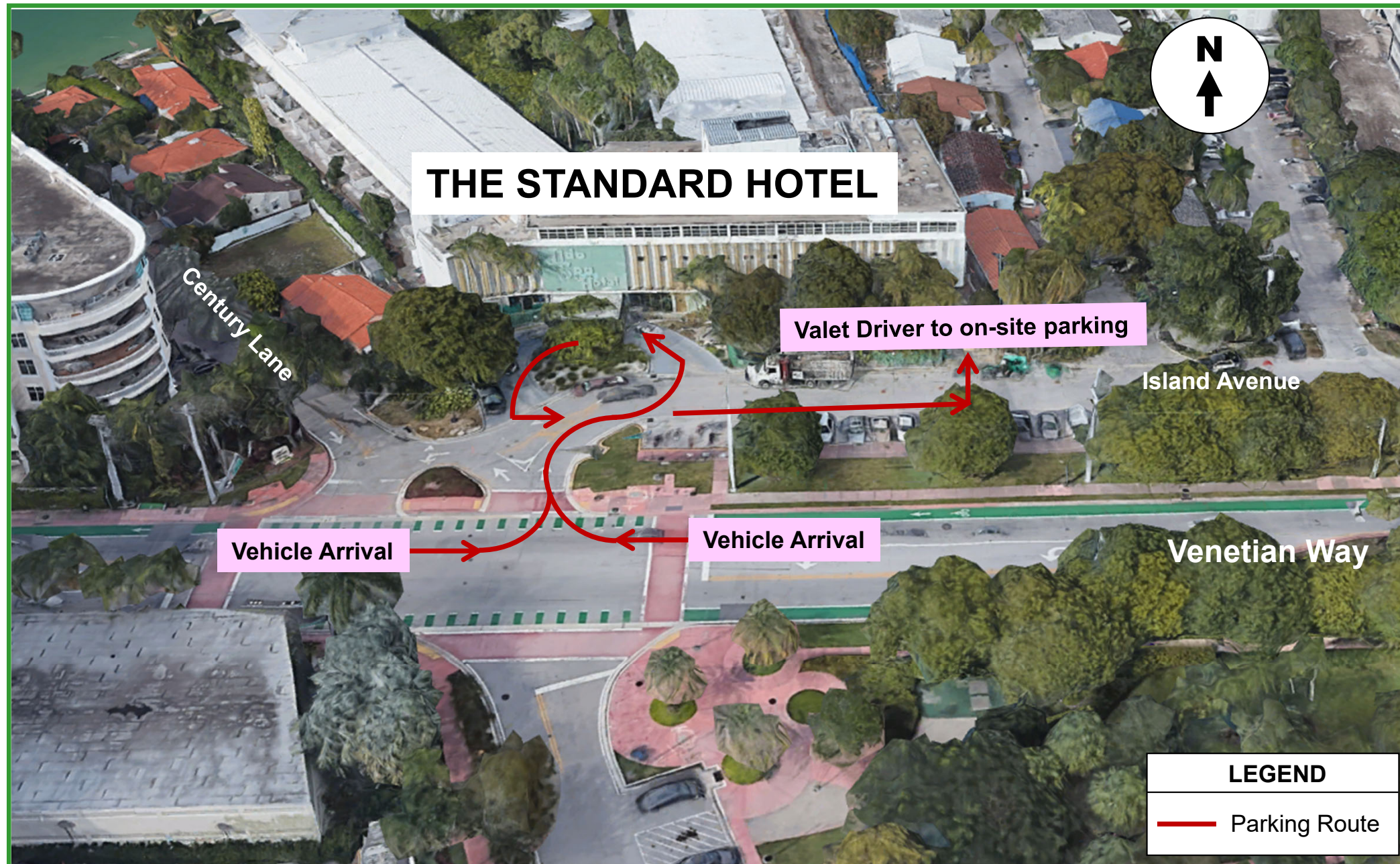
Vehicle Departure

LEGEND

- Parking Route
- Retrieval Route

Existing Valet Parking Routes

FIGURE 3
The Standard Hotel
Miami Beach, Florida





THE STANDARD HOTEL

Valet Pick-up Occurs Inside Future On-Site Parking Lot

Century Lane

Island Avenue

Venetian Way

Vehicle Departure

Vehicle Departure

LEGEND	
	Vehicle Departure Route

Future Valet Parking Routes

FIGURE 5
The Standard Hotel
Miami Beach, Florida



TABLE 2
Traffic Counts on Saturday, March 2, 2024 (10:00 AM to 8:00 PM)
The Standard Hotel, Miami Beach, Florida

Inbound Vehicles Driven by Owner arriving at Hotel =	139
Outbound Vehicles Driven by Valet to off-site Valet Parking Lot =	139
Inbound Vehicles Driven by Valet from off-site Valet Parking Lot =	86
Outbound Vehicles Driven by Owner leaving hotel =	86
Outbound Hotel SUV/Golf Carts to off-site Valet Parking Lot =	62
Inbound Hotel SUV/Golf Carts from off-site Valet Parking Lot =	100
Hotel Patrons arriving/departing by Uber (Trips)	212
Hotel Patrons arriving/departing by Taxi (Trips)	2
Truck Trips	12
Total Vehicle-Trips Recorded with off-site Valet Parking Lot =	838
Vehicle-Trips created by off-site Valet Parking Lot =	387
Vehicle-Trips without off-site Valet Parking Lot =	451
Total Vehicle-Trips Recorded (838) divided by Total Vehicle Trips without off-site Valet Lot (451) =	1.86

Source: Video Data Solutions (Saturday, March 2, 2024)