

October 2, 2024

Maria Pellegrini  
Assistant Project Manager  
CWV Homes  
90 SW 3rd Street CU 5  
Miami, FL 33130

**RE: 1020 Pennsylvania Avenue Multi-Family Residence – Methodology Letter**  
**Bowman Project No. 314188-01-001**

Please accept this Methodology Letter for the proposed development of the site located at 1020 Pennsylvania Avenue, Miami Beach, FL 33139 to be submitted to the City of Miami Beach. The proposed development will include six (6) multi-family residential units. **Figure 1** graphically depicts the site location.

**Figure 1 Site Location**



## **Project Trip Generation**

Using trip generation information from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11<sup>th</sup> Edition, trip generation estimates will be developed for the proposed land use.

## **Project Access Trips**

Access to the project site is proposed to be via one (1) right-in/right-out driveway connection to Pennsylvania Court. Pennsylvania Court is a northbound one-way, one (1) lane road, with no posted speed limit. A figure will be provided graphically depicting the project trip volumes on the driveway.

## **AutoTurn Analysis**

An autoturn analysis will be prepared for the first and last parking space for the parking lot.

## **Queue Analysis**

A queue analysis will be prepared for the entry gate parking lot.

## **Valet Operations**

The development is not proposing valet operations

## **Transportation Demand Management Strategies**

The project is proposing to install bicycle parking spaces.


## **Loading and Trash Operations**

The loading and trash operations will be provided.

## **Report**

A report will be prepared summarizing the methodology, analysis, and findings.

Sincerely,



Veronica A. Altuve, P.E.  
Senior Project Manager

VAA/cec

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