



July 29, 2024

Grant Webster
City of Miami Beach Transportation & Mobility Department
1700 Convention Center Drive
Miami Beach, FL 33139

**Re: Deauville - 6701 Collins Avenue (PB24-0693 & TRN24-0014)
Code Amendment Trip Generation Statement**

Dear Mr. Webster:

Kimley-Horn and Associates, Inc. has prepared a trip generation statement for the proposed Code Amendment related to the application located at 6701 Collins Avenue in Miami Beach, Florida. Based on the currently permitted floor area, the maximum site development potential would include 977 hotel rooms, including accessory uses. However, as part of the proposed Code Amendment, the maximum site development potential would include 280 hotel rooms and 140 multifamily residential units, including accessory uses. A conceptual site plan and location map are provided in Attachment A.

TRIP GENERATION

Trip generation calculations for the existing and proposed maximum development potentials were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. Trip generation calculations were prepared for the weekday A.M. and P.M. peak hours.

The trip generation for the existing maximum development potential was determined using ITE Land Use Code (LUC) 310 (Hotel). The trip generation for the proposed maximum development potential was determined using ITE LUC 310 (Hotel) and LUC 222 (Multifamily Housing [High-Rise]).

Multimodal Reduction

A multimodal (public transit, bicycle, and pedestrian) factor based on US Census *Means of Transportation to Work* data was reviewed for the census tracts in which the site is located. A multimodal factor of 17.4 percent (17.4%) was determined and applied to the external trip generation calculations. It is expected that a portion of residents, guests, patrons, and employees will choose to walk, bike, or use public transit to and from the site.

Transit Route Information

Two (2) Miami Beach Trolley routes and three (3) Miami-Dade County Department of Transportation Public Works (DTPW) routes currently operate in close proximity (within ½ mile) to the site during the weekday A.M. and P.M. peak hours. Detailed transit route information is included in Attachment B.

- **Miami Beach Trolley Collins Express Route** operates along Collins Avenue in the vicinity of the project site with the nearest stop located south of 67th Street. This route operates with approximately 20-minute headways in the northbound and southbound directions during the weekday A.M. and P.M. peak hours.
- **Miami Beach Trolley North Beach Route** operates along Collins Avenue in the vicinity of the project site with the nearest stop located south of 67th Street. This route operates with approximately 20-minute headways in the northbound and southbound directions during the weekday A.M. and P.M. peak hours.

- **MDT Route 79** operates along Collins Avenue in the vicinity of the project site with the nearest stop located south of 67th Street. This route operates with approximately 15-minute headways in the northbound and southbound directions during the weekday A.M. and P.M. peak hours.
- **MDT Route 100** operates along Collins Avenue in the vicinity of the project site with the nearest stop located south of 67th Street. This route operates with approximately 7.5-minute headways in the northbound and southbound directions during the weekday A.M. and P.M. peak hours.
- **MDT Route 279** operates along 71st Street in the vicinity of the project site with the nearest stop located east of Indian Creek Drive. This route operates with approximately 24-minute headways in the eastbound and westbound directions during the weekday A.M. and P.M. peak hours.

Internal Capture

Internal capture is expected between the complementary land uses within the project. Internal capture trips for the project were determined based upon methodology contained in the ITE's *Trip Generation Handbook*, 3rd Edition. Internal capture rate of 1.0 percent (1.0%) for the P.M. peak hour trip generation is expected for the proposed Code Amendment.

Net New Project Trips

As shown in Table 1, the proposed Code Amendment is expected to result in a reduction of 246 net new vehicle trips during the weekday A.M. peak hour and a reduction of 379 net new vehicle trips during the weekday P.M. peak hour. Trip generation calculations are included as Attachment C.

Table 1: Proposed Net New Trip Generation				
A.M. Peak Hour (P.M. Peak Hour)				
Future Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	New External Trips
<i>Existing Code Amendment</i>				
Hotel (310)	977 rooms	222 (292)	175 (282)	397 (574)
<i>Proposed Code Amendment</i>				
Hotel (310)	280 rooms	61 (74)	49 (73)	110 (147)
Multifamily Housing (High-Rise) (222)	140 dwelling units	11 (30)	30 (18)	41 (48)
<i>Subtotal:</i>		72 (104)	79 (91)	151 (195)
Net New Project Trips		-150 (-188)	-96 (-191)	-246 (-379)

PARKING EVALUATION

As part of the forthcoming land use board application, the required and provided number of parking spaces will be provided based on the proposed development program. Note that the parking requirement associated with the reconstruction of the original Deauville Hotel will be exempt, however, the project will comply with the applicable parking requirements for all new construction.

CONCLUSION

As the proposed Code Amendment is expected to result in a reduction of 246 net new vehicle trips during the weekday A.M. peak hour and a reduction of 379 net new vehicle trips during the weekday P.M. peak hour, further analysis is not proposed. Please note that a site plan traffic study methodology and traffic impact analysis will be prepared as part of the forthcoming land use board application.

Should you have any questions or require additional information, please do not hesitate to contact our office.

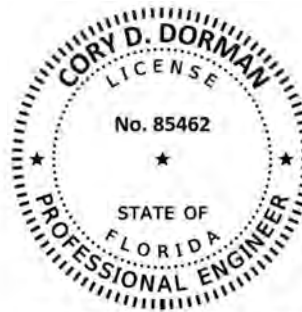
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Cory D. Dorman, P.E., PTOE

Attachments



This item has been digitally signed and sealed by Cory D. Dorman, P.E., PTOE on the date adjacent to the seal.

Cory Dorman

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

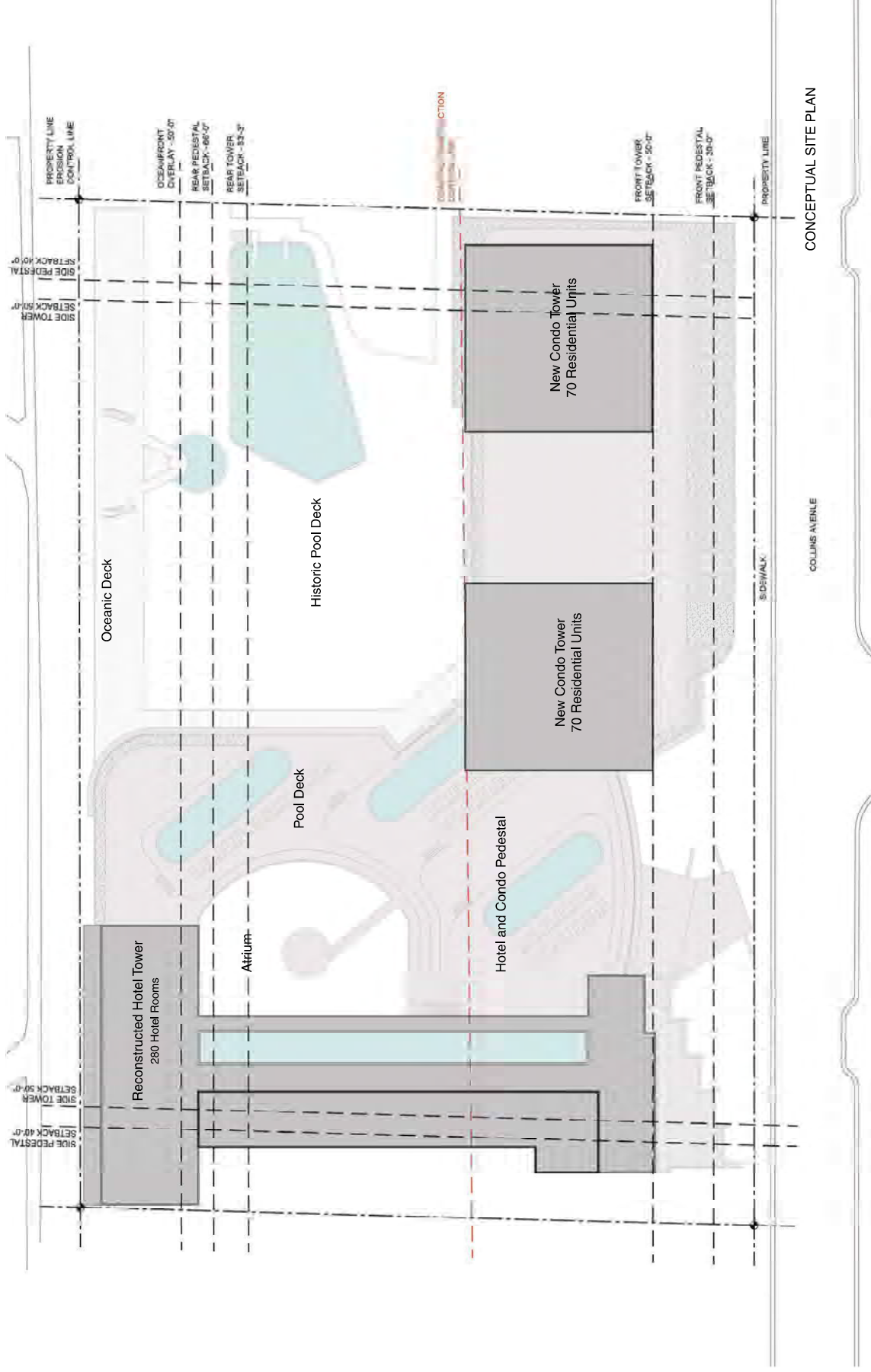
Digitally signed by Cory Dorman
DN: cn=Cory Dorman, o=U.S.
KIMLEY HORN AND
ASSOCIATES, INC.,
email=corydorman@kimley-horn.com
Date: 2024.07.29 15:19:31 -0400

Cory D. Dorman, P.E., PTOE
Florida Registration Number 85462
Kimley-Horn and Associates, Inc.
2 Alhambra Plaza, Suite 500
Coral Gables, FL 33134

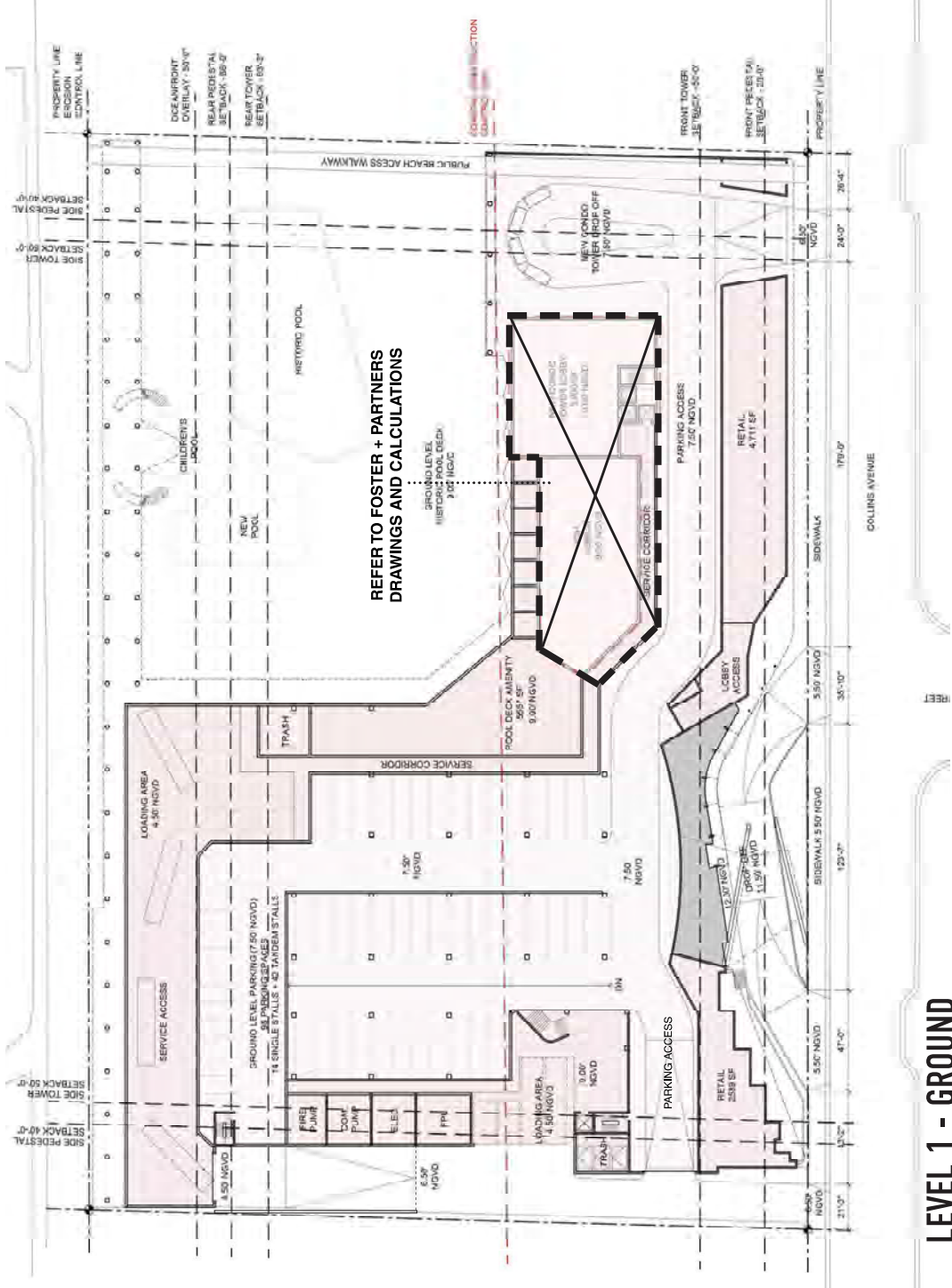
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Attachment A

Conceptual Site Plan and Location Map



CONCEPTUAL SITE PLAN



LEVEL 1 - GROUND

Shulman + Associates

6701 Collins Avenue - Max Development Program

GROUND LEVEL	
Hotel at the Deauville	72,283 sf
Indoor Hotel Public Areas	
Lobby Access	1,007 sf
F&B serving Pool Deck	5,737 sf
Subtotal	6,744 sf
Outdoor Hotel Amenity Areas	
Ground Level Pool Deck	51,106 sf
Subtotal	51,106 sf
Hotel BOH/Service	7,133 sf
Retail	7,300 sf
New Condo Tower	
Public Areas (Lobby)	3,900 sf
BOH/Service	18,117 sf
Outdoor Covered Drop-Off Area	10,207 sf
Parking	
98 spaces	37,507 sf
14 single stalls + 42 tandem stalls	



Figure 1
Location Map
Deauville
Miami Beach, Florida

Attachment B

Transit Service Data

City of Miami Beach Trolley Routes



COLLINS EXPRESS



TROLLEY CONNECTIONS

NORTH BEACH LOOP		COLLINS EXPRESS	
COLLINS EXPRESS		MIDDLE BEACH LOOP	
MIDDLE BEACH LOOP		SOUTH BEACH LOOP	
COLLINS EXPRESS		SOUTH BEACH LOOP	





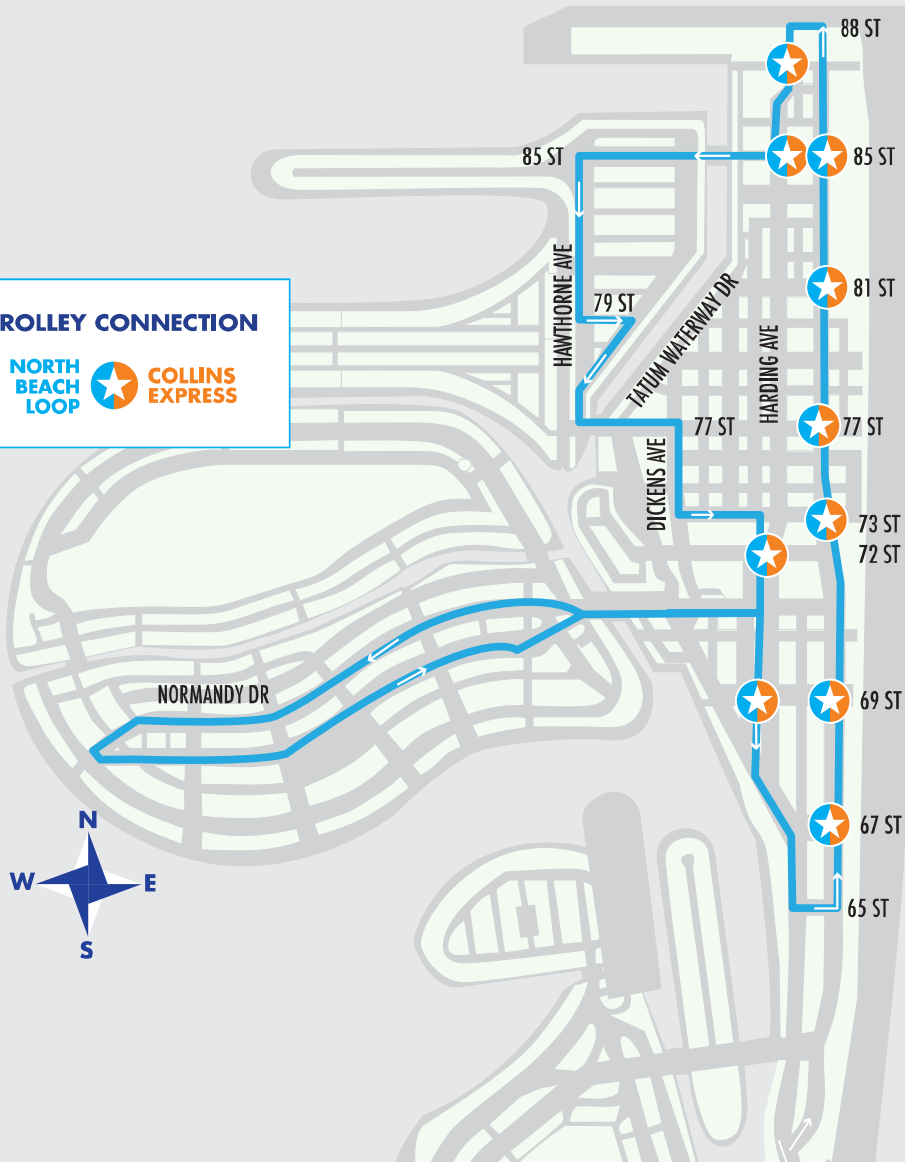
NORTH BEACH LOOP

TROLLEY CONNECTION

NORTH
BEACH
LOOP



COLLINS
EXPRESS



DTPW Routes and Headways

SERVICE FREQUENCIES

FRECUENCIAS DE SERVICIO / FREKANS SÉVIS YO

	FROM DESDE / DE	TO HASTA / A	EVERY CADA / CHAK
WEEKDAY DIAS LABORABLES LASEMÈN	12:00 a.m.	4:00 a.m.	60 min (Hialeah-Mt Beach)
	4:00 a.m.	6:00 a.m.	30 min (Hialeah-Mt Beach)
	6:00 a.m.	10:00 p.m.	15 min (Hialeah-Mt Beach)
	10:00 p.m.	12:00a.m.	30 min (Hialeah-Mt Beach)
SATURDAY SÁBADO SAMDI	12:00 a.m.	5:00 a.m.	60 min (Northside-Mt Beach)
	5:00 a.m.	7:00 a.m.	30 min (Hialeah-Mt Beach)
	7:00 a.m.	10:00 p.m.	15 min (Hialeah-Mt Beach)
	10:00 p.m.	12:00 a.m.	30 min (Hialeah-Mt Beach)
SUNDAY DOMINGO DIMANCH	12:00 a.m.	5:00 a.m.	60 min (Northside-Mt Beach)
	5:00 a.m.	8:00 a.m.	30 min (Hialeah-Mt Beach)
	8:00 a.m.	8:00 p.m.	20 min (Hialeah-Mt Beach)
	8:00 p.m.	12:00 a.m.	60 min (Hialeah-Mt Beach)

Frequencies are approximate and may vary depending on traffic and road conditions. Las frecuencias son aproximadas, pues dependen del tráfico y otras condiciones de las vías. Aisyá yo apwoscediridí epí yó ka vurya sámi kondisyón sáidisyón sói wout yó.

Language Assistance: Miami-Dade Transit (MDT) is committed to providing information about its transit services to passengers with limited English as part of its non-discrimination program. MDT publishes route information in Spanish and Haitian Creole and offers assistance in both languages at our Call Center at 3-1-1 or 305-468-5900. For more information, call MDT's Office of Civil Rights & Labor Relations at 786-469-5486.

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Español: El Departamento de Transporte Público de Miami-Dade (MDT, su sigla en inglés) está dedicado a proveer información sobre sus servicios a los pasajeros que no hablan inglés. MDT publica información sobre sus rutas de autobuses en español y ofrece traducción y ofrece asistencia en ambos idiomas en nuestro Centro de Llamadas en el 3-1-1 o 305-468-5900. Para más información, llame a la Oficina de Derechos Humanos y Relaciones Laborales de MDT al 786-469-5486.

El Condado de Miami-Dade ofrece igualdad de acceso y de oportunidades en el empleo y no practica la discriminación por discapacidad, en sus programas o servicios. Los dispositivos y servicios de ayuda audífon para la comunicación están disponibles previa solicitud, con cinco días de anticipación. Para obtener materiales en formato alternativo (cinta de audio, Braille o disco de computadora), para solicitar un intérprete del lenguaje de las señas u otros servicios similares sírvase llamar a: Transporte de Miami-Dade, Oficina de Derechos Civiles y Relaciones Laborales, 701 NW 1st Court, Suite 1700, Miami, FL 33136. Atención: ADA Coordinator. Teléfono: 786-469-5225, Fax: 786-469-5589. Correo electrónico: DTPW-ADA@miamidade.gov.

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APRIL 2024 APRIL 2024 | AVRIL 2024



- Local service seven days a week.
- Travels from Hialeah Metrorail Station to South Beach along NW/NE 79 St, the 79th Street Causeway and Collins Ave
- Overnight trips travel from Northside Metrorail Station

- Servicio local los siete días de la semana.
- Va desde la estación de Hialeah del Metrorail hasta South Beach, pasando por NW/NE 79 St, 79th Street Causeway y Collins Ave.
- En el horario nocturno el recorrido comienza en la estación Northside del Metrorail.

- Sèvis lokal sèt jou sou sèt.
- Vwayaje soti nan estasyon Hialeah Metrorail pou rive nan South Beach sou NW/NE 79 St, 79th Street Causeway ak Collins Ave.
- Vwayaj lanwit yo fèt soti nan estasyon Northside Metrorail.



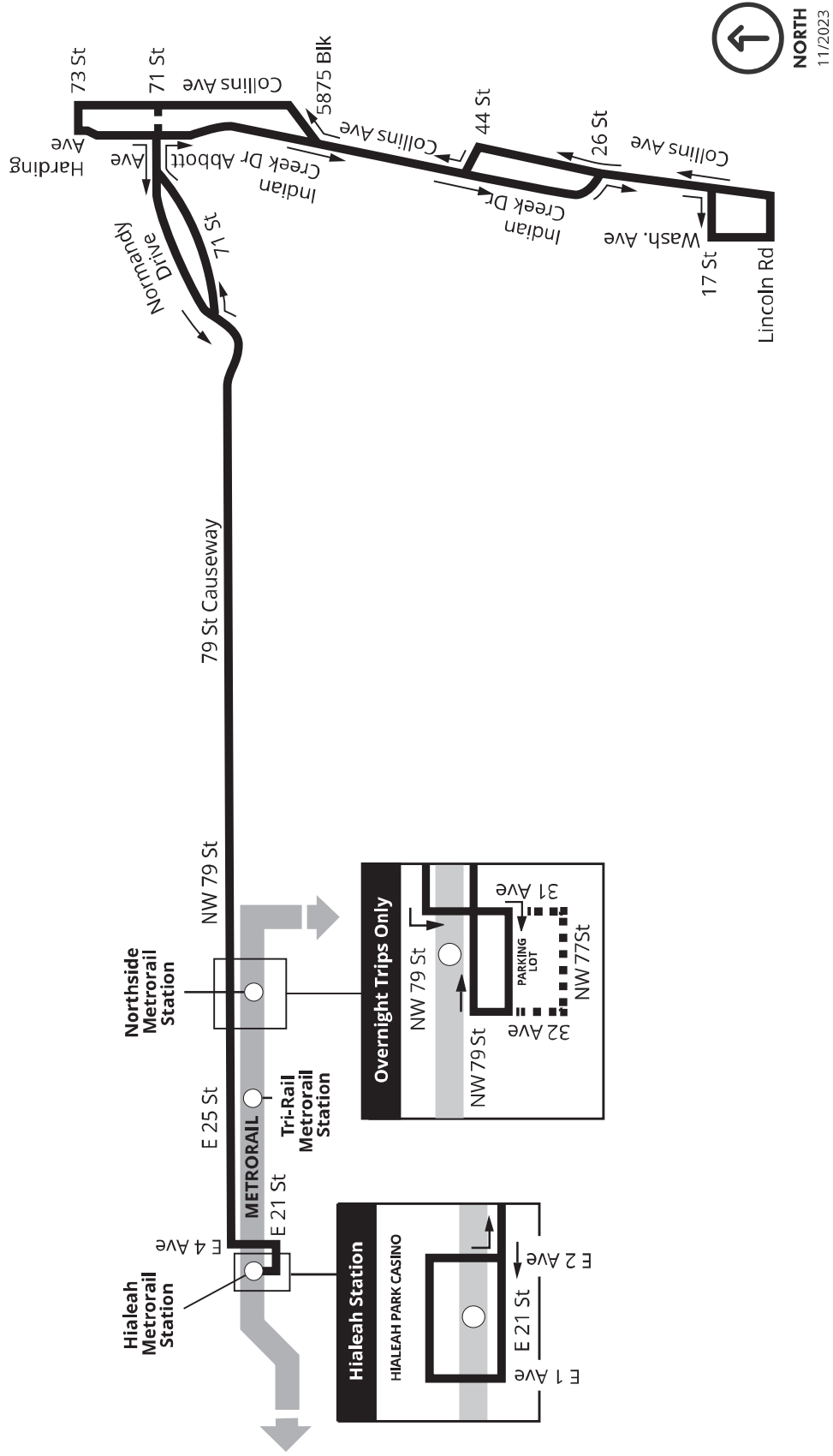
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DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS



79



SERVICE FREQUENCIES

FRECUENCIAS DE SERVICIO / FREKANS SÈVIS YO

	FROM DESDE / DE	TO HASTA / A	EVERY CADÚN / CHAK
WEEKDAY DIAS LABORABLES LASEMÈN	12:00 a.m.	4:00 a.m.	60 min (Aventura-Downtown)
	4:00 a.m.	6:00 a.m.	20 min (Headover-Downtown) 40 min (Aventura-Headover)
	6:00 a.m.	10:00 p.m.	7.5 min (Headover-Downtown) 10 min (Aventura-Headover)
	10:00 p.m.	12:00 a.m.	15 min (Aventura-Downtown)
	12:00 a.m.	5:00 a.m.	60 min (Aventura-Downtown)
SATURDAY SABADO SAMDI	5:00 a.m.	7:00 a.m.	15 min (Headover-Downtown) 30 min (Aventura-Headover)
	7:00 a.m.	10:00 p.m.	7.5 min (Headover-Downtown) 15 min (Aventura-Headover)
	10:00 p.m.	12:00 a.m.	15 min (Headover-Downtown) 30 min (Aventura-Headover)
	12:00 a.m.	5:00 a.m.	60 min (Aventura-Downtown)
	5:00 a.m.	6:00 a.m.	30 min (Headover-Downtown) 60 min (Aventura-Headover)
SUNDAY DOMINGO DIMANCH	6:00 a.m.	8:00 a.m.	15 min (Headover-Downtown) 30 min (Aventura-Headover)
	8:00 a.m.	8:00 p.m.	10 min (Headover-Downtown) 30 min (Aventura-Headover)
	8:00 p.m.	12:00 a.m.	30 min (Headover-Downtown) 60 min (Aventura-Headover)

Frequencies are approximate and may vary depending on traffic and road conditions. Las frecuencias son aproximadas, pues dependen del tráfico y otras condiciones de las vías. Aisyè yo apwèksaman di yo ka varye selon kondisyon trafikasyon sou wout yo.

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• Local service seven days a week.



• Travels from the Bus Terminal at Aventura Mall to Downtown Miami through Miami Beach.



• Stops include the Adrienne Arsht Center Metromover station / Omni Metrobus terminal, and Government Center Metrorail / Metromover station.



• Servicio local los siete días de la semana.
• Va desde la terminal de autobuses en Aventura Mall hasta el downtown de Miami, pasando por Miami Beach.



• Con paradas en la estación Adrienne Arsht Center del Metromover /terminal Omni del Metrobús y la estación Government Center del Metrorail y el Metromover.

• Sèvis lokal sèt jou psou sèt.

• Vwayaje soti nan Terminal Otobis la nan Aventura Mall pou rive nan Downtown Miami travè Miami Beach.

• Arè yo gen ladan estasyon

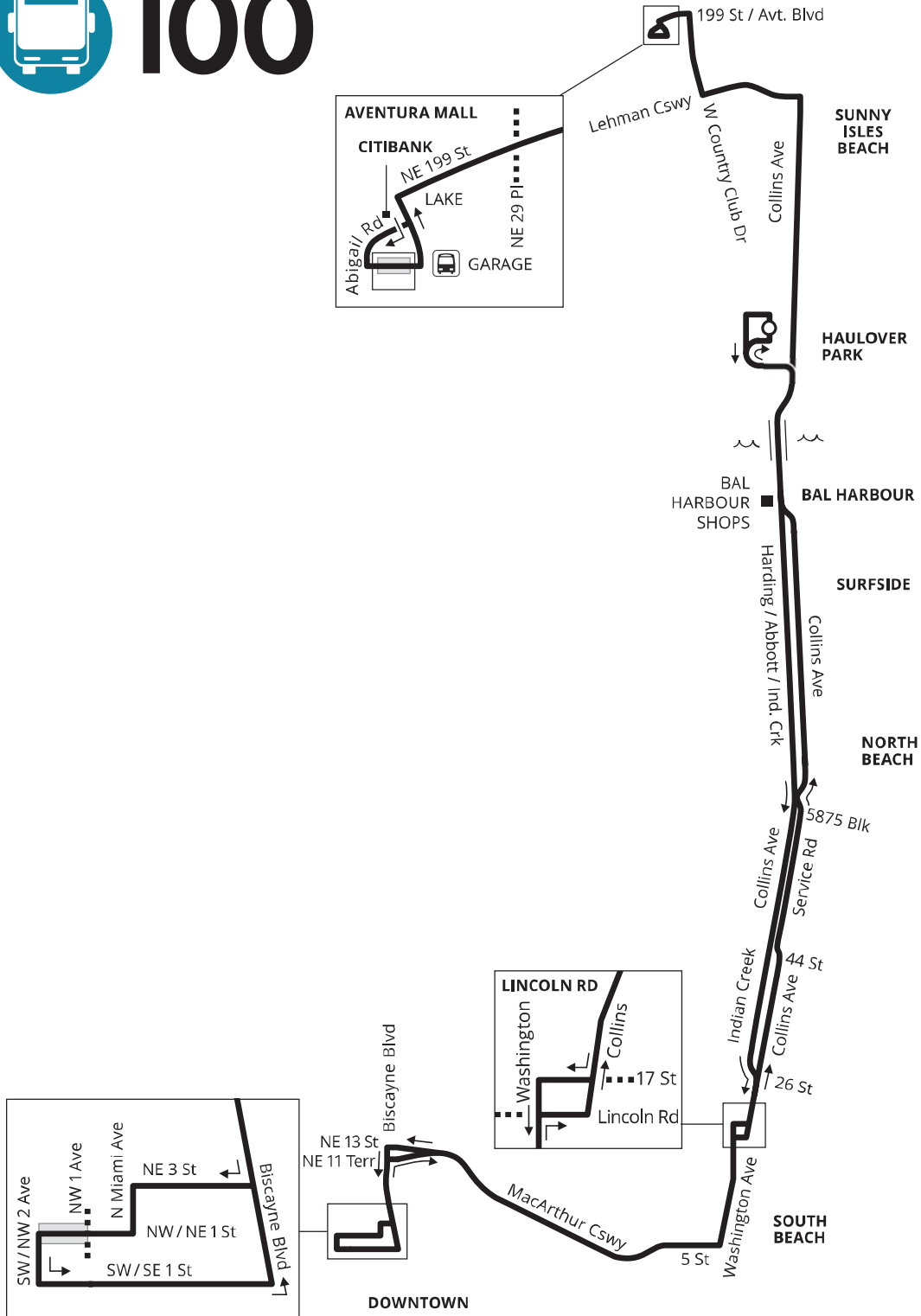
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	FROM DESDE / DE	TO HASTA / A	EVERY CADA / CHAK
WEEKDAY DÍAS LABORABLES LASAMÈN	5:45 a.m.	8:15 a.m.	24 min
	4:00 p.m.	6:00 p.m.	24 min

Frequencies are approximate and may vary depending on traffic and road conditions.
 Las frecuencias son aproximadas, pues dependen del tráfico y otras condiciones de las vías.
 Asewé yo apwòksaman! epi yo la vwaye sèkri kondisyon trafikasyon sou wout yo.

MetroCONNECT

YOUR FREE AND DIRECT CONNECTION TO BETTER BUS

SCAN TO DOWNLOAD THE APP OR CALL **786-321-5842**

Presented by **MIAMI-DADE COUNTY**

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279 METROBUS

MARCH 2024 MARZO 2024 | MARS 2024

79 STREET MAX

- Limited-stop weekday morning and afternoon service.
- Travels from Northside Metrorail station to 73 St & Collins Ave on Miami Beach along NW/NE 79 St and the 79th Street Causeway.

- Servicio con paradas limitados en las mañanas y las tardes de los días laborables.
- Va desde la estación Northside del Metrorail hasta 73 St y Collins Ave en Miami Beach, pasando por NW/NE 79 St y 79th Street Causeway.
- Sèvis an limitè nan maten ak apremiti nan lasamèn.
- Vwayajè solè nan estasyon Northside Metrorail pou rive nan 73 St & Collins Ave sou Miami Beach sou NW/NE 79 St ak 79th Street Causeway.



MORE INFORMATION
 MÁS INFORMACIÓN | PLUS D'INFORMATION

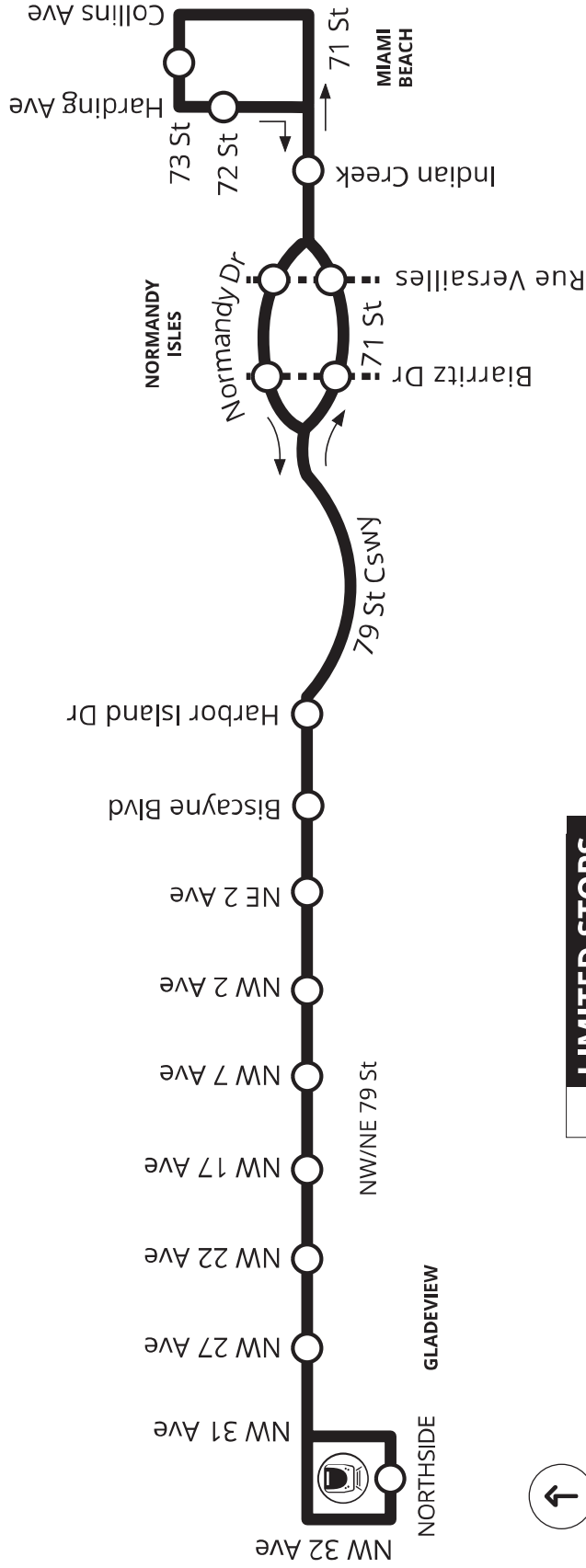
DRIVE LESS. LIVE MORE.™

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279

79 STREET MAX



Attachment C

Trip Generation Calculations

AM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		MULTIMODAL REDUCTION		GROSS TRIPS		INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS		PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS	
Land Use	ITE Edition	ITE Code	ITE Scale	Percent		In	Out	Total	Percent	In	Out	Total	Percent	In	Out	Total	Percent	In	Out
				In	Out														
1 Hotel	11	310	977 room	56%	44%	269	212	481	17.4%	84	222	175	0.0%	0	222	175	0.0%	0	222
2																			
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
Total:						269	212	481	17.4%	84	222	175	0.0%	0	222	175	0.0%	0	222
ITE Land Use Code						310		Rate of Equation											
								Y=0.5*(X)+-7.45											

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		MULTIMODAL REDUCTION		GROSS TRIPS		INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS		PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS	
Land Use	ITE Edition	ITE Code	ITE Scale	Percent		In	Out	Total	Percent	In	Out	Total	Percent	In	Out	Total	Percent	In	Out
				In	Out														
1 Hotel	11	310	280 room	56%	44%	74	59	133	17.4%	23	61	49	0.0%	0	61	49	0.0%	0	61
2 Multifamily Housing (High-Rise)	11	222	140 du	26%	74%	13	37	50	17.4%	9	11	30	0.0%	0	11	30	0.0%	0	11
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
Total:						87	96	183	17.4%	32	72	79	0.0%	0	72	79	0.0%	0	72
ITE Land Use Code						310		Rate of Equation											
						222		Y=0.5*(X)+-7.45											
								Y=0.22*(X)+-18.85											

NET NEW TRIPS	IN	OUT	TOTAL
	-150	-96	-246

PM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		MULTIMODAL REDUCTION		GROSS TRIPS		INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS		PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS	
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	MR	In	Out	Total	Percent	Trips	IC	In	Out	Total
					In	Out													
1 Hotel	11	310	977	room	51%	49%	354	341	695	17.4%	292	282	574	0.0%	0	0.0%	292	282	574
2																			
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
ITE Land Use Code					Total:		354	341	695	17.4%	292	282	574	0.0%	0	0.0%	292	282	574
310					Rate of Equation														
					Y=0.74*(X)^-27.89														

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		BASELINE TRIPS		MULTIMODAL REDUCTION		GROSS TRIPS		INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS		PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS	
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	MR	In	Out	Total	Percent	Trips	IC	In	Out	Total
					In	Out													
1 Hotel	11	310	280	room	51%	49%	91	88	179	17.4%	75	73	148	0.7%	1	0.7%	74	73	147
2 Multifamily Housing (High-Rise)	11	222	140	du	62%	38%	37	23	60	17.4%	30	19	49	2.0%	1	2.0%	30	18	48
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
ITE Land Use Code					Total:		128	111	239	17.4%	105	92	197	1.0%	2	1.0%	104	91	195
310					Rate of Equation														
222					Y=0.74*(X)^-27.89														
					Y=0.26*(X)^+23.12														
																	NET NEW TRIPS		
																	-188		
																	-191		
																	-379		

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook*, 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY (PROPOSED)

GROSS TRIP GENERATION					
INPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	0	0	0	0
	Retail	0	0	0	0
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	11	30	30	19
	Hotel	61	49	75	73
		72	79	105	92
INTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	0	0	0	0
	Retail	0	0	0	0
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	0	0	0	1
	Hotel	0	0	1	0
		0	0	1	1
OUTPUT	Total % Reduction	0.0%		1.0%	
	Office				
	Retail				
	Restaurant				
	Cinema/Entertainment				
	Residential	0.0%		2.0%	
	Hotel	0.0%		0.7%	
EXTERNAL TRIPS					
OUTPUT	Land Use	A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit
	Office	0	0	0	0
	Retail	0	0	0	0
	Restaurant	0	0	0	0
	Cinema/Entertainment	0	0	0	0
	Residential	11	30	30	18
	Hotel	61	49	74	73
		72	79	104	91

MEANS OF TRANS

$$(249+98+79+16+203+18)/(2,436+1,991-209-411) = 17.4\%$$



Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Label	Census Tract 39.14, Miami-Dade County, Florida		Census Tract 39.21, Miami-Dade County, Florida	
	Estimate	Margin of Error	Estimate	Margin of Error
▼ Total:	2,436	±316	1,991	±310
▼ Car, truck, or van:	1,490	±383	1,407	±270
Drove alone	1,364	±366	1,211	±275
▼ Carpooled:	126	±100	196	±117
in 2-person carpool	126	±100	196	±117
in 3-person carpool	0	±14	0	±14
in 4-person carpool	0	±14	0	±14
in 5- or 6-person carpool	0	±14	0	±14
in 7- or more-person carpool	0	±14	0	±14
▼ Public transportation (excluding taxicab):	249	±185	98	±60
Bus	249	±185	67	±66
Subway or elevated rail	0	±14	31	±46
Long-distance train or commuter rail	0	±14	0	±14
Light rail, streetcar or trolley (carro público in Puerto Rico)	0	±14	0	±14
Ferryboat	0	±14	0	±14
Taxicab	98	±121	25	±25
Motorcycle	43	±69	0	±14
Bicycle	79	±79	16	±20
Walked	203	±134	18	±20
Other means	65	±71	16	±18
Worked from home	209	±123	411	±162