

date: July 7, 2020
to: Justin Proffitt, AICP
from: Edward Ng, AICP
Vanessa Spatafora, P.E.
subject: Intracoastal Mall Traffic Impact Study Methodology and
Concurrency Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to perform a Traffic Impact Study Methodology and Concurrency review for the Intracoastal Mall redevelopment. As reported, the proposed Intracoastal Mall redevelopment is sited at 3789 NE 163rd Street in North Miami Beach, Florida. The following are our comments to the responses received on June 8, 2020:

1. Prior to site plan approval, the Applicant must obtain design approval from the FDOT Access Management Board. This approval shall be for the design presented in the Master Plan or a comparable design which satisfies Section 24-58.7(O)(e) - Eastern Mixed-Use Waterfront District (MU/EWF) pertaining to an access point with direct east and west access to and from SR 826/NE 163rd Street and traffic mitigation such that the development does not over burden NE 35th Avenue.

RESPONSE: The Applicant agrees to comply with this condition.

CORRADINO RESPONSE: Condition Addressed.

ADDITIONAL RESPONSE: As an update, the project is schedule for the next FDOT Access Management Variance Committee hearing. The hearing is currently scheduled for August 6.

CORRADINO RESPONSE: Acknowledged.

2. Prior to the first site plan approval, the developer must provide mitigation measures to reduce project impacts at the intersection of Biscayne Boulevard and NE 163rd Street in order to not further degrade the overall intersection volumes during the P.M. peak hour under

future total and future total with improvements conditions as outlined in the Traffic Impact Analysis dated and submitted to the City of North Miami Beach and the Florida Department of Transportation on February 2020 and updated March 2020.

RESPONSE: The Applicant has worked with the City's traffic consultants to re-analyze the existing and future level of service at the intersection of Biscayne Boulevard and NE 163 Street based on enhanced multi-modal facilities agreed to during the review process. The revised analysis is dated June 2020 and is attached to this response. The current level of service at the intersection is LOS E+50. The project is unique in many respects but, most importantly, it emphasizes and encourages multi-modal transportation and has thus incorporated transit, bicycle, and pedestrian facilities into the design. Therefore, the multi-modal factor utilized in the updated traffic impact analysis is 15%. As a result of the incorporation of this enhanced multi-modal factor in the analysis, the future projected level of service for intersection of Biscayne Boulevard and NE 163 Street with the project will be LOS E+49. Based on this updated analysis, the project results in an improved level of service for the intersection, has no negative impacts on the intersection, and no mitigation measures are required.

CORRADINO RESPONSE: This condition has been addressed. The Adopted Level of Service for this intersection is LOS E+50 per the City of North Miami Beach Transportation Master Plan and prior traffic studies conducted with the City of North Miami Beach. As the response above demonstrates, the mitigation measures taken based on the enhanced multi-modal facilities along the corridor improves the level of service at the intersection of Biscayne Boulevard and NE 163rd Street to LOS E+49. The applicant should include language that clarifies the Adopted Level of Service at this intersection and its mitigation as part of the narrative in the Traffic Impact Study.

ADDITIONAL RESPONSE: The traffic study was updated to account for all the multimodal improvements requested by the City of North Miami Beach and Florida Department of Transportation and is contained in Attachment A.

A multimodal (public transit, bicycle, and pedestrian) reduction factor of 10 percent (10%) multimodal factor was applied to future total conditions without improvements. Note that a 15.0 percent (15.0%) was applied to the trip generation calculations for future total conditions with improvements as the project proposes a significant amount of multimodal improvements. These improvements will make it easier and encourage residents, employees, and patrons to walk/bike or use public transit to and from the development and surrounding areas. These multimodal improvements include:

- A westbound buffered bicycle lane fronting the project on SR 826/NE 163rd Street.
- A shared bicycle lane in the frontage road west of NE 35th Avenue on SR 826/NE 163rd Street.
- Providing transit shelters at the bus station on SR 826/NE 163rd Street at NE 35th Avenue
- Providing an enhanced pedestrian crossing and refuge island on SR 826/NE 163rd Street at NE 35th Avenue.

- A shared use path fronting the project on SR 826/NE 163rd Street.
- An enhanced bus station along northbound NE 35th Avenue north of 826/NE 163rd Street

Furthermore, a water taxi, shuttle, or other transient water borne transportation is proposed to operate along the Intracoastal Waterway. Miami-Dade Transit (MDT) and the City of North Miami Beach provide bus service to and from the project area via three (3) routes:

- Route 105/Route E operates along SR 826/NE 163rd Street within the vicinity of the project. This route serves the Golden Glades Park & Ride Lot, Aventura Mall, and the Gulfstream Park. This route operates with 30-minute headways during the A.M. and P.M. peak hours and provides connecting service to 13 additional MDT bus routes.
- Route 108/Route H operates along SR 826/NE 163rd Street within the vicinity of the project. This route serves Haulover Park and the 163rd Street Mall. This route operates with 30-minute headways during the A.M. and P.M. peak hours and provides connecting service to 14 additional MDT bus routes.
- North Miami Beach's free trolley NMB-Line Route A operates along SR 826/NE 163rd Street within the vicinity of the project. The route originates at the Intracoastal Mall and offers connections to other routes serving City Hall, Fulford Elementary, Florida International University, and Nova University. This route operates with 60-minute headways during the A.M. and P.M. peak hours and provides connecting service to 12 additional MDT bus routes.

The intersection capacity tables 3 and 4 were updated to include the adopted level of service at each intersection. Note that the results of the intersection capacity analyses indicate that the study intersections are expected to operate at City of North Miami Beach's adopted levels of service (LOS) or better under existing, future background without project, and future total with project and improvements during the A.M and P.M. peak hours. Note that the intersection of SR 826/NE 163rd Street and Biscayne Boulevard/US-1 is expected to operate at LOS F under future total conditions without improvements.

CORRADINO RESPONSE: Acknowledged.

3. Prior to the first Certificate of Occupancy, applicant shall demonstrate through its plans, improved or maintained levels of transit service to the development, including accessibility and transferability between existing transit lines. Applicant will maintain or enhance the current level of service by allowing for onsite access in the form of a premium transit facility with collocated transit stops for the North Miami Beach and Sunny Isles Beach, at that agency's option, trolley systems. The premium transit facility shall include features at a minimum, but not limited to, premium shelters or facilities; digital routing displays, including real time information; seating; and WiFi hotspots. The premium transit facility shall be ADA compliant.

RESPONSE: The Applicant agrees to comply with this condition to the extent it is feasible. Transit stops to serve the project are located on NE 163 Street and NE 35 Avenue and premium shelter facilities are contemplated at these stops. It is important that the city acknowledge that transit routes do not typically enter private property or travel on private driveways. The Applicant has previously committed to providing premium transit shelters. Exhibit F-1 to the Development Agreement "Roadway Transportation Facilities," which has been submitted to the City for review, provides:

**EXHIBIT F-1
PUBLIC FACILITIES**

Roadway Transportation Facilities:

In accordance with Section 163.3227(1)(d), Florida Statutes (2020), the proposed development will be serviced by those roadway transportation facilities currently in existence as provided by state, county, and local roadways. The proposed development will also be serviced by public transportation facilities currently in existence, as provided by Miami-Dade County, the City of North Miami Beach, and such other governmental entities as may presently operate public transportation services within the City of North Miami Beach.

Certain enhancements to the existing transportation and transit infrastructure, such as premium transit shelters, including, but not limited to, transit shelters with digital displays, Wi-Fi access, and/or seating accommodations, and traffic signalization be considered at the time of Site Plan review.

CORRADINO RESPONSE: Acceptance of this comment is predicated on the applicant providing on-site premium shelters, in addition to any additional transit improvements for stops on NE 163rd Street and NE 35th Avenue.

ADDITIONAL RESPONSE: Noted.

CORRADINO RESPONSE: No further comments.