

January 16, 2023

Mr. Carl Fuentes

URBANICA

THE HOTELS

1000 Fifth Street, Suite 102

Miami Beach, Florida 33139

Re: 6747 Collins – Trip Generation Comparison

Dear Carl:

Per your request, Traf Tech Engineering, Inc. prepared a trip generation comparison analysis between the approved uses and intensities against new intensities in connection with the 6747 Collins project. The approved and proposed uses and intensities are as follows:

APPROVED USES AND INTENSITIES

- o 208 hotel rooms
- o 3,755 square-foot restaurant

PROPOSED USES AND INTENSITIES

- o 160 hotel rooms
- o 3,872 square-foot restaurant

Tables 1 through 3 document the results of the trip generation comparison analysis. As indicated in the tables, the proposed 160-room hotel and 3,872 square-foot restaurant generates less daily and peak hour trips than the approved uses and intensities.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

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

TABLE 1 Weekday Trip Generation Summary (Approved Traffic Study) 6747 Collins					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	208	1,739	125	64	61
Restaurant (LUC 931)	3,755	315	29	19	10
Gross Trips		2,054	154	83	71
Internal (-30%)		-227	-17	-11	-6
External Trips		1,827	137	72	65

Source: ITE Trip Generation Manual (10th Edition)

TABLE 2 Weekday Trip Generation Summary (Approved Uses-Intensities Trip Generation 11th Edition) 6747 Collins					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	208	1,662	123	63	60
Restaurant (LUC 931)	3,755	315	29	19	10
Gross Trips		1,977	152	82	70
Internal (-30%)		-221	-17	-11	-6
External Trips		1,756	135	71	64

Source: ITE Trip Generation Manual (11th Edition)

TABLE 3 Weekday Trip Generation Summary (Proposed Uses-Intensities Trip Generation 11th Edition) 6747 Collins					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	160	1,278	94	48	46
Restaurant (LUC 931)	3,872	325	30	20	10
Gross Trips		1,603	124	68	56
Internal (-30%)		-233	-18	-12	-6
External Trips		1,370	106	56	50

Source: ITE Trip Generation Manual (11th Edition)