

MIAMI BEACH PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: July 30, 2024

FROM: Thomas R. Mooney, AICP
Planning Director



for TRM

SUBJECT: **PB24-0672 a.k.a. PB22-0548. 1790 Alton Road.**

PB24-0672 a.k.a. PB22-0548. 1790 Alton Road. Mixed-used building. An application has been filed requesting modifications to a previously issued conditional use permit for a 5-story mixed-used development including the use of a mechanical parking and a restaurant with more than 100 seats and a floor area in excess of 3,500 SF. Specifically, the applicant is requesting to change the outdoor operational hours and increase the seating count per recently approved City Code amendment. Pursuant to Chapter 2, Article V, Section 2.5.2 of the Miami Beach Resiliency Code.

RECOMMENDATION

Approval with conditions.

ZONING/SITE DATA

Legal Description:

Lot 1, Block 17-A of "ISLAND VIEW SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 115, of the Public Records of Miami-Dade County, Florida, less beginning at the northwesterly corner of Lot 1; thence south along the westerly line of Lot 1 for 169.41 feet to a point where the westerly line of Lot 1 intersects the northerly line of Dade Boulevard; thence northeasterly along the northerly line of Dade Boulevard for 65.7 feet to a point; thence northwesterly along a line deflecting 90 degrees to the left for 65.95 feet to a point; thence northerly along a line deflecting to the right 29 degrees 22'37" for 79.65 feet to a point being on the southerly line of 18th Street for 24.9 feet to the point of beginning, together with all the appurtenances thereunto belonging in anywise appertaining. (Special Warranty Deed, dated October 15th, 1993, recorded in Official Records Book 16367, Page 4229, Miami-Dade County Records).

Planning Board
 PB24-0672 a.k.a. PB22-0548. 1790 Alton Road.
 July 30, 2024

Zoning District: CD-2 Commercial, Medium Intensity District (Sunset Harbour Neighborhood)

Future Land Use Designation: Commercial Medium Intensity Category (CD-2)

Surrounding Uses: See Zoning/Site Map at the end of this report.

North: 18th Street/Commercial Buildings
 South: Dade Boulevard/Dade Canal/Hotel
 West: Commercial Building
 East: Office Building

Lot Size: 10,368 SF

Maximum FAR: 1.5/2.0 with over 25% of floor area for residential uses
 20,662 SF

Proposed FAR: 20,107 SF

Gross Floor Area: 34,679 SF

BACKGROUND

On September 20, 2022, the Planning Board approved a Conditional Use Permit (CUP) for the construction of a new 5-story mixed-used development including the use of a mechanical parking and a restaurant with more than 100 seats and floor area in excess of 3,500 square feet. On December 6, 2022, the Design Review Board approved the proposal and related variances.

On April 28, 2023 the City Commission adopted an ordinance with amendments (Ordinance No. 2023-4545) that allowed additional outdoor seating for restaurants that front Alton Road and are located south of 18th Street.

THE PROJECT

The applicant, SOBE 18, LLC, has submitted plans entitled “1790 ALTON ROAD,” prepared by GEK Architecture and dated June 2, 2024. The proposal is to modify the previously approved project for a new five-story mixed-use development with accessory restaurants and mechanical parking located at 1790 Alton Road. Specifically, the applicant is requesting to change the outdoor operational hours and increase the seating count, in accordance with Ordinance 2023-4545.

As previously approved , the proposed building will have 20,107 square feet of floor area, with 12 residential units and an amenity pool deck. The project will be providing 19 parking spaces on the ground floor, and 18 of these spaces will be provided through six, three-level vehicle lifts. All parking will be via valet service only and two off-street loading spaces are provided within the parking area.

A restaurant on the ground floor that was previously approved for 81 seats is now proposing to

keep the same number of seats but shift more seats indoors, and the restaurant on the second floor that was approved for 179 seats is proposed to expand to 240 seats.

COMPLIANCE WITH CONDITIONAL USE REVIEW GUIDELINES:

Conditional Uses may be approved in accordance with the procedures and standards set forth in the Miami Beach Resiliency Code Chapter 2, Article V, Section 2.5.2.2.a, Section 2.5.2.2.b and Section 7.5.5.4.

1. The use is consistent with the Comprehensive Plan or Neighborhood Plan if one exists for the area in which the property is located.

Consistent – The request is consistent with the Comprehensive Plan. The CD-2 future land use category allows for the proposed uses either as a main permitted use or a conditional use.

2. The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan.

Consistent – The proposal should not result in an impact that would exceed the thresholds for the levels of service as set forth in the Comprehensive Plan, as it is within the intensity limits provided for the CD-2 future land use category.

3. Structures and uses associated with the request are consistent with this Ordinance.

Consistent – The structure is consistent with the requirements of the zoning ordinance if the CUP is issued. However, these and all zoning matters shall require final review and verification by the Planning Department prior to the issuance of a Building Permit and a Certificate of Use (CU).

4. The public health, safety, morals and general welfare will not be adversely affected.

Partially Consistent – The proposed project may adversely affect the general welfare of nearby residents and businesses if sound, delivery, waste removal, and other operations are not controlled. The facility will have to comply with all applicable laws and regulations prior to the issuance of a building permit and Certificate of Use (CU).

5. Adequate off-street parking facilities will be provided.

Consistent – The proposed modification does not affect the required parking for the project, see parking and access analysis.

6. Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

Consistent – Staff is recommending conditions to mitigate any adverse impacts on the surrounding neighbors.

- 7. The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.**

Consistent – Given the small number of residential units and the scale of the restaurants significant negative impacts are not expected from the geographic concentration of such uses, if the impacts are properly controlled.

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Chapter 7, Article I, Section 7.1.2.4.a of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- 1. A recycling or salvage plan for partial or total demolition shall be provided.**

Partially Satisfied – The applicant has indicated that a recycling or salvage plan will be provided prior to the submittal of a building permit as may be necessary.

- 2. Windows that are proposed to be replaced shall be hurricane proof impact windows.**

Satisfied – Windows will be hurricane proof impact windows.

- 3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

Satisfied – Operable windows will be provided where feasible and appropriate.

- 4. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided, in accordance with chapter 4 in Land Development Regulations.**

Satisfied – Per letter of intent, all landscaping will consist of resilient, Florida friendly plants.

- 5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of the surrounding properties.**

Satisfied – The applicant has taken projections into account and the development complies with the City's resiliency standards.

6. **The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.**

Satisfied – The building has sufficient clearances where the ground floor and parking areas can be adapted if adjacent public rights-of-way are raised.

7. **As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.**

Satisfied – All critical mechanical and electrical systems will be located above BFE.

8. **Existing buildings shall be, where reasonably feasible and appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freedboard.**

Not Applicable – The existing building will be demolished.

9. **When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 in General Ordinances.**

Partially Satisfied – Uses on the ground floor located below the base flood elevation plus City of Miami Beach Freeboard will be dry flood proofed in accordance with Chapter 54 of the City Code.

10. **As applicable to all new construction, stormwater retention systems shall be provided.**

Partially Consistent – The applicant has indicated that water retention systems will be provided where feasible and appropriate.

11. **Cool pavement materials or porous pavement materials shall be utilized.**

Satisfied – The applicant indicated that cool or porous pavement materials shall be utilized.

12. **The design of each project shall minimize the potential for heat island effects on-site.**

Satisfied – The applicant will provide landscaping and vegetation along the perimeter of the building that will help reduce the urban heat island effect.

ANALYSIS

The following is a summary of the proposed changes to the previously approved CUP according to the revised trip generation memorandum, prepared by TrafTech Engineering, Inc, dated June 14, 2023:

	<u>APPROVED</u>	<u>PROPOSED</u>
• Second floor outdoor seating area closing hours:	8:00 PM	12:00 AM
• Ground floor restaurant:		
▪ Indoor seats:	24	61
▪ Outdoor seats:	57	20
▪ Subtotal seats:	81	81
• Second floor restaurant:		
▪ Indoor seats:	141	140
▪ Outdoor seats:	38	100
▪ Subtotal seats:	179	240
• Total combined number of seats:	260	321

Parking and Access

The proposed development is in Parking Tier 2a, which provides a parking exemption for restaurants of less than 100 sets that have less than 3,500 square feet of floor area, as well as nonresidential uses above the ground floor, from parking requirements. Since the ground floor restaurant has fewer than 100 seats and 3,500 square feet of floor area, and the second restaurant is a nonresidential use located above the ground floor, they do not require parking. Therefore, the proposed increase in the number of seats is still consistent with the code.

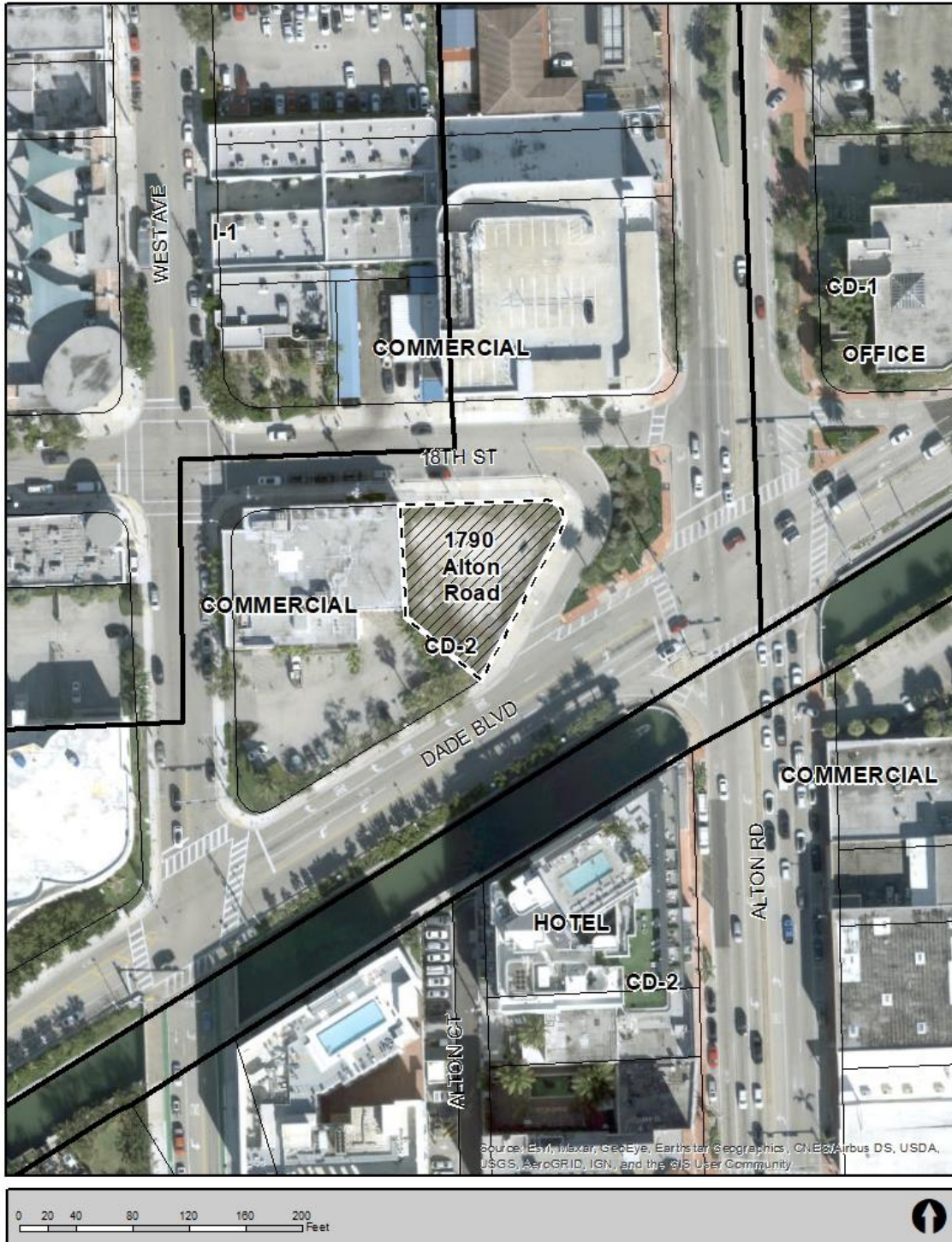
Summary

While the applicant is proposing to expand the seating on the property and extend the hours of operation for the outdoor seating on the second level terrace, there are no abutting residential uses that would be directly affected by the project. Further, the conditions of the CUP, as well as the City code, prohibit outdoor speakers (except for life-safety purposes), removing any concern from the impacts of outdoor music on the neighborhood. Special events are also prohibited for any alcoholic beverage establishment.

STAFF RECOMMENDATION

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Order.

ZONING/SITE MAP



**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1790 Alton Road.

FILE NO. PB24-0672 a.k.a. PB22-0548

IN RE: An application for modifications to a previously issued conditional use permit for a 5-story mixed-used development including the use of a mechanical parking and a restaurant with more than 100 seats and a floor area in excess of 3,500 SF. Specifically, the applicant requested to change the outdoor operational hours and increase the seating count per recently approved City Code amendment, Pursuant to Chapter 2, Article V, Section 2.5.2 of the Miami Beach Resiliency Code.

LEGAL

DESCRIPTION: Lot 1, Block 17-A of "ISLAND VIEW SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 115, of the Public Records of Miami-Dade County, Florida, less beginning at the northwesterly corner of Lot 1; thence south along the westerly line of Lot 1 for 169.41 feet to a point where the westerly line of Lot 1 intersects the northerly line of Dade Boulevard; thence northeasterly along the northerly line of Dade Boulevard for 65.7 feet to a point; thence northwesterly along a line deflecting 90 degrees to the left for 65.95 feet to a point; thence northerly along a line deflecting to the right 29 degrees 22'37" for 79.65 feet to a point being on the southerly line of 18th Street for 24.9 feet to the point of beginning, together with all the appurtenances thereunto belonging in anywise appertaining. (Special Warranty Deed, dated October 15th 1993, recorded in Official Records Book 16367, Page 4229, Miami-Dade County Records).

MEETING DATE: September 20, 2022; July 30, 2024

MODIFIED CONDITIONAL USE PERMIT

The applicant, SOBE 18, LLC, requested a Conditional Use approval for the construction of a new 5-story mixed-use development, including the use of a mechanical parking, and a restaurant with more than 100 seats and a floor area in excess of 3,500 square feet, pursuant to Chapter 2, Article IV, and Chapter 7, Article V, of the Miami Beach Resiliency Code. ~~Chapter 118, Article IV, and Chapter 130, Article II of the City Code.~~ Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach makes the following FINDINGS OF FACT, based upon the evidence, information, testimony, and materials presented at the public hearing and which are part of the of the record for this matter:

The property in question is located in the CD-2 Commercial, High Intensity District;

The use is consistent with the Comprehensive Plan for the area in which the property is located;

The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

The structures and uses associated with the request are consistent with the Land Development Regulations;

The public health, safety, morals, and general welfare will not be adversely affected;

Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Modified Conditional Use Permit be GRANTED, as provided below:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under Chapter 2, Article V, Section 2.5.2.5. City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to SOBE 18, LLC (the applicant) and owner of the property. Any changes in ownership or 50% (fifty percent) or more stock ownership, or the equivalent, of non-residential portions of the building shall require the new owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department, transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Certificate of Use/Business Tax Receipt.
3. This Conditional Use Permit shall include two (2) restaurants, located on the first and second levels. The outdoor seating area at the second level must cease all operations no later than ~~8:00 pm~~ 12:00 am. The maximum occupational content and seating shall be as follows:
 - a. The ground floor restaurant shall not exceed 81 total seats, including a maximum of ~~57~~ 20 outdoor seats and maximum occupancy load of ~~422~~ 88 persons.
 - b. The second-floor restaurant shall not exceed ~~179~~ 240 total seats, including a maximum of 38 outdoor seats and a maximum occupancy load of ~~194~~ 248 persons.
4. The following shall apply to the operation of the entire project:

- a. All trash containers shall utilize rubber wheels, as well as a path consisting of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - b. All trash rooms shall be air conditioned and sound-proofed in a manner to be approved by staff. The doors to the trash rooms shall remain closed and secured when not in use and all trash dumpsters shall be closed at all times except when in use.
 - c. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff.
 - d. The property and adjacent rights-of-way shall be maintained clean and free from debris
 - e. Except as may be required for Fire, Building, or Life Safety Code purposes, no speakers or televisions of any kind shall be affixed to, installed, or otherwise located on the exterior of the premises within the boundaries of the property, including, but not limited to, exterior portions of any restaurant, anywhere on the rooftop, and any outdoor terraces.
 - f. No patrons shall be allowed to queue on public rights-of-way.
 - g. Establishments with outdoor cafes or sidewalk café permits shall only serve alcoholic beverages at sidewalk cafes during hours when food is served in the restaurant and shall not be permitted to have outdoor speakers.
 - h. Commercial uses on the rooftop are prohibited.
 - i. Entertainment is prohibited anywhere on the property and within the building.
 - j. Use of the rooftop shall be limited to residents of the building and their invited guests only, and shall not be utilized for any commercial purposes, including restaurant seating.
 - k. The building shall maintain a manager on-site 24 hours a day. The manager shall not be part of the valet parking staff.
5. A progress report shall be scheduled before the Planning Board 90 days after obtaining a business tax receipt (BTR).
 6. The Planning Board shall retain the right to call the owner or operator back before the Board and make modifications to this Conditional Use Permit should there be valid complaints, as determined by Code Compliance, about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
 7. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.

8. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
9. The applicant shall address the following Transportation, Mobility, Concurrency, Delivery, and Parking requirements:
 - a. The applicant shall pay all impact, mobility, and concurrency fees due prior to obtaining a Building Permit, Certificate of Occupancy, or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing.
 - b. Property managers and business operators for all residential and commercial uses shall ensure that deliveries are made as approved in this Conditional Use Permit. At no time shall delivery trucks block traffic flow on the public right-of-way.
 - c. The applicant shall submit an MOT (Maintenance of Traffic) plan to Public Works Department and Transportation Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
 - d. The developer shall coordinate with the Transportation Department to develop an acceptable Transportation Demand Management Plan, prior to the issuance of a building permit. At a minimum the plan shall provide for the following, as detailed in the operating plan submitted by the applicant:
 - i. The owner shall provide a bicycle parking area on the property to serve residents, patrons, and employees. Per the plans, a minimum of three (3) spaces shall be provided.
 - ii. The owner shall offer a program to restaurant employees to either obtain monthly passes from Miami-Dade Transit to allow employees to travel to and from the property without the need for automobiles or provide an option for monthly City of Miami Beach parking garage passes (at each employee's option).
 - iii. The owner shall offer restaurant employees, who have been employed for at least ninety (90) days, financial assistance of up to \$100 to cover the cost of purchasing a bicycle to travel to and from work.
 - e. That the garage shall be in operation 24 hours per day, seven days a week, as proposed by the applicant.
 - f. Parking for spaces shall be shall only be operated through valet parking. Valet parking shall be provided 24 hours per day, seven days a week.
 - g. A sufficient number of valet attendants shall be provided on site to ensure that queuing onto Washington Avenue, including public sidewalks, does not occur at any time.

- h. The facility shall maintain adequate backup generators sufficient to power the vehicle lifts. The generators shall be maintained in proper operating condition. The generators shall be installed in accordance with Code requirements regarding minimum flood plain criteria.
 - i. Commercial deliveries and trash collection shall take place only at the designated area proposed by the applicant as shown in the plans or on designated loading spaces in the public right of way.
 - j. Scheduled trash pick-up and commercial deliveries shall only be permitted between 10:00 AM and 4:00 PM.
 - k. When loading is actively taking place within lading spaces that are shared with the outbound drive isle, a dock master shall ensure that there are no conflicts between loading operations and the parking area.
 - l. There shall be no queuing of delivery, garbage, or moving trucks in the public right of way.
 - m. Delivery trucks shall not be allowed to idle in loading areas or driveways.
 - n. Warning signs prohibiting horn honking, tire-screeching, or car alarm sounding shall be posted prominently by the applicant in the parking area.
 - o. Both car elevators shall be able to accommodate the standard AASTHO passenger vehicle size requirements.
 - p. The driveway into the site shall utilize a mountable curb to maximize pedestrian comfort, subject to the review and approval of staff.
 - q. Bicycle parking locations will be identified at the time of building permit issuance.
 - r. Parking for uses not located on-site shall not be permitted.
10. The development shall comply with the “Green Buildings” requirements in 7.1.3.2 of the Miami Beach Resiliency Code. ~~Chapter 133, Article I of the City Code.~~
11. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Building permit.
12. The applicant, operator and/or owner, both now and in the future, shall abide by all the documents and statements submitted with this application, as well as all conditions of this Order.
13. The applicant shall resolve all outstanding violations and fines on the property, if any, prior to the issuance of a building permit for the project.
14. A violation of Chapter 46, Article IV, “Noise,” of the Code of the City of Miami Beach, Florida (a/k/a “noise ordinance”), as may be amended from time to time, shall be deemed a violation

of this Conditional Use Permit and subject to the remedies as described in Chapter 2, Article V, Section 2.5.2.5 of the Miami Beach Resiliency Code. ~~section 118-194, of the City Code.~~

15. The applicant shall obtain a full building permit within 18 months from the date of approval of this Conditional Use Permit, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
16. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
17. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
18. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
19. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
20. The applicant agrees and shall be required to provide access to areas subject to this Conditional Use Permit for inspection by the City (i.e. Planning Department, Code Compliance Department, Building Department, and Fire Department staff), to ensure compliance with the terms and conditions of this Conditional Use Permit. Failure to provide access may result in revocation of the Conditional Use Permit.

Dated: _____.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____
Michael Belush, AICP
Planning and Design Officer
for the Chairman

June 14, 2023

Stephanie Yesenofski
Vice President of Development & Finance
FINVARB Group
1065 Kane Concourse, Suite 202
Bay Harbor Islands, Florida 33154

Re: 1790 Alton - Trip Generation Memorandum

Dear Stephanie:

Traf Tech Engineering, Inc. has prepared a trip generation comparison analysis in connection with parcel located at 1790 Alton Road in the City of Miami Beach, Miami-Dade County, Florida. The trip generation comparison analysis was performed for the site using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*. The trip generation analyses were undertaken for daily, AM peak hour, and PM peak hour conditions. The trip generation comparison analysis was based on the following uses and intensities:

APPROVED PLAN

- Ground floor indoor restaurant = 24 seats
- Ground floor outdoor restaurant = 57 seats
- Level 2 indoor restaurant = 141 seats
- Level 2 outdoor restaurant = 38 seats
260 seats

PROPOSED PLAN

- Ground floor indoor restaurant = 61 seats
- Ground floor outdoor restaurant = 20 seats
- Level 2 indoor restaurant = 140 seats
- Level 2 outdoor restaurant = 100 seats
321 seats

The results of the trip generation comparison analysis are documented at the bottom of Table 2. As shown on the following page, the proposed restaurant intensity is projected to generate approximately 159 new daily trips, approximately one (1) new AM peak hour trip, and approximately 17 new trips during the typical afternoon peak hour when compared against the approved development program for the 1790 Alton Road site. Hence, the proposed development plan is projected to have minimal traffic impacts when compared against the approved site plan (one new peak hour trip every 3.5 minutes).

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 Trip Generation Summary (Approved Use) 1790 Alton								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Restaurant - Ground Floor (LUC 931)	81 seats	211	2	1	1	23	15	8
Restaurant Level 2 (LUC 931)	179 seats	465	4	2	2	50	34	16
Proposed External Trips	260 seats	676	6	3	3	73	49	24

Source: ITE Trip Generation Manual (11th Edition)

TABLE 2 Trip Generation Summary (Proposed Use) 1790 Alton								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Restaurant - Ground Floor (LUC 931)	81 seats	211	2	1	1	23	15	8
Restaurant Level 2 (LUC 931)	240 seats	624	5	3	2	67	45	22
Proposed External Trips	321 seats	835	7	4	3	90	60	30

Source: ITE Trip Generation Manual (11th Edition)

Difference in Trips	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Proposed - Approved	61 seats	159	1	1	0	17	11	6

ITE Land Use Code 931 - Fine Dining

Daily Trips: $T = 2.60 (X)$, X = seats

AM Peak: $T = 0.02 (X)$ (50% inbound and 50% outbound), X = seats

PM Peak: $T = 0.28 (X)$ (67% inbound and 33% outbound), X = seats