

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*, 11th 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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