

THE CORRADINO GROUP, INC.

CORRADINO

ENGINEERS • PLANNERS • PROGRAM MANAGERS • ENVIRONMENTAL SCIENTISTS

date: August 28, 2019

to: Scarlett Hammons, AICP, CTP

from: Vanessa Spatafora, P.E.

project #: 3689*79

subject: Cutler Bay Town Center Traffic Impact Study Resubmittal

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to review a Traffic Impact Study for the Cutler Bay Town Center Residential Elderly Senior Housing development (the report) submitted by Caltran Engineering Group, dated December 19, 2018. As reported, the proposed Cutler Bay development is sited at 10100 SW 186th Street within the Town of Cutler Bay and will be comprised of a 94 unit Senior Living Facility and 20,867 square feet of office development. The following are our comments:

1. **Executive Summary, First Paragraph:** Per the latest site plan, the development will consist of 93 residential units, 3,782 square feet of Commercial space and 9,754 square feet of Office space.
2. **Executive Summary, First bullet on Page 2:** The support documentation that was provided should be included in the appendix for reference.
3. **Executive Summary, Third bullet on Page 2:** Per the revised development plan land uses shown in Comment #1, the parking requirement for this development will be 111 spaces. This includes a 10% parking reduction as well as the exchange of off-parking per bicycle parking as shown in the most recent site plan.
4. **Existing Geometric Conditions, Intersection of SR 994/Quail Roost Drive/SW 186th Street and Mall Entrance (Driveway between the Busway and SR 5/US-1/South Dixie Hwy):** The description of the eastbound approach needs to be revised. Our review shows that the eastbound

movement at this intersection contains an exclusive left, a shared left/through lane and an exclusive right. This revision will also affect the Synchro input for this approach. The southbound and northbound approach movements need to be added to this section. These approaches consist of one shared lane for all movements (through, left and right). These movements have already been included in the Synchro analysis.

a. This comment was previously submitted but was not addressed in resubmittal report.

5. **Trip Generation, Page 17:** The trip generation provided is incorrect. Please refer to Comment #1 and evaluate the trip generation per the land uses submitted in the most recent site plan.
6. **Parking Analysis, Top paragraph on Page 27:** Please refer to Comment 1 provided above.