

Traffic and Parking Summary

EXECUTIVE SUMMARY

Agave Ponce, LLC is proposing a mixed-use development (Mediterranean Village) in the City of Coral Gables in an area bounded by Ponce De Leon Boulevard (west), Galiano Street (east), Sevilla Avenue (north) and Malaga Avenue (south). The existing site contains vacant land and buildings that will be demolished. The proposed development will consist of a mix of office, residential, and retail uses including a hotel, restaurants, a gym/fitness club, a day care center, and a movie theater.

Trip generation calculations for the proposed mixed-use development were performed using the Institute of Transportation Engineer's (ITE's) *Trip Generation*, 9th Edition. The proposed development is expected to generate 864 new trips during the A.M. peak hour and 1,468 new trips during the P.M. peak hour.

In order to reduce cut-through traffic and speeds along surrounding local streets east of the site, several overall traffic calming measures are being considered. In general, these measures can be grouped into two (2) categories: non-restrictive and restrictive. The non-restrictive measures include reduction of the pavement width, construction of mid-block raised center median with paver treatments within the travel lanes, construction of entry features immediately west of the north-south alley to the west of SW 37th Avenue/Douglas Road where land uses shift from commercial uses to single-family residential homes, and reconstruction of existing roundabouts or installation of raised/tailed intersections along Galiano Street/Malaga Avenue to address existing geometric deficiencies. The restrictive measures include the following:

- Construction of north-south median at the intersection of Galiano Street at Sevilla Avenue, prohibiting east-west through movements, the westbound left-turn movement, and the southbound left-turn movement.
- Construction of north-south median at the intersection of Galiano Street at Palermo Avenue, prohibiting the east-west left and through movements, the northbound left-turn movement, and the southbound left-turn movement.

- Construction of north-south median at the intersection of Galiano Street at Malaga Avenue, prohibiting the westbound left-turn movement and the southbound left-turn movement.

Different project traffic distributions were considered for both the non-restrictive and restrictive measures.

Intersection capacity analyses indicate that the study intersections are expected to operate at levels of service (LOS) E or better during the A.M. and P.M. peak hours under all analysis conditions with exception of one (1) stop-controlled approach during the P.M. peak hour under future background conditions, one (1) stop-controlled approach during the A.M. peak hour under future total conditions with both traffic calming plans, and two (2) stop-controlled approaches during the P.M. peak hour under future total conditions with both traffic calming plans. These results are common during peak periods where a high traffic volume free-flowing major street intersects with a stop-controlled minor street.

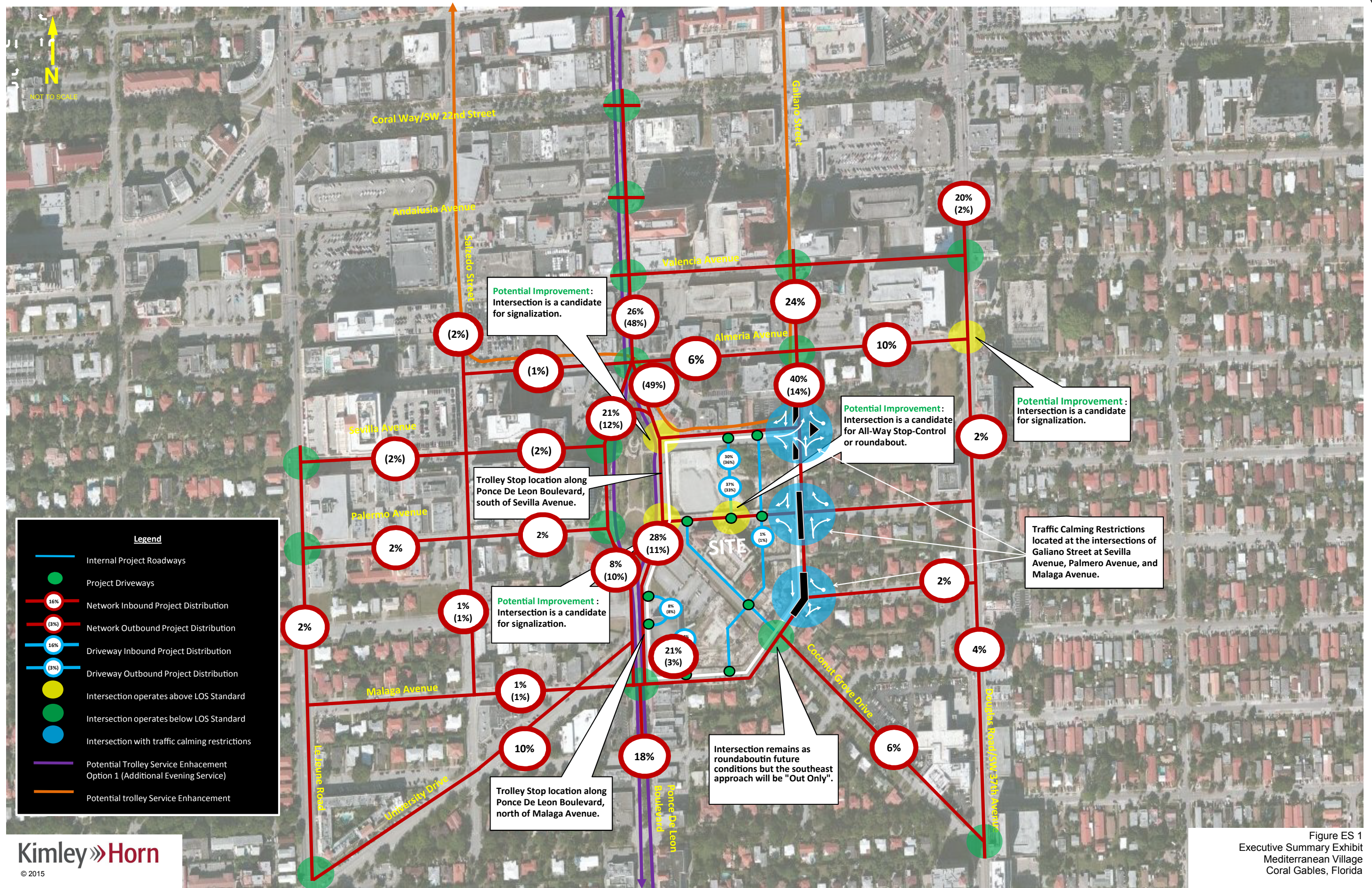
Three (3) of these one-way stop-controlled intersections are candidates for signalization as the expected volumes, with the proposed development, meet the peak hour minimum volume threshold and meet the Miami-Dade County signalized intersection spacing standards. Signalization of an intersection is under jurisdiction of Miami-Dade County Public Works and Waste Management Department Traffic Engineering Division (TED). TED will review the intersection to determine if signalization is appropriate and warranted. If TED determines it appropriate and warranted, traffic signalization plans would be required and reviewed by MDCPWM.

The remaining one-way stop-controlled intersection mentioned above is at a project driveway and it is recommended that all-way traffic control be considered at this location to improve operations including a potential roundabout.

The project plans numerous improvements to improve connectivity and accessibility for alternative modes of travel including the following:

- Enhanced sidewalk and pedestrian areas that include wide sidewalks, public art, robust landscaping, covered walkways, and enhanced streetscape features
- Secured bicycle parking areas
- Changing/shower facilities with lockers and bicyclists
- Covered trolley stop shelter along Ponce De Leon Boulevard at Palermo Avenue providing seating and transit information including route schedules and maps
- The project will also consider making a contribution towards trolley service enhancements:
 - Extend the existing weekday trolley service which operates until along Ponce De Leon Boulevard to a later hour
 - Operate a new Central Business District (CBD) loop route along Alhambra Circle, Merrick Way, Galiano Street, Almeria/Sevilla Avenue, and Salzedo Street during weekday morning, mid-day, and afternoon peak periods.
 - Modifications to the current trolley stop locations to improve accessibility to the project site.

Figure ES 1 illustrates the general traffic distribution, future operating conditions, and potential improvements found in the foregoing analysis.



PARKING REDUCTION

Methodology

Appendix B Parking Reduction Calculations contains the shared parking analysis spreadsheet separated into eight sections and are listed below with supporting narrative of parking reduction methodology and assumptions.

1. Land Use Inputs

Proposed land uses are categorized into Commercial/Hotel and Residential. Commercial/Hotel category also includes uses of retail, cinema, restaurant, daycare, office, and gym. Residential category contains townhouses, 2BR units, and 3BR units. Notes are included for square footage sizes (GLA and GFA) along with cinema square footage accounting for 3 screens and 290 seats.

2. Parking Ratio

For the proposed land uses, the parking ratios utilized were obtained from the City of Coral Gables Zoning Code Section 5-1409. The corresponding city use is listed for each proposed land use.

The restaurant uses have been separated into “family” and “fine/casual dining” type as defined by *ULI Shared Parking*. Family type restaurants are defined as typically lower priced, do not accept reservations, and lack bars or lounges. Family type is defined by ITE as High Turnover without Bar. Fine dining type restaurants include more leisurely dining, reservations, and lower turnover. Fine dining type is defined by ITE as Quality restaurant (931). Casual dining type restaurants are moderately priced, often chains, and generally do not accept reservations. Casual dining type is defined by ITE as High Turnover with Bar (932).

The type of hotel assumed is “business type” as defined by *ULI Shared Parking* and ITE to have limited restaurant or meeting facilities compared with full service hotels.

Understanding *ULI Shared Parking* contains separate parking demand ratios for employees/residents and visitors, the City of Coral Gables base parking demand ratios have been separated into employee and visitor ratios based on ULI relationships of employees/residents and visitors.

3. Trip Reductions

The mode split utilized in the shared parking analysis has been updated to provide separate mode splits for employees/residents and visitors. *ULI Shared Parking Table 3-1 Examples of Journey-to-Work Data* lists examples of transportation modes information provided by the 2000 U.S. Census Bureau. The mode split for employees/residents utilized is based upon 2012 American Community Survey Miami-Dade Profile dated September 2013 which provides Commuting to Work values from 2010 – 2012. This study has considered the modes of public transportation, walked, and other means to determine the percentage of employees not utilizing a vehicle and therefore not requiring a parking space. Other means category has been included to account for transportation modes such as bicycling and drop-off/pick-up.

The associated total mode split was 9.3% in 2010, 9.4% in 2011, and 10.1% in 2012 resulting in an average of 9.6%. The updated shared parking analysis has been updated for a 9.6% mode split employees/residents and 4.8% visitor mode split (1/2 of employee/resident). Reference Appendix C 2012 American Community Survey Miami-Dade Profile dated September 2013.

4. Parking Calculations

The required parking for each land use, separated into employee/resident and visitor, is calculated based on City of Coral Gables parking demand ratios for employee/resident and visitor to determine the single use parking demand. Daycare is an accessory use to the project, and therefore, only employee generated parking demand is considered. The appropriate mode split is applied to the single use parking demand to determine the trip reduction demand, with the exception of residential townhouses where no trip reduction is applied.

5. Internal Capture

Internal capture is not considered in this parking reduction analysis.

6. Time of Day Trends

Weekday time-of-day factors for employees/residents and visitors were obtained from *ULI Shared Parking* Table 2-5 Recommended Time-of-Day Factors for Weekdays between the hours of 6:00 am and 12:00 am, excluding the daycare land use. Daycare time-of-day factors input are assumptions based upon peak times noted in ITE Parking Generation (Land Use: 565 Day Care Center). Note, only employee generated demand for daycare is considered. Retail utilizes the ULI land use of "Shopping Center – Typical", Restaurant utilizes the ULI land use of "Family Restaurant" and "Fine/Casual Restaurant", and Hotel utilizes the ULI land use of "Hotel – Business". Townhouse residents utilize the ULI land use of "Residential Reserved", and 2BR and 3BR residents utilize the ULI land use of "Residential – Resident".

7. Shared Parking Calculations

Shared parking values are calculated for each land use, separated into employee/resident and visitor categories. The shared parking values are calculated by multiplying the appropriate land use input, City of Coral Gables parking ratio (employee/resident or visitor), and the appropriate time-of-day factor. The employee/resident and visitor shared parking values are added together to determine the peak shared parking demand of 2,869 spaces on a weekday at 2:00 pm. Note, the calculations in this section does not account for trip reduction.

8. Peak Parking Demand

Similar to Section 4, the shared required parking for each land use, separated into employee/resident and visitor, is calculated based on City of Coral Gables parking demand ratios for employee/resident and visitor to determine the single use shared parking demand of 2,869 spaces. The appropriate mode split is applied to the single use shared parking demand to determine the trip-reduced, shared parking demand of 2,653 spaces. Note, trip reduction was not applied to the residential townhouses.

Summary tables of employee/resident, visitor, and total parking spaces for shared parking values and shared parking with trip reduction values are compared with the City of Coral Gables single use parking demand of 3,182 spaces.

Proposed Parking Demand

The proposed parking demand for Mediterranean Village utilizes the current uses per the Owner and Architect's latest program and the City of Coral Gables Zoning Code parking demand ratios. Parking adjustments include multi-modal trips (based upon traffic impact analysis), and time of day trends for visitors, employees, and residents for each use (based upon ULI *Shared Parking*).

Below is a summary of the proposed parking demand in comparison to that required by the City of Coral Gables Zoning Code.

| PARKING DEMAND | | |
|---|---------------------------------|---------------------------------------|
| City of Coral Gables Zoning Code Single Use Base Demand | + Shared Parking | + Modal Split |
| 3,182 spaces | | |
| | 2,869 spaces (10% reduction) | |
| | | 2,653 spaces (17% total reduction) |

Appendix B Parking Reduction Calculations contain the shared parking analysis values with a peak parking value identified on a weekday at 2 P.M.

Mediterranean Village - Parking Reduction Calculations

1. Land Use Inputs

Commercial and Hotel Uses

| | | |
|--------------------------|---------|-------|
| Retail | 242,000 | SF |
| Cinema | 32,000 | SF |
| Restaurant (Family) | 7,250 | SF |
| Restaurant (Fine/Casual) | 21,750 | SF |
| Daycare | 12,000 | SF |
| Hotel | 184 | Rooms |
| Office | 314,000 | SF |
| Gym | 9,500 | SF |

Notes:

GLA
Phase 1 (3 screens, 290 seats)
GLA
GLA
GLA
GFA
GFA

Residential Uses

| | | |
|-----------|-----|----|
| Townhouse | 15 | DU |
| 2 BR | 128 | DU |
| 3 BR | 86 | DU |

2. Parking Ratio

Parking Ratio

Coral Gables

Commercial and Hotel Uses

| | | |
|--------------------------|-------|----------|
| Retail | 4.00 | per KSF |
| Cinema | 3.33 | per KSF |
| Restaurant (Family) | 12.00 | per KSF |
| Restaurant (Fine/Casual) | 12.00 | per KSF |
| Daycare | 10.00 | per KSF |
| Hotel | 1.13 | per room |
| Office | 3.33 | per KSF |
| Gym | 3.33 | per KSF |

Residential Uses

| | | |
|-----------|------|--------|
| Townhouse | 2.00 | per DU |
| 2 BR | 1.75 | per DU |
| 3 BR | 2.25 | per DU |

Coral Gables Notes: City Use (Section 5-14.09)

Retail sales and services
Indoor recreation/entertainment
Restaurants
Restaurants
Daycare
Overnight accommodations
Offices
Indoor recreation/entertainment

ULI Notes:

Family Type (ITE - High Turnover without Bar).

Fine (ITE - Quality 931) / Casual (ITE - High Turnover with Bar 932) Type

Business Type

Owned
Owned
Owned

Parking Ratio Separation (ULI Based)

| Visitor | Employee/Resident | |
|---------|-------------------|----------|
| 3.22 | 0.78 | per KSF |
| 3.17 | 0.17 | per KSF |
| 10.29 | 1.71 | per KSF |
| 10.17 | 1.83 | per KSF |
| 8.57 | 1.43 | per KSF |
| 0.90 | 0.23 | per room |
| 0.25 | 3.09 | per KSF |
| 3.14 | 0.19 | per KSF |
| 0.16 | 1.84 | per DU |
| 0.14 | 1.61 | per DU |
| 0.18 | 2.07 | per DU |

3. Trip Reductions

Multimodal Trip Reductions

(Miami-Dade County Average from 2010-2012)

9.60%

(Employee and Resident)

4.80%

(Visitor)

4. Parking Calculations

Commercial and Hotel Uses

| | Visitor | Empl./Res. | Total |
|--------------------------|---------|------------|-------|
| Retail | 780 | 189 | 969 |
| Cinema | 102 | 6 | 108 |
| Restaurant (Family) | 75 | 13 | 88 |
| Restaurant (Fine/Casual) | 222 | 40 | 262 |
| Daycare | 0 | 18 | 18 |
| Hotel | 166 | 42 | 208 |
| Office | 77 | 970 | 1047 |
| Gym | 30 | 2 | 32 |

Residential Uses

| | | | |
|-----------|----|-----|-----|
| Townhouse | 3 | 28 | 31 |
| 2 BR | 19 | 206 | 225 |
| 3 BR | 16 | 178 | 194 |

SINGLE USE DEMAND

1,490 1,692 3,182

Commercial and Hotel Uses

| | Visitor | Empl./Res. | Total |
|--------------------------|---------|------------|-------|
| Retail | 743 | 171 | 914 |
| Cinema | 98 | 6 | 104 |
| Restaurant (Family) | 72 | 12 | 84 |
| Restaurant (Fine/Casual) | 212 | 37 | 249 |
| Daycare | 0 | 17 | 17 |
| Hotel | 159 | 38 | 197 |
| Office | 74 | 877 | 951 |
| Gym | 29 | 2 | 31 |

Residential Uses

| | | | |
|-----------|----|-----|-----|
| Townhouse | 3 | 28 | 31 |
| 2 BR | 19 | 187 | 206 |
| 3 BR | 16 | 161 | 177 |

TRIP REDUCTION DEMAND

1,425 1,536 2,961

Trip Reduction

Y
Y
Y
Y
Y
Y
Y
Y
N
Y
Y

5. Internal Capture

| Retail | Cinema | Restaurant (Family) | Restaurant (Fine/Casual) | Daycare | Hotel | Office | Gym | Townhouse | 2 BR | 3 BR |
|--------|--------|---------------------|--------------------------|---------|-------|--------|-------|-----------|-------|-------|
| 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

6. Time of Day Trends

ULI Weekday Visitor

| | Retail | Cinema | Restaurant (Family) | Restaurant (Fine/Casual) | Daycare | Hotel | Office | Gym | Townhouse | 2 BR | 3 BR |
|------|--------|--------|---------------------|--------------------------|---------|-------|--------|------|-----------|------|------|
| 6am | 1% | 0% | 25% | 0% | 0% | 95% | 0% | 70% | 0% | 0% | 0% |
| 7am | 5% | 0% | 50% | 0% | 0% | 90% | 1% | 40% | 10% | 10% | 10% |
| 8am | 15% | 0% | 60% | 0% | 0% | 80% | 20% | 40% | 20% | 20% | 20% |
| 9am | 35% | 0% | 75% | 0% | 0% | 70% | 60% | 70% | 20% | 20% | 20% |
| 10am | 65% | 0% | 85% | 15% | 0% | 60% | 100% | 70% | 20% | 20% | 20% |
| 11am | 85% | 0% | 90% | 40% | 0% | 60% | 45% | 80% | 20% | 20% | 20% |
| 12pm | 95% | 20% | 100% | 75% | 0% | 55% | 15% | 60% | 20% | 20% | 20% |
| 1pm | 100% | 45% | 90% | 75% | 0% | 55% | 45% | 70% | 20% | 20% | 20% |
| 2pm | 95% | 55% | 50% | 65% | 0% | 60% | 100% | 70% | 20% | 20% | 20% |
| 3pm | 90% | 55% | 45% | 40% | 0% | 60% | 45% | 70% | 20% | 20% | 20% |
| 4pm | 90% | 55% | 45% | 50% | 0% | 65% | 15% | 80% | 20% | 20% | 20% |
| 5pm | 95% | 60% | 75% | 75% | 0% | 70% | 10% | 90% | 40% | 40% | 40% |
| 6pm | 95% | 60% | 80% | 95% | 0% | 75% | 5% | 100% | 60% | 60% | 60% |
| 7pm | 95% | 80% | 80% | 100% | 0% | 75% | 2% | 90% | 100% | 100% | 100% |
| 8pm | 80% | 100% | 80% | 100% | 0% | 80% | 1% | 80% | 100% | 100% | 100% |
| 9pm | 50% | 100% | 60% | 100% | 0% | 85% | 0% | 70% | 100% | 100% | 100% |
| 10pm | 30% | 80% | 55% | 95% | 0% | 95% | 0% | 35% | 100% | 100% | 100% |
| 11pm | 10% | 65% | 50% | 75% | 0% | 100% | 0% | 10% | 80% | 80% | 80% |
| 12am | 0% | 40% | 25% | 25% | 0% | 100% | 0% | 0% | 50% | 50% | 50% |

ULI Weekday Employee/Resident

| | Retail | Cinema | Restaurant (Family) | Restaurant (Fine/Casual) | Daycare | Hotel | Office | Gym | Townhouse | 2 BR | 3 BR |
|------|--------|--------|---------------------|--------------------------|---------|-------|--------|------|-----------|------|------|
| 6am | 10% | 0% | 50% | 0% | 100% | 5% | 3% | 75% | 100% | 100% | 100% |
| 7am | 15% | 0% | 75% | 20% | 100% | 30% | 30% | 75% | 100% | 100% | 100% |
| 8am | 40% | 0% | 90% | 50% | 100% | 90% | 75% | 75% | 100% | 100% | 100% |
| 9am | 75% | 0% | 90% | 75% | 100% | 90% | 95% | 75% | 100% | 100% | 100% |
| 10am | 85% | 0% | 100% | 90% | 100% | 100% | 100% | 75% | 100% | 100% | 100% |
| 11am | 95% | 0% | 100% | 90% | 100% | 100% | 100% | 75% | 100% | 100% | 100% |
| 12pm | 100% | 50% | 100% | 90% | 100% | 100% | 90% | 75% | 100% | 100% | 100% |
| 1pm | 100% | 60% | 100% | 90% | 100% | 100% | 90% | 75% | 100% | 100% | 100% |
| 2pm | 100% | 60% | 100% | 90% | 100% | 100% | 100% | 75% | 100% | 100% | 100% |
| 3pm | 100% | 75% | 75% | 75% | 100% | 100% | 100% | 75% | 100% | 100% | 100% |
| 4pm | 100% | 75% | 75% | 75% | 100% | 90% | 90% | 75% | 100% | 100% | 100% |
| 5pm | 95% | 100% | 95% | 100% | 100% | 70% | 50% | 100% | 100% | 100% | 100% |
| 6pm | 95% | 100% | 95% | 100% | 100% | 40% | 25% | 100% | 100% | 100% | 100% |
| 7pm | 95% | 100% | 95% | 100% | 50% | 20% | 10% | 75% | 100% | 100% | 100% |
| 8pm | 90% | 100% | 95% | 100% | 0% | 20% | 7% | 50% | 100% | 100% | 100% |
| 9pm | 75% | 100% | 80% | 100% | 0% | 20% | 3% | 20% | 100% | 100% | 100% |
| 10pm | 40% | 100% | 65% | 100% | 0% | 20% | 1% | 20% | 100% | 100% | 100% |
| 11pm | 15% | 70% | 65% | 85% | 0% | 10% | 0% | 20% | 100% | 100% | 100% |
| 12am | 0% | 50% | 35% | 35% | 0% | 5% | 0% | 0% | 100% | 100% | 100% |

Notes:

1. Daycare values provided are estimated based upon ITE Parking Generation Land Use 565, Day Care Center.
2. Business type hotel utilized per ULI Shared Parking.

7. Shared Parking Calculations

Weekday Visitor

| | Retail | Cinema | Restaurant (Family) | Restaurant (Fine/Casual) | Daycare | Hotel | Office | Gym | Townhouse | 2 BR | 3 BR | TOTAL |
|------------|------------|-----------|---------------------|--------------------------|----------|------------|----------|-----------|-----------|-----------|-----------|-------------|
| 6am | 8 | 0 | 19 | 0 | 0 | 158 | 0 | 21 | 0 | 0 | 0 | 205 |
| 7am | 39 | 0 | 38 | 0 | 0 | 149 | 1 | 12 | 0 | 2 | 2 | 242 |
| 8am | 117 | 0 | 45 | 0 | 0 | 133 | 15 | 12 | 1 | 4 | 3 | 330 |
| 9am | 273 | 0 | 56 | 0 | 0 | 116 | 46 | 21 | 1 | 4 | 3 | 520 |
| 10am | 507 | 0 | 64 | 33 | 0 | 100 | 77 | 21 | 1 | 4 | 3 | 809 |
| 11am | 663 | 0 | 68 | 89 | 0 | 100 | 35 | 24 | 1 | 4 | 3 | 985 |
| 12pm | 741 | 20 | 75 | 167 | 0 | 91 | 12 | 18 | 1 | 4 | 3 | 1131 |
| 1pm | 780 | 46 | 68 | 167 | 0 | 91 | 35 | 21 | 1 | 4 | 3 | 1214 |
| 2pm | 741 | 56 | 38 | 144 | 0 | 100 | 77 | 21 | 1 | 4 | 3 | 1184 |
| 3pm | 702 | 56 | 34 | 89 | 0 | 100 | 35 | 21 | 1 | 4 | 3 | 1044 |
| 4pm | 702 | 56 | 34 | 111 | 0 | 108 | 12 | 24 | 1 | 4 | 3 | 1054 |
| 5pm | 741 | 61 | 56 | 167 | 0 | 116 | 8 | 27 | 1 | 8 | 6 | 1191 |
| 6pm | 741 | 61 | 60 | 211 | 0 | 125 | 4 | 30 | 2 | 11 | 10 | 1254 |
| 7pm | 741 | 82 | 60 | 222 | 0 | 125 | 2 | 27 | 3 | 19 | 16 | 1296 |
| 8pm | 624 | 102 | 60 | 222 | 0 | 133 | 1 | 24 | 3 | 19 | 16 | 1204 |
| 9pm | 390 | 102 | 45 | 222 | 0 | 141 | 0 | 21 | 3 | 19 | 16 | 959 |
| 10pm | 234 | 82 | 41 | 211 | 0 | 158 | 0 | 11 | 3 | 19 | 16 | 774 |
| 11pm | 78 | 66 | 38 | 167 | 0 | 166 | 0 | 3 | 2 | 15 | 13 | 548 |
| 12am | 0 | 41 | 19 | 56 | 0 | 166 | 0 | 0 | 2 | 10 | 8 | 300 |

Weekday Employee/Resident

| | Retail | Cinema | Restaurant (Family) | Restaurant (Fine/Casual) | Daycare | Hotel | Office | Gym | Townhouse | 2 BR | 3 BR | TOTAL |
|------------|------------|----------|---------------------|--------------------------|-----------|-----------|------------|----------|-----------|------------|------------|-------------|
| 6am | 19 | 0 | 7 | 0 | 18 | 2 | 29 | 2 | 28 | 206 | 178 | 488 |
| 7am | 28 | 0 | 10 | 8 | 18 | 13 | 291 | 2 | 28 | 206 | 178 | 781 |
| 8am | 76 | 0 | 12 | 20 | 18 | 38 | 728 | 2 | 28 | 206 | 178 | 1304 |
| 9am | 142 | 0 | 12 | 30 | 18 | 38 | 922 | 2 | 28 | 206 | 178 | 1574 |
| 10am | 161 | 0 | 13 | 36 | 18 | 42 | 970 | 2 | 28 | 206 | 178 | 1653 |
| 11am | 180 | 0 | 13 | 36 | 18 | 42 | 970 | 2 | 28 | 206 | 178 | 1672 |
| 12pm | 189 | 3 | 13 | 36 | 18 | 42 | 873 | 2 | 28 | 206 | 178 | 1588 |
| 1pm | 189 | 4 | 13 | 36 | 18 | 42 | 873 | 2 | 28 | 206 | 178 | 1588 |
| 2pm | 189 | 4 | 13 | 36 | 18 | 42 | 970 | 2 | 28 | 206 | 178 | 1685 |
| 3pm | 189 | 5 | 10 | 30 | 18 | 42 | 970 | 2 | 28 | 206 | 178 | 1677 |
| 4pm | 189 | 5 | 10 | 30 | 18 | 38 | 873 | 2 | 28 | 206 | 178 | 1576 |
| 5pm | 180 | 6 | 12 | 40 | 18 | 29 | 485 | 2 | 28 | 206 | 178 | 1184 |
| 6pm | 180 | 6 | 12 | 40 | 18 | 17 | 243 | 2 | 28 | 206 | 178 | 929 |
| 7pm | 180 | 6 | 12 | 40 | 9 | 8 | 97 | 2 | 28 | 206 | 178 | 766 |
| 8pm | 170 | 6 | 12 | 40 | 0 | 8 | 68 | 1 | 28 | 206 | 178 | 718 |
| 9pm | 142 | 6 | 10 | 40 | 0 | 8 | 29 | 0 | 28 | 206 | 178 | 648 |
| 10pm | 76 | 6 | 8 | 40 | 0 | 8 | 10 | 0 | 28 | 206 | 178 | 561 |
| 11pm | 28 | 4 | 8 | 34 | 0 | 4 | 0 | 0 | 28 | 206 | 178 | 492 |
| 12am | 0 | 3 | 5 | 14 | 0 | 2 | 0 | 0 | 28 | 206 | 178 | 436 |

Weekday Combined

| | Retail | Cinema | Restaurant (Family) | Restaurant (Fine/Casual) | Daycare | Hotel | Office | Gym | Townhouse | 2 BR | 3 BR | TOTAL |
|------------|------------|-----------|---------------------|--------------------------|-----------|------------|-------------|-----------|-----------|------------|------------|-------------|
| 6am | 27 | 0 | 25 | 0 | 18 | 160 | 29 | 23 | 28 | 206 | 178 | 693 |
| 7am | 67 | 0 | 47 | 8 | 18 | 162 | 292 | 14 | 28 | 208 | 180 | 1024 |
| 8am | 193 | 0 | 57 | 20 | 18 | 171 | 743 | 14 | 29 | 210 | 181 | 1634 |
| 9am | 415 | 0 | 68 | 30 | 18 | 154 | 968 | 23 | 29 | 210 | 181 | 2095 |
| 10am | 668 | 0 | 77 | 69 | 18 | 142 | 1047 | 23 | 29 | 210 | 181 | 2462 |
| 11am | 843 | 0 | 81 | 125 | 18 | 142 | 1005 | 26 | 29 | 210 | 181 | 2657 |
| 12pm | 930 | 23 | 88 | 203 | 18 | 133 | 885 | 20 | 29 | 210 | 181 | 2719 |
| 1pm | 969 | 50 | 81 | 203 | 18 | 133 | 908 | 23 | 29 | 210 | 181 | 2803 |
| 2pm | 930 | 60 | 51 | 180 | 18 | 142 | 1047 | 23 | 29 | 210 | 181 | 2869 |
| 3pm | 891 | 61 | 44 | 119 | 18 | 142 | 1005 | 23 | 29 | 210 | 181 | 2720 |
| 4pm | 891 | 61 | 44 | 141 | 18 | 146 | 885 | 26 | 29 | 210 | 181 | 2629 |
| 5pm | 921 | 67 | 69 | 207 | 18 | 146 | 493 | 29 | 29 | 214 | 184 | 2375 |
| 6pm | 921 | 67 | 72 | 251 | 18 | 141 | 246 | 32 | 30 | 217 | 188 | 2183 |
| 7pm | 921 | 88 | 72 | 262 | 9 | 133 | 99 | 29 | 31 | 225 | 194 | 2061 |
| 8pm | 794 | 108 | 72 | 262 | 0 | 141 | 69 | 25 | 31 | 225 | 194 | 1921 |
| 9pm | 532 | 108 | 55 | 262 | 0 | 150 | 29 | 21 | 31 | 225 | 194 | 1607 |
| 10pm | 310 | 88 | 50 | 251 | 0 | 166 | 10 | 11 | 31 | 225 | 194 | 1335 |
| 11pm | 106 | 71 | 46 | 201 | 0 | 170 | 0 | 3 | 30 | 221 | 191 | 1039 |
| 12am | 0 | 44 | 23 | 70 | 0 | 168 | 0 | 0 | 30 | 216 | 186 | 736 |

8. Peak Parking Demand

| Commercial and Hotel Uses | | | | Commercial and Hotel Uses | | | | Trip Reduction |
|---------------------------|---------|------------|-------|---------------------------|---------|------------|-------|----------------|
| | Visitor | Empl./Res. | Total | | Visitor | Empl./Res. | Total | |
| Retail | 741 | 189 | 930 | Retail | 705 | 171 | 876 | Y |
| Cinema | 56 | 4 | 60 | Cinema | 53 | 3 | 57 | Y |
| Restaurant (Family) | 38 | 13 | 51 | Restaurant (Family) | 36 | 12 | 47 | Y |
| Restaurant (Fine/Casual) | 144 | 36 | 180 | Restaurant (Fine/Casual) | 137 | 33 | 170 | Y |
| Daycare | 0 | 18 | 18 | Daycare | 0 | 16 | 16 | Y |
| Hotel | 100 | 42 | 142 | Hotel | 95 | 38 | 133 | Y |
| Office | 77 | 970 | 1047 | Office | 73 | 877 | 950 | Y |
| Gym | 21 | 2 | 23 | Gym | 20 | 1 | 21 | Y |
| Residential Uses | | | | Residential Uses | | | | |
| Townhouse | 1 | 28 | 29 | Townhouse | 1 | 28 | 29 | N |
| 2 BR | 4 | 206 | 210 | 2 BR | 4 | 186 | 190 | Y |
| 3 BR | 3 | 178 | 181 | 3 BR | 3 | 161 | 164 | Y |

| SHARED PEAK PARKING DEMAND | | | | SHARED PEAK PARKING DEMAND W/ TRIP REDUCTIONS | | | |
|----------------------------|---------|------------|--------------|--|---------|------------|--------------|
| | Visitor | Empl./Res. | Total | | Visitor | Empl./Res. | Total |
| | 1,184 | 1,685 | 2,869 | | 1,127 | 1,526 | 2,653 |
| | | | 10% | | | | 17% |
| | | | reduction | | | | reduction |

| | | | |
|-----------------------------|---------|------------|-------|
| City of Coral Gables | Visitor | Empl./Res. | Total |
| Single Use Demand | 1,490 | 1,692 | 3,182 |