

June 16, 2022

Mr. Ben Rogers
City of Fort Lauderdale, Transportation and Mobility
290 NE 3 Avenue
Fort Lauderdale, FL 33301

**Re: 3000 Alhambra - Fort Lauderdale, Florida
Trip Generation Update**

Dear Mr. Rogers:

In September 2020 the 3000 Alhambra project was approved by the City Commission of the City of Fort Lauderdale. A traffic study prepared by Danielsen Consulting Engineers, Inc. (dated April 2020) was included as backup. That report specifically addressed potential transportation-related impacts associated with construction of 215 high-rise residential dwelling units and 5,150 square feet of restaurant space proposed to be developed on property bordered by Sebastian Street to the south, Alhambra Street to the north, North Birch Road to the west and southbound SR A1A to the east within municipal limits of the City of Fort Lauderdale, Florida. Figure 1, attached, shows the location of the project site.

A current site plan, included as Attachment A, shows the planned development has been modified to include 196 high-rise residential dwelling units and 5,615 square feet of restaurant space. Rather than an updated traffic study, this letter report has been prepared for your review as vehicle trips across both studied timeframes (AM peak hour and PM peak hour) are expected to be lower than that produced by the development mix approved in September 2020.

Trip Generation Analysis

Estimates of trip generation for the proposed development were determined using rates and formulae published in the Institute of Transportation Engineers (ITE) report *Trip Generation* (11th Edition). Based upon this information, appropriate Weekday (Daily), AM peak hour and PM peak hour trip generation rates are as follows:

Multifamily Housing (High-Rise) – ITE Land Use #222

- ☐ Weekday: T = 4.54 (X)
where T = number of trips and X = dwelling units
- ☐ AM Peak Hour: T = 0.27 (X) (34% in / 66% out)
- ☐ PM Peak Hour: T = 0.32 (X) (56% in / 44% out)

High-Turnover (Sit-Down) Restaurant – ITE Land Use #932

- ☐ Weekday: T = 107.20 (X)
where T = number of trips and X = 1,000 sf gross floor area
- ☐ AM Peak Hour: T = 9.57 (X) (55% in / 45% out)
- ☐ PM Peak Hour: T = 9.05 (X) (61% in / 39% out)

- ☐ Pass-By Percentage: 43%

DC Engineers, Inc.

Table A shows that the project as approved in September 2020 (215 high-rise units and 5,150 square feet of restaurant space) was estimated to produce 1,138 vehicle trips per day with 85 vehicle trips occurring during the AM peak hour (28 entering and 57 exiting) and 95 vehicle trips occurring during the PM peak hour (59 entering and 36 exiting). Table B shows the new development mix (196 high-rise units and 5,615 square feet of restaurant space) is expected to generate 1,072 vehicle trips per day with 73 vehicle trips occurring during the AM peak hour (30 entering and 43 exiting) and 80 vehicle trips occurring during the PM peak hour (47 entering and 33 exiting). Table A and Table B are included as Attachment B.

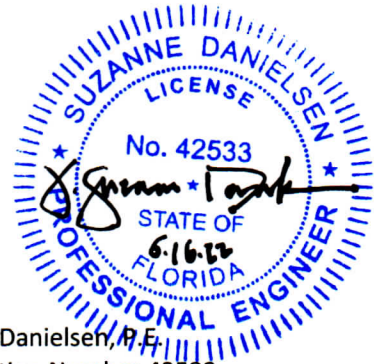
The site plan included as Attachment A is, therefore, expected to produce 66 less vehicle trips on a daily basis when compared to the approved plan. In addition, there are expected to be 12 less vehicle trips produced during the AM peak hour and 15 less vehicle trips produced during the PM peak hour.

I trust the information contained herein addresses any concern you may have regarding the generation of vehicle trips expected from the updated site plan. Of course, please call or email with any questions.

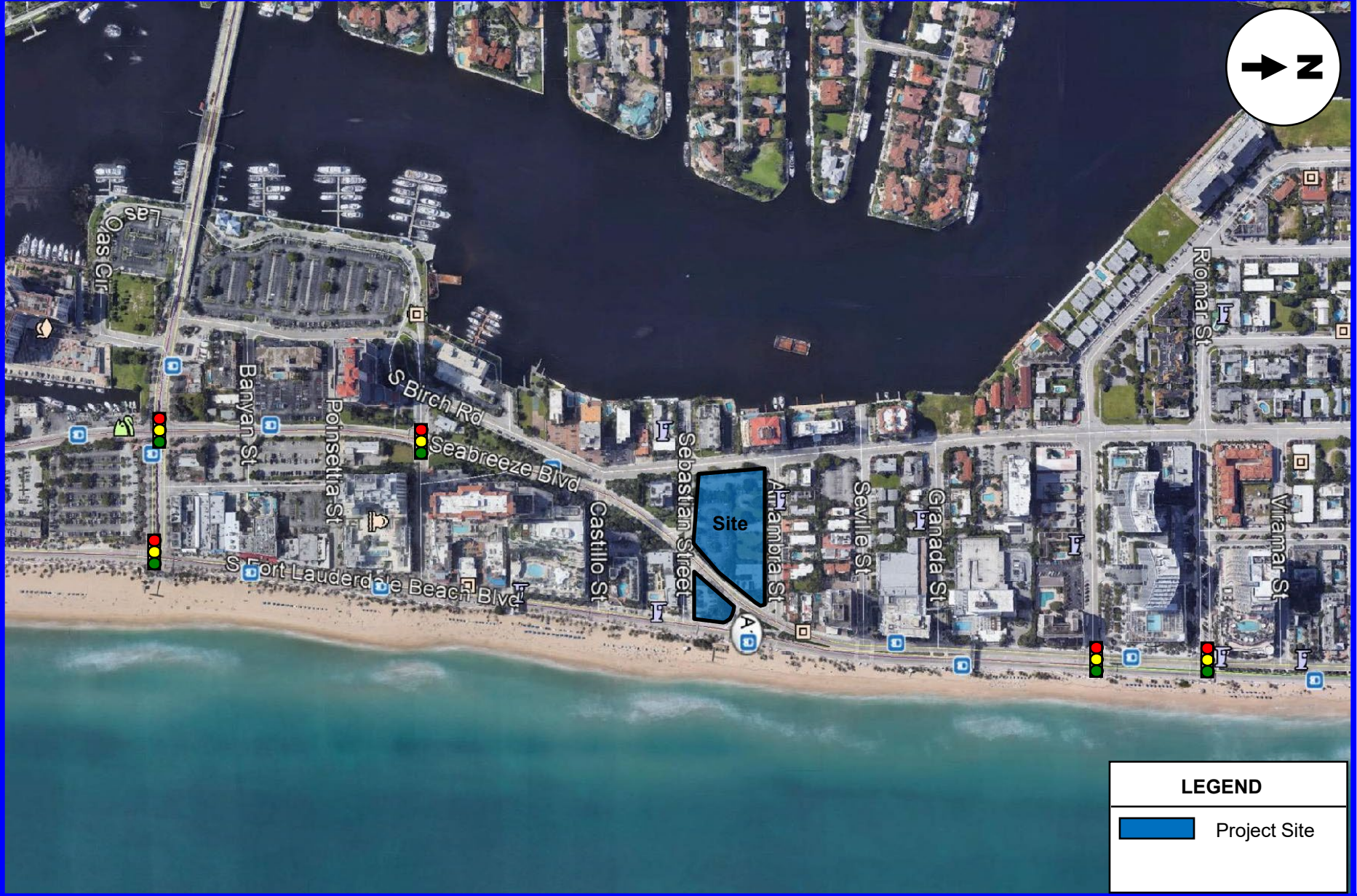
DANIELSEN CONSULTING ENGINEERS, INC.



J. Suzanne Danielsen, P.E.
Senior Transportation Engineer



J. Suzanne Danielsen, P.E.
Florida Registration Number 42533
Danielsen Consulting Engineers, Inc.
12743 NW 13th Court
Coral Springs, FL 33071
CA # 32022



ATTACHMENT A

New Site Plan

SITE PLAN INFORMATION - 3000 ALHAMBRA STREET

CURRENT USE OF PROPERTY	PARKING/CONDO/DEMOLISHED
CURRENT LAND USE DESIGNATION	CB-RAC
PROPOSED LAND USE DESIGNATION	CB-RAC
CURRENT ZONING DESIGNATION	ABA
PROPOSED ZONING DESIGNATION	PDD*
ADJACENT ZONING DESIGNATION	ABA
* Per Sec 47-374.4, the uses permitted & combination thereof within the PDD district shall be established at the time of rezoning to PDD and consistent with the City's Comp. Plan	
TOTAL SITE AREA	113,112 sq ft / 2.5967 acres
PROJECT LIMITS	98,858 sq ft / 2.27 acres
TOTAL PERVIOUS EXISTING (LANDSCAPE)	54,081 S.F. 54.7 %
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	9,573 S.F. 9.7 %
TOTAL IMPERVIOUS EXISTING	39,827 S.F. 40.3 %
TOTAL IMPERVIOUS PROPOSED	45,081 S.F. 45.6 %
TOTAL BUILDING FOOT PRINT EXISTING	4,950 S.F. 5.0 %
TOTAL BUILDING FOOT PRINT PROPOSED (LEVEL 1)	44,204 S.F. 44.7 %
WATER / WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL BUILDING SF PUBLIC PARKING (LEVEL 0)	(NIC) 54,762 S.F.
TOTAL BUILDING SF SERVICE/COMMERCIAL/LOBBY (LEVEL 0)	(NIC) 7,524 S.F.
TOTAL BUILDING SF PARKING (LEVELS 1-4)	12,344 S.F.
TOTAL BUILDING SF COMMERCIAL (LEVEL 1)	5,615 S.F.
TOTAL BUILDING SF RESIDENTIAL (LEVELS 4-26)	471,812 S.F.
TOTAL BUILDING SF AMENITY/SERVICE/BOH/LOBBY/OTHER	136,837 S.F.
TOTAL BUILDING SQUARE FOOTAGE	736,608 S.F.

SETBACK TABLE

	REQUIRED 47-13.21	PREVIOUSLY APPROVED	PROVIDED
FRONT YARD (EAST) - A1A	20'	20.0'	20.0'
SIDE YARD (NORTH) - ALHAMBRA STREET	20'	20.0'	20.0' Δ
SIDE YARD (SOUTH) - SEBASTIAN STREET	20'	20.0'	20.0'
REAR YARD (WEST) - BIRCH ROAD	20'	20.2'	20.2'
* DATA ERROR SHOWN ON PLANS AS INDICATED			
LOT COVERAGE	44,204 S.F.	44.7 %	
VUA AREA	1,980 S.F.	2.0 %	
PEDESTRIAN WALKS & PLAZAS (HARDSCAPE IN ROW NIC)	34,638 S.F.	35.0 %	
LANDSCAPE	9,573 S.F.	9.7 %	
OPEN SPACE - (LV.1=45,297)	45,297 S.F.	45.8 %	
OPEN SPACE - (LV.4=49,586)	49,586 S.F.		
FAR (residential intensity) (471,812/98,858)	4.7		
FAR (nonresidential intensity) (264,796/98,858)	2.6		
NUMBER OF UNITS	196 UNITS		
BUILDING DENSITY	187 UNITS/ACRE		
BUILDING HEIGHT-BLDG	299'-5" / 26 STORIES		
BUILDING SEPARATION	167'-7"		
BUILDING LENGTH	164'-1" (W podium); 155'-3" (E podium); 136'-6" (E tower); 111'-6" (W tower)		
BUILDING WIDTH	187'-6" (podium); 88'-2" (E tower); 108'-2" (W tower)		

PARKING TABLE

	SF/UNIT	RATIO	ITE REQ.	ULDR REQ.
RESIDENTIAL UNITS-2 BEDROOMS	105 UNITS	1.5/UNIT*	157.5	1/1.75 =184
RESIDENTIAL UNITS-3 BEDROOMS	83 UNITS	1.5/UNIT*	124.5	1/2.1 =174
RESIDENTIAL UNITS-4 BEDROOMS	8 UNITS	1.5/UNIT*	12.0	1/2.1 =17
				RETAIL = 49
				+120 = 424
				+120 = 544
196 UNITS RES SUBTOTAL			294.0	
COMMERCIAL	5,615 GFA	1/114 SF	49.3	
PUBLIC PARKING			120.0**	
REQUIRED			464	480
PROVIDED			497/215 UNITS	
* ITE RATE (5TH EDITION) = 1.2 PARKING SPACES / UNIT = 244.8				
** LAND SWAP AGREEMENT DATED 12/20/2016 - SEE NARRATIVE				
*** RESIDENTIAL PARKING SPACES ARE VALET.				
GARAGE PARKING (LEVEL 0 TO 4) (PRIVATE)				
				360
GARAGE PARKING (LEVEL 0) (PUBLIC)				
				120
BEACH HANDICAPPED PARKING (A1A) (PUBLIC)				
			(NIC)	5
ON-STREET PARKING (ALHAMBRA & SEBASTIAN)				
			(NIC)	10
LOADING DATA:				
	SF/UNIT	RATIO	REQUIRED	PROVIDED
MULTI-TENANT COMMERCIAL	<20,000SF	1/20,000-50,000SF	N/A	(1)TYPE 1
MULTIFAMILY	N/A	N/A	N/A	(1)TYPE 1
		TOTAL LOADING		(2)TYPE 1

LAND DESCRIPTION:

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 5 LAUDER DEL MAR, according to the Plat thereof as recorded in Plat Book 7, Page 30 of the Public Records of Broward County, Florida. LESS AND EXCEPT Right-of-Way for Seabreeze Boulevard (RW Map Book 12, Page 9) Broward County Records, Official Records Block 17969, Page 32, Broward County Records) and SR A1A (Florida Department of Transportation Section Map 86050-2112).

SOLID WASTE / RECYCLING (RESIDENTIAL):

- EACH TOWER WILL CONTAIN THE FOLLOWING EQUIPMENT
- WASTE CHUTE WITH COMPACTOR WITH 2YD COMPACTOR CONTAINERS (6 PER BLDG).
- RECYCLE CHUTE WITH 2YD RECYCLE CONTAINERS (4 PER BLDG).
- WASTE REMOVAL WILL BE 6 DAYS/WK OR AS NEEDED.
- RECYCLE REMOVAL WILL BE 2 DAYS/WK OR AS NEEDED.

SOLID WASTE / RECYCLING (RETAIL/RESTAURANT):

- 30YD SELF-CONTAINED COMPACTOR ALONG WITH 2YD RECYCLE CONTAINERS.
- WASTE + RECYCLE REMOVAL WILL BE 5 DAYS/WK OR AS NEEDED.
- THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF BLDG ORDINANCE REQ. AND COMPLY WITH ULDR 47-19.4 AS APPLICABLE.

STRUCTURAL SOIL:

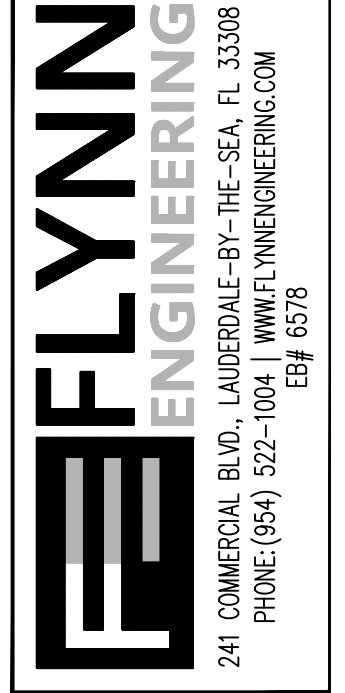
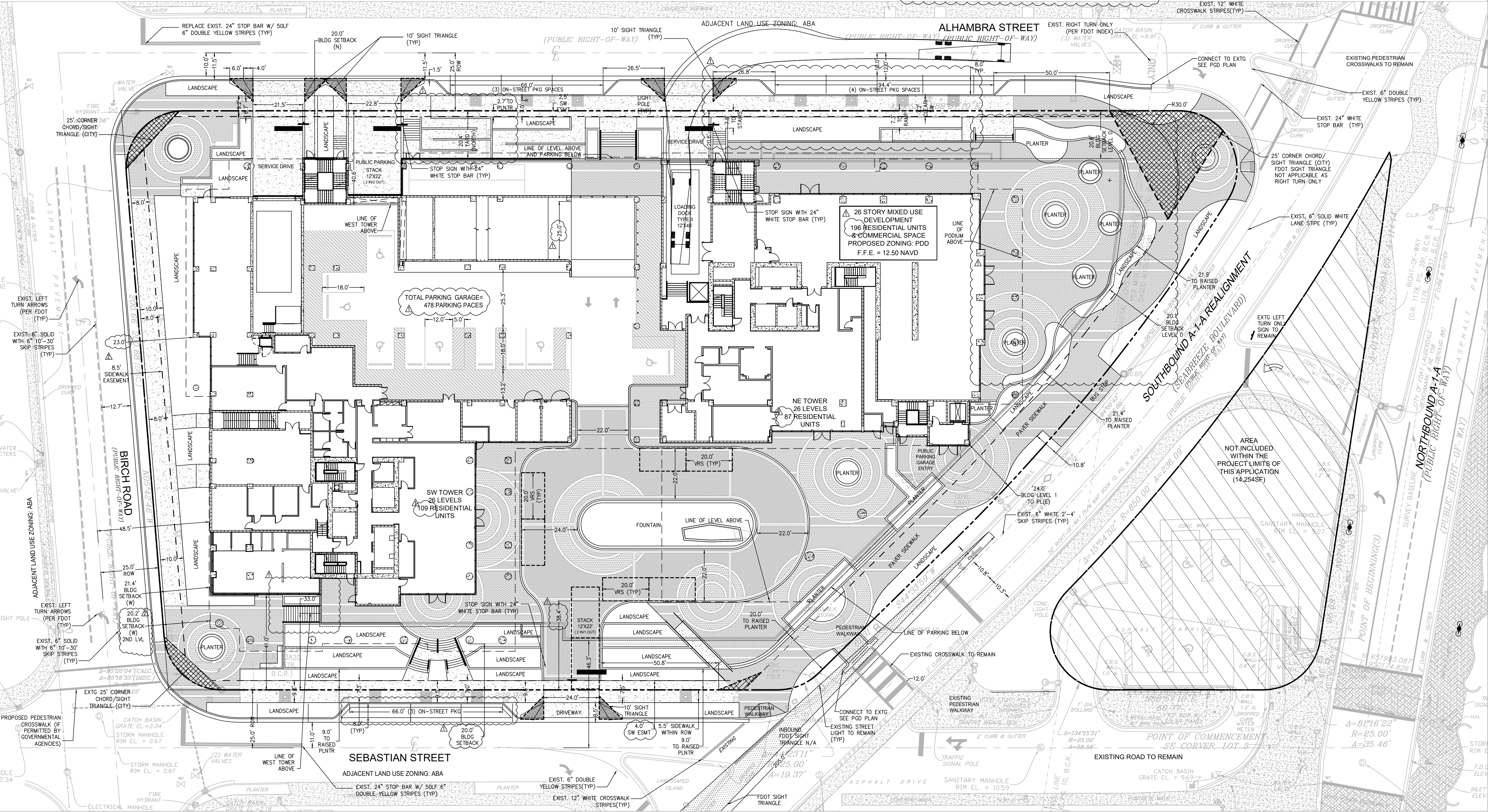
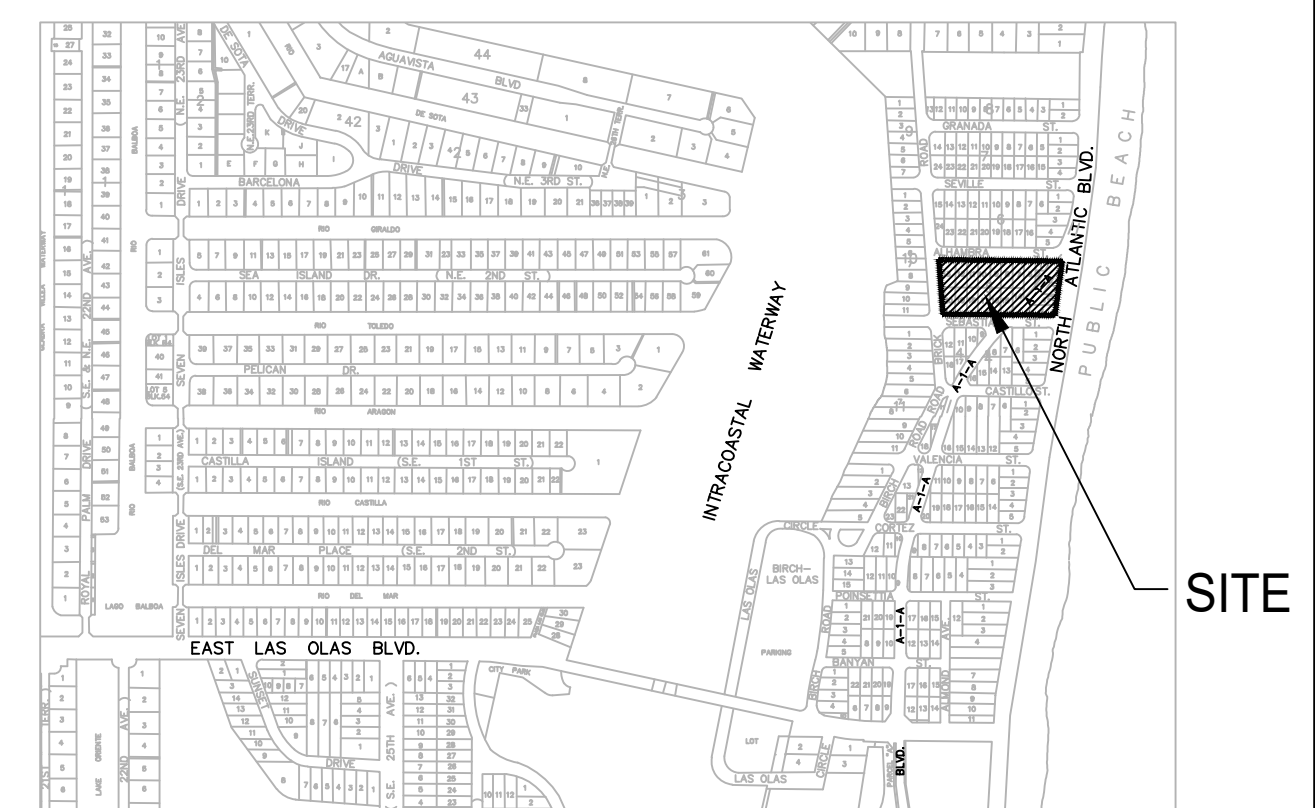
- STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR
- STRUCTURAL SOIL AND PAVER GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

STREET LIGHTING:

- SHALL BE IN ACCORDANCE WITH THE CITY CODE OF ORDINANCES ARTICLE II, SECTION 47-12
- SHALL BE IN ACCORDANCE WITH THE CITY CODE OF ORDINANCES CHAPTER 6, ARTICLE II, DIV. 2

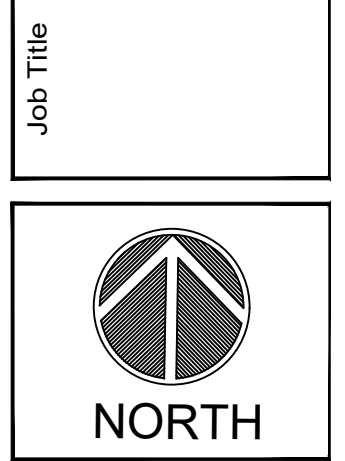
AMENDMENT 1 PROPOSED CHANGES:

- SEE SITE PLAN SHEET 00 FOR DIMENSIONAL CHANGES
- SEE ARCH AND LA SHEETS FOR DESIGN CHANGES
- DETAILED NARRATIVE PROVIDED.



Sheet Title
SITE PLAN

Job Title
3000 ALHAMBRA - PDD



Revisions

DATE	DESCRIPTION
03/17/21	DRC AMENDMENT #1
02/25/22	REVISIONS

Phase:
DRC PDD#19001
DOCUMENTS

SEAL

Scale: 1"=20'

Date: 03/18/21

Job No: 18-1422.01

Plot Date: 04/01/22

Drawn by: SROD

Sheet No: C1

Proj. Mgr: SROD

Appr. by: JMF

1 of 5

ATTACHMENT B

Trip Generation

Table A: Trip Generation Summary Approved Uses

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Multi-Family Housing, High Rise (LUC 222)	215	du	67	16	51	77	47	30	957	479	478
High Turnover (Sit-Down) Rest. (LUC 932)	5.150	ksf	51	28	23	50	31	19	578	289	289
Subtotal			118	44	74	127	78	49	1,535	768	767
Internal (12%, 11%)			(14)	(7)	(7)	(14)	(7)	(7)	(177)	(89)	(88)
Subtotal			104	37	67	113	71	42	1,358	679	679
Pass-by (43%) LUC 932			(19)	(9)	(10)	(18)	(12)	(6)	(220)	(110)	(110)
Total			85	28	57	95	59	36	1,138	569	569

Source: ITE Trip Generation Manual (10th Edition)

Table B: Trip Generation Summary Proposed Uses

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips
Multi-Family Housing, High Rise (LUC 222)	196	du	53	18	35	63	35	28	890
High-Turnover (Sit-Down) Restaurant (LUC 932)	5.615	ksf	54	30	24	51	31	20	602
Subtotal			107	48	59	114	66	48	1,492
Internal (13%, 14%)			(14)	(7)	(7)	(16)	(8)	(8)	(202)
Subtotal			93	41	52	98	58	40	1,290
Pass-by Capture High-Turnover (Sit Down) Restaurant 43%			(20)	(11)	(9)	(18)	(11)	(7)	(218)
Total			73	30	43	80	47	33	1,072

Source: ITE Trip Generation Manual (11th Edition)