

June 20, 2025

Mr. Benjamin Restrepo, P.E.
City Engineer
City of Fort Lauderdale – Development Services
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: ArtsPark Lofts – Trip Generation Memorandum

Dear Benjamin:

Traf Tech Engineering, Inc. has prepared a trip generation comparison analysis in connection with the approved development plan and the proposed development plan for the ArtsPark Lofts project to be located at 407-421 N. Andrews Avenue in the City of Fort Lauderdale, Broward County, Florida. The trip generation comparison analysis has been performed using the trip generation equations and rates within the *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 (see Attachment A)

- High-Rise Residential: = 289 dwelling units
- Retail / Commercial: = 1,914 square feet

PROPOSED PLAN (see Attachment B)

- High-Rise Residential: = 301 dwelling units
- Retail / Commercial: = 1,249 square feet

The proposed changes in the development program are an additional 12 dwelling units and a 665 square foot reduction in the retail / commercial floor area.

The results of the trip generation comparison analysis are documented within the tables in Attachment C. As shown in these tables, the proposed development program indicates an increase of nine (9) daily trips, a decrease of three (3) AM peak hour trips, and a decrease of five (5) PM peak hour trips. As a result of these minor changes in trip generation characteristics, no further analyses are warranted.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

Attachment C

Trip Generation Comparison

TABLE 1 Trip Generation Summary ArtsPark Lofts (407-421 N Andrews Avenue) - Approved Plan								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential High-Rise (LUC 222)	289 units	1,464	82	28	54	98	55	43
Retail (LUC 822)	1,914 sf	104	15	8	7	25	14	11
Proposed External Trips		1,568	97	36	61	123	69	54

Source: ITE Trip Generation Manual (11th Edition)

TABLE 2 Trip Generation Summary ArtsPark Lofts (407-421 N Andrews Avenue) - Proposed Plan								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential High-Rise (LUC 222)	301 units	1,509	85	29	56	101	57	44
Retail (LUC 822)	1,249 sf	68	9	5	4	17	9	8
Proposed External Trips		1,577	94	34	60	118	66	52

Source: ITE Trip Generation Manual (11th Edition)

TABLE 3 Trip Generation Comparison ArtsPark Lofts (407-421 N Andrews Avenue) - Proposed Plan vs. Approved Plan								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Proposed External Trips		9	(3)	(2)	(1)	(5)	(3)	(2)

ITE Land Use Code 222 - Multifamily (High-Rise)

Daily Trips: $T = 3.76 (X) + 377.04$, X = number of units

AM Peak: $T = 0.22 (X) + 18.85$ (34% inbound and 66% outbound), X = number of units

PM Peak: $T = 0.26 (X) + 23.12$ (56% inbound and 44% outbound), X = number of units

ITE Land Use Code 822 - Retail (<40k)

Daily Trips: $T = 54.45 (X)$, X = 1,000 sf

AM Peak of Generator: $T = 7.60 (X)$ (50% inbound and 50% outbound), X = 1,000 sf

PM Peak of Generator: $T = 13.24 (X)$ (54% inbound and 46% outbound), X = 1,000 sf