

EXECUTIVE SUMMARY



300 West Broward

Fort Lauderdale, Florida

prepared for

300 Broward JV, LLC

TRAFTECH
ENGINEERING, INC.

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EXECUTIVE SUMMARY

300 West Broward is a proposed residential and commercial development planned to be located on the south side of Broward Boulevard between SW 4th Avenue and Nugent Avenue in the City of Fort Lauderdale in Broward County, Florida. The location of the project site is illustrated in Figure 1 on the following page. The study addresses trip generation and the traffic impacts created by the proposed project on the nearby transportation network.

Trip Generation

The trip generation for the project was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (11th Edition). The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The results of this effort are documented in Table 1 below.

TABLE 1								
Trip Generation Summary (Proposed Uses)								
300 West Broward								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Restaurant (LUC 931)	4,000	335	3	2	1	31	21	10
Retail (LUC 822)	21,534	1,138	48	29	19	134	67	67
HR Residential (LUC 222)	956	3,972	229	78	151	272	152	120
Subtotal		5,445	280	109	171	437	240	197
Internal (3%/25%)		-626	-9	-5	-5	-79	-40	-40
Driveway Volumes		4,819	271	104	167	358	200	158
Pass-by (Retail-34%)		-331	0	0	0	-39	-22	-17
Pass-by (Rest-44%)		-102	0	0	0	-7	-5	-2
External Trips		4,386	271	104	167	312	173	139

Source: ITE Trip Generation Manual (11th Edition)

As indicated in Table 1, the proposed project is anticipated to generate approximately 4,386 daily trips, approximately 271 AM peak hour trips (104 inbound and 167 outbound) and approximately 312 PM peak hour trips (173 inbound and 139 outbound).



Traffic Impacts

Intersection capacity/level of service analyses were conducted for the 15 study intersections including the project driveways. The analyses were undertaken following the capacity/level of service procedures outlined in the Highway Capacity Manual (HCM) 6th Edition using the SYNCHRO software. The results of the capacity analyses are summarized in Tables 2 and 3 on the following pages.

As indicated in Tables 2 and 3, all study intersections are currently operating adequately and will continue to operate at a good level of service in the year 2026 with the proposed project in place, except for Broward Boulevard at Avenue of the Arts/NW 7th Avenue, at Andrews Avenue, at NE 3rd Avenue and at US 1/Federal Highway. These intersections are projected to fail with and without the proposed project in place. However, with the implementation of minor signal timing improvements, the delay and LOS are expected to improve.

If feasible, an exclusive southbound left-turn lane should be incorporated at the driveway located on SW 4th Avenue. It is important to note that the results of the capacity analysis indicate that the proposed driveway is expected to operate adequately without the left-turn lane.

It is recommended to extend the following turn lanes:

- WBL at NE 3rd Avenue & Broward Boulevard
- SBR at US 1/Federal Hwy & Broward Boulevard
- NBL at Andrews Avenue & SW 2 Street/SE 2 Street

TABLE 2 AM Peak Hour Intersection Capacity Analysis 300 West Broward						
Intersection	Overall LOS/ Delay (sec)	Approach Delay				
		EB	WB	NB	SB	
101: Ave of the Arts/NW 7 Ave & NW 6 St	Existing	B/19.5	C/22.6	C/21	B/12.7	C/21
	Background	C/20.7	C/20.5	B/19	B/15.3	C/26.3
	Future	C/20.7	C/20.5	B/19	B/15.3	C/26.4
102: Andrews Ave & Sistrunk Blvd/NE 6 Street	Existing	B/17.3	C/26	C/24.8	A/7.3	B/14.6
	Background	B/18.2	C/24.4	C/23	A/8.5	B/17.5
	Future	B/18.2	C/24.4	C/23	A/8.6	B/17.6
103: NE 3 Street & NE 6 Street	Existing	B/16.3	C/28.2	C/33.8	A/7.1	A/7.5
	Background	B/16.9	C/27.2	C/33.4	A/8.2	A/8.6
	Future	B/16.8	C/27.2	C/33.4	A/8.2	A/8.7
104: US 1/Federal Hwy & NE 6 Street	Existing	C/23.5	E/70.3	E/62.9	B/10.9	B/14
	Background	C/25.1	E/69.7	E/62.6	B/12.5	B/16.4
	Future	C/25	E/69.6	E/62.6	B/12.6	B/16.5
105: Ave of the Arts/NW 7th Avenue & Broward Boulevard	Existing	E/55.7	D/46.5	C/32.4	E/65	F/109.2
	Background	E/76.6	E/70.2	D/35.2	F/93.7	F/142.2
	Future	F/86.0	E/77.2	D/37.0	F/134.5	F/143.5
	Fut + S Opt	F/83.2	E/68.9	D/41.3	F/134.5	F/143.5
108: Andrews Avenue & Broward Boulevard	Existing	D/41.7	C/26.6	C/32.9	E/57.2	E/73.7
	Background	D/46.9	C/32.5	D/38.4	E/59.2	E/77.7
	Future	D/47.5	C/34.3	D/38.8	E/59.2	E/77.9
109: NE 3rd Avenue & Broward Boulevard	Existing	D/42.4	D/38.5	B/13.3	D/52	F/84.8
	Background	D/51.4	D/45.6	C/27.3	E/55.1	F/95.4
	Future	E/56.9	D/48.1	D/43.2	E/55.5	F/97.1
	Fut + S Opt	E/55.5	D/50.4	D/46.1	E/56.9	E/79.2
110: US 1/Federal Hwy & Broward Boulevard	Existing	D/48.2	E/56.8	E/71.8	D/41.1	D/36.4
	Background	D/50.4	E/55.7	E/72.8	D/44.6	D/40.3
	Future	D/51.4	D/54.3	E/72.6	D/46.7	D/42.5
111: SW 2 Street & Ave of the Arts	Existing	A/5.2	C/33.5	C/34.2	A/3.1	A/3.9
	Background	A/5.4	C/33.5	C/34.2	A/3.4	A/4.2
	Future	A/6.6	C/33.0	C/34.7	A/3.6	A/4.4
114: Andrews Avenue & SW 2 Street/SE 2 Street	Existing	B/18.8	B/19.9	C/27.7	B/15.9	B/19.8
	Background	B/19.7	B/19.9	C/27.9	B/17.1	C/20.7
	Future	C/20.2	B/19.8	C/28.6	B/17.4	C/21.1
106: SW 4 Avenue/NW 4 Avenue & Broward Boulevard	Existing				C/17.5	B/12.6
	Background				C/19.2	B/13.2
	Future				D/27.8	B/13.3
107: Nugent Avenue & Broward Boulevard	Existing				C/19.6	
	Background				C/22.2	
	Future				C/23.7	
112: SW 4 Avenue & SW 2 Street/SW 2 Avenue	Existing				A/8.6	A/8.3
	Background				A/8.6	A/8.4
	Future				A/9.2	A/8.8
113: Nugent Avenue & SW 2 Avenue/SW 2 Street	Existing				A/8.8	A/8.5
	Background				A/8.9	A/8.5
	Future				A/9.3	A/8.8
115: SE 3 Avenue & SE 2 Street*	Existing	B/18.2	F/81.4	E/72.8	A/9.1	A/8.7
	Background	B/19.0	E/77.8	E/72.8	B/10.3	A/9.9
	Future	B/19.1	E/75.5	E/72.8	B/10.3	B/10.1
201: Driveway & SW 4 Avenue	Existing					
	Background					
	Future			A/9.7		
202: Driveway & Nugent Avenue	Existing					
	Background					
	Future		A/8.6			

Source: Highway Capacity Manual 6th Edition and HCM 2000.

*HCM 2000

Intersections with proposed mitigations

TABLE 3 PM Peak Hour Intersection Capacity Analysis 300 West Broward						
Intersection		Overall LOS/ Delay (sec)	Approach Delay			
			EB	WB	NB	SB
101: Ave of the Arts/NW 7 Ave & NW 6 St	Existing	C/20.5	C/22.5	C/27.7	B/13.8	C/21.3
	Background	C/22.5	C/20.2	C/24.3	B/19.7	C/26.5
	Future	C/22.6	C/20.2	C/24.3	B/19.9	C/26.7
102: Andrews Ave & Sistrunk Blvd/NE 6 Street	Existing	C/22.6	B/19.1	C/21.2	B/18.6	C/30.5
	Background	C/30.6	B/17.3	B/20	C/30.1	D/44.8
	Future	C/31	B/17.2	B/20	C/30.6	D/45.6
103: NE 3 Street & NE 6 Street	Existing	B/17.8	C/21.6	C/33.5	B/13	B/11.3
	Background	B/17.8	B/13.6	C/34.5	B/15	B/12.7
	Future	B/17.9	B/13.6	C/34.5	B/15.1	B/12.8
104: US 1/Federal Hwy & NE 6 Street	Existing	C/26	D/47.2	E/56.2	B/17.5	C/21.8
	Background	C/29.1	E/59.9	E/59.6	B/19	C/23.5
	Future	C/29.2	E/59.9	E/59.6	B/19.3	C/23.8
105: Ave of the Arts/NW 7th Avenue & Broward Boulevard	Existing	E/63	D/42.3	E/57.9	F/85.2	F/91.8
	Background	F/88.9	E/59.3	E/78.5	F/131.5	F/118.8
	Future	F/95.4	E/59.7	F/80.7	F/155.8	F/122.3
	Fut + S Opt	F/84.2	E/68.6	E/72.7	F/107.5	F/115.5
108: Andrews Avenue & Broward Boulevard	Existing	D/49.6	C/26.1	D/36.2	E/75.9	F/83.8
	Background	E/61.3	C/31.6	D/43.9	F/98.8	F/96.9
	Future	E/62.3	C/33	D/45.2	F/99.5	F/99.8
	Fut + S Opt	E/60.7	D/42.7	D/48.6	F/80.8	F/91.1
109: NE 3rd Avenue & Broward Boulevard	Existing	D/41.6	D/35.9	B/10.4	E/66	E/74.8
	Background	D/46.9	D/41.3	B/16.7	E/72.3	E/79.5
	Future	D/51.2	D/42.9	C/30.9	E/71.7	E/80
110: US 1/Federal Hwy/Federal Hwy & Broward Boulevard	Existing	E/61.7	E/61.6	F/104.6	D/49	D/47.1
	Background	E/67.8	E/65.9	F/122.8	D/52	D/50
	Future	E/72.6	E/77.2	F/129.2	D/52.9	D/52.3
	Fut + S Opt	E/70.1	E/62.0	E/88.0	E/67.1	E/68.6
111: SW 2 Street & Ave of the Arts	Existing	B/13.1	C/27.0	C/34.0	A/8.1	A/7.7
	Background	B/13.9	C/26.5	C/33.9	A/9.6	A/9.1
	Future	B/15.3	C/24.3	C/33.3	B/11.3	B/10.7
114: Andrews Avenue & SW 2 Street/SE 2 Street	Existing	C/22.5	C/21.6	C/32.0	C/20.5	B/19.9
	Background	C/24.4	C/21.8	C/32.9	C/23.6	C/20.9
	Future	C/26.0	C/21.6	D/36.5	C/24.7	C/21.8
106: SW 4 Avenue/NW 4 Avenue & Broward Boulevard	Existing				B/13.7	C/15.9
	Background				B/14.5	C/17.8
	Future				C/18.4	C/18.2
107: Nugent Avenue & Broward Boulevard	Existing				C/15.9	
	Background				C/17.5	
	Future				C/18.4	
112: SW 4 Avenue & SW 2 Street/SW 2 Avenue	Existing				B/11.9	B/11.5
	Background				B/12.4	B/11.9
	Future				B/14.5	B/14.5
113: Nugent Avenue & SW 2 Avenue/SW 2 Street	Existing				B/134	B/11.2
	Background				B/14.3	B/11.5
	Future				C/16.4	B/12.6
115: SE 3 Avenue & SE 2 Street*	Existing	C/32.2	E/73.4	E/71.1	B/18.4	B/16.2
	Background	C/33.6	E/73.8	E/70.4	C/20.7	B/18.1
	Future	C/33.4	E/72.5	E/70.4	C/20.6	B/18.6
201: Driveway & SW 4 Avenue	Existing					
	Background					
202: Driveway & Nugent Avenue	Existing					
	Background					
	Future		A/8.7			

Source: Highway Capacity Manual 6th Edition and HCM 2000.

*HCM 2000

Intersections with proposed mitigations