



April 7, 2015

Ms. Debora Griner
Transportation Manager
City of Fort Lauderdale, Transportation Division
290 NE 3rd Avenue, 2nd Floor
Fort Lauderdale, Florida 33301

**Re: AC Marriott Hotel
3017, 3021, and 3029 Alhambra Street
Trip Generation Analysis**

Dear Ms. Griner:

Kimley-Horn and Associates, Inc. has performed a trip generation analysis for the proposed AC Marriott Hotel located at 3017, 3021, and 3029 Alhambra Street. The proposed redevelopment consists of a 175-room hotel. Currently, the three (3) parcels proposed for redevelopment are occupied by 12 hotel rooms, five (5) apartment units, and one (1) single-family house. A conceptual site plan are included in Attachment A.

TRIP GENERATION ANALYSIS

A trip generation analysis was conducted using the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition for the proposed redevelopment plan. ITE Land Use Code 310 (Hotel) was used for both the proposed and existing hotel land uses. ITE Land Use Code 210 (Single-Family Detached Housing) was used for the existing single-family house. ITE Land Use Code 220 (Apartment) was used for the existing apartments. A multimodal factor of 5 percent (5%) was applied to the trip generation. Multimodal factor justification is documented in Attachment B.

As Table 1 indicates, the proposed redevelopment will generate 998 net new daily trips, 79 net new A.M. peak hour trips and 88 net new P.M. peak hour trips. The percentage of daily traffic occurring during the peak hours is less than 9 percent for both peak periods. Detailed trip generation calculations are included in Attachment C.

Table 1: Net New Trip Generation Summary					
Redevelopment Plan	Daily Peak Hour Trip Generation	A.M. Peak Hour Trip Generation	Percentage of Daily Traffic during the A.M. Peak Hour	P.M. Peak Hour Trip Generation	Percentage of Daily Traffic during the P.M. Peak Hour
175-room Hotel	998	79	7.9%	88	8.8%

The proposed development does not warrant further study as it generates less than 1,000 daily trips and as less than 20 percent of the daily traffic is generated during the peak hours which is below the City of Fort Lauderdale traffic study requirements.

Sincerely,

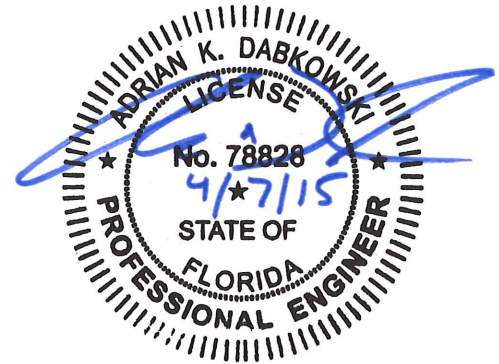
KIMLEY-HORN AND ASSOCIATES, INC.



Adrian K. Dabkowski, P.E., PTOE

Attachments

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