Kimley»Horn

March 6, 2018

Ms. Courtney Callahan Crush
Crush Law, P.A.
333 North New River Drive, East
Suite 1500
Fort Lauderdale, FL 33301

Re: Alexan Tarpon River
501 S New River Drive E
Traffic Analysis Executive Summary

Dear Ms. Crush:

Kimley-Horn and Associates, Inc. performed a trip generation analysis for the proposed Alexan Tarpon River 21-story residential development located at 501 S New River Drive E in Fort Lauderdale, Florida. The proposed development consists of 181 high-rise apartment units. A 30-unit condominium building currently occupies the site. The trip generation analysis was conducted using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition. The proposed redevelopment represents an increase of 686 daily trips, 35 A.M. peak hour trips, and 48 P.M. peak hour trips. 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.

Independent of City traffic review, and in order to be a good neighbor, in November 2017, further analysis was completed to address concerns of the residents of the adjacent Rio Vista neighborhood. Existing traffic counts were conducted for seven locations near the project site in the Rio Vista neighborhood. Additionally, the likely distribution of project traffic during the weekday peak periods was forecast for the trips expected to be generated by the proposed residential development. A series of figures were developed to depict the existing volumes, general trip distribution, and peak hour trip assignment. As shown in the figures, approximately 3 additional vehicles per hour during the peak hour will be to/from the 15+ streets to the east of US 1 from the Tarpon River to SE 17th Street.

Also independent of City review, in February 2018, the project team met with the residents of the Rio Vista neighborhood to discuss traffic calming issues and potential improvements given existing circulation. After this meeting, Kimley-Horn initiated a traffic calming study. Data was collected at several points along SE 6th Avenue to determine the volume and magnitude of speeding traffic on this street. Data was also collected along East Avenue and at the intersections from East Avenue at SE 6th Street to US 1 at SE 7th Street to determine the origin/destination patterns between these intersections. The analysis phase of the traffic calming study is currently underway. Once we have analyzed the data, we will be meeting with the City and neighborhood representatives for input of a traffic calming plan. We will then meet with Broward County Traffic Engineering Division to present the study methodology, findings, and recommendations.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ali N. Hanes, P.E.

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