



March 26<sup>th</sup>, 2018  
Joaquin E. Vargas, P.E.  
Traf Tech Engineering  
8400 N. University Drive, Suite 309  
RE: Riverparc - Traffic Impact Study Approval Letter  
DRC Case # R17025

Dear Mr. Vargas,

City of Fort Lauderdale Transportation and Mobility Division staff have reviewed and approved the Traffic Impact Study (TIS) submitted December 18<sup>th</sup>, 2017 and revised January 25<sup>th</sup>, 2018, and February 13<sup>th</sup> 2018. The proposed Riverparc Square project is a mixed used development and will consist of 790 Residential Units, 44,906-square-feet of commercial space, 298,125-square-feet of office, and a 297 room hotel would be constructed on the subject property. Access to the site will be provided via a driveway off of SW 5th Street (right in/right out), two driveways off SW 1st Avenue (north - full access and south - right in/right out), and an ingress only driveway off of SW 6th Street (hotel drop off). The TIS was prepared by Traf Tech engineering. Based on the data provided in this document, the applicant has addressed the Comprehensive Plan requirements for a DRC application. In conjunction with this outcome, the Transportation and Mobility Division recommends transportation concurrency approval with the following conditions:

1. Prior to issuance of building permit, developer will evaluate and implement, if feasible within the available SW 6th Street right-of way, bike lanes or sharrows (shared automobile/bicycle lanes) along the north side of SW 6th Street between South Andrews Avenue and SW 4th Street immediately adjacent to the project site. Provide pedestrian lighting along the sidewalks.
2. When the first phase of the project is at least 80% occupancy level and the second phase of the project is at least 50% occupancy level, Developer shall request a signal warrant study from Broward County for the intersections of SW 6th Street/SW 2nd Avenue/Flagler Avenue and at SW 6th Street/SW 1st Avenue, as documented in the Riverparc Traffic Study. If the signal warrant study concludes that a traffic signal needs to be installed at either of these two locations, the Developer will either, at Developers discretion:
  - a. Coordinate with Broward County to fund the construction of an installation at one of the required intersections in an amount not to exceed \$250,000; or
  - b. Coordinate with the City of Fort Lauderdale to fund alternative intersection improvements, such as restricted turns, implementation of raised islands in the median, pedestrian enhancement treatments, etc. not to exceed \$250,000 at the intersections of SW 6th Street/SW 2nd Avenue/Flagler Avenue and/or SW 6th Street/SW 1st Avenue.
3. Restrict the southernmost driveway on SW 1st Avenue and the east driveway on SW 5th Street to right-turns only.
4. Allow internal cross access between all parking structures.
5. Coordinate with BCTED signal re-timing for the intersections of S Andrews Avenue/SW 6nd Street and SW 4th Avenue and SW 6nd Street.



6. At the Intersection of SW 6<sup>th</sup> St & Flagler Ave the applicant will design and construct an exclusive southbound left-turn lane, southbound shared right-through lane, and a sidewalk on the east side of Flagler Avenue north of SW 6<sup>th</sup> St.
7. Provide Brasco Interlude bus shelters and landing pads at the bus stop locations along the site.
8. Prior to receiving permits for construction, the applicant must provide a staging and construction plan.
9. Signature required.

Sincerely,  
Benjamin Restrepo, PE | Mobility Engineer  
City of Fort Lauderdale | Transportation & Mobility  
290 NE 3rd Ave, Fort Lauderdale, FL 33301