



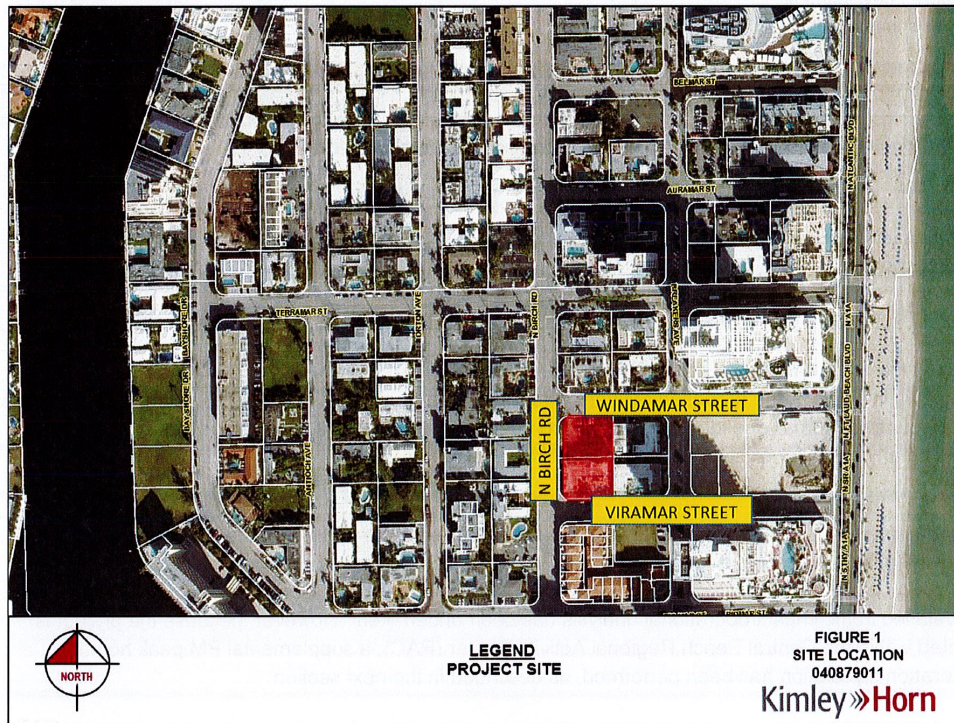
August 20, 2018  
Revised October 3, 2018

Mr. George Fletcher  
Adache Group Architects  
550 S Federal Highway  
Ft. Lauderdale, FL 33301

RE: **530 North Birch Road - Traffic Generation Statement**  
**Ft. Lauderdale, Florida**  
**Kimley-Horn # 040879011**

Dear George:

As requested, Kimley-Horn and Associates, Inc. has completed the following trip generation determination for the proposed residential redevelopment on a site located at 530 North Birch Road in Fort Lauderdale, Florida. The project is proposed to be built on a site that currently contains 16 hotel rooms. The proposed redevelopment plan will result in the demolition of existing structures on site and the construction of a multi-story building containing a total of 21 multi-family residential units. The red shaded portion of *Figure 1*, shown below, shows the location of project site.



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### Trip Generation Evaluation

A trip generation determination was prepared to calculate the potential daily and PM peak hour traffic generated by the proposed site redevelopment. Average daily and PM peak hour trip generation rates published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, Tenth Edition*, were used to determine the trips generated by the existing and proposed land uses. The average rates published for Hotel (Land Use 310) were used to calculate trips generated by the existing site development and the average rates for Multifamily Housing (Mid-Rise) (Land Use 221) were used to calculate trips generated by the proposed site development. *Table 1* summarizes the daily and PM peak hour trip generation calculation for this project.

<b>TABLE 1</b> <b>WEEKDAY TRIP GENERATION - ITE 10th EDITION</b> <b>520 North Birch Road</b>					
LAND USE	INTENSITY	DAILY TRIPS	PM PEAK HOUR		
			TOTAL	IN	OUT
<b>Existing Development</b>					
Hotel	16 rooms	134	10	5	5
<b>Existing External Trips</b>		<b>134</b>	<b>10</b>	<b>5</b>	<b>5</b>
<b>Proposed Development</b>					
Multifamily Housing (Mid-Rise)	21 units	114	9	5	4
<b>Proposed External Trips</b>		<b>114</b>	<b>9</b>	<b>5</b>	<b>4</b>
<b>Trip Differential (Proposed - Existing):</b>		<b>-20</b>	<b>-1</b>	<b>0</b>	<b>-1</b>
<b>NOTE: Trip Generation Rates based on ITE's <i>Trip Generation Manual, 10th Edition</i></b> <b>Daily Trips</b> Hotel [ITE 310] = $T = 8.36 * X$ (rooms) Multifamily Housing (Mid-Rise) [ITE 221] = $T = 5.44 * X$ (units) <b>PM Peak Hour</b> Hotel [ITE 310] = $T = 0.60 * X$ (rooms) * (51% in, 49% out) Multifamily Housing (Mid-Rise) [ITE 221] = $T = 0.44 * X$ (units) * (61% in, 39% out)					

### City of Fort Lauderdale Traffic Impact Analysis Determination

As shown in *Table 1*, the proposed residential redevelopment on site is expected to generate a decrease of 20 net new external weekday daily trips in comparison to the currently-existing use on site. Without applying any credit for existing uses, the new site development generates 114 external weekday daily trips.

Based upon this calculation, the number of net new vehicle trips is well below the 1,000 vehicle trips per day, which is the threshold above which a full Traffic Impact Analysis (TIA) would be required under the City of Ft. Lauderdale's Unified Land Development Regulations (ULDR) Section 47-25.2M(4). Therefore, no detailed traffic impact/operational analysis has been undertaken. However, because the project is located within the Central Beach Regional Activity Center (RAC), a supplemental PM peak hour trip generation calculation has been performed, as described in the next section.



#### Central Beach RAC Trip Generation Determination

The Central Beach Regional Activity Center (RAC) currently has an allocation of available trips that can be utilized by proposed development. This overall allocation is tracked on a PM peak hour basis. Therefore, the trip generation calculation presented in *Table 1* also included a determination of the net change in the PM peak hour traffic generated by the proposed site redevelopment, including a credit for the currently existing site development.

As shown previously in *Table 1*, the proposed residential redevelopment on site is expected to generate a decrease of 1 net new external weekday PM peak hour trips in comparison to the currently-existing use on site (net change of 0 inbound / -1 outbound trips).

The most recently provided entitlement tracking table provided by the City of Fort Lauderdale is attached for reference. There may be additional applications currently in review that are not included in this table; however, as currently shown, there are 132 PM peak hour trips remaining within the RAC at the given time. The decrease of 1 peak hour trip for this site would provide 1 additional PM peak hour trip to be available for other redevelopment within the RAC.

Additionally, it is noted that, based on limited availability of multi-modal opportunities in the immediate vicinity of the site and based upon a discussion with the City's Transportation and Mobility Engineer, no multi-modal credits have been applied to the trip generation calculation for this site.

Please contact me via telephone at (561) 840-0248 or via e-mail at [chris.heggen@kimley-horn.com](mailto:chris.heggen@kimley-horn.com) should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.  
Transportation Engineer

Florida Registration  
Number 58636  
Certificate of Authorization  
Number CA00000696



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Christopher W  
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Attachment

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