# Kimley » Horn

August 20, 2018 Revised October 3, 2018

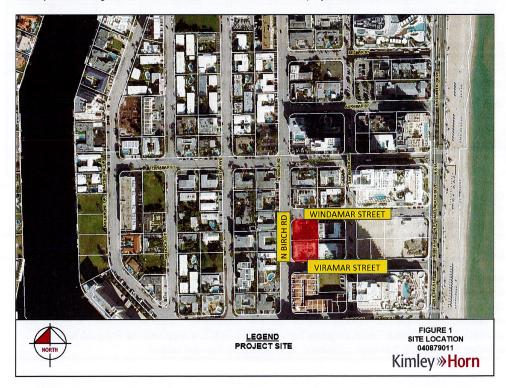
Mr. George Fletcher Adache Group Architects 550 S Federal Highway Ft. Lauderdale, FL 33301

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.

We	EKDAN TRIR C	TABLE 1				
WE		North Bir	N - ITE 10th EDITION			
The state of the s			DAILY	PM	PEAK HO	UR
LAND USE	INTE	NSITY	TRIPS	TOTAL	IN	OUT
Existing Development						
Hotel	16	rooms	134	10	5	5
Existing External 7	rips		134	10	5	5
Proposed Development  Multifamily Housing (Mid-Rise)	21	units	114	9	5	4
Proposed External	Trips		114	9	5	4
Trip Differential (Proposed	d - Existing):		-20	-1	0	-1
NOTE: Trip Generation Rates based on	ITE's <u>Trip Gene</u>	eration M	anual, 10th Edition			
Daily Trips						
Hotel	[ITE 310]	=	T = 8.36*X (rooms)			
Multifamily Housing (Mid-Rise)	[ITE 221]	=	T = 5.44*X (units)			
PM Peak Hour						
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% c	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.

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## 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 <a href="mailto:chris.heggen@kimley-horn.com">chris.heggen@kimley-horn.com</a> 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 Heggen 2018.10.03 17:26:15 -04'00'

Attachment

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				Parks (acres)	Condo (DU)		Resort Hotel (Rooms)	General Super	Health Health Fitness Club	ITE 826 Specialty Retail (SF)		ITE 730 Transk Hub (SF)	Parks (acres)	ITE 220 Apart. [TR2]		E & O E	Super Her Market Fith	tth Marina		Guality Gross Restaurant Trips (TR 7)	Trip Reduction (From Traffic Study)	fic NET Trips
1   1   1   1   1   1   1   1   1   1	Capri W Resort (aka Sable). See D1 Note Below	3101 Bayshore Dr Buil					294			33,015	6,200	0	o	o	176	0	0	0	68	98	312	15%
1   1   1   1   1   1   1   1   1   1	-0.2 Birch Abartmeris - See DZ Note Below -97 Alhambra Place - See D3 Note Below	209 N. Birch Rd Buil			24	4	1	+	+		T	12 0	00	0 0	0 0	0 0	00	0 0	0 0	00	12 2	+
1	Ш	601 N. Fort Lauderdale Beach Blvd But 100 S. Brch Rd But	44		114	-12	124	+		1,250	2,500	0 0 65	00	0 2-	0	00	00	0 0	0 0	190	52	15%
1   1   1   1   1   1   1   1   1   1	Ш	98	원선	+	-82		194	+			6,037	34 0	00	00	116	00	00	00	0 0	0 8	34	10%
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Continue	10 La Cascade - See D10 Note Below 13 Birch Pointe - See D11 Note Below		4		17						T	0	00	00	00	00	00	00	00	00	£ 00	
1					37						T	10 0	00	00	00	00	00	00	00	oc	19	
Section   Sect			4 4		22.1		122			48,000	48,000	0 0 0	000	000	73	000	000	000	130	380	563	17%
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	Paramount - See D21 Note Below Las Clas Beach Club (aka Lauderdale Beach Condo) -	700 N. Allantic Blvd	der Construction		H	-34				3100	4000	0	0	-24	0	0	0	0	100	30	160	256
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and dependent working the second of the control of	LUB - Aerial shows properly vacent at the time of application submittal. No docume	eriston of previous square footage or units.							8 8	EACHWALK AT BAH	A MAR - No redeve	In reduction of 31 for log-	oms and renovation	or a two-story mo	el (12 fooms) an	a apartment bu	oud (e nuts)					
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ment in the second section of the second section secti	ON - Redevelopment of 59 hotel rooms and 5,300 st of restaurant (Pevera Hotel), 1- CASCADE - Units verified via Property Appraiser and Architect (Velosite, Redevelop.	New development includes 11,400 st of ancillary meeting sment of two, two story apartment buildings but no occurs.	phanquet space. HILTON ventation of previous squa	4 Convertion of 6,889 of retail 1 ve footage or units.	o restaurant				0340	ale - Redevelopment o syal Atlantic-Redevel	f site with 128 con- opment of 30 multi	So units (incl. 54 adds 'amily units.	fonal units requests	ad at 10/28/14 DR	C meeting (1/6/1	Oty Commissio	meeting) 2,000:	SF retail in new bu	dng, and 95 hotel ro	soms in existing h	stone structure.	
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	AY SOCIAL - Façade changes to hotel, garage improvements and added a restaura	ant and retail shop to parking garage. Includes 2,072 st o.	X andlary meeting/banque	of space. No redevelopment.																		
DI Namona independent of their discount of the American Company of the America	namount - Redevelopment of Howard Johnson's - Traffic Analysis accounted for 24 n S OLAS BEACH CLUB - Redevelopment of 172 hotel rooms and 16,800 st of restau	sisting spartments.																				