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MEMORANDUM

Date: February 5, 2018

Project #:
19678.04

To: Christy Dominguez
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

From: Alia Awwad, PE; Constanza Suarez, PE

Project: Village at Bluesten Park

Subject: Traffic & Site Impact Review

Kittelison & Associates, Inc. (KAI) reviewed the revised site plan, parking analysis study, and traffic impact study prepared for the Village at Bluesten Park proposed development dated 11/8/17, 12/12/17, and 1/24/18 respectively, located at the northwest corner of SE 5th St and SE 3rd Ave. The proposed development is located within the Transit Core Subdistrict.

The existing land use type and intensity includes 22 on-site mobile homes. The proposed development is proposing to build 45 apartment units. The multi-family apartment units consist of 12 one-bedroom units, 27 two-bedroom units, and 6 three bedroom units. Two-way site access is proposed off of SE 3rd Ave and one-way egress is proposed off of SE 5th St.

The following is a summary of KAI's assessment of the revised traffic and parking analysis and updated site plan related to the proposed development.

Traffic

Per the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 9th edition, the total net daily vehicular trips are estimated at 189 trips, and the total AM and PM Peak trips are anticipated at 13 and 15 peak trips, respectively. The anticipated net trips were calculated as follows:

Land Use	Intensity	Daily Trips	AM Peak Hour	PM Peak Hour
EXISTING: Mobile Home Park	22 Dwelling Units	110	10	13
PROPOSED: Apartment	45 Dwelling Units	299	23	28
NET New Trips		189	13	15

The traffic impact study prepared analyzed the potential impacts of the proposed development on the surrounding network, performed queuing analysis to ensure adequate stacking at the proposed gates, and applied growth and analysis factors to examine future impacts. The traffic analysis conducted demonstrated that the proposed development is not anticipated to significantly impact the surrounding roadways. Additionally, the proposed project will be making a transportation mitigation payment to the City in accordance with the City's transportation mitigation payment schedule.

Parking

Based on parking requirements itemized in Section 32-203 of the City's municipal code, the proposed development is required to have a total of 72.75 resident parking spaces and 17.5 guest parking spaces, for a total of 91 parking spaces. The proposed development is proposing 81 parking spaces, for a total parking reduction of 10 parking spaces.

An analysis was conducted to evaluate the impacts of the proposed parking reduction. Peer site data, as well as the ITE's Parking Generation handbook, were utilized to estimate parking demand for the proposed development. The analysis demonstrated that the 81 proposed parking spaces are sufficient from an anticipated demand perspective. The development is also proposing to construct 12 on-street public parking spaces along SE 5th St.

Recommendations and Conditions of Approval

Based on the analysis provided for the proposed development, KAI believes the traffic and parking impact analysis has been completed. However, additional mitigation measures are needed to offset the proposed impacts. Specifically, KAI recommends installing bicycle facilities that would complement the proposed parking reduction. Per Section 32-203 of the City's municipal code:

“Bicycle parking and facilities shall be provided within the RAC Corridor and Transit Core subdistricts.

- 1. Minimum number of bicycle parking spaces. Bicycle parking shall be provided at one space per every 20 vehicular parking spaces.*
- 2. Design and location. Visitor, employee and resident bicycle parking facilities shall be provided in a location(s) shown on the site plan that meets the following standards;*
 - Provided in a safe, accessible and convenient location;*
 - Accessed within 300 feet of the main building entrance; and*
 - Does not encroach into the minimum pedestrian walkway (see [section 32-201\(b\)](#)).*
 - The planning and zoning director shall review the location, design, and details of the bicycle spaces as part of the site plan review.”*

To satisfy the code requirements and provide sufficient traffic mitigation measures, KAI recommends the application of the following conditions of approval:

1. The developer shall install at least seven (7) long-term bicycle parking spaces per floor within the proposed apartment complex, for a total of a minimum of 21 long-term bicycle spaces within the building footprint.
2. The developer shall install a minimum of 10 short-term bicycle parking spaces at a safe, accessible, and convenient location on the site.

These conditions shall be implemented prior to obtaining building permits and shall be in compliance with the City code’s bicycle parking requirements for installation criteria.