



November 14, 2016

Mr. Donald Wilkin, RA  
Principal – Acai Associates, Inc.  
2937 W. Cypress Creek Road  
Suite 200  
Fort Lauderdale, Florida 33309

**Re: Bluesten Park – Parking Needs Study**

Dear Donald:

Based on the results of a recent meeting with City of Hallandale Beach staff, Traf Tech Engineering, Inc. re-determined the parking needs associated with the proposed Bluesten Park planned to be located on the east side of SE 1<sup>st</sup> Avenue between SE 5<sup>th</sup> Street on the north and SE 7<sup>th</sup> Street on the south in the City of Hallandale Beach in Broward County, Florida. The subject 17.37-acre City Park will consist of the following uses and intensities<sup>1</sup>:

- 46,716 square-foot community center (1.07 acres)
- Three (3) basketball courts
- Four (4) tennis/racquetball courts
- Four (4) sports fields

The parking needs of the Bluesten Park were calculated as described below:

**PARKING NEEDS**

The parking needs for the park was based on information contained in ITE's *Parking Generation* (4<sup>th</sup> Edition) and on actual parking counts conducted at an existing YMCA located in the City of Hollywood, Florida (3161 Taft Street). For purposes of this method, the park was divided into two main groups; 1) Community Center and 2) City Park.

According to ITE's *Parking Generation* (4<sup>th</sup> Edition), the parking generation rate used for the proposed city park (excluding the community center) is:

**City Park (ITE Land Use 411)**

***Peak Parking Demand***

$$P = 5.1 (X)$$

Where P = parking spaces required and X = acres

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<sup>1</sup> Refer to Attachment A.

Recreational Community Center (Based on Counts at 3161 Taft Street)

*Peak Parking Demand Counted (170 vehicles for 54,829 square feet of building area)*

$$P = 3.1 (X)$$

Where P = parking spaces required and X = 1,000 square feet of gross floor area

Using the above-listed parking generation rates from the ITE document and the actual counts conducted at the YMCA in Hollywood, a parking needs determination was undertaken for the proposed Bluesten Park. The results of this effort are documented in Table 1 below.

<b>TABLE 1</b> <b>Parking Generation Summary – Based on ITE</b> <b>Bluesten Park</b>		
<b>Land Use</b>	<b>Size</b>	<b>Parking Needs</b>
City Park	16.3 acres <sup>2</sup>	84
Community Center	46,716 square feet	145
<b>Total</b>	<b>-</b>	<b>229</b>

*SOURCE: ITE Parking Generation (4<sup>th</sup> Edition)*

Traf Tech Engineering, Inc. concludes that 229 parking spaces should be sufficient to accommodate the peak parking needs associated with the Bluesten Park. The current site plan shows 231 parking spaces on the park site and an additional 65 parallel spaces along the adjoining local roads for a total of 296 parking spaces. Additionally, the City Hall / City Community Center sites are just northeast of the park (within walking distance) and could be used for overflow parking.

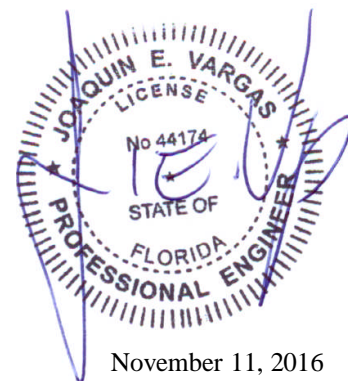
In summary, there will be ample parking spaces at the Bluesten Park to accommodate the peak parking demands anticipated during peak events.

Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer



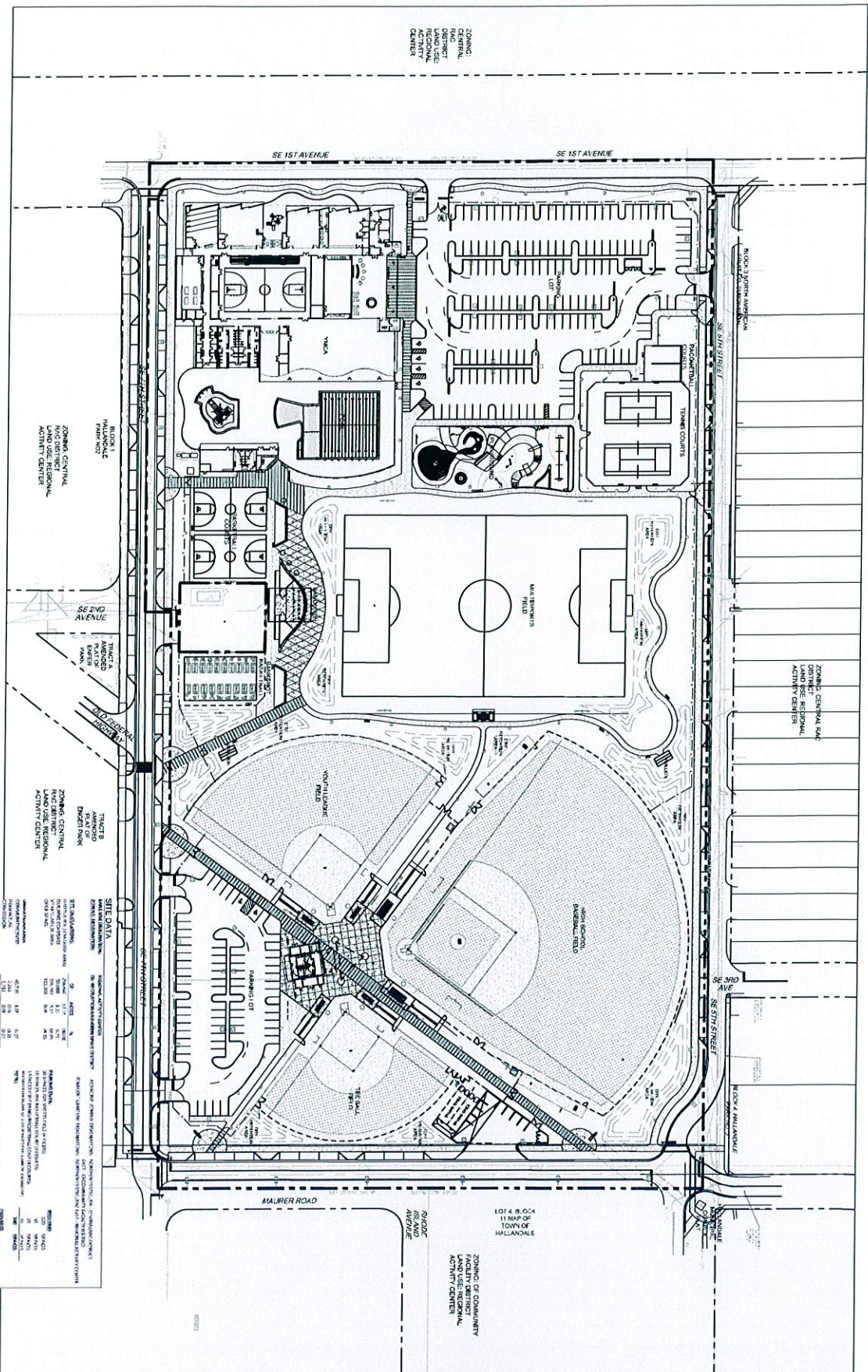
November 11, 2016

<sup>2</sup> 17.37 acres minus 1.07 acres associated with the community center.



**ATTACHMENT A**  
**Site Plan – Bluesten Park**





**TABLE 1: SITE DATA**

ITEM	DESCRIPTION	UNIT	VALUE
1	TOTAL SITE AREA	SQ. FT.	1,234,567
2	NET DEVELOPABLE AREA	SQ. FT.	876,543
3	NET DEVELOPABLE AREA	SQ. FT.	876,543
4	NET DEVELOPABLE AREA	SQ. FT.	876,543
5	NET DEVELOPABLE AREA	SQ. FT.	876,543
6	NET DEVELOPABLE AREA	SQ. FT.	876,543
7	NET DEVELOPABLE AREA	SQ. FT.	876,543
8	NET DEVELOPABLE AREA	SQ. FT.	876,543
9	NET DEVELOPABLE AREA	SQ. FT.	876,543
10	NET DEVELOPABLE AREA	SQ. FT.	876,543

**TABLE 2: ZONING DATA**

ITEM	DESCRIPTION	UNIT	VALUE
1	ZONING DISTRICT		COMMUNITY
2	ZONING DISTRICT		COMMUNITY
3	ZONING DISTRICT		COMMUNITY
4	ZONING DISTRICT		COMMUNITY
5	ZONING DISTRICT		COMMUNITY
6	ZONING DISTRICT		COMMUNITY
7	ZONING DISTRICT		COMMUNITY
8	ZONING DISTRICT		COMMUNITY
9	ZONING DISTRICT		COMMUNITY
10	ZONING DISTRICT		COMMUNITY



SCALE 1" = 50'

PROJECT NUMBER  
**SP-100**

DATE: 11/11/11

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

**ACCAI**

ARCHITECTS

15-0098

ARCHITECT OF RECORD

**OVERALL SITE PLAN**

SHEET TITLE

**BLUESTEIN PARK**

CLIMATE CONTROL & SHADING

PROJECT: [Signature]

**REGIONAL CONSULTANT**

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

**PROJECT TEAM**

PROFESSIONAL IN CHARGE

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/11

**NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).

2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4. THE PROJECT SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



# **ATTACHMENT B**

## **OB Johnson Park – Parking Study**





February 3, 2015

Ms. Althea P. Jefferson  
AICP, Manager  
Planning & Zoning Division  
City of Hallandale Beach  
400 South Federal Highway  
Hallandale Beach, FL 33009

**RE:    *OB Johnson Park***  
***Hallandale Beach, Florida***

Dear Ms. Jefferson:

Kimley-Horn and Associates, Inc. has undertaken an evaluation to determine the appropriate site-specific parking supply ratio for the OB Johnson Park facility. OB Johnson Park is a 5.92 acre public park made up of five parcels located at the southeast corner of Pembroke Road and NW 8th Avenue in Hallandale Beach, Florida. Figure 1 illustrates the location of the existing park, community center, and associated parking areas.

The park currently contains the following uses:

- 13,148 SF community center (Hepburn Center)
- 14,906 SF basketball gymnasium with a shared-use teen center/student/senior citizen area
- Children's playground
- Two (2) outdoor racquetball courts
- Two (2) outdoor tennis courts
- One (1) outdoor basketball court
- One (1) baseball field

The site is proposed to remain a City Park and the acreage is proposed to remain at 5.92 acres; however, the community center and basketball gymnasium are currently under sized; therefore the building square footages are proposed to be increased. Access is proposed to be provided via two (2) full access driveways along NW 8<sup>th</sup> Avenue and the existing driveways along Foster Road and NW 7<sup>th</sup> Avenue are proposed to be eliminated. The park will contain the following uses upon redevelopment:

- 41,984 SF community center/intergenerational facility including a basketball gymnasium, teen center with a recording studio, student classrooms, senior citizen area, and a weight room
- Children's playground
- Two (2) outdoor tennis courts
- Open grass area/multi-purpose field

The building square footage is proposed to increase by 13,930 SF and will accommodate the existing community center, basketball gymnasium, teen center, student classroom, and senior citizen uses as



well as the proposed weight room. Additionally, the outdoor racquetball courts and basketball court are proposed to be eliminated.

### Data Collection

In order to evaluate the anticipated parking requirements for the proposed park and community center, parking demand data was collected at the existing OB Johnson Park. The observations and data collection efforts were performed on Thursday, January 23, 2015 and Saturday, January 31, 2015. On Thursday, January 23<sup>rd</sup>, occupancy of the parking spaces on site were observed between the hours from 8:00 AM – 12:00 PM and 2:00 PM - 6:00 PM. On Saturday, January 31<sup>st</sup>, occupancy of the parking spaces on site were observed between the hours from 8:00 AM – 12:00 PM and 1:00 PM - 6:00 PM. This data collection effort involved documenting the observed number of parked vehicles at 1-hour intervals.

The overall parking field that was observed for the existing park and community center included three (3) parking lots and on-street parking spaces along NW 7<sup>th</sup> Terrace. Only the parked vehicles associated with the existing park and community center were counted for this study. The two (2) existing parking lots, located to the east and west of the community center, are currently being used for public and employee parking. The third existing parking lot, located to the north of the existing Bethel Mt. Zion Church, was observed to be utilized for the baseball field and other park facilities; therefore these parking spaces were also included in the observations. To be conservative, the on-street parking along NW 7<sup>th</sup> Terrace was also observed. Due to the proximity of the on-street parking to the outdoor sports fields and courts it was assumed that patrons of these fields were utilizing the on-street parking instead of the park parking lots. The parking demand data that was collected is summarized in Table 1 and Table 2.

### Parking Evaluation

As presented in Table 1 and Table 2, the peak parking demand at the OB Johnson Park facility was between 40-42 occupied spaces, which was observed at 10:00 AM, 11:00 AM, and 5:00 PM, on Thursday, January 23, 2015. These results yield an effective parking demand ratio of 1.50 parking spaces per 1,000 square feet for the existing 28,054 square feet OB Johnson Park facility. Typically, in order to determine supply requirements for a facility, a 10% buffer is added to account for minor fluctuations in demand and to ensure that parking will be readily available for visitors arriving at a site during the peak hour. This results in a **recommended supply ratio of approximately 1.65 spaces per 1,000 square feet** for this use.

The proposed OB Johnson Park facility, is 41,984 square feet in size and will have a parking supply of 114 spaces. Given the observed parking demand at the existing facility, the parking supply requirement would be calculated as follows:

$$41,984 \text{ square feet} \times 1.65 \text{ parking spaces} / 1,000 \text{ square feet} = 69.3 \text{ spaces}$$



Rounded up to the nearest space, it is determined that the parking requirement for this park would be 70 spaces. In comparison, the actual parking supply proposed to be provided for the redeveloped park is 114 parking spaces, which represents a parking supply ratio of 2.71 spaces per 1,000 square feet. This is significantly higher than the anticipated parking supply needs based upon actual observations conducted on site and will result in an excess of 44 spaces. Therefore, the parking supply to be provided on site after redevelopment is anticipated to be more than adequate to accommodate demand for this specific use.


### Summary

It is noted that the City of Hallandale Beach does not currently have parking requirements for park use. However, utilizing the actual observed parking at the existing OB Johnson Park facility, a parking supply ratio has been determined for this specific use. Based upon the observations, the actual parking supply requirement for this facility is 1.65 spaces per 1,000 square feet (70 spaces for the proposed redevelopment). The proposed OB Johnson Park facility will have a parking supply ratio of approximately 2.71 spaces per 1,000 square feet (114 spaces for the proposed redevelopment). Therefore, the new facility is anticipated to have a parking supply that is more than sufficient to accommodate the actual parking needs for this use.

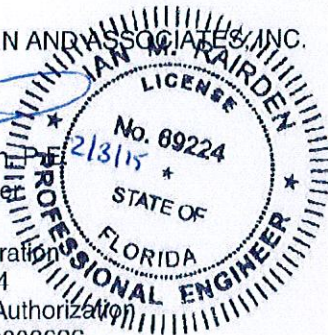
Please contact me via email at [ian.rairden@kimley-horn.com](mailto:ian.rairden@kimley-horn.com) or via telephone at (954) 535-5139 if you have any questions or comments regarding this information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

  
Ian M. Raiden  
Traffic Engineer

Florida Registration  
Number 69224  
Certificate of Authorization  
Number CA00000696



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**Table 1**

Thursday, January 23, 2015					
Time	Parking Area				Total
	West	East	North	On-Street	
8:00 AM	9	3	0	3	15
9:00 AM	15	10	0	3	28
10:00 AM	28	12	0	1	41
11:00 AM	28	11	0	1	40
12:00 PM	17	5	0	0	22
1:00 PM	N/A				
2:00 PM	19	2	0	1	22
3:00 PM	22	2	1	3	28
4:00 PM	26	3	6	1	36
5:00 PM <sup>(1)</sup>	31	5	6	0	42
6:00 PM	15	3	8	0	26

Note (1): Parking count includes 4 unparked vehicles in the West Parking Area in line to pick up children, and 2 unparked vehicles in the East Parking Area in line to pick up children.

**Table 2**

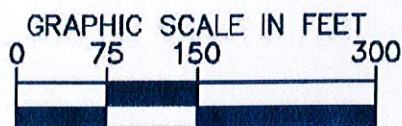
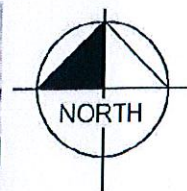
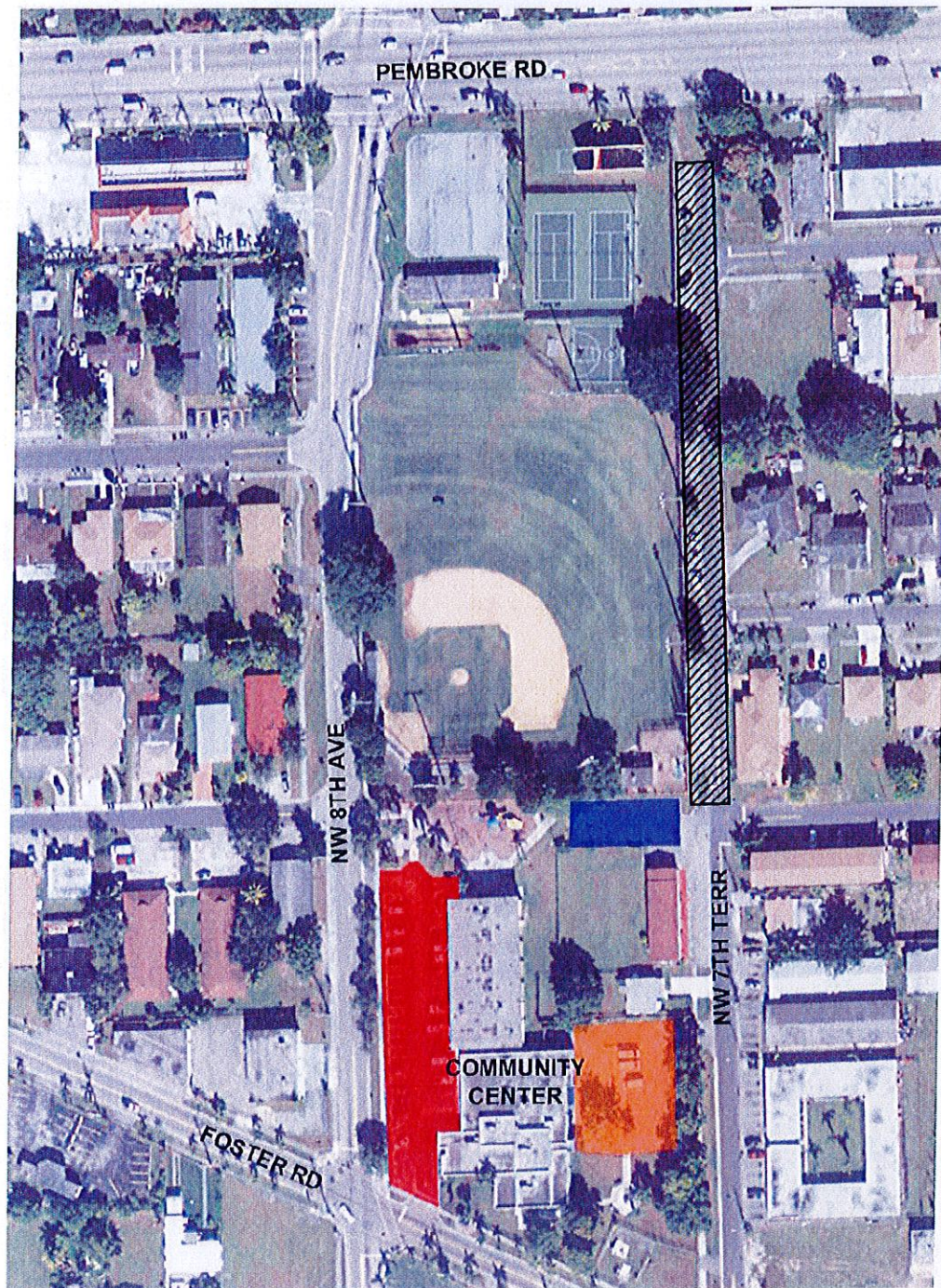
Saturday, January 31, 2015					
Time	Parking Area				Total
	West	East <sup>(2)</sup>	North	On-Street	
8:00 AM	0	4	0	0	4
9:00 AM	0	4	0	1	5
10:00 AM	0	4	0	0	4
11:00 AM	0	4	0	2	6
12:00 PM	0	4	0	3	7
1:00 PM	0	4	0	3	7
2:00 PM	0	4	0	2	6
3:00 PM	1	4	0	1	6
4:00 PM	2	4	0	0	6
5:00 PM	3	4	0	1	8
6:00 PM	2	4	0	1	7

Note (2): The 4 vehicles observed in the East Parking Area were Community Center vehicles. The gate to the East Parking Area was locked; therefore, vehicles could not enter or exit the East Parking Area.



Drawing name: K:\FTL\_Civil\043 jobs\043645000-OB Johnson Park\CAAD\Exhibits\Parking Exhibit.dwg PARKING EXHIBIT Feb 04, 2015 7:36am by: ash.cockfel

This document, together with the exhibits and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and reliance on this document without written authorization and cooperation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



## LEGEND

- WEST PARKING AREA
- EAST PARKING AREA
- NORTH PARKING AREA
- ON-STREET PARKING

SCALE 1"=150'  
DESIGNED BY ST  
DRAWN BY ST  
CHECKED BY IR

**Kimley»Horn**

600 NORTH PINE ISLAND ROAD, SUITE 450, PLANTATION, FL 33324  
PHONE: 654-535-5100 FAX: 654-738-2247  
WWW.KIMLEY-HORN.COM CA 0000695

DATE  
1/27/2015  
PROJECT NO.  
043645000

OB JOHNSON PARK  
HALLANDALE BEACH, FL

DESIGN ENGINEER:  
STEFANO F. VIOLA, P.E.  
FLORIDA P.E. LICENSE NUMBER:  
74855  
DATE:

SHEET NUMBER  
**FIG-1**