Kimley»Horn

April 21, 2020

Peter M. Schwarz
City of Oakland Park
5399 North Dixie Highway, Suite 3
Oakland Park, FL 33334

RE: ***3301 North Dixie Apartments***
Traffic Generation Statement
Oakland Park, Florida
Kimley-Horn # 140735000

Dear Peter:

Kimley-Horn and Associates, Inc. has completed a trip generation evaluation for the proposed redevelopment of the site located at 3301 North Dixie Highway in Oakland Park, Florida. The site currently has approximately 1,740 square feet of warehouse use. The proposed development is planned to include 43 mid-rise multifamily residential units. The location of the site is illustrated in *Figure 1*.

Trip Generation Determination

A trip generation determination was prepared to determine the potential impacts of the proposed site redevelopment. Rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition*, were used to determine the trips generated by the proposed land use. Trip generation rates for Warehouse (Land Use 150) and for Multifamily Mid-Rise Residential (Land Use 221) and were used for the daily, AM peak hour and PM peak hour trip generation calculations. *Table 1* summarizes the trip generation calculations for this project.

Table 1: Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Development									
Warehouse	1.74	KSF	3	0	0	0	0	0	0
Existing Net External Trips			**3**	**0**	**0**	**0**	**0**	**0**	**0**
Proposed Development									
Multifamily Mid-Rise	43	DU	234	15	4	11	19	12	7
Net New External Trips			**234**	**15**	**4**	**11**	**19**	**12**	**7**
Net External Trips-Existing Net New External Trips			**231**	**15**	**4**	**11**	**19**	**12**	**7**

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Warehouse	1.74 trips/1,000 sf	0.17 trips/1,000 sf (77% in, 23% out)	0.19 trips/1,000 sf (27% in, 73% out)	0.0%
Multifamily Mid-Rise	5.44 trips/DU	0.36 trips/DU (26% in, 74% out)	0.44 trips/DU (61% in, 39% out)	0.0%

As shown in Table 1, redevelopment of the proposed site is anticipated to generate an increase of 231 net new external weekday daily trips, an increase of 15 net new external weekday AM peak hour trips (+4 inbound, +11 outbound), and an increase of 19 net new external weekday PM peak hour trips (+12 inbound, +7 outbound).

Distribution and Assignment

The trips generated by the site were distributed in cardinal directions based on the roadway network and proximity and density/intensity of compatible land uses in the surrounding area. These trips were then assigned to the roadway network in the vicinity of the site. *Figure 2* illustrates the project traffic assignment in terms of percentage and in terms of directional peak hour trips. As shown in this figure, the project traffic represents fewer than 10 directional trips on any roadway segment. Therefore, the project results in a *de minimis* impact on the surrounding roadway network.

Project Access

As shown on the site plan, the access to the site parking area is provided on NE 11th Avenue. Additionally, a pick-up/drop-off area is provided on the south side of the site on NE 33rd Street for rideshare pick-up and drop-off. Figure 3 illustrates the volumes accessing the site driveways. Based on the anticipated volumes, no turn lanes are anticipated to be needed to serve the site driveways.

Summary

As shown, redevelopment of the site will generate a *de minimis* volume of traffic on the surrounding roadway network. No turn lanes are anticipated to be needed at the site driveways. Feel free to contact me via telephone at (561) 840-0248 or via e-mail at 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 Heggen
2020.04.22
00:00:12 -04'00'

Attachments

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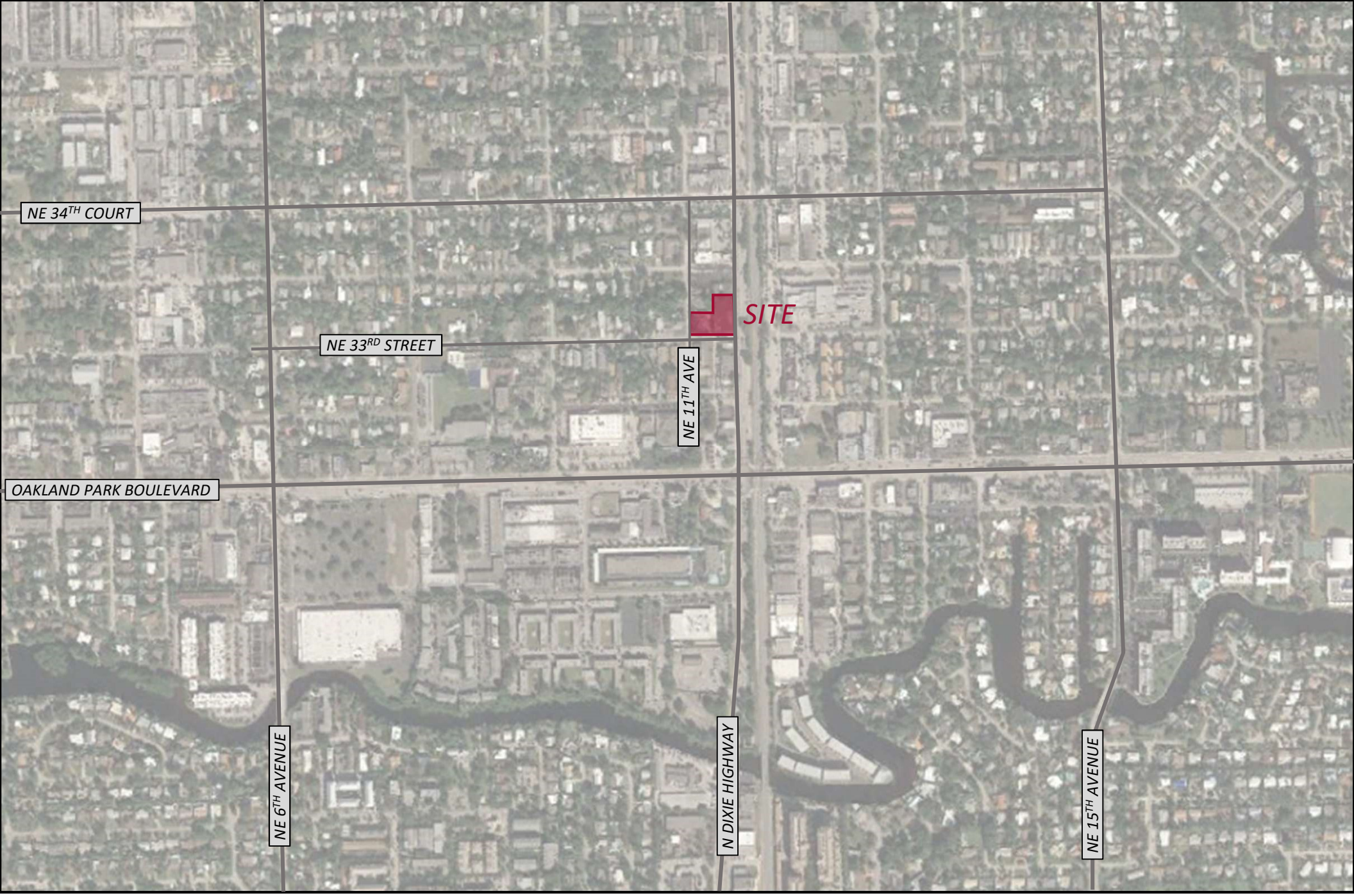

NORTH

Legend

Access Roadways & Trafficway Network

Figure 1:
Dixie Highway Apartments
KH #140735000
Site Location

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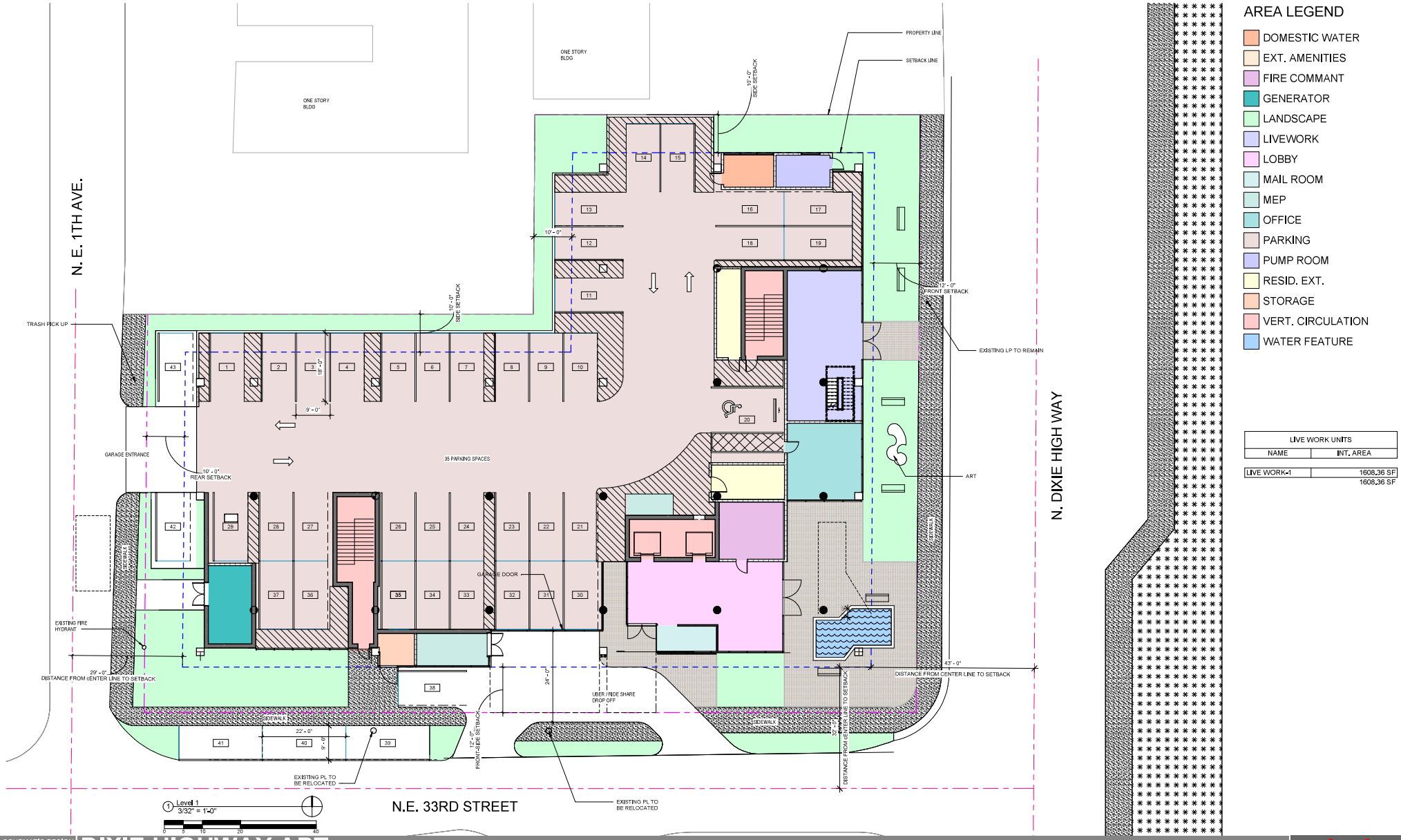


AREA LEGEND

- DOMESTIC WATER
- EXT. AMENITIES
- FIRE COMMANT
- GENERATOR
- LANDSCAPE
- LIVEWORK
- LOBBY
- MAIL ROOM
- MEP
- OFFICE
- PARKING
- PUMP ROOM
- RESID. EXT.
- STORAGE
- VERT. CIRCULATION
- WATER FEATURE

LIVE WORK UNITS	
NAME	INT. AREA
LIVE WORK-1	1608,36 SF
	1608,36 SF

SCHEMATIC DESIGN
09/04/2019

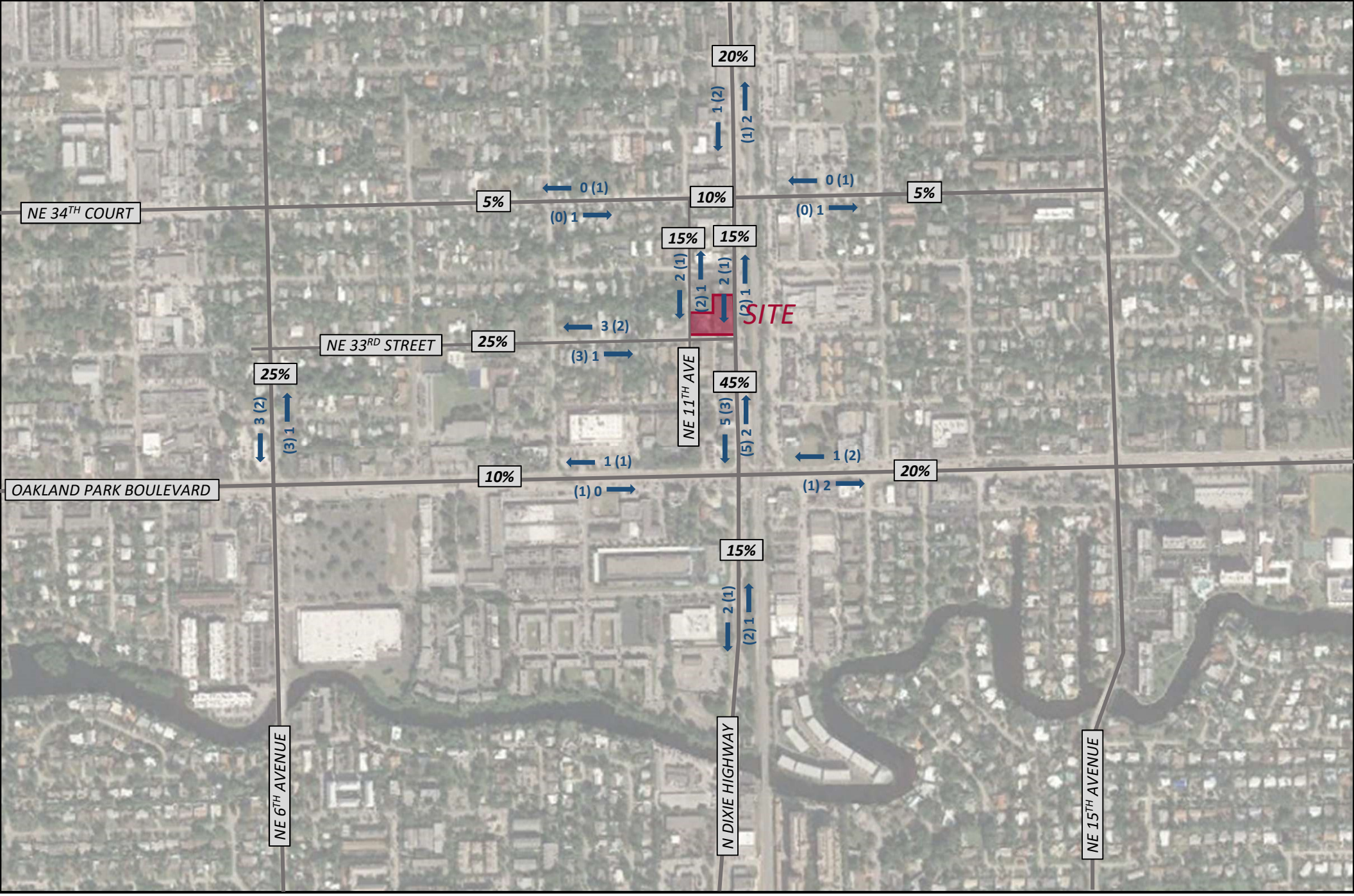
DIXIE HIGHWAY APT.

3328 NE 11TH Ave, Oakland Park, Fl

FIRST LEVEL

A-9

adache group architects



NORTH

Legend

- Access Roadways & Trafficway Network
- XX% — Project Traffic Percentage
- XX (XX) — AM (PM) Peak Hour Directional Volumes

Figure 2:
Dixie Highway Apartments
KH #140735000
Trip Assignment

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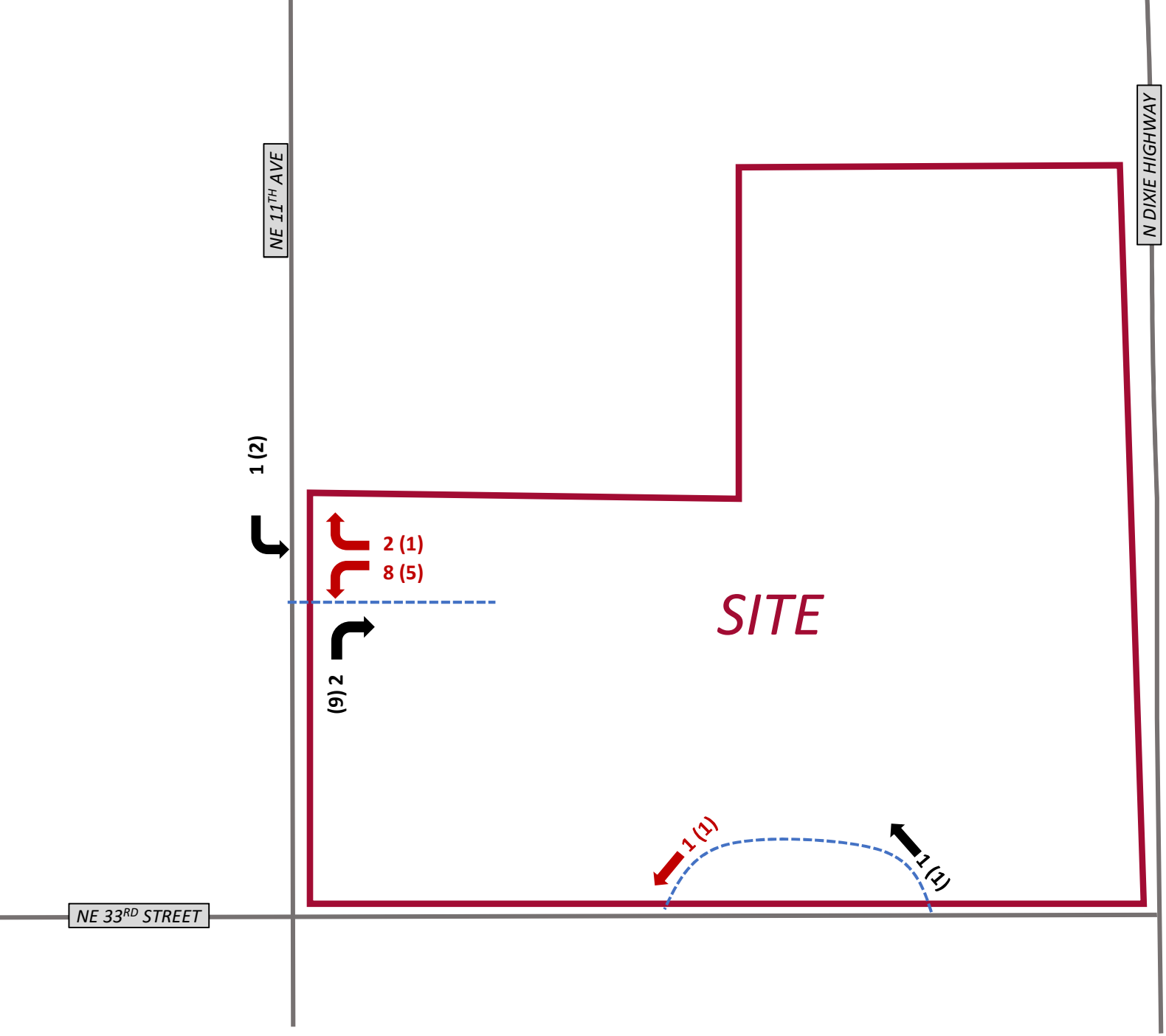

Legend

- Trafficway
- XX (XX) AM (PM) Entering Volume
- XX (XX) AM (PM) Exiting Volume

NORTH

Figure 3:
Dixie Highway Apartments
KH #140735000
Driveway Volumes

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