Planning Solutions

October 23, 2020

Ms. Anthea Gianniotes, AICP, Director
Development Services Department
City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

RE: Hatcher Commercial Building (20-26 NW 6th Avenue) – Conditional Use Application – Revised Narrative Letter

Dear Ms. Gianniotes:

This revised Narrative Letter associated with the Conditional Use request for Hatcher Commercial Building is respectfully submitted on behalf of Messrs. William and Jeff Hatcher, Hatcher Construction and Development, Inc. for the properties located at 20 and 26 NW 6th Avenue, Delray Beach, FL 33444 (PCNs 12-43-46-16-01-012-0060 & 12-43-46-17-01-012-0170).

BACKGROUND:

NW 600 Block – West Atlantic Avenue

For many years, the Delray Beach Community Redevelopment Agency (CRA) has acquired/assembled property along the West Atlantic Avenue corridor to assist in the redevelopment of the area. Within the northwest 600 Block located on the north side of West Atlantic Avenue, between NW 6th and 7th Avenues, the CRA has acquired approximately 1.25 acres (7 lots), with no frontage on West Atlantic Avenue. In recent years, the CRA Board of Commissioners has expressed the desire to explore small lot redevelopment opportunities for CRA-owned properties within this block.

At the CRA Board of Commissioners meeting of December 11, 2018, the Board considered a letter of interest from Hatcher Construction & Development, Inc. ("Hatcher"), a local general contractor whose business is currently located at 710 W. Atlantic Avenue, to develop the vacant CRA-owned properties located at 20 and 26 NW 6th Avenue (approximately 0.45 acres) in the northwest 600 Block of West Atlantic Avenue. The proposed development provides an opportunity for a local small business owner to participate in the redevelopment effort and provide a permanent business location within the West Atlantic Corridor, while providing space for other local small businesses.

At its meeting on June 11, 2019, the CRA Board approved the Ground Lease Agreement with Hatcher, which allows a development comprised of retail, office, and any other lawful use consistent with the City of Delray Beach's Land Development Regulations. One of the terms and conditions of the Agreement includes a provision that Hatcher shall offer a reduced rental rate to potential tenants who occupy up to twenty-five (25%) percent of the net square feet of rental space for a seven (7) year period.

NW 600 Block - FLUM Amendment to CC and Rezoning to CBD

In 2019, in anticipation of the proposed redevelopment of other CRA-owned properties within the northwest 600 Block, the CRA submitted applications to the City for a small-scale Future Land Use Map Amendment from Low Density (LD) to Commercial Core (CC), and a rezoning from Single-family Residential (R-1-A) to Central Business District (CBD) for five parcels totaling approximately 0.75 acres. The properties are located at 32 NW 6th Avenue, 34 NW 6th Avenue, 27 NW 7th Avenue, 31 NW 7th Avenue, and 26 NW 6th Avenue, which is included in the development proposal for Hatcher.

At the Planning and Zoning Board meeting on November 18, 2019, the Board expressed concerns that, if the request were approved, more intense and larger scaled development would have a negative impact on the remaining single-family residential zoned properties located to the north, east, and west. Therefore, the Public Hearing for the FLUM amendment and Rezoning was continued to December 16, 2019 to provide time for the drafting of an amendment to the Land Development Regulations to address the Board's concerns and mitigate impacts of future requests. The associated LDR Amendment (Ordinance No. 07-20) establishes a Limited Height Area (35' maximum height) for properties rezoned from Single Family Residential to CBD and within the West Atlantic Neighborhood Sub-district.

On December 6, 2019, the Planning and Zoning Board recommended approval of the small-scale Future Land Use Map Amendment from LD to CC, and a rezoning from R-1-A to CBD for the five parcels, along with the referenced LDR Amendment.

On March 3, 2020, the City Commission approved the FLUM amendment, Rezoning, and LDR Amendment on first reading. Second reading/final approval of the LDR Amendment occurred on May 19, 2020 while second reading/final approval of the FLUM amendment and Rezoning occurred on August 18, 2020.

DEVELOPMENT PROPOSAL:

In February 2020, Hatcher submitted a Class V Site Plan application for redevelopment of the subject property located at 20 and 26 NW 6th Avenue. The development proposal consists of the following:

- Construction of 7,112 s.f. of commercial space (office/retail/commercial) in two 2-story, 3,556 s.f. commercial buildings. The first floor will have the flexibility to accommodate office/retail/commercial with office space on the second floor;

- Installation of a paver brick central courtyard area between the two buildings along with paver brick walkways, and four 2-space bike racks;
- Construction of an 18-space on-site parking lot (10 regular, 6 compact, 2 ADA accessible) with site lighting and landscape areas;
- Installation of a 10' X 10' dumpster enclosure with accommodations for recyclable materials; and,
- Construction of three (3) on-street parallel parking spaces with a paver brick sidewalk, landscaping, and decorative streetlights in compliance with City standards.

The hours of operation will be 8:00 am to 8:00 pm, Monday through Friday, with the ability to be open on Weekends as necessary based on future tenants' business operations to allow flexibility for the tenants. However, normal business hours will be 8:00 am – 6:00 pm, Monday through Friday. The Use activities and operation will be primarily Office with flexibility to also accommodate Commercial/Retail Use.

CONDITIONAL USE REQUEST:

Pursuant to Section 4.4.13(C)(4)(c), *West Atlantic Neighborhood Sub-district Supplemental Use Standards*, *West Atlantic Neighborhood Commercial Area,* commercial structures are allowed on NW 5th Avenue, SW 5th Avenue, and may extend up to 150 feet from West Atlantic Avenue. Accessory uses such as parking areas, landscaping, and drainage retention areas may extend beyond the 150-foot limit. Full-service grocery stores may extend beyond the 150-foot limit on commercial structures with approval by the SPRAB of a site plan design that ensures compatible transitions between commercial and residential areas. Establishment or expansion of other structures beyond the 150-foot limit may be allowed as a conditional use, subject to the required findings of Section 2.4.5(E)(5). As the proposed commercial structures extend beyond the 150' limit from W. Atlantic Avenue, this Conditional Use application has been submitted for approval.

The Conditional Use request is to establish the commercial structure(s) and provide flexibility to lease to the following future tenants/uses that are permitted in the CBD-West Atlantic Neighborhood Sub-District, pursuant to LDR Section 4.4.13(C)(Allowable Uses)(1)(Principal, Accessory, and Conditional Uses), Table 4.4.13(A) – Allowable Uses and Structures in the CBD Sub-Districts:

- General retail uses and/or facilities, as in GC district (4.4.9), excluding automotive parts, beer, wine, liquor, meats, fish, lawn care equipment, pets and pet supplies;

- Business, professional, and medical uses, as in GC district (4.4.9); and,

- Services and facilities, as in GC district (4.4.9), excluding auctions, caterers, laundromats limited to self-service facilities, pet grooming, drive-through facilities, restaurants including drive-in and drive-through, tobacconist, Neighborhood Electric Vehicle (NEV) sales, lease or rental transactions only (no inventory on-site for any purpose), and rental of sporting goods and equipment (such as but not limited to bicycles, skates, boogie boards). With the

- Installation of a paver brick central courtyard area between the two buildings along with paver brick walkways, and four 2-space bike racks;
- Construction of an 18-space on-site parking lot (12 regular, 3 compact, 2 ADA accessible) with site lighting and landscape areas;
- Installation of a 10' X 10' dumpster enclosure with accommodations for recyclable materials; and,
- Construction of three (3) on-street parallel parking spaces with a paver brick sidewalk, landscaping, and decorative streetlights in compliance with City standards.

The hours of operation will be 8:00 am to 8:00 pm, Monday through Friday, with the ability to be open on Weekends as necessary based on future tenants' business operations to allow flexibility for the tenants. However, normal business hours will be 8:00 am – 6:00 pm, Monday through Friday. The Use activities and operation will be primarily Office with flexibility to also accommodate Commercial/Retail Use.

CONDITIONAL USE REQUEST:

Pursuant to Section 4.4.13(C)(4)(c), *West Atlantic Neighborhood Sub-district Supplemental Use Standards, West Atlantic Neighborhood Commercial Area,* commercial structures are allowed on NW 5th Avenue, SW 5th Avenue, and may extend up to 150 feet from West Atlantic Avenue. Accessory uses such as parking areas, landscaping, and drainage retention areas may extend beyond the 150-foot limit. Full-service grocery stores may extend beyond the 150-foot limit on commercial structures with approval by the SPRAB of a site plan design that ensures compatible transitions between commercial and residential areas. Establishment or expansion of other structures beyond the 150-foot limit may be allowed as a conditional use, subject to the required findings of Section 2.4.5(E)(5). As the proposed commercial structures extend beyond the 150' limit from W. Atlantic Avenue, this Conditional Use application has been submitted for approval.

The Conditional Use request is to establish the commercial structure(s) and provide flexibility to lease to the following future tenants/uses that are permitted in the CBD-West Atlantic Neighborhood Sub-District, pursuant to LDR Section 4.4.13(C)(Allowable Uses)(1)(Principal, Accessory, and Conditional Uses), Table 4.4.13(A) – Allowable Uses and Structures in the CBD Sub-Districts:

- General retail uses and/or facilities, as in GC district (4.4.9), excluding automotive parts, beer, wine, liquor, meats, fish, lawn care equipment, pets and pet supplies;

- Business, professional, and medical uses, as in GC district (4.4.9); and,

- Services and facilities, as in GC district (4.4.9), excluding auctions, caterers, laundromats limited to self-service facilities, pet grooming, drive-through facilities, restaurants including drive-in and drive-through, tobacconist, Neighborhood Electric Vehicle (NEV) sales, lease or rental transactions only (no inventory on-site for any purpose), and rental of sporting goods and equipment (such as but not limited to bicycles, skates, boogie boards). With the

exception of bicycles with an electric-helper motor as defined in Section 72.02, Delray Beach Code of Ordinances, all rented sporting goods must be non-motorized.

CONDITIONAL USE FINDINGS:

Pursuant to LDR Section 3.1.1, Required Findings, prior to the approval of development applications, certain findings must be made in a form which is a part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the Future Land Use Map (FLUM), Concurrency, Comprehensive Plan Consistency, and Compliance with the Land Development Regulations.

(A) Future Land Use Map. The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.

The existing CC Future Land Use Map designation is consistent with CBD zoning, and the proposed use and structures are allowed in the CBD zoning district. Pursuant to Section 4.4.13(C)(4)(c), *West Atlantic Neighborhood Sub-district Supplemental Use Standards*, *West Atlantic Neighborhood Commercial Area,* establishment or expansion of commercial structures beyond the 150-foot limit from W. Atlantic Avenue may be allowed as a conditional use, subject to the required findings of Section 2.4.5(E)(5), which is discussed in more detail under *Required Findings* below.

(B) Concurrency. Concurrency must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in the adopted Always Delray Comprehensive Plan.

With regard to Concurrency, as described in more detail below, the public facilities are adequate to meet Level of Service standards at the most intensive of the proposed office/retail/commercial uses.

Traffic: The proposed development is located within the City's Transportation Concurrency Exception Area (TCEA), which was established as a tool to facilitate redevelopment in the downtown and allows the City to mitigate any localized impacts from development through diverse strategies rather than conventional road widening in the downtown area. Therefore, there are no concerns with respect to traffic concurrency. However, a traffic study has been prepared and submitted to the Palm Beach County Traffic Division (copy attached). The trips generated under the office/retail/commercial scenario will not negatively impact the surrounding roadway.

Water & Sewer: Water and sewer service are available via connections to existing mains within the adjacent NW 6th Avenue right-of-way. Pursuant to the Always Delray Comprehensive Plan, treatment capacity is available at the South Central County Wastewater Treatment Plant and City's Water Treatment Plant for the City at build-out. However, sewage calculations (copy attached) have been provided based on the proposed office/retail/commercial uses.
Drainage: Drainage will be accommodated on-site via an exfiltration trench system. No problems are anticipated obtaining a South Florida Water Management District permits.

Solid Waste: The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2047.

Schools & Parks and Open Space: The commercial (non-residential) development will have no impacts on Schools or Parks and Open Space LOS.

(C) Consistency. A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

As discussed below a finding of overall consistency can be made that the conditional request is consistent with the Goals, Objective and Policies of the Always Delray Comprehensive Plan and Community Redevelopment Plan.

(D) Compliance with LDRs. Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

In conjunction with the Conditional Use Request, a Class V Site Plan application has been submitted and review/consideration by the Site Plan Review and Appearance Board will occur subsequent to City Commission approval of the Conditional Use request. The proposed development complies with the Land Development Regulations and no substantive changes are anticipated.

Required Findings:

Pursuant to LDR Section 2.4.5(E)(5) (Findings), in addition to provisions of Chapter 3, the City Commission must make findings that establishing the conditional use will not:

(a) Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;
(b) Hinder development or redevelopment of nearby properties.

As described below, positive findings can be made with respect to LDR Section 2.4.5(E)(5) in that the conditional use will enhance and further stabilize the surrounding area, and will encourage redevelopment of nearby properties in a manner envisioned by the City and CRA consistent with the adopted Community Redevelopment Plan.

The proposed northernmost commercial building is located approximately 277' from W. Atlantic Avenue to the south (zoned CBD) and approximately 166' from residentially-zoned properties to the north (R-1-A). The CBD zoning extends approximately 450' from W. Atlantic Avenue and is separated from the single-family zoned properties by a 16' wide (east/west) alley right-of-way. The surrounding properties include a single family home to the north; a duplex and food market to the south; Fire-Rescue Headquarters/Station #1 and parking for Donnie's Place restaurant to the east; and vacant land to the west, which is primarily owned by the CRA. The CRA-owned properties are currently in the design phase to accommodate commercial buildings with a similar architectural style and scale as the proposed development.

The intent of the West Atlantic Neighborhood sub-district is to provide for development that is consistent with the adopted West Atlantic Avenue Redevelopment Plan and the Downtown Delray Beach Master Plan. Emphasis is on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian-friendly neighborhood serving commercial area along West Atlantic Avenue that contains a mix of residential, commercial and civic functions. Businesses oriented toward serving the local neighborhood, as opposed to a regional area, are encouraged.

Within the CBD zoning district, West Atlantic Neighborhood Sub-district, to allow for some flexibility, commercial developments are permitted to encroach beyond the 150' limit from W. Atlantic Avenue with the approval of a Conditional Use by the City Commission. In addition, the following is one of the Action Strategies for CRA and City-owned Redevelopment Sites identified in the West Atlantic Avenue Redevelopment Plan Update adopted on October 20, 2020:

- *Allow commercial buildings on West Atlantic Avenue to exceed the current 150' -300' depth without conditional approval within selected blocks subject to the following requirements:*

  - *Site and building design that exceeds code as defined between the City Land Development Regulations, the developer, and the CRA.*
  - *If the project extends to SW 1st Street, create a transition between the existing neighborhood and the new project by lining the north side of SW 1st with housing.*
  - *Entering into a Community Benefits Agreement*
  - *Provision of a use identified in the West Atlantic Needs Assessment:*
    - *Supermarket/ Grocery Store*
    - *Health/Wellness/Pharmacy*
    - *Bank/Financial Institution*

- *Entertainment/Hospitality Cluster - Restaurants, Music Clubs, Theater*

➢ *Approval from CRA*

As previously indicated, in conjunction with the referenced FLUM amendment and Rezoning, the LDRs have been amended to include a height limitation of 35' for those properties that have been rezoned to CBD within the northwest 600 Block. This will result in development that maintains a scale at an intensity that will enhance the character of the area consistent with Neighborhood Districts and Corridors Element Objective 1.3 and supports the economic development strategies outlines in the Economic Prosperity Element, especially Objective 5.4 - Support small-scale economic development within or adjacent to lower-income neighborhoods. In addition, the development proposal is consistent with the Redevelopment Strategies and Project Objectives in the Community Redevelopment Plan for Sub Area 3: "The West Atlantic Avenue Corridor" as the proposed development will:

- *Encourage development that is supportive of and compatible with adjacent neighborhoods*
- *Eliminate blighted conditions along West Atlantic Avenue and adjacent side streets.*
- *Encourage economic growth, redevelopment and minority business development.*
- *Increase job opportunities within the West Atlantic redevelopment area and surrounding neighborhoods.*
- *Promote businesses which serve the neighborhood residents.*

As previously stated, the Ground Lease Agreement between the CRA and Hatcher allows a development comprised of retail, office, and any other lawful use consistent with the City's Land Development Regulations. The proposal includes two (2) 2-story commercial buildings, which are separated by a courtyard. The height of the buildings will be 24'-9". The buildings are residential in character (Vernacular architectural style) and are compatible with and complementary to the adjacent residential uses to the north and south of the property, as well as the Northwest Neighborhood to the north. Along the north and south property lines, abutting the residential properties, trees will be installed every 25', as required, along with a hedge. The development is also designed to comply with Crime Prevention Through Environmental Design (CPTED) principles. The hours of operation are appropriate as they provide flexibility for the success of future tenants and will not have a detrimental effect on the surrounding area.

The proposed uses are low intensity neighborhood-oriented uses, which are appropriate in a mixed-use district within walking distance of residentially zoned neighborhoods. The uses are similar in intensity as the uses allowed in other mixed-use and transitional zoning districts providing the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to residential areas. Examples of these zoning districts include the Old School Square Historic Arts District (OSSHAD), Residential Office (RO), Neighborhood Commercial (NC), and Professional and Office (POD) zoning districts.

Thus, the proposal is consistent with the Community Redevelopment Plan, West Atlantic Avenue Redevelopment Plan, Downtown Delray Beach Master Plan and the Always Delray

Comprehensive Plan. The proposal is also consistent with Chapter 3 (Performance Standards, LDR Section 3.1.1 (Required Findings), (A) Future Land Use Map, (B) Concurrency, (C) Consistency, and (D) Compliance with LDRs. Based upon the above, approval of the Conditional Use application is respectfully requested.

Please contact me should you have questions or require additional information. Thank you for your consideration.

Sincerely,

Jeffrey A. Costello, AICP, FRA-RA, Principal
JC Planning Solutions, LLC

Attachments

PTC
Transportation Consultants

2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698
Certificate of Authorization Number: 7989

September 4, 2020
Revised October 8, 2020

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, Florida 33411-3745

Re: Hatcher Commercial Building - #PTC20-071
Concurrency Statement; County Project #:200614

Dear Mr. Bari:

The purpose of this letter is to provide a traffic statement in response to County comments for the above referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The site is located on the west side of NW 6th Avenue north of Atlantic Avenue in the City of Delray Beach as shown on Attachment 1. It is proposed to develop two buildings totaling 7,112 SF. The following use scenarios were examined:

- 7,112 SF Office
- 3,556 SF Office / 3,556 SF General Commercial
- 7,112 SF Medical Office

The proposed access will be via NW 6th Avenue. A future access to the alleyway on the west side of the property is planned. The Property Control Numbers (PCNs) are 12-43-46-16-01-012-0060 and 12-43-46-17-01-012-0170. Buildout of this project is estimated to be 2022.

Attachments 2A-2C provide the Daily and Peak Hour trip generation for the each of the scenarios above showing that the maximum net peak hour trip generation is 30 trips. Based on these trips, the radius of development influence is one-half mile. Attachment 3A provides the project traffic assignment on the major thoroughfares for the maximum trips from the proposed scenarios. The maximum percent impact on the study area roadways is 0.85% as shown on Attachment 3B. The project impact is below 1% of the adopted LOS D service volume for Test 1, representing an insignificant impact to area roadways. Also, the project does not have a Test 2 impact. Therefore, the requirements of Test 1 and Test 2 are satisfied, and the proposed project is in compliance with the Countywide Traffic Performance Standards. Driveway volumes for the proposed project are provided on Attachment 4.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,

ANDREA M. TROUTMAN LICENSE No.45409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Andrea M Troutman
Date: 2020.10.08 10:11:49 -04'00'

Andrea M. Troutman, P.E.
President

Attachments

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 10/8/20 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location

August 20, 2020

1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Hatcher Commercial Building

Attachment 2A
Hatcher Commercial Building
Trip Generation - Office Scenario

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		New External Trips
General Office (>5,000 SF)	710	7,112 SF	Ln (T) = 0.97Ln (X)+2.50	50%	82	8	10%	74
TOTALS					82	8		74

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
General Office (>5,000 SF)	710	7,112 SF	T = 0.94(X) + 26.49	86%	28	5	33	3	10%	25	5	30
TOTALS					28	5	33	3		25	5	30

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
General Office (>5,000 SF)	710	7,112 SF	1.15 / 1000 SF	16%	1	7	8	1	10%	1	6	7
TOTALS					1	7	8	1		1	6	7

(1) Source: Palm Beach County and ITE, Trip Generation, 10th Edition.

Attachment 2B
Hatcher Commercial Building
Trip Generation - Office / General Commercial Scenario

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		New External Trips
Gen. Commercial (<10,000)	820	3,556 SF	125.61 / 1000 SF	50%	447	277	62%	170
Small Office (<=5,000 SF)	712	3,556 SF	16.19 / 1000 SF	50%	58	6	10%	52
TOTALS		7,112 SF			505	283		222

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Gen. Commercial (<10,000)	820	3,556 SF	0.94 / 1000 SF	62%	2	1	3	2	62%	1	-	1
Small Office (<=5,000 SF)	712	3,556 SF	1.92 / 1000 SF	83%	6	1	7	1	10%	5	1	6
TOTALS		7,112 SF			8	2	10	3		6	1	7

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Gen. Commercial (<10,000)	820	3,556 SF	9.90 / 1000 SF	48%	17	18	35	22	62%	6	7	13
Small Office (<=5,000 SF)	712	3,556 SF	2.45 / 1000 SF	32%	3	6	9	1	10%	3	5	8
TOTALS		7,112 SF			20	24	44	23		9	12	21

(1) Source: Palm Beach County and ITE, Trip Generation, 10th Edition.

Attachment 2C
Hatcher Commercial Building
Trip Generation - Medical Office Scenario

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		New External Trips
Medical Office	720	7,112 SF	34.8 / 1000 SF	50%	247	25	10%	222
TOTALS					247	25		222

AM PEAK HOUR

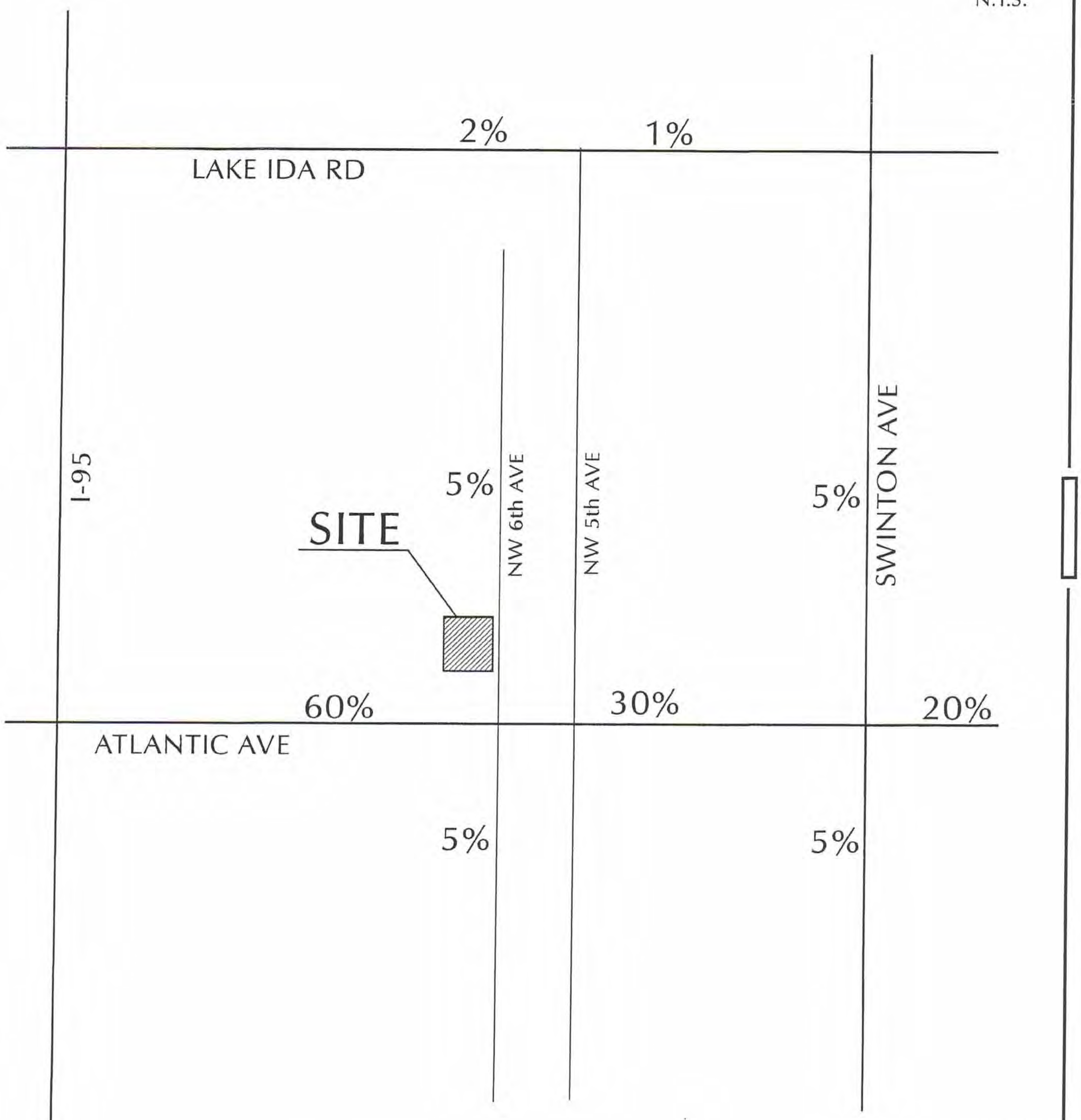
Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Medical Office	720	7,112 SF	2.78 / 1000 SF	78%	16	4	20	2	10%	14	4	18
TOTALS					16	4	20	2		14	4	18

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips			In	Out	Trips
Medical Office	720	7,112 SF	3.46 / 1000 SF	28%	7	18	25	3	10%	6	16	22
TOTALS					7	18	25	3		6	16	22

(1) Source: Palm Beach County and ITE, Trip Generation, 10th Edition.

N.T.S.



#20-071
9/3/20

HATCHER COMMERCIAL BUILDING

ATTACHMENT 3A
PROJECT TRAFFIC DISTRIBUTION

PTC

Attachment 3B
Hatcher Commercial Building
Project Traffic Assignment [1]

AM Peak Hour

Roadway	Link	Lanes	Class	Dir	LOS D Service Volume	Project Traffic		Total Project Impact	Significant Impact?
						% Dist	Pk Hour Trips		
Atlantic Avenue	I-95 to NW 6th Ave	4LD	II	EB	1770	60%	15	0.85%	No
				WB			3	0.17%	No
	NW 6th Ave to Swinton	4LD	II	EB	1770	30%	2	0.11%	No
				WB			8	0.45%	No
	Swinton Ave to NE 5th Ave	2L	II	EB	810	20%	1	0.12%	No
				WB			5	0.62%	No
Lake Ida Rd	Congress to NW 5th Ave	4LD	I	EB	1960	2%	1	0.05%	No
				WB			-	0.00%	No
	NW 5th Ave to Swinton Ave	4LD	I	EB	1960	1%	-	0.00%	No
				WB			-	0.00%	No
Swinton Ave	North of Atlantic Ave	2L	II	NB	810	5%	-	0.00%	No
				SB			1	0.12%	No
	South of Atlantic Ave	2L	II	NB	810	5%	1	0.12%	No
				SB			-	0.00%	No

PM Peak Hour

Roadway	Link	Lanes	Class	Dir	LOS D Service Volume	Project Traffic		Total Project Impact	Significant Impact?
						% Dist	Pk Hour Trips		
Atlantic Avenue	I-95 to NW 6th Ave	4LD	II	EB	1770	60%	4	0.23%	No
				WB			10	0.56%	No
	NW 6th Ave to Swinton	4LD	II	EB	1770	30%	5	0.28%	No
				WB			2	0.11%	No
	Swinton Ave to NE 5th Ave	2L	II	EB	810	20%	3	0.37%	No
				WB			1	0.12%	No
Lake Ida Rd	Congress to NW 5th Ave	4LD	I	EB	1960	2%	-	0.00%	No
				WB			-	0.00%	No
	NW 5th Ave to Swinton Ave	4LD	I	EB	1960	1%	-	0.00%	No
				WB			-	0.00%	No
Swinton Ave	North of Atlantic Ave	2L	II	NB	810	5%	1	0.12%	No
				SB			-	0.00%	No
	South of Atlantic Ave	2L	II	NB	810	5%	-	0.00%	No
				SB			1	0.12%	No

[1] AM peak based on Office and PM peak based on Medical Office.

LEGEND

XX - AM Pk Hour Project Traffic
(XX) - PM Pk Hour Project Traffic
XXX - Daily Project Traffic

NOTE: AM peak hour volumes based on Office use, Daily and PM peak hour volumes based on Office / General Commercial mix.

20-071
10/8/20

HATCHER COMMERCIAL BUILDING

ATTACHMENT 4
PROJECT DRIVEWAY VOLUMES

PTC

EnviroDesign Associates inc.
www.envidesign.com

October 20, 2020

City of Delray Beach
ATTN: Patrick Figurella
434 S Swinton Ave
Delray Beach, FL 33444

RE: Estimated Sewage Calcs - Hatcher Commercial Building, 20-26 NW 6th Ave

Dear Mr. Figurella,

Estimated Sewage Flows:
Note: Estimates are based off Table I from F.A.C. 64-E6

Pre-Development
Vacant lot
= 0 GPD

Post-Development (Office Option)
7,112 sf Office Building
Estimated flow = 15 GPD per 100sf of office space
Post-Development Flow = 7,112/100 * 15
= 1,067 GPD

Post-Development (Store/Retail Option)
4 bathrooms
Estimated flow = 200 GPD per bathroom
Post-Development Flow = 4*200
= 800 GPD

Post-Development (Medical Office)
4 Practitioners/20 Employees
Estimated flow = 250 GPD per Practitioner + 15 GPD per Employee
Post-Development Flow = 4*250 + 15 * 20
= 1,300 GPD

Net Sewage Flow
Post - Pre = 1,300 - 0
= 1,300 GPD

The max increase for the proposed development for Store/Retail vs. Office results from the use of the space as Office with an estimated net increase of 1,067GPD

EnviroDesign Associates, Inc.
Certificate of Authorization No. 6506

JOSEPH A. PIKE LICENSE No 42696 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joseph A. Pike, P.E., Pres.
FL Registration No. 42696

Joseph Pike

Digitally signed by Joseph Pike
DN: c=US, o=EnviroDesign Associates Inc, ou=A01427D0000016A55394DCE00000A54, cn=Joseph Pike
Date: 2020.10.20 14:42:06 -04'00'