

DATE: 11 July 2024

TO: Peggy FitzGerald, Netta Architects

FROM: Scott Israelson, P.E., PTOE

RE: Trip Generation Statement
Downtown Sixth Avenue Multifamily
Delray Beach, FL

Introduction

Traffic Impact Group, LLC has been retained to prepare a traffic impact statement for the proposed Downtown Sixth Avenue Multifamily Residential development located in the northwest corner of NE 6th Avenue (US 1) & NE 2nd Street. The site address is 202 NE 6th Avenue.

The site is occupied by a cigar bar. The proposed redevelopment would consist of four-story residential building with ten units.

The site will have access to the alley.

Trip Generation

A trip generation analysis has been prepared in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition.

Table 1 summarizes the trip generation estimates.

Table 1 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise)	221	10	Dwelling Units	45	1	3	2	2

The site is expected to generate 4 trips in the AM and PM peak hours.

Please contact me at scott@traffic-impact.com or at 407.607.6985 with any questions.

