



JMD ENGINEERING, INC.

TRAFFIC IMPACT ANALYSIS

**ALEXAN DELRAY
268 UNITS APARTMENTS
DELRAY BEACH, FLORIDA
PCN # 12-43-46-19-00-000-5037**

**TP-21-36
DECEMBER 11, 2021
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Certificate of Authorization
Number 00009514

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Florida Registration Number 40568

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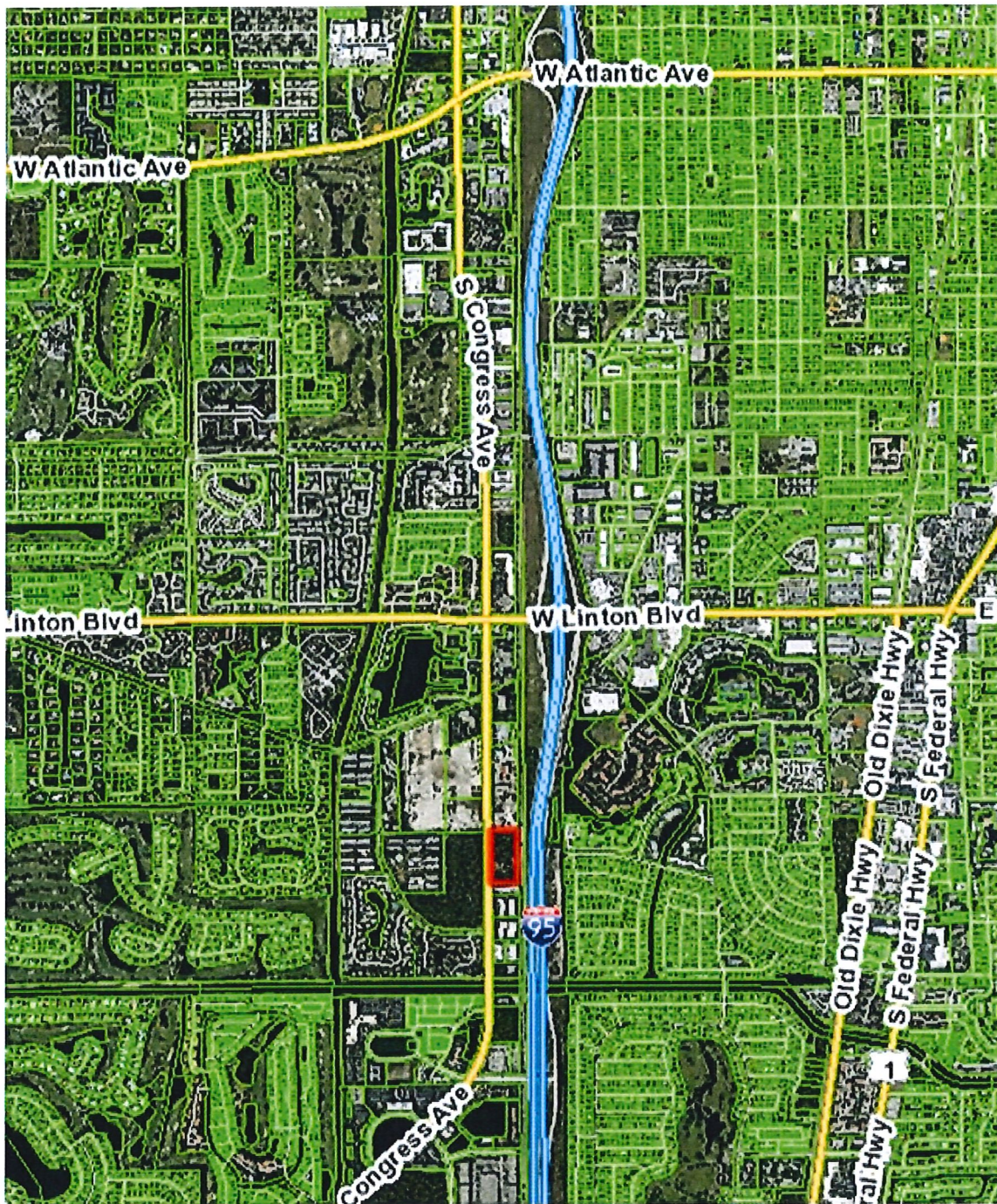
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INTRODUCTION

This is a traffic impact analysis for a 268 multi-family apartment development located at 1155 Congress Avenue in Delray Beach, Florida. The PCN number for the site is 12-43-46-19-00-000-5037. The location of the site is illustrated in Figure 1. The property is currently zoned MROC and the applicant is requesting a change to SAD.

The existing MROC zoned site has 1,592 square feet of office and 27,608 square feet of warehouse that has been in existence for more than 5 years. The site qualifies for a 110% development credit per the Chapter 12 of the Palm Beach County ULDC. This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the Countywide Traffic Performance Standards Ordinance (TPSO) of Palm Beach County. The analysis used current data available from Palm Beach County. The projected is expected to be built by December 2024.



■ SITE

FIGURE 1
PROJECT LOCATION MAP

INVENTORY AND PLANNING DATA

The data used in this analysis were obtained from Palm Beach County and collected in the field. The data included:

- 2019/2020 peak hour traffic volumes
- Historic traffic count data
- Approved un-built projects from TPS database
- Roadway geometrics
- Approved Site Plans

PROJECT TRAFFIC

Traffic Generation

The subject property has 1,592 square feet of office and 27,608 square feet of warehouse that has been in existence for more than 5 years. The site qualifies for a 110% development credit per the Chapter 12 of the Palm Beach County ULDC as the uses have been existence for more than five years and are withing the Urban Services Boundary. The daily and peak hour traffic generation for the proposed development was based on trip generation rates published and accepted by Palm Beach County.

The “Existing” and “Proposed” trips are shown in Table 1. The existing site generates 73 net external daily trips, 8 net AM Peak Hour trips and 10 net PM Peak Hour Trips. The proposed site is expected to generate 1,458 net external daily trips, 96 net AM Peak Hour trips and 118 net PM Peak Hour trips. This is 1,385 daily, 88 AM Peak Hour and 108 PM Peak Hour trips ABOVE the approved plan and these trips must be analyzed for TPSO purposes.

Traffic Distribution

Traffic distribution was determined from a review of the roadway network, previous similar automotive submittals and travel time characteristics along with the various attractions. The distribution according to the cardinal directions is:

NORTH	-	50 percent
SOUTH	-	50 percent

Traffic Assignment

The net trips for the project were assigned to the surrounding roadway network in terms of a.m. and p.m. peak hour external trips. Figure 2 illustrates the project assignment. Based on the net traffic generation, it was determined that the maximum radius of development influence for Test 1 of the Traffic Performance Standards is two miles. The Test 2 maximum radius of influence is also two miles.

**TABLE 1
ALEXAN DELRAY
TRIP GENERATION COMPARISON**

Land Use	Intensity		AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing								
Office	1,592 s.f.	26	3	2	1	4	1	3
Warehouse	27,608 s.f.	48	5	4	1	5	1	4
<i>Subtotal</i>		74	8	6	2	9	2	7
<u>Redevelopment credit 110%</u>								
Office	1,751 s.f.	28	3	2	1	4	1	3
Warehouse	30,369 s.f.	53	5	4	1	6	2	4
<i>Subtotal</i>		81	8	6	2	10	3	7
Pass-By								
Office	10.00%	3	0	0	0	0	0	0
Warehouse	10.00%	5	1	1	0	1	0	0
<i>Subtotal</i>		8	0	0	0	0	0	0
TOTAL NET EXISTING TRIPS		73	8	6	2	10	3	7
Proposed								
Apartment	268 d.u.	1,458	96	25	71	118	72	46
TOTAL NET PROPOSED TRIPS		1,458	96	25	71	118	72	46
PROPOSED DRIVEWAY TRIPS		1,458	96	25	71	118	72	46
PROPOSED LESS EXISTING NET TPS TRIPS		1,385	88	19	69	108	69	39

Palm Beach County Trip Generation Rates

	Landuse	ITE	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
		CODE				In/Out	Rate/Equation	In/Out	Rate/Equation
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/Th)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45

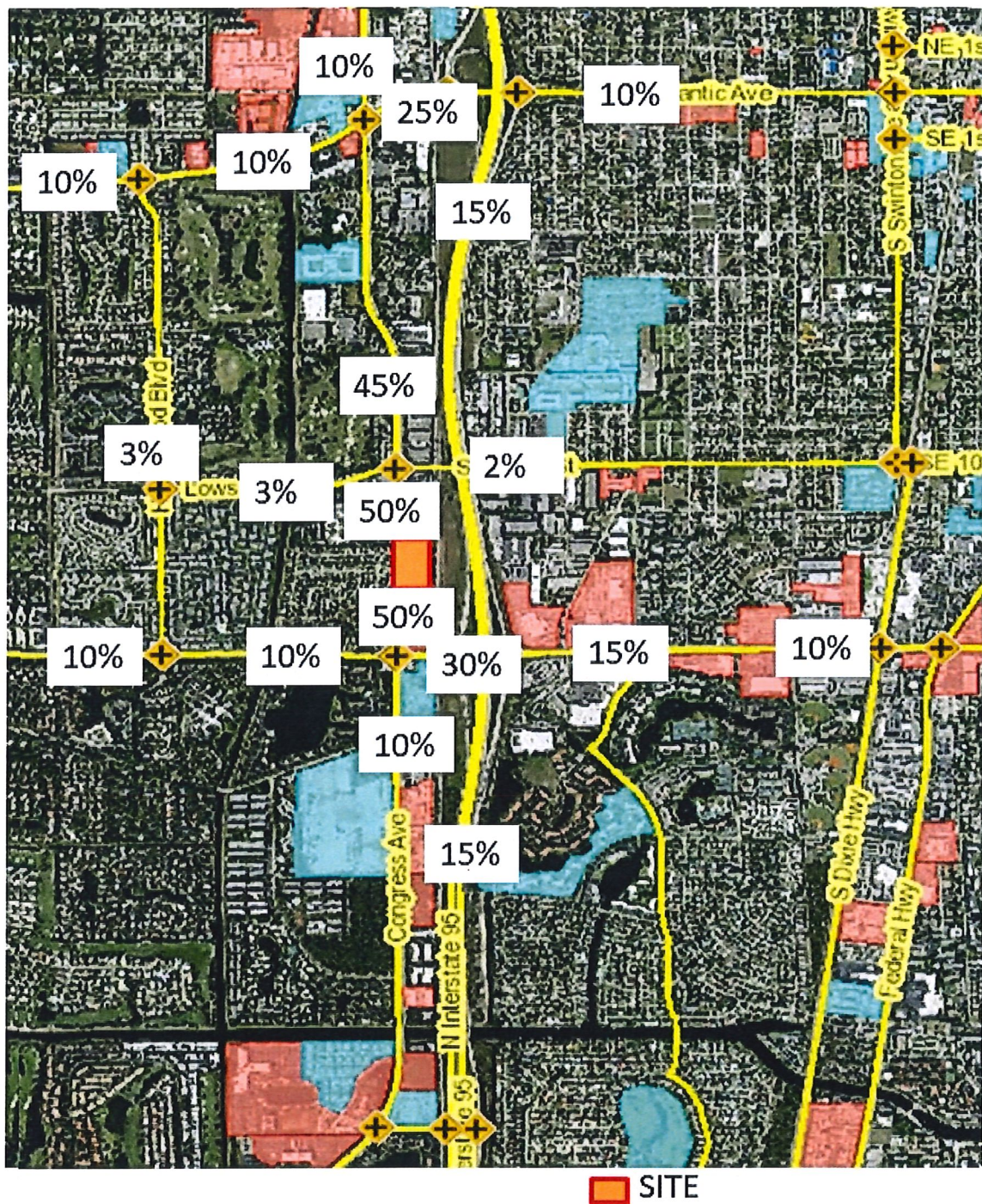


FIGURE 2
PROJECT ASSIGNMENT

ASSURED AND PROGRAMMED CONSTRUCTION

A review of the Five-Year Plans of Palm Beach County and FDOT, as well as those improvements committed by the developers of projects in the area was made. No significant roadway construction is planned for the area.

PBC PERFORMANCE STANDARDS TEST

Part One – Intersection Evaluation

Intersections on Project Access Links

This Part requires analysis of Major Intersections, within or beyond the Radius of Development Influence, where a Project's traffic is significant on a Link within the Radius of Development of Influence. As shown in Table 2 and Table 3, three links are significantly impacted by the proposed traffic within the two-mile study area in the AM and in the PM. Intersections at either end of the impacted link are required to be analyzed:

1. Congress Avenue & Linton Boulevard Avenue
2. Congress Avenue and Lowson Boulevard
3. Congress Avenue & W. Atlantic Avenue

The analysis indicates that these intersections will have less than a 1,400 critical sum. Therefore, there meet the Level of Service requirements. The Critical Movement Analysis (CMA) worksheets are provided in the Appendix.

INTERSECTION	AM CRITICAL SUM	PM CRITICAL SUM
CONGRESS AVE. & LINTON BLVD.	1300	1359
CONGRESS & LOWSON BLVD	1238	1379
CONGRESS & W. ATLANTIC AVE.	1026	1178

Intersections with Ten Percent Project Traffic on Approach

The proposed Palm Beach County Traffic Performance Standards stipulate that an analysis shall be undertaken for intersections where the project traffic comprises 10% or more of the total traffic on at least one of the intersection approaches. No intersections meet these criteria.

Part Two – Link Evaluation

Test 1

There are three significantly impacted links for Test 1. Congress Avenue from Linton Boulevard to the site, Congress Avenue from the site to Lowson Boulevard and Congress Avenue from Lowson Boulevard to W. Atlantic Avenue. All links meet TPSO standards.

Test 2 - Five year Analysis

There are no significantly impacted links for Test 2 and therefore, no additional analysis is required.

TABLE 2
AM PEAK HOUR SIGNIFICANCE ANALYSIS - TEST 1
ALEXAN DELRAY

ROADWAY	TO	FROM	LANES	DIRECTION	LOS D VOLUME	PROJECT TRAFFIC				
						% ASSIGN.	INBOUND OUTBOUND	PK HR TRIPS	PROJECT IMPACT	SIGNIFICANT IMPACT?
NW 82ND AVE	CONGRESS AVE	SB I-95 RAMP	6LD	EB	2,680	5%	I	1	0.04%	NO
				WB	2,680	5%	O	4	0.15%	NO
	CONGRESS AVE	NB I-95 RAMP	4LD	EB	1,960	5%	I	1	0.05%	NO
				WB	1,960	5%	O	4	0.20%	NO
LINTON BLVD	MILITARY TRAIL	HOMEWOOD	6LD	EB	2,680	10%	I	2	0.07%	NO
				WB	2,680	10%	O	7	0.26%	NO
	HOMEWOOD	CONGRESS AVE		EB	2,680	10%	I	2	0.07%	NO
				WB	2,680	10%	O	7	0.26%	NO
	CONGRESS AVE	I-95		EB	2,680	30%	O	21	0.78%	NO
				WB	2,680	30%	I	6	0.22%	NO
	I-95	10TH AVE SW	4LD	EB	1,960	15%	O	11	0.56%	NO
				WB	1,960	15%	I	3	0.15%	NO
CONGRESS AVE	CLINT MOORE RD	NW 82ND	6LD	NB	2,680	5%	I	1	0.04%	NO
				SB	2,680	5%	O	4	0.15%	NO
	NW 82ND ST	LINTON BLVD	6LD	NB	2,940	10%	I	2	0.07%	NO
				SB	2,940	10%	O	7	0.24%	NO
	LINTON BLVD	SITE		NB	2,940	50%	I	10	0.34%	NO
				SB	2,940	50%	O	35	1.19%	YES
	SITE	LOWSON BLVD	6LD	NB	2,940	50%	O	35	1.19%	YES
				SB	2,940	50%	I	10	0.34%	NO
	LOWSON BLVD	ATLANTIC AVE	6LD	NB	2,680	45%	O	32	1.19%	YES
				SB	2,680	45%	I	9	0.34%	NO
ATLANTIC AVE	ATLANTIC AVE	LAKE IDA RD	6LD	NB	2,940	10%	O	7	0.24%	NO
				SB	2,940	10%	I	2	0.07%	NO
	HOMEWOOD BLVD	CONGRESS AVE	2L	EB	1,140	3%	I	1	0.09%	NO
				WB	1,140	3%	O	3	0.26%	NO
	CONGRESS AVE	SWINTON AVE	4LD	EB	1,960	2%	O	2	0.10%	NO
				WB	1,960	2%	I	1	0.05%	NO
HOMEWOOD BLVD	BARWICK RD	HOMEWOOD BLVD	6LD	EB	2,680	10%	I	2	0.07%	NO
				WB	2,680	10%	O	7	0.26%	NO
	HOMEWOOD BLVD	CONGRESS AVE	6LD	EB	2,680	10%	I	2	0.07%	NO
				WB	2,680	10%	O	7	0.26%	NO
	CONGRESS AVE	I-95	6LD	EB	2,680	25%	O	18	0.67%	NO
				WB	2,680	25%	I	5	0.19%	NO
	I-95	SWINTON AVE	4LD	EB	1,770	10%	O	7	0.40%	NO
				WB	1,770	10%	I	2	0.11%	NO
HOMEWOOD BLVD	LINTON BLVD	LOWSON BLVD	2L	NB	880	3%	I	1	0.11%	NO
				SB	880	3%	O	3	0.34%	NO
	LOWSON BLVD	ATLANTIC AVE	2L	NB	880	3%	O	3	0.34%	NO
				SB	880	3%	I	1	0.11%	NO

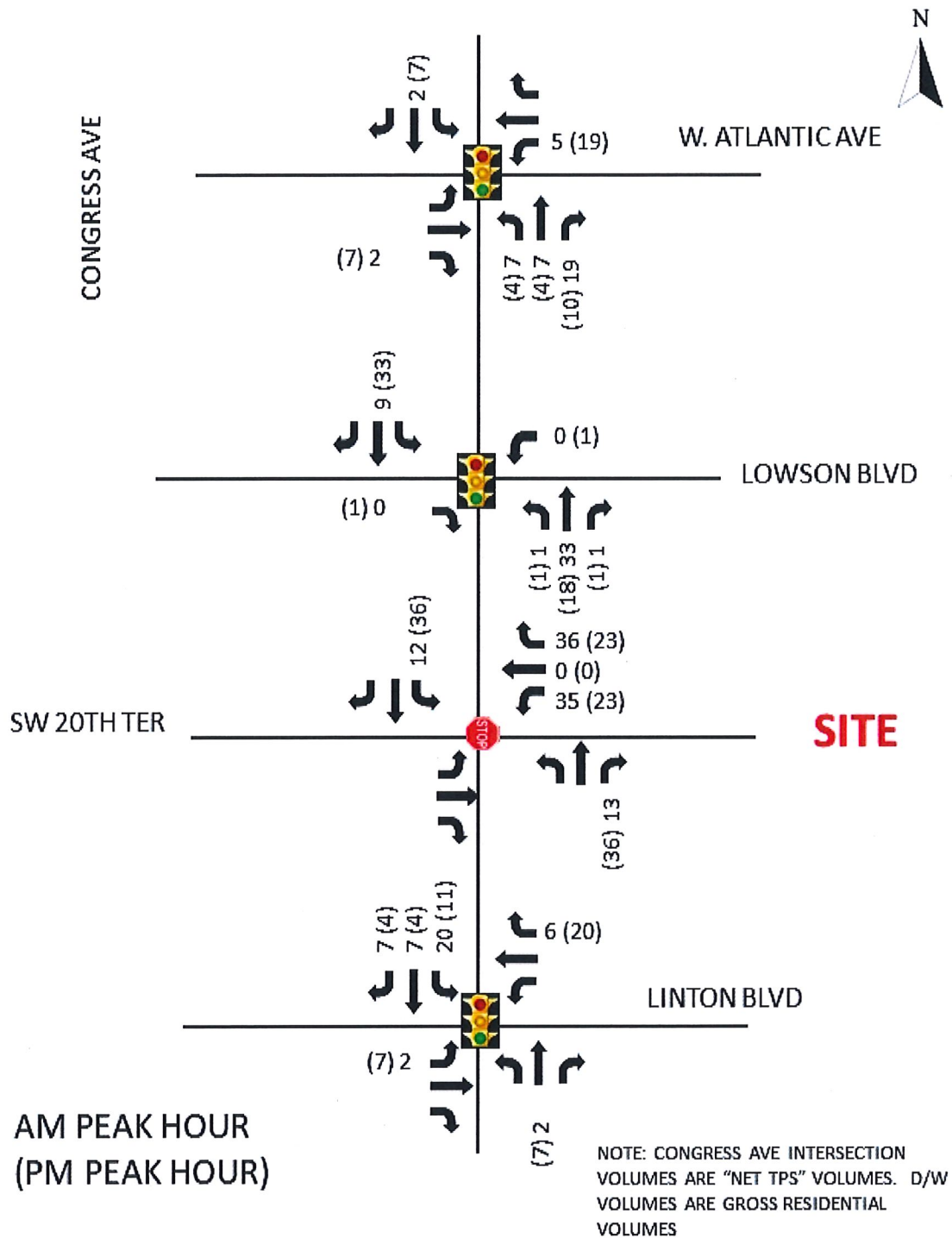
TABLE 2 PM PEAK HOUR SIGNIFICANCE ANALYSIS - TEST 1 ALEXAN DELRAY										
ROADWAY	TO	FROM	LANES	DIRECTION	LOS D VOLUME	PROJECT TRAFFIC				
						% ASSIGN.	INBOUND OUTBOUND	PK HR TRIPS	PROJECT IMPACT	SIGNIFICANT IMPACT?
NW 82ND AVE	CONGRESS AVE	SB I-95 RAMPS	6LD	EB	2,680	5%	I	4	0.15%	NO
				WB	2,680	5%	O	2	0.07%	NO
	CONGRESS AVE	NB I-95 RAMPS	4LD	EB	1,960	5%	I	4	0.20%	NO
				WB	1,960	5%	O	2	0.10%	NO
LINTON BLVD	MILITARY TRAIL	HOMEWOOD	6LD	EB	2,680	10%	I	7	0.26%	NO
				WB	2,680	10%	O	4	0.15%	NO
	HOMEWOOD	CONGRESS AVE		EB	2,680	10%	I	7	0.26%	NO
				WB	2,680	10%	O	4	0.15%	NO
	CONGRESS AVE	I-95		EB	2,680	30%	O	12	0.45%	NO
				WB	2,680	30%	I	21	0.78%	NO
	I-95	10TH AVE SW	4LD	EB	1,960	15%	O	6	0.31%	NO
				WB	1,960	15%	I	11	0.56%	NO
CONGRESS AVE	CLINT MOORE RD	NW 82ND	6LD	NB	2,680	5%	I	4	0.15%	NO
				SB	2,680	5%	O	2	0.07%	NO
	NW 82ND ST	LINTON BLVD	6LD	NB	2,940	10%	I	7	0.24%	NO
				SB	2,940	10%	O	4	0.14%	NO
	LINTON BLVD	SITE	6LD	NB	2,940	50%	I	35	1.19%	YES
				SB	2,940	50%	O	20	0.68%	NO
	SITE	LOWSON BLVD	6LD	NB	2,940	50%	O	20	0.68%	NO
				SB	2,940	50%	I	35	1.19%	YES
LOWSON BLVD	HOMEWOOD BLVD	CONGRESS AVE	2L	EB	1,140	3%	I	3	0.26%	NO
				WB	1,140	3%	O	2	0.18%	NO
	CONGRESS AVE	SWINTON AVE	4LD	EB	1,960	2%	O	1	0.05%	NO
				WB	1,960	2%	I	2	0.10%	NO
	ATLANTIC AVE	LAKE IDA RD	6LD	NB	2,940	10%	O	4	0.14%	NO
				SB	2,940	10%	I	7	0.24%	NO
	BARWICK RD	HOMEWOOD BLVD	6LD	EB	2,680	10%	I	7	0.26%	NO
				WB	2,680	10%	O	4	0.15%	NO
ATLANTIC AVE	HOMEWOOD BLVD	CONGRESS AVE	6LD	EB	2,680	10%	I	7	0.26%	NO
				WB	2,680	10%	O	4	0.15%	NO
	CONGRESS AVE	I-95	6LD	EB	2,680	25%	O	10	0.37%	NO
				WB	2,680	25%	I	18	0.67%	NO
	I-95	SWINTON AVE	4LD	EB	1,770	10%	O	4	0.23%	NO
				WB	1,770	10%	I	7	0.40%	NO
HOMEWOOD BLVD	LINTON BLVD	LOWSON BLVD	2L	NB	880	3%	I	3	0.34%	NO
				SB	880	3%	O	2	0.23%	NO
	LOWSON BLVD	ATLANTIC AVE	2L	NB	880	3%	O	2	0.23%	NO
				SB	880	3%	I	3	0.34%	NO

TABLE 4 TEST 1 - YEAR 2024 ALEXAN DELRAY																		
AM PEAK HOUR																		
ROADWAY	TO	FROM	LANES	DIRECTION	LOS D VOLUME	2019 VOLUME	GROWTH RATE	2024 HIST GROWTH	2024 COMMITTED	2024 1% HISTORIC & COMMITTED	2024 MAX BKGD	2024 TOTAL BKGD	PROJECT TRAFFIC			2024 TRAFFIC		
													% ASSIGN.	INBOUND	OUTBOUND	PK HR TRIPS	TOTAL TRAFFIC	MEETS
CONGRESS AVE	LINTON BLVD	SITE	6LD	NB	2,940	852	1.07%	47	58	102	102	954	50%	I	10	964	YES	YES
			6LD	SB	2,940	1,335	1.07%	73	70	139	139	1,474	50%	O	35	1509	YES	YES
	SITE	LOWSON BLVD	6LD	NB	2,940	852	1.07%	47	58	102	102	954	50%	O	35	989	YES	YES
			6LD	SB	2,940	1,335	1.07%	73	70	139	139	1,474	50%	I	10	1484	YES	YES
LOWSON BLVD	ATLANTIC AVE		6LD	NB	2,680	900	1.00%	46	35	81	81	981	45%	O	32	1013	YES	YES
			6LD	SB	2,680	1,442	1.00%	74	30	104	104	1,546	45%	I	9	1555	YES	YES

TABLE 5 TEST 1 - YEAR 2024 ALEXAN DELRAY																		
PM PEAK HOUR																		
ROADWAY	TO	FROM	LANES	DIRECTION	LOS D VOLUME	2019 VOLUME	GROWTH RATE	2024 HIST GROWTH	2024 COMMITTED	2024 1% HISTORIC & COMMITTED	2024 MAX BKGD	2024 TOTAL BKGD	PROJECT TRAFFIC			2024 TRAFFIC		
													% ASSIGN.	INBOUND	OUTBOUND	PK HR TRIPS	TOTAL TRAFFIC	MEETS
CONGRESS AVE	LINTON BLVD	SITE	6LD	NB	2,940	1,394	1.07%	77	201	273	273	1,667	65%	I	35	1702	YES	YES
			6LD	SB	2,940	1,063	1.07%	59	182	237	237	1,300	40%	O	20	1320	YES	YES
	SITE	LOWSON BLVD	6LD	NB	2,940	1,394	1.07%	77	201	273	273	1,667	65%	O	20	1687	YES	YES
			6LD	SB	2,940	1,063	1.07%	59	182	237	237	1,300	40%	I	35	1335	YES	YES
LOWSON BLVD	ATLANTIC AVE		6LD	NB	2,680	1,639	1.00%	84	79	163	163	1,802	65%	O	18	1820	YES	YES
			6LD	SB	2,680	979	1.34%	68	86	136	136	1,115	40%	I	32	1147	YES	YES

SITE CIRCULATION AND TURN LANE REQUIREMENTS

The property accesses S. Congress Avenue with a full access driveway that is classified as an intermediate driveway.



**FIGURE 3
PROJECT VOLUMES**

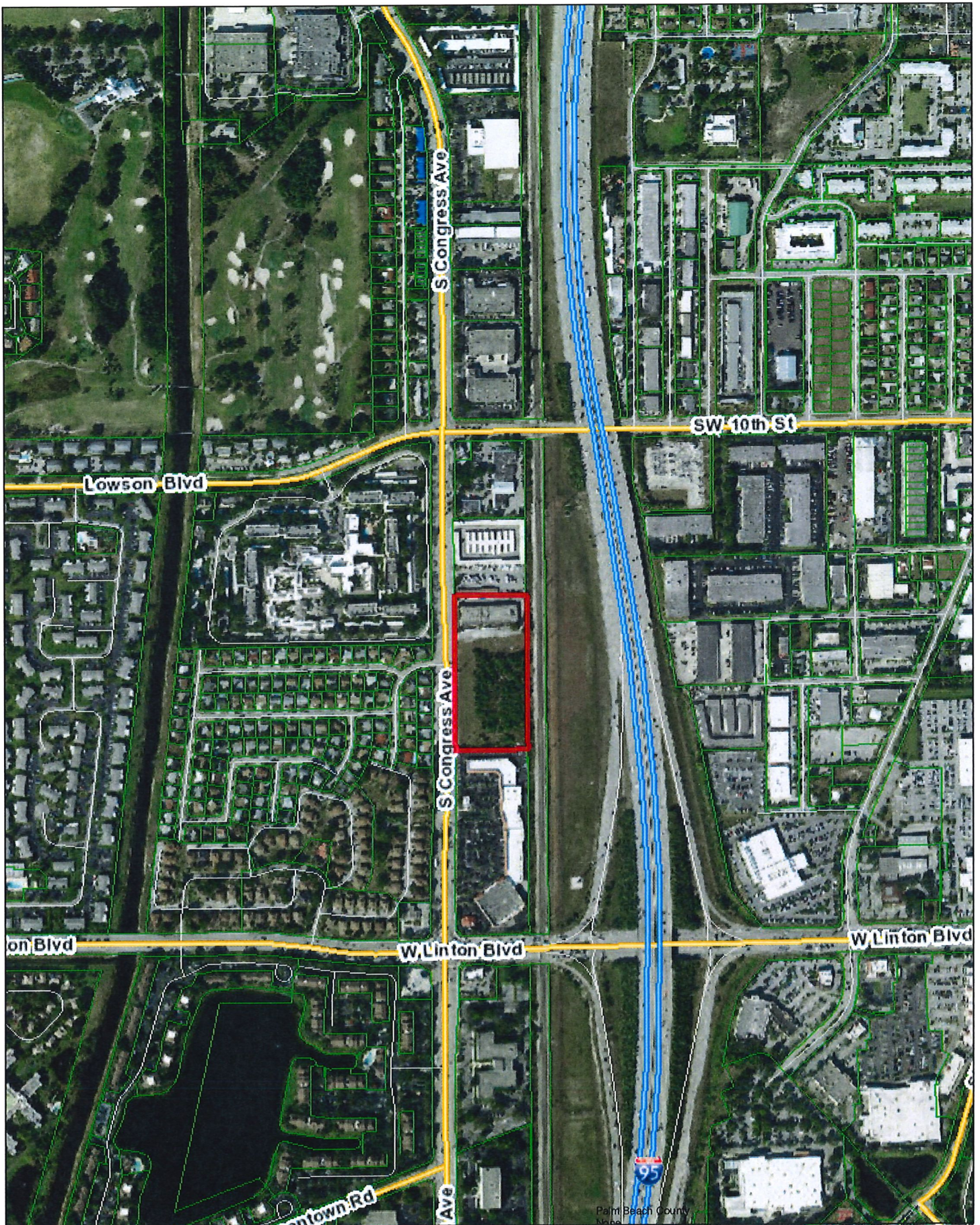
CONCLUSION

Based on the traffic impact analysis prepared for the proposed project development, the proposed development meets the requirements of the Countywide Traffic Performance Standards of Palm Beach County.

APPENDIX

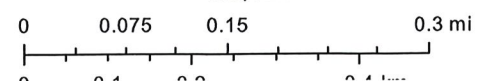
SITE DATA

12-43-46-19-00-000-5037



October 26, 2021

1:9,028



Property Detail

Location Address	1155 S CONGRESS AVE
Municipality	DELRAY BEACH
Parcel Control Number	12-43-46-19-00-000-5037
Subdivision	
Official Records Book	03296
	Page 1670
Sale Date	JAN-1980
Legal Description	19-46-43, E 379 FT OF S 800 FTOF N 1655 FT OF SE 1/4 LYG W OF SAL RR R/W (LESS WLY 49 FT CONGRESS AVE RD R/W)

Owner Information

Owners	Mailing address
ADMIRAL EIGHTY LTD	2400 NW 2ND AVE STE 5
ECKOLS SEVENTY SEVEN LTD &	BOCA RATON FL 33431 6761

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-1980	\$616,000	03296 / 01670		ECKOLS SEVENTY SEVEN LTD &

Exemption Information

No Exemption information available

Property Information

Number of Units	0
*Total Square Feet	29200
Acres	6.9668
Use Code	4800 - WAREH/DIST TERM
Zoning	MROC - MROC-MIXED RES OFFICE & COMM (12-DELRAY BEACH)

Appraisals

Tax Year	2021 P	2020	2019
Improvement Value	\$1,446,897	\$1,364,866	\$1,226,965
Land Value	\$2,437,663	\$2,437,663	\$2,321,584
Total Market Value	\$3,884,560	\$3,802,529	\$3,548,549

P = Preliminary All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2021 P	2020	2019
Assessed Value	\$3,884,560	\$3,802,529	\$3,533,322
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$3,884,560	\$3,802,529	\$3,533,322

Taxes

Tax Year	2021 P	2020	2019
Ad Valorem	\$78,387	\$77,372	\$72,803
Non Ad Valorem	\$7,147	\$7,001	\$7,205
Total tax	\$85,534	\$84,373	\$80,008

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

SITE PLAN



CMA WORKSHEETS
(INTERSECTION VOLUME DEVELOPMENT)

CRITICAL SUM INTERSECTION ANALYSIS SHEET
ALEXAN DELRAY
W. ATLANTIC AVE & CONGRESS AVE
Existing Geometry

Growth Rate = 1.00%
Peak Season = 1 1
Buildout Year = 2024 2024
Years = 6 6

AM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 3/5/2018	165	404	227	435	951	214	239	1,119	470	336	947	306
Peak Season Volume	165	404	227	435	951	214	239	1,119	470	336	947	306
Traffic Volume Growth	10	25	14	27	59	13	15	69	29	21	58	19
Committed Development	10	22	25	16	15	11	5	17	7	12	10	5
1% Traffic Volume Growth	10	25	14	27	59	13	15	69	29	21	58	19
Committed + 1% Growth	20	47	39	43	74	24	20	86	36	33	68	24
Max (Committed + 1% or Historic Growth)	20	47	39	43	74	24	20	86	36	33	68	24
Background Traffic Volumes	185	451	266	478	1,025	238	259	1,205	506	369	1,015	330
Project Traffic	OUT	OUT	OUT		IN				IN	IN		
	10%	10%	25%		10%				25%	10%		
	7	7	19	0	2	0	0	0	5	2	0	0
Total Traffic w/o RTOR	192	458	285	478	1,027	238	259	1,205	511	371	1,015	330
RTOR Reduction			(60)			(60)			(60)			(60)
TOTAL TRAFFIC	192	458	225	478	1,027	178	259	1,205	451	371	1,015	270
Critical Volume Analysis												
No. of Lanes	2	3	1	2	3	1	2	3	1	2	3	1
Approach Volume	875			1,683			1,915			1,656		
Per Lane Volume	96	153	225	239	342	178	130	402	451	186	338	270
Overlap Reduction	0	0	(186)	0	0	(130)	0	0	(96)	0	0	(239)
Net Per Lane Volume	96	153	39	239	342	48	130	402	355	186	338	31
North-South Critical	NB LT + SB TH =			438			SB LT + NB TH =			392		
East-West Critical	EB LT + WB TH =			468			WB LT + EB TH =			588		
Maximum Critical Sum	438			+ 588			= 1,026					
STATUS ?				UNDER								
PM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 3/5/2018	303	996	339	452	567	304	251	1,138	207	173	1,119	349
Peak Season Volume	303	996	339	452	567	304	251	1,138	207	173	1,119	349
Traffic Volume Growth	19	61	21	28	35	19	15	70	13	11	69	21
Committed Development	25	50	35	13	54	14	18	46	26	48	68	23
1% Traffic Volume Growth	19	61	21	28	35	19	15	70	13	11	69	21
Committed + 1% Growth	44	111	56	41	89	33	33	116	39	59	137	44
Max (Committed + 1% or Historic Growth)	44	111	56	41	89	33	33	116	39	59	137	44
Background Traffic Volumes	347	1,107	395	493	656	337	284	1,254	246	232	1,256	393
Project Traffic	OUT	OUT	OUT		IN				IN	IN		
	10%	10%	25%		10%				25%	10%		
	4	4	10	0	7	0	0	0	19	7	0	0
Total Traffic w/o RTOR	351	1,111	405	493	663	337	284	1,254	265	239	1,256	393
RTOR Reduction			(60)			(10)			(60)			(60)
TOTAL TRAFFIC	351	1,111	345	493	663	327	284	1,254	205	239	1,256	333
Critical Volume Analysis												
No. of Lanes	2	3	1	2	3	1	2	3	1	2	3	1
Approach Volume	1,807			1,483			1,743			1,828		
Per Lane Volume	176	370	345	247	221	327	142	418	205	120	419	333
Overlap Reduction	0	0	(120)	0	0	(142)	0	0	(176)	0	0	(247)
Net Per Lane Volume	176	370	225	247	221	185	142	418	29	120	419	86
North-South Critical	NB LT + SB TH =			397			SB LT + NB TH =			617		
East-West Critical	EB LT + WB TH =			561			WB LT + EB TH =			538		
Maximum Critical Sum	617			+ 561			= 1,178					
STATUS ?				UNDER								

CRITICAL SUM INTERSECTION ANALYSIS SHEET

ALEXAN DELRAY LINTON BLVD & CONGRESS AVE Existing Geometry

Growth Rate = 3.62%
Peak Season = 1 1
Buildout Year = 2024 2024
Years = 4 4

AM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 02/18/2020	90	304	249	313	971	185	230	1,327	337	493	1,068	265
Peak Season Volume	90	304	249	313	971	185	230	1,327	337	493	1,068	265
Traffic Volume Growth	14	46	38	48	148	28	35	203	52	75	163	41
Committed Development	27	32	43	29	33	17	16	29	33	28	22	20
1% Traffic Volume Growth	4	12	10	13	39	8	9	54	14	20	43	11
Committed + 1% Growth	31	44	53	42	72	25	25	83	47	48	65	31
Max (Committed + 1% or Historic Growth)	31	46	53	48	148	28	35	203	52	75	163	41
Background Traffic Volumes	121	350	302	361	1,119	213	265	1,530	389	568	1,231	306
Project Traffic		IN		OUT	OUT	OUT	IN					IN
		10%		30%	10%	10%	10%					30%
	0	2	0	20	7	7	2	0	0	0	0	6
Total Traffic w/o RTOR	121	352	302	381	1,126	220	267	1,530	389	568	1,231	312
RTOR Reduction			(60)			(10)			(60)			(60)
TOTAL TRAFFIC	121	352	242	381	1,126	210	267	1,530	329	568	1,231	252
Critical Volume Analysis												
No. of Lanes	2	3	1	2	3	0	2	3	1	2	3	1
Approach Volume	715			1,717			2,126			2,051		
Per Lane Volume	61	117	242	191	445	0	134	510	329	284	410	252
Overlap Reduction	0	0	(242)	0	0	0	0	0	(61)	0	0	(191)
Net Per Lane Volume	61	117	0	191	445	0	134	510	268	284	410	61
North-South Critical	NB LT + SB TH =			506			SB LT + NB TH =			308		
East-West Critical	EB LT + WB TH =			544			WB LT + EB TH =			794		
Maximum Critical Sum	506			+ 794			=			1,300		
STATUS ?						NEAR						
PM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 02/18/2020	456	1,004	576	347	437	288	334	1,331	107	263	1,274	316
Peak Season Volume	456	1,004	576	347	437	288	334	1,331	107	263	1,274	316
Traffic Volume Growth	70	153	88	53	67	44	51	203	16	40	195	48
Committed Development	47	84	78	90	80	40	40	39	37	80	51	91
1% Traffic Volume Growth	19	41	23	14	18	12	14	54	4	11	52	13
Committed + 1% Growth	66	125	101	104	98	52	54	93	41	91	103	104
Max (Committed + 1% or Historic Growth)	70	153	101	104	98	52	54	203	41	91	195	104
Background Traffic Volumes	526	1,157	677	451	535	340	388	1,534	148	354	1,469	420
Project Traffic		IN		OUT	OUT	OUT	IN					IN
		10%		30%	10%	10%	10%					30%
	0	7	0	11	4	4	7	0	0	0	0	20
Total Traffic w/o RTOR	526	1,164	677	462	539	344	395	1,534	148	354	1,469	440
RTOR Reduction			(60)			(10)			(60)			(60)
TOTAL TRAFFIC	526	1,164	617	462	539	334	395	1,534	88	354	1,469	380
Critical Volume Analysis												
No. of Lanes	2	3	1	2	3	0	2	3	1	2	3	1
Approach Volume	2,307			1,335			2,017			2,203		
Per Lane Volume	263	388	617	231	291	0	198	511	88	177	490	380
Overlap Reduction	0	0	(177)	0	0	0	0	0	(88)	0	0	(231)
Net Per Lane Volume	263	388	440	231	291	0	198	511	0	177	490	149
North-South Critical	NB LT + SB TH =			554			SB LT + NB TH =			671		
East-West Critical	EB LT + WB TH =			688			WB LT + EB TH =			688		
Maximum Critical Sum	671			+ 688			=			1,359		
STATUS ?						NEAR						

CRITICAL SUM INTERSECTION ANALYSIS SHEET
ALEXAN DELRAY
LOWSON BLVD & CONGRESS AVE
Existing Geometry

Growth Rate = 1.00%
Peak Season = 1 1
Buildout Year = 2024 2024
Years = 5 5

AM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 01/19/2019	84	515	173	299	1,529	40	65	230	89	252	143	142
Peak Season Volume	84	515	173	299	1,529	40	65	230	89	252	143	142
Traffic Volume Growth	4	26	9	15	78	2	3	12	5	13	7	7
Committed Development	0	28	9	11	20	3	2	9	1	4	5	3
1% Traffic Volume Growth	4	26	9	15	78	2	3	12	5	13	7	7
Committed + 1% Growth	4	54	18	26	98	5	5	21	6	17	12	10
Max (Committed + 1% or Historic Growth)	4	54	18	26	98	5	5	21	6	17	12	10
Background Traffic Volumes	88	569	191	325	1,627	45	70	251	95	269	155	152
Project Traffic	OUT	OUT	OUT		IN				IN	IN		
	3%	45%	2%		45%				3%	2%		
	1	33	1	0	9	0	0	0	0	0	0	0
Total Traffic w/o RTOR	89	602	192	325	1,636	45	70	251	95	269	155	152
RTOR Reduction			0			0			(60)			(60)
TOTAL TRAFFIC	89	602	192	325	1,636	45	70	251	35	269	155	92
Critical Volume Analysis												
No. of Lanes	1	3	0	1	3	0	1	1	1	1	1	1
Approach Volume	883			2,006			356			516		
Per Lane Volume	89	393	0	325	590	0	70	251	35	269	155	92
Overlap Reduction	0	0	0	0	0	0	0	0	(35)	0	0	(92)
Net Per Lane Volume	89	393	0	325	590	0	70	251	0	269	155	0
North-South Critical	NB LT + SB TH = 679					SB LT + NB TH = 718						
East-West Critical	EB LT + WB TH = 225					WB LT + EB TH = 520						
Maximum Critical Sum	718					+ 520 = 1,238						
STATUS ?					NEAR							
PM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 01/19/2019	127	937	218	279	882	45	54	232	82	222	328	154
Peak Season Volume	127	937	218	279	882	45	54	232	82	222	328	154
Traffic Volume Growth	6	48	11	14	45	2	3	12	4	11	17	8
Committed Development	1	62	4	7	66	2	3	6	1	6	7	14
1% Traffic Volume Growth	6	48	11	14	45	2	3	12	4	11	17	8
Committed + 1% Growth	7	110	15	21	111	4	6	18	5	17	24	22
Max (Committed + 1% or Historic Growth)	7	110	15	21	111	4	6	18	5	17	24	22
Background Traffic Volumes	134	1,047	233	300	993	49	60	250	87	239	352	176
Project Traffic	OUT	OUT	OUT		IN				IN	IN		
	3%	45%	2%		45%				3%	2%		
	1	18	1	0	33	0	0	0	1	1	0	0
Total Traffic w/o RTOR	135	1,065	234	300	1,026	49	60	250	88	240	352	176
RTOR Reduction			0			0			(60)			(60)
TOTAL TRAFFIC	135	1,065	234	300	1,026	49	60	250	28	240	352	116
Critical Volume Analysis												
No. of Lanes	1	3	0	1	3	0	1	1	1	1	1	1
Approach Volume	1,434			1,375			338			708		
Per Lane Volume	135	589	0	300	391	0	60	250	28	240	352	116
Overlap Reduction	0	0	0	0	0	0	0	0	(28)	0	0	(116)
Net Per Lane Volume	135	589	0	300	391	0	60	250	0	240	352	0
North-South Critical	NB LT + SB TH = 526					SB LT + NB TH = 889						
East-West Critical	EB LT + WB TH = 412					WB LT + EB TH = 490						
Maximum Critical Sum	889					+ 490 = 1,379						
STATUS ?					NEAR							

COUNTS

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					2019 DAILY		18-19		2019 AM PEAK HOUR		2019 PM PEAK HOUR	
						2014	2015	2016	2017	2018	VOL	DATE	GR	GR	2-WAY NB/EB SB/WB	2-WAY NB/EB SB/WB	2-WAY NB/EB SB/WB	2-WAY NB/EB SB/WB
5626	CONGRESS AVE	Golf Rd	35th Ave SW	6D	2680	35615	36139	36988	37042	38738	36144	1/30/2019	-6.70%	-0.77%	3169	1120	2116	2877
5602	CONGRESS AVE	35th Ave SW	Lake Ida Rd	6D	2680	29551	30608	30272	31280	31428	29339	1/30/2019	-6.65%	-1.04%	2552	1677	891	2505
5630	CONGRESS AVE	Lake Ida Rd	Atlantic Ave	6D	2940	32989	34768	34531	35500	36689	34956	1/30/2019	-4.72%	0.41%	2512	1017	1639	2973
5612	CONGRESS AVE	Atlantic Ave	Lowson Blvd	6D	2680	27833	29209	28705		29325	28212	2/12/2019	-3.80%	-0.58%	2213	900	1442	2610
5650	CONGRESS AVE	Lowson Blvd	Linton Blvd	6D	2940	24056	24774	26314	26058	26539	27164	2/12/2019	2.36%	1.07%	2109	852	1335	2441
6204	CONGRESS AVE	Linton Blvd	NW 82nd St	6D	2940	19840	21315		23064	23273	22482	2/19/2019	-3.40%		2439	598	1903	2406
6644	CONGRESS AVE	NW 82nd St	Clint Moore Rd	6D	2680	31979	34731		34262	30621	31531	2/19/2019	2.97%		3148	879	2361	3334
6614	CONGRESS AVE	Clint Moore Rd	Yamato Rd	6D	2680	26125			29132	29864	28127	2/19/2019	-5.82%		2803	1550	1304	2751
7024	CR-880	Duda Rd	MLK Bl	2	880	4614	5091	4815	4790	4887	4886	3/13/2019	-0.02%	0.49%	379	305	147	429
7001	CR-880	Airport Rd	SR-80	2	1140	2498		2495	1947	2319	2424	3/13/2019	4.53%	-0.96%	208	90	92	245
4641	CRESTHAVEN BLVD	Jog Rd	Sherwood Forest Blv	2	880	8494	8729	8869	9295	9601	9461	2/25/2019	-1.46%	2.18%	676	249	432	780
4633	CRESTHAVEN BLVD	Sherwood Forest Blvd	Haverhill Rd	2	880	8829	8527	8095	8575	8364	8538	3/11/2019	2.08%	1.79%	619	361	258	694
4635	CRESTHAVEN BLVD	Haverhill Rd	Military Tr	2	880	8021	7753	8312	8071	8063	8453	3/6/2019	4.84%	0.56%	775	561	214	890
3440	CRESTWOOD BLVD	Okeshobee Bl	Sparrow Rd	4D	1960	19128	18563	20447	17572	20546	20479	3/4/2019	-0.33%	0.05%	1739	801	971	1878
3428	CRESTWOOD BLVD	Folsom Rd	Southern Blvd	6D	2940	27994	28120	28285	28689	28712	27625	4/2/2019	-3.79%	-0.78%	2317	879	1438	2391
3846	DIXIE HWY	Banyan Blvd	Okeshobee/Lakevie	2	810	6984	8036	8102	7143	6114	6290	1/28/2019	2.88%	-8.09%	391		391	631
3306	DIXIE HWY	Alhambra Pl	17th Ave N	4	1680						23958	3/26/2019			1613	979	691	1930
4800	DIXIE HWY	10th Ave N	Lake/Luceme	4	1680	20211	22278	23596	22868	22218	23829	3/13/2019	7.25%	0.33%	1328	724	641	1864
1105	DONALD ROSS RD	Jog Rd	I-95 Interchange	4D	3320	14611	16037	15547		17986	16389	2/5/2019	-8.88%	1.77%	1490	976	531	1357

BACKGROUND TRAFFIC

A B C D E F G H I J K L M N O

Input Data
E-W Street: Linton Blvd
N-S STREET: Congress Ave
TIME PERIOD: AM
GROWTH RATE: %
SIGNAL ID: 55100

COUNT DATE: 2/18/2020
CURRENT YEAR: 2020
ANALYSIS YEAR: 2024
PSF: 1

Report Created
12/1/2021

	Intersection Volume Development												Type	% Complete
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	230	1327	337	493	1068	265	90	304	249	313	971	185		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	230	1327	337	493	1068	265	90	304	249	313	971	185		
Committed Developments														
Delray Beach Ford	0	5	0	2	2	2	0	0	5	5	0	0	NR	0%
Linton Commons	0	3	0	2	9	2	0	0	1	1	0	0	NR	80%
Aura Delray Beach	1	0	0	0	0	2	0	2	0	6	6	2	Res	0%
Lintco Shopping Centre	0	3	0	1	1	1	0	0	1	1	0	0	NR	30%
RaceTrac Atlantic and Congress	4	0	0	0	0	5	0	4	0	5	4	4	NR	0%
Delray Medical Center Expansion	2	4	2	0	7	0	3	0	0	0	0	3	NR	76%
Peninsula DRI - Non Residential	0	0	16	3	0	0	4	2	1	0	6	0	NR	75%
Delray Place	0	2	0	2	2	2	0	0	3	3	0	0	NR	70%
Wallace Warehouse	4	2	0	0	0	0	0	5	2	0	1	1	NR	0%
Dunkin Donuts	4	0	0	0	0	8	0	2	0	6	1	3	NR	55%
Congress Plaza at Delray	0	0	1	3	0	0	2	7	5	0	4	0	NR	0%
Florida Medical Center Delray	1	1	1	0	5	0	5	0	0	0	0	5	NR	0%
Maroone Alpha Delray	0	6	0	1	2	0	0	0	3	1	0	0	NR	76%
Florida Railroad	0	0	9	9	0	0	1	1	1	0	9	0	NR	0%
AutoNation Delray	0	2	0	0	1	0	0	0	1	1	0	0	NR	90%
Delray Central	0	0	5	8	0	0	15	13	23	0	5	0	Res	0%
Total Committed Developments	16	28	34	31	29	22	30	36	46	29	36	18		
Total Committed Residential	1	0	5	8	0	2	15	15	23	6	11	2		
Total Committed Non-Residential	15	28	29	23	29	20	15	21	23	23	25	16		
Double Count Reduction	0	0	1	2	0	1	3	4	5	2	3	1		
Total Discounted Committed	16	28	33	29	29	21	27	32	41	27	33	17		
Historical Growth	###	####	####	###	####	####	###	####	####	###	#VALUE!	####		
Comm Dev+1% Growth	25	82	47	49	72	32	31	44	51	40	72	25		
Growth Volume Used	###	####	####	###	####	####	###	####	####	###	#VALUE!	####		
Total Volume	###	####	####	###	####	####	###	####	####	###	#VALUE!	####		

Input Data
E-W Street: Linton Blvd
N-S STREET: Congress Ave
TIME PERIOD: PM
GROWTH RATE: %
SIGNAL ID: 55100

COUNT DATE: 2/18/2020
CURRENT YEAR: 2020
ANALYSIS YEAR: 2024
PSF: 1

Report Created
12/1/2021

	Intersection Volume Development												Type	% Complete
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	334	1331	107	273	1274	316	456	1004	576	347	437	288		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	334	1331	107	273	1274	316	456	1004	576	347	437	288		
Committed Developments														
Delray Beach Ford	0	4	0	5	5	5	0	0	4	4	0	0	NR	0%
Linton Commons	0	13	0	3	10	3	0	0	4	4	0	0	NR	80%
Aura Delray Beach	2	0	0	0	0	5	0	5	0	3	3	1	Res	0%
Lintco Shopping Centre	0	15	0	8	16	8	0	0	8	8	0	0	NR	30%
RaceTrac Atlantic and Congress	4	0	0	0	0	5	0	4	0	5	4	4	NR	0%
Delray Medical Center Expansion	3	7	3	0	4	0	2	0	0	0	0	2	NR	76%
Peninsula DRI - Non Residential	0	0	7	1	0	0	16	6	3	0	3	0	NR	75%
Delray Place	0	4	0	5	4	5	0	0	5	5	0	0	NR	70%
Wallace Warehouse	1	0	0	1	1	0	0	1	0	0	3	2	NR	0%
Dunkin Donuts	28	0	0	0	0	56	0	14	0	60	15	30	NR	55%
Congress Plaza at Delray	0	0	10	30	0	0	9	37	28	0	40	0	NR	0%
Florida Medical Center Delray	3	3	3	0	1	0	1	0	0	0	0	1	NR	0%
Maroone Alpha Delray	0	5	0	3	7	1	0	0	2	1	0	0	NR	76%
Florida Railroad	0	0	3	3	0	0	12	12	12	0	3	0	NR	0%
AutoNation Delray	0	1	0	1	2	1	0	0	1	1	0	0	NR	90%
Delray Central	0	0	15	23	0	0	9	8	15	0	13	0	Res	0%
Total Committed Developments	41	52	41	83	50	89	49	87	82	91	84	40		
Total Committed Residential	2	0	15	23	0	5	9	13	15	3	16	1		
Total Committed Non-Residential	39	52	26	60	50	84	40	74	67	88	68	39		
Double Count Reduction	1	0	4	6	0	1	2	3	4	1	4	0		
Total Discounted Committed	40	52	37	77	50	88	47	84	78	90	80	40		
Historical Growth	###	####	####	###	####	####	###	####	####	###	#VALUE!	####		
Comm Dev+1% Growth	54	106	41	88	102	101	66	125	101	104	98	52		
Growth Volume Used	###	####	####	###	####	####	###	####	####	###	#VALUE!	####		
Total Volume	###	####	####	###	####	####	###	####	####	###	#VALUE!	####		

Input Data

ROAD NAME: Congress Ave STATION: 5612 Report Created
CURRENT YEAR: 2019 FROM: Midpoint 12/1/2021
ANALYSIS YEAR: 2024 TO: W Atlantic Ave
GROWTH RATE: -0.58% COUNT DATE: 2/12/2019
PSF: 1

Link Analysis

	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2213	900	1442	2610	1639	979
Peak Volume	2213	900	1442	2610	1639	979
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2213	900	1442	2610	1639	979

Committed Developments						Type	% Complete
Wallace Warehouse	11	2	9	7	5	2	NR 0%
Atlantic High School	0	0	0	0	0	0	NR 100%
Jefferson Apartments	0	0	0	0	0	0	Res 100%
Coral Trace Office Park	0	0	0	0	0	0	NR 100%
The Village at Delray	0	0	0	0	0	0	Res 100%
Carver Middle School Expansion	0	0	0	0	0	0	NR 100%
Linton Commons	3	2	1	5	2	3	NR 80%
Congress Park Apartments	0	0	0	0	0	0	Res 100%
Midtown Village	0	0	0	0	0	0	NR 100%
Village Square	0	0	0	0	0	0	Res 100%
Maroone Alpha Delray	2	0	1	2	1	1	NR 76%
Delray Medical Center Expansion	4	2	3	4	3	2	NR 76%
Samar Mixed Use	4	2	2	10	5	5	NR 0%
Midtown Delray Beach	5	3	2	22	8	14	Res 0%
Delray Square outparcel	5	3	2	21	10	11	NR 82%
Palm Trans South Facility Expansion	0	0	0	0	0	0	NR 0%
1690-2350 South Congress Avenue	36	22	14	101	49	52	Res 15%
Atlantic Avenue Mixed Use	1	1	0	2	1	1	NR 0%
Total Committed Developments	71	37	34	174	84	91	
Total Committed Residential	41	25	16	123	57	66	
Total Committed Non-Residential	30	12	18	51	27	25	
Double Count Reduction	6	2	4	10	5	5	
Total Discounted Committed Developments	65	35	30	164	79	86	
Historical Growth	-63	-26	-41	-74	-47	-28	
Comm Dev+1% Growth	178	81	104	297	163	136	
Growth Volume Used	178	81	104	297	163	136	
Total Volume	2391	981	1546	2907	1802	1115	

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Congress Ave STATION: 5612 Report Created
CURRENT YEAR: 2019 FROM: SW 10th St 12/1/2021
ANALYSIS YEAR: 2024 TO: Midpoint
GROWTH RATE: -0.58% COUNT DATE: 2/12/2019
PSF: 1

Link Analysis

	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2213	900	1442	2610	1639	979
Peak Volume	2213	900	1442	2610	1639	979
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2213	900	1442	2610	1639	979

Committed Developments							Type	% Complete
Wallace Warehouse	11	2	9	7	5	2	NR	0%
Atlantic High School	0	0	0	0	0	0	NR	100%
Jefferson Apartments	0	0	0	0	0	0	Res	100%
Coral Trace Office Park	0	0	0	0	0	0	NR	100%
The Village at Delray	0	0	0	0	0	0	Res	100%
Carver Middle School Expansion	0	0	0	0	0	0	NR	100%
Linton Commons	3	2	1	5	2	3	NR	80%
Congress Park Apartments	0	0	0	0	0	0	Res	100%
Midtown Village	0	0	0	0	0	0	NR	100%
Village Square	0	0	0	0	0	0	Res	100%
Maroone Alpha Delray	2	0	1	2	1	1	NR	76%
Delray Medical Center Expansion	4	2	3	4	3	2	NR	76%
Samar Mixed Use	4	2	2	10	5	5	NR	0%
Midtown Delray Beach	5	2	3	22	14	8	Res	0%
Delray Square outparcel	5	3	2	21	10	11	NR	82%
Palm Trans South Facility Expansion	0	0	0	0	0	0	NR	0%
1690-2350 South Congress Avenue	36	22	14	101	49	52	Res	15%
Atlantic Avenue Mixed Use	1	1	0	2	1	1	NR	0%
Total Committed Developments	71	36	35	174	90	85		
Total Committed Residential	41	24	17	123	63	60		
Total Committed Non-Residential	30	12	18	51	27	25		
Double Count Reduction	6	2	4	10	5	5		
Total Discounted Committed Developments	65	34	31	164	85	80		
Historical Growth	-63	-26	-41	-74	-47	-28		
Comm Dev+1% Growth	178	80	105	297	169	130		
Growth Volume Used	178	80	105	297	169	130		
Total Volume	2391	980	1547	2907	1808	1109		

Lanes	6LD					
LOS D Capacity	4880	2680	2680	4880	2680	2680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2830	2830	5150	2830	2830
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

TPS DATABASE INFORMATION

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
E-W Street: SW 10th St N-S STREET: Congress Ave TIME PERIOD: AM GROWTH RATE: 0.22% SIGNAL ID: 54250 Input Data COUNT DATE: 1/9/2019 CURRENT YEAR: 2019 ANALYSIS YEAR: 2024 PSF: 1 Report Created 12/1/2021														

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	65	230	89	252	143	142	84	515	173	299	1529	40		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	65	230	89	252	143	142	84	515	173	299	1529	40		
Committed Developments														
Linton Commons	0	0	0	0	0	0	0	2	0	0	1	0	NR	80%
Samar Mixed Use	0	0	0	0	0	0	0	2	0	0	2	0	NR	0%
Delray Medical Center Expansion	2	2	0	3	3	0	0	2	2	0	3	3	NR	76%
1690-2350 South Congress Avenue	0	0	0	0	0	0	0	22	0	0	14	0	Res	15%
Wallace Warehouse	0	4	0	1	1	2	0	0	7	9	0	0	NR	0%
Maroone Alpha Delray	0	3	1	0	1	0	0	0	0	1	1	0	NR	76%
Midtown Delray Beach	0	0	0	0	0	1	0	0	0	2	0	0	Res	0%
Delray Square outparcel	0	0	0	0	0	0	0	1	0	0	1	0	NR	82%
Total Committed Developments	2	9	1	4	5	3	0	29	9	12	22	3		
Total Committed Residential	0	0	0	0	0	1	0	22	0	2	14	0		
Total Committed Non-Residential	2	9	1	4	5	2	0	7	9	10	8	3		
Double Count Reduction	0	0	0	0	0	0	0	1	0	1	2	0		
Total Discounted Committed	2	9	1	4	5	3	0	28	9	11	20	3		
Historical Growth	1	3	1	3	2	2	1	6	2	3	17	0		
Comm Dev+1% Growth	5	21	6	17	12	10	4	54	18	26	98	5		
Growth Volume Used	5	21	6	17	12	10	4	54	18	26	98	5		
Total Volume	70	251	95	269	155	152	88	569	191	325	1627	45		

E-W Street: SW 10th St N-S STREET: Congress Ave TIME PERIOD: PM GROWTH RATE: 0.22% SIGNAL ID: 54250 Input Data COUNT DATE: 1/9/2019 CURRENT YEAR: 2019 ANALYSIS YEAR: 2024 PSF: 1 Report Created 12/1/2021														
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Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound			Type	% Complete
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	54	232	82	222	328	154	127	937	218	279	882	45		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	54	232	82	222	328	154	127	937	218	279	882	45		
Committed Developments														
Linton Commons	0	0	0	0	0	0	0	2	0	0	3	0	NR	80%
Samar Mixed Use	0	0	0	0	0	0	0	5	0	0	5	0	NR	0%
Delray Medical Center Expansion	3	3	0	2	2	0	0	3	3	0	2	2	NR	76%
1690-2350 South Congress Avenue	0	0	0	0	0	0	0	49	0	0	53	0	Res	15%
Wallace Warehouse	0	1	0	4	2	5	0	0	1	2	0	0	NR	0%
Maroone Alpha Delray	0	2	1	0	3	1	1	1	0	1	1	0	NR	76%
Midtown Delray Beach	0	0	0	0	0	9	0	0	0	5	0	0	Res	0%
Delray Square outparcel	0	0	0	0	0	0	0	5	0	0	5	0	NR	82%
Total Committed Developments	3	6	1	6	7	15	1	65	4	8	69	2		
Total Committed Residential	0	0	0	0	0	9	0	49	0	5	53	0		
Total Committed Non-Residential	3	6	1	6	7	6	1	16	4	3	16	2		
Double Count Reduction	0	0	0	0	0	1	0	3	0	1	3	0		
Total Discounted Committed	3	6	1	6	7	14	1	62	4	7	66	2		
Historical Growth	1	3	1	2	4	2	1	10	2	3	10	0		
Comm Dev+1% Growth	6	18	5	17	24	22	7	110	15	21	111	4		
Growth Volume Used	6	18	5	17	24	22	7	110	15	21	111	4		
Total Volume	60	250	87	239	352	176	134	1047	233	300	993	49		

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
					Input Data									
E-W Street: W Atlantic Ave					COUNT DATE: 3/5/2018					Report Created				
N-S STREET: Congress Ave					CURRENT YEAR: 2018					12/1/2021				
TIME PERIOD: AM					ANALYSIS YEAR: 2024									
GROWTH RATE: 0.82%					PSF: 1									
SIGNAL ID: 53150														

	Intersection Volume Development												Type % Complete	
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	239	1119	470	336	947	306	165	404	227	435	951	214		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	239	1119	470	336	947	306	165	404	227	435	951	214		
Committed Developments														
Samar Mixed Use	0	0	0	2	0	0	0	0	2	0	0	0	NR	0%
Depot Square	3	0	0	0	0	4	0	0	0	12	0	9	Res	35%
1690-2350 South Congress Avenue	0	0	5	5	0	0	8	22	8	0	14	0	Res	15%
Atlantic Avenue Mixed Use	0	2	0	0	0	0	0	0	1	1	0	0	NR	0%
Village Square	0	0	0	3	0	0	0	0	12	0	0	0	Res	80%
Maroone Alpha Delray	0	1	1	0	0	0	0	0	0	1	1	0	NR	76%
Midtown Delray Beach	0	11	0	2	6	1	0	0	3	2	0	0	Res	0%
Delray Square outparcel	2	4	2	0	5	0	3	0	0	0	0	3	NR	82%
Total Committed Developments	5	18	8	12	11	5	11	22	26	16	15	12		
Total Committed Residential	3	11	5	10	6	5	8	22	23	14	14	9		
Total Committed Non-Residential	2	7	3	2	5	0	3	0	3	2	1	3		
Double Count Reduction	0	1	1	0	1	0	1	0	1	0	0	1		
Total Discounted Committed	5	17	7	12	10	5	10	22	25	16	15	11		
Historical Growth	12	56	24	17	48	15	8	20	11	22	48	11		
Comm Dev+1% Growth	20	86	36	33	68	24	20	47	39	43	74	24		
Growth Volume Used	20	86	36	33	68	24	20	47	39	43	74	24		
Total Volume	259	1205	506	369	1015	330	185	451	266	478	1025	238		

					Input Data									
E-W Street: W Atlantic Ave					COUNT DATE: 3/5/2018					Report Created				
N-S STREET: Congress Ave					CURRENT YEAR: 2018					12/1/2021				
TIME PERIOD: PM					ANALYSIS YEAR: 2024									
GROWTH RATE: 0.82%					PSF: 1									
SIGNAL ID: 53150														

	Intersection Volume Development												Type % Complete	
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	251	1138	207	173	1119	349	303	996	339	452	567	304		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	251	1138	207	173	1119	349	303	996	339	452	567	304		
Committed Developments														
Samar Mixed Use	0	0	0	5	0	0	0	0	5	0	0	0	NR	0%
Depot Square	10	0	0	0	0	12	0	0	0	7	0	6	Res	35%
1690-2350 South Congress Avenue	0	0	18	18	0	0	16	49	16	0	53	0	Res	15%
Atlantic Avenue Mixed Use	0	3	0	1	4	1	0	0	1	1	0	0	NR	0%
Village Square	0	0	0	11	0	0	0	0	6	0	0	0	Res	80%
Maroone Alpha Delray	0	0	0	0	1	1	1	1	0	0	1	0	NR	76%
Midtown Delray Beach	0	26	0	14	46	9	0	0	8	5	0	0	Res	0%
Delray Square outparcel	10	22	10	0	22	0	10	0	0	0	0	10	NR	82%
Total Committed Developments	20	51	28	49	73	23	27	50	36	13	54	16		
Total Committed Residential	10	26	18	43	46	21	16	49	30	12	53	6		
Total Committed Non-Residential	10	25	10	6	27	2	11	1	6	1	1	10		
Double Count Reduction	2	5	2	1	5	0	2	0	1	0	0	2		
Total Discounted Committed	18	46	26	48	68	23	25	50	35	13	54	14		
Historical Growth	13	57	10	9	56	18	15	50	17	23	28	15		
Comm Dev+1% Growth	33	116	39	59	137	44	44	111	56	41	89	33		
Growth Volume Used	33	116	39	59	137	44	44	111	56	41	89	33		
Total Volume	284	1254	246	232	1256	393	347	1107	395	493	656	337		