

TRAFFIC IMPACT ANALYSIS

ATLANTIC AVENUE MIXED USE DELRAY BEACH, FL

**PREPARED FOR:
PIERRE DELRAY TWO,
LLC**

Kimley»Horn

Project #140527000
July 30, 2018
CA 00000696
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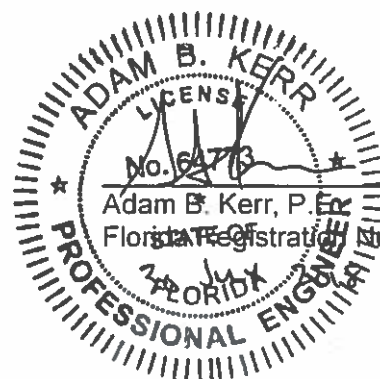
TRAFFIC IMPACT ANALYSIS

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Prepared by:
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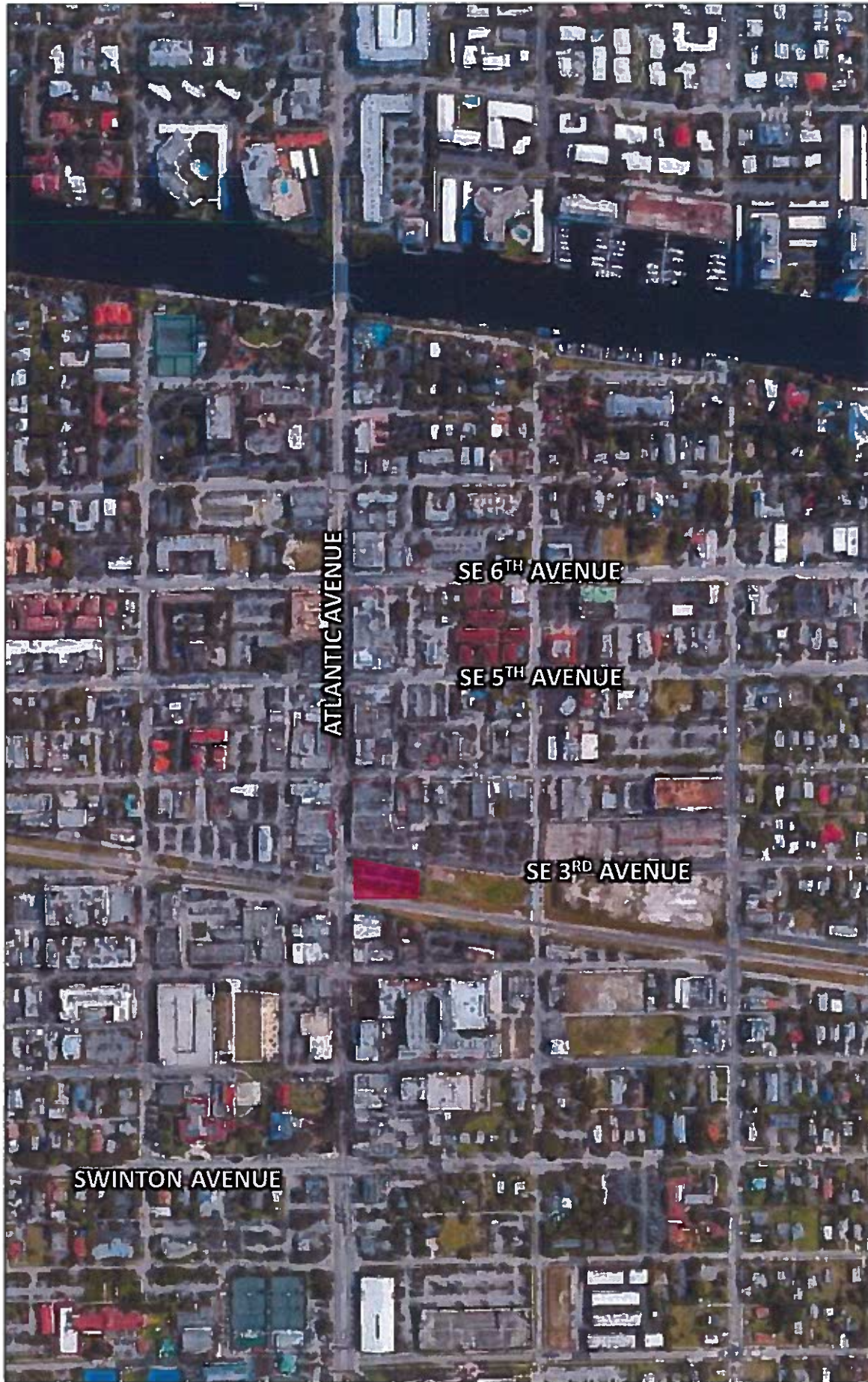
INTRODUCTION

Atlantic Avenue Mixed Use is a proposed development located at the southwest corner of Atlantic Avenue & SE 3rd Avenue in the Delray Beach, Florida. (see *Figure 1*). The existing site is vacant. It is proposed to construct 16,726 square feet of general office and 5,239 square feet of general commercial retail. The Parcel Control Numbers (PCNs) for the project site are as follows:

- 12-43-46-16-01-085-0040
- 12-43-46-16-01-085-0050

More information on the project site is available in *Appendix A*.

Kimley-Horn and Associates, Inc. was retained to prepare a traffic impact analysis for the proposed modification to the site development plan. 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. A buildout year of 2023 was analyzed for the proposed development.



LEGEND
PROJECT SITE



FIGURE 1
SITE LOCATION
ATLANTIC AVENUE MIXED USE
Kimley»Horn

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site is currently vacant. It is proposed to construct 12,600 square feet of general office and 5,600 square feet of general commercial retail.

Trip Generation

The trip generation potential for the proposed development program was calculated using trip generation rates and equations published by the Palm Beach County Traffic Division. As indicated in *Table 1*, the proposed redevelopment is projected to generate 370 net new external daily trips, 41 net new external AM peak-hour trips (36 in, 4 out), and 43 net new external PM peak-hour trips (14 in, 29 out) compared to the existing site. Based on the trip generation calculations, the radius of development influence for the proposed site is 0.5 miles.

TABLE 1 WEEKDAY PEAK HOUR TRIP GENERATION ATLANTIC AVENUE MIXED USE										
LAND USE	INTENSITY			DAILY	AM PEAK HOUR		PM PEAK HOUR			
				TRIPS	TOTAL	IN	OUT	TOTAL	IN	OUT
Existing										
General Office	16,726 SF			140	46	40	6	25	4	21
General Commerical (Retail)	5,239 SF			796	5	3	2	67	32	35
			Subtotal	936	51	43	8	92	36	56
Internal Capture										
	Daily	AM	PM							
General Office	9.80%	7.80%	8.70%	46	2	1	1	4	1	3
General Commercial (Retail)				46	2	1	1	4	3	1
			Subtotal	92	4	2	2	8	4	4
Pass-By Traffic										
General Office		10%		9	4	4	1	2	0	2
General Commerical (Retail)		62%		465	2	1	1	39	18	21
			Subtotal	474	6	5	2	41	18	23
			Driveway Volumes	844	47	41	6	84	32	52
Net New External Trips				370	41	36	4	43	14	29
Trip generation calculated using the following:										
Daily										
General Office	[PBC]	=	$\ln(T) = 0.76 \cdot \ln(X) + 3.68$							
General Commerical (Retail)	[PBC]	=	$T = 152.03 \text{ trips} / 1,000 \text{ s.f.}$							
AM Peak Hour										
General Office	[PBC]	=	$\ln(T) = 0.80 \cdot \ln(X) + 1.57$ (88% in, 12% out)							
General Commerical (Retail)	[PBC]	=	$T = 0.96 \text{ trips} / 1,000 \text{ sf}$ (62% in, 38% out)							
PM Peak Hour										
General Office	[PBC]	=	$T = 1.49 \text{ trips} / 1,000 \text{ s.f.}$ (17% in, 83% out)							
General Commerical (Retail)	[PBC]	=	$T = 12.81 \text{ trips} / 1,000 \text{ s.f.}$ (48% in, 52% out)							
Pass-By										
General Office	[PBC]	=	10%							
General Commerical (Retail)	[PBC]	=	62%							

Traffic Distribution

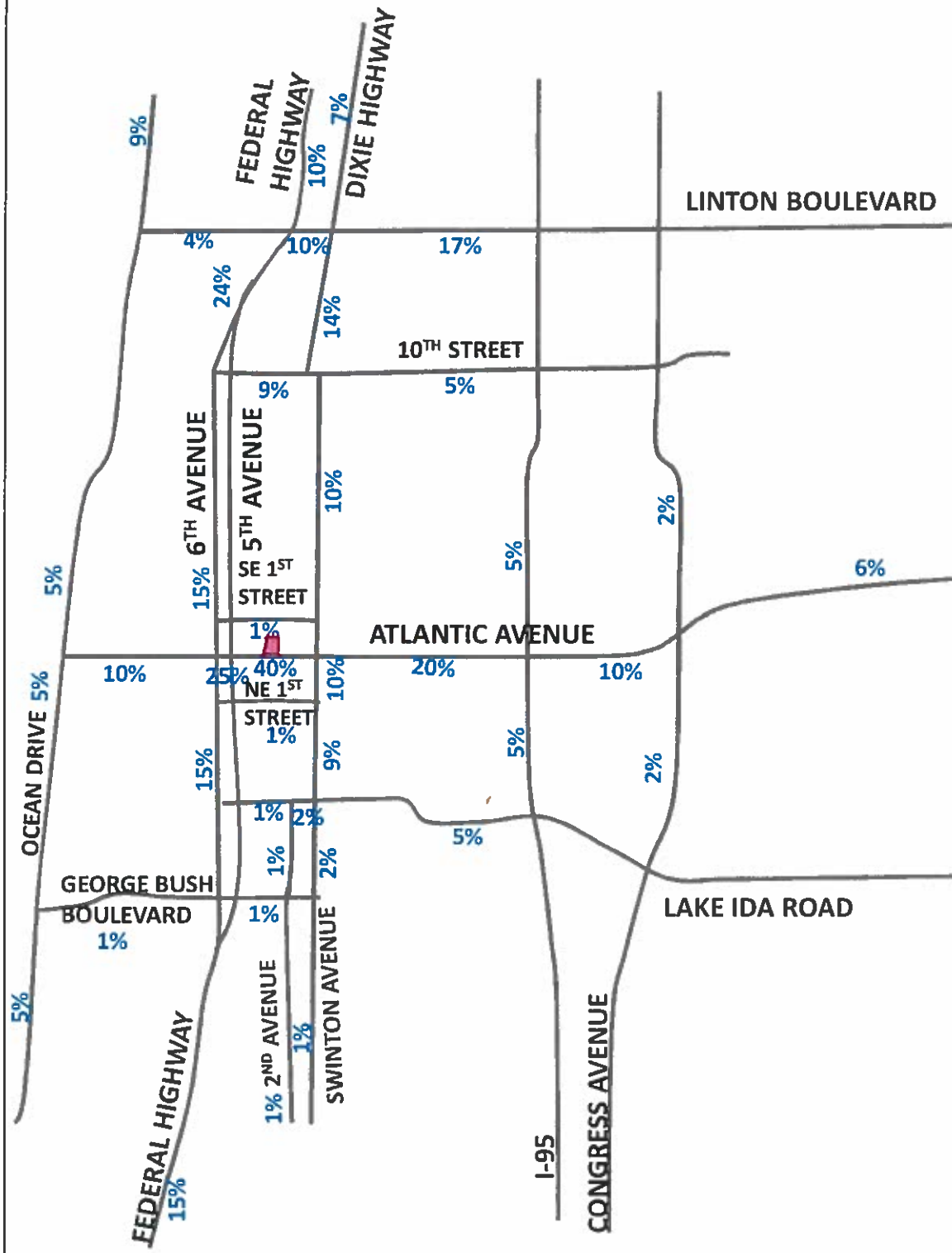
Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.

The distribution according to cardinal directions is:

NORTH	-	30 percent
SOUTH	-	30 percent
EAST	-	10 percent
WEST	-	30 percent

Traffic Assignment

The site traffic was assigned to the surrounding roadway network based upon existing travel patterns and the traffic distribution. Consideration was also given to the traffic assignment used for the original existing retail development. *Figure 2* illustrates the proposed traffic assignment for the project site. The AM and PM peak hour trips for the project were then assigned to the existing driveways.



LEGEND

 PROJECT SITE

FIGURE 2
PROJECT TRIP ASSIGNMENT
ATLANTIC AVENUE MIXED USE

ROADWAY IMPROVEMENTS

A review was conducted of the Five-Year Plans of Palm Beach County and the FDOT, as well as those improvements committed by the developers of projects in the area. No committed improvements were found within the project study area.

TEST 1 SIGNIFICANCE ANALYSIS

A peak-hour peak-directional (PHPD) analysis was undertaken on all of the directly accessed links included in the Palm Beach County Thoroughfare Map to determine significantly impacted links. Net new external project traffic was assigned to all the thoroughfare roadway links within the radius of development influence. Per Palm Beach County standards, all of the links on which the project traffic impact is greater than 1% of the level of service (LOS) D generalized service volume is considered to be significantly impacted. *Table 2* summarizes the Test 1 significance calculations. As shown in Table 2, the following roadway segments are significantly impacted by the proposed development:

AM Peak Hour

- Atlantic Avenue, Swinton Avenue to SE 3rd Avenue, eastbound
- Atlantic Avenue, SE 3rd Avenue to Swinton Avenue, westbound

PM Peak Hour

- Atlantic Avenue, Swinton Avenue to SE 3rd Avenue, westbound
- Atlantic Avenue, SE 3rd Avenue to Swinton Avenue, eastbound

The proposed project is located within the City of Delray Beach's Transportation Concurrency Exception Area (TCEA). Therefore, while there are significantly impacted roadway segments, the project is exempt from concurrency. Therefore, no further analysis is required.

TABLE 2 TEST 1 - SIGNIFICANCE CALCULATIONS (AM & PM PEAK HOURS) ATLANTIC AVENUE MIXED USE																	
ROADWAY SEGMENT	COMMITTED NUMBER OF LANES	FACILITY TYPE	LOS D GEN. SVC. VOLUME	% ASSIGN- MENT	NB/EB IN/OUT?	PROJECT TRIPS											
						AM PEAK HOUR			PM PEAK HOUR								
						NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB				
ATLANTIC AVENUE																	
I-95	4LD	Class II	1,770	20%	i	7	1	0.40%	No	0.06%	No	3	6	0.17%	No	0.34%	No
Swinton Avenue	2L	Class II	810	40%	i	14	2	1.73%	Yes	0.25%	No	6	12	0.74%	No	1.48%	Yes
SE 3rd Avenue	2L	Class II	810	40%	o	2	14	0.25%	No	1.73%	Yes	12	6	1.48%	Yes	0.74%	No
Alt. A1A	4L	Class II	1,680	25%	o	1	9	0.06%	No	0.54%	No	7	4	0.42%	No	0.24%	No
SE 6th Avenue	4L	Class II	1,680	10%	o	0	4	0.00%	No	0.24%	No	3	1	0.18%	No	0.06%	No
NE 1st Street																	
Swinton Avenue	2L	Class II	810	1%	o	0	0	0.00%	No	0.00%	No	0	0	0.00%	No	0.00%	No
SE 5th Avenue	2L	Class II	810	1%	o	0	0	0.00%	No	0.00%	No	0	0	0.00%	No	0.00%	No
SE 1st Street																	
Swinton Avenue	2L	Class II	810	1%	i	0	0	0.00%	No	0.00%	No	0	0	0.00%	No	0.00%	No
SE 3rd Avenue	2L	Class II	810	1%	o	0	0	0.00%	No	0.00%	No	0	0	0.00%	No	0.00%	No
SE 5th Avenue	2L	Class II	810	1%	o	0	0	0.00%	No	0.00%	No	0	0	0.00%	No	0.00%	No
Swinton Avenue																	
SE 10th Street	2L	Class II	810	10%	i	4	0	0.49%	No	0.00%	No	1	3	0.12%	No	0.37%	No
SE 1st Street	2L	Class II	810	10%	i	4	0	0.49%	No	0.00%	No	1	3	0.12%	No	0.37%	No
Atlantic Avenue	2L	Class II	810	10%	o	0	4	0.00%	No	0.49%	No	3	1	0.37%	No	0.12%	No
NE 1st Street	2L	Class II	810	9%	o	0	3	0.00%	No	0.37%	No	3	1	0.37%	No	0.12%	No
SE 5th Avenue																	
SE 10th Street	2LO	Class II	2,120	15% (out)	i	0	1	0.00%	No	0.05%	No	0	4	0.00%	No	0.19%	No
SE 1st Street	2LO	Class II	2,120	15% (out)	i	0	1	0.00%	No	0.05%	No	0	4	0.00%	No	0.19%	No
Atlantic Avenue	2LO	Class II	2,120	15% (in)	o	1	5	0.05%	No	0.24%	No	0	2	0.00%	No	0.09%	No
NE 1st Street	2LO	Class II	2,120	15% (in)	o	1	5	0.05%	No	0.24%	No	0	2	0.00%	No	0.09%	No
SE 6th Avenue																	
SE 1st Street	2LO	Class II	2,120	15% (in)	i	5	1	0.24%	No	0.05%	No	2	0	0.09%	No	0.00%	No
SE 1st Street	2LO	Class II	2,120	15% (in)	i	5	1	0.24%	No	0.05%	No	2	0	0.09%	No	0.00%	No
Atlantic Avenue	2LO	Class II	2,120	15% (out)	o	1	0	0.05%	No	0.00%	No	4	0	0.19%	No	0.00%	No
Atlantic Avenue	2LO	Class II	2,120	15% (out)	o	1	0	0.05%	No	0.00%	No	4	0	0.19%	No	0.00%	No

TURN LANE REQUIREMENTS

The Palm Beach County "Guide to Parking Lot and Street Access Design Criteria and Standards" provides guidance on the provision of turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-turn Lane – 30 peak hour left turns.

Figure 3 illustrates the AM peak hour and PM peak hour project trips assigned to the site's access locations. As indicated in *Figure 3*, neither of these thresholds are exceeded. Therefore, no turn lanes are proposed.

ATLANTIC AVENUE

SE 3RD AVENUE

33(26)

8(6)

844

5(42)

1(10)



LEGEND

XX INBOUND

XX OUTBOUND AM

XX DAILY

FIGURE 3

DRIVEWAY VOLUMES
ATLANTIC AVENUE MIXED USE

Kimley»Horn

CONCLUSION

Atlantic Avenue Mixed Use is a proposed development located at the southwest corner of Atlantic Avenue & SE 3rd Avenue in Delray Beach, Florida. The existing site is vacant. It is proposed to construct 16,726 square feet of general office and 5,239 square feet of general commercial retail.

The proposed buildout date for the project is the end of 2023. The proposed project is located within the City of Delray Beach's Transportation Concurrency Exception Area (TCEA). Therefore, the project is exempt from concurrency. The anticipated traffic was assigned throughout the study area based on the surrounding roadway network as modified by the project site plan. The proposed project is not subject to further TPS review because it is located within the boundaries of the City's TCEA.

APPENDIX A: PROJECT SITE DATA



DOROTHY JACKS

FLA. A.S.
Palm Beach County Property Appraiser

Location Address SE 3RD AVE

Municipality DELRAY BEACH

Parcel Control Number 12-43-46-16-01-085-0050

Subdivision DELRAY TOWN OF

Official Records Book 29520

Page 1328

Sale Date DEC-2017

Legal Description TOWN OF DELRAY S 51 FT OF N 250 FT E OF RY BLK 85

Owners

ROSEBUD 3RD AVENUE LLC

Mailing address

101 SE 4TH AVE

DELRAY BEACH FL 33483 4515

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2017	\$4,600,000	29520 / 01328	WARRANTY DEED	ROSEBUD 3RD AVENUE LLC
AUG-2015	\$330,000	27767 / 00001	WARRANTY DEED	METROPOLITAN AT DELRAY LLC
AUG-2015	\$10	27767 / 00014	WARRANTY DEED	METROPOLITAN AT DELRAY LLC
AUG-2015	\$10	27767 / 00020	WARRANTY DEED	METROPOLITAN AT DELRAY LLC
AUG-2015	\$10	27767 / 00008	WARRANTY DEED	METROPOLITAN AT DELRAY LLC

12

No Exemption Information Available.

Number of Units 0	*Total Square Feet 0	Acres 0.1109
Use Code 2800 - PKG LT / MH PK	Zoning CF - Community Facilities (12-DELRAY BEACH)	

Tax Year	2017	2016	2015
Improvement Value	\$0	\$0	\$0
Land Value	\$438,178	\$386,400	\$362,250
Total Market Value	\$438,178	\$386,400	\$362,250

All values are as of January 1st each year

Tax Year	2017	2016	2015
Assessed Value	\$425,040	\$386,400	\$281,751
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$425,040	\$386,400	\$281,751

Tax Year	2017	2016	2015
Ad Valorem	\$9,246	\$8,555	\$7,049
Non Ad Valorem	\$13	\$13	\$13
Total tax	\$9,259	\$8,568	\$7,062

**DOROTHY JACKS**

Palm Beach County Property Appraiser

Location Address E ATLANTIC AVE**Municipality** DELRAY BEACH**Parcel Control Number** 12-43-46-16-01-085-0040**Subdivision** DELRAY TOWN OF**Official Records Book** 29463**Page** 1820**Sale Date** OCT-2017**Legal Description** TOWN OF DELRAY N 199 FT E OF RY BLK 85**Owners**

PIERRE DELRAY TWO LLC

Mailing address

2000 AVENUE OF THE STARS FL 11

LOS ANGELES CA 90067 4732

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2017	\$18,010,000	29463 / 01754	WARRANTY DEED	PIERRE DELRAY ONE LLC
OCT-2017	\$10	29463 / 01820	WARRANTY DEED	PIERRE DELRAY TWO LLC
JAN-1973	\$100	02213 / 01587		SUNTRUST BANK

No Exemption Information Available.

Number of Units 0***Total Square Feet** 0**Acres** 0.4245**Use Code** 2300 - FINANCIAL**Zoning** CF - Community Facilities (12-DELRAY BEACH)

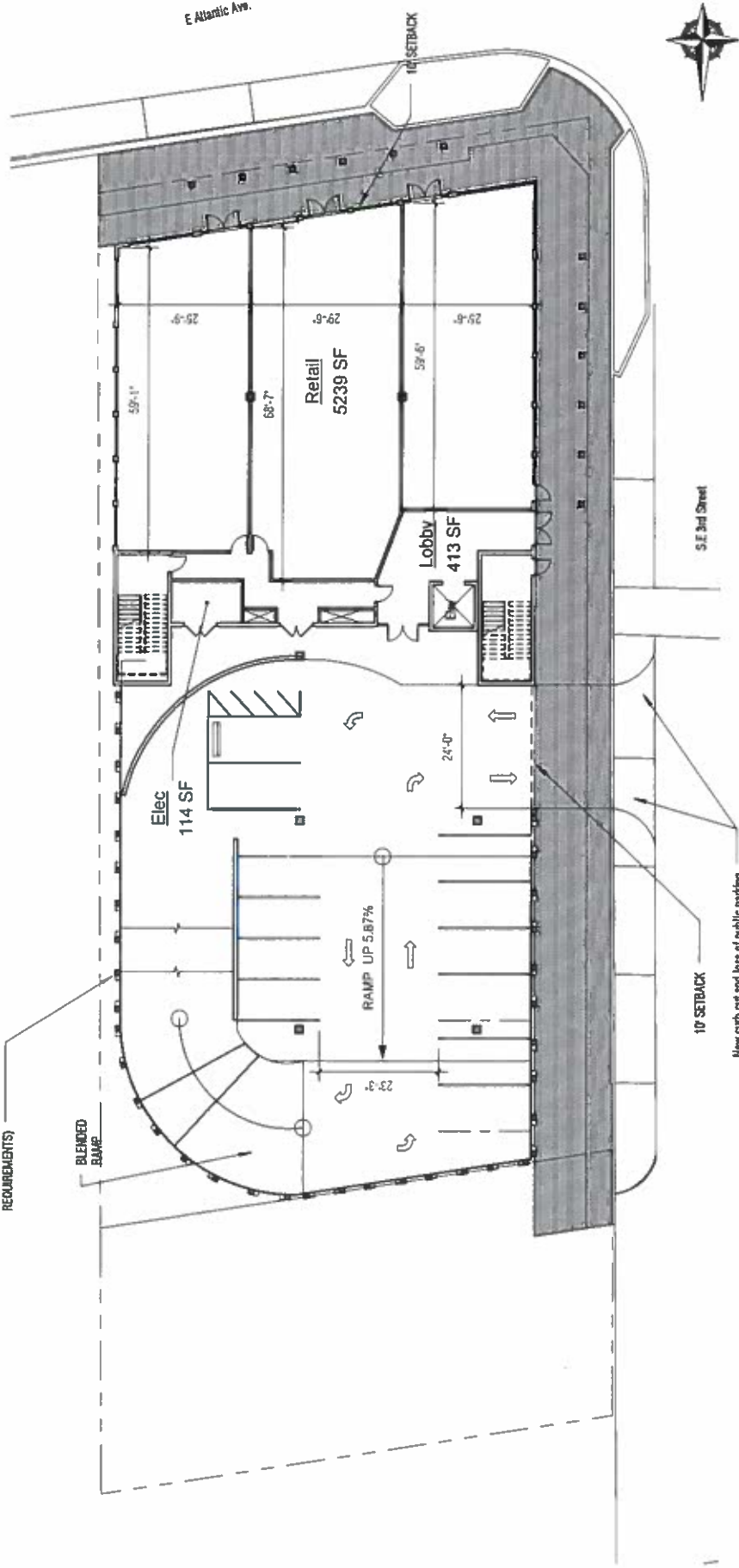
Tax Year	2017	2016	2015
Improvement Value	\$11,878	\$11,528	\$12,206
Land Value	\$1,366,929	\$1,183,488	\$1,035,552
Total Market Value	\$1,378,807	\$1,195,016	\$1,047,758

All values are as of January 1st each year

Tax Year	2017	2016	2015
Assessed Value	\$1,236,770	\$1,124,336	\$1,022,124
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,236,770	\$1,124,336	\$1,022,124

Tax Year	2017	2016	2015
Ad Valorem	\$27,605	\$25,393	\$23,572
Non Ad Valorem	\$484	\$484	\$484
Total tax	\$28,089	\$25,877	\$24,056

3" SETBACK SUBJECT
TO PAZ REVIEW
(ESTIMATED MAY VARY
BASED UPON
BUILDING/ZONING/FEC
REQUIREMENTS)



Elevations are conceptual and still must be approved by the city of Delray Beach. All measurements are subject to change. Not for construction.

1832CDBE Delray Beach MXU Concept Phase - Site 2/3

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1ST FLOOR PLAN

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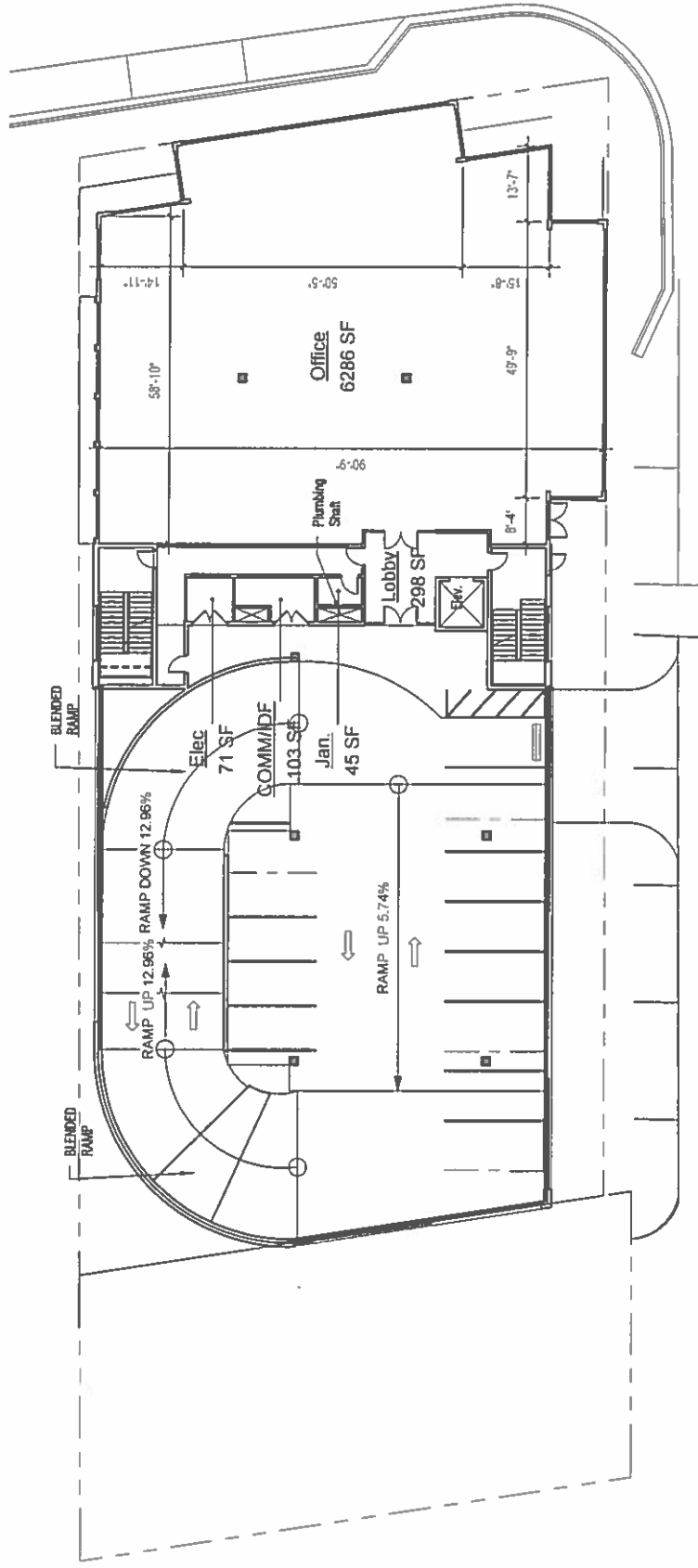
7500 Park Ave. N.
Winter Park, FL 32789
407.847.1500

1" = 20'-0"

June 26, 2018

info@zyscovich.com
www.zyscovich.com

A-01



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2ND FLOOR PLAN

1" = 20'-0"

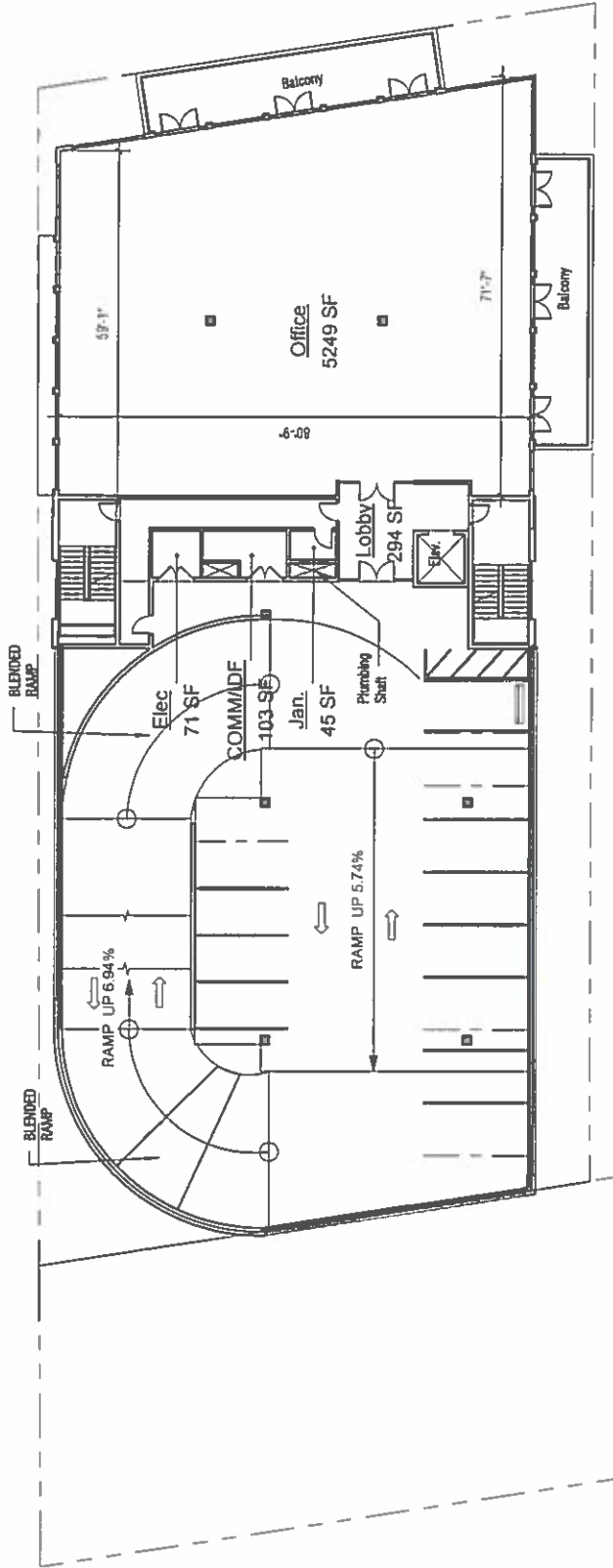
JUNE 26, 2018

320 Park Ave. W.
West Palm Beach, FL 33411
407.547.1800

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A-02



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3RD FLOOR PLAN

1" = 20'-0"

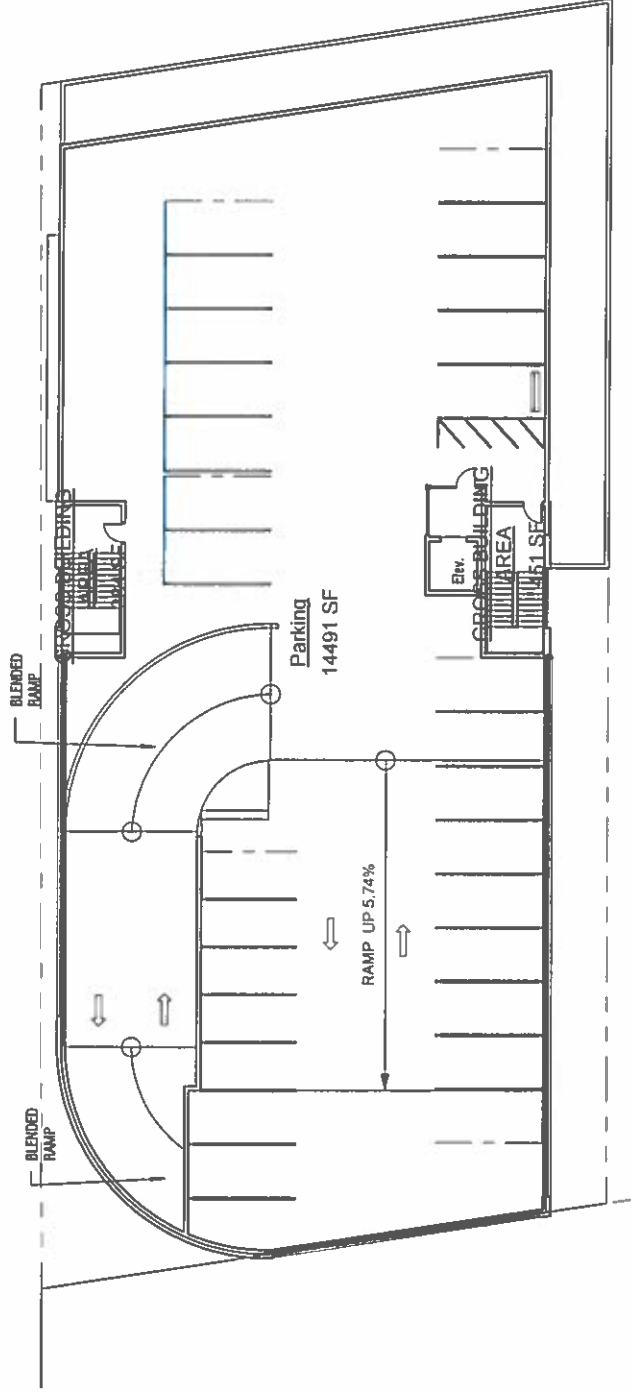
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ROOF PLAN

1" = 20'-0"

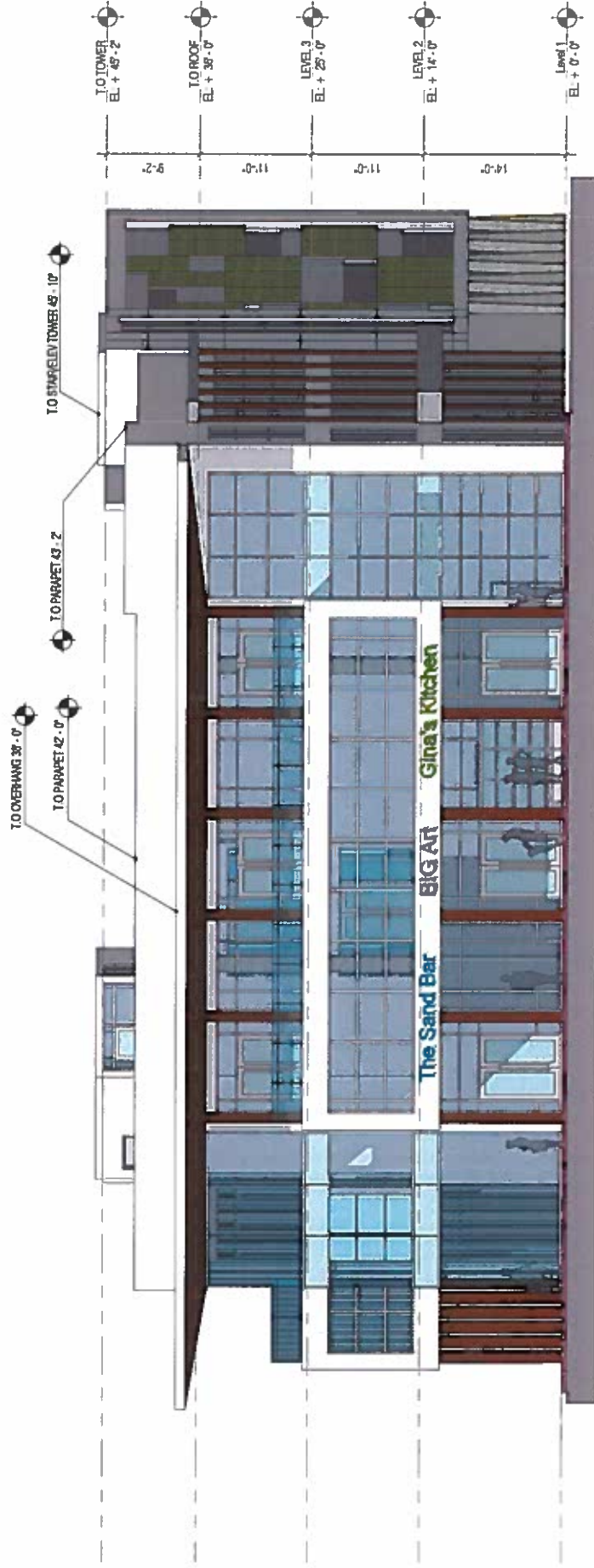
June 26, 2018

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A-04



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BUILDING ELEVATIONS

1" = 10'-0"

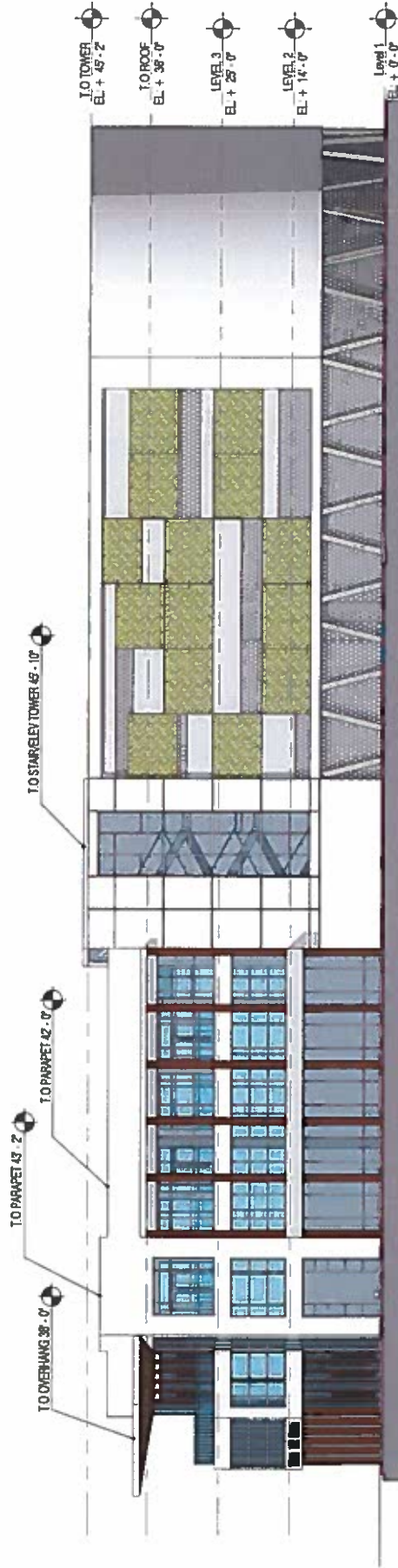
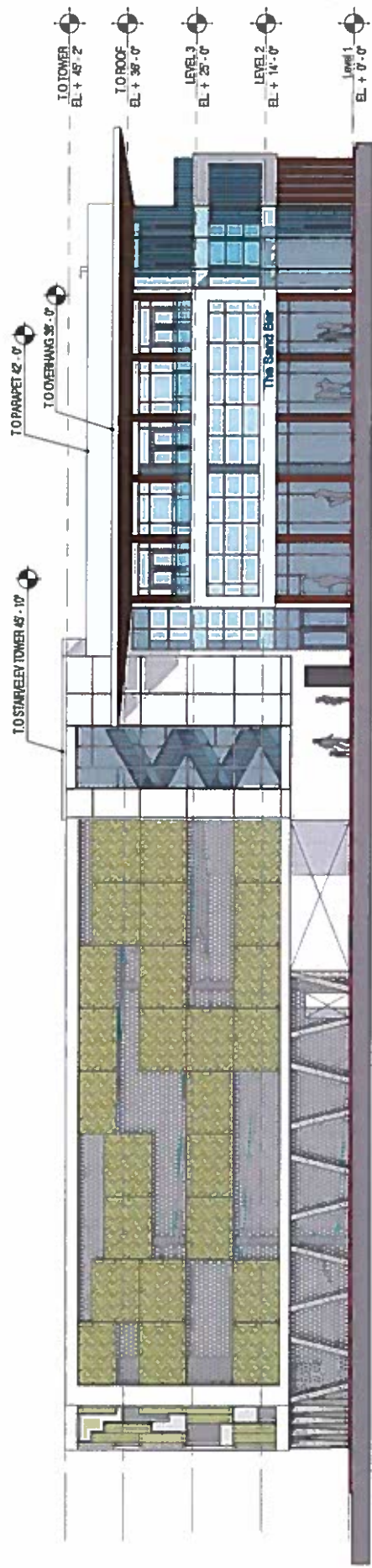
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A-05



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BUILDING ELEVATIONS

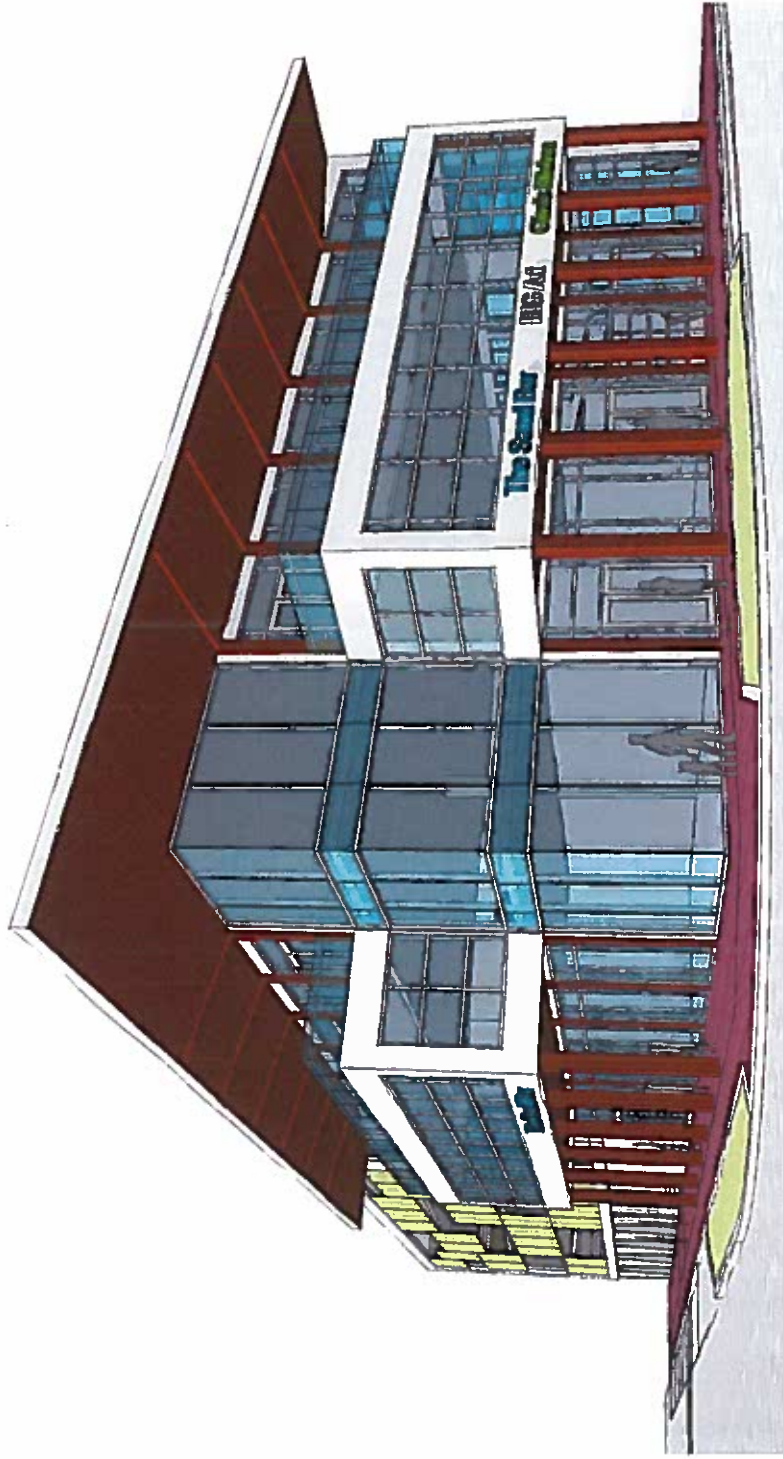
1/16" = 1'-0"

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ARCHITECTS

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407.847.1666

June 26, 2018

A-06



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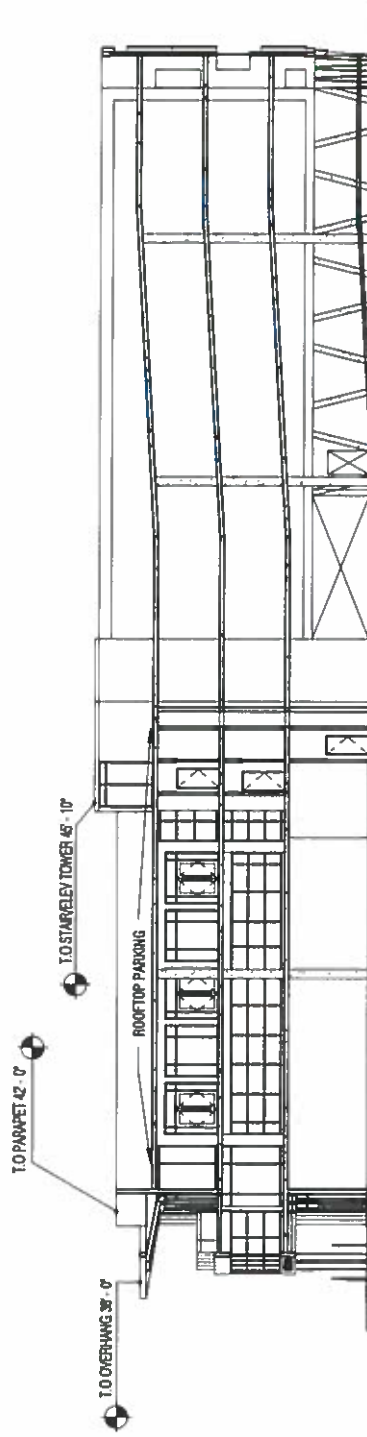
3D VIEW

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A-07



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CONCEPT SECTION

1" = 20'-0"

June 26, 2018

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407.847.1158

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www.zyscovich.com

A-08

Gross Building Area		
Name	Area	

Level 1

GROSS BUILDING AREA	6826 SF
Parking	8426 SF

LEVEL 2

GROSS BUILDING AREA	7958 SF
Parking	8322 SF

LEVEL 3

GROSS BUILDING AREA	6908 SF
Parking	8322 SF

T.O ROOF

GROSS BUILDING AREA	735 SF
Parking	14491 SF
Grand total	61988 SF

Area Schedule (Rentable)			
Name	Area Type	Area	Percentage of Floor Area
Lobby	Building Common Area	413 SF	1.88%
	Floor Area	2124 SF	9.67%
	Major Vertical Penetration	2655 SF	12.09%
Office	Office Area	11534 SF	52.51%
Retail	Store Area	5239 SF	23.85%
Grand total		21964 SF	

Parking Schedule		
Count	Family and Type	

Level 1

1	PARKING_PARKING SPACE-ADA: 9' x 18' (5' Aisle)
4	PARKING_PARKING SPACE: 8' x 16' - Compact 90 deg
7	PARKING_PARKING SPACE: 9' x 18' - 90 deg

LEVEL 2

1	PARKING_PARKING SPACE-ADA: 9' x 18' (5' Aisle)
4	PARKING_PARKING SPACE: 8' x 16' - Compact 90 deg
14	PARKING_PARKING SPACE: 9' x 18' - 90 deg

LEVEL 3

1	PARKING_PARKING SPACE-ADA: 9' x 18' (5' Aisle)
4	PARKING_PARKING SPACE: 8' x 16' - Compact 90 deg
9	PARKING_PARKING SPACE: 9' x 18' - 90 deg

T.O ROOF

1	PARKING_PARKING SPACE-ADA: 9' x 18' (5' Aisle)
5	PARKING_PARKING SPACE: 8' x 16' - Compact 90 deg
22	PARKING_PARKING SPACE: 9' x 18' - 90 deg

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- NOTES:**
- Rooftop parking will require zoning height variance for elevator and stairs.
 - Current parking count is short of code requirements (The amount short will depend on the use types).
 - Due to the site constraints the current garage design exceeds the allowable compact to full size ratio, a variance will be needed.
 - Due to the site constraints the current garage design has two way drive aisle at 23' a variance will be needed.
 - P&J setback along the Rail Road will have to be verified as well as the amount of allowed openings.

Elevations are conceptual and still must be approved by the city of Delray Beach. All measurements are subject to change. Not for construction.

1832CDBE Delray Beach MXU Concept Phase - Site 2/3

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