



April 6, 2021

Mrs. Beata Galloway  
Ocean Ridge Rentals, LLC  
455 NE 5th Ave Suite D 173  
Delray Beach, FL 33483

RE: **Delray Townhomes**  
**Traffic Statement – Maximum Allowable Intensity Under Proposed Zoning**  
**Delray Beach, Florida**

Dear Mrs. Galloway:

Kimley-Horn has completed trip generation calculations for the maximum allowable intensity of the Delray Townhomes project. The site is located just west of Barwick Road, on the south side of 133<sup>rd</sup> Road South, in Delray Beach, Florida. The proposed plan of development includes demolition of the existing structures, and the construction of 36 multifamily dwelling units but the proposed zoning designation allows for up to 38 units. The parcel control number (PCN) for the site is 12-42-46-12-00-000-3200.

### **Trip Generation**

The daily and peak hour trip generation potential for maximum development intensity was calculated based on trip generation rates published by Palm Beach County. As indicated in *Table 1*, the trip generation potential under the maximum development intensity results in an increase of 268 net new external daily trips, an increase of 16 net new external AM peak-hour trips and an increase of 20 net new external PM peak-hour trips.

TABLE 1: TRIP GENERATION COMPARISON DELRAY TOWNHOMES									
Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Scenario									
Single Family Detached	1	DU	10	1	0	1	1	1	0
Net New External Trips			10	1	0	1	1	1	0
Maximum Development Intensity Under Proposed Zoning Designation									
Multifamily Low-Rise	38	DU	278	17	4	13	21	13	8
Net New External Trips			278	17	4	13	21	13	8
Proposed Net External Trips-Existing Net External Trips			268	16	4	12	20	12	8
Radius of Development Influence:			Directly Accessed Links						
Land Use	Daily		AM Peak Hour			PM Peak Hour		Pass By	
Single Family Detached	10 trips/DU		0.74 trips/DU (25% in, 75% out)			Ln(T)= 0.96 *Ln(X)+0.20 (63% in, 37% out)		0.0%	
Multifamily Low-Rise	7.32 trips/DU		0.46 trips/DU (23% in, 77% out)			0.56 trips/DU (63% in, 37% out)		0.0%	

**Project Traffic Assignment/Significance**

Consistent with the previously approved methodology of the site-specific traffic impact study, the project traffic was assigned to the directly accessed link of Barwick Road with 30 percent of project traffic being assigned to the north of the project site and 70 percent of project traffic being assigned to the south of the project site. Tables 2 and 3 summarize the significance calculation of the maximum possible traffic under the proposed zoning designation. Per Palm Beach County standards, any links on which the project traffic impact is greater than 1% of the level of service (LOS) D generalized service volume are significantly impacted. As shown in these tables, the traffic associated with the maximum development intensity under the proposed zoning designation does not significantly impact the directly accessed link of Barwick Road according to the Palm Beach County Traffic Performance Standards Ordinance. Therefore, no further analysis is needed.

**Conclusion**

The Delray Townhomes project site is located just west of Barwick Road, on the south side of 133<sup>rd</sup> Road South, in Delray Beach, Florida. The proposed plan of development includes demolition of the existing structures, and the construction of 36 multifamily dwelling units but the proposed zoning designation allows for up to 38 units. The proposed development plan is expected to generate an increase of 268 net new external daily trips, an increase of 16 net new external AM peak-hour trips and an increase of 20 net new external PM peak-hour trips. The foregoing analysis demonstrates that the maximum development intensity under the proposed zoning designation does not significantly impact the directly accessed links.

If you have questions regarding this analysis, please do not hesitate to me at (561) 840-0852.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Stephanie A. Kinlen, P.E.  
Transportation Engineer

Florida Registration  
Number 84302  
Certificate of Authorization  
Number CA00000696

Attachments

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TABLE 2: TEST 1 AM PEAK HOUR SIGNIFICANCE ANALYSIS DELRAY TOWNHOMES												
ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Barwick Road	Lake Ida Road	133rd Road South	2L	810	70%	i	3	8	0.37%	No	0.99%	No
Barwick Road	133rd Road South	Coconut Lane	2L	810	30%	o	4	1	0.49%	No	0.12%	No

TABLE 3: TEST 1 PM PEAK HOUR SIGNIFICANCE ANALYSIS DELRAY TOWNHOMES												
ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Barwick Road	Lake Ida Road	133rd Road South	2L	810	70%	i	8	6	0.99%	No	0.74%	No
Barwick Road	133rd Road South	Coconut Lane	2L	810	30%	o	2	4	0.25%	No	0.49%	No