

date: September 12, 2022
to: Jennifer Hofmeister-Drew, AICP, LCAM, Planner III,
Town of Palm Beach
from: Eric Czerniejewski, P.E., ENV SP
subject: 165 Bradley Place Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to provide a traffic review of the 165 Bradley Place Traffic Impact Statement development located at 165 Bradley Place in the Town of Palm Beach, Florida. The following are our traffic review comments based on the 09/02/2022 re-submittal.

1. Please attach a copy of the Palm Beach County Traffic Division Traffic Performance Standard approval letter dated 08/05/22 to the updated traffic impact statement.

Simmons & White's 09/02/22 Response: Change made as noted.

TCG 09/09/22 Response: Addressed.

2. Please update the cover page and title to reflect that this is a traffic impact statement or traffic concurrency memorandum instead of a "Principal Parking Occupancy Equivalency Statement".

Simmons & White's 09/02/22 Response: The Principal Parking Occupancy Equivalency Statement is provided in addition to the Insignificant Traffic Impact Statement.

TCG 09/09/22 Response: Addressed.

3. Please include a copy of the Site Plan prepared by MP Design & Architecture, Inc. for this development in the Appendix of the Traffic Impact Statement.

Simmons & White's 09/02/22 Response: Please include a copy of the latest Site Plan with the submittal.

TCG 09/09/22 Response: This item is still pending. Please place a copy of the Site Plan as part of the Appendix of the traffic statement.

4. Please update the reference to the ITE Trip Generation Manual, 10th Edition in Section 3.0 Traffic Generation to the 11th Edition which is the most current version.

Simmons & White's 09/02/22 Response: Change made as noted.

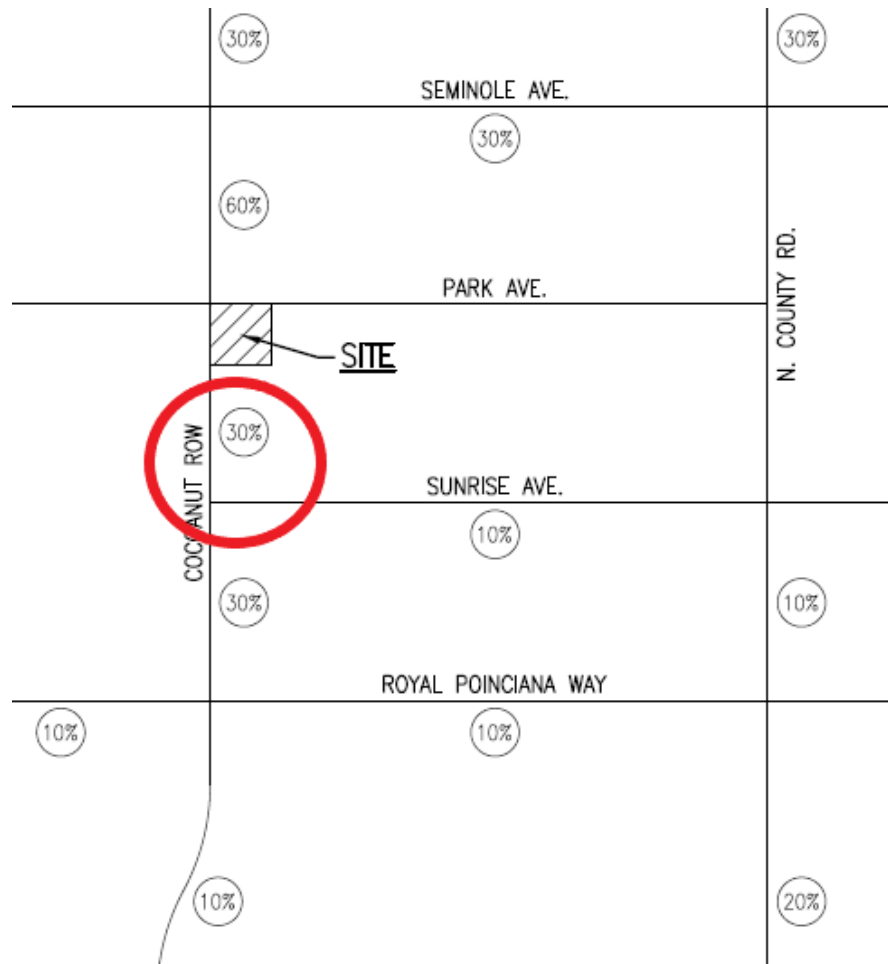
TCG 09/09/22 Response: Addressed.

5. Please provide additional details in the narrative of the traffic impact statement on how the trip assignment percentages were calculated. For example, were the percentages derived using information from the current 2015/2045 Southeast Florida Regional Planning Model (SERPM) version 8.522 or other method.

Simmons & White's 09/02/22 Response: Added the 5.0 Trip Distribution section to provide additional details.

TCG 09/09/22 Response: Addressed.

6. Please update Figure 1 to show 40% assignment on the road segment link of Bradley Place between Sunrise Avenue and the Site.



Simmons & White's 09/02/22 Response: 10% is expected to access the site via the cross access to the Sunrise Avenue full access driveway. This 10% is not expected to access the site via the Bradley Place full access driveway. No changes made.

TCG 09/09/22 Response: Addressed.

7. Please update Figure 1 to label the Bradley Place Road segment between Royal Poinciana Way and the site. It currently is labeled Coconut Way. The road segment south of Royal Poinciana Way is Coconut Way.

Simmons & White's 09/02/22 Response: Change made as noted.

TCG 09/09/22 Response: Addressed.

8. Please update Tables 5, 6 and 7 by changing the project distribution for Seminole Avenue between Bradley Place and N County Road from 20% to 30% per Figure 1.

Simmons & White's 09/02/22 Response: Change made as noted to Tables 5-8.

TCG 09/09/22 Response: Addressed.

9. Please update Tables 5, 6 and 7 by creating an additional road segment link on Bradley Place. There are different project distribution percentages for Bradley Place between Sanford Avenue and Seminole Avenue (30%) and Seminole Avenue and the Site (60%).

Simmons & White's 09/02/22 Response: Change made as noted to Tables 5-8.

TCG 09/09/22 Response: Addressed.

10. Please add a footnote to Tables 5, 6 and 7 that references the Table numbers from Article 12 for the LOS D and LOS E Link Service Volumes.

Simmons & White's 09/02/22 Response: Note added to Tables 5-8.

TCG 09/09/22 Response: Addressed.

11. Please provide details of the drop off and pick up traffic operational plan for the proposed daycare facility. Please confirm that there is sufficient stacking available on-site to accommodate the proposed peak vehicle stacking.

Simmons & White's 09/02/22 Response: The following was added to the 8.0 Site Related Improvements section: "Queue lines are not expected for parking. For additional information concerning the drop off and pick up traffic operational plan, refer to the Principal Parking Occupancy Equivalency Statement prepared by Simmons & White, Inc. dated August 11, 2022."

The school will not have a standard queue line and instead all parents will park their vehicle and walk their students in similar to many daycares. Drop off will operate from 7:45 AM to 9:15 AM for 90 minutes. Parents will enter either driveway and park their vehicle at one of the nine spaces available just south of the building and escort their children through the front entrance located on the west side of the building. Due to the large drop off time window and low number of students, the peak amount of parking at any given time will be reduced.

Parents picking up half-day students will need to park and go inside to pick up their child. The early pick up will be between 12:15 and 12:45 PM. Regular pick up will operate from 2:45 PM to 3:30 PM for 45 minutes. Parents will need to park and go inside to pick up their child. Aftercare pick-up will be between 4:00 and 6:15 PM with the procedure being similar to the other times of day where the parents will be required to park their vehicle and walk into the school entrance located on the west side of the building.

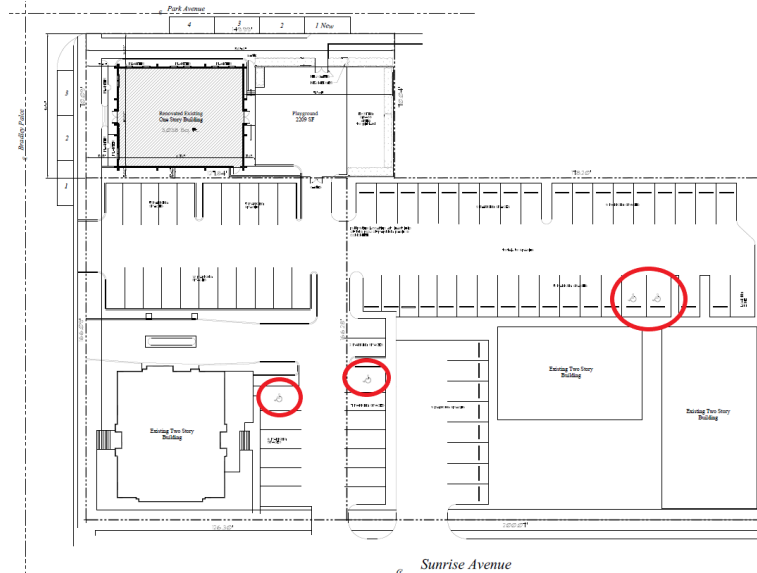
TCG 09/09/22 Response: Addressed.

12. Please provide a section in the traffic impact statement that discusses multimodal transportation options for the redevelopment including pedestrian, bicycle and transit modes.

Simmons & White's 09/02/22 Response: The following was added to the 1.0 Site Data section: "Pedestrians may access the site via the existing sidewalk infrastructure."

TCG 09/09/22 Response: Addressed.

13. Please ensure that the handicap parking spaces are oriented appropriately on all plan sheets per the Palm Beach County and the Town of Palm Beach handicap accessible parking space details and design standards/criteria. This comment applies to all ADA spaces depicted on the site plan.



Simmons & White's 09/02/22 Response: A copy of the latest Site Plan is included with the submittal.

TCG 09/09/22 Response: Addressed.