

THE CORRADINO GROUP, INC.

CORRADINO

ENGINEERS • PLANNERS • PROGRAM MANAGERS • ENVIRONMENTAL SCIENTISTS

date: February 10, 2023
to: Jennifer Hofmeister-Drew, AICP, LCAM, Planner III,
Town of Palm Beach
from: Eric Czerniejewski, P.E., ENV SP
subject: Paramount Palm Beach Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to provide a traffic review of the Traffic Impact Evaluation for the redevelopment of the Paramount Theatre located at 139 North County Road in the Town of Palm Beach, Florida. The following are our traffic review comments based on the 01/06/23 submittal.

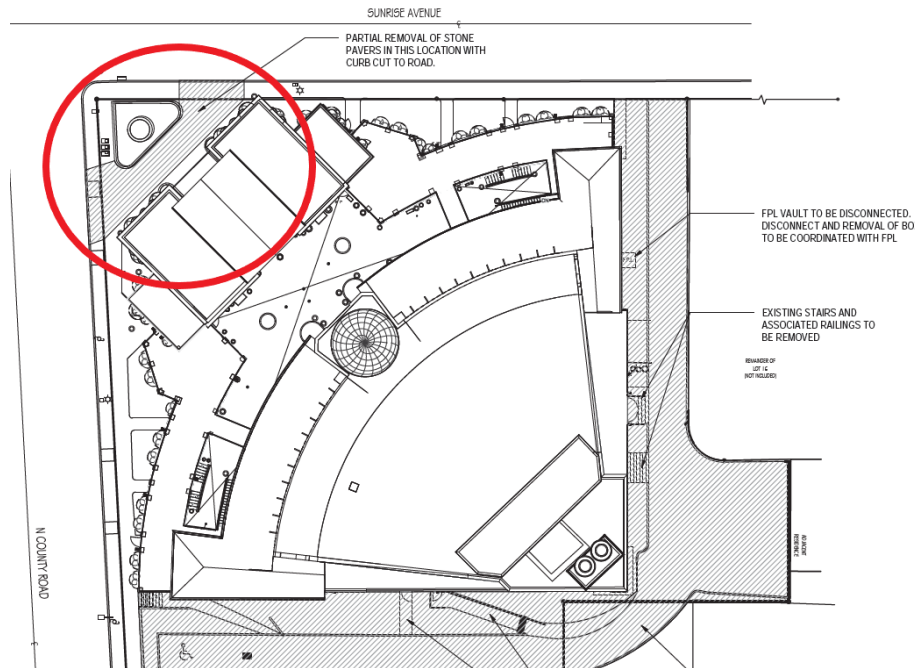
1. Please attach a copy of the Palm Beach County Traffic Division Traffic Performance Standard approval letter for the Paramount Palm Beach redevelopment.
2. Please update the following items from Table 1- Trip Generation calculations:
 - Please update the Driveway Volume Daily Subtotal to 704 instead of 638 for the Existing Scenario.
 - Please update the Net New External Daily Trips to 355 instead of 289 for the Existing Scenario.
 - Please update the Driveway Volume Daily Subtotal to 1574 instead of 1396 for the Proposed Scenario.
 - Please update the Net New External Daily Trips to 843 instead of 665 for the Proposed Scenario.
3. Please provide additional details in the narrative of the traffic impact evaluation 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 8.524 or other method.

4. Please provide a section in the traffic impact statement that discusses multimodal transportation options for the redevelopment including pedestrian, bicycle and transit modes.
5. Please update Figure 1 to include Coconut Row and Bradley Place and show the trip assignment percentages for the relevant road segments.
6. Please add the following road segments to Roadway Link Analysis Test 1 and 2 Tables 2 and 3:
 - Sunset Avenue- Bradley Place to N County Road (5%)
 - Sunrise Avenue- Bradley Place to N County Road (5%)
 - Sunrise Avenue- N County Road to N Ocean Blvd (10%)
7. Please update Tables 2 and 3 to modify the Coconut Row Road segments north of Royal Poinciana Way to Bradley Place and N Lake Way accordingly.
8. Please label the existing street names to Figure 2 of the traffic evaluation.



9. The Existing Year (2022) Analysis section references the Lakeview Avenue and Quadrille Boulevard and Lakeview Avenue and Dixie Highway intersections which are not related to the traffic analysis for this traffic evaluation. Please update the narrative.
10. Please provide a table with the 95th percentile queues for the primary turn lanes at the signalized intersections for each of the AM and PM peak hour scenarios. Please add the turn lane storage lengths to the Synchro Model for each dedicated turn lanes at the intersections. Please ensure that there is sufficient turn lane storage to hold the 95th percentile vehicle queue for the AM and PM peak hour scenarios.
11. Please modify the proposed valet traffic operational plan for the proposed Paramount redevelopment. In consultation with the Town of Palm Beach Police Department, all valet operation should be contained on the applicant's property and not adversely affect traffic on the adjacent road network. There is high public demand for public on-street parking in the area for multiple businesses and purposes and the current proposed valet operations would negatively affect the parking inventory.
12. Please provide additional narrative that provides the total amount of queuing available from the valet stand to the adjacent road network for both scenarios. Figures 3 and 4 should be updated to denote the total amount of queuing available from the valet stand to the adjacent road network.
13. Please confirm that the following two new curb cuts will not have an adverse effect on the vehicular traffic circulation:
 - One just south of Sunrise Avenue on N. County Road
 - One just east of N. County Road on Sunrise Avenue

Please confirm that Palm Beach County has approved these access management changes to the adjacent roadway network.



14. Please provide a pavement marking and signage plan signed and sealed by a professional engineer in the State of Florida for the on-site development. This should include all stop control at the proposed ingress and egress driveway locations. Please provide ADA handicap parking details per MUTCD and local Palm Beach criteria. Safe sight triangles per appropriate agency stakeholder standards should be depicted and match the proposed landscape design plans.
15. A condition of approval should be developed requiring the applicant to submit a supplemental traffic memorandum including an evaluation of the proposed valet operations by no later than six months from the date the Paramount Palm Beach redevelopment is fully operational. The field valet queuing study should include field data collection for two days including one weekend day and one special event during the identified peak periods for the private club. Field observations of the valet operations should be denoted and included within the supplemental traffic memorandum.