



November 20, 2023

Eric Czerniejewski, P.E., ENV SP
Traffic Engineering Division Manager
The Corradino Group
5200 NW 33rd Ave, Suite 203
Ft. Lauderdale, FL 33309

RE: **COA-23-003 (ZON-23-020) 139 N County Road (Paramount Theatre)**
Responses to Comments
Palm Beach, Florida
KH #140248005

Dear Eric:

We are in receipt of comments from the Corradino Group, Inc. dated August 2, 2023 regarding the traffic analysis for the 139 N County Road (Paramount Theatre) site in the Town of Palm Beach. That traffic study has been updated to address these comments and to reflect further refinements made to the site plan. Below are our responses to each of the comments that were denoted as "still pending"; comments noted as "Addressed" have been eliminated for brevity.

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.

Kimley Horn and Associates, Inc.'s 02/27/23 Response: A written response to our traffic review comment was not provided.

TCG 03/04/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 03/09/23 Response: The Applicant proposes to locate the valet stand for the event space on North County Road and will continue to participate in discussions with Town staff regarding location and operational parameters of this stand.

TCG 03/27/23 Response: This item is still pending.

Kimley Horn and Associates, Inc.'s 04/18/23 Response: Queuing observations were conducted at the intersection of North County Road & Sunrise Avenue from 5 PM – 9 PM on a Friday and a Saturday to analyze whether the valet stand would interfere with operations at this intersection. The data and evaluation showed that the valet stand operations would not interfere with queues at the intersection and therefore would not create an adverse impact on capacity and operation of the two northbound lanes on North County Road. Curbside valet operations are a common occurrence in commercial areas in a similar developmental and historic context throughout the country and also in other locations within the Town of Palm Beach. Information related to the observations and analysis are included in the updated traffic report.

TCG 08/02/23 Response: This item is still pending. The Town of Palm Beach Police Department and Public Works Department have not confirmed that they are amenable to

using North County Road for valet stacking even if it is after 5:00 pm (i.e. end of the parallel parking).

Kimley Horn and Associates, Inc.'s 11/20/23 Response: The site operations plan has been updated to eliminate the usage of North County Road and instead have all valet operations occur at the motor court level within the site.

- 16. Please provide additional narrative for the valet operations that discusses the plan for the potential of valet parking occurring for all uses especially the private club and special event for the banquet hall. Please confirm if there will be staggered times for the special event and private club to manage traffic congestion due to the arrival of attendees for these uses. Please provide details regarding where vehicles will be parked if the proposed number of parking spaces provided on-site are fully occupied. For example, will there be an overflow parking lot with leased spaces available or will on-street parking spaces be utilized.**

Kimley Horn and Associates, Inc.'s 04/18/23 Response: Additional information regarding the valet operations have been added to the report. Included in the updated information is a noted that events in the event space would be restricted to starting no earlier than 6:30 PM. Club patron usage/arrival is expected to occur on an ongoing basis without major peaking characteristics, while the event space will typically experience a peak inbound flow of traffic prior to the event and a peak outbound flow of traffic after the event. Regarding the on-site parking supply, this supply is anticipated to accommodate the parking needs for the site. The net increase in parking provided is greater than the net increase in parking required in comparison to the current uses on site. Therefore, parking is anticipated to be contained within the parking provided.

TCG 08/02/23 Response: This item is still pending. There needs to be consideration given to limiting the amount of private club usage or not allowing it at all to occur simultaneously during special events.

Kimley Horn and Associates, Inc.'s 11/20/23 Response: The proposed plan of development has been updated to reflect private club only; the previously-proposed separate event space is no longer included. The analysis has been updated to reflect this change, and valet queues are anticipated to be accommodated within the site.

- 20. The valet parking queue available for the club pickup drop off area in the garage is 3 vehicles. The 95th percentile vehicle queue anticipated is 3.384 vehicles. There is no buffer or factor of safety at that location and can cause internal traffic circulation concerns. Please provide clarification on how this can be resolved with the proposed valet parking operations plan.**

Kimley Horn and Associates, Inc.'s 11/20/23 Response: Note that all parking is required to be valet parking; therefore, no self-parking is allowed (other than residents, who have their own separate entry). Even though the 95th percentile valet queue, which is 8 vehicles, will extend beyond the pick-up/drop-off activity area by the valet stand, it can be accommodated fully within the site without impacting Sunrise Avenue. Once the facility is open for operation, if it is determined that additional staffing levels are needed, the amount of staff at the valet stand can be increased during peak hours.

- 21. The valet parking for the special event is using North County Road for stacking. The 10 available parallel parking spaces must be free and clear for this to work. This presents challenges for the period when parallel parking is no longer allowed, and the beginning of vehicle drop off. This is something that will have to be enforced by the Town of Palm Beach Police Department or Code Enforcement staff. Please provide clarification in the proposed valet parking operations plan on how this can be coordinated between the applicant and the Town to ensure this is consistently resolved prior to special events.**

Kimley Horn and Associates, Inc.'s 11/20/23 Response: The site operations plan has been updated to eliminate the usage of North County Road and instead have all valet operations occur at the motor court level within the site.

- 22. The use of the through right lane on North County Road at Sunrise Avenue for vehicle queuing and stacking for special events will cause a degradation of level of service at the signalized intersection for northbound traffic. It may be temporary, but this will occur. In addition, the anticipated 95th percentile vehicle queue of 7.073 vehicles assumes that there is an average occupancy of 2.5 people per car. This assumption might be fine but if there is many single or 2-person occupancy vehicles this will eat into the 2-vehicle buffer along North County Road (10 spaces available to queue). This will need to be studied as part of the conditioned supplemental traffic memorandum that will evaluate actual valet parking operations if this development is approved. The applicant will need to always maintain a valet operational plan updating it as the traffic operations are refined based on actual site conditions.**

Kimley Horn and Associates, Inc.'s 11/20/23 Response: The site operations plan has been updated to eliminate the usage of North County Road and instead have all valet operations occur at the motor court level within the site.

We trust that these responses and the revisions to the analysis address the comments provided. If there are any additional comments or questions, please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Christopher W. Heggen, P.E.
Transportation Engineer