

date: June 13, 2024

to: Town of Palm Beach

from: The Corradino Group, Inc.

subject: Town of Palm Beach Parking and Traffic Study Resubmittal Response Letter

MEMORANDUM

The Corradino Group, Inc. provided the updated Town of Palm Beach Traffic Analyses and Commercial Areas Parking Study to the Town on 06/11/24. Please accept the below as an itemized response to the Town Council traffic and parking study comments discussed during the 02/13/24 Town Council meeting, with direction finalized at the 03/13/24 Town Council meeting.

1. Add the Breakers, the Royal Poinciana Playhouse & Restaurant, Palm House Hotel, and Alef School.

TCG Response: *The updated Study includes the previously mentioned Town's projects in the committed trips for future conditions traffic analysis. In addition to the projects mentioned above, The Vineta Hotel, the proposed modifications to 125 Worth Ave., and the 23 Low-rise multifamily units located at 184 Sunset Ave. were also included. Please reference section 1.2.4.1, starting on page 38, with more details in Appendix D.*

2. Add the number of approved committed but unbuilt trips from WPB.

TCG Response: *The updated Study includes committed trips for West Palm Beach projects under review, approved and under construction. The committed trips have been added to the traffic analysis for future conditions. Please reference section 1.2.4.2 starting on page 39, with more details in Appendix D.*

3. Time of day for study should be 7:30 to 9:30 in the morning; and 2:00 to 6:00 in the afternoon. (Peak time between 2-5 or 2-3:30, or 3-6 or 2:30 to 6 – Julie)(we need more clarity)

TCG Response: *The updated Study includes new traffic data collection including manual turning movement counts that were collected on Wednesday, March 13, 2024, and processed for the hours between 7:30 a.m. and 5:30 p.m. Please reference section 1.2.2 starting on page 31, with more details in Appendix B.*

4. Note only – Shared Parking will be reviewed by the Town’s Business and Administrative Committee.

TCG Response: *This item is not included per Town Council request and will be completed by others.*

5. Should Mar A Lago traffic be studied? Harvey Oyer owes the Town Council a traffic presentation in March 2024.

TCG Response: *This item is not included per Town Council request and will be completed by others.*

6. 1% growth factor way too low.

TCG Response: *The updated Study includes a higher annual growth rate of 1.5%. In addition to the annual growth rate, the committed trips for the Town of Palm Beach and City of West Palm Beach approved but unbuilt development projects have been included in the future conditions traffic analysis. Please reference section 1.2.4 starting on page 38, with more details in Appendix D.*

7. Note only – Principle of Equivalency should be studied for possible removal.

TCG Response: *This item is not included per Town Council request and will be completed by others.*

8. Include study of a traffic signal at Sunset and Bradley – maybe return to two-way traffic. Complete before and after traffic study for the one-way conversion along Sunset Avenue and adjacent network, as suggested by the report . The excessive queues we watched today from the aerial footage along North County Road SB may be the result of the modification that was completed by the Town to one-way along Sunset.

TCG Response: *This item is not included per Town Council request and will be completed by others.*

9. Complete a signal warrant analysis at Bradley and Sunset Ave, should the results from the previous item (one-way analysis) indicate that the one-way along Sunset Avenue should be reversed.

TCG Response: *This item is not included per Town Council request and will be completed by others.*

10. Complete a roadway link analysis along N County Road from Royal Poinciana Way north to Oleander Ave. I believe we need to ask if there are other segment that should be included as part of this item.

TCG Response: *The updated Study includes a copy of the 2024 Town's Annual Roadway Level of Service Evaluation completed by the Town's Traffic Engineer Consultant. A copy of the 2024 Town's Annual Roadway Level of Service Evaluation is included in Appendix B.*

11. Create a study zone for Sunset / Sunrise / Public area.

TCG Response: *The updated Study includes an Origin and Destination (O-D) study zone #45 for the Sunset/Sunrise Publix area. Please reference section 1.5, starting on page 49, with more details included in The StreetLight OD data package submitted to the Town separately.*

12. Break down the daily trips by bridges and south entrance. (38,000 split) These trips are included in tables 10 to 15 (pages 42 to 43) of the reports. These were omitted from the Executive Summary (ES) as there is a lot of information (numbers) by weekday (daily, AM & PM) and by weekend (daily, AM and PM), we can revise the ES to refer to these tables.

TCG Response: *The Executive Summary of the updated Study was revised to refer to the Origin and Destination (O-D) Analysis results for the weekday and weekend scenarios within Tables 12, 13, 14, 15, 16, and 17, in Section 1.5 as these tables provide the exact breakdown of the trips per entry point. More details are included in The StreetLight OD data package submitted to the Town separately.*

13. Queueing on N. Lake to Wells Rd? I did not catch this one.

TCG Response: *The updated Study includes a 95th percentile queue analysis for the existing conditions. Please reference section 1.2.5 starting on page 44, with more details in Appendix E. A recommendation has been made on page 117 for a field queueing evaluation to be completed during peak season at the following road segments:*

- *Cocoanut Row- Royal Palm Way south to Chilean Avenue*
- *Cocoanut Row- Royal Palm Way north to Seabreeze Avenue*
- *Bradley Place/N. Lake Way- Royal Poinciana north to Wells Road*
- *South County Road- Royal Poinciana to Oleander Avenue*

Aerial drone technology should be utilized to capture actual field conditions during peak hours.

14. Queueing on Cocoanut Rd & Royal Poinciana Way. This is the intersection they mentioned but the LOS's for 2023 and 2028 look good unless the AM and PM peak period we analyzed are totally off from what we collected, or this is not the intersection they meant. (See snippet of 2028 below AM & PM respectively)

TCG Response: *The updated Study includes a 95th percentile queue analysis for the existing conditions. Please reference section 1.2.5 starting on page 44, with more details in Appendix E. A recommendation has been made on page 117 for a field queueing evaluation to be completed during peak season at the following road segments:*

- *Cocoanut Row- Royal Palm Way south to Chilean Avenue*
- *Cocoanut Row- Royal Palm Way north to Seabreeze Avenue*
- *Bradley Place/N. Lake Way- Royal Poinciana north to Wells Road*
- *South County Road- Royal Poinciana to Oleander Avenue*

Aerial drone technology should be utilized to capture actual field conditions during peak hours.

15. Add Seaview Avenue to study.

TCG Response: *The updated Study includes new traffic data collection, including manual turning movement counts collected on Tuesday, April 2, 2024, and processed for the hours between 7:30 a.m. and 5:30 p.m. This includes the signalized intersection of Seaview Avenue and North County Road and unsignalized intersection of Seaview Avenue and Cocoanut Road (not included in the January 2024 study). Please reference section 1.2.2, which starts on page 31, with more details in Appendix B. In addition, a review of the school dismissal period for Palm Beach Elementary School and Palm Beach Day Academy was included in section 1.4, starting on page 47.*

16. Add the Preservation Foundation of Palm Beach to the list of valets.

TCG Response: *This item is not included per Town Council request.*

17. Look at roadway (link) LOS – 2:30 – 5:30 (Julie)

TCG Response: *The updated Study includes a copy of the 2024 Town's Annual Roadway Level of Service Evaluation completed by the Town's Traffic Engineer Consultant. A copy of the 2024 Town's Annual Roadway Level of Service Evaluation is included in Appendix B.*

18. Name which restaurants are causing the valet problem – (Ted)

TCG Response: *This item is not included per Town Council request and will be completed by others.*

19. Break out Zone 16 data from the O/D Study (Maggie)

TCG Response: *The updated Study includes an Origin and Destination (O-D) study zone #45 for the Sunset/Sunrise Publix area. The study zone #45 is a carve out of residential zones #16 and #17. Please reference section 1.5, starting on page 49, with more details included in The StreetLight OD data package submitted to the Town separately.*