



MEMORANDUM

DATE: 12/28/2016

TO: Bruce Lewis
City Planner Supervisor

FROM: Devin P. Scott
City Planner I

SUBJECT: TRANSPORTATION REVIEW OF 2016-0804

Town Center Parkway, from Gate Parkway to Interstate 295 (SR 9A), is the directly accessed functionally classified roadway. Town Center Parkway is a 6-lane divided collector in this vicinity and is currently operating at an acceptable LOS C. Town Center Parkway segments have a maximum daily service volume of 61,997 vpd and a 2016 daily traffic volume of 70,928. This road segment currently does not have sufficient capacity to accommodate the traffic generated by this development.

This proposal is for 800 dwelling units of ITE 220 Apartment, which would generate a total of 5,320 vpd, and 250,000 square feet of ITE 820 Shopping Center, which would generate a total of 10,675 vpd, totaling 15,995 vpd, which exceeds the amount of allowable trip generation for this property.

*The Transportation Planning Division recommends widening the planned multi-use path from the proposed five feet to a width that would accommodate more bicycle and pedestrian users. A 10 foot wide multi-use path would be the suggested width, as per the City's Bicycle and Pedestrian Coordinator.

(ITE 220 Apartment- 800 DUs)

(ITE 820 Shopping Center- 250ksf)