

MEMORANDUM

To: Pamela Stanton, RLA
John McWilliams, P.E.

From: Karl B. Peterson, P.E.

Date: March 3, 2022

Subject: Soleste
Traffic Impact Study Methodology Comments

Comments on our proposed traffic impact study methodology for the Soleste project in Pompano Beach were received on February 24, 2022. The following is our response to these comments.

- 1. All submittals by the traffic engineering consultant should be signed by the professional engineer who prepared the document.**

Response: Acknowledged.

- 2. The proposed trip distribution methodology should also consider the existing congestion along nearby arterials and major intersections when identifying primary ingress/egress routes to/from the site.**

Response: Comment acknowledged. We are proposing to conduct field reviews during the AM and PM peak periods for the purposes of establishing preferred ingress / egress routes.

- 3. The study area intersection may be expanded depending on the proposed and approved traffic distribution. Given the existing congestion along North Federal Highway at Atlantic Boulevard, site patrons may utilize alternative routes to avoid the intersection.**

Response: We will evaluate this condition during the peak period observations.

- 4. Please provide more information on how the growth factor will be calculated. Note that growth rate factors should be calculated using the most recent five (5) and ten (10) years of available data using FDOT's Traffic Trends Analysis Tool. Linear, exponential, a decaying exponential growth rates should be analyzed and their R2 value of each analysis compared to determine the best fit.**

Response: The referenced growth rate techniques will be applied.

- 5. The City identified multiple committed developments with the vicinity of the site: Atlantic One development, Pompano Station development. Note that the Fairfield / Morea development located at the northeast corner of NE 6th Street/North Federal Highway was recently completed. However, occupancy levels should be estimated / verified to determine if this project should be included as a committed development.**

***Response:** We will request the traffic studies for the referenced projects from the City. And we will coordinate with City staff concerning the occupancy levels of the Fairfield / Morea development.*

- 6. Detailed volume development worksheets and exhibits should be provided for existing conditions, future background conditions, trip distribution, trip assignment, and future total conditions for both peak hours.**

***Response:** The referenced worksheets will be prepared and included in the Appendix of the traffic impact study.*

- 7. The submittal should include a turn-lane warrant analysis, in accordance with the appropriate methodology, to examine if an exclusive left- and/or right-turn lane is warranted at the proposed project access point.**

***Response:** Comment acknowledged. The referenced analysis will be conducted.*

- 8. The submittal should include a queueing analysis for the westbound approach to the NE 4th Street / Federal Highway intersection to determine if queues from the intersection will block the proposed project driveway.**

***Response:** Comment acknowledged. The referenced analysis will be conducted.*

- 9. The submittal should include the maneuverability analysis for the loading areas, parking garage ramps, and vehicle parking areas utilizing Transoft Solutions Inc. AutoTURN software, or equivalent, and should include design plans for the ground floor and all levels of the parking garage.**

***Response:** This information will be prepared and provided by the architectural design team and included in their submittal.*