

date: December 30, 2021
to: Katie Halloran, AICP, Planning Director, City of Key West
from: Eric Czerniejewski, P.E.
subject: Peary Court Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to provide a traffic review of the Peary Court Redevelopment project located at 541 White Street in Key West, Florida. The following are our traffic review comments of the 11/23/21 resubmittal:

1. Please update the Roadway System section to identify the roadway classification and ownership of the roadway segments within the intersections that were studied per the City of Key West Transportation Element.

KBP Consulting, Inc.'s 11/05/21 Response: According to Map T-1 of the City's Transportation Element, the study area roadways are classified as follows:

- Palm Avenue – Minor Arterial
- White Street – Collector
- Southard Street – Local Road

White Street and Southard Street are both City-owned facilities. Palm Avenue is owned by Monroe County.

TCG 12/30/21 Response: Addressed.

2. Please provide any comments from Monroe County related to the traffic operations at the County intersections and road segments in the submitted traffic analysis.

KBP Consulting, Inc.'s 11/05/21 Response: Monroe County has no jurisdictional responsibilities over the study area as it relates to traffic operations. As such, there are no traffic comments from the County.

TCG 12/30/21 Response: Addressed.

3. Please provide additional details and traffic count data from February of 2021 that was used to establish the site-specific trip generation rates. The detailed calculations should be provided in the Appendix.

KBP Consulting, Inc.'s 11/05/21 Response: The trip generation count data and analyses are presented in Appendix E of the report. For reference, this information is presented in Attachment A to this memorandum.

TCG 12/30/21 Response: Addressed.

4. Please provide the 95th percentile vehicle queue stacking and the existing turn lane storage lengths for each intersection for each of the AM and PM peak hour scenarios in table format. Please address any required turn lane extensions based on the 95th percentile vehicle queue stacking in the narrative of the traffic impact study. If all turn lanes can handle the 95th percentile vehicle queues in the existing turn lane storage, please identify in the conclusions of the traffic study.

KBP Consulting, Inc.'s 11/05/21 Response: The results of this review (of the buildout conditions) are as follows:

<u>Intersection</u>	<u>Movement</u>	<u>Storage</u>	<u>95th Percentile</u>
White St & Southard St	NB	N/A	AM = 55', PM = 41'
	SB	N/A	AM = 27', PM = 60'
	WB	N/A	AM = 50', PM = 38'
Palm Ave & Trumbo Pt	NBT/L	200'	AM = 25', PM = 28'
	SBLT	180'	AM = 85', PM = 169'
	EBLT	85'	AM = 21', PM = 17'
	WBLT	60'	AM = 12', PM = 14'
	WBRT	95'	AM = 29', PM = 18'

As indicated above, the 95th percentile queues for the future buildout time period can be accommodated by each of the dedicated lanes. (It is noted that the intersection at White St and Southard St has single lane approaches on all legs.)

TCG 12/30/21 Response: Addressed.

5. Please provide a section in the updated traffic study that addresses the multimodal infrastructure that provides connectivity internally and externally to the City street network. This should include the proposed multi-use shared paths. Please describe how these proposed improvements comply with the City's goals and objectives of the current transportation element.

KBP Consulting, Inc.'s 11/05/21 Response: As per the Planner of Record, Donald L. Craig, AICP and the Architect of Record, Haven Burkee, AIA of Bender and Associates, the internal pedestrian/bicycle connectivity is illustrated on the Recreational Amenities / Landscape Plan and provides for access to the surrounding neighborhoods at two (2) points. The first is at the intersection of Peary Court Drive and White Street where those entering and leaving Peary Court have access to marked bicycle paths both on White Street and Southard Street, and sidewalks on all four corners with appropriate handicap access provided. The second is the intersection of Peary Court Road and Palm Avenue where pedestrians and bicyclists have access to a marked concrete multi-modal bike / pedestrian pathway running to the east and the west. The proposed improved internal bicycle-pedestrian network connects to these two points for non-motorized access to the City's network of sidewalks and bike paths.

TCG 12/30/21 Response: Addressed.

6. Please provide narrative in the updated traffic study that addresses and potential impact to the City's evacuation routes due to the additional site generated trips.

KBP Consulting, Inc.'s 11/05/21 Response: This comment is being addressed in accordance with the latest hurricane evacuation parameters for Monroe County. In Key West, 48 dwelling units result in 23 exiting vehicles for an evacuation event. Based upon the applicable response curves, the peak exiting percentage (i.e. highest peak hour) is 12% which yields three (3) vehicles in the peak hour. This number of additional vehicles is considered to be "de minimis".

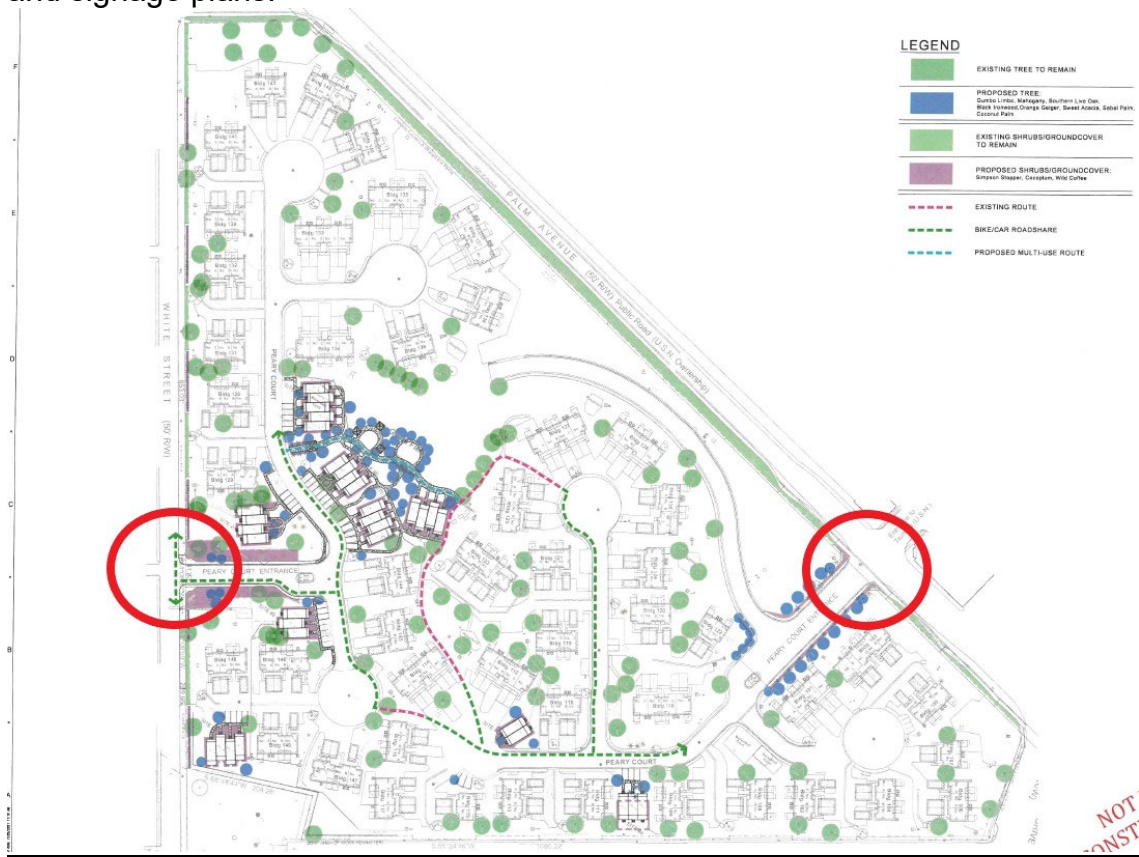
TCG 12/30/21 Response: Addressed.

- Please provide a separate pavement marking and signage plan signed and sealed by a professional engineer. Please ensure that the appropriate signage per MUTCD is provided at the proposed ingress and egress locations and locations of vehicle and pedestrian/bicycle interaction. Please include typical handicap and regular parking stall details.

KBP Consulting, Inc.'s 11/05/21 Response: The pavement marking, and signage plan will be prepared and submitted under separate cover.

TCG 12/30/21 Response: This item is still pending.

- Please provide sight visibility triangles on the site plan at each of the primary driveway connections to White Street and Palm Avenue. The sight triangles should also be depicted on the landscape plans and the pavement marking and signage plans.



KBP Consulting, Inc.'s 11/05/21 Response: The requested information will be included on the referenced plans and will be submitted under separate cover.

TCG 12/30/21 Response: This item is still pending.