




TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

MEMORANDUM

To: Applicant, All Review Agencies and Affected Local Governments

From: Michael J. Busha, Executive Director 

Date: May 18, 2011

Subject: Hobe Grove Development of Regional Impact (DRI) Pre-Application Conference
Summary Traffic Methodology Supplement

This memorandum is a supplement to the partial traffic methodology agreement reached during the February 16, 2011 Hobe Grove Development of Regional Impact (DRI) preapplication meeting which is outlined in Council's preapplication meeting summary letter, dated April 6, 2011. This supplement reflects additional traffic methodology agreed to at the April 29, 2011 traffic methodology meeting. This supplement along with the partial agreement outlined in the April 6, 2011 preapplication conference summary constitutes the final traffic methodology for the Hobe Grove DRI.

Proposed Land Uses & Phases

Please note that the proposed land uses and phases have been revised since the original methodology meeting. The following table identifies the proposed land uses and phases. The density and intensity of land uses presented in the table is cumulative (it includes the previous phase):

Land use	Units	Intensity			
		Phase 1 Year 2016	Phase 2 Year 2021	Phase 3 Year 2026	Phase 4 Year 2031
Residential Single-Family	dwelling units	675	1,350	2,000	2,650
Townhouse	dwelling units	225	450	675	900
Apartment Complex	dwelling units	225	450	675	750
Assisted Living Facility	beds	0	80	80	80
Commercial/Retail	square feet	250,000	400,000	450,000	450,000
Research & Development	square feet	900,000	1,580,000	2,260,000	2,720,000
Office	square feet	240,000	430,000	620,000	720,000
Medical Office	square feet	10,000	45,000	80,000	80,000
Business Hotel	rooms	100	100	100	100
Hotel	rooms	0	0	150	150
Elementary School	students	0	0	375	500
Middle/Junior School	students	0	0	450	600
High School	students	0	0	675	900
University/College	students	500	1,500	2,500	3,500
Park	acres	20	50	50	50
Community Center	square feet	0	40,000	40,000	40,000

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Trip Generation, Internal Capture & Traffic Diversion from I-95

- *Institute of Transportation Engineers (ITE) 8th Edition*, rates or equations will be used to estimate trip generation.
- A 30% for all phases during daily, a.m. and p.m. peak hours will be used.
- Diversion of traffic from I-95 to the retail portion of the development is expected. A maximum of 25% of the retail traffic, not to exceed 10% of the background traffic along I-95, will be used.
- The *attached Trip Generation Tables (Tables 21.B.1a through 21.B.3d)* present the agreed to methodology.

Modal Split

- A modal split reduction of 3% for transit will be used provided the site plan includes a park-and-ride lot and a bus stop. A maximum of 10% modal split reduction may be used provided a TDM plan has been approved by the review agencies and it is included as a condition in the development order.

Project Traffic Distribution and Assignment

- The 2035 Greater Treasure Coast (GTC) Model will be utilized to produce a select zone run to estimate project traffic distribution and assignment.
- Traffic assignment as presented in the *attached figure (Map 21.E.2)* will be used for all development phases.

Future Traffic Projections

- Traffic projections for the first two phases will be developed as follows:
 - a. Martin County: existing traffic + growth rate + approved DRI's traffic + project traffic.
Growth rate will be obtained from the Martin County 2010 Inventory Level of Service Report.
Traffic from the following DRI's will be included when there is significant impact:
 - Southern Grove
 - Western Grove
 - Wilson Groves
 - Riverland/Kennedy
 - Tradition
 - PGA Village
 - Scripps/Briger

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- b. Palm Beach County: existing traffic + growth rate + committed developments traffic + project traffic.
Growth rates and committed developments will be obtained from the TPS Database.
- Traffic projections for the last two phases will use the methodology presented above with different growth rates. An annual compounded 1.5% growth rate will be used for both counties.

If you have any questions, please do not hesitate to contact me.

Attachments

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