



Allison

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Gause

November 18, 2013

Engineering

**Landscape
Architecture**

Planning

**Environmental
Consultants**

**Consulting
Arborist**

Mr. Jason Utley
Transportation System Modeler
Manatee County Government
1022 26th Ave. East
Bradenton, FL 34208

**Re: Creekwood East Memory Care Facility
Rezone Application for Lots 8-15**

Dear Mr. Utley;

The following is being submitted to address traffic impact as part of the rezone application for lots 8-15 of the Creekwood subdivision. The application for rezone is to allow a 150 bed assisted living facility (memory care facility) in exchange for 10,000 square foot commercial development within parcel MU of the Creekwood subdivision.

Although the rezone application will include lots 8-15, the proposed project is located only within lots 8-12 of the Creekwood subdivision. Parcel identification numbers for these lots are 1731002469, 1731002509, 1731002559, 1731002609, and 1731002659.

Manatee County Ordinance Z-84-76(R9) allocates, by parcel and zoning, the allowed development within the Creekwood subdivision based on square footage and land use. Lots 8-15 of Creekwood are zoned "Planned Development Industrial" (PDI), with a future land use classification of "mixed use" (MU). Currently, the mixed use classification permits the development of office, hotel, and commercial as seen in the development matrix below.

Development by Parcels – Creekwood Subdivision

<u>LAND USE</u>	<u>PARCEL</u>	<u>SQUARE FOOTAGE</u>
Commercial	C	447,000
	C-6	20,000
	C-7	15,000
*****	MU/C-4/C-5	121,000
Mini-Warehouse	C-5	80,000*
Office	G	125,000**
	MU/C-4	100,000*
Industrial	I	800,000***
Hotel	MU	100 rooms
Residential	A	170 units
	B	322 units
	C	106 units
	D	520 units
	E	132 units

As part of the rezone application for this project, the applicant requests a decrease in the allowable commercial square foot allowances on the development matrix by up to 10,000 sq. ft. in exchange for permission to include up to 150 beds in an Assisted Living Facility (Memory Care Facility) within lots 8-12. Table 2 compares the p.m. peak hour trips generated by a 10,000 square foot commercial Variety Store

(ITE code 814) to the p.m. peak hour trips generated from the proposed memory care facility (ITE code 254).

TABLE 2 – Trip Generation

ITE Code	Land Use Type	Dwelling Units	Average Rate	PM Peak-Hour Total Trips
254	Assisted Living	150 Occupied Beds	0.29 trips/bed	43.5 trips*
814	Variety Store	10,000 s.f.	6.99 trips/1,000 s.f.	69.90 trips*

* Total trip generation of the development is derived via Trip Generation, 9th edition by the Institute of Transportation Engineers.

From the table above, the proposed 150 bed Memory Care Facility will generate less than 50 total p.m. peak hour trips, and will create fewer p.m. peak hour trips than could be generated by 10,000 s.f. of a commercial variety store. In conclusion, a rezone to allow the proposed 150 bed memory care facility in exchange for 10,000 s.f. of commercial development will decrease the total p.m. peak hour trips.

We trust the above information has adequately addressed any concerns at this time. Please contact me at the number below should you have any questions or concerns about this matter.

Sincerely,
ALLISON-GAUSE, INC.



M. Andrew Allison, PE

Enc: One (1) copy of the Trip Generation Sheet for an Assisted Living Facility (ITE code 254)
One (1) copy of the Trip Generation Sheet for a Variety Store (ITE code 814)



Assisted Living (254)

Average Vehicle Trip Ends vs: Occupied Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

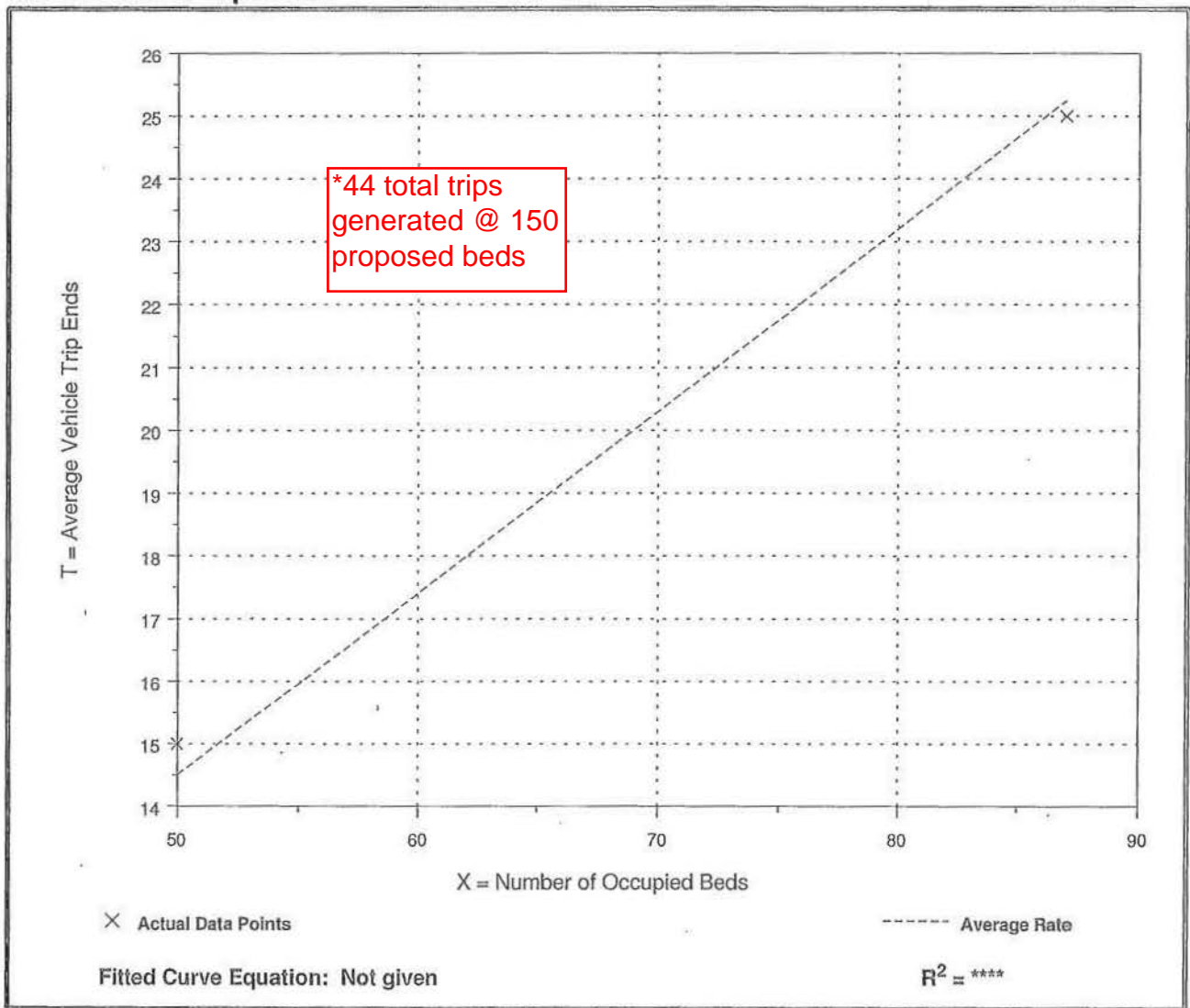
Number of Studies: 2
 Average Number of Occupied Beds: 69
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
0.29	0.29 - 0.30	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Variety Store (814)

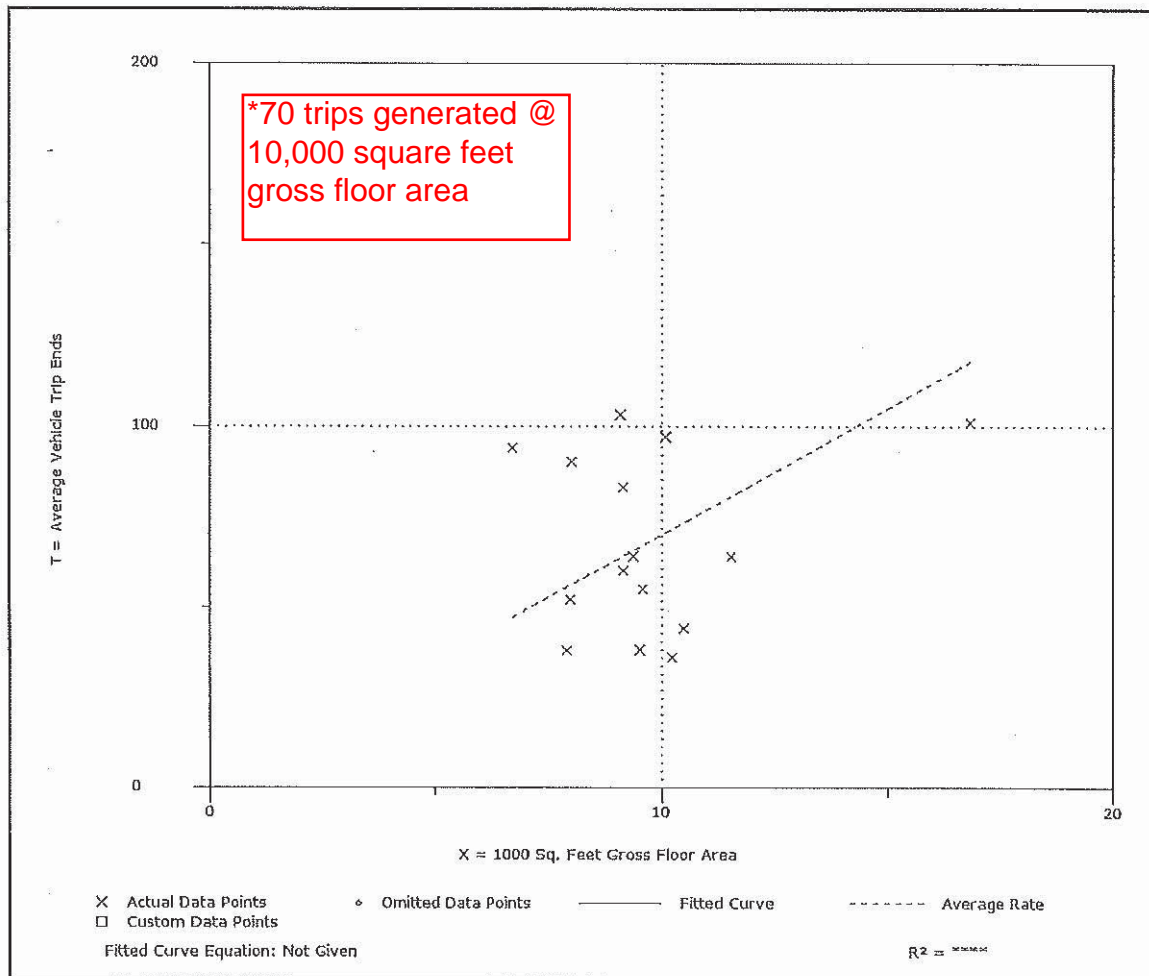
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday
P.M. Peak Hour of Generator

Number of Studies: 15
 Average 1000 Sq. Feet GFA: 10
 Directional Distribution: Not Available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
6.99	3.52 - 13.94	3.76

Data Plot and Equation



Trip Generation, 9th Edition