



Public Works Department
Transportation Planning Division
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January 30, 2019

Ms. Vicki Castro, P.E.
Whitehouse Group Inc.
400 N. Ashley Drive, Suite 2600
Tampa, FL 33602

Oaks at Creekside Traffic Impact Statement Acceptance Letter

Project # PDR-18-22(P) Record # PLN1810-0023

Dear Ms. Castro,

Traffic study reviews are conducted by two Public Works divisions. The first is the Traffic Design Division, whose staff review design, safety, and operational aspects of access points and intersections in proximity to access points. Traffic Design Division review will be provided under separate cover.

The second is the Transportation Planning Division, whose review of site impact mitigation is the subject of this letter. Transportation Planning Division staff have reviewed and accepted the Traffic Impact Statement (TIS) dated April 27, 2018 and revised on November 27, 2018 for the Oaks at Creekside project. The proposed application is to develop the property with up to 96 multi-family dwelling units that are classified as affordable housing located at 3505 53rd Avenue East (SR 70) just east of US 301.

Please note that the project will impact the following link:

Link # 3102 (SR 70 from 33rd Street East to 37th Street East) with **43** net new pm peak-hour trips.

No background improvements were identified in the TIS.

No concurrency-related improvements were attributed to the project traffic

If you have any questions or require further assistance, please contact Nelson Galeano (941.708.7450 x7420, nelson.galeano@mymanatee.org) or me at the number above.

Sincerely,

Merih Wahid
Multimodal Transportation Planner
Manatee County Public Works Department
Transportation Planning Division

cc: Rossina Leider
Nelson Galeano

HTG Creekside, LLC Oaks at Creekside

ACCEPTED**TRAFFIC IMPACT STATEMENT**

Submitted April 27, 2008

Revised November 27, 2018

Project Number: PDR-18-22(P) / Record Number: PLN1810-0023

Narrative

This project is located at 3505 53rd Avenue East (SR 70) just east of US 301 in Bradenton, Florida. The property has historically been vacant. The proposed project is to develop the property with up to 96 multi-family dwelling units. This TIS is supporting a preliminary site plan process.

Trip Generation

Table 1 below indicates the estimated trips using ITE Trip Generation 10th Edition.

TABLE 1. Trip Generation

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
221	Multi-Family	96 DU	26	17	43

Impact Area

The significant impact area includes first-impacted thoroughfares and thoroughfares carrying project traffic equal to or greater than five percent of the PM peak hour service volume ("capacity") at adopted level of service (LOS). 53rd Avenue East (SR 70) is the first-impacted thoroughfare and is included in the analysis. Table 2 below indicates the impacted roadway links and the project traffic impacts on the impacted links and the capacity of those facilities.

Table 2. Impact Area

Link No	Road	From	To	Lanes	Adopted LOS	PM Peak Service Volume	Peak Hour Project Traffic	Project Traffic as % of Svc Vol
3102	SR 70	33 rd St E	37 th St E	6LD	D	5,650	43	0.76%

As shown in Table 2, the development's traffic does not meet the five percent threshold on the first-impacted road segment. This segment is expected to carry the most project traffic, and because the five percent test is not met for it, it is assumed not to be met for any other road segments.

Level of Service Analysis

Table 3 summarizes the generalized level of service analysis on impacted roadways. Based on the analysis, the impacted segment of SR 70 is expected to operate at or above the adopted LOS D standard.

Table 3. Level of Service Analysis

Road	From	To	PM Peak Hour Base Volume	Peak Hour Reserved	Estimated Project Traffic	Peak Hour Total Traffic	LOS
SR 70	33 rd St E	37 th St E	4,860	575	43	5,478	D

Access

The project has proposed access via a right-in/right-out driveway 53rd Avenue East (SR 70).

Right of Way

This is not a determination of right of way. The Applicant will coordinate with Manatee County and/or FDOT regarding right of way needs.

Multi-Modal Transportation

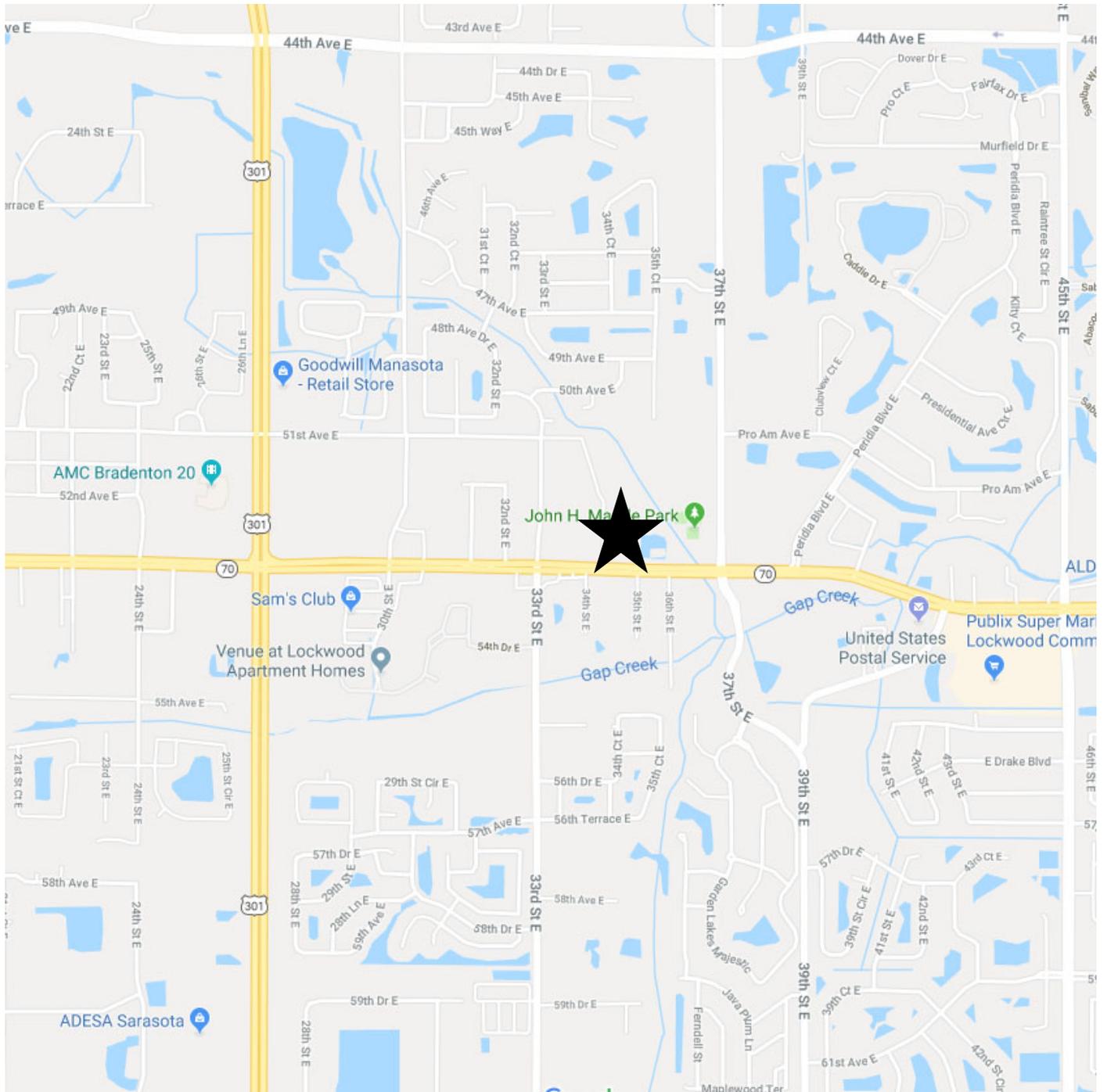
Sidewalks currently exist on both the north and south side of 53rd Avenue East (SR 70) adjacent to the site. Bicycle lanes currently exist on the transportation link adjacent to the project site. A bus stop at 53rd Avenue East and 30th Street East (stop F westbound and stop B eastbound on Route 12) is located approximately 2,155 feet away for the project site.

The project will encourage the use of bicyclists by the installation of bicycle racks throughout the project. Pedestrians using the site will be connected to existing sidewalks improving walking-connectivity and safety via striping at the driveways and in the parking lot areas. Transit riders will be encouraged to access the site via the bicycle and pedestrian connectivity.

Conclusion

This development is not projected to create adverse transportation impacts on significantly impacted thoroughfare roadways. The link 3102 (SR 70) from 33rd Street East to 37th Street East will be impacted with 43 PM Peak Hour trips.

Site Location



Vicki Castro

Name Vicki L Castro, PE
Whitehouse Group