

ATTACHMENT XIII

Approved Traffic Methodology

LISA S. BERNSTEIN, PE

— TRAFFIC ENGINEER —

Ms. Azita Behmardi, PE
City Engineer, City of Hollywood
Department of Development Services
P.O. Box 229045
Hollywood, Florida, 33022-6045

January 19, 2023

Re: Hollywood Private School - Methodology Requirements

Dear Ms. Behmardi:

The Hollywood Private School project is proposed to be located at 1720 Harrison Street in an existing building. In reviewing the site plan provided and the site plan for the project site (under construction) to the immediate west, the access to the building for a school use will be problematic. The two (2) site plans are included with this letter.

The two (2) drop-off and pick-up lanes that enter from Harrison Street, have the child exiting on the wrong side of the building and will have to cross in front of vehicles to access the building. Children are required to be dropped off at the building sidewalk, from the passenger side, to avoid conflicts with vehicles for their safety. Crossing in front of the vehicles is dangerous and will not be permitted.

The trip generation for 650 students during the AM Peak Hour of Adjacent Street Traffic is 324 inbound vehicles. The distance from Harrison Street to the crosswalk is 70', which is less than three (3) vehicles. The queue at this location will extend out into the signalized intersection of South Young Circle and Harrison Street.

In addition, realizing that grades 10 through 12 will most likely drive, they will need to park their vehicles near the site. The access and parking for these students will need to be identified with the methodology.

The following comments for the methodology requirements are based on my review of the information provided:

Required Methodology Components

1. A Pre-Application meeting with FDOT will need to be scheduled and held, with the determination letter included with the methodology submittal. The FDOT Pre-Application letter shall approve the Harrison Street driveway connection, as an entrance, as opposed to the existing exit condition.
2. Existing and Proposed Conditions
 - a. Provide existing and proposed site conditions in the area surrounding the project.
3. Surrounding Roadway Conditions
 - a. Provide existing and proposed roadway conditions in the area surrounding the project.
 - b. Include any future roadway improvements in the area surrounding the project.
 - c. The project to the west of this project will be closing the alley just west of the proposed projects driveway connection to the alley.
4. Data Collection
 - a. The intersections to be evaluated are:
 - i. US 1/Van Buren Street
 - ii. US 1/South Young Circle
 - iii. South Young Circle/Harrison Street
 - iv. Harrison Street/South 17 Avenue
 - v. South 17 Avenue/Alley
 - vi. South 17 Avenue/Van Buren Street
 - vii. Harrison Street/Alley
 - viii. Harrison Street/Project Drive
 - ix. Alley/Project Drive
 - b. Traffic count data and pedestrian data will be collected at the above intersections during the AM and PM Peak Hours and during the peak hours for the two existing schools, the Hollywood Academy of Arts and Science and Hollywood Central Elementary, during the morning drop-off and afternoon pick-up times. These existing times will be need to be provided by both schools.
 - c. Traffic count data and pedestrian data will be required to be done with cameras and the files provided to the City for review.

- d. The pedestrian data will need to include student walking to the two (2) nearby schools, the Hollywood Academy of Arts and Science and Hollywood Central Elementary.

5. Trip Generation

- a. The trip generation will include the current existing uses for the entire building. Credit for the existing uses being removed will only be permitted for uses still operating or that have closed within the past year. These uses will need to be documented.
- b. The trip generation will be determined using the latest edition of the Institute of Transportation Engineers (ITE) TripGen Web-Based App, currently it is the 11th Edition.
- c. The trip generation will use the Peak Hour of Adjacent Street Traffic for the AM and PM Peak Hours and the Peak Hour of Generator during the Hollywood Academy of Arts and Science and Hollywood Central Elementary AM drop-off and PM pick-up times.

6. Trip Distribution

- a. The trip distribution will be determined from existing data, area FDOT sites and any knowledge of the existing area. The information will be documented.
- b. The distribution will be shown globally and then assigned to the roadways around the project.
- c. Figures will need to be provided.

7. Background Growth Rates

- a. Please use the FDOT historic data for 2017 to 2022 and use the FDOT Trends Analyses for each site to determine the growth rate. Please provide the FDOT site information and historic data sheets to verify.
- b. If the calculated growth rate is less than one percent (1%), a one percent (1%) growth rate will be applied.

8. Committed Development

- a. The committed development, projects that are under construction and those that have been approved, within a one (1) mile radius of the site will need to be obtained through a Public Records Request.

- b. For the committed development projects, please include each project as a separate line item for each intersection volume development. Please include a location map of those projects.

9. Intersection Analyses

- a. The intersections listed above will be evaluated during the required times (2b.) for the existing condition, the future without the project and the future with the project conditions. Provide the buildout year.
- b. The analyses will be done using the Synchro software and the files provided to the City.
- c. The intersection volume development tables will be included for each location.
- d. Figures will be provided for all conditions and times.
- e. The driveway and queuing analyses will include the volumes for all of the existing and proposed trips with no deductions.
- f. The Broward County Traffic Engineering Division Timing (BCTED) Sheets and Sequence of Operations sheet for the signalized intersections will be provided.
- g. The Level of Service, delay, volume to capacity ratios, queues for all movements, approaches as well as the intersection as a whole will be provided.
- h. The pedestrian data will need to be included.
- i. The results will be provided in tabular form.

10. Future With the Project Analyses

- a. The roadways surrounding the project are proposed to be redesigned in the near future with the addition of committed developments. The constraints based on the proposed construction will impact the traffic and pedestrian circulation of the proposed project. The future with the project condition will need to be evaluated with the existing roadway conditions and the proposed future roadway conditions in order to evaluate the impacts of the future traffic and pedestrian circulation with the project.

11. Based on the results of the analyses, any roadway or intersection improvements will need to be evaluated and discussed with the City.

12. Traffic and Pedestrian Circulation

- a. The traffic and pedestrian circulation for the proposed project will be included as a section in the report. A figure detailing the routes will be provided.

13. Parking

- a. Provide a section in the report on the existing available parking for the exclusive use of the building and the location of the parking.
- b. Include the required parking for the proposed project, including students driving to school, and the location of any additional spaces needed.

14. General Requirements

- a. Provide a Table of Contents.
- b. Include all documentation for parcels, trip generation, trip distribution, growth rates, etc.
- c. Please use figures and tables to show distribution, turning movements (all conditions).

Please have the applicant provide the methodology letter per the above comments and submit for review.

If you have any questions or comments, please let me know.

Sincerely,



Lisa S. Bernstein, PE
Senior Traffic Engineer

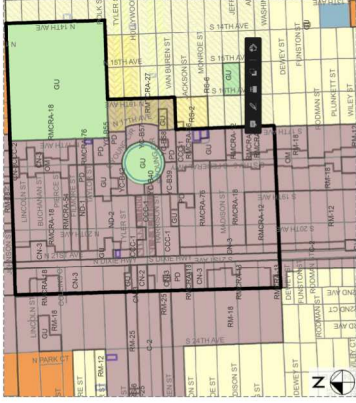
Attachments

PROJECT INFORMATION

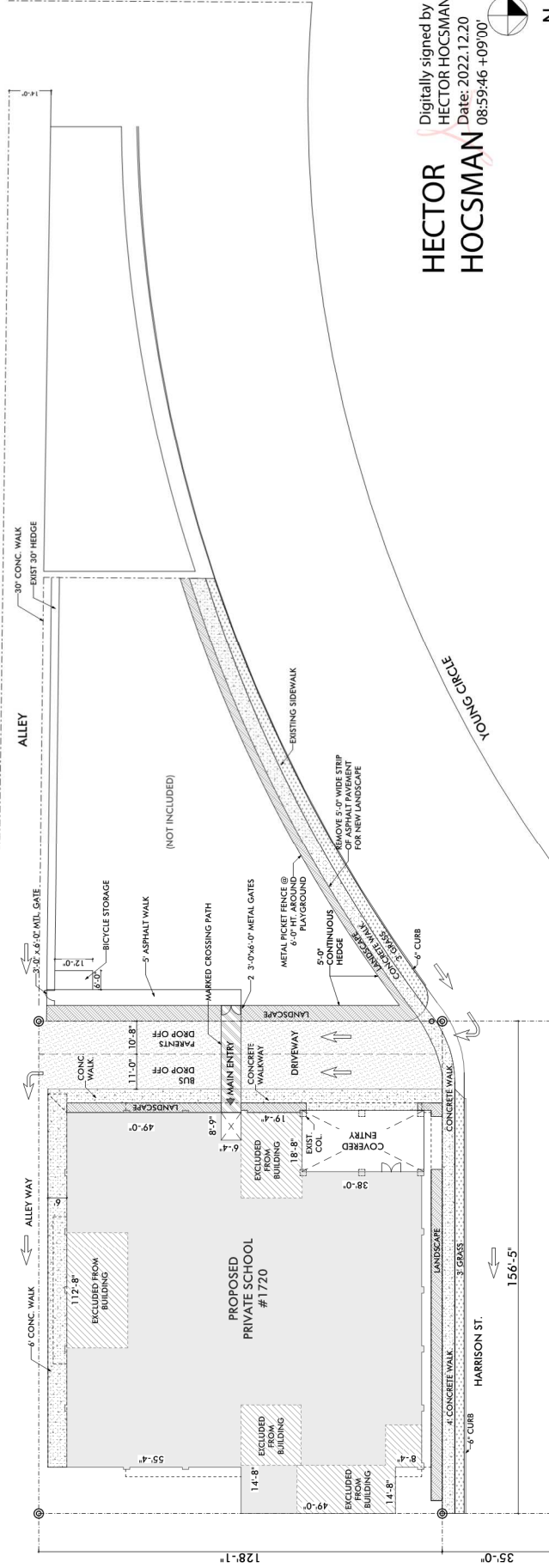
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|--|--|
| PROPERTY ADDRESS: | 1720 HARRISON ST., HOLLYWOOD, FL 33020 |
| BUILDING AREA - COMMERCIAL UNITS: | 36,966 SF (First 4 Floors) |
| TOTAL BUILDING AREA: | 147,877 SF, Total 19 story |
| CURRENT ZONING: | RAC (Office, Retail). |
| ZONING DISTRICT - PD-YC-B58 | |
| INTENDED ZONING and USE STATEMENT: | This site is intended for the proposed Private School that was on-premises named HOLLYWOOD FINE CHARTER SCHOOL. The New Owner intends to use the space without any further alterations as a Private School for young adolescents in Primary and Secondary age and House of Prayer with SPECIAL EXCEPTION as indicated in Zoning by Laws. |
| RAC ZONING - (REGIONAL ACTIVITY CENTER) - As permitted by RAC owner intends to follow guidelines encouraging "high-quality and functional mixed living, working, shopping, education, and recreational activities." As part of RETAIL CORE USES in RAC - A SPECIAL EXCEPTION is requested as indicated by: | |
| | 1. Day Care Facility Schools (K-12) 2. Place of Worship, 3. Meeting Hall |

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| PREVIOUSLY USE - ARTS CHARTER SCHOOL. Permit presented on 2-16-2004 to the City of Hollywood, FL, permitted and active for 5 years on-premises with waived Parking. |
| SITE CONFIGURATION: The Site consists of an EXISTING Commercial Building on the first 4 Floors and an Additional Existing Condominium Building on the 5 th Floor and up. |
| PARKING: There is no current Parking on the Site neither previously nor was permitted by Waiver. The area around the building has large parking garages. |
| A large PORTE COCHERE / Drop off Area exists on the site and is used by the existing building. A Permitting Agreement for the use of the Drop Off Area for the intended use is proposed. |
| Parking of Premises = 48 Spaces Required |
| STATEMENT OF OWNERSHIP |
| The Commercial site was purchased on 6/30/2022. |
| OWNER: BET MIDRASH OHR HA-CHAYIM HA-KADOSH INC. |
| FOLIOS numbers are indicated as follows: |
| 514215A0010 BET MIDRASH OHR HA-CHAYIM 1720 HARRISON STREET 1A HA-KADOSH INC |
| 514215A0020 HA-KADOSH INC BET MIDRASH OHR HA-CHAYIM 1720 HARRISON STREET 2A HA-KADOSH INC |
| 514215A0030 HA-KADOSH INC BET MIDRASH OHR HA-CHAYIM 1720 HARRISON STREET 3A HA-KADOSH INC |
| 514215A0040 HA-KADOSH INC BET MIDRASH OHR HA-CHAYIM 1720 HARRISON STREET 4A HA-KADOSH INC |
| TRAFFIC CIRCULATION |
| REFER TO TRAFFIC CIRCULATION ON REPORT |

ZONING MAP



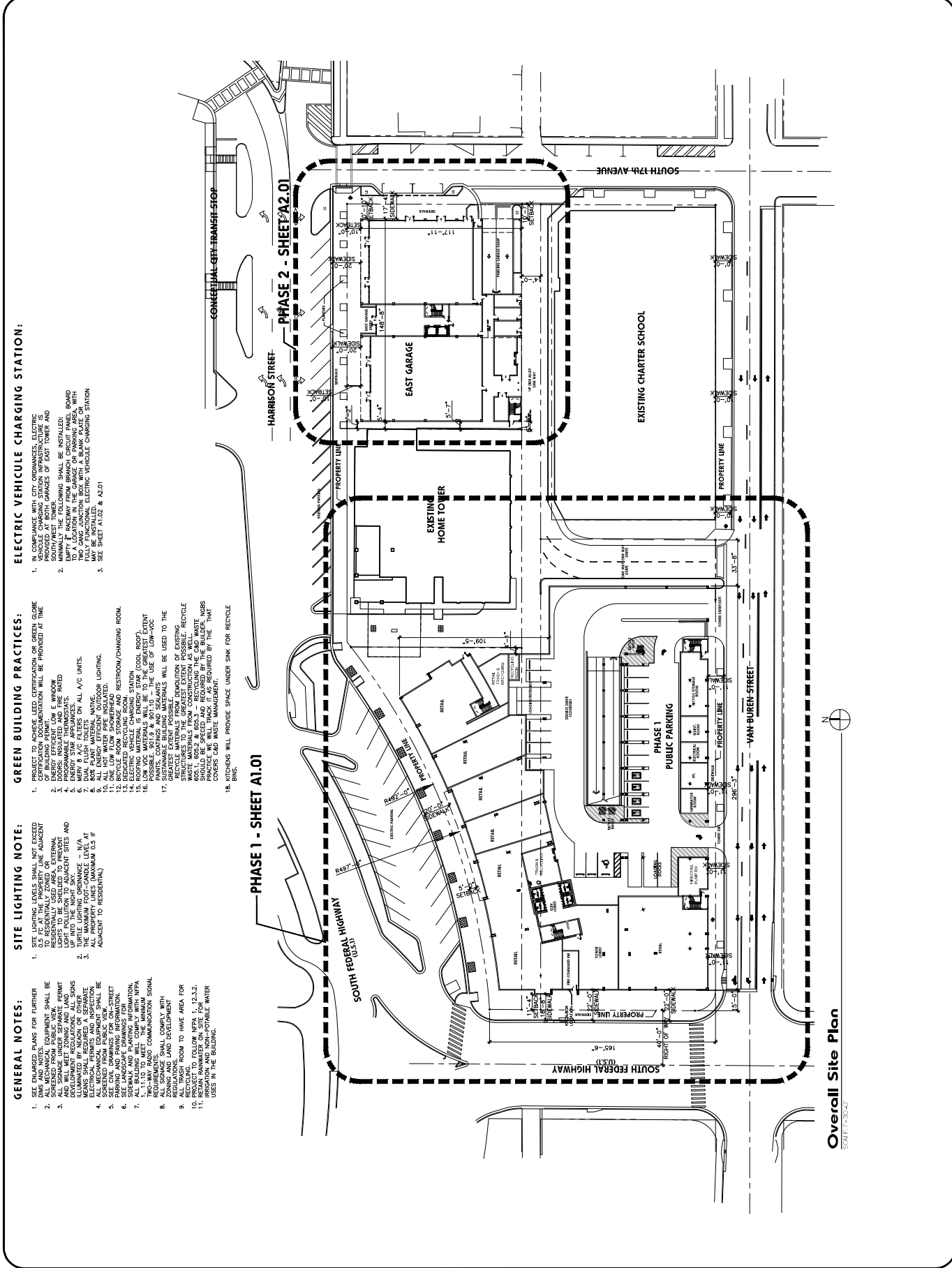
LOCATION MAP



HECTOR HOCSMAN
Digitally signed by
HECTOR HOCSMAN
Date: 2022.12.20
08:59:46 +09'00'

NOTE:
DRAWINGS FOR SPECIAL EXCEPTION

Existing Site Plan
NOT TO SCALE



ELECTRIC VEHICLE CHARGING STATION:

1. IN GARAGES WITH EXISTING REMAINING ELECTRICAL INFRASTRUCTURE, ELECTRICAL CHARGING STATION INFRASTRUCTURE IS PROVIDED AT BOTH GARAGES OF EAST TOWER AND WEST TOWER.
2. MINIMALLY THE FOLLOWING SHALL BE INSTALLED:
 - a. 20 AMP CIRCUIT BREAKER
 - b. 20 AMP JUNCTION BOX WITH A BLANK PLATE OR COVER
 - c. 20 AMP VEHICLE CHARGING STATION
3. SEE SHEET A1.02 & A1.01

GREEN BUILDING PRACTICES:

1. PROJECT TO ACHIEVE LEED CERTIFICATION OR GREEN RISE CERTIFICATION DOCUMENTATION WILL BE PROVIDED AT TIME OF SUBMITTAL.
2. GARAGES WITH LOW E WINDOW
3. DOORS, INSULATED AND FIRE RATED
4. ENERGY STAR APPLIANCES
5. ENERGY STAR APPLIANCES
6. ENERGY STAR APPLIANCES
7. DUAL FLUSH TOILETS ON ALL 1/2 UNITS.
8. 40% PAINT MATERIAL MOVING DOOR LIGHTING.
9. ALL HOT WATER PIPE INSULATED.
10. ALL HOT WATER PIPE INSULATED.
11. BICYCLE ROOM STORAGE AND RESTROOM/CHANGING ROOM.
12. ELECTRIC RECYCLING ROOM STATION
13. RECYCLING ROOM STATION
14. RECYCLING ROOM STATION
15. ROOFING MATERIAL IS ENERGY STAR (COOL ROOF) TENT
16. POSSIBLE 901.9 & 901.10 - THE USE OF LOW-VOC
17. SUSTAINABLE BUILDING MATERIALS WILL BE USED TO THE GREATEST EXTENT POSSIBLE. RECYCLE STRUCTURES TO THE GREATEST EXTENT POSSIBLE. RECYCLE 605.11, 605.2 & 605.3 - RECYCLING THE C&D WASTE. RECYCLING MATERIALS WILL BE USED TO THE GREATEST EXTENT POSSIBLE. RECYCLING MATERIALS WILL BE USED TO THE GREATEST EXTENT POSSIBLE. RECYCLING MATERIALS WILL BE USED TO THE GREATEST EXTENT POSSIBLE.
18. KITCHENS WILL PROVIDE SPACE UNDER SINK FOR RECYCLE BINS.

SITE LIGHTING NOTE:

1. SITE LIGHTING LUMENS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED EXTERNAL LIGHTS TO BE SHIELDED TO PREVENT UP INTO THE NIGHT SKY.
2. THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL)

GENERAL NOTES:

1. SEE CHANGES PLANS FOR FURTHER DIMS AND NOTES.
2. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED UNDER SEPARATE PERMIT.
3. ALL SERVICE UNDER SEPARATE PERMIT.
4. ALL SERVICE UNDER SEPARATE PERMIT.
5. ALL SERVICE UNDER SEPARATE PERMIT.
6. ALL SERVICE UNDER SEPARATE PERMIT.
7. ALL SERVICE UNDER SEPARATE PERMIT.
8. ALL SERVICE UNDER SEPARATE PERMIT.
9. ALL SERVICE UNDER SEPARATE PERMIT.
10. PROJECT TO FOLLOW NFPA 1, 10, 3, 2, 2.
11. IRRIGATION AND NON-POTABLE WATER USES IN THE BUILDING.



Overall Site Plan
 SCAFFER ARCHITECTS