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**SECOND STREET STATION II  
CITY OF FORT PIERCE**

**TRAFFIC IMPACT STATEMENT  
January 29, 2018**

**Prepared by:  
CARTER ASSOCIATES, INC.**

INTRODUCTION

This is a Traffic Impact Statement prepared for a proposed 4,986 sq. ft. mixed use building. This statement is being supplied to City of Fort Pierce in conjunction with a development review application.

EXISTING CONDITIONS

The 0.138 acre site is located on the north side of Avenue 'A' between the existing PP Cobb and Second Street Station buildings. The subject parcel is currently vacant and consists of an unimproved parking lot.

PROPOSED CONDITIONS

The proposed building will consist of 3,000 sq. ft. of mercantile and 1,986 sq. ft. of business office. The site is located in the "Downtown Business and Entertainment Overlay District" and is exempt from off-street parking requirements.

TRIP GENERATION

Using the latest Edition of the ITE Trip Generation Report, the following average daily trips and peak hour trip volumes for the proposed building uses were determined:

<u>Land Use</u>	<u>ITE Code</u>	<u>Intensity</u>	<u>Daily Trips</u>	<u>AM Total</u>	<u>AM in</u>	<u>AM out</u>	<u>PM Total</u>	<u>PM in</u>	<u>PM out</u>
Mercantile (Assume High Turnover Sit-Down Restaurant)	932	3,000	381	35	18	17	33	20	13
Business Office (Assume Single Tenant Office Building)	715	1,986	23	4	3	1	4	1	3
Totals		4,986	404	39	21	18	37	21	16

Trip generation was computed using the following data from the latest edition of the ITE Trip Generation Manual.

**Daily Trip Generation**

Mercantile (High-Turnover (Sit-Down) Restaurant)	ITE #932	127.15 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area
Business Office (Single Tenant Office Building)	ITE #715	11.57 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area

**AM Peak Hour**

Mercantile (High-Turnover (Sit-Down) Restaurant)	ITE #932	11.52 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area (52% entering, 48% exiting)
Business Office (Single Tenant Office Building)	ITE #715	1.80 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area (89% entering, 11% exiting)

**PM Peak Hour**

Mercantile (High-Turnover (Sit-Down) Restaurant)	ITE #932	11.15 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area (59% entering, 41% exiting)
Business Office (Single Tenant Office Building)	ITE #715	1.73 Average Vehicle Trip Ends per 1,000 Sq. Ft. of Gross Floor Area (15% entering, 85% exiting)

## CONCLUSION

As seen above, an analysis of the traffic impacts associated with the proposed mixed use building was performed using data provided by the latest edition of the ITE Trip Generation Manual. The calculations demonstrate that the proposed mixed use building will cause a nominal increase in traffic volumes. Therefore, the results indicate that an acceptable level of service will be maintained on the roadways servicing this project.