Kimley»Horn

To: Tom Reetz
Senior Planner
City of Stuart Development Department

From: Nicholas J. Mora, P.E.
Kimley-Horn and Associates, Inc.

Alexander R. Memering, E.I.T.
Kimley-Horn and Associates, Inc.

Date: December 18, 2019

Re: **AHS at Harbor Grove – City of Stuart, Florida**
2nd Review of Traffic Impact Analysis

Kimley-Horn has reviewed the Traffic Impact Analysis (revised September 30, 2019) prepared by O'Rourke Engineering & Planning related to the above-mentioned project. The subject project is located generally west of Commerce Avenue, south of Indian Street in the City of Stuart, Florida. The proposed development consists of 324 apartments and access to the project will be provided via a full access connection to Commerce Avenue and one full access connection on Fischer Avenue for emergency or limited access.

Based on the analysis provided, the project has the potential to generate 1,764 net new daily trips, 108 net new AM peak hour trips (28 in / 80 out), and 137 net new PM peak hour trips (84 in / 53 out).

The analysis demonstrates that adjacent impacted roadways have sufficient capacity available to support the proposed project trips and no ingress turn lanes are warranted. However, ingress turn lanes (southbound right-turn lane, southbound left-turn lane, and northbound left-turn lane) will be provided at the full access connection on Commerce Avenue based on the attached site plan. We have no further comments for the applicant at this time.

Thank you for the opportunity to assist the City of Stuart in reviewing the noted project. Please contact us if you have any questions or need additional information.