

February 28, 2024

Michael Daniels, AICP
Planning and Zoning Director
City of Green Cove Springs, FL

RE: Huntley Commercial Center TIA Methodology Comments

Dear Michael,

Please see comments below regarding the methodology letter.

- 1) Please provide the study area roadway segments based on the net new trips that exceed 5% of the service volume in accordance with the City of Green Cove Springs Traffic Impact Analysis Guidelines. Include all signalized intersections in the study area that are along the impacted roadway segments. It is acceptable to estimate the trip distribution, without running the transportation model.
- 2) Based on the concept plan it appears that a gas station is anticipated at the intersection of SR 16/US 17. Please update the trip generation with this land use. If other land uses are known or anticipated such as fast food or fast casual restaurant, please include these land uses in the trip generation.
- 3) Left turn lane warrant analyses at the site access intersections are not mentioned. As discussed during the methodology meeting, please note that the left-turn lanes at all access intersections will be recommended or state that left turn lane warrant analyses will be provided and note the method that will be used.
- 4) Please note in the Intersection Capacity Analysis that the background (no-build) intersection conditions will be analyzed.
- 5) Please note that committed trips from the Rookery will be included in the analysis.
- 6) Please include the truck traffic for the industrial land uses in the trip generation. Ensure that truck volumes both project and background, are applied to the intersection analysis. If the project truck distribution is expected to differ significantly from the passenger car trip distribution, please include a separate truck trip distribution. Please provide a map to illustrate the estimated buildout truck volumes along the study area segments.

Sincerely,

