

# MEMORANDUM

**To:** Ernesto Pino, Interim Public Works Director, City of Coral Gables  
Eric Riel, Director of Planning, City of Coral Gables

**From:** Charles Hart, P.E., PTOE, Marlin Engineering, Inc.

**Cc:** Walter Carlson, Asst Director of Planning, City of Coral Gables  
Eric Penfield, P.E., Marlin Engineering, Inc.

**Date:** June 17, 2010

**Re:** Fairchild Tropical Botanical Garden Traffic Impact Study

**MEI Project No.:** 2007013.002

Marlin Engineering was tasked by the City of Coral Gables with reviewing the traffic impact study submitted on behalf of Fairchild Tropical Botanical Garden. The Applicant proposes to expand its existing office use from 9,600 square feet to 15,158 square feet. According to the Applicant, the expansion will not result in an increase of employees, but rather an increase in working space for the 105 employees currently working at the garden. However, because the additional square footage may generate additional non-employee trips, the Applicant was requested to provide a trip generation analysis comparing the existing and proposed office space. The following traffic engineering comments are offered concerning the submitted trip generation analysis and impact study.

## Traffic Engineering Comments

1. The Applicant prepared a trip generation analysis based on equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation manual, 8<sup>th</sup> Edition*. Results indicate that the net new trips generated by the additional square footage will be fewer than 10 new peak hour trips.
2. The potential impact upon the local roadway network, i.e. Old Cutler Road, is negligible accounting for less than 1% of that road's adopted level of service standard volume.

In general, we concur with the Applicant's trip generation analysis and assessment of the proposed office building expansion's impact upon the local roadway network. The net new trips generated by this project is minimal, as well as its resulting impact. Therefore, we have no further comments concerning this application.

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