June 9, 2023

Bridget Kean, AICP

City of Port St. Lucie

121 SW Port St. Lucie Boulevard

Port St. Lucie FL 34984

Re: Cadence Phase 3 – Traffic Impact Statement (P21-171)

Bridget,

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the Phase 3 of Cadence Project. The project proposes 120 single family dwelling units in Phase 3.

Proposed Traffic Generation

Traffic Generation

This analysis uses trip generation rates for Single Family Dwelling Units (Institute of Transportation Engineers (ITE) Land Use 210) published in the Institute of Transportation Engineers' (ITE) report, Trip Generation (11th Edition). Figure 1 presents the proposed project's trip generation.

The proposed phase is expected to generate the following net external and cumulative driveway trips:

- 1,193 daily, 88 AM peak hour (23 in/65 out), and 118 PM peak hour (74 in/44 out) trips.

Internal Capture

The site contains no internal capture.

Pass-by Trip Capture

The pass-by trip capture rate is 0.

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Engineering & Planning, Inc.

Figure 1. Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Phase 1 Traffic									
Single Family Detached	120	DU	1,193	88	23	65	118	74	44
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			**1,193**	**88**	**23**	**65**	**118**	**74**	**44**
NET CHANGE IN DRIVEWAY VOLUMES			**1,193**	**88**	**23**	**65**	**118**	**74**	**44**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Single Family Detached	210	DU	$Ln(T) = 0.92\ Ln(X) + 2.68$	0%	26/74	$Ln(T) = 0.91$ $Ln(X) + 0.12$	63/37	$Ln(T) = 0.94$ $Ln(X) + 0.27$

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ITE 11th Edition

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Shaun MacKenzie
Date: 2023.06.09
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Shaun G. MacKenzie P.E.
PE Number 61751