

DAVID PLUMMER & ASSOCIATES

CORAL GABLES • FORT MYERS • FORT LAUDERDALE

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750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX, 305 444-4986 • DPA@DPLUMMER.COM

December 14, 2009

Mr. Alberto Delgado, PE
Public Works Director
City of Coral Gables
2800 SW 72 Avenue
Miami, Florida 33155
(305) 460-5001

Re: Fairchild Tropical Botanic Garden Traffic Impacts - #09228

Dear Alberto:

The purpose of this letter is to document the conclusions of our meeting on November 18, 2009 regarding potential traffic impacts for the proposed Fairchild Tropical Botanic Garden (FTBG) project. We agreed at this meeting that the traffic impacts from this project are de minimis and no traffic study is required by the city.

Fairchild Tropical Botanic Garden (FTBG) is located at 10901 Old Cutler Road in Coral Gables, FL. FTBG opened in 1938 and occupies approximately 83 acres between Old Cutler Road, Matheson Hammock Park, and Campana Avenue. FTBG is one of the world's preeminent botanic gardens with an extensive collection of rare tropical plants. This site is among the region's most popular visitor attractions and offers a variety of programs in environmental education, conservation, and horticulture.

FTBG is open to the public daily from 9:30am to 4:30pm, excluding December 25th, and has approximately 900 daily visitors. These visitors park in the main parking lot located just north of the main entrance. FTBG has 105 employees who start work between 7am and 10am and end their work day between 3pm and 6pm. The employees park in the south parking lot.

The proposed project consists of the following components that will be located on the southwest portion of the property (see attached site plan):

Mr. Alberto Delgado

Re: **Fairchild Tropical Botanic Garden Traffic Impacts - #09228**

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- West Wing: 2,179sf of office space
- East Wing: 5,879sf of office space and 3,049sf of basement/storage area
- Café: 3,300sf (open to visitors and employees only)

Currently, employees occupy approximately 9,600sf of office space on the property. The purpose of the office component of the project is to improve the working conditions for the employees by providing more efficient and updated office space. Approximately 2,500sf of the existing office space will be reconfigured and converted to storage areas.

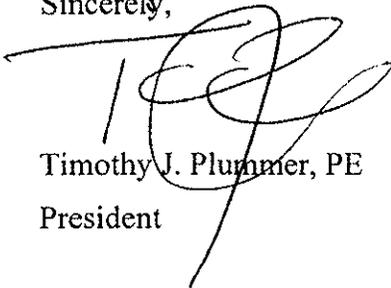
The existing fire department access driveway on Campana Avenue is not open to the public. This driveway will be relocated as part of the proposed project and will remain closed to the public.

In summary, the proposed improvements to FTBG will not result in an increase in the number of employees. As we agreed to at our meeting, there will be de minimis traffic impacts to the roadway system, and a traffic study is not required by the city because:

1. There are no additional employees with the new office space.
2. The proposed café will be open to visitors and employees only.
3. There are no new access points open to the public or employees.
4. The parking areas remain unchanged.

Please contact me at (305) 447-0900 if you have any questions or need more information.

Sincerely,



Timothy J. Plummer, PE
President

cc: Eric Riel (City), Walter Carlson (City), Zeke Guilford, Kim Bobson, Nannette Zapata
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DAVID PLUMMER & ASSOCIATES

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444 4986 • DPA@DPLUMMER.COM

April 28, 2010

Mr. Ernesto Pino, PE
Assistant Director of Public Works
City of Coral Gables
2800 SW 72 Avenue
Miami, Florida 33155
(305) 460-5001

2010 MAY -4 AM 10:36
CITY OF CORAL GABLES
PLANNING DEPARTMENT

Re: Fairchild Tropical Botanic Garden Traffic Impacts - #09228

Dear Mr. Pino:

The purpose of this letter is to address the comments received from Marlin Engineering in a Memorandum dated January 22, 2010 regarding potential traffic impacts for the proposed Fairchild Tropical Botanic Garden (FTBG) project.

Fairchild Tropical Botanic Garden is located at 10901 Old Cutler Road in Coral Gables, Florida. FTBG opened in 1938 and occupies approximately 83 acres between Old Cutler Road, Matheson Hammock Park, and Campana Avenue. FTBG is one of the world's preeminent botanic gardens with an extensive collection of rare tropical plants. This site is among the region's most popular visitor attractions and offers a variety of programs in environmental education, conservation, and horticulture.

FTBG is open to the public daily from 9:30am to 4:30pm, excluding December 25th, and has approximately 900 daily visitors. These visitors park in the main parking lot located just north of the main entrance. FTBG has 105 employees who start work between 7am and 10am and end their work day between 3pm and 6pm. The employees park in the south parking lot.

The proposed project consists of the following components that will be located on the southwest portion of the property (see attached site plan):

- West Wing: 2,179sf of office space



Mr. Ernesto Pino

Re: **Fairchild Tropical Botanic Garden Traffic Impacts - #09228**

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- East Wing: 5,879sf of office space and 3,049sf of basement/storage area
- Café: 3,300sf (open to visitors and employees only)

Currently, employees occupy approximately 9,600sf of office space on the property. The purpose of the office component of the project is to improve the working conditions for the employees by providing more efficient and updated office space. Approximately 2,500sf of the existing office space will be reconfigured and converted to storage areas. Therefore, the ultimate square footage of office space will be 15,158sf.

As requested in the above mentioned memo, a trip generation comparison has been conducted to document the difference between the project trips that are generated with the existing office square footage versus the project trip that could potentially be generated with the proposed office square footage. The trip generation analysis was based on rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition. The trip generation summary is provided in Exhibit 1. Trip generation worksheets are provided in Attachment A.

Exhibit 1

Project Trip Generation Summary

ITE Land Use Designation ¹	Size/Units	Weekday AM Peak Hour Vehicle Trips			Weekday PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
<u>Existing Use</u> General Office Land Use 710	9,600 SF	T = 1.55 (X)			T = 1.49 (X)		
		13	2	15	2	12	14
<u>Proposed Use</u> General Office Land Use 710	15,158 SF	T = 1.55 (X)			T = 1.49 (X)		
		21	3	24	4	19	23
Net New Trips		8	1	9	2	7	9

¹ Based on ITE Trip Generation manual, Eighth Edition.

Source: David Plummer & Associates



Mr. Ernesto Pino

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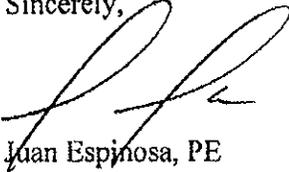
The result of the trip generation comparison shows that with the increase in office square footage the project could potentially generate 9 additional vehicle trips during the morning peak hour and 9 vehicle trips during the afternoon peak hour. This accounts for 0.8% of the adopted level of service standard volume (1140 trips) for Old Cutler Road. It should be noted that even though this is a minimal increase, it is still a conservative analysis since FTBG has reiterated that the number of employees will not increase with the new office space.

In summary, the conclusions stated in our letter dated December 14, 2009 remain the same. Since the proposed improvements to FTBG will not result in an increase in the number of employees, there will be de minimis traffic impacts to the roadway system because:

1. There are no additional employees with the new office space.
2. There are no new access points open to the public or employees.
3. The parking areas remain unchanged.

Please contact me at (305) 447-0900 if you have any questions or need more information.

Sincerely,



Juan Espinosa, PE

Vice President - Transportation

cc: Eric Riel (City), Walter Carlson (City), Zeke Guilford, Kim Bobson, Nannette Zapata
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Attachment A

Trip Generation



Fairchild Tropical Gardens (Existing) - 09228
 Summary of Trip Generation Calculation
 For 9.6 Th.Sq.Ft. GFA of General Office Building
 April 27, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	106
7-9 AM Peak Hour Enter	1.36	0.00	1.00	13
7-9 AM Peak Hour Exit	0.19	0.00	1.00	2
7-9 AM Peak Hour Total	1.55	1.39	1.00	15
4-6 PM Peak Hour Enter	0.25	0.00	1.00	2
4-6 PM Peak Hour Exit	1.24	0.00	1.00	12
4-6 PM Peak Hour Total	1.49	1.37	1.00	14
Saturday 2-Way Volume	2.37	2.08	1.00	23
Saturday Peak Hour Enter	0.22	0.00	1.00	2
Saturday Peak Hour Exit	0.19	0.00	1.00	2
Saturday Peak Hour Total	0.41	0.68	1.00	4

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Fairchild Tropical Gardens (Proposed) - 09228
 Summary of Trip Generation Calculation
 For 15,158 Th.Sq.Ft. GFA of General Office Building
 April 27, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	11.01	6.13	1.00	167
7-9 AM Peak Hour Enter	1.36	0.00	1.00	21
7-9 AM Peak Hour Exit	0.19	0.00	1.00	3
7-9 AM Peak Hour Total	1.55	1.39	1.00	23
4-6 PM Peak Hour Enter	0.25	0.00	1.00	4
4-6 PM Peak Hour Exit	1.24	0.00	1.00	19
4-6 PM Peak Hour Total	1.49	1.37	1.00	23
Saturday 2-Way Volume	2.37	2.08	1.00	36
Saturday Peak Hour Enter	0.22	0.00	1.00	3
Saturday Peak Hour Exit	0.19	0.00	1.00	3
Saturday Peak Hour Total	0.41	0.68	1.00	6

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS