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December 31, 2020

**Reference: Traffic & Parking Assessment  
Multi-Family Residential Development  
50 Broad Avenue  
Palisades Park, NJ  
Block 614, Lot 23**

Dear Members of the Board:

We are pleased to provide this Traffic + Parking Assessment report for the above referenced project. This Assessment identifies existing traffic operations, forecasts future traffic volumes to and from the proposed site (Trip Generation), and identifies traffic impacts, if any. In addition, the required number of parking spaces is evaluated and described.

**FIGURE 1** shows the existing site contains of the proposed site which is located at the northeast corner of the unsignalized intersection of Broad Avenue and East Ruby Avenue. Broad Avenue is a local municipal roadway providing two-way traffic with one-lane in each direction, parking on both sides, and with a 25-mph posted speed limit. East Ruby Avenue is a local municipal roadway providing two-way traffic with one-lane in each direction, parking on both sides, and with a posted speed limit of 25-mph.

The proposed Mixed-Use Multi-Family Residential Development includes 39 residential units (18 studio, and 21 one-bedroom), and ground floor neighborhood retail in three potential spaces totaling 4,000 sf.

#### TRIP GENERATION

The test from a traffic operations perspective for the proposed site is to determine if the anticipated additional vehicle trips associated with the proposed Mixed-Use Multi-Family Residential development would create a traffic impact. Utilizing the latest trip generation rates developed by the *Institute of Transportation Engineers (ITE) Trip Generation Manual (10<sup>th</sup> Edition)*, we determined the increase in anticipated peak hour site-generated traffic associated with the proposed development.



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**TABLE 1** below shows the estimated new vehicle trips for the residential and retail elements of the proposed site.

**TABLE 1**

Description/ITE Code	ITE Trip Generation Rates - 10th Edition										
	Units	Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
			AM Hour	PM Hour	SAT Hour	AM In	AM Out	PM In	PM Out	SAT In	SAT Out
Multifamily Housing (Mid-Rise) , LUC-221	Units	39.0	14	18	23	4	10	11	7	11	12
	% In / % Out					26%	74%	61%	39%	49%	51%
Shopping Center, LUC-820	1,000 SF	4.0	4	15	18	2	1	7	8	9	9
	% In / % Out					62%	38%	48%	52%	52%	48%
<b>GRAND TOTAL</b>			<b>18</b>	<b>33</b>	<b>41</b>	<b>6</b>	<b>12</b>	<b>18</b>	<b>15</b>	<b>21</b>	<b>20</b>

The proposed Mixed-Use Development would likely include **up to 18, 33, and 41 additional vehicles per hour (vph) during the AM, PM, and Saturday Peak Hours, respectively.** Although there would be an increase in traffic volumes during the Peak Hours, the net increase and the overall traffic generated would be very minor.

ACCESS / SITE CIRCULATION & PARKING

As depicted on **FIGURE 1**, the proposed site would have vehicular access along East Ruby Avenue approximately 45' from the intersection Stop Bar.

On-site parking provides for 19 parking spaces (including 1 ADA accessible space). The RSIS requires 70 parking spaces (1.8 space for a 1-bedroom and studio unit). The proposed retail requires 20 parking spaces (4,000 sf / 200 sf per space). Therefore, a total of 90 parking spaces are required and 19 parking spaces are provided, therefore a 71-parking space variance is required.

Based on the small square footage of the proposed residential units, and the current Palisades Park vehicle ownership, the proposed 19 parking spaces proposed would be sufficient for the proposed Multi-Family Residential development site considering the following:

- RSIS requires 1.8 spaces per unit, for a studio and 1-bedroom unit, which is excessive for this site based on the US Census Vehicle ownership data for this track of Palisades Park (13.4% do not own a vehicle), and 22% utilize public transportation or other means to get to work.
- The 21 proposed studio units would not have any assigned parking, and the 1-Bedroom units would be assigned 1 parking each (18 spaces). Therefore, guest parking and retail parking would be accommodated by existing on-street parking along Broad Avenue,



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East Ruby Avenue, and other local streets within a **1/4 mile (Red)**, and **1/8 mile (Blue)** walking distance.

**FIGURE 2 Walking Distances for On-Street Parking**





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CONCLUSION

In summary, the proposed project would not result in a significant increase in traffic and can operate efficiently with 19 parking spaces (90 required) based on the size of the units, percentage of public transportation utilization, vehicle ownership in this section of Palisades Park, and available on-street spaces along Broad Avenue and the surrounding streets within walking distance.

The site would be safe and efficient from a traffic operation standpoint and would not create any significant traffic impact at the proposed driveways, nor create significant queuing on-site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Louis J. Luglio".

Louis J. Luglio, P.E.

Attachments: FIGURE 1 – Existing Conditions