



NEWKIRK ENGINEERING, INC.

CIVIL ENGINEERING - TRANSPORTATION - CEI - LANDSCAPE ARCHITECTURE

1230 N US HWY 1, SUITE 3, ORMOND BEACH, FLORIDA 32174 386-872-7794

April 21, 2022

Steven Spraker, AICP, Planning Director

City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, FL 32174

**RE: REGAL MULTI-FAMILY
215 WILLIAMSON BOULEVARD, ORMOND BEACH, FL
TRAFFIC STATEMENT**

Dear Mr. Spraker:

The project consists of demolition of an existing 39,368 square feet Regal Cinemas Center for a proposed 310-unit luxury apartment complex.

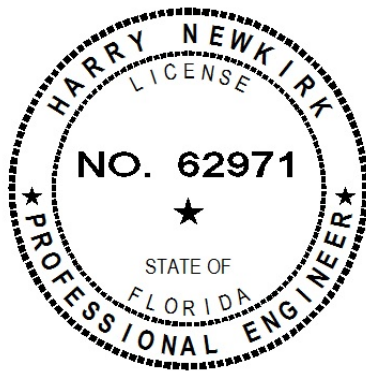
The trip generation calculations demonstrate that traffic concurrency is reduced with the project as follows:

ITE CODE	RATE	UNITS	DAIL TRIPS	PM PEAK
MOVIE THEATER (444)	39,368	SF	3912	243
APARTMENTS	310	UNITS	2062	192
DIFFERENCE			1850	51

See attached pages for traffic generation calculations.

If you have any questions or need additional information, please feel free to call or email me at Harry@Newkirk-Engineering.com.

Sincerely,



Harry Newkirk, PE # 62971
President of Newkirk Engineering, Inc.

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		(peak hours are for peak hour of adjacent street traffic unless highlighted)									Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out										
Mobile Home Park 240	Acres	39.61	3.20	4.45		18%	82%	63%	37%		0	0	0	0	0	0	0	0	0
Mobile Home Park 240	Vehicles	3.38	0.27	0.36		16%	84%	63%	37%		0	0	0	0	0	0	0	0	0
Senior Adult Housing-Detached 251	DU	3.71	0.22	0.27		35%	65%	61%	39%		0	0	0	0	0	0	0	0	0
Senior Adult Housing- Attached 252	Occ.DU	3.48	0.13	0.16		36%	64%	60%	40%		0	0	0	0	0	0	0	0	0
Congregate Care Facility 253	Occ.DU	2.15	0.06	0.17		61%	39%	56%	44%		0	0	0	0	0	0	0	0	0
Congregate Care Facility 253	DU	2.02	0.06	0.17		59%	41%	55%	45%		0	0	0	0	0	0	0	0	0
Assisted Living 254	Occ. Beds	2.74	0.17	0.29		73%	27%	52%	48%		0	0	0	0	0	0	0	0	0
Assisted Living 254	Beds	2.66	0.14	0.22		65%	35%	44%	56%		0	0	0	0	0	0	0	0	0
Assisted Living 254	Employees	3.93	NA	0.55		NA	NA	NA	NA		0	NA	0	NA	NA	0	NA	NA	0
Retirement Community 255	Occ. Units	2.81	0.18	0.29		64%	36%	48%	52%		0	0	0	0	0	0	0	0	0
Recreational Homes 260	DU	3.16	0.16	0.26		67%	33%	41%	59%		0	0	0	0	0	0	0	0	0
Recreational Homes 260	Acres	1.33	0.07	0.11		67%	33%	41%	59%		0	0	0	0	0	0	0	0	0
Timeshare 265	DU	10.03	0.48	0.75		NA	NA	NA	NA		0	0		NA	NA	0	NA	NA	0
Residential PUD 270	DU	7.50	0.51	0.62		22%	78%	65%	35%		0	0	0	0	0	0	0	0	0
Residential PUD 270	Acres	46.78	2.88	4.05		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Hotel 310	Occ. Room	8.92	0.67	0.70		58%	42%	49%	51%		0	0	0	0	0	0	0	0	0
Hotel 310	Rooms	8.17	0.56	0.59		61%	39%	53%	47%		0	0	0	0	0	0	0	0	0
Hotel 310	Employees	14.34	0.69	0.80		60%	40%	54%	46%		0	0	0	0	0	0	0	0	0
All Suites Hotel 311	Occ.Room	6.24	0.48	0.55		67%	33%	42%	58%		0	0	0	0	0	0	0	0	0
All Suites Hotel 311	Rooms	4.90	0.38	0.40		55%	45%	45%	55%		0	0	0	0	0	0	0	0	0
Business Hotel 312	Occ. Room	7.27	0.58	0.62		59%	41%	60%	40%		0	0	0	0	0	0	0	0	0
Business Hotel 312	Employees	72.67	7.17	7.60		59%	41%	60%	40%		0	0	0	0	0	0	0	0	0
Motel 320	Occ.Room	9.11	0.64	0.58		36%	64%	53%	47%		0	0	0	0	0	0	0	0	0
Motel 320	Rooms	5.63	0.45	0.47		36%	64%	54%	46%		0	0	0	0	0	0	0	0	0
Motel 320	Employees	12.81	0.91	0.73		54%	46%	54%	46%		0	0	0	0	0	0	0	0	0
Resort Hotel 330	Occ. Room	13.43	0.37	0.49		72%	28%	43%	57%		0	0	0	0	0	0	0	0	0
Resort Hotel 330	Rooms	NA	0.31	0.42		72%	28%	43%	57%		0	0	0	0	0	0	0	0	0
Resort Hotel 330	Employees	13.58	0.15	0.25		69%	31%	40%	60%		0	0	0	0	0	0	0	0	0
City Park 411	Acres	1.59	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	NA	0	NA	NA	0
City Park 411	Picnic Sites	5.87	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	NA	0	NA	NA	0
County Park 412	Acres	2.28	0.01	0.06		80%	20%	41%	59%		0	0	0	0	0	0	0	0	0
State Park 413	Acres	0.65	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	NA	0	NA	NA	0
State Park 413	Picnic Sites	9.95	NA	0.55		NA	NA	43%	57%		0	NA	0	NA	NA	0	0	0	0
State Park 413	Employees	42.55	NA	4.67		NA	NA	43%	57%		0	NA	0	NA	NA	0	0	0	0
Water Slide Park 414	Parking Space	2.27	0.08	0.28		70%	30%	21%	79%		0	0	0	0	0	0	0	0	0
Beach Park 415	Acres	29.81	0.48	1.30		59%	41%	29%	71%		0	0	0	0	0	0	0	0	0
Campground/RV Park 416	Acres	NA	0.48	0.98		42%	58%	69%	31%		0	0	0	0	0	0	0	0	0
Regional Park 417	Acres	4.57	0.15	0.20		57%	43%	45%	55%		0	0	0	0	0	0	0	0	0
Regional Park 417	Picnic Sites	61.82	4.00	9.60		75%	25%	41%	59%		0	0	0	0	0	0	0	0	0
Regional Park 417	Employees	79.77	4.59	10.26		65%	35%	45%	55%		0	0	0	0	0	0	0	0	0
National Monument 418	Acres	5.37	0.23	0.42		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
National Monument 418	Employees	31.05	3.05	5.58		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Marina 420	Berths	2.96	0.08	0.19		33%	67%	60%	40%		0	0	0	0	0	0	0	0	0
Marina 420	Acres	20.93	NA	NA		NA	NA	NA	NA		0	NA	NA	NA	NA	0	NA	NA	0
Golf Course 430	Acres	5.04	0.21	0.30		74%	26%	34%	66%		0	0	0	0	0	0	0	0	0
Golf Course 430	Employees	20.52	1.01	1.48		68%	32%	48%	52%		0	0	0	0	0	0	0	0	0
Golf Course 430	Holes	35.74	2.23	2.78		79%	21%	45%	55%		0	0	0	0	0	0	0	0	0
Miniature Golf Course 431	Holes	NA	NA	0.33		NA	NA	33%	67%		0	NA	0	NA	NA	0	0	0	0
Golf Driving Range 432	Tees	13.65	0.40	1.25		61%	39%	45%	55%		0	0	0	0	0	0	0	0	0
Batting Cages 433	Cages	NA	NA	2.22		NA	NA	55%	45%				0	NA	NA	0	0	0	0
Multipurpose Rec. Facility 435	Acres	90.38	1.92	5.77		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0
Bowling Alley 437	KSF ²	33.33	3.13	3.54		60%	40%	35%	65%		0	0	0	0	0	0	0	0	0
Live Theater 441	Seats	NA	NA	0.02		NA	NA	50%	50%		0	NA	0	NA	NA	0	0	0	0
Movie Theater w/o matinee 443	KSF ²	78.06	0.22	6.16		NA	NA	94%	6%	39.4	3,076	9	243	NA	NA	0	228	15	0
Movie Theater w/o matinee 443	Movie Screens	220.00	NA	24.00		NA	NA	41%	59%		0	NA	0	NA	NA	0	0	0	0
Movie Theater w/o matinee 443	Seats	1.76	0.01	0.07		NA	NA	75%	25%		0	0	0	NA	NA	0	0	0	0
Movie Theater w/o matinee 443	Employees	53.12	0.15	4.20		NA	NA	NA	NA		0	0	0	NA	NA	0	NA	NA	0

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates <small>(peak hours are for peak hour of adjacent street traffic unless highlighted)</small>								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
		Fast Food with Drive Thru 934	KSF ²	496.12	49.35	33.48	50%	51%	49%		52%	48%	0	0	0	0	0	0	0
Fast Food with Drive Thru 934	Seats	19.52	1.32	0.94	50%	53%	47%	53%	47%	0	0	0	0	0	0	0	0	0	
Fast Food Drive Thru Only 935	KSF ²	NA	NA	153.85	89%	NA	NA	54%	46%	0	NA	0	NA	NA	0	0	0	0	
Coffee/Donut Shop w/o Drive Thru 934	KSF ²	NA	117.23	40.75		51%	49%	50%	50%	0	0	0	0	0	0	0	0	0	
Coffee/Donut Shop w/ Drive Thru 937	KSF ²	818.58	110.75	42.93		51%	49%	50%	50%	0	0	0	0	0	0	0	0	0	
Coffee/Donut Drive Thru Only 938	KSF ²	1800.00	303.33	75.00	89%	50%	50%	50%	50%	0	0	0	0	0	0	0	0	0	
Bread/Bagel Shop w/o Drive Thru 939	KSF ²	NA	70.22	28.00		47%	53%	50%	50%	0	0	0	0	0	0	0	0	0	
Bread/Bagel Shop w/ Drive Thru 940	KSF ²	NA	36.92	19.56		50%	50%	50%	50%	0	0	0	0	0	0	0	0	0	
Quick Lube Vehicle Shop 941	Service Bays	40.00	3.00	5.19		67%	33%	55%	45%	0	0	0	0	0	0	0	0	0	
Automobile Care Center 942	Service Bays	12.48	1.52	2.17		68%	32%	NA	NA	0	0	0	0	0	0	NA	NA	0	
Automobile Care Center 942	KSF ²	15.86	2.94	3.38		65%	35%	50%	50%	0	0	0	0	0	0	0	0	0	
Automobile Parts & Service Center 94	KSF ²	NA	NA	4.46		NA	NA	42%	58%			0	NA	NA	0	0	0	0	
Gasoline/Service Station 944	Fuel Position	168.56	12.16	13.87	42%	51%	49%	50%	50%	0	0	0	0	0	0	0	0	0	
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	10.16	13.38	56%	50%	50%	50%	50%	0	0	0	0	0	0	0	0	0	
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	11.93	13.94		51%	49%	51%	49%	0	0	0	0	0	0	0	0	0	
Self-Service Carwash 947	Stalls	108.00	8.00	5.54		50%	50%	51%	49%	0	0	0	0	0	0	0	0	0	
Automated Car Wash 948	KSF ²	NA	NA	14.12		NA	NA	51%	49%	0	NA	0	NA	NA	0	0	0	0	
											3,076	9	243	0	0	0	228	15	0

RED Rates = CAUTION - Use Carefully - Small Sample Size

Green Rates = Peak Hour of Generator - (no peak rate for the rush hour of adjacent street traffic)

Blue Rates = Saturday Daily total - (no weekday daily rate)

***Pass-By % are Rates from Weekay PM Peak Period**

***The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT**

NA = Not Available KSF² = Units of 1,000 square feet
DU = Dwelling Unit Fuel Position = the number of vehicles that could be fueled simultaneously
Occ.Room = Occupied Room

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		Fast Food with Drive Thru 934	KSF ²	496.12	49.35	33.48	50%	51%	49%		52%	48%		0	0	0	0	0	0
Fast Food with Drive Thru 934	Seats	19.52	1.32	0.94	50%	53%	47%	53%	47%		0	0	0	0	0	0	0	0	0
Fast Food Drive Thru Only 935	KSF ²	NA	NA	153.85	89%	NA	NA	54%	46%		0	NA	0	NA	NA	0	0	0	0
Coffee/Donut Shop w/o Drive Thru 934	KSF ²	NA	117.23	40.75		51%	49%	50%	50%		0	0	0	0	0	0	0	0	0
Coffee/Donut Shop w/ Drive Thru 937	KSF ²	818.58	110.75	42.93		51%	49%	50%	50%		0	0	0	0	0	0	0	0	0
Coffee/Donut Drive Thru Only 938	KSF ²	1800.00	303.33	75.00	89%	50%	50%	50%	50%		0	0	0	0	0	0	0	0	0
Bread/Bagel Shop w/o Drive Thru 939	KSF ²	NA	70.22	28.00		47%	53%	50%	50%		0	0	0	0	0	0	0	0	0
Bread/Bagel Shop w/ Drive Thru 940	KSF ²	NA	36.92	19.56		50%	50%	50%	50%		0	0	0	0	0	0	0	0	0
Quick Lube Vehicle Shop 941	Service Bays	40.00	3.00	5.19		67%	33%	55%	45%		0	0	0	0	0	0	0	0	0
Automobile Care Center 942	Service Bays	12.48	1.52	2.17		68%	32%	NA	NA		0	0	0	0	0	0	NA	NA	0
Automobile Care Center 942	KSF ²	15.86	2.94	3.38		65%	35%	50%	50%		0	0	0	0	0	0	0	0	0
Automobile Parts & Service Center 94	KSF ²	NA	NA	4.46		NA	NA	42%	58%				0	NA	NA	0	0	0	0
Gasoline/Service Station 944	Fuel Position	168.56	12.16	13.87	42%	51%	49%	50%	50%		0	0	0	0	0	0	0	0	0
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	10.16	13.38	56%	50%	50%	50%	50%		0	0	0	0	0	0	0	0	0
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	11.93	13.94		51%	49%	51%	49%		0	0	0	0	0	0	0	0	0
Self-Service Carwash 947	Stalls	108.00	8.00	5.54		50%	50%	51%	49%		0	0	0	0	0	0	0	0	0
Automated Car Wash 948	KSF ²	NA	NA	14.12		NA	NA	51%	49%		0	NA	0	NA	NA	0	0	0	0
											2,062	158	192	32	126	0	125	67	0

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