

Appendix G

Future Traffic Analysis



City of Orlando
Parramore Comprehensive Neighborhood Plan
Vision for a Healthy Community





Memorandum

To: Curt Ostrodka

Date: November 5, 2014

Project No.: 61874.00

From: Rohan Sadhai

Re: Draft Parramore Comprehensive
 Neighborhood Plan – Future Traffic Summary

This memorandum documents the transportation impacts of the Parramore Comprehensive Neighborhood Plan at build-out, as compared to the Orlando Urban Area Transportation Study (OUATS) travel demand forecasting model year 2040 results for the study area.

As noted in the Existing Conditions summary, the area consists of a grid network with facilities for automobile, bus, bicycle, truck, and walking modes throughout the study area. Some of these facilities have been in place for long periods of time and are in need of maintenance and upgrades; however, the overall transportation system serving the area is well established and generally adequate to serve the basic multi-modal transportation needs of the community.

The Parramore Neighborhood study area is comparable in area to the ten traffic analysis zones (TAZ) of the OUATS model; zones 701 through 710. The OUATS model projects the year 2040 development for this area as approximately 8,691,280 square feet (s.f.) of non-residential development and 5,836 residential dwelling units. Based on this development scenario, no roadways within the study area were identified in the year 2040 Long Range Transportation Plan Cost Feasible Plan; however, there were segments that appear on the LRTP's Unfunded Needs list. Table 1 summarizes the OUATS socioeconomic data for the study area.

Table 1: OUATS TAZ Socioeconomic Data for the Parramore Neighborhood Study Area

Non-Residential Uses		
Use	2013	2040
Hotel	573 rooms	1,083 rooms
Subtotal	573 rooms	1,083 rooms
Office	1,523,565 sf	3,216,392 sf
Retail	1,041,092 sf	1,325,522 sf
Industrial	1,192,087 sf	1,135,153 sf
Hospital	22,260 sf	22,260 sf
Civic	2,045,181 sf	3,014,213 sf
Subtotal	5,801,925 sf	8,691,280 sf

Residential Uses		
Use	2013	2040
Single Family	542 units	719 units
Multi-Family	2,748 units	5,117 units
Subtotal	3,290 units	5,836 units

The Parramore Neighborhood plan includes approximately 4,009,477 s.f. of non-residential development and 6,913 dwelling units. Table 2 summarize the Parramore Plan development program.

Table 2: Parramore Neighborhood Study Area

Non-Residential Uses

District/Sub-area	Square Feet
Transit Ready Development	113,256
Neighborhood Serving Retail	165,528
Mixed Use District	799,326
Regional Corridor District	348,480
Historic/Cultural Heritage District	278,784
Jobs & Institutional District	750,103
Sports & Entertainment District	204,000
Creative Village & Education District	1,350,000
Subtotal	4,009,477

Residential Uses

District/Sub-area	Dwelling Units
Residential District	3,262
Historic/Cultural Heritage District	1,101
Sports & Entertainment District	404
Residential/Mixed Use District	947
Creative Village & Education District	1,200
Subtotal	6,913

As depicted in Tables 1 and 2, the Parramore Plan at buildout is well below the 2040 OUATS projections for non-residential uses by approximately 4,681,803 s.f., and has approximately 1,077 additional dwelling units.

The additional dwelling units will generate approximately 1,000 daily trips. This increase in trips is more than accounted for in the trip savings from the 4,681,803 s.f. of non-residential uses identified in the OUATS model; resulting a reduction of approximately half of the model trips.

The Parramore Neighborhood Plan includes a mix of uses within walking distances from each other, a more robust bicycle and pedestrian network, and an enhanced transit network, resulting in Complete Streets throughout the study area. The combination of street improvements identified in the Plan and the planned density/intensity of development will generate fewer trips than accounted for in the LRTP.