

DOWNTOWN REDEVELOPMENT STUDY

PALMETTO BAY, FLORIDA



This project was awarded the 2015 Florida Planning and Zoning Board “Outstanding Plan Study”. A proposed project consisting of 6,000 new residential and 400,000 SF retail/office land uses, to be built in three development phases occurring in 2025, 2035 and 2045.

The proposed redevelopment included a significant densification of the existing downtown area introducing new mixed use developments. Tasked with analyzing and documenting the results of existing and phased future transportation impacts of the proposed downtown redevelopment including how trips could be internalized between complementary land uses. This study analyzed the transportation corridor segments and intersections in accordance with the Village requirements and approved methodology, which specified an analysis of existing conditions and future conditions without the downtown project (background traffic) and future conditions with the downtown project (total traffic). The results of the study recommended the development of a new local street to support a grid network, signal network and intersection cycle lengths were optimized for future total traffic conditions along with some geometric improvements and a series of improvements to promote use of public transportation as well as promoting bicycling and walking, including: installation of on-site bicycle racks or parking stations; provide transit information stations within the site including route schedules and maps; Transit-oriented amenities; design/construct the site in a bicycle/pedestrian-and transit-friendly fashion.

MARLIN managed the study to document the traffic and transportation needs of the proposed downtown redevelopment plan. We analyzed and documented the results of existing and phased future transportation impacts including how trips could be internalized between complementary land uses. Our traffic engineers and planners recommended the development of a new local street to support a grid network, signal network and intersection cycle lengths were optimized for future total traffic conditions along with some geometric improvements and a series of improvements to promote use of public transportation as well as promoting bicycling and walking. The study included road closures, proposed traffic circles and traffic counts.

Client

Village of Palmetto Bay

Services

Traffic Engineering
Transportation Planning