

TRANSPORTATION

Appendix 21-D1

TAZ Data from St. Johns County

Bartram Park DRI

Silverleaf DRI

Fred Kyle

From: Bill Hartmann [bhartmann@co.st-johns.fl.us]
Sent: Friday, May 19, 2006 8:05 AM
To: Terry_McKloski@URSCorp.com
Cc: Fred Kyle
Subject: Bartram Park Revised Land Use Totals

Terry (and Fred fyi),
Here are the revised land use totals for Bartram Park DRI based on their cumulative changes.

2,090 single family DU's
7,348 MF DU's
334 Hotel Rooms
1 elementary school
1,342,788 SF Retail/Commercial
1,665,582 SF Office

Bill

William L. Hartmann, P.E.
Transportation Planning Manager
St. Johns County Growth Management Services
4020 Lewis Speedway
St. Augustine, FL 32085
Phone: 904-209-0613
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Fred Kyle

From: Bill Hartmann [bhartmann@co.st-johns.fl.us]
Sent: Thursday, September 28, 2006 8:42 AM
To: Fred Kyle
Cc: Bill Hartmann
Subject: RE: Bartram Park Revised Land Use Totals

Fred,
Best I can tell, this is how rights are allocated:
Bartram Springs area east of I-95
1400 SF DU's
922 MF DU's
290,232 SF commercial
259,210 office

600,000 SF office is allocated to the CitiCenter parcel attached to Flagler Center

690 SF dwelling units are on the new parcels along Race Track to the west of the creek

470,000 SF commercial and the hotel rooms are at the north end of Bartram Park Blvd at St Augustine Rd
The remainder of the commercial is at the south end of Bartram Park Blvd at Race Track
The rest of the office and MF DU's are spread along Bartram Park Blvd
Bill

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-----Original Message-----

From: Fred Kyle [mailto:FKyle@prosserhallock.com]
Sent: Wednesday, September 27, 2006 3:01 PM
To: Bill Hartmann
Subject: RE: Bartram Park Revised Land Use Totals

Bill, I'm sure you remember this email that you sent to Terry and I. I was wondering if you had a breakdown of how much of this development plan is east of I-95 and how much is west of I-95. I need to rerun my Durbin model and I wanted to incorporate these changes in the model. I also assume that these land use totals include both what has been built and what is yet to be build.

Please give me a call if you have any questions.

Thanks for your help,
Fred

-----Original Message-----

From: Bill Hartmann [mailto:bhartmann@co.st-johns.fl.us]
Sent: Friday, May 19, 2006 8:05 AM
To: Terry_McKloski@URSCorp.com
Cc: Fred Kyle
Subject: Bartram Park Revised Land Use Totals

Terry (and Fred fy),
Here are the revised land use totals for Bartram Park DRI based on their cumulative changes.

12/18/2006

2,090 single family DU's
7,348 MF DU's
334 Hotel Rooms
1 elementary school
1,342,788 SF Retail/Commercial
1,665,582 SF Office

Bill

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In addition, the portions of Bartram Park DRJ and Nocatee DRI that are located in Duval County were also checked and revised as necessary. When estimating future population and employment of development, the following rates are used:

- 2.44 persons per single family dwelling unit (2.80 persons/DU in Duval County)
- 2.44 persons per multi-family dwelling unit (1.99 persons/DU in Duval County)
- 1.24 employees per 1,000 square feet of industrial development
- 2.5 employees per 1,000 square feet of retail commercial development
- 2.39 employees per 1,000 square feet of office (service) development

Tables 21G-8, 21G-9 and 21G-10 summarize the approved development land use data for the years 2010, 2015 and 2020, respectively. These files use the actual development phasing schedule by year consistent with the phasing schedule established by each developer unless the project has either not yet started development (but was scheduled to have started) or is behind is originally stated phasing schedule. In these cases, the “sliding scale” method of future development phasing estimation was used. This method uses the originally approved rate of development but “slides” it forward to the current year assuming the original rate continues forward from the current year.

The model ZDATA files were checked to ensure the amounts of development shown on Tables 21G-8, 21G-9 and 21G-10 are included in the model and ZDATA1 and ZDADA2 file adjustments were made as necessary. All new TAZ’s that were added for specific developments were coded with the development data as noted.

Finally, TAZ 500 in Duval County that includes portions of the Jacksonville TMA, development east of Philips Highway and portions of Nocatee in Duval County was split so that these areas of development would be reflected in the models consistent with their actual access to the regional roadway system. Appendix 21-G Attachment 21G-4 includes additional documentation of approved development rights for the developments summarized on Tables 21G-8, 21G-9 and 21G-10 and documentation of how the ZDATA for TAZ 500 was split for each analysis year.

5 – Addition of SilverLeaf Plantation Development into the Models

The SilverLeaf Plantation project was split into four TAZ’s for the purpose of modeling, which are defined as the project development located adjacent to Lea Maguire Parkway east of CR 2209 (North-South Corridor) (TAZ 909) and within the three defined villages: Village Center North (TAZ 910), Town Center (TAZ 911) and Village Center South (TAZ 912). Four other TAZ’s (914 through 917) were also added to account for the six St. Johns County school sites and St. Johns River Community College site located in the SilverLeaf Plantation development area. As agreed upon at the traffic methodology meeting, because the school sites are being donated to the appropriate school agency, they are not included as part of the project traffic but are included in the model as background traffic generators in their own TAZ. Map 21G-1 – SilverLeaf Plantation Project Traffic Analysis Zones illustrates the project TAZ’s using the Master Plan Map H as a base. ZDATA for these are as follows:

Phase 1 2010:

- TAZ 909: 600 multi-family dwelling units (population 1,464) and 57,000 SF retail commercial (143 commercial employees)
- TAZ 910: 610 single family dwelling units (population 1,488) and 340 multi-family dwelling units (population 830) and 10,000 SF retail commercial (25 commercial employees)
- TAZ 911: 50,000 SF Mini-Warehouse (62 employees) and 50,000 SF office (120 service employees)
- TAZ 912: 1,500 single family dwelling units (population 3,660), 250 multi-family dwelling units (population 610) and 33,000 SF retail commercial (83 commercial employees)
- TAZ 914: 700 student elementary school with 50 service employees
- TAZ 915: none
- TAZ 916: none
- TAZ 917: 1,000 student K-8 school with 75 service employees

Phase 2 2015:

- TAZ 909: 300 single family dwelling units (population 732), 600 multi-family dwelling units (population 1,464) and 60,000 SF retail commercial (150 commercial employees)
- TAZ 910: 1,400 single family dwelling units (population 3,416) and 800 multi-family dwelling units (population 1,952) and 90,000 SF retail commercial (225 commercial employees)
- TAZ 911: 500 single family dwelling units (population 1,220), 760 multi-family dwelling units (population 1,854), 120,000 SF Mini-Warehouse/Light Industrial (149 employees), 180,000 SF retail commercial (450 commercial employees) and 150,000 SF office (359 service employees)
- TAZ 912: 2,140 single family dwelling units (population 5,222), 300 multi-family dwelling units (population 732) and 70,000 SF retail commercial (175 commercial employees)
- TAZ 914: 700 student elementary school with 50 service employees and 1,000 student middle school with 75 service employees
- TAZ 915: 700 student elementary school with 50 service employees
- TAZ 916: none
- TAZ 917: 1,000 student middle school with 75 service employees and 2,800 student college with 200 service employees

Phase 3 2020:

- TAZ 909: 300 single family dwelling units (population 732), 600 multi-family dwelling units (population 1,464) and 60,000 SF retail commercial (150 commercial employees)
- TAZ 910: 2,200 single family dwelling units (population 5,368) and 800 multi-family dwelling units (population 1,952) and 140,000 SF retail commercial (350 commercial employees)
- TAZ 911: 2,000 single family dwelling units (population 4,880), 2,100 multi-family dwelling units (population 5,124), 330,000 SF Mini-Warehouse/Light Industrial (409 employees), 840,000 SF retail commercial (2,100 commercial employees) and 300,000 SF office (717 service employees)
- TAZ 912: 2,300 single family dwelling units (population 5,612), 400 multi-family dwelling units (population 976) and 100,000 SF retail commercial (250 commercial employees)
- TAZ 914: 700 student elementary school with 50 service employees and 1,000 student middle school with 75 service employees
- TAZ 915: 700 student elementary school with 50 service employees
- TAZ 916: 700 student elementary school with 50 service employees
- TAZ 917: 1,000 student middle school with 75 service employees, 1,500 student high school with 125 service employees and 2,800 student college with 200 service employees

The quantities of land use as noted above were loaded into the 2010, 2015 and 2020 models, respectively, and the models were run. The selected zone analysis tool was used to separate project traffic from background traffic. Appendix 21-G Attachment 21G-5 includes model plots of the SilverLeaf Plantation project and background for 2010, 2015 and 2020, respectively. The project model volumes were used to determine the SilverLeaf Plantation external project traffic distribution. *Trip Generation Handbook, March 2001* by ITE was used to calculate project internal capture within each village, which is represented by a TAZ. Therefore, the model was used estimate trip capture between villages. Because these trips must use the regional road system in order to travel between villages, they cannot be counted as internal trips. The model background traffic volumes were used to develop model-generated background link and intersection turning movement projections.

Table 21G-8
SilverLeaf Plantation DRI Phase 1 Year 2010
Documentation of ZDATA Variables Used to Perform Approved Developments Check

New TAZ File Columns	Development	ZDATA1 - Production Variables							ZDATA2 - Attraction Variables															
		Single Family		Multi-Family		Hotel-Motel			Industrial		Retail		Service						Empl. Sum 27-32	School Enroll. 33-38				
		DU's 9-13	Pop. 20-24	DU's 34-38	Pop. 45-49	Rooms 59-63	% Occ. 64-66	Hotel Pop. 67-71	SF	Empl. 9-14	SF	Empl. 15-20	Office		18 Hole Golf	Ele School	Mid School	High School			Hotel Rooms	Hotel Empl.	Svc. Sum 21-26	
494	Bartram Prak	-	-	2,131	4,241	234	70%	246	-	467,324	1,168	1,170,500	2,798	-	-	-	-	-	-	234	64	2,862	4,030	-
521	Cimmarone	682	1,664	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
595	Bayard	30	73	295	720	-	70%	-	-	225,000	563	-	-	-	-	-	-	-	-	-	-	-	583	-
667	Winchester PUD	143	349	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
669	Fruit Cove Shopping Center	-	-	-	-	-	70%	-	-	208,080	520	-	-	-	-	-	-	-	-	-	-	-	520	-
671	Bartram Walk	-	-	-	-	-	70%	-	-	140,000	350	-	-	-	-	-	-	-	-	-	-	-	350	-
671	Bartram Executive Park	-	-	-	-	-	70%	-	-	6,000	15	38,200	91	-	-	-	-	-	-	-	-	91	106	-
671	Julington Creek Plantation	2,046	4,992	967	2,359	-	70%	-	-	175,975	440	20,000	48	20	25	-	-	-	-	-	-	93	533	350
671	Total	2,046	4,992	967	2,359	-	70%	-	-	321,975	805	58,200	139	20	25	-	-	-	-	-	-	184	989	350
806	Julington Creek Plantation	3,279	8,001	-	-	-	70%	-	-	175,975	440	20,000	48	20	25	-	-	-	-	-	-	93	533	350
822	Bartram Park	1,680	4,648	540	1,075	-	70%	-	-	81,111	203	-	-	-	-	-	-	-	-	-	50	253	700	
823	Bartram Park	-	-	-	-	143	70%	150	-	76,422	191	-	-	-	-	-	-	-	-	143	39	39	230	-
859	Pacetti Rd	2,590	6,319	-	-	-	70%	-	-	61,640	154	-	-	40	-	-	-	-	-	-	-	40	194	-
861	Rivertown	2,200	5,368	400	976	-	70%	-	50,000	62	50,000	125	50,000	120	40	50	75	-	-	-	-	285	472	1,700
861	Bartram Plantation	150	366	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
861	Bartram Trails	48	117	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
861	Total	2,398	5,851	400	976	-	70%	-	50,000	62	50,000	125	50,000	120	40	50	75	-	-	-	-	285	472	1,700
863	Johns Creek	400	976	-	-	-	70%	-	-	250,000	625	-	-	-	-	-	-	-	-	-	-	-	625	-
863	South Hampton	779	1,901	-	-	-	70%	-	-	100,000	250	-	-	-	-	-	-	-	-	-	-	-	250	-
863	Total	1,179	2,877	-	-	-	70%	-	-	350,000	875	-	-	-	-	-	-	-	-	-	-	-	875	-
864	Golfway Centre	-	-	-	-	-	70%	-	-	54,000	135	92,500	221	-	-	-	-	-	-	-	-	221	356	-
864	St. Johns DRI	-	-	-	-	-	70%	-	937,020	1,162	49,220	123	-	-	-	-	-	-	-	-	-	-	-	1,285
864	Total	-	-	-	-	-	70%	-	937,020	1,162	103,220	258	92,500	221	-	-	-	-	-	-	-	221	1,641	-
865	Las Calinas	368	898	-	-	-	70%	-	-	19,000	48	-	-	-	-	-	-	-	-	-	-	-	48	-
865	Marshall Creek (Palencia)	2,050	5,002	650	1,586	-	70%	-	-	300,000	750	600,000	1,434	40	-	-	-	-	-	-	-	1,474	2,224	-
865	Kensington	361	881	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
865	Total	2,411	5,883	650	1,586	-	70%	-	-	300,000	750	600,000	1,434	40	-	-	-	-	-	-	-	1,474	2,224	-
872	Walden Chase	585	1,427	-	-	-	70%	-	280,000	347	100,000	250	170,000	406	-	-	-	-	-	-	-	406	1,003	-
872	Oaks of St. Johns	-	-	296	722	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
872	Total	585	1,427	296	722	-	70%	-	280,000	347	100,000	250	170,000	406	-	-	-	-	-	-	-	406	1,003	-
873	St. Johns DRI	650	1,586	72	176	391	70%	411	-	74,520	186	962,780	2,301	40	-	-	-	-	-	391	108	2,449	2,635	-
874	Sunshine/PalmLakes/Liberty Park/Samara Lakes	1,134	2,767	-	-	-	70%	-	-	84,500	211	2,500	6	-	-	-	-	-	-	-	-	6	217	-
875	World Commerce Center	257	627	393	959	425	70%	446	340,000	422	525,000	1,313	1,096,450	2,621	-	-	-	-	-	425	117	2,738	4,473	-
886	St. Johns DRI	-	-	-	-	173	70%	181	196,420	244	82,800	207	184,000	440	-	-	-	-	-	173	48	488	939	-
887	Twin Creeks	2,000	4,880	-	-	-	70%	-	-	114,000	285	-	-	-	50	75	-	-	-	-	-	125	410	1,700
888	Twin Creeks	-	-	3,000	7,320	175	70%	184	2,000,000	2,480	486,000	1,215	300,000	717	-	-	-	-	-	175	48	815	4,510	700
889	St. Johns Forest	545	1,330	-	-	-	70%	-	-	75,000	188	-	-	-	-	-	-	-	-	-	-	-	188	-
890	Aberdeen	1,623	3,960	395	964	-	70%	-	-	60,000	150	40,000	96	-	-	-	-	-	-	-	-	96	246	-
891	Durbin Crossing	1,551	3,784	947	2,311	-	70%	-	-	100,000	250	70,000	167	40	50	-	-	-	-	-	-	257	507	400
893	Wingfield Glen	208	508	427	1,042	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
894	St. Johns Golf & CC (Cobblestone Creek)	799	1,950	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
895	Vestcor Plantation PUD	493	1,203	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
896	210 Commerce Centre	-	-	-	-	-	70%	-	-	49,900	125	-	-	-	-	-	-	-	-	-	-	-	125	-
896	Fiore Industrial Park	-	-	-	-	-	70%	-	420,790	522	-	-	-	-	-	-	-	-	-	-	-	-	522	-
896	Sandy Creek	520	1,269	299	730	-	70%	-	487,000	604	-	-	-	-	-	-	-	-	-	-	-	-	604	-
896	Total	520	1,269	299	730	-	70%	-	907,790	1,126	49,900	125	-	-	-	-	-	-	-	-	-	-	1,251	-
897	St. Johns County Elementary School (Adjacent to Ashford Mills)	-	-	-	-	-	70%	-	-	-	-	-	-	-	-	50	-	-	-	-	-	50	50	700
898	St. Johns County Middle School (Adjacent to Ashford Mills)	-	-	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
899	Ashford Mills DRI North of Wetland Crossing	1,184	2,889	-	-	-	70%	-	-	-	-	30,000	72	-	-	-	-	-	-	-	-	72	72	-
900	Ashford Mills DRI South of Wetland Crossing	216	527	59	242	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
901	Countryside	29	59	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
901	Equestrian Way	23	56	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
901	Whitelock Farms	64	156	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
901	Total	111	271	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
902	Bartram Park	-	-	684	1,355	-	70%	-	-	45,375	113	1,250,162	2,988	-	-	-	-	-	-	-	-	2,988	3,101	-
903	Bartram Park	-	-	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
906	Cunningham Creek Plantation	715	1,745	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
906	Roberts Rd PUD	59	144	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
906	Total	774	1,889	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
907	Johns Glen	100	244	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
907	Southern Grove	90	220	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
907	Woodlands (The Vinings)	88	215	-	-	-	70%	-	-	150,000	375	-	-	-	-	-	-	-	-	-	-	-	375	-
907	Total	278	679	-	-	-	70%	-	-	150,000	375	-	-	-	-	-	-	-	-	-	-	-	375	-
908	Southlake	200	488	-	-	-	70%	-	-	100,000	250	-	-	-	-	-	-	-	-	-	-	-	250	-
908	Stonehurst Plantation	524	1,279	-	-	-	70%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
908	Total	724	1,767	-	-	-	70%	-	-	100,000	250	-	-	-	-	-	-	-	-	-	-	-	250	-

