

Memo

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To: Paul O'Connor, Director
DCD Division of Planning

From: Andy Getch, P.E. *AG*
Manager, Transportation Planning I

Date: May 2, 2012

Subject: CPA2011-20, Fiddlesticks Boulevard

COMMUNITY DEVELOPMENT

The Department of Transportation has reviewed the above-referenced privately-initiated future land use map plan amendment to change the land use designation of approximately 394 acres from "Rural" and "Wetlands" to "Outlying Suburban." The applicant indicates there will be 1,122 single-family units and 20,000 square feet of commercial uses at build-out. Of the total, approximately 20% (220 single-family units) is anticipated within the first 5 years. A new TAZ (TAZ 1545) was assigned by the applicant to represent the proposed CPA in the travel model for the study of year 2016 and year 2035. The level of service (LOS) analysis of short range (5 years) provided by the applicant indicates all the study area roadway segments (3 miles radius) are anticipated to operate at or better than the adopted LOS standard in 2016. The LOS analysis of year 2035 indicates that Daniels Pkwy from I-75 to Chamberlin Pkwy, I-75 from Corkscrew Road to Alico Road and from Daniels Pkwy to Colonial Blvd will be at LOS "F" with or without the proposed CPA in the year 2035. The analysis indicates that with the proposed CPA there is a general increase in traffic volumes on area road segments. The increase could be offset by a project that has greater internal capture of motor vehicle trips and fosters transit, bicycle and pedestrian modes of travel. This could be accomplished by site design, intensity, mix and variety in the type of project uses as a compliment to existing land uses in the area to encourage transit, bicycle and pedestrian travel and reduce automobile trip length.

This project will access a planned Three Oaks Pkwy Extension. Three Oaks Pkwy Extension is not an existing facility in the vicinity of the proposed amendment. Private development is building Three Oaks Parkway extension north of Alico Road. However, the extension dead ends south of the Fiddlesticks Canal a few hundred feet south of the proposed map amendment. A northern extension of Three Oaks Parkway to Daniels Parkway is on Lee Plan Map 3A, the Financially Feasible Highway Plan. Funding for construction is currently in years 6-10 of the Capital Improvement Plan, or fiscal years 2017 to 2022. The applicant, at their option, could build a portion of Three Oaks Parkway to achieve access to the proposed map amendment area.

The Lee Tran Transit Development Plan and Vision Plan do not identify public transit routes (existing and future) serving the project. The closest public transit facility is the existing Lee Tran Route 50 on Daniels Pkwy. There are no existing bicycle/pedestrian facilities connecting to the area of the proposed map amendment. The nearest pedestrian and bicycle facilities are a sidewalk and the paved shoulder on Daniels Pkwy. Lee Plan Map 3D, the Lee County Bikeways/Walkways Facility Plan, shows a future sidewalk, shared use path and undesignated bike lane on the future Three Oaks Pkwy Extension in front of the project in the future. The 90 percent design plans for Three Oaks Parkway include sidewalks and bike lanes.

Please let me know if you have any further questions.

AJG/LW/db

cc: David Loveland, AICP, DOT Director