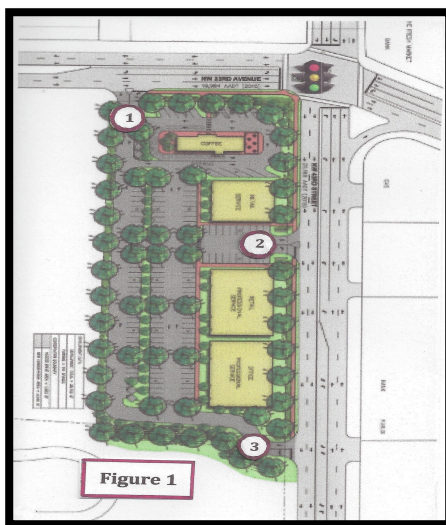


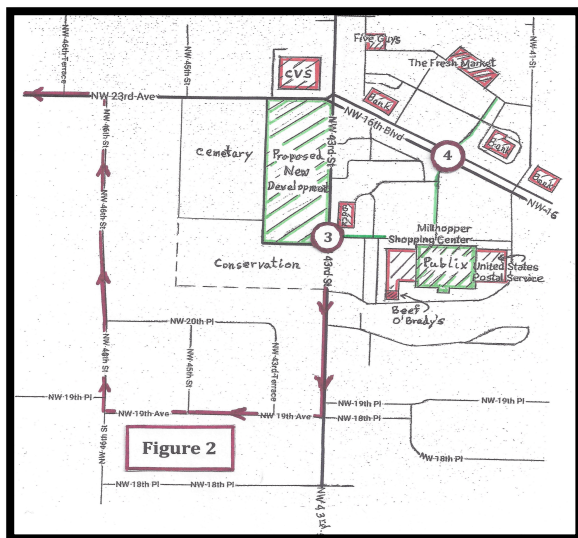
St. Michael Church Development's Traffic Effects on Suburban Heights

From: Ronald H. Randles, 4430 NW 20th Place, Gainesville, FL

The proposed development at the corner of 43rd Street and 23rd Avenue where St Michael's church once stood includes a coffee shop with a drive-thru (intended to be a **Starbucks**). This business will be a traffic magnet and its inclusion greatly magnifies the severe traffic design flaws of this location that result in exits from the development only being possible in two directions – eastbound on 23rd Avenue and southbound on 43rd Street. This situation is completely inadequate for such a high traffic development. Moreover, it greatly endangers and is incompatible with the neighborhood of Suburban Heights.

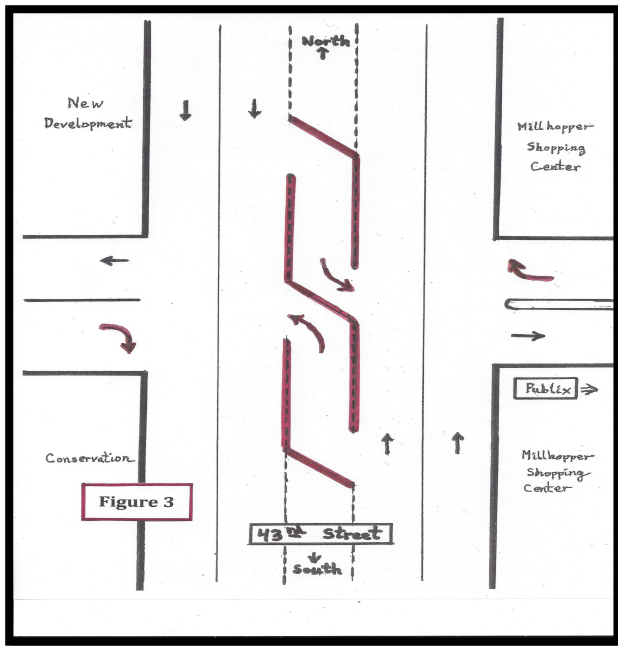


Examination of the site plan of the developers (see **Figure 1**) shows a northwest exit (**marked as 1**) with a right-hand turn only eastbound on 23rd Avenue. The center exit (**marked as 2**) shows a right-hand turn only southbound on 43rd Street. The third exit in their site plan (**marked as 3**) shows both a right-hand turn and a left-hand turn available at the southeastern exit from the development. This exit is designed to be directly across from the existing west-central exit from Publix. The proposed exit 3 is **extremely dangerous and should not be approved**. This bold statement is appropriate because this same exact intersection plan



was implemented right around the corner on 16th Boulevard where the exit north from Publix meets the exit south from Fresh Market (see **intersection 4 on Figure 2**). It did not take long for several serious accidents to occur in the center turn-lane of intersection 4 and for our local traffic engineers to determine that this intersection was simply too hazardous. They fixed intersection 4 in the same way that they will have to fix the proposed exit 3. They will put in **protected left-hand turn lanes** into Publix and into the new development at the exit 3 location. (see **Figure 3**). These barriers will make exit 3 a **right-hand turn only exit** out of the development and the

exit out of Publix will be right-hand turn only as well.



The net result is that the only safe exit directions from this development will be eastbound on 23rd Avenue and southbound on 43rd Street. The 23rd Avenue exit from the development is frequently blocked or slowed by traffic backed up from the traffic light at 43rd and 23rd. So the vast majority of customers exiting the new development will be forced to exit southbound on 43rd Street. Many of these customers will not want to be going south on 43rd Street. So they will alter their direction as soon as possible.

In particular, **development customers wishing to exit west on 23rd Avenue**, will enter Suburban

Heights westbound on 19th Avenue then proceed north on 46th Street in order to turn left (west) on 23rd Avenue (see Figure 2). The development will send its exit traffic through Suburban Heights at all hours of the day. During the morning hours many students commute west on 23rd Avenue to attend Santa Fe College or to attend Buchholz High School. Each of these student groups loves Starbucks products both before and after school. During those same morning and afternoon hours our neighborhood children are walking 46th Street going to or from Buchholz H.S. or their school bus stop (Middle School children) at the corner of 23rd Avenue and 46th Street. There are **no sidewalks in Suburban Heights so these children walk in the street**, as do many of our older residents seeking daily exercise. In effect the quiet streets of our neighborhood become the de facto west exit ramp for the proposed development. **Their exit traffic poses a serious safety risk for our neighborhood children and pedestrians.**

The developers' proposal shows **1472 vehicles per day entering and exiting the site**. A Starbucks at this location simply produces too much exit traffic. Consider a conservative estimate that only 17% of the development's customers wish to exit west on 23rd Avenue. **That would produce 250 vehicles per day of cut-thru traffic flowing through the Suburban Heights neighborhood.** The actual number is likely to be higher. That presents an **unacceptable hazard to our children and pedestrians**. It also greatly disturbs the peaceful environment that makes it pleasant to live in Suburban Heights. **A Starbucks at this location would produce too much traffic and represents a traffic safety hazard to pedestrians in our community.**

We are asking the City Commission to **deny the proposal for this development.**