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AUGUST 2026

CITY OF

WEST PALM BEACH

DOWNTOWN MASTER PLAN
TRAFFIC CONDITIONS EVALUATION

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AUGUST 2026

Produced for: City of West Palm Beach

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(Development: Under Construction, Site Plan Approved, Under Review, 100% of TCEA Allowable Development, & DMP Incentive)

**** TCEA = Transportation Concurrency Exception Area. DMP = Downtown Master Plan***

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Attachment D: Volume to Capacity (V/C) Evaluation Maps

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2045 Evaluation (+/- 16 million sq ft)

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2045 Evaluation (+/- 16 million sq ft) + Improvements (Fern Street, LOS "E" & 12.5% Mode Share)

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TCEA Buildout Plus DMP Incentive Evaluation (+/- 35.6 million sq ft) + Improvements (Fern, LOS E*, 25% Mode Share)

TCEA = Transportation Concurrency Exception Area. DMP = Downtown Master Plan

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NUE Urban Concepts, LLC has prepared an evaluation of existing and future traffic conditions for the Downtown West Palm Beach Transportation Concurrency Exception Area (TCEA). This evaluation has been prepared in support of a future Comprehensive Plan Amendment to implement the City's Mobility Plan and Mobility Fee and in support of the Downtown Master Plan update. This evaluation looked at the following scenarios:

(1) Existing Traffic Conditions in 2026

(2) Future Traffic for 2035-time frame based on projected trips from development under construction, with site plan approval, or currently under review within the TCEA.

(3) Future Traffic for 2045-time frame based on projected trips from development under construction, with site plan approval, currently under review, and 50% of the allowable development within the TCEA.

(4) Future Traffic for TCEA Buildout based on projected trips from development under construction, with site plan approval, currently under review, and 100% of the allowable development within the TCEA.

(5) Future Traffic for TCEA Buildout plus Downtown Master Plan Incentive based on projected trips from development under construction, with site plan approval, currently under review, 100% of the allowable development, and the proposed square footage incentive for the Downtown Master Plan within the TCEA.

(6) Future Traffic for 2045 with the addition of Fern Street, the Fern Street Extension, establishing a road level of service standard (LOS) of "E" for all roads and a mode share of 12.5% based on existing and future mobility plan. Currently City Roads feature LOS Standard of "E". County and State Roads have a LOS Standard of "D".

(7) Future Traffic for TCEA Buildout with the addition of Fern Street, the Fern Street Extension, establishing a road level of service standard (LOS) of "E" for all roads and a mode share of 25% based on existing and future mobility plan. Currently City Roads feature LOS Standard of "E". County and State Roads have a LOS Standard of "D".

(8) Future Traffic for TCEA Buildout plus Downtown Master Plan Incentive with the addition of Fern Street, the Fern Street Extension, establishing a road level of service standard (LOS) of "E" for all roads and a mode share of 25% based on existing and future mobility plan. Currently City Roads feature LOS Standard of "E". County and State Roads have a LOS Standard of "D".

A detailed trip generation analysis has been prepared for scenarios two (2) thru five (5) based on projected square footages of development (Attachment A). A systemwide traffic and capacity analysis was prepared for all eight (8) scenarios (Attachment B). A systemwide analysis looks at the traffic and capacity of all roads within the TCEA. The systemwide analysis is based on the value that a grid network of roads provided to allow for alternative routes of traffic. In a system wide analysis, some roads may be over capacity, while other roads have capacity. A systemwide volume to capacity ratio of 85% (0.85) or greater, indicates that multiple roads in the system are near capacity or are overcapacity. The following are the systemwide volume to capacity ratios for each of the eight (8) scenarios:

(1) 2026 Existing Conditions: 48%

(2) 2035 Evaluation: 62%

(3) 2045 Evaluation: 75%

(4) TCEA Buildout: 88%

(5) TCEA Buildout with Downtown Master Plan (DMP) Incentive: 109%

(6) 2045 Evaluation with Fern Street, LOS “E” & 12.5% Mode Share: 61%

(7) TCEA Buildout with Fern Street, LOS “E” & 25% Mode Share: 61%

(8) TCEA Buildout with DMP Incentive, Fern St, LOS “E” & 25% Mode Share: 75%

In addition to the systemwide capacity approach, an analysis was also prepared for each roadway in the TCEA network. The volume to capacity ratio was calculated for each roadway segment. The Traffic Characteristics Data includes all the variables evaluated to determine the volume to capacity ratio for each roadway segment for each scenario (Attachment C). In addition to the Traffic Characteristics Data, maps has been prepared for each scenario that illustrates roadways that are operating or projected to: (1) operate at less than 85% of the road’s capacity; (2) operate at 85% to 100% of roadway capacity; or (3) operate at more than 100% of the road’s capacity (Attachment D).

The analysis was conducted for daily traffic conditions. The purpose of a mobility plan and mobility fee is to transition from a transportation system based on driving cars and road capacity towards a multimodal transportation system that safely and conveniently allows people the choice to walk, bicycle, drive, ride transit, or use new mobility technology. Transportation systems that emphasis driving focus on the peak hour. Multimodal systems are focused on providing mobility through-out the day to a wide range of people of varying ages and abilities. Multimodal travel is accommodated through planning for, designing and ultimately constructing sidewalks, bike lanes, and shared-use paths and providing more frequent and reliable forms of transit, while also recognizing people will still drive their cars.

The current transportation system is still reliant upon cars for most trips. As the City continues to add more residential density and non-residential intensity, a greater number of people with have the option to walk, bicycle, ride transit, or drive their car. The car trip may take a little longer within Downtown as the priority shifts towards accommodating people walking, bicycling and riding transit. Like many downtowns throughout Florida, the opportunity to widen roads or construct new roads is limited. Thus, the City needs to focus on enhancing multimodal travel.

The improvements analysis does include adding Fern Street from Flagler to Tamarind to the functionally classified road network as a collector road. In addition, road capacity improvements include extending Fern Street from Tamarind to Australian. This will provide a parallel route to Okeechobee that could remove upwards of 12,500 cars a day from Okeechobee Road.

The improvements analysis also includes basing daily road capacity on a LOS Standard of “E” for all roads within the TCEA. City Roads in the TCEA already have road LOS standards of “E”. County Roads and State Roads currently have a LOS Standard of “D”. That means the County and State would both be committing to funding roadway capacity to maintain a LOS of “D”. The opportunity to cost effectively widen County and State roads are limited. Many communities with TCEA’s often feature LOS standards of “E” for all roads within the TCEA, including City, County, and State. Utilizing a LOS of “E” helps to focus whatever improvements are feasible on roads that are operating at a LOS of “F”. These improvements may include improvements to parallel roads, road widening, or adding elevated lanes within roadway medians, to the extent any of these options are economically feasible.

The City’s current mobility plan includes a number of multimodal improvements that will help the City advance towards its goal of a 25% mode share. That is not going to happen overnight and won’t be solved alone by the current mobility plan improvements. The City’s mobility plan is intended to be updated every five years. As development continues to occur, the City will be collecting mobility fees to help fund multimodal improvements and transit service. New development will also be required to make multimodal improvements along their development boundaries and to address access management and parking requirements.

The City will continuously be holding public workshops and design charettes where they evaluate options to further enhance mobility on downtown streets through adding wider sidewalks, shared-use paths, and protected bicycle infrastructure. The City will also be working with transit providers to offer increased transit service and options to move around downtown. The future capacity scenarios do show that mode share increases can substantially benefit the multimodal transportation system. The multimodal improvements and transit service to accommodate higher mode shares overnight. It is going to continue to take time to transition to a more robust multimodal system. The Downtown Master Plan is providing the type of land use pattern to support multimodal transportation.

It will take the City, developers, the County, State, TPO and residents working together to make sure that current mobility plans and future updates of the mobility plan include the types of multimodal improvements and transit service necessary to achieve a mode share goal of 25%. It is also going to take some creativity to address entranceways into Downtown, which are primarily the corridors with projected future road capacity needs. There are options, none are easy or cheap, or they would already have been done. It will take evaluating alternatives to develop improvements that the community can support and incorporate into future mobility plans.

ATTACHMENT A

TRIP GENERATION ANALYSIS

PROJECTED DOWNTOWN WEST PALM BEACH TRIP GENERATION: 2035 EVALUATION (Under Construction, Site Plan Approved, & Under Review)				
SQUARE FOOTAGE				
LAND USE	**UNDER CONSTRUCTION**	**SITE PLAN APPROVED**	**UNDER REVIEW**	**TOTAL**
RESIDENTIAL	**2,399,198**	**1,754,964**	**451,141**	**4,605,304**
NON-RESIDENTIAL	**1,962,981**	**1,435,880**	**369,116**	**3,767,976**
TOTAL	**4,362,179**	**3,190,844**	**820,257**	**8,373,280**
TRIP GENERATION				
LAND USE	**UNDER CONSTRUCTION**	**SITE PLAN APPROVED**	**UNDER REVIEW**	**TOTAL**
RESIDENTIAL	**11,204**	**8,196**	**2,107**	**21,507**
NON-RESIDENTIAL	**25,558**	**18,695**	**4,806**	**49,059**
TOTAL	**36,762**	**26,891**	**6,913**	**70,566**

The 2035 time frame is to provide a context and allow for projections. Development could be completed by 2030 or take as long as 2040. Square footage provided by the City for Downtown development within the Transportation Concurrency Exception Area (TCEA). The residential square footage based on 55% of development. The non-residential square footage based on 45% of development. Total trip generation used to evaluate traffic conditions based on existing traffic of 231,998 plus 2035 Evaluation traffic of 70,566 for total projected traffic of 302,564. A detailed V/C Evaluation was undertaken based on total traffic of 303,086, which covers existing plus projected traffic. Residential trip generation rate of 4.67 per 1,000 sq. ft. is residential trip generation rate used for City Mobility Fee based on City residential parcel data and 12th edition ITE Trip Generation rates extrapolated to rates per 1,000 sq. ft. Non-residential trip generation rate of 13.02 per 1,000 sq. ft. is mixed-use non residential trip generation rate used for City Mobility Fee based on 12th edition ITE Trip Generation rates and pass-by rates.

PROJECTED DOWNTOWN WEST PALM BEACH TRIP GENERATION: 2045 EVALUATION (Under Construction, Site Plan Approved, Under Review, & 50% of TCEA Buildout)

SQUARE FOOTAGE

LAND USE	UNDER CONSTRUCTION	SITE PLAN APPROVED	UNDER REVIEW	50% OF REMAINING TCEA BUILDOUT	TOTAL
RESIDENTIAL	2,399,198	1,754,964	451,141	4,175,035	8,780,339
NON-RESIDENTIAL	1,962,981	1,435,880	369,116	3,415,938	7,183,914
TOTAL	4,362,179	3,190,844	820,257	7,590,973	15,964,253

TRIP GENERATION

LAND USE	UNDER CONSTRUCTION	SITE PLAN APPROVED	UNDER REVIEW	50% OF REMAINING TCEA BUILDOUT	TOTAL
RESIDENTIAL	11,204	8,196	2,107	19,497	41,004
NON-RESIDENTIAL	25,558	18,695	4,806	44,476	93,535
TOTAL	36,762	26,891	6,913	63,973	134,539

The 2045 time frame is to provide a context and allow for projections. The 50% number was utilized because it is roughly equivalent to square footage of development currently under construction, with site plan approval, or under review. Projected 50% of allowable TCEA development could be completed by 2040 or take as long as 2050. Square footage provided by the City for Downtown development within the Transportation Concurrency Exception Area (TCEA). The residential square footage based on 55% of development. The non-residential square footage based on 45% of development. Total trip generation used to evaluate traffic conditions based on existing traffic of 231,998 plus 2045 Evaluation traffic of 134,539 for total projected traffic of 366,537. A detailed V/C Evaluation was undertaken based on total traffic of 366,609, which covers existing plus projected traffic. Residential trip generation rate of 4.67 per 1,000 sq. ft. is residential trip generation rate used for City Mobility Fee based on City residential parcel data and 12th edition ITE Trip Generation rates extrapolated to rates per 1,000 sq. ft. Non-residential trip generation rate of 13.02 per 1,000 sq. ft. is mixed-use non residential trip generation rate used for City Mobility Fee based on 12th edition ITE Trip Generation rates and pass-by rates.

PROJECTED DOWNTOWN WEST PALM BEACH TRIP GENERATION: TCEA BUILDOUT					
SQUARE FOOTAGE					
LAND USE	**UNDER CONSTRUCTION**	**SITE PLAN APPROVED**	**UNDER REVIEW**	**TCEA APPROVED LAND USE REMAINING**	**TOTAL**
RESIDENTIAL	**2,399,198**	**1,754,964**	**451,141**	**8,350,070**	**12,955,374**
NON-RESIDENTIAL	**1,962,981**	**1,435,880**	**369,116**	**6,831,875**	**10,599,851**
TOTAL	**4,362,179**	**3,190,844**	**820,257**	**15,181,945**	**23,555,225**
TRIP GENERATION					
LAND USE	**UNDER CONSTRUCTION**	**SITE PLAN APPROVED**	**UNDER REVIEW**	**TCEA APPROVED LAND USE REMAINING**	**TOTAL**
RESIDENTIAL	**11,204**	**8,196**	**2,107**	**38,995**	**60,502**
NON-RESIDENTIAL	**25,558**	**18,695**	**4,806**	**88,951**	**138,010**
TOTAL	**36,762**	**26,891**	**6,913**	**127,946**	**198,512**

The projected completion of allowable development within the Downtown West Palm Beach Transportation Concurrency Exception Area (TCEA) could be completed by 2045 or take as long as 2065. Development dependent on market demand. Square footage provided by the City for Downtown development within the TCEA. The total square footage of development is more than the roughly 21.5 million square feet of existing development today within the TCEA. The residential square footage based on 55% of development. The non-residential square footage based on 45% of development. Total trip generation used to evaluate traffic conditions based on existing traffic of 231,998 plus TCEA Buildout traffic of 198,512 for total projected traffic of 430,510. A detailed V/C Evaluation was undertaken based on total traffic of 430,546, which covers existing plus projected traffic. Residential trip generation rate of 4.67 per 1,000 sq. ft. is residential trip generation rate used for City Mobility Fee based on City residential parcel data and 12th edition ITE Trip Generation rates extrapolated to rates per 1,000 sq. ft. Non-residential trip generation rate of 13.02 per 1,000 sq. ft. is mixed-use non residential trip generation rate used for City Mobility Fee based on 12th edition ITE Trip Generation rates and pass-by rates.

PROJECTED DOWNTOWN WEST PALM BEACH TRIP GENERATION: TCEA BUILDOUT PLUS DOWNTOWN MASTER PLAN INCENTIVE						
SQUARE FOOTAGE						
LAND USE	**UNDER CONSTRUCTION**	**SITE PLAN APPROVED**	**UNDER REVIEW**	**TCEA BUILDOUT**	**MAXIMUM INCENTIVE**	**TOTAL**
RESIDENTIAL	2,399,198	1,754,964	451,141	8,350,070	6,596,380	19,551,754
NON-RESIDENTIAL	1,962,981	1,435,880	369,116	6,831,875	5,397,038	15,996,890
TOTAL	4,362,179	3,190,844	820,257	15,181,945	11,993,418	35,548,643
TRIP GENERATION						
LAND USE	**UNDER CONSTRUCTION**	**SITE PLAN APPROVED**	**UNDER REVIEW**	**TCEA BUILDOUT**	**MAXIMUM INCENTIVE**	**TOTAL**
RESIDENTIAL	11,204	8,196	2,107	38,995	30,805	91,307
NON-RESIDENTIAL	25,558	18,695	4,806	88,951	70,269	208,280
TOTAL	36,762	26,891	6,913	127,946	101,075	299,586

The projected completion of allowable development within the Downtown West Palm Beach Transportation Concurrency Exception Area (TCEA) could be completed by 2045 or take as long as 2065. The square footage for the maximum incentive is based on a proposal for the update of the Downtown Master Plan under development in 2026. Development dependent on market demand. Square footage provided by the City for Downtown development within the TCEA. The total square footage of development is more than the roughly 21.5 million square feet of existing development today within the TCEA. The residential square footage based on 55% of development. The non-residential square footage based on 45% of development. Total trip generation used to evaluate traffic conditions based on existing traffic of 231,998 plus TCEA Buildout traffic of 299,586 for total projected traffic of 531,584. A detailed V/C Evaluation was undertaken based on total traffic of 531,540, which covers existing plus projected traffic. Residential trip generation rate of 4.67 per 1,000 sq. ft. is residential trip generation rate used for City Mobility Fee based on City residential parcel data and 12th edition ITE Trip Generation rates extrapolated to rates per 1,000 sq. ft. Non-residential trip generation rate of 13.02 per 1,000 sq. ft. is mixed-use non residential trip generation rate used for City Mobility Fee based on 12th edition ITE Trip Generation rates and pass-by rates.

ATTACHMENT B

SYSTEMWIDE TRAFFIC & CAPACITY ANALYSIS

DOWNTON TRAFFIC & CAPACITY EVALUATION WITHOUT IMPROVEMENTS	TRAFFIC, CAPACITY & VOLUME TO CAPACITY
2026 (EXISTING CONDITIONS = 21,247,541 SQ. FT.)	
EXISTING DOWNTOWN TRAFFIC	231,988
EXISTING DOWNTOWN CAPACITY	487,932
REMAINING DOWNTOWN CAPACITY	255,944
EXISTING TRAFFIC VOLUME TO CAPACITY RATIO	48%
2035 (DEVELOPMENT UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW) EQUALS ADDITIONAL 8,373,280 SQ. FT. ABOVE EXISTING CONDITIONS	
2035 PROJECTED DOWNTOWN TRAFFIC	303,086
EXISTING DOWNTOWN CAPACITY	487,932
REMAINING DOWNTOWN CAPACITY	184,846
2035 TRAFFIC VOLUME TO CAPACITY RATIO	62%
2045 (DEVELOPMENT UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, 50% OF ALLOWABLE TCEA SQ. FT.) EQUALS ADDITIONAL 15,964,253 SQ. FT. ABOVE EXISTING CONDITIONS	
2045 PROJECTED DOWNTOWN TRAFFIC	366,609
EXISTING DOWNTOWN CAPACITY	487,932
REMAINING DOWNTOWN CAPACITY	121,323
2045 TRAFFIC VOLUME TO CAPACITY RATIO	75%
TCEA BUILDOUT (DEVELOPMENT UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, 100% OF ALLOWABLE TCEA SQ. FT.) EQUALS ADDITIONAL 23,555,225 SQ. FT. ABOVE EXISTING CONDITIONS	
TCEA BUILDOUT DOWNTOWN TRAFFIC	430,546
EXISTING DOWNTOWN CAPACITY	487,932
REMAINING DOWNTOWN CAPACITY	57,386
TCEA BUILDOUT VOLUME TO CAPACITY RATIO	88%
TCEA BUILDOUT PLUS DOWNTOWN MASTER PLAN INCENTIVE (DEVELOPMENT UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, 100% OF ALLOWABLE TCEA SQ. FT., PLUS INCENTIVE) EQUALS ADDITIONAL 35,548,643 SQ. FT. ABOVE EXISTING CONDITIONS	
TCEA BUILDOUT PLUS DOWNTOWN MASTER PLAN INCENTIVE DOWNTOWN TRAFFIC	531,540
EXISTING DOWNTOWN CAPACITY	487,932
REMAINING DOWNTOWN CAPACITY	(43,608)
TCEA BUILDOUT PLUS DOWNTOWN MASTER PLAN INCENTIVE VOLUME TO CAPACITY RATIO	109%
SOURCE: SQUARE FOOTAGE PROVIDED BY CITY. TRAFFIC AND CAPACITY BASED ON TRAFFIC CHARACTERISTICS DATA PER TIME FRAME.	

DOWNTON TRAFFIC & CAPACITY EVALUATION WITH FERN STREET ADDITION, LOS "E" STANDARD & MODE SHARE	TRAFFIC, CAPACITY & VOLUME TO CAPACITY
2045 (DEVELOPMENT UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, 50% OF ALLOWABLE TCEA SQ. FT.) EQUALS ADDITIONAL 15,964,253 SQ. FT. ABOVE EXISTING CONDITIONS	
2045 PROJECTED DOWNTOWN TRAFFIC	377,153
2045 PROJECTED DOWNTOWN TRAFFIC AFTER 12.5% MODE SHARE REDUCTION	330,011
DOWNTOWN CAPACITY BASED ON FERN STREET ADDITION & LOS STANDARD OF "E"	543,972
REMAINING DOWNTOWN CAPACITY	166,819
2045 TRAFFIC WITH IMPROVEMENTS, LOS "E" & 12.5% MODE SHARE VOLUME TO CAPACITY RATIO	61%
TCEA BUILDOUT (DEVELOPMENT UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, 100% OF ALLOWABLE TCEA SQ. FT.) EQUALS ADDITIONAL 23,555,225 SQ. FT. ABOVE EXISTING CONDITIONS	
TCEA BUILDOUT DOWNTOWN TRAFFIC	441,115
TCEA BUILDOUT DOWNTOWN TRAFFIC AFTER 25% MODE SHARE REDUCTION	330,863
DOWNTOWN CAPACITY BASED ON FERN STREET ADDITION & LOS STANDARD OF "E"	543,972
REMAINING DOWNTOWN CAPACITY	213,109
TCEA BUILDOUT WITH IMPROVEMENTS, LOS "E" & 12.5% MODE SHARE VOLUME TO CAPACITY RATIO	61%
TCEA BUILDOUT PLUS DOWNTOWN MASTER PLAN INCENTIVE (DEVELOPMENT UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, 100% OF ALLOWABLE TCEA SQ. FT., PLUS INCENTIVE) EQUALS ADDITIONAL 35,548,643 SQ. FT. ABOVE EXISTING CONDITIONS	
TCEA BUILDOUT PLUS DOWNTOWN MASTER PLAN INCENTIVE DOWNTOWN TRAFFIC	544,285
TCEA BUILDOUT PLUS DOWNTOWN MASTER PLAN INCENTIVE DOWNTOWN TRAFFIC AFTER 25% MODE SHARE REDUCTION	408,224
DOWNTOWN CAPACITY BASED ON FERN STREET ADDITION & LOS STANDARD OF "E"	543,972
REMAINING DOWNTOWN CAPACITY	135,748
TCEA BUILDOUT PLUS DOWNTOWN MASTER PLAN INCENTIVE WITH IMPROVEMENTS, LOS "E" & 25% MODE SHARE VOLUME TO CAPACITY RATIO	75%
SOURCE: SQUARE FOOTAGE PROVIDED BY CITY. TRAFFIC AND CAPACITY BASED ON TRAFFIC CHARACTERISTICS DATA PER TIME FRAME.	

ATTACHMENT C

TRAFFIC CHARACTERISTICS DATA

TRAFFIC CHARACTERISTIC DATA FOR DOWNTOWN WEST PALM BEACH TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA): 2026 EXISTING CONDITIONS															
Street	From	To	Functional Classification	Maintaining Entity	FDOT Context Classification	Median Type	Number of Lanes	Speed Limit	Length (miles)	Level of Service (LOS) Standard	2026 Daily Traffic	Road Capacity	2026 Vehicle Miles of Travel (VMT)	2026 Vehicle Miles of Capacity (VMC)	2026 Volume to Capacity Ratio
AUSTRALIAN AVE	BANYAN BLVD	OKEECHOBEE BLVD	Minor Arterial	COUNTY	C4	Raised	6	35	0.62	D	39,900	59,640	24,871	37,176	0.67
BANYAN BLVD	AUSTRALIAN AVE	FLAGLER DR N	Minor Arterial	CITY	C6	Center Turn Lane	4	30	1.01	E	16,160	38,800	16,333	39,217	0.42
FLAGLER DR	US HWY 1	QUADRILLE (SR A1A)	Minor Collector	CITY	C4	None	4	25	0.43	E	11,310	40,800	4,857	17,521	0.28
FLAGLER DR	QUADRILLE (SR A1A)	OKEECHOBEE BLVD	Minor Collector	CITY	C6	Partial Raised	4	25	0.95	E	11,310	38,800	10,700	36,707	0.29
FLAGLER DR	OKEECHOBEE BLVD	ARKONA CT	Major Collector	CITY	C4	None	4	25	0.45	E	5,350	40,800	2,426	18,501	0.13
LAKEVIEW AVE	FLAGLER DR	US HWY 1	Minor Arterial	FDOT	C6	None	3	35	0.31	D	20,710	33,060	6,420	10,249	0.63
LAKEVIEW AVE	US HWY 1	ROSEMARY AVE	Minor Arterial	FDOT	C6	None	4	35	0.22	D	22,730	39,420	5,001	8,672	0.58
OKEECHOBEE BLVD (SR 704)	AUSTRALIAN AVE	ROSEMARY AVE	Minor Arterial	FDOT	C5	Raised	8	35	0.55	D	70,200	71,900	38,959	39,903	0.98
OKEECHOBEE BLVD (SR 704)	ROSEMARY AVE	US HWY 1	Minor Arterial	FDOT	C6	None	4	35	0.22	D	19,700	39,420	4,334	8,672	0.50
OKEECHOBEE BLVD (SR 704)	US HWY 1	OLIVE AVE	Minor Arterial	FDOT	C6	None	3	35	0.10	D	19,700	33,060	1,970	3,306	0.60
OKEECHOBEE BLVD (SR 704)	OLIVE AVE	FLAGLER DR	Minor Arterial	FDOT	C6	None	2	35	0.18	D	15,660	19,565	2,819	3,522	0.80
OLIVE AVE S	PALM BCH LAKES BLVD	QUADRILLE (SR A1A)	Major Collector	CITY	C6	None	4	40	0.41	E	2,120	38,800	864	15,819	0.05
OLIVE AVE S	QUADRILLE (SR A1A)	TANGLEWOOD CT	Major Collector	CITY	C6	None	2	25	0.72	E	3,840	20,800	2,780	15,060	0.18
OLIVE AVE S	TANGLEWOOD CT	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C6	None	2	25	0.17	E	5,050	20,800	863	3,556	0.24
OLIVE AVE S	OKEECHOBEE BLVD (SR 704)	DIANA PL (ROUNDABOUT)	Major Collector	CITY	C6	None	2	25	0.33	E	5,960	20,800	1,955	6,823	0.29
OLIVE AVE S	DIANA PL (ROUNDABOUT)	BARCELONA RD	Major Collector	CITY	C4	None	2	35	0.12	E	5,050	21,800	592	2,555	0.23
PALM BEACH LAKES BLVD	FEC RAILROAD	TAMARIND AVE N	Minor Arterial	COUNTY	C4	Center Turn Lane	4	30	0.11	D	30,810	36,100	3,239	3,796	0.85
PALM BEACH LAKES BLVD	TAMARIND AVE N	US HWY 1 (DIXIE HWY)	Minor Arterial	COUNTY	C4	Center Turn Lane	4	30	0.52	D	23,230	36,100	12,155	18,889	0.64
PALM BEACH LAKES BLVD	US HWY 1 (DIXIE HWY)	FLAGLER DR N	Minor Collector	CITY	C4	Center Turn Lane	4	30	0.22	E	10,910	40,800	2,353	8,800	0.27
PARKER AVE	OKEECHOBEE BLVD	CAROLINE ST	Major Collector	CITY	C4	Center Turn Lane	4	30	0.50	E	18,280	40,800	9,140	20,400	0.45
QUADRILLE BLVD (SR A1A)	FLAGLER MEMORIAL BRIDGE	DIXIE HWY (US 1)	Major Collector	FDOT	C6	Partial Raised	4	35	0.40	D	18,060	30,100	7,206	12,010	0.60
QUADRILLE BLVD (US HWY 1)	DIXIE HWY (US 1)	BANYAN BLVD	Major Collector	FDOT	C6	Center Turn Lane	4	30	0.34	D	10,400	30,100	3,486	10,089	0.35
QUADRILLE BLVD (US HWY 1)	BANYAN BLVD	FERN ST	Major Collector	FDOT	C6	Raised	4	30	0.29	D	15,150	30,100	4,467	8,874	0.50
QUADRILLE BLVD (US HWY 1)	FERN ST	OKEECHOBEE BLVD (SR 704)	Major Collector	FDOT	C6	Raised	4	30	0.34	D	15,350	30,100	5,207	10,210	0.51
ROSEMARY AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	5,041	12,206	0.41
ROYAL PALM WAY (SR 704)	FLAGLER DR	CITY LIMITS	Minor Arterial	FDOT	C4	Raised	4	35	0.20	D	25,760	36,100	5,063	7,095	0.71
SAPODILLA AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	5,070	12,277	0.41
TAMARIND AVE N	PALM BCH LAKES BLVD	BANYAN BLVD	Major Collector	CITY	C4	Center Turn Lane	2	30	0.69	E	8,180	24,000	5,644	16,560	0.34
TAMARIND AVE N	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C4	Center Turn Lane	4	30	0.60	E	18,280	40,800	10,968	24,480	0.45
US HWY 1	PALM BCH LAKES BLVD	QUADRILLE ST N	Minor Arterial	FDOT	C4	None	4	30	0.41	D	20,810	36,100	8,550	14,832	0.58
US HWY 1	FERN ST	LAKEVIEW AVE (SR 704)	Minor Arterial	CITY	C6	None	2	25	0.27	E	7,170	20,800	1,945	5,642	0.34
US HWY 1	BANYAN BLVD	FERN ST	Minor Arterial	CITY	C6	None	2	25	0.28	E	3,130	20,800	880	5,848	0.15
US HWY 1	LAKEVIEW AVE (SR 704)	BELVEDERE RD	Minor Arterial	FDOT	C4	None	4	35	0.49	D	27,780	36,100	13,750	17,868	0.77
US HWY 1	QUADRILLE ST N	BANYAN BLVD	Minor Arterial	CITY	C6	Narrow Raised	4	25	0.28	E	7,470	38,800	2,078	10,796	0.19

Source: Compiled by NUE Urban Concepts, LLC from data provided by the City, County, FDOT, Palm Beach TPO, and field data collection. The 2026 Daily Traffic volumes increased by 1.0% to reflect 2026 conditions. Vehicle Miles of Travel (VMT) is calculated by dividing daily traffic by road segment length. Vehicle Miles of Capacity (VMC) is calculated by dividing road capacity by road segment length. Road Capacity based on FDOT 2023 Generalized Service Tables. Volume to Capacity Ratio obtained by dividing VMT by VMC. Trip generation analysis provided in a separate table along with projected residential and non-residential square footage.

TRAFFIC CHARACTERISTIC DATA FOR DOWNTOWN WEST PALM BEACH TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA): 2026 EXISTING CONDITIONS AND 2035 EVALUATION (DEVELOPMENT: UNDER CONSTRUCTION, SITE PLAN APPROVED, AND UNDER REVIEW)

Street	From	To	Functional Classification	Maintaining Entity	FDOT Context Classification	Median Type	Number of Lanes	Speed Limit	Length (miles)	Level of Service (LOS) Standard	2026 Daily Traffic	Road Capacity	2026 Vehicle Miles of Travel (VMT)	2026 Vehicle Miles of Capacity (VMC)	2035 Daily Traffic	2035 Vehicle Miles of Travel (VMT)	2035 Vehicle Miles of Capacity (VMC)	2026 Volume to Capacity Ratio	2035 Volume to Capacity Ratio
AUSTRALIAN AVE	BANYAN BLVD	OKEECHOBEE BLVD	Minor Arterial	COUNTY	C4	Raised	6	35	0.62	D	39,900	59,640	24,871	37,176	52,130	32,494	37,176	0.67	0.87
BANYAN BLVD	AUSTRALIAN AVE	FLAGLER DR N	Minor Arterial	CITY	C6	Center Turn Lane	4	30	1.01	E	16,160	38,800	16,333	39,217	21,110	21,337	39,217	0.42	0.54
FLAGLER DR	US HWY 1	QUADRILLE (SR A1A)	Minor Collector	CITY	C4	None	4	25	0.43	E	11,310	40,800	4,857	17,521	14,780	6,347	17,521	0.28	0.36
FLAGLER DR	QUADRILLE (SR A1A)	OKEECHOBEE BLVD	Minor Collector	CITY	C6	Partial Raised	4	25	0.95	E	11,310	38,800	10,700	36,707	14,780	13,983	36,707	0.29	0.38
FLAGLER DR	OKEECHOBEE BLVD	ARKONA CT	Major Collector	CITY	C4	None	4	25	0.45	E	5,350	40,800	2,426	18,501	6,990	3,170	18,501	0.13	0.17
LAKEVIEW AVE	FLAGLER DR	US HWY 1	Minor Arterial	FDOT	C6	None	3	35	0.31	D	20,710	33,060	6,420	10,249	27,060	8,389	10,249	0.63	0.82
LAKEVIEW AVE	US HWY 1	ROSEMARY AVE	Minor Arterial	FDOT	C6	None	4	35	0.22	D	22,730	39,420	5,001	8,672	29,700	6,534	8,672	0.58	0.75
OKEECHOBEE BLVD (SR 704)	AUSTRALIAN AVE	ROSEMARY AVE	Minor Arterial	FDOT	C5	Raised	8	35	0.55	D	70,200	71,900	38,959	39,903	91,710	50,897	39,903	0.98	1.28
OKEECHOBEE BLVD (SR 704)	ROSEMARY AVE	US HWY 1	Minor Arterial	FDOT	C6	None	4	35	0.22	D	19,700	39,420	4,334	8,672	25,740	5,663	8,672	0.50	0.65
OKEECHOBEE BLVD (SR 704)	US HWY 1	OLIVE AVE	Minor Arterial	FDOT	C6	None	3	35	0.10	D	19,700	33,060	1,970	3,306	25,740	2,574	3,306	0.60	0.78
OKEECHOBEE BLVD (SR 704)	OLIVE AVE	FLAGLER DR	Minor Arterial	FDOT	C6	None	2	35	0.18	D	15,660	19,565	2,819	3,522	20,460	3,683	3,522	0.80	1.05
OLIVE AVE S	PALM BCH LAKES BLVD	QUADRILLE (SR A1A)	Major Collector	CITY	C6	None	4	40	0.41	E	2,120	38,800	864	15,819	2,770	1,129	15,819	0.05	0.07
OLIVE AVE S	QUADRILLE (SR A1A)	TANGLEWOOD CT	Major Collector	CITY	C6	None	2	25	0.72	E	3,840	20,800	2,780	15,060	5,020	3,635	15,060	0.18	0.24
OLIVE AVE S	TANGLEWOOD CT	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C6	None	2	25	0.17	E	5,050	20,800	863	3,556	6,600	1,128	3,556	0.24	0.32
OLIVE AVE S	OKEECHOBEE BLVD (SR 704)	DIANA PL (ROUNDABOUT)	Major Collector	CITY	C6	None	2	25	0.33	E	5,960	20,800	1,955	6,823	7,790	2,555	6,823	0.29	0.37
OLIVE AVE S	DIANA PL (ROUNDABOUT)	BARCELONA RD	Major Collector	CITY	C4	None	2	35	0.12	E	5,050	21,800	592	2,555	6,600	773	2,555	0.23	0.30
PALM BEACH LAKES BLVD	FEC RAILROAD	TAMARIND AVE N	Minor Arterial	COUNTY	C4	Center Turn Lane	4	30	0.11	D	30,810	36,100	3,239	3,796	40,250	4,232	3,796	0.85	1.11
PALM BEACH LAKES BLVD	TAMARIND AVE N	US HWY 1 (DIXIE HWY)	Minor Arterial	COUNTY	C4	Center Turn Lane	4	30	0.52	D	23,230	36,100	12,155	18,889	30,350	15,881	18,889	0.64	0.84
PALM BEACH LAKES BLVD	US HWY 1 (DIXIE HWY)	FLAGLER DR N	Minor Collector	CITY	C4	Center Turn Lane	4	30	0.22	E	10,910	40,800	2,353	8,800	14,250	3,073	8,800	0.27	0.35
PARKER AVE	OKEECHOBEE BLVD	CAROLINE ST	Major Collector	CITY	C4	Center Turn Lane	4	30	0.50	E	18,280	40,800	9,140	20,400	23,880	11,940	20,400	0.45	0.59
QUADRILLE BLVD (SR A1A)	FLAGLER MEMORIAL BRIDGE	DIXIE HWY (US 1)	Major Collector	FDOT	C6	Partial Raised	4	35	0.40	D	18,060	30,100	7,206	12,010	23,590	9,413	12,010	0.60	0.78
QUADRILLE BLVD (US HWY 1)	DIXIE HWY (US 1)	BANYAN BLVD	Major Collector	FDOT	C6	Center Turn Lane	4	30	0.34	D	10,400	30,100	3,486	10,089	13,590	4,555	10,089	0.35	0.45
QUADRILLE BLVD (US HWY 1)	BANYAN BLVD	FERN ST	Major Collector	FDOT	C6	Raised	4	30	0.29	D	15,150	30,100	4,467	8,874	19,790	5,835	8,874	0.50	0.66
QUADRILLE BLVD (US HWY 1)	FERN ST	OKEECHOBEE BLVD (SR 704)	Major Collector	FDOT	C6	Raised	4	30	0.34	D	15,350	30,100	5,207	10,210	20,050	6,801	10,210	0.51	0.67
ROSEMARY AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	5,041	12,206	11,220	6,584	12,206	0.41	0.54
ROYAL PALM WAY (SR 704)	FLAGLER DR	CITY LIMITS	Minor Arterial	FDOT	C4	Raised	4	35	0.20	D	25,760	36,100	5,063	7,095	33,650	6,614	7,095	0.71	0.93
SAPODILLA AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	5,070	12,277	11,220	6,623	12,277	0.41	0.54
TAMARIND AVE N	PALM BCH LAKES BLVD	BANYAN BLVD	Major Collector	CITY	C4	Center Turn Lane	2	30	0.69	E	8,180	24,000	5,644	16,560	10,690	7,376	16,560	0.34	0.45
TAMARIND AVE N	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C4	Center Turn Lane	4	30	0.60	E	18,280	40,800	10,968	24,480	23,880	14,328	24,480	0.45	0.59
US HWY 1	PALM BCH LAKES BLVD	QUADRILLE ST N	Minor Arterial	FDOT	C4	None	4	30	0.41	D	20,810	36,100	8,550	14,832	27,190	11,172	14,832	0.58	0.75
US HWY 1	FERN ST	LAKEVIEW AVE (SR 704)	Minor Arterial	CITY	C6	None	2	25	0.27	E	7,170	20,800	1,945	5,642	9,370	2,542	5,642	0.34	0.45
US HWY 1	BANYAN BLVD	FERN ST	Minor Arterial	CITY	C6	None	2	25	0.28	E	3,130	20,800	880	5,848	4,090	1,150	5,848	0.15	0.20
US HWY 1	LAKEVIEW AVE (SR 704)	BELVEDERE RD	Minor Arterial	FDOT	C4	None	4	35	0.49	D	27,780	36,100	13,750	17,868	36,290	17,962	17,868	0.77	1.01
US HWY 1	QUADRILLE ST N	BANYAN BLVD	Minor Arterial	CITY	C6	Narrow Raised	4	25	0.28	E	7,470	38,800	2,078	10,796	9,760	2,716	10,796	0.19	0.25

Source: Compiled by NUE Urban Concepts, LLC from data provided by the City, County, FDOT, Palm Beach TPO, and field data collection. The 2026 Daily Traffic volumes increased by 1.0% to reflect 2026 conditions. Vehicle Miles of Travel (VMT) is calculated by dividing daily traffic by road segment length. Vehicle Miles of Capacity (VMC) is calculated by dividing road capacity by road segment length. Road Capacity based on FDOT 2023 Generalized Service Tables. Volume to Capacity Ratio obtained by dividing VMT by VMC. The 2035 Daily Traffic based on an growth rate of 1.12% (based on 2050 future year) reflecting the projected increase in daily trip generation from development in Downtown West Palm Beach TCEA that is currently under construction, has received site plan approval, or is under plan review. This data was provided by the City. The year 2035 is provided for context, growth rates are dictated by the market and could represent 2030 to 2050 time frame. Trip generation analysis provided in a separate table along with projected residential and non-residential square footage.

TRAFFIC CHARACTERISTIC DATA FOR DOWNTOWN WEST PALM BEACH TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA): 2045 EVALUATION (DEVELOPMENT: UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, & 50% OF TCEA ALLOWABLE DEVELOPMENT)																
Street	From	To	Functional Classification	Maintaining Entity	FDOT Context Classification	Median Type	Number of Lanes	Speed Limit	Length (miles)	Level of Service (LOS) Standard	2026 Daily Traffic	Road Capacity	2045 Daily Traffic	2045 Vehicle Miles of Travel (VMT)	2045 Vehicle Miles of Capacity (VMC)	2045 Volume to Capacity Ratio
AUSTRALIAN AVE	BANYAN BLVD	OKEECHOBEE BLVD	Minor Arterial	COUNTY	C4	Raised	6	35	0.62	D	39,900	59,640	63,050	39,301	37,176	1.06
BANYAN BLVD	AUSTRALIAN AVE	FLAGLER DR N	Minor Arterial	CITY	C6	Center Turn Lane	4	30	1.01	E	16,160	38,800	25,540	25,814	39,217	0.66
FLAGLER DR	US HWY 1	QUADRILLE (SR A1A)	Minor Collector	CITY	C4	None	4	25	0.43	E	11,310	40,800	17,870	7,674	17,521	0.44
FLAGLER DR	QUADRILLE (SR A1A)	OKEECHOBEE BLVD	Minor Collector	CITY	C6	Partial Raised	4	25	0.95	E	11,310	38,800	17,870	16,906	36,707	0.46
FLAGLER DR	OKEECHOBEE BLVD	ARKONA CT	Major Collector	CITY	C4	None	4	25	0.45	E	5,350	40,800	8,450	3,832	18,501	0.21
LAKEVIEW AVE	FLAGLER DR	US HWY 1	Minor Arterial	FDOT	C6	None	3	35	0.31	D	20,710	33,060	32,730	10,146	10,249	0.99
LAKEVIEW AVE	US HWY 1	ROSEMARY AVE	Minor Arterial	FDOT	C6	None	4	35	0.22	D	22,730	39,420	35,920	7,902	8,672	0.91
OKEECHOBEE BLVD (SR 704)	AUSTRALIAN AVE	ROSEMARY AVE	Minor Arterial	FDOT	C5	Raised	8	35	0.55	D	70,200	71,900	110,940	61,569	39,903	1.54
OKEECHOBEE BLVD (SR 704)	ROSEMARY AVE	US HWY 1	Minor Arterial	FDOT	C6	None	4	35	0.22	D	19,700	39,420	31,130	6,849	8,672	0.79
OKEECHOBEE BLVD (SR 704)	US HWY 1	OLIVE AVE	Minor Arterial	FDOT	C6	None	3	35	0.10	D	19,700	33,060	31,130	3,113	3,306	0.94
OKEECHOBEE BLVD (SR 704)	OLIVE AVE	FLAGLER DR	Minor Arterial	FDOT	C6	None	2	35	0.18	D	15,660	19,565	24,750	4,455	3,522	1.27
OLIVE AVE S	PALM BCH LAKES BLVD	QUADRILLE (SR A1A)	Major Collector	CITY	C6	None	4	40	0.41	E	2,120	38,800	3,350	1,366	15,819	0.09
OLIVE AVE S	QUADRILLE (SR A1A)	TANGLEWOOD CT	Major Collector	CITY	C6	None	2	25	0.72	E	3,840	20,800	6,070	4,395	15,060	0.29
OLIVE AVE S	TANGLEWOOD CT	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C6	None	2	25	0.17	E	5,050	20,800	7,980	1,364	3,556	0.38
OLIVE AVE S	OKEECHOBEE BLVD (SR 704)	DIANA PL (ROUNDABOUT)	Major Collector	CITY	C6	None	2	25	0.33	E	5,960	20,800	9,420	3,090	6,823	0.45
OLIVE AVE S	DIANA PL (ROUNDABOUT)	BARCELONA RD	Major Collector	CITY	C4	None	2	35	0.12	E	5,050	21,800	7,980	935	2,555	0.37
PALM BEACH LAKES BLVD	FEC RAILROAD	TAMARIND AVE N	Minor Arterial	COUNTY	C4	Center Turn Lane	4	30	0.11	D	30,810	36,100	48,690	5,119	3,796	1.35
PALM BEACH LAKES BLVD	TAMARIND AVE N	US HWY 1 (DIXIE HWY)	Minor Arterial	COUNTY	C4	Center Turn Lane	4	30	0.52	D	23,230	36,100	36,710	19,209	18,889	1.02
PALM BEACH LAKES BLVD	US HWY 1 (DIXIE HWY)	FLAGLER DR N	Minor Collector	CITY	C4	Center Turn Lane	4	30	0.22	E	10,910	40,800	17,240	3,718	8,800	0.42
PARKER AVE	OKEECHOBEE BLVD	CAROLINE ST	Major Collector	CITY	C4	Center Turn Lane	4	30	0.50	E	18,280	40,800	28,890	14,445	20,400	0.71
QUADRILLE BLVD (SR A1A)	CITY LIMITS	DIXIE HWY (US 1)	Major Collector	FDOT	C6	Partial Raised	4	35	0.40	D	18,060	30,100	28,540	11,388	12,010	0.95
QUADRILLE BLVD (US HWY 1)	DIXIE HWY (US 1)	BANYAN BLVD	Major Collector	FDOT	C6	Center Turn Lane	4	30	0.34	D	10,400	30,100	16,440	5,511	10,089	0.55
QUADRILLE BLVD (US HWY 1)	BANYAN BLVD	FERN ST	Major Collector	FDOT	C6	Raised	4	30	0.29	D	15,150	30,100	23,940	7,058	8,874	0.80
QUADRILLE BLVD (US HWY 1)	FERN ST	OKEECHOBEE BLVD (SR 704)	Major Collector	FDOT	C6	Raised	4	30	0.34	D	15,350	30,100	24,260	8,229	10,210	0.81
ROSEMARY AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	13,570	7,964	12,206	0.65
ROYAL PALM WAY (SR 704)	FLAGLER DR	CITY LIMITS	Minor Arterial	FDOT	C4	Raised	4	35	0.20	D	25,760	36,100	40,710	8,001	7,095	1.13
SAPODILLA AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	13,570	8,010	12,277	0.65
TAMARIND AVE N	PALM BCH LAKES BLVD	BANYAN BLVD	Major Collector	CITY	C4	Center Turn Lane	2	30	0.69	E	8,180	24,000	12,930	8,922	16,560	0.54
TAMARIND AVE N	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C4	Center Turn Lane	4	30	0.60	E	18,280	40,800	28,890	17,334	24,480	0.71
US HWY 1	PALM BCH LAKES BLVD	QUADRILLE ST N	Minor Arterial	FDOT	C4	None	4	30	0.41	D	20,810	36,100	32,890	13,514	14,832	0.91
US HWY 1	QUADRILLE ST N	BANYAN BLVD	Minor Arterial	CITY	C6	Narrow Raised	4	25	0.28	E	7,470	38,800	11,800	3,283	10,796	0.30
US HWY 1	BANYAN BLVD	FERN ST	Minor Arterial	CITY	C6	None	2	25	0.28	E	3,130	20,800	4,950	1,392	5,848	0.24
US HWY 1	FERN ST	LAKEVIEW AVE (SR 704)	Minor Arterial	CITY	C6	None	2	25	0.27	E	7,170	20,800	11,330	3,073	5,642	0.54
US HWY 1	LAKEVIEW AVE (SR 704)	PALM ST	Minor Arterial	FDOT	C4	None	4	35	0.49	D	27,780	36,100	43,900	21,728	17,868	1.22

Source: Compiled by NUE Urban Concepts, LLC from data provided by the City, County, FDOT, Palm Beach TPO, and field data collection. The 2026 Daily Traffic volumes increased by 1.0% to reflect 2026 conditions. Vehicle Miles of Travel (VMT) is calculated by dividing daily traffic by road segment length. Vehicle Miles of Capacity (VMC) is calculated by dividing road capacity by road segment length. Road Capacity based on FDOT 2023 Generalized Service Tables. Volume to Capacity Ratio obtained by dividing VMT by VMC. The 2045 Daily Traffic based on an growth rate of 1.925% (based on 2050 future year) reflecting the projected increase in daily trip generation from development in Downtown West Palm Beach TCEA that is currently under construction, has received site plan approval, is under plan review, or represents 50% of the remaining allowable development in the TCEA. This data was provided by the City. The year 2045 is provided for context, growth rates are dictated by the market and could represent 2040 to 2050 time frame. Trip generation analysis provided in a separate table along with projected residential and non-residential square footage.

TRAFFIC CHARACTERISTIC DATA FOR DOWNTOWN WEST PALM BEACH TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA): BUILDOUT EVALUATION (DEVELOPMENT: UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, & 100% OF TCEA ALLOWABLE DEVELOPMENT)																
Street	From	To	Functional Classification	Maintaining Entity	FDOT Context Classification	Median Type	Number of Lanes	Speed Limit	Length (miles)	Level of Service (LOS) Standard	2026 Daily Traffic	Road Capacity	TCEA Buildout Daily Traffic	TCEA Buildout Vehicle Miles of Travel (VMT)	TCEA Buildout Vehicle Miles of Capacity (VMC)	TCEA Buildout Volume to Capacity Ratio
AUSTRALIAN AVE	BANYAN BLVD	OKEECHOBEE BLVD	Minor Arterial	COUNTY	C4	Raised	6	35	0.62	D	39,900	59,640	74,050	46,158	37,176	1.24
BANYAN BLVD	AUSTRALIAN AVE	FLAGLER DR N	Minor Arterial	CITY	C6	Center Turn Lane	4	30	1.01	E	16,160	38,800	29,990	30,312	39,217	0.77
FLAGLER DR	US HWY 1	QUADRILLE (SR A1A)	Minor Collector	CITY	C4	None	4	25	0.43	E	11,310	40,800	20,990	9,014	17,521	0.51
FLAGLER DR	QUADRILLE (SR A1A)	OKEECHOBEE BLVD	Minor Collector	CITY	C6	Partial Raised	4	25	0.95	E	11,310	38,800	20,990	19,858	36,707	0.54
FLAGLER DR	OKEECHOBEE BLVD	ARKONA CT	Major Collector	CITY	C4	None	4	25	0.45	E	5,350	40,800	9,930	4,503	18,501	0.24
LAKEVIEW AVE	FLAGLER DR	US HWY 1	Minor Arterial	FDOT	C6	None	3	35	0.31	D	20,710	33,060	38,440	11,916	10,249	1.16
LAKEVIEW AVE	US HWY 1	ROSEMARY AVE	Minor Arterial	FDOT	C6	None	4	35	0.22	D	22,730	39,420	42,180	9,280	8,672	1.07
OKEECHOBEE BLVD (SR 704)	AUSTRALIAN AVE	ROSEMARY AVE	Minor Arterial	FDOT	C5	Raised	8	35	0.55	D	70,200	71,900	130,280	72,302	39,903	1.81
OKEECHOBEE BLVD (SR 704)	ROSEMARY AVE	US HWY 1	Minor Arterial	FDOT	C6	None	4	35	0.22	D	19,700	39,420	36,560	8,043	8,672	0.93
OKEECHOBEE BLVD (SR 704)	US HWY 1	OLIVE AVE	Minor Arterial	FDOT	C6	None	3	35	0.10	D	19,700	33,060	36,560	3,656	3,306	1.11
OKEECHOBEE BLVD (SR 704)	OLIVE AVE	FLAGLER DR	Minor Arterial	FDOT	C6	None	2	35	0.18	D	15,660	19,565	29,060	5,231	3,522	1.49
OLIVE AVE S	PALM BCH LAKES BLVD	QUADRILLE (SR A1A)	Major Collector	CITY	C6	None	4	40	0.41	E	2,120	38,800	3,930	1,602	15,819	0.10
OLIVE AVE S	QUADRILLE (SR A1A)	TANGLEWOOD CT	Major Collector	CITY	C6	None	2	25	0.72	E	3,840	20,800	7,130	5,162	15,060	0.34
OLIVE AVE S	TANGLEWOOD CT	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C6	None	2	25	0.17	E	5,050	20,800	9,370	1,602	3,556	0.45
OLIVE AVE S	OKEECHOBEE BLVD (SR 704)	DIANA PL (ROUNDABOUT)	Major Collector	CITY	C6	None	2	25	0.33	E	5,960	20,800	11,060	3,628	6,823	0.53
OLIVE AVE S	DIANA PL (ROUNDABOUT)	BARCELONA RD	Major Collector	CITY	C4	None	2	35	0.12	E	5,050	21,800	9,370	1,098	2,555	0.43
PALM BEACH LAKES BLVD	FEC RAILROAD	TAMARIND AVE N	Minor Arterial	COUNTY	C4	Center Turn Lane	4	30	0.11	D	30,810	36,100	57,180	6,012	3,796	1.58
PALM BEACH LAKES BLVD	TAMARIND AVE N	US HWY 1 (DIXIE HWY)	Minor Arterial	COUNTY	C4	Center Turn Lane	4	30	0.52	D	23,230	36,100	43,110	22,558	18,889	1.19
PALM BEACH LAKES BLVD	US HWY 1 (DIXIE HWY)	FLAGLER DR N	Minor Collector	CITY	C4	Center Turn Lane	4	30	0.22	E	10,910	40,800	20,250	4,368	8,800	0.50
PARKER AVE	OKEECHOBEE BLVD	CAROLINE ST	Major Collector	CITY	C4	Center Turn Lane	4	30	0.50	E	18,280	40,800	33,930	16,965	20,400	0.83
QUADRILLE BLVD (SR A1A)	CITY LIMITS	DIXIE HWY (US 1)	Major Collector	FDOT	C6	Partial Raised	4	35	0.40	D	18,060	30,100	33,520	13,375	12,010	1.11
QUADRILLE BLVD (US HWY 1)	DIXIE HWY (US 1)	BANYAN BLVD	Major Collector	FDOT	C6	Center Turn Lane	4	30	0.34	D	10,400	30,100	19,300	6,469	10,089	0.64
QUADRILLE BLVD (US HWY 1)	BANYAN BLVD	FERN ST	Major Collector	FDOT	C6	Raised	4	30	0.29	D	15,150	30,100	28,120	8,290	8,874	0.93
QUADRILLE BLVD (US HWY 1)	FERN ST	OKEECHOBEE BLVD (SR 704)	Major Collector	FDOT	C6	Raised	4	30	0.34	D	15,350	30,100	28,490	9,664	10,210	0.95
ROSEMARY AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	15,940	9,354	12,206	0.77
ROYAL PALM WAY (SR 704)	FLAGLER DR	CITY LIMITS	Minor Arterial	FDOT	C4	Raised	4	35	0.20	D	25,760	36,100	47,810	9,397	7,095	1.32
SAPODILLA AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	15,940	9,409	12,277	0.77
TAMARIND AVE N	PALM BCH LAKES BLVD	BANYAN BLVD	Major Collector	CITY	C4	Center Turn Lane	2	30	0.69	E	8,180	24,000	15,180	10,474	16,560	0.63
TAMARIND AVE N	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C4	Center Turn Lane	4	30	0.60	E	18,280	40,800	33,930	20,358	24,480	0.83
US HWY 1	PALM BCH LAKES BLVD	QUADRILLE ST N	Minor Arterial	FDOT	C4	None	4	30	0.41	D	20,810	36,100	38,620	15,868	14,832	1.07
US HWY 1	QUADRILLE ST N	BANYAN BLVD	Minor Arterial	CITY	C6	Narrow Raised	4	25	0.28	E	7,470	38,800	13,860	3,856	10,796	0.36
US HWY 1	BANYAN BLVD	FERN ST	Minor Arterial	CITY	C6	None	2	25	0.28	E	3,130	20,800	5,810	1,634	5,848	0.28
US HWY 1	FERN ST	LAKEVIEW AVE (SR 704)	Minor Arterial	CITY	C6	None	2	25	0.27	E	7,170	20,800	13,310	3,610	5,642	0.64
US HWY 1	LAKEVIEW AVE (SR 704)	PALM ST	Minor Arterial	FDOT	C4	None	4	35	0.49	D	27,780	36,100	51,560	25,520	17,868	1.43

Source: Compiled by NUE Urban Concepts, LLC from data provided by the City, County, FDOT, Palm Beach TPO, and field data collection. The 2026 Daily Traffic volumes increased by 1.0% to reflect 2026 conditions. Vehicle Miles of Travel (VMT) is calculated by dividing daily traffic by road segment length. Vehicle Miles of Capacity (VMC) is calculated by dividing road capacity by road segment length. Road Capacity based on FDOT 2023 Generalized Service Tables. Volume to Capacity Ratio obtained by dividing VMT by VMC. The TCEA Buildout Daily Traffic based on an growth rate of 2.61% (based on 2050 future year) reflecting the projected increase in daily trip generation from development in Downtown West Palm Beach TCEA that is currently under construction, has received site plan approval, is under plan review, or represents 100% of the allowable development in the TCEA. This data was provided by the City. The TCEA Buildout is provided for context, growth rates are dictated by the market and could represent 2045 to 2065 time frame. Trip generation analysis provided in a separate table along with projected residential and non-residential sq. ft.

TRAFFIC CHARACTERISTIC DATA FOR DOWNTOWN WEST PALM BEACH TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA): BUILDOUT PLUS DMP INCENTIVE EVALUATION (DEVELOPMENT: UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, 100% OF TCEA ALLOWABLE DEVELOPMENT & DMP INCENTIVE)

Street	From	To	Functional Classification	Maintaining Entity	FDOT Context Classification	Median Type	Number of Lanes	Speed Limit	Length (miles)	Level of Service (LOS) Standard	2026 Daily Traffic	Road Capacity	TCEA Buildout Plus Incentive Daily Traffic	TCEA Buildout Plus Incentive Vehicle Miles of Travel (VMT)	TCEA Buildout Plus Incentive Vehicle Miles of Capacity (VMC)	TCEA Buildout Plus Incentive Volume to Capacity Ratio
AUSTRALIAN AVE	BANYAN BLVD	OKEECHOBEE BLVD	Minor Arterial	COUNTY	C4	Raised	6	35	0.62	D	39,900	59,640	91,420	56,985	37,176	1.53
BANYAN BLVD	AUSTRALIAN AVE	FLAGLER DR N	Minor Arterial	CITY	C6	Center Turn Lane	4	30	1.01	E	16,160	38,800	37,030	37,428	39,217	0.95
FLAGLER DR	US HWY 1	QUADRILLE (SR A1A)	Minor Collector	CITY	C4	None	4	25	0.43	E	11,310	40,800	25,910	11,127	17,521	0.64
FLAGLER DR	QUADRILLE (SR A1A)	OKEECHOBEE BLVD	Minor Collector	CITY	C6	Partial Raised	4	25	0.95	E	11,310	38,800	25,910	24,512	36,707	0.67
FLAGLER DR	OKEECHOBEE BLVD	ARKONA CT	Major Collector	CITY	C4	None	4	25	0.45	E	5,350	40,800	12,260	5,559	18,501	0.30
LAKEVIEW AVE	FLAGLER DR	US HWY 1	Minor Arterial	FDOT	C6	None	3	35	0.31	D	20,710	33,060	47,450	14,710	10,249	1.44
LAKEVIEW AVE	US HWY 1	ROSEMARY AVE	Minor Arterial	FDOT	C6	None	4	35	0.22	D	22,730	39,420	52,080	11,458	8,672	1.32
OKEECHOBEE BLVD (SR 704)	AUSTRALIAN AVE	ROSEMARY AVE	Minor Arterial	FDOT	C5	Raised	8	35	0.55	D	70,200	71,900	160,850	89,268	39,903	2.24
OKEECHOBEE BLVD (SR 704)	ROSEMARY AVE	US HWY 1	Minor Arterial	FDOT	C6	None	4	35	0.22	D	19,700	39,420	45,140	9,931	8,672	1.15
OKEECHOBEE BLVD (SR 704)	US HWY 1	OLIVE AVE	Minor Arterial	FDOT	C6	None	3	35	0.10	D	19,700	33,060	45,140	4,514	3,306	1.37
OKEECHOBEE BLVD (SR 704)	OLIVE AVE	FLAGLER DR	Minor Arterial	FDOT	C6	None	2	35	0.18	D	15,660	19,565	35,880	6,458	3,522	1.83
OLIVE AVE S	PALM BCH LAKES BLVD	QUADRILLE (SR A1A)	Major Collector	CITY	C6	None	4	40	0.41	E	2,120	38,800	4,860	1,981	15,819	0.13
OLIVE AVE S	QUADRILLE (SR A1A)	TANGLEWOOD CT	Major Collector	CITY	C6	None	2	25	0.72	E	3,840	20,800	8,800	6,372	15,060	0.42
OLIVE AVE S	TANGLEWOOD CT	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C6	None	2	25	0.17	E	5,050	20,800	11,570	1,978	3,556	0.56
OLIVE AVE S	OKEECHOBEE BLVD (SR 704)	DIANA PL (ROUNDABOUT)	Major Collector	CITY	C6	None	2	25	0.33	E	5,960	20,800	13,660	4,481	6,823	0.66
OLIVE AVE S	DIANA PL (ROUNDABOUT)	BARCELONA RD	Major Collector	CITY	C4	None	2	35	0.12	E	5,050	21,800	11,570	1,356	2,555	0.53
PALM BEACH LAKES BLVD	FEC RAILROAD	TAMARIND AVE N	Minor Arterial	COUNTY	C4	Center Turn Lane	4	30	0.11	D	30,810	36,100	70,590	7,422	3,796	1.96
PALM BEACH LAKES BLVD	TAMARIND AVE N	US HWY 1 (DIXIE HWY)	Minor Arterial	COUNTY	C4	Center Turn Lane	4	30	0.52	D	23,230	36,100	53,230	27,853	18,889	1.47
PALM BEACH LAKES BLVD	US HWY 1 (DIXIE HWY)	FLAGLER DR N	Minor Collector	CITY	C4	Center Turn Lane	4	30	0.22	E	10,910	40,800	25,000	5,392	8,800	0.61
PARKER AVE	OKEECHOBEE BLVD	CAROLINE ST	Major Collector	CITY	C4	Center Turn Lane	4	30	0.50	E	18,280	40,800	41,880	20,940	20,400	1.03
QUADRILLE BLVD (SR A1A)	CITY LIMITS	DIXIE HWY (US 1)	Major Collector	FDOT	C6	Partial Raised	4	35	0.40	D	18,060	30,100	41,380	16,511	12,010	1.37
QUADRILLE BLVD (US HWY 1)	DIXIE HWY (US 1)	BANYAN BLVD	Major Collector	FDOT	C6	Center Turn Lane	4	30	0.34	D	10,400	30,100	23,830	7,988	10,089	0.79
QUADRILLE BLVD (US HWY 1)	BANYAN BLVD	FERN ST	Major Collector	FDOT	C6	Raised	4	30	0.29	D	15,150	30,100	34,710	10,233	8,874	1.15
QUADRILLE BLVD (US HWY 1)	FERN ST	OKEECHOBEE BLVD (SR 704)	Major Collector	FDOT	C6	Raised	4	30	0.34	D	15,350	30,100	35,170	11,930	10,210	1.17
ROSEMARY AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	19,680	11,549	12,206	0.95
ROYAL PALM WAY (SR 704)	FLAGLER DR	CITY LIMITS	Minor Arterial	FDOT	C4	Raised	4	35	0.20	D	25,760	36,100	59,020	11,600	7,095	1.63
SAPODILLA AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	19,680	11,616	12,277	0.95
TAMARIND AVE N	PALM BCH LAKES BLVD	BANYAN BLVD	Major Collector	CITY	C4	Center Turn Lane	2	30	0.69	E	8,180	24,000	18,740	12,931	16,560	0.78
TAMARIND AVE N	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C4	Center Turn Lane	4	30	0.60	E	18,280	40,800	41,880	25,128	24,480	1.03
US HWY 1	PALM BCH LAKES BLVD	QUADRILLE ST N	Minor Arterial	FDOT	C4	None	4	30	0.41	D	20,810	36,100	47,680	19,590	14,832	1.32
US HWY 1	QUADRILLE ST N	BANYAN BLVD	Minor Arterial	CITY	C6	Narrow Raised	4	25	0.28	E	7,470	38,800	17,120	4,763	10,796	0.44
US HWY 1	BANYAN BLVD	FERN ST	Minor Arterial	CITY	C6	None	2	25	0.28	E	3,130	20,800	7,170	2,016	5,848	0.34
US HWY 1	FERN ST	LAKEVIEW AVE (SR 704)	Minor Arterial	CITY	C6	None	2	25	0.27	E	7,170	20,800	16,430	4,457	5,642	0.79
US HWY 1	LAKEVIEW AVE (SR 704)	PALM ST	Minor Arterial	FDOT	C4	None	4	35	0.49	D	27,780	36,100	63,650	31,504	17,868	1.76

Source: Compiled by NUE Urban Concepts, LLC from data provided by the City, County, FDOT, Palm Beach TPO, and field data collection. The 2026 Daily Traffic volumes increased by 1.0% to reflect 2026 conditions. Vehicle Miles of Travel (VMT) is calculated by dividing daily traffic by road segment length. Vehicle Miles of Capacity (VMC) is calculated by dividing road capacity by road segment length. Road Capacity based on FDOT 2023 Generalized Service Tables. Volume to Capacity Ratio obtained by dividing VMT by VMC. The TCEA Buildout plus Incentive Daily Traffic based on an growth rate of 3.515% (based on 2050 future year) reflecting the projected increase in daily trip generation from development in Downtown West Palm Beach TCEA that is currently under construction, has received site plan approval, is under plan review, 100% of the allowable development in the TCEA, plus incentive. This data was provided by the City. The TCEA Buildout plus Incentive is provided for context, growth rates are dictated by the market and could represent 2045 to 2065 time frame. Trip generation analysis provided in a separate table along with projected residential and non-residential square footage.

TRAFFIC CHARACTERISTIC DATA FOR DOWNTOWN WEST PALM BEACH TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA): 2045 EVALUATION WITH IMPROVEMENTS & LOS "E" (DEVELOPMENT: UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, & 50% OF TCEA ALLOWABLE DEVELOPMENT)																		
Street	From	To	Functional Classification	Maintaining Entity	FDOT Context Classification	Median Type	Number of Lanes	Speed Limit	Length (miles)	Level of Service (LOS) Standard	2026 Daily Traffic	Road Capacity	2045 Daily Traffic	12.5% MODE SHARE REDUCTION	2045 Vehicle Miles of Travel (VMT)	2045 Vehicle Miles of Travel (VMT) based on Mode Share	2045 Vehicle Miles of Capacity (VMC)	2045 Volume to Capacity Ratio
AUSTRALIAN AVE	BANYAN BLVD	OKEECHOBEE BLVD	Minor Arterial	COUNTY	C5	Raised	6	35	0.62	E	39,900	65,940	73,050	63,920	45,534	39,843	41,103	0.97
BANYAN BLVD	AUSTRALIAN AVE	FLAGLER DR N	Minor Arterial	CITY	C6	Center Turn Lane	4	30	1.01	E	16,160	38,800	25,540	22,350	25,814	22,590	39,217	0.58
FERN ST	FLAGLER DR	QUADRILLE BLVD (US HWY 1)	Minor Collector	CITY	C6	None	2	25	0.29	E	-	20,800	5,000	4,380	1,450	1,270	6,032	0.21
FERN ST	QUADRILLE BLVD (US HWY 1)	TAMARIND AVE N	Major Collector	CITY	C6	None	2	25	0.29	E	-	20,800	12,500	10,940	3,625	3,173	6,032	0.53
FERN ST	TAMARIND AVE N	AUSTRALIAN AVE	Major Collector	CITY	C6	None	2	25	0.29	E	-	20,800	16,500	14,440	4,785	4,188	6,032	0.69
FLAGLER DR	US HWY 1	QUADRILLE (SR A1A)	Minor Collector	CITY	C5	None	4	25	0.43	E	11,310	43,000	17,870	15,640	7,674	6,716	18,466	0.36
FLAGLER DR	QUADRILLE (SR A1A)	OKEECHOBEE BLVD	Minor Collector	CITY	C6	Partial Raised	4	25	0.95	E	11,310	38,800	17,870	15,640	16,906	14,796	36,707	0.40
FLAGLER DR	OKEECHOBEE BLVD	ARKONA CT	Major Collector	CITY	C5	None	4	25	0.45	E	5,350	43,000	8,450	7,390	3,832	3,351	19,499	0.17
LAKEVIEW AVE	FLAGLER DR	US HWY 1	Minor Arterial	FDOT	C6	None	3	35	0.31	E	20,710	35,640	32,730	28,640	10,146	8,878	11,048	0.80
LAKEVIEW AVE	US HWY 1	ROSEMARY AVE	Minor Arterial	FDOT	C6	None	4	35	0.22	E	22,730	42,360	35,920	31,430	7,902	6,915	9,319	0.74
OKEECHOBEE BLVD (SR 704)	AUSTRALIAN AVE	ROSEMARY AVE	Minor Arterial	FDOT	C5	Raised	8	35	0.55	E	70,200	73,600	100,940	88,320	56,019	49,015	40,846	1.20
OKEECHOBEE BLVD (SR 704)	ROSEMARY AVE	US HWY 1	Minor Arterial	FDOT	C6	None	4	35	0.22	E	19,700	42,360	31,130	27,240	6,849	5,993	9,319	0.64
OKEECHOBEE BLVD (SR 704)	US HWY 1	OLIVE AVE	Minor Arterial	FDOT	C6	None	3	35	0.10	E	19,700	35,640	31,130	27,240	3,113	2,724	3,564	0.76
OKEECHOBEE BLVD (SR 704)	OLIVE AVE	FLAGLER DR	Minor Arterial	FDOT	C6	None	2	35	0.18	E	15,660	23,280	24,750	21,660	4,455	3,899	4,190	0.93
OLIVE AVE S	PALM BCH LAKES BLVD	QUADRILLE (SR A1A)	Major Collector	CITY	C6	None	4	40	0.41	E	2,120	38,800	3,350	2,930	1,366	1,195	15,819	0.08
OLIVE AVE S	QUADRILLE (SR A1A)	TANGLEWOOD CT	Major Collector	CITY	C6	None	2	25	0.72	E	3,840	20,800	6,070	5,310	4,395	3,845	15,060	0.26
OLIVE AVE S	TANGLEWOOD CT	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C6	None	2	25	0.17	E	5,050	20,800	7,980	6,980	1,364	1,193	3,556	0.34
OLIVE AVE S	OKEECHOBEE BLVD (SR 704)	DIANA PL (ROUNDABOUT)	Major Collector	CITY	C6	None	2	25	0.33	E	5,960	20,800	9,420	8,240	3,090	2,703	6,823	0.40
OLIVE AVE S	DIANA PL (ROUNDABOUT)	BARCELONA RD	Major Collector	CITY	C5	None	2	35	0.12	E	5,050	21,800	7,980	6,980	935	818	2,555	0.32
PALM BEACH LAKES BLVD	FEC RAILROAD	TAMARIND AVE N	Minor Arterial	COUNTY	C5	Center Turn Lane	4	30	0.11	E	30,810	43,000	48,690	42,600	5,119	4,479	4,521	0.99
PALM BEACH LAKES BLVD	TAMARIND AVE N	US HWY 1 (DIXIE HWY)	Minor Arterial	COUNTY	C5	Center Turn Lane	4	30	0.52	E	23,230	43,000	36,710	32,120	19,209	16,807	22,500	0.75
PALM BEACH LAKES BLVD	US HWY 1 (DIXIE HWY)	FLAGLER DR N	Minor Collector	CITY	C5	Center Turn Lane	4	30	0.22	E	10,910	43,000	17,240	15,090	3,718	3,255	9,274	0.35
PARKER AVE	OKEECHOBEE BLVD	CAROLINE ST	Major Collector	CITY	C5	Center Turn Lane	4	30	0.50	E	18,280	43,000	28,890	25,280	14,445	12,640	21,500	0.59
QUADRILLE BLVD (SR A1A)	CITY LIMITS	DIXIE HWY (US 1)	Major Collector	FDOT	C6	Partial Raised	4	35	0.40	E	18,060	38,800	28,540	24,970	11,388	9,964	15,482	0.64
QUADRILLE BLVD (US HWY 1)	DIXIE HWY (US 1)	BANYAN BLVD	Major Collector	FDOT	C6	Center Turn Lane	4	30	0.34	E	10,400	38,800	16,440	14,390	5,511	4,823	13,005	0.37
QUADRILLE BLVD (US HWY 1)	BANYAN BLVD	FERN ST	Major Collector	FDOT	C6	Raised	4	30	0.29	E	15,150	38,800	23,940	20,950	7,058	6,177	11,439	0.54
QUADRILLE BLVD (US HWY 1)	FERN ST	OKEECHOBEE BLVD (SR 704)	Major Collector	FDOT	C6	Raised	4	30	0.34	E	15,350	38,800	24,260	21,230	8,229	7,202	13,162	0.55
ROSEMARY AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	13,570	11,870	7,964	6,966	12,206	0.57
ROYAL PALM WAY (SR 704)	FLAGLER DR	CITY LIMITS	Minor Arterial	FDOT	C5	Raised	4	35	0.20	E	25,760	43,000	40,710	35,620	8,001	7,001	8,451	0.83
SAPODILLA AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	13,570	11,870	8,010	7,006	12,277	0.57
TAMARIND AVE N	PALM BCH LAKES BLVD	BANYAN BLVD	Major Collector	CITY	C5	Center Turn Lane	2	30	0.69	E	8,180	24,000	12,930	11,310	8,922	7,804	16,560	0.47
TAMARIND AVE N	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C5	Center Turn Lane	4	30	0.60	E	18,280	43,000	28,890	25,280	17,334	15,168	25,800	0.59
US HWY 1	PALM BCH LAKES BLVD	QUADRILLE ST N	Minor Arterial	FDOT	C5	None	4	30	0.41	E	20,810	43,000	32,890	28,780	13,514	11,825	17,667	0.67
US HWY 1	QUADRILLE ST N	BANYAN BLVD	Minor Arterial	CITY	C6	Narrow Raised	4	25	0.28	E	7,470	38,800	11,800	10,330	3,283	2,874	10,796	0.27
US HWY 1	BANYAN BLVD	FERN ST	Minor Arterial	CITY	C6	None	2	25	0.28	E	3,130	23,280	4,950	4,330	1,392	1,217	6,546	0.19
US HWY 1	FERN ST	LAKEVIEW AVE (SR 704)	Minor Arterial	CITY	C6	None	2	25	0.27	E	7,170	23,280	11,330	9,910	3,073	2,688	6,315	0.43
US HWY 1	LAKEVIEW AVE (SR 704)	PALM ST	Minor Arterial	FDOT	C5	None	4	35	0.49	E	27,780	43,000	43,900	38,410	21,728	19,011	21,283	0.89

Source: Compiled by NUE Urban Concepts, LLC from data provided by the City, County, FDOT, Palm Beach TPO, and field data collection. All Road Level of Service Standards (LOS) changed to "E". All City Roads are currently LOS "E". County and State Roads are currently LOS "D". All context classifications are either C5 or C6 to reflect growth in Downtown. Fern Street has been added as a functionally classified road. A total of 10,000 trips were added to Australian and 10,000 subtracted from Okeechobee from Australian to Rosemary from the Fern St Extension. The 2026 Daily Traffic volumes increased by 1.0% to reflect 2026 conditions. Vehicle Miles of Travel (VMT) is calculated by dividing daily traffic by road segment length. Vehicle Miles of Capacity (VMC) is calculated by dividing road capacity by road segment length. Road Capacity based on FDOT 2023 Generalized Service Tables. Volume to Capacity Ratio obtained by dividing VMT by VMC. The 2045 Daily Traffic based on an growth rate of 1.925% (based on 2050 future year) reflecting the projected increase in daily trip generation from development in Downtown West Palm Beach TCEA that is currently under construction, has received site plan approval, is under plan review, or represents 50% of the remaining allowable development in the TCEA. This data was provided by the City. The year 2045 is provided for context, growth rates are dictated by the market and could represent 2040 to 2050 time frame. Trip generation analysis provided in a separate table along with projected residential and non-residential square footage. A 12.5% Mode Share Reduction was applied to 2045 Daily Traffic to account for multimodal improvements and increased transit service provided in Downtown. Multimodal improvements and increased transit service will be documented in existing and future updates of the City of West Palm Beach Mobility Plan and Capital Improvements Program.

TRAFFIC CHARACTERISTIC DATA FOR DOWNTOWN WEST PALM BEACH TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA): BUILDOUT EVALUATION WITH IMPROVEMENTS & LOS "E" (DEVELOPMENT: UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, & 100% OF TCEA ALLOWABLE DEVELOPMENT)																		
Street	From	To	Functional Classification	Maintaining Entity	FDOT Context Classification	Median Type	Number of Lanes	Speed Limit	Length (miles)	Level of Service (LOS) Standard	2026 Daily Traffic	Road Capacity	TCEA Buildout Plus Incentive Daily Traffic	25% MODE SHARE REDUCTION	TCEA Buildout Vehicle Miles of Travel (VMT)	TCEA Buildout Vehicle Miles of Travel (VMT) based on Mode Share	TCEA Buildout Vehicle Miles of Capacity (VMC)	TCEA Buildout Volume to Capacity Ratio
AUSTRALIAN AVE	BANYAN BLVD	OKEECHOBEE BLVD	Minor Arterial	COUNTY	C5	Raised	6	35	0.62	E	39,900	65,940	86,550	64,910	53,949	40,461	41,103	0.98
BANYAN BLVD	AUSTRALIAN AVE	FLAGLER DR N	Minor Arterial	CITY	C6	Center Turn Lane	4	30	1.01	E	16,160	38,800	29,990	22,490	30,312	22,731	39,217	0.58
FERN ST	FLAGLER DR	QUADRILLE BLVD (US HWY 1)	Minor Collector	CITY	C6	None	2	25	0.29	E	-	20,800	8,500	6,380	2,465	1,850	6,032	0.31
FERN ST	QUADRILLE BLVD (US HWY 1)	TAMARIND AVE N	Major Collector	CITY	C6	None	2	25	0.29	E	-	20,800	10,500	7,880	3,045	2,285	6,032	0.38
FERN ST	TAMARIND AVE N	AUSTRALIAN AVE	Major Collector	CITY	C6	None	2	25	0.29	E	-	20,800	14,500	10,880	4,205	3,155	6,032	0.52
FLAGLER DR	US HWY 1	QUADRILLE (SR A1A)	Minor Collector	CITY	C5	None	4	25	0.43	E	11,310	43,000	20,990	15,740	9,014	6,759	18,466	0.37
FLAGLER DR	QUADRILLE (SR A1A)	OKEECHOBEE BLVD	Minor Collector	CITY	C6	Partial Raised	4	25	0.95	E	11,310	38,800	20,990	15,740	19,858	14,891	36,707	0.41
FLAGLER DR	OKEECHOBEE BLVD	ARKONA CT	Major Collector	CITY	C5	None	4	25	0.45	E	5,350	43,000	9,930	7,450	4,503	3,378	19,499	0.17
LAKEVIEW AVE	FLAGLER DR	US HWY 1	Minor Arterial	FDOT	C6	None	3	35	0.31	E	20,710	35,640	38,440	28,830	11,916	8,937	11,048	0.81
LAKEVIEW AVE	US HWY 1	ROSEMARY AVE	Minor Arterial	FDOT	C6	None	4	35	0.22	E	22,730	42,360	42,180	31,640	9,280	6,961	9,319	0.75
OKEECHOBEE BLVD (SR 704)	AUSTRALIAN AVE	ROSEMARY AVE	Minor Arterial	FDOT	C5	Raised	8	35	0.55	E	70,200	73,600	117,780	88,340	65,365	49,026	40,846	1.20
OKEECHOBEE BLVD (SR 704)	ROSEMARY AVE	US HWY 1	Minor Arterial	FDOT	C6	None	4	35	0.22	E	19,700	42,360	36,560	27,420	8,043	6,032	9,319	0.65
OKEECHOBEE BLVD (SR 704)	US HWY 1	OLIVE AVE	Minor Arterial	FDOT	C6	None	3	35	0.10	E	19,700	35,640	36,560	27,420	3,656	2,742	3,564	0.77
OKEECHOBEE BLVD (SR 704)	OLIVE AVE	FLAGLER DR	Minor Arterial	FDOT	C6	None	2	35	0.18	E	15,660	23,280	29,060	21,800	5,231	3,924	4,190	0.94
OLIVE AVE S	PALM BCH LAKES BLVD	QUADRILLE (SR A1A)	Major Collector	CITY	C6	None	4	40	0.41	E	2,120	38,800	3,930	2,950	1,602	1,203	15,819	0.08
OLIVE AVE S	QUADRILLE (SR A1A)	TANGLEWOOD CT	Major Collector	CITY	C6	None	2	25	0.72	E	3,840	20,800	7,130	5,350	5,162	3,874	15,060	0.26
OLIVE AVE S	TANGLEWOOD CT	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C6	None	2	25	0.17	E	5,050	20,800	9,370	7,030	1,602	1,202	3,556	0.34
OLIVE AVE S	OKEECHOBEE BLVD (SR 704)	DIANA PL (ROUNDABOUT)	Major Collector	CITY	C6	None	2	25	0.33	E	5,960	20,800	11,060	8,300	3,628	2,723	6,823	0.40
OLIVE AVE S	DIANA PL (ROUNDABOUT)	BARCELONA RD	Major Collector	CITY	C5	None	2	35	0.12	E	5,050	21,800	9,370	7,030	1,098	824	2,555	0.32
PALM BEACH LAKES BLVD	FEC RAILROAD	TAMARIND AVE N	Minor Arterial	COUNTY	C5	Center Turn Lane	4	30	0.11	E	30,810	43,000	57,180	42,890	6,012	4,510	4,521	1.00
PALM BEACH LAKES BLVD	TAMARIND AVE N	US HWY 1 (DIXIE HWY)	Minor Arterial	COUNTY	C5	Center Turn Lane	4	30	0.52	E	23,230	43,000	43,110	32,330	22,558	16,917	22,500	0.75
PALM BEACH LAKES BLVD	US HWY 1 (DIXIE HWY)	FLAGLER DR N	Minor Collector	CITY	C5	Center Turn Lane	4	30	0.22	E	10,910	43,000	20,250	15,190	4,368	3,276	9,274	0.35
PARKER AVE	OKEECHOBEE BLVD	CAROLINE ST	Major Collector	CITY	C5	Center Turn Lane	4	30	0.50	E	18,280	43,000	33,930	25,450	16,965	12,725	21,500	0.59
QUADRILLE BLVD (SR A1A)	CITY LIMITS	DIXIE HWY (US 1)	Major Collector	FDOT	C6	Partial Raised	4	35	0.40	E	18,060	38,800	33,520	25,140	13,375	10,031	15,482	0.65
QUADRILLE BLVD (US HWY 1)	DIXIE HWY (US 1)	BANYAN BLVD	Major Collector	FDOT	C6	Center Turn Lane	4	30	0.34	E	10,400	38,800	19,300	14,480	6,469	4,854	13,005	0.37
QUADRILLE BLVD (US HWY 1)	BANYAN BLVD	FERN ST	Major Collector	FDOT	C6	Raised	4	30	0.29	E	15,150	38,800	28,120	21,090	8,290	6,218	11,439	0.54
QUADRILLE BLVD (US HWY 1)	FERN ST	OKEECHOBEE BLVD (SR 704)	Major Collector	FDOT	C6	Raised	4	30	0.34	E	15,350	38,800	28,490	21,370	9,664	7,249	13,162	0.55
ROSEMARY AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	15,940	11,960	9,354	7,019	12,206	0.58
ROYAL PALM WAY (SR 704)	FLAGLER DR	CITY LIMITS	Minor Arterial	FDOT	C5	Raised	4	35	0.20	E	25,760	43,000	47,810	35,860	9,397	7,048	8,451	0.83
SAPODILLA AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	15,940	11,960	9,409	7,059	12,277	0.58
TAMARIND AVE N	PALM BCH LAKES BLVD	BANYAN BLVD	Major Collector	CITY	C5	Center Turn Lane	2	30	0.69	E	8,180	24,000	15,180	11,390	10,474	7,859	16,560	0.47
TAMARIND AVE N	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C5	Center Turn Lane	4	30	0.60	E	18,280	43,000	33,930	25,450	20,358	15,270	25,800	0.59
US HWY 1	PALM BCH LAKES BLVD	QUADRILLE ST N	Minor Arterial	FDOT	C5	None	4	30	0.41	E	20,810	43,000	38,620	28,970	15,868	11,903	17,667	0.67
US HWY 1	QUADRILLE ST N	BANYAN BLVD	Minor Arterial	CITY	C6	Narrow Raised	4	25	0.28	E	7,470	38,800	13,860	10,400	3,856	2,894	10,796	0.27
US HWY 1	BANYAN BLVD	FERN ST	Minor Arterial	CITY	C6	None	2	25	0.28	E	3,130	23,280	5,810	4,360	1,634	1,226	6,546	0.19
US HWY 1	FERN ST	LAKEVIEW AVE (SR 704)	Minor Arterial	CITY	C6	None	2	25	0.27	E	7,170	23,280	13,310	9,980	3,610	2,707	6,315	0.43
US HWY 1	LAKEVIEW AVE (SR 704)	PALM ST	Minor Arterial	FDOT	C5	None	4	35	0.49	E	27,780	43,000	51,560	38,670	25,520	19,140	21,283	0.90

Source: Compiled by NUE Urban Concepts, LLC from data provided by the City, County, FDOT, Palm Beach TPO, and field data collection. All Road Level of Service Standards (LOS) changed to "E". All City Roads are currently LOS "E". County and State Roads are currently LOS "D". All context classifications are either C5 or C6 to reflect growth in Downtown. Fern Street has been added as a functionally classified road. A total of 12,500 trips were added to Australian and 10,000 subtracted from Okeechobee from Australian to Rosemary from the Fern St Extension. The 2026 Daily Traffic volumes increased by 1.0% to reflect 2026 conditions. Vehicle Miles of Travel (VMT) is calculated by dividing daily traffic by road segment length. Vehicle Miles of Capacity (VMC) is calculated by dividing road capacity by road segment length. Road Capacity based on FDOT 2023 Generalized Service Tables. Volume to Capacity Ratio obtained by dividing VMT by VMC. The TCEA Buildout Daily Traffic based on an growth rate of 2.61% (based on 2050 future year) reflecting the projected increase in daily trip generation from development in Downtown West Palm Beach TCEA that is currently under construction, has received site plan approval, is under plan review, or represents 100% of the allowable development in the TCEA. This data was provided by the City. The TCEA Buildout is provided for context, growth rates are dictated by the market and could represent 2045 to 2065 time frame. Trip generation analysis provided in a separate table along with projected residential and non-residential sq. ft. A 25% Mode Share Reduction was applied to TCEA Buildout Daily Traffic to account for multimodal improvements and increased transit service provided in Downtown. Multimodal improvements and increased transit service will be documented in existing and future updates of the City of West Palm Beach Mobility Plan and Capital Improvements Program.

TRAFFIC CHARACTERISTIC DATA FOR DOWNTOWN WEST PALM BEACH TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA): BUILDOUT PLUS DMP INCENTIVE EVALUATION WITH IMPROVEMENTS & LOS "E" (DEVELOPMENT: UNDER CONSTRUCTION, SITE PLAN APPROVED, UNDER REVIEW, 100% OF TCEA ALLOWABLE DEVELOPMENT & DMP INCENTIVE)

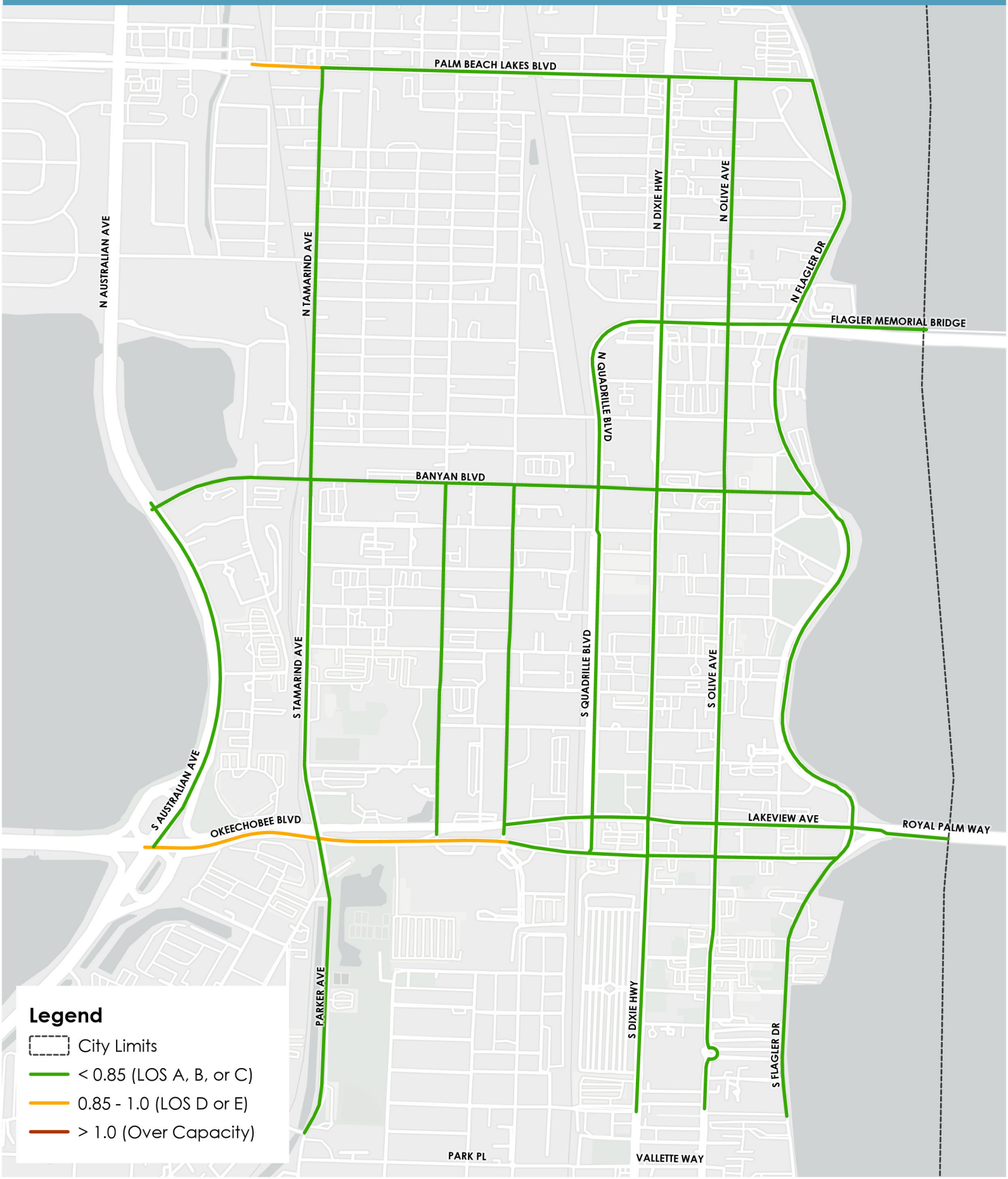
Street	From	To	Functional Classification	Maintaining Entity	FDOT Context Classification	Median Type	Number of Lanes	Speed Limit	Length (miles)	Level of Service (LOS) Standard	2026 Daily Traffic	Road Capacity	TCEA Buildout Plus Incentive Daily Traffic	25% MODE SHARE REDUCTION	TCEA Buildout Plus Incentive Vehicle Miles of Travel (VMT)	TCEA Buildout Plus Incentive Vehicle Miles of Travel (VMT) based on Mode Share	TCEA Buildout Plus Incentive Vehicle Miles of Capacity (VMC)	TCEA Buildout Plus Incentive Volume to Capacity Ratio
AUSTRALIAN AVE	BANYAN BLVD	OKEECHOBEE BLVD	Minor Arterial	COUNTY	C5	Raised	6	35	0.62	E	39,900	65,940	103,920	77,940	64,777	48,583	41,103	1.18
BANYAN BLVD	AUSTRALIAN AVE	FLAGLER DR N	Minor Arterial	CITY	C6	Center Turn Lane	4	30	1.01	E	16,160	38,800	37,030	27,770	37,428	28,068	39,217	0.72
FERN ST	FLAGLER DR	QUADRILLE BLVD (US HWY 1)	Minor Collector	CITY	C6	None	2	25	0.29	E	-	20,800	11,000	8,250	3,190	2,393	6,032	0.40
FERN ST	QUADRILLE BLVD (US HWY 1)	TAMARIND AVE N	Major Collector	CITY	C6	None	2	25	0.29	E	-	20,800	13,500	10,130	3,915	2,938	6,032	0.49
FERN ST	TAMARIND AVE N	AUSTRALIAN AVE	Major Collector	CITY	C6	None	2	25	0.29	E	-	20,800	16,500	12,380	4,785	3,590	6,032	0.60
FLAGLER DR	US HWY 1	QUADRILLE (SR A1A)	Minor Collector	CITY	C5	None	4	25	0.43	E	11,310	43,000	25,910	19,430	11,127	8,344	18,466	0.45
FLAGLER DR	QUADRILLE (SR A1A)	OKEECHOBEE BLVD	Minor Collector	CITY	C6	Partial Raised	4	25	0.95	E	11,310	38,800	25,910	19,430	24,512	18,382	36,707	0.50
FLAGLER DR	OKEECHOBEE BLVD	ARKONA CT	Major Collector	CITY	C5	None	4	25	0.45	E	5,350	43,000	12,260	9,200	5,559	4,172	19,499	0.21
LAKEVIEW AVE	FLAGLER DR	US HWY 1	Minor Arterial	FDOT	C6	None	3	35	0.31	E	20,710	35,640	47,450	35,590	14,710	11,033	11,048	1.00
LAKEVIEW AVE	US HWY 1	ROSEMARY AVE	Minor Arterial	FDOT	C6	None	4	35	0.22	E	22,730	42,360	52,080	39,060	11,458	8,593	9,319	0.92
OKEECHOBEE BLVD (SR 704)	AUSTRALIAN AVE	ROSEMARY AVE	Minor Arterial	FDOT	C5	Raised	8	35	0.55	E	70,200	73,600	148,350	111,260	82,330	61,746	40,846	1.51
OKEECHOBEE BLVD (SR 704)	ROSEMARY AVE	US HWY 1	Minor Arterial	FDOT	C6	None	4	35	0.22	E	19,700	42,360	45,140	33,860	9,931	7,449	9,319	0.80
OKEECHOBEE BLVD (SR 704)	US HWY 1	OLIVE AVE	Minor Arterial	FDOT	C6	None	3	35	0.10	E	19,700	35,640	45,140	33,860	4,514	3,386	3,564	0.95
OKEECHOBEE BLVD (SR 704)	OLIVE AVE	FLAGLER DR	Minor Arterial	FDOT	C6	None	2	35	0.18	E	15,660	23,280	35,880	26,910	6,458	4,844	4,190	1.16
OLIVE AVE S	PALM BCH LAKES BLVD	QUADRILLE (SR A1A)	Major Collector	CITY	C6	None	4	40	0.41	E	2,120	38,800	4,860	3,650	1,981	1,488	15,819	0.09
OLIVE AVE S	QUADRILLE (SR A1A)	TANGLEWOOD CT	Major Collector	CITY	C6	None	2	25	0.72	E	3,840	20,800	8,800	6,600	6,372	4,779	15,060	0.32
OLIVE AVE S	TANGLEWOOD CT	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C6	None	2	25	0.17	E	5,050	20,800	11,570	8,680	1,978	1,484	3,556	0.42
OLIVE AVE S	OKEECHOBEE BLVD (SR 704)	DIANA PL (ROUNDABOUT)	Major Collector	CITY	C6	None	2	25	0.33	E	5,960	20,800	13,660	10,250	4,481	3,362	6,823	0.49
OLIVE AVE S	DIANA PL (ROUNDABOUT)	BARCELONA RD	Major Collector	CITY	C5	None	2	35	0.12	E	5,050	21,800	11,570	8,680	1,356	1,017	2,555	0.40
PALM BEACH LAKES BLVD	FEC RAILROAD	TAMARIND AVE N	Minor Arterial	COUNTY	C5	Center Turn Lane	4	30	0.11	E	30,810	43,000	70,590	52,940	7,422	5,566	4,521	1.23
PALM BEACH LAKES BLVD	TAMARIND AVE N	US HWY 1 (DIXIE HWY)	Minor Arterial	COUNTY	C5	Center Turn Lane	4	30	0.52	E	23,230	43,000	53,230	39,920	27,853	20,888	22,500	0.93
PALM BEACH LAKES BLVD	US HWY 1 (DIXIE HWY)	FLAGLER DR N	Minor Collector	CITY	C5	Center Turn Lane	4	30	0.22	E	10,910	43,000	25,000	18,750	5,392	4,044	9,274	0.44
PARKER AVE	OKEECHOBEE BLVD	CAROLINE ST	Major Collector	CITY	C5	Center Turn Lane	4	30	0.50	E	18,280	43,000	41,880	31,410	20,940	15,705	21,500	0.73
QUADRILLE BLVD (SR A1A)	CITY LIMITS	DIXIE HWY (US 1)	Major Collector	FDOT	C6	Partial Raised	4	35	0.40	E	18,060	38,800	41,380	31,040	16,511	12,386	15,482	0.80
QUADRILLE BLVD (US HWY 1)	DIXIE HWY (US 1)	BANYAN BLVD	Major Collector	FDOT	C6	Center Turn Lane	4	30	0.34	E	10,400	38,800	23,830	17,870	7,988	5,990	13,005	0.46
QUADRILLE BLVD (US HWY 1)	BANYAN BLVD	FERN ST	Major Collector	FDOT	C6	Raised	4	30	0.29	E	15,150	38,800	34,710	26,030	10,233	7,674	11,439	0.67
QUADRILLE BLVD (US HWY 1)	FERN ST	OKEECHOBEE BLVD (SR 704)	Major Collector	FDOT	C6	Raised	4	30	0.34	E	15,350	38,800	35,170	26,380	11,930	8,948	13,162	0.68
ROSEMARY AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	19,680	14,760	11,549	8,662	12,206	0.71
ROYAL PALM WAY (SR 704)	FLAGLER DR	CITY LIMITS	Minor Arterial	FDOT	C5	Raised	4	35	0.20	E	25,760	43,000	59,020	44,270	11,600	8,701	8,451	1.03
SAPODILLA AVE S	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Minor Collector	CITY	C6	None	2	25	0.59	E	8,590	20,800	19,680	14,760	11,616	8,712	12,277	0.71
TAMARIND AVE N	PALM BCH LAKES BLVD	BANYAN BLVD	Major Collector	CITY	C5	Center Turn Lane	2	30	0.69	E	8,180	24,000	18,740	14,060	12,931	9,701	16,560	0.59
TAMARIND AVE N	BANYAN BLVD	OKEECHOBEE BLVD (SR 704)	Major Collector	CITY	C5	Center Turn Lane	4	30	0.60	E	18,280	43,000	41,880	31,410	25,128	18,846	25,800	0.73
US HWY 1	PALM BCH LAKES BLVD	QUADRILLE ST N	Minor Arterial	FDOT	C5	None	4	30	0.41	E	20,810	43,000	47,680	35,760	19,590	14,693	17,667	0.83
US HWY 1	QUADRILLE ST N	BANYAN BLVD	Minor Arterial	CITY	C6	Narrow Raised	4	25	0.28	E	7,470	38,800	17,120	12,840	4,763	3,573	10,796	0.33
US HWY 1	BANYAN BLVD	FERN ST	Minor Arterial	CITY	C6	None	2	25	0.28	E	3,130	23,280	7,170	5,380	2,016	1,513	6,546	0.23
US HWY 1	FERN ST	LAKEVIEW AVE (SR 704)	Minor Arterial	CITY	C6	None	2	25	0.27	E	7,170	23,280	16,430	12,320	4,457	3,342	6,315	0.53
US HWY 1	LAKEVIEW AVE (SR 704)	PALM ST	Minor Arterial	FDOT	C5	None	4	35	0.49	E	27,780	43,000	63,650	47,740	31,504	23,629	21,283	1.11

Source: Compiled by NUE Urban Concepts, LLC from data provided by the City, County, FDOT, Palm Beach TPO, and field data collection. All Road Level of Service Standards (LOS) changed to "E". All City Roads are currently LOS "E". County and State Roads are currently LOS "D". All context classifications are either C5 or C6 to reflect growth in Downtown. Fern Street has been added as a functionally classified road. A total of 12,500 trips were added to Australian and 10,000 subtracted from Okeechobee from Australian to Rosemary from the Fern St Extension. The 2026 Daily Traffic volumes increased by 1.0% to reflect 2026 conditions. Vehicle Miles of Travel (VMT) is calculated by dividing daily traffic by road segment length. Vehicle Miles of Capacity (VMC) is calculated by dividing road capacity by road segment length. Road Capacity based on FDOT 2023 Generalized Service Tables. Volume to Capacity Ratio obtained by dividing VMT by VMC. The TCEA Buildout plus Incentive Daily Traffic based on an growth rate of 3.515% (based on 2050 future year) reflecting the projected increase in daily trip generation from development in Downtown West Palm Beach TCEA that is currently under construction, has received site plan approval, is under plan review, 100% of the allowable development in the TCEA, plus incentive. This data was provided by the City. The TCEA Buildout plus Incentive is provided for context, growth rates are dictated by the market and could represent 2045 to 2065 time frame. Trip generation analysis provided in a separate table along with projected residential and non-residential square footage. A 25% Mode Share Reduction was applied to TCEA Buildout Plus Incentive Daily Traffic to account for multimodal improvements and increased transit service provided in Downtown. Multimodal improvements and increased transit service will be documented in existing and future updates of the City of West Palm Beach Mobility Plan and Capital Improvements Program.

ATTACHMENT D

VOLUME TO CAPACITY EVALUATION MAPS

Downtown WPB 2026 V/C Evaluation (Daily Time Period)



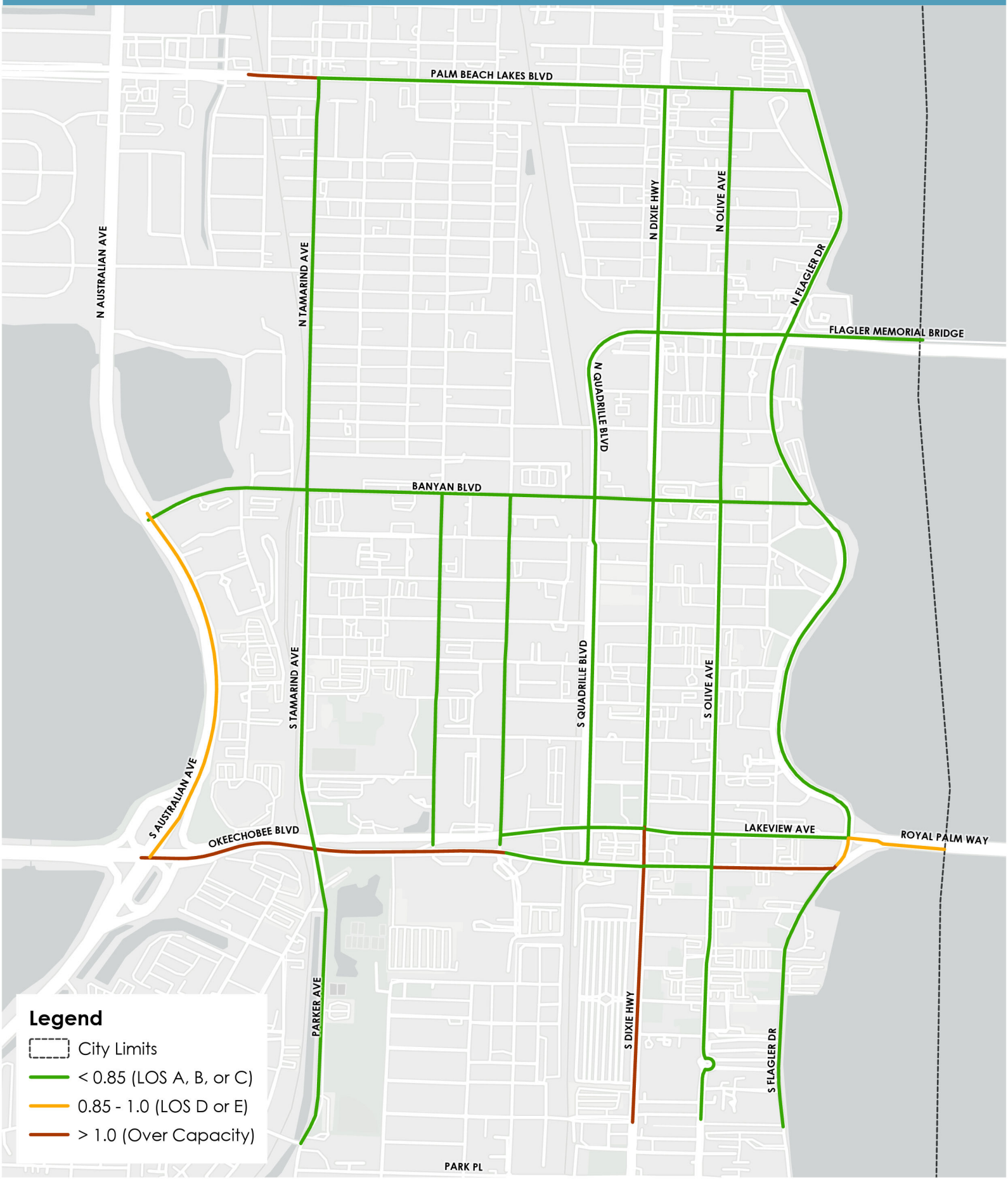
Produced by: NUE Urban Concepts, LLC.
Sources: City of West Palm Beach & Palm Beach County

NUE URBAN CONCEPTS
LAND USE • MOBILITY • PARKING • FEES

2035 Evaluation (+/- 8.4 million sq. ft.)

WEST PALM BEACH

Under Construction (+/- 4.4 million sq. ft.), Site Plan Approved (+/- 3.2 million sq. ft.) & Under Review (+/- 820,000 sq. ft.)



Legend

- City Limits
- < 0.85 (LOS A, B, or C)
- 0.85 - 1.0 (LOS D or E)
- > 1.0 (Over Capacity)

N

0 0.1 0.3 Miles

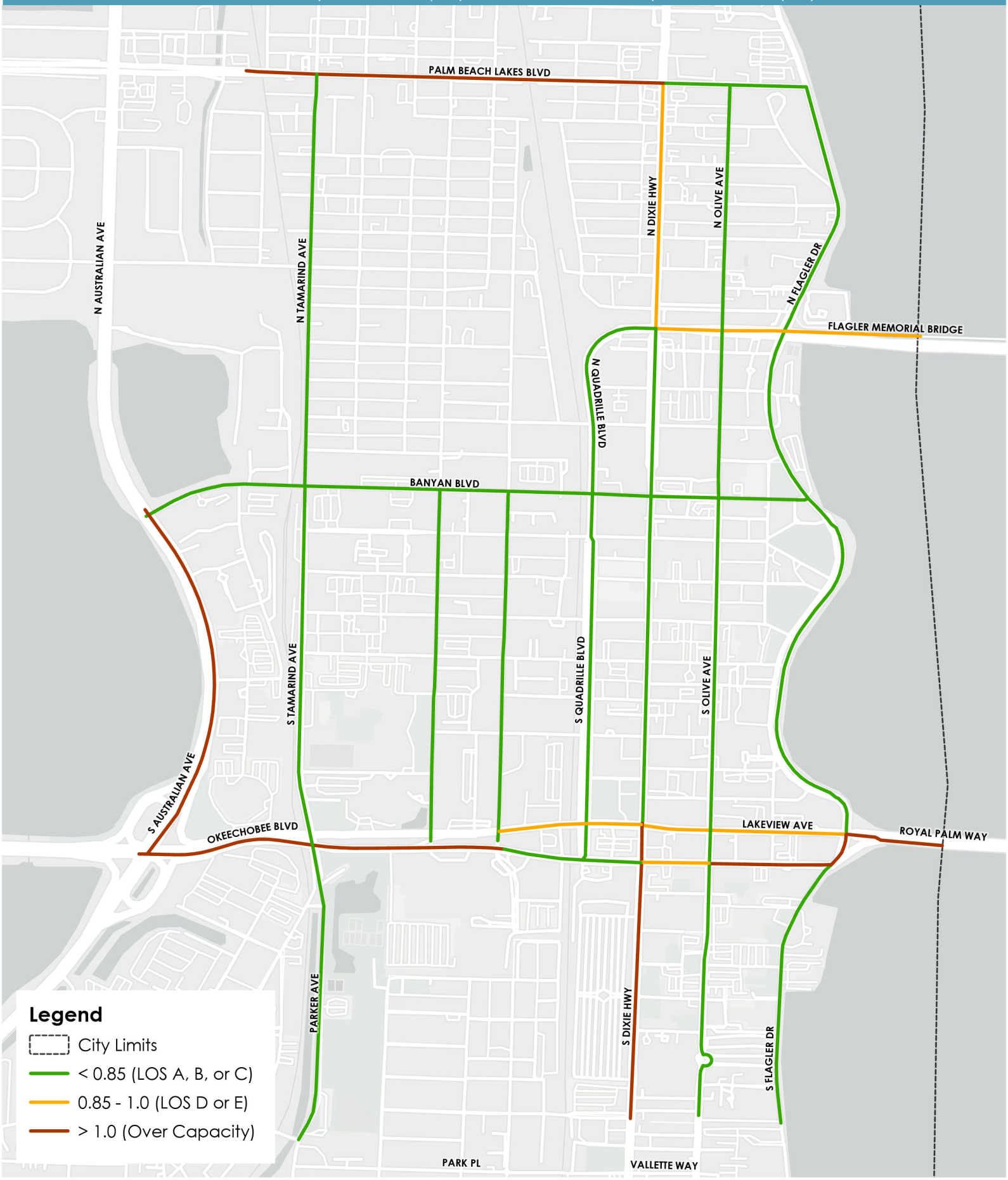
Produced by: NUE Urban Concepts, LLC.
Sources: City of West Palm Beach & Palm Beach County

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WEST PALM BEACH

2045 Evaluation (+/- 16 million sq. ft.)

Under Construction (+/- 4.4 million sq. ft.), Site Plan Approved (+/- 3.2 million sq. ft.) & Under Review (+/- 820,000 sq. ft.), 50% of TCEA Buildout (+/- 7.6 million sq. ft.)



N

0 0.1 0.3 Miles

Produced by: NUE Urban Concepts, LLC.
Sources: City of West Palm Beach & Palm Beach County

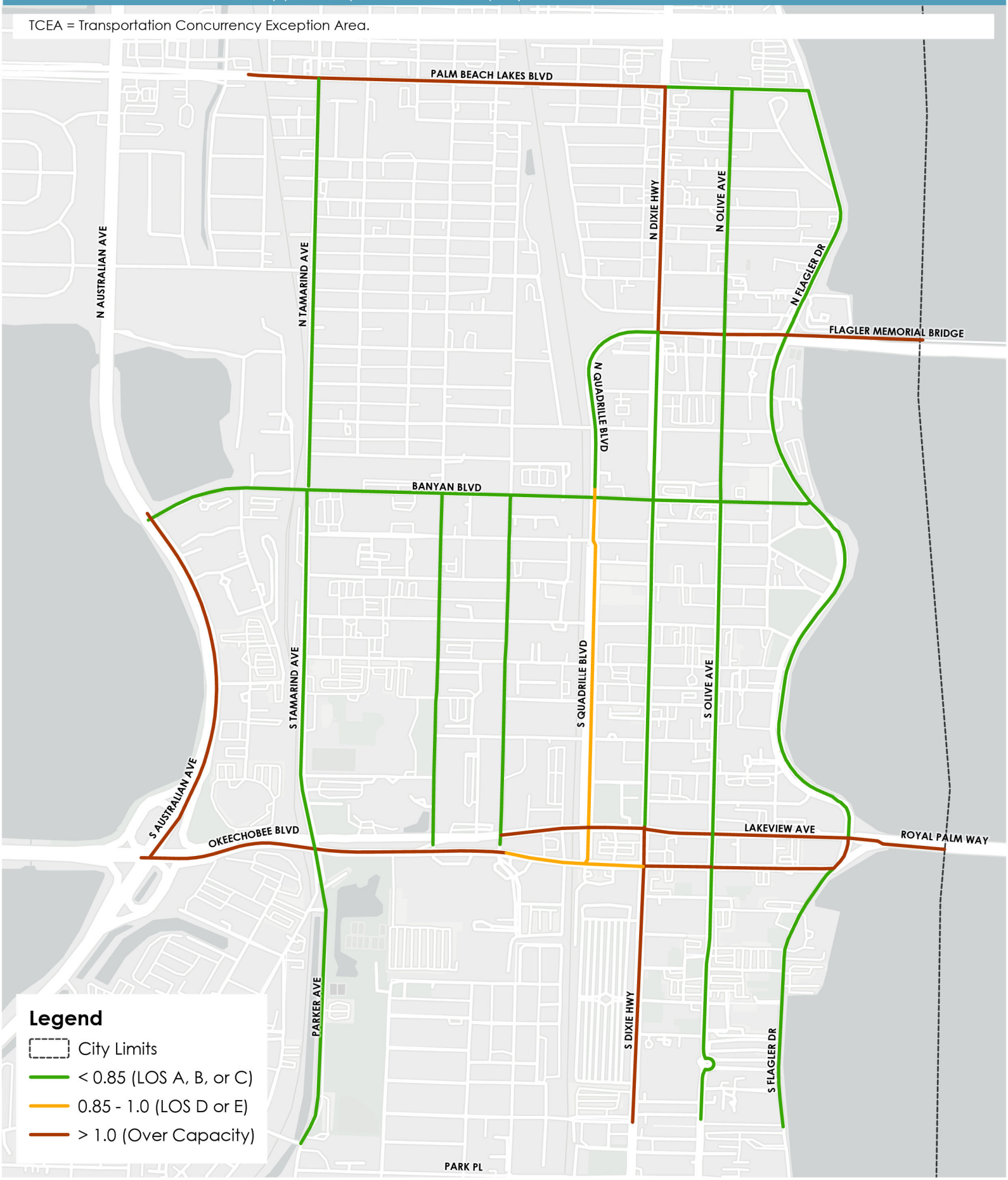
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WEST PALM BEACH

TCEA Buildout Evaluation (+/- 23.5 million sq. ft.)

Includes Under Construction, Site Plan Approved, Under Review & Remaining TCEA Approvals (+/- 15.2 million sq. ft.)

TCEA = Transportation Concurrency Exception Area.



Legend

- City Limits
- < 0.85 (LOS A, B, or C)
- 0.85 - 1.0 (LOS D or E)
- > 1.0 (Over Capacity)

N

0 0.1 0.3 Miles

Produced by: NUE Urban Concepts, LLC.
Sources: City of West Palm Beach & Palm Beach County

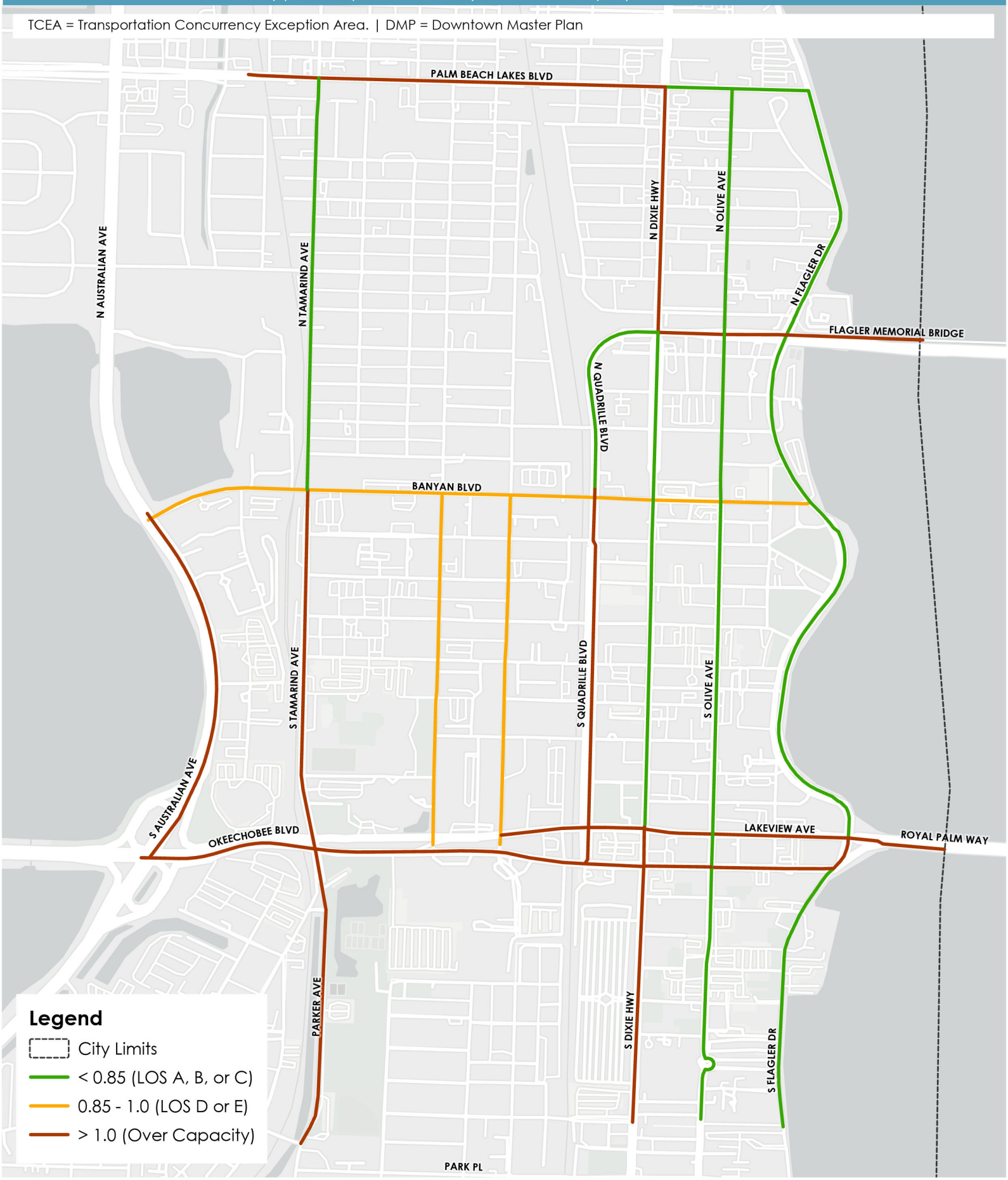
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WEST PALM BEACH

TCEA Buildout + DMP Incentive Evaluation (+/- 35.6 million sq. ft.)

Includes Under Construction, Site Plan Approved, Under Review, Remaining TCEA Approvals, plus Incentive (+/- 12 million sq. ft.)

TCEA = Transportation Concurrency Exception Area. | DMP = Downtown Master Plan



N

0 0.1 0.3 Miles

Produced by: NUE Urban Concepts, LLC.
Sources: City of West Palm Beach & Palm Beach County

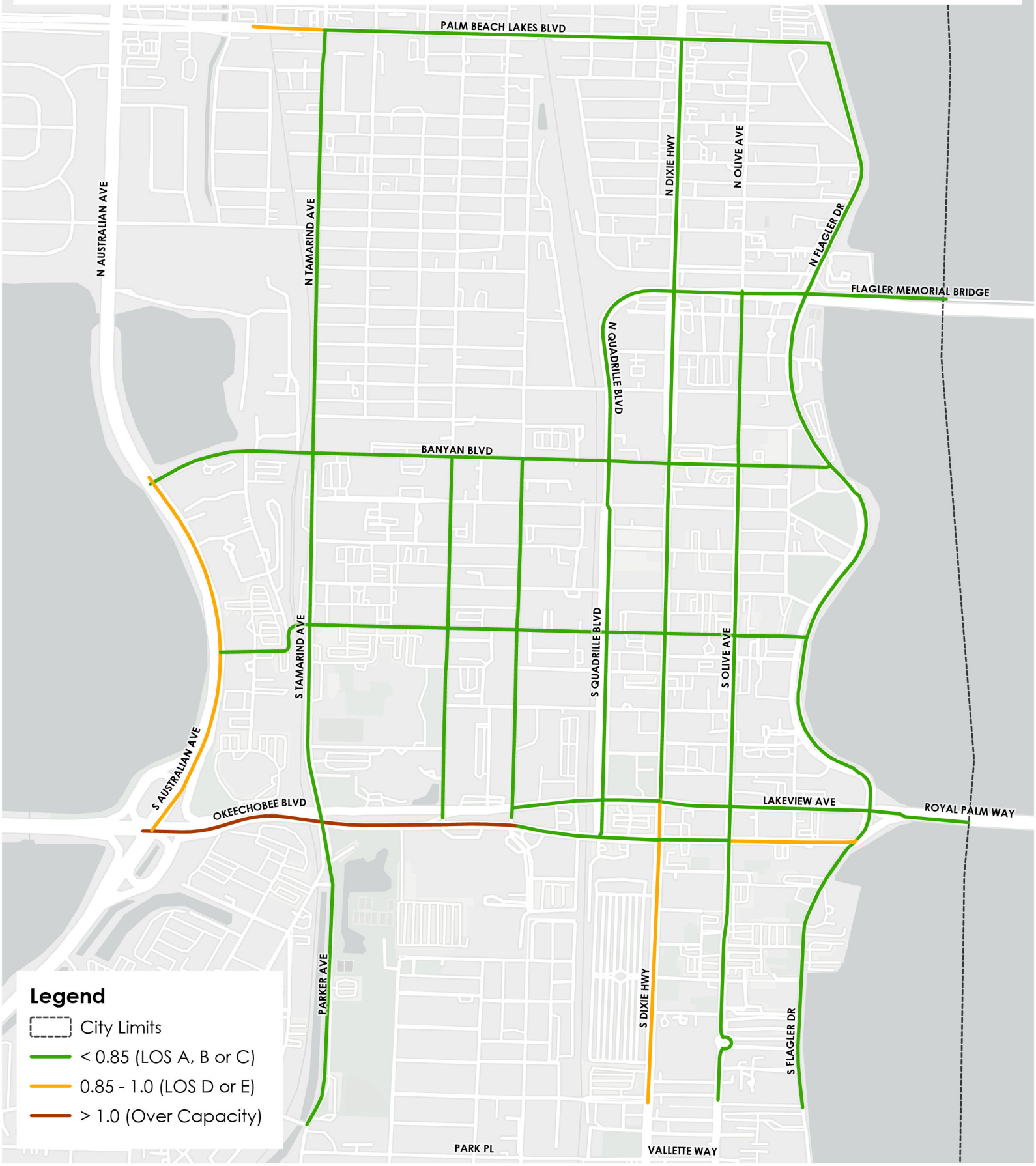
NUE URBAN CONCEPTS
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2045 Evaluation (+/- 16 million sq. ft.)

WEST PALM BEACH

Under Construction (+/- 4.4 million sq. ft.), Site Plan Approved (+/- 3.2 million sq. ft.) & Under Review (+/- 820,000 sq. ft.), 50% of TCEA Buildout (+/- 7.6 million sq. ft.) and improvements*.

* Improvements include: Fern St, Fern St Extension, LOS Standard "E" for all roads, and 12.5% mode share.



Legend

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- 0.85 - 1.0 (LOS D or E)
- > 1.0 (Over Capacity)

N

0 0.1 0.3 Miles

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Sources: City of West Palm Beach & Palm Beach County

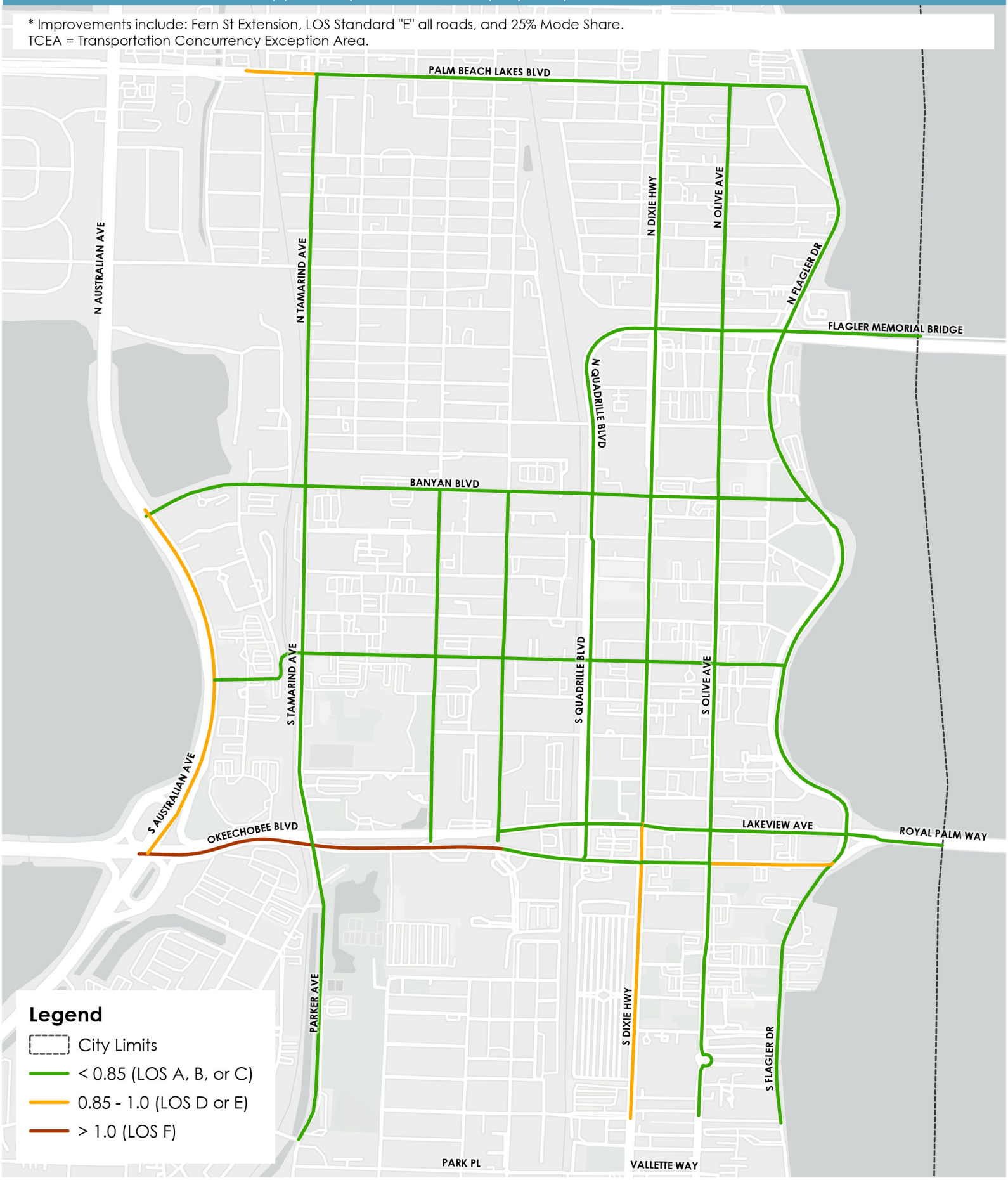
NUE URBAN CONCEPTS
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TCEA Buildout Evaluation (+/- 23.5 million sq. ft.)

WEST PALM BEACH

Includes Under Construction, Site Plan Approved, Under Review & Remaining TCEA Approvals (+/- 15.2 million sq. ft.) + Improvements*

* Improvements include: Fern St Extension, LOS Standard "E" all roads, and 25% Mode Share.
TCEA = Transportation Concurrency Exception Area.



N

0 0.1 0.3 Miles

Produced by: NUE Urban Concepts, LLC.
Sources: City of West Palm Beach & Palm Beach County

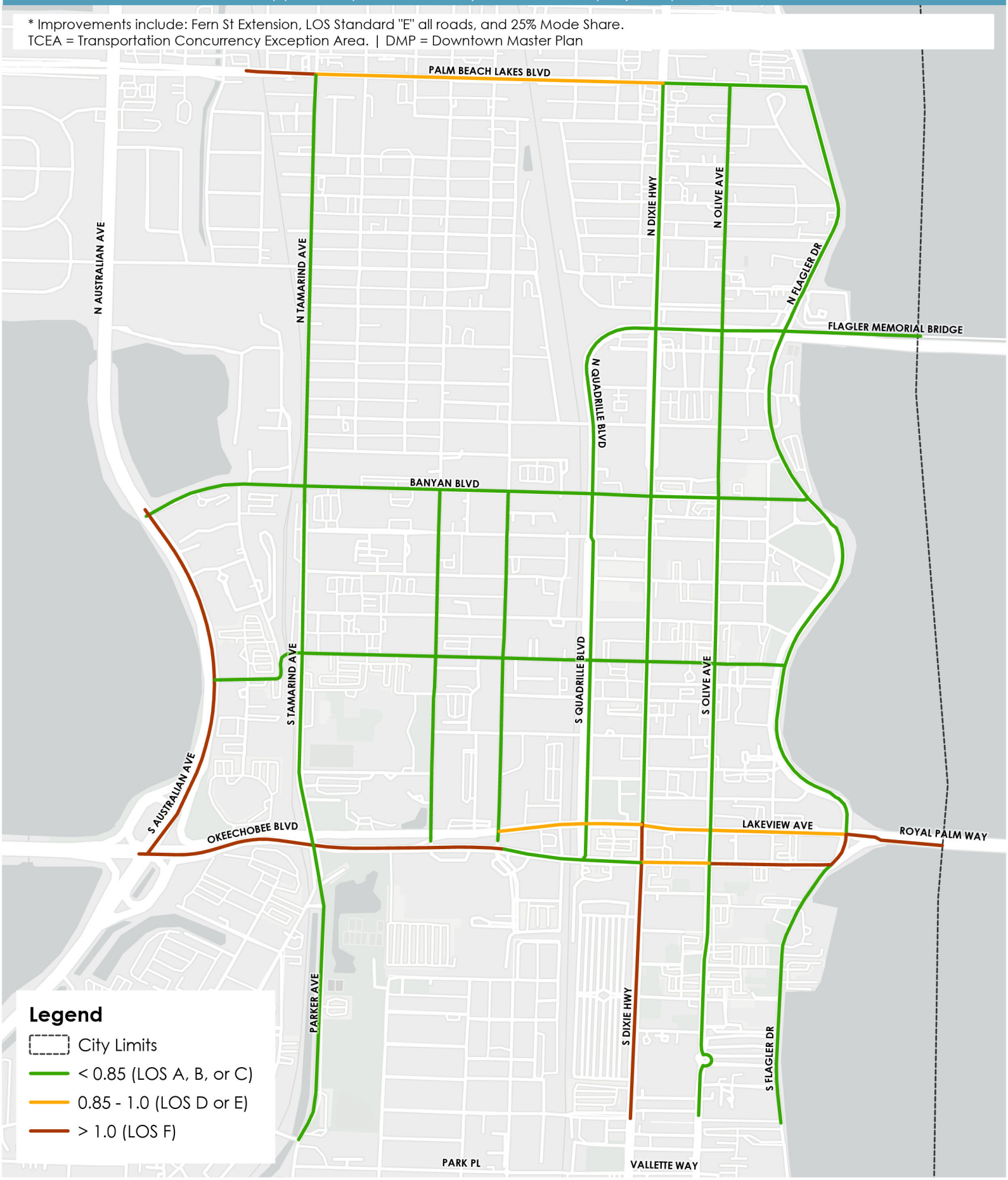
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WEST PALM BEACH

TCEA Buildout + DMP Incentive Evaluation (+/- 35.6 million sq. ft.)

Includes Under Construction, Site Plan Approved, Under Review, Remaining TCEA Approvals, plus Incentive (+/- 12 million sq. ft.) + Improvements*

* Improvements include: Fern St Extension, LOS Standard "E" all roads, and 25% Mode Share.
TCEA = Transportation Concurrency Exception Area. | DMP = Downtown Master Plan



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