

AS WE SEE IT



The gorilla in the room in respect to the Hyatt Place hotel project has largely been ignored to date. As we see it, the unacknowledged giant is the complex Traffic Study that was part of the Hyatt Place Master Plan PUD Agreement.

One local resident with a professional background in the subject area and also one of the few who have read the Traffic Study has alerted the Coalition to one of the main features of the report; an apparent major change in the traffic flow on 3rd Avenue that DOT will require.

The Turning Lane Concept Plan shows a new eastbound right turn lane into the hotel property. This will necessitate modifications to the existing median including the construction of a raised median between the Hyatt Place driveway and Cooper Street.

Given this raised median, the specifics as to how guests both of the restaurant and the hotel who want to go west when leaving the property would execute their turn since they will be facing east is unclear since DOT, we understand, does not allow U-turns in that section.

It is also unclear as to how those traveling north on South Atlantic to 3rd Avenue west would access not only the Hyatt property but those businesses on the south side of 3rd Avenue between the hotel and Cooper Street.

To summarize, not only will additional traffic be generated by the hotel and restaurant guests but the above-described issues suggest a significant potential for adding to 3rd Avenue traffic congestion.

In the opinion of the Coalition the complexity of the Traffic Study is such that the City, in the interest of fully informing the public as to the projected impact of this project on 3rd Avenue traffic flow, should conduct a public forum featuring the engineer(s) who produced the study as well as those conducting the city's own review.

There is precedence for this. The city conducted this type of public meeting earlier this year in respect to the Geosam development. It is a model that should be used for the Hyatt Place project since traffic flow changes will impact hundreds of people who use this major arterial road. Understanding those changes should precede the submission of the project to the City Commission.