



Area Planning

- **This parcel is within a Transportation Management Area (TMA)**
- **This TMA funded / set aside \$33,958,290 (1998\$) for transportation improvements**
- **The TMA required land owners to contribute Right of Way and construct roads parallel to I-295 and JTB to accommodate future development and satisfy offsite transportation mitigation requirements**
- **This parcel is currently zoned for 200,000 square feet of commercial land use**



IKEA Operations

- **Hours of Operation:**
 - 10:00am to 9:00pm
 - Restaurant opens at 9:30am
- **This is a destination attraction. 30% of customers travel more than an hour**
- **Customers stay an average of 2-3 hours**
- **72% or more of the traffic is anticipated to arrive by way of I-295**
- **Peak business is on the weekend between noon and 4:00PM**



IKEA Operations

- **IKEA's hours of operation ensure it's customers will not impact the AM peak hour**
- **Peak shopping hours do not coincide with the PM peak hour of traffic**
- **IKEA's trip generation is less than ½ the peak hour trip generation intensity of typical shopping centers**
- **The proposed store will have about half of the weekday PM peak hour generation of the currently allowable shopping center**



Roadway Level of Service

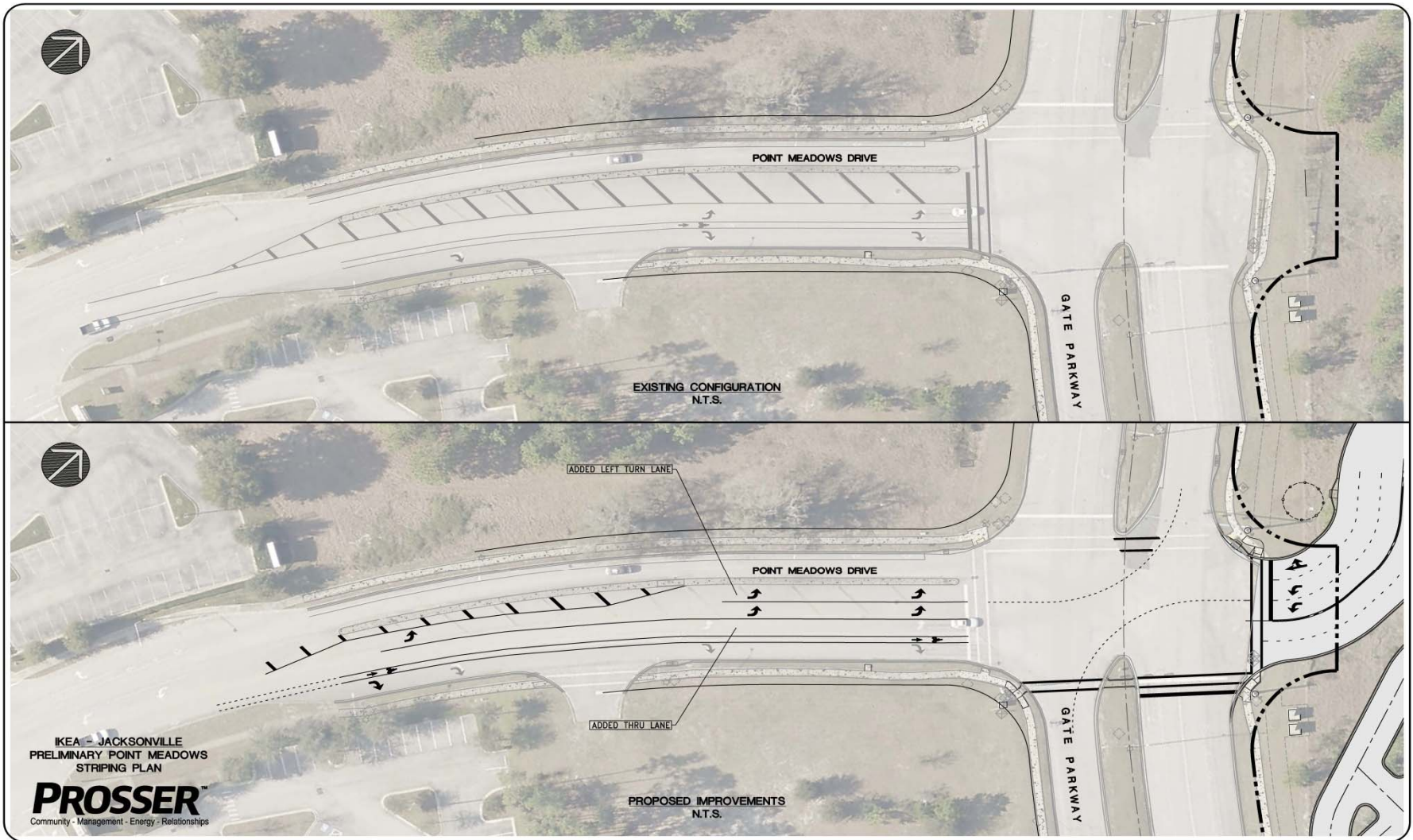
■ Gate Parkway

- PM Peak hour capacity is 3,222
- Current volume is 1,987
- Volume with IKEA is 2,350

■ I-295

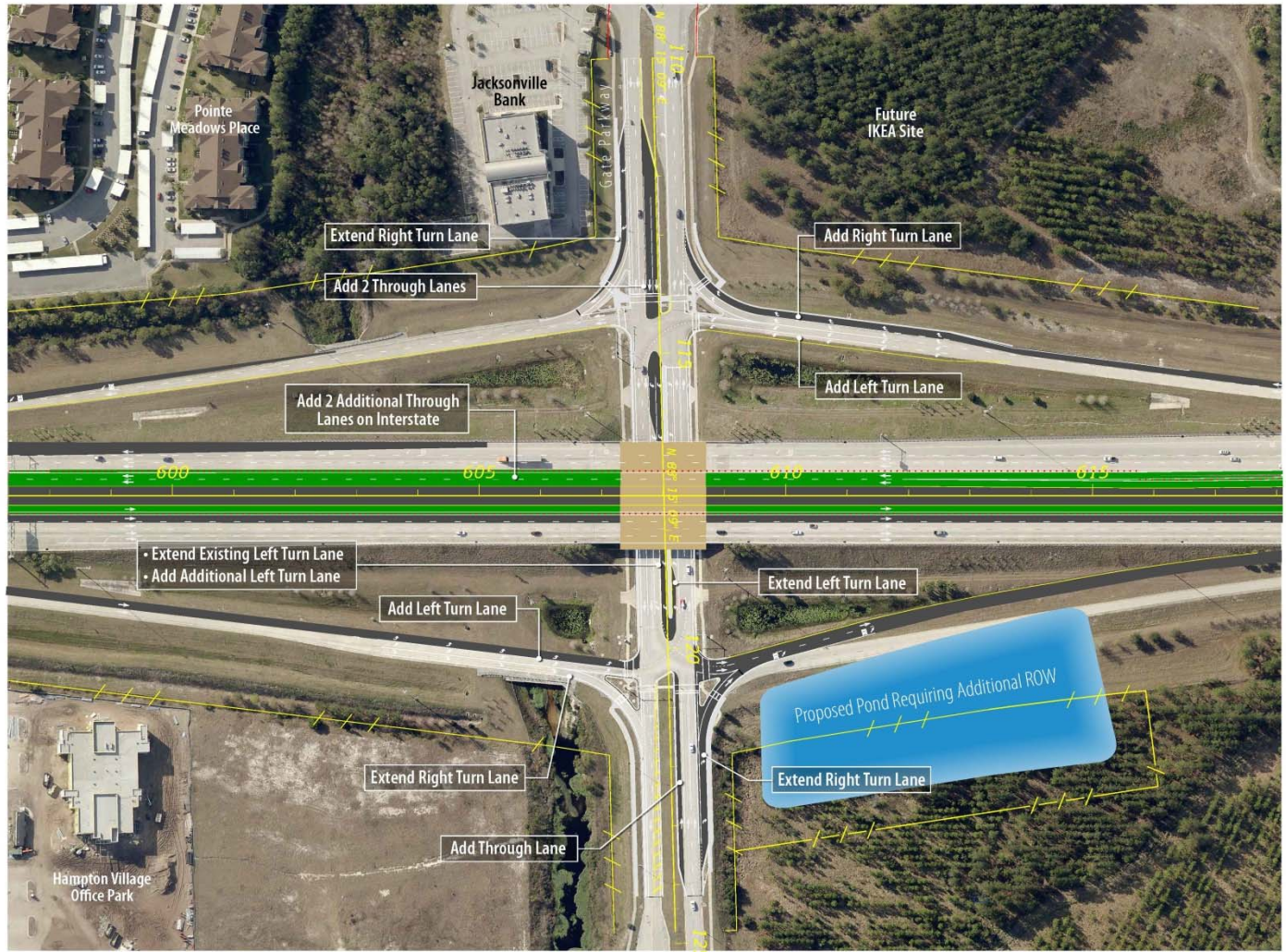
- Currently experiencing operational failure in peak hours
- IKEA traffic will consume 1.5% of the current capacity
- FDOT is constructing two additional managed lanes
- After construction, operational failures should be resolved

Infrastructure Improvements



Infrastructure Improvements

FDOT
Proposed Improvements to I-295/Gate Parkway



Source: FDOT
October 21, 2014



Next Steps

- **Coordinating with FDOT and City of Jacksonville**
 - Provided PUD for City review
 - Preliminary discussions with City and State regarding Gate Parkway improvements
- **Coordinating with JTA**
 - Requesting a transit route
 - Coordinating bus stop location



Summary

- **IKEA's store hours, proposed improvements and operational characteristics minimize the transportation impacts to the adjacent roadway system, both in the AM and PM peak hours. The improvements proposed by IKEA will ensure a smooth vehicle flow to IKEA as well as other drivers throughout the area.**