

Traffic Impact Study Summary

- Traffic Impact Study Completed in March 2017
- Study Area Included (*Expanded):
 - Hatherly Rd at Longley Rd
 - Hatherly Rd at Project Site Dr
 - Hatherly Rd at Turner Rd
 - Tilden Rd at Turner Rd
 - Tilden Rd at Project Site Dr
 - Tilden Rd at Edith Holmes Dr
 - Tilden Rd at Norwell Ave/Egypt Beach Rd
 - Norwell Ave at Ermine St/Longley Rd
 - Tilden Rd at Beaver Dam Rd*
 - Hatherly Rd at Jericho Rd*
- Peak Hour Trip Generation
 - AM – 74 new vehicle trips
 - PM – 64 new vehicle trips
- Acceptable Traffic Operations
- Negligible Impact to Study Area Roads



Trip Generation & Distribution

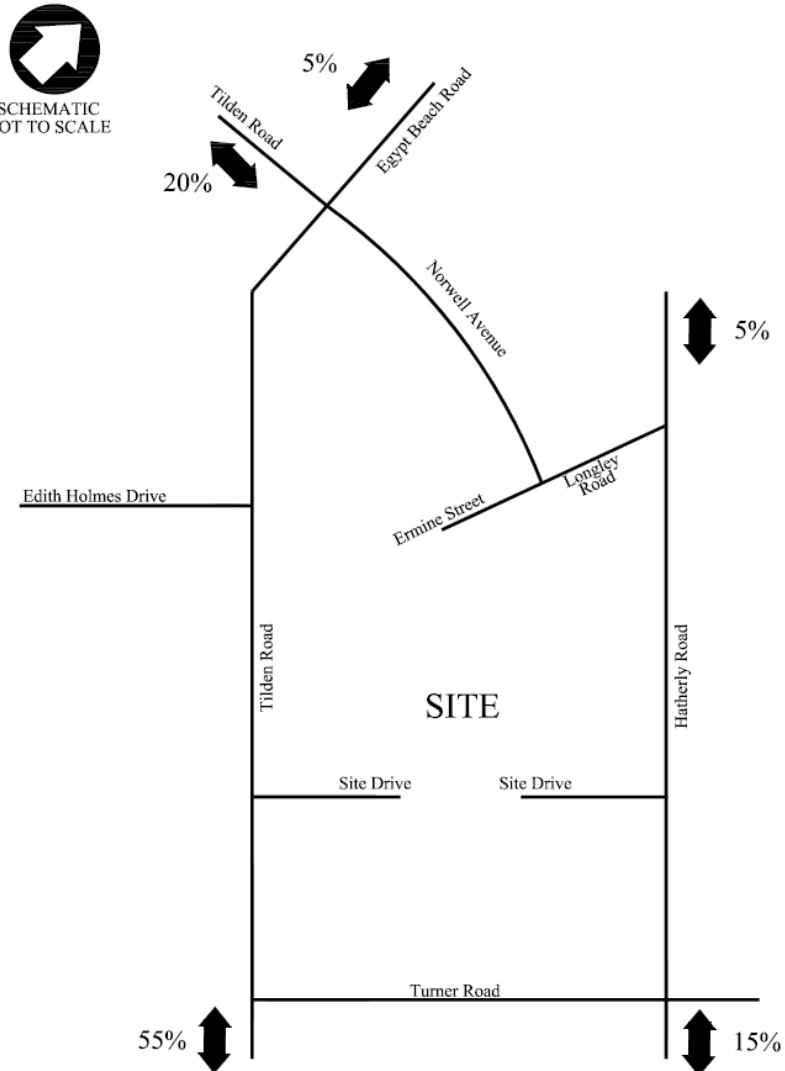
- Methodologies

- Institute of Transportation Engineers (ITE) – *Trip Generation Manual, 9th Edition*
- Journey to Work Data – 2010 US Census

<u>Description</u>	<u>Weekday AM</u> <u>Peak Hour</u>			<u>Weekday PM</u> <u>Peak Hour</u>		
	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Townhomes ⁽¹⁾	25	30	55	28	22	50
Single-Family ⁽²⁾	<u>5</u>	<u>14</u>	<u>19</u>	<u>9</u>	<u>5</u>	<u>14</u>
Total	30	44	74	37	27	64

(1) ITE Land Use Code 252 (Senior Adult Housing-Attached), based on 142 dwelling units

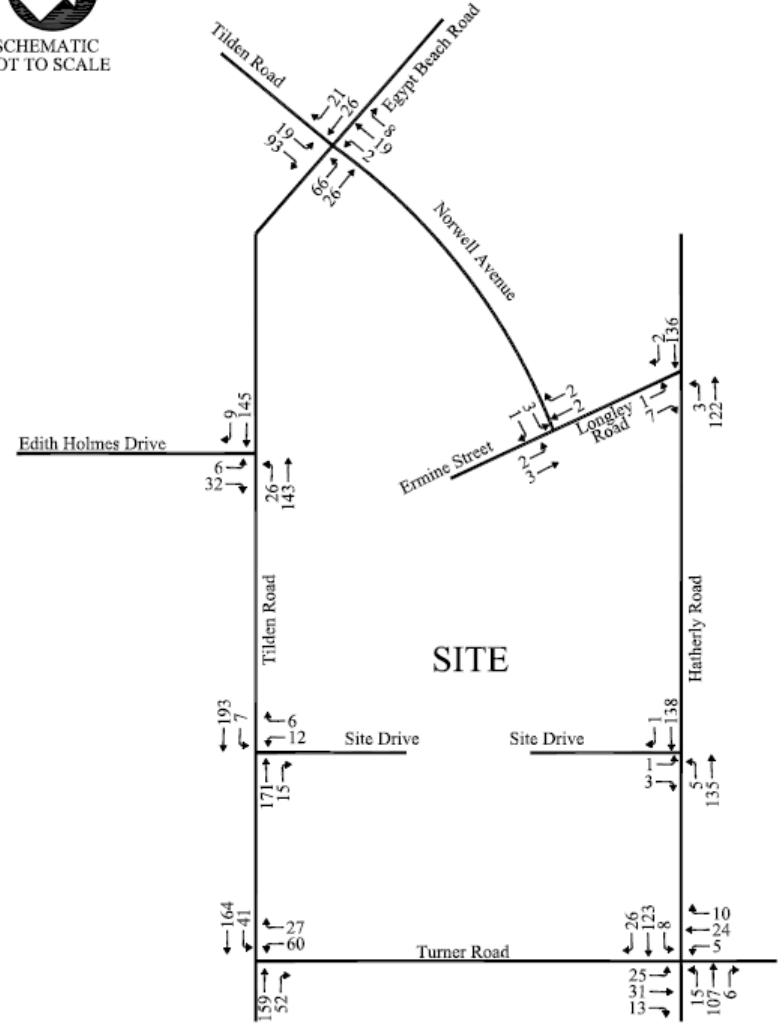
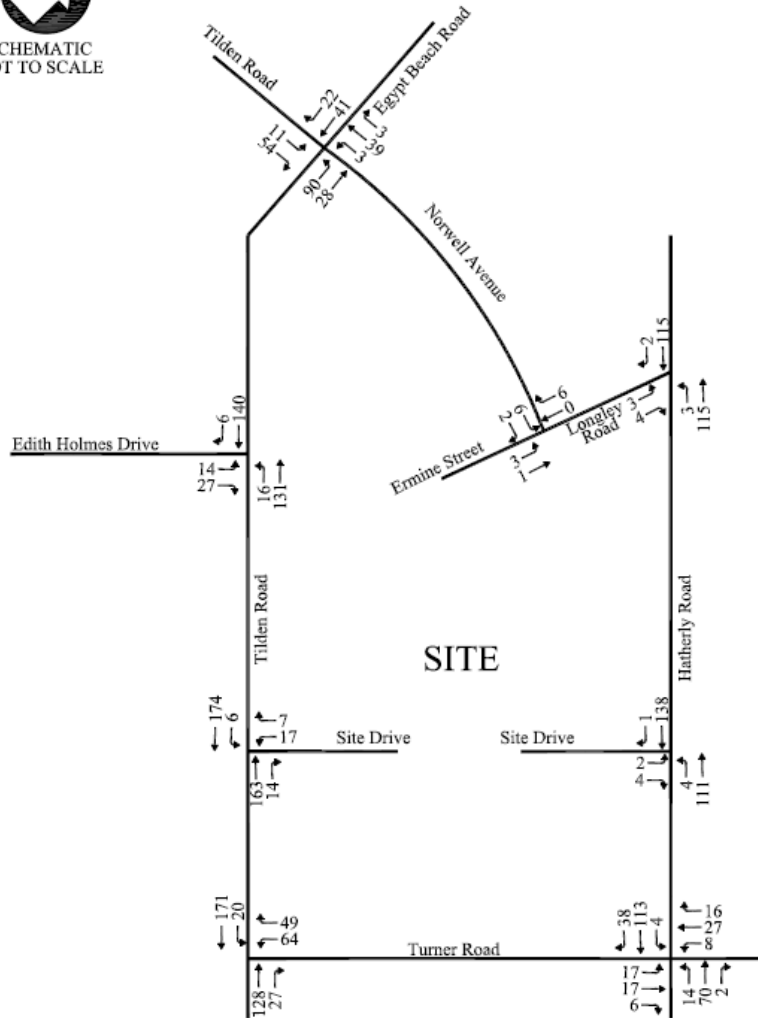
(2) ITE Land Use Code 210 (Single-Family Detached Housing), based on 10 dwelling units



2023 Build Traffic Volumes

Weekday Morning Peak Hour

Weekday Afternoon Peak Hour



Level-of-Service Summary

Intersection	Movement	2016 Existing			2023 No Build			2023 Build			
		LOS ⁽¹⁾	Delay ⁽²⁾	V/C ⁽³⁾	LOS	Delay	V/C	LOS	Delay	V/C	
Hatherly Road at Longley Road	EB L	AM	B	10.2	0.01	B	10.3	0.01	B	10.4	0.01
		PM	A	0.0	0.00	A	0.0	0.00	B	10.4	0.00
Hatherly Road at Project Site Drive	EB LR	AM	n/a	n/a	n/a	n/a	n/a	n/a	A	9.8	0.01
		PM	n/a	n/a	n/a	n/a	n/a	n/a	A	9.5	0.01
Tilden Road at Turner Road	WB LR	AM	B	11.4	0.22	B	11.8	0.24	B	12.4	0.27
		PM	B	13.0	0.18	B	13.7	0.20	B	14.4	0.22
Tilden Road at Project Site Drive	WB LR	AM	n/a	n/a	n/a	n/a	n/a	n/a	B	10.9	0.04
		PM	n/a	n/a	n/a	n/a	n/a	n/a	B	11.7	0.04
Tilden Road at Edith Holmes Drive	EB LR	AM	B	10.5	0.08	B	10.6	0.08	B	10.7	0.08
		PM	B	10.4	0.08	B	10.5	0.08	B	10.6	0.08
Tilden Road at Norwell Avenue	NB LT	AM	A	9.2	0.28	A	9.5	0.31	A	9.8	0.33
		PM	A	8.1	0.13	A	8.2	0.14	A	8.3	0.15
Norwell Avenue at Ermine Street/Longley Road	EB LR	AM	A	8.6	0.02	A	8.6	0.02	A	8.6	0.02
		PM	A	8.6	0.01	A	8.6	0.01	A	8.6	0.01
Tilden Road at Beaver Dam Road	Overall	AM	B	10.4	0.28	B	10.6	0.3	B	10.8	0.34
		PM	B	12.6	0.44	B	13	0.47	B	13.3	0.51
Jericho Road at Hatherly Road/Parking Lot	EB LT	AM	B	14.3	0.08	C	15.0	0.09	C	15.3	0.11
		PM	C	18.5	0.07	C	20.0	0.08	C	20.4	0.09

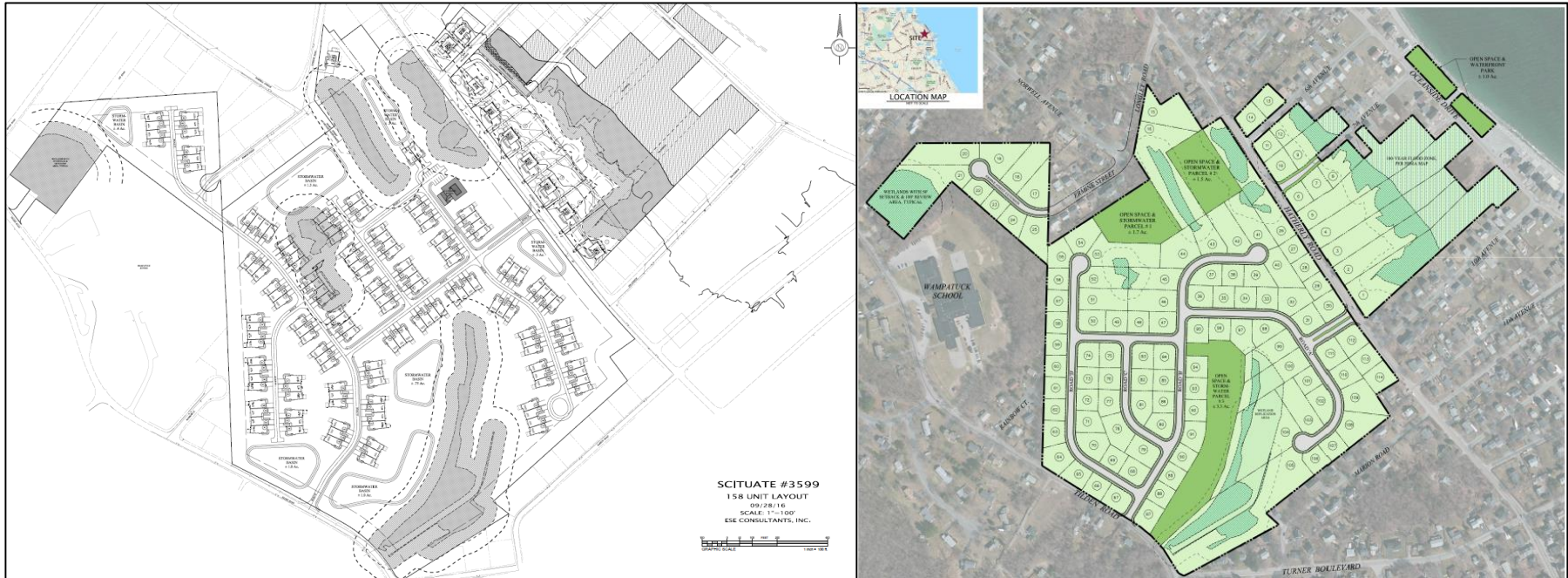
(1) Level-of-Service

(2) Average vehicle delay in seconds

(3) Volume to capacity ratio

n/a Not Applicable

Alternative Conventional Single Family Layout Trip Generation Comparison



<u>Description</u>	<u>Size</u>	<u>Weekday AM</u>			<u>Weekday PM</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Senior Residential Community ⁽¹⁾	152 total units	30	44	74	37	27	64
Single Family Homes ⁽²⁾	114 total units	23	67	90	74	44	118

(1) Calculated using ITE Land Use Code 252 (Senior Adult Housing-Attached), based on 142 dwelling units and ITE Land Use Code 210 (Single-Family Detached Housing), based on 10 dwelling units.

(2) Calculated using ITE Land Use Code 210 (Single-Family Detached Housing), based on 114 dwelling units.