



Tighe&Bond

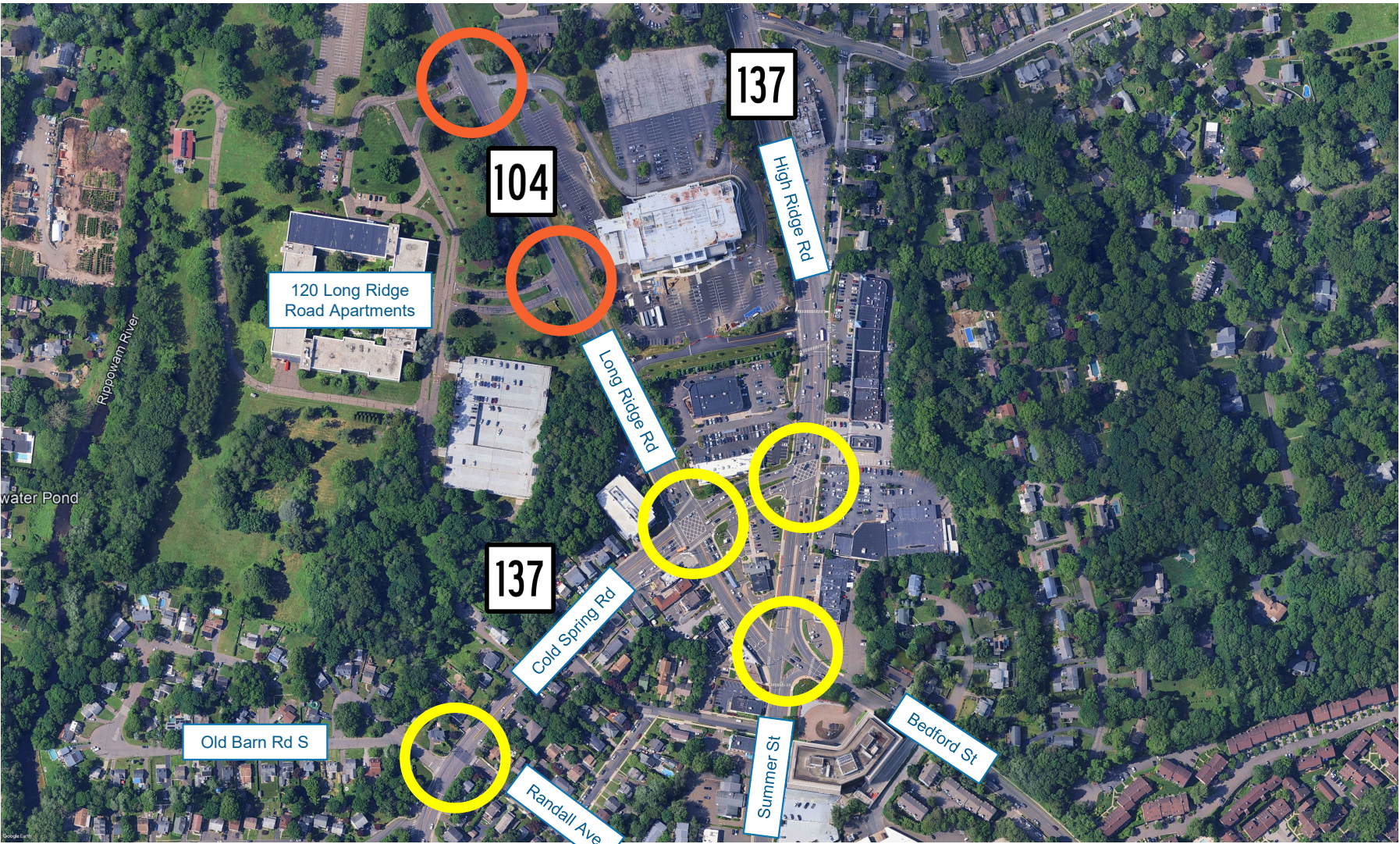


120 LONG RIDGE ROAD APARTMENTS

Traffic Impact Study

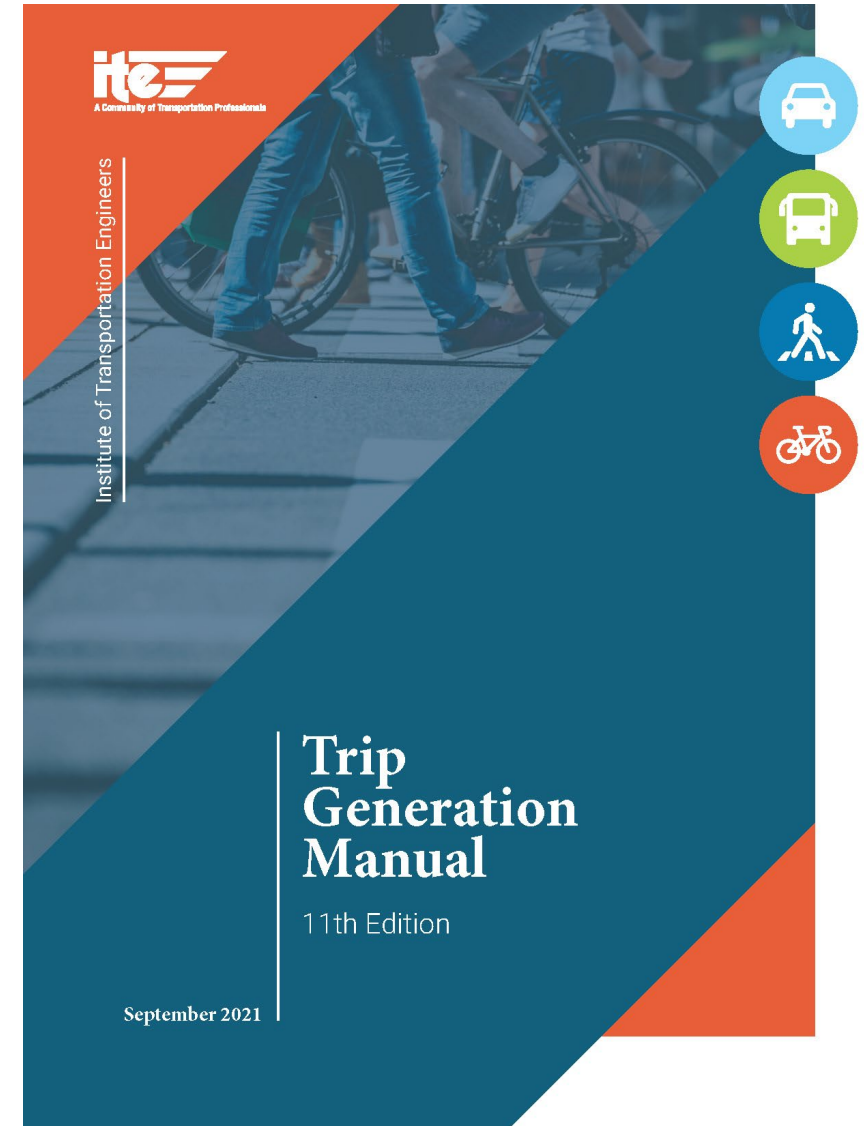
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STUDY AREA



ITE TRIP GENERATION METHODOLOGY

- **Data-Driven**
 - Derived from real-world traffic counts of various land uses
 - Transparent, evidence-based foundation for traffic forecasts
- **Trusted Standard Practice**
 - Industry-standard reference used by traffic engineers nationwide
 - Recognized by state DOTs and local agencies across the country
- **Adaptable to Local Conditions**
 - Allows for conservative estimation and local calibration based on engineering judgment, making results representative of local context



SITE-GENERATED TRAFFIC COMPARISONS

- **Trip generation for 196 apartments:**
 - **Weekday Morning:**
 - 84 vehicles
 - (20 entering, 64 exiting)
 - **Weekday Afternoon:**
 - 105 vehicles
 - (66 entering, 39 exiting)
 - **Saturday MIDDAY:**
 - 80 vehicles
 - (40 entering, 40 exiting)

Proposed - 196 Apartments			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	20	64	84
Weekday Afternoon	66	39	105
Saturday MIDDAY	40	40	80

Potential - 302,000-SF General Office			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	381	52	433
Weekday Afternoon	71	345	416
Saturday MIDDAY	86	74	160

Potential - 302,000-SF Medical Office			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	515	137	652
Weekday Afternoon	356	831	1,187
Saturday MIDDAY	520	392	912

Potential - 2,500-Student High School			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	720	339	1,059
Weekday Afternoon	168	182	350
Saturday MIDDAY	189	111	300

Potential - 2,500-Student Private High School			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	595	414	1,009
Weekday Afternoon	185	290	475

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021
 Land Use - 220 [Multifamily Housing (Low-Rise)]
 Land Use - 710 [General Office Building]
 Land Use - 720 [Medical-Dental Office Building]
 Land Use - 525 [High School]
 Land Use - 534 [Private High School]

TRAFFIC STUDY FINDINGS

- **Levels of service indicate acceptable traffic operations (See Table)**
- **Site traffic not anticipated to negatively impact existing collision patterns or overall roadway safety**
- **Received and responded to comments on traffic impact study from Stamford TTP**

2029 Combined Conditions Level of Service			
Intersection	Weekday Morning Peak Hour	Weekday Afternoon Peak Hour	Saturday Midday Peak Hour
Long Ridge Rd at NE Site Dwy/Whole Foods	C	B	B
Long Ridge Rd at Cold Spring Rd	D	D	C
Cold Spring Rd at High Ridge Rd	C	C	C
High Ridge Rd/Summer St at Long Ridge Rd/Bedford St	B	B	B
Cold Spring Rd at Old Barn Rd S/Randall Ave	A	A	A
Long Ridge Rd at East Site Dwy	NBL: B EB: E	NBL: B EB: D	NBL: A EB: C