



**Tighe&Bond**

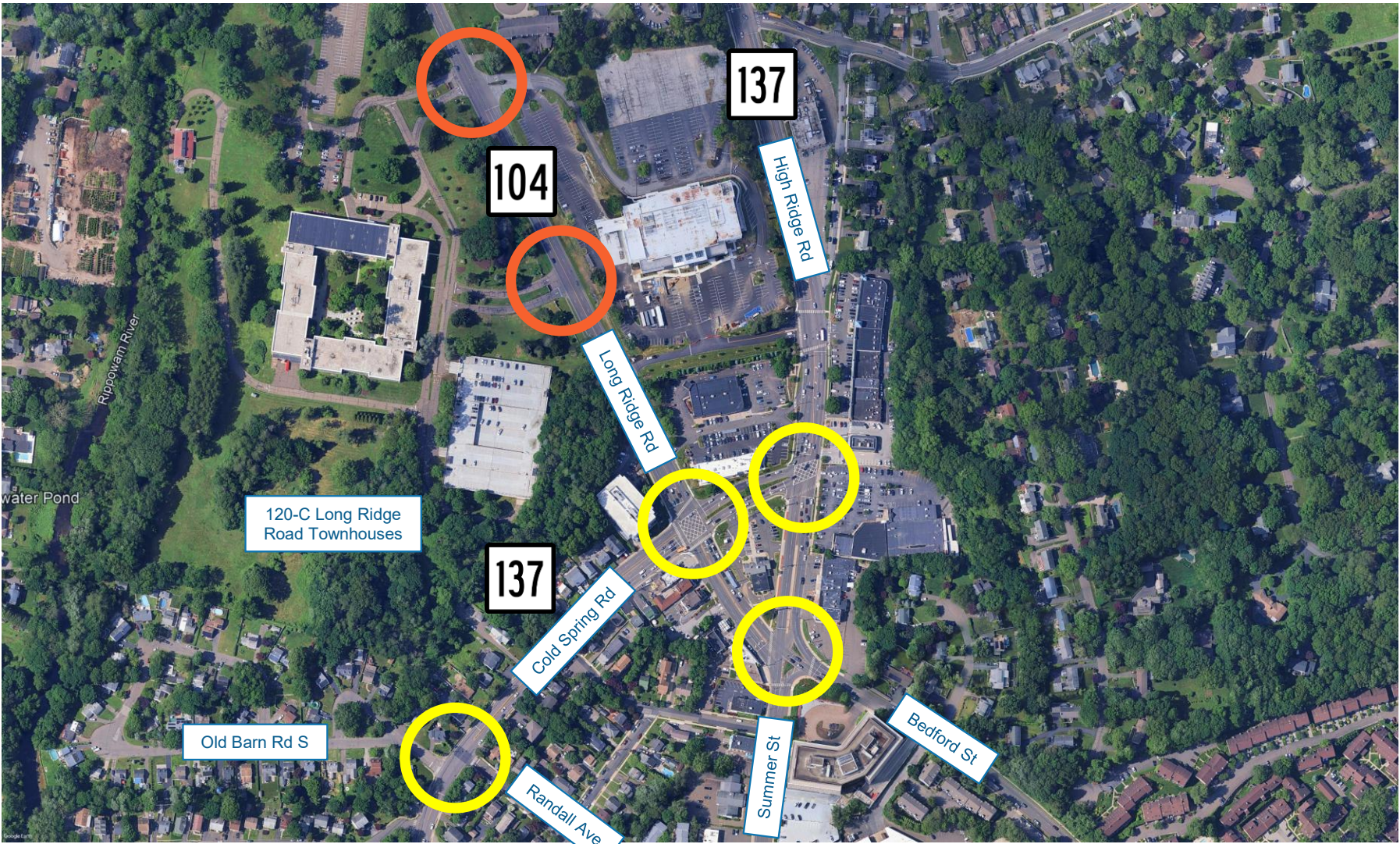


# 120-C LONG RIDGE ROAD TOWNHOUSES

## Traffic Impact Study

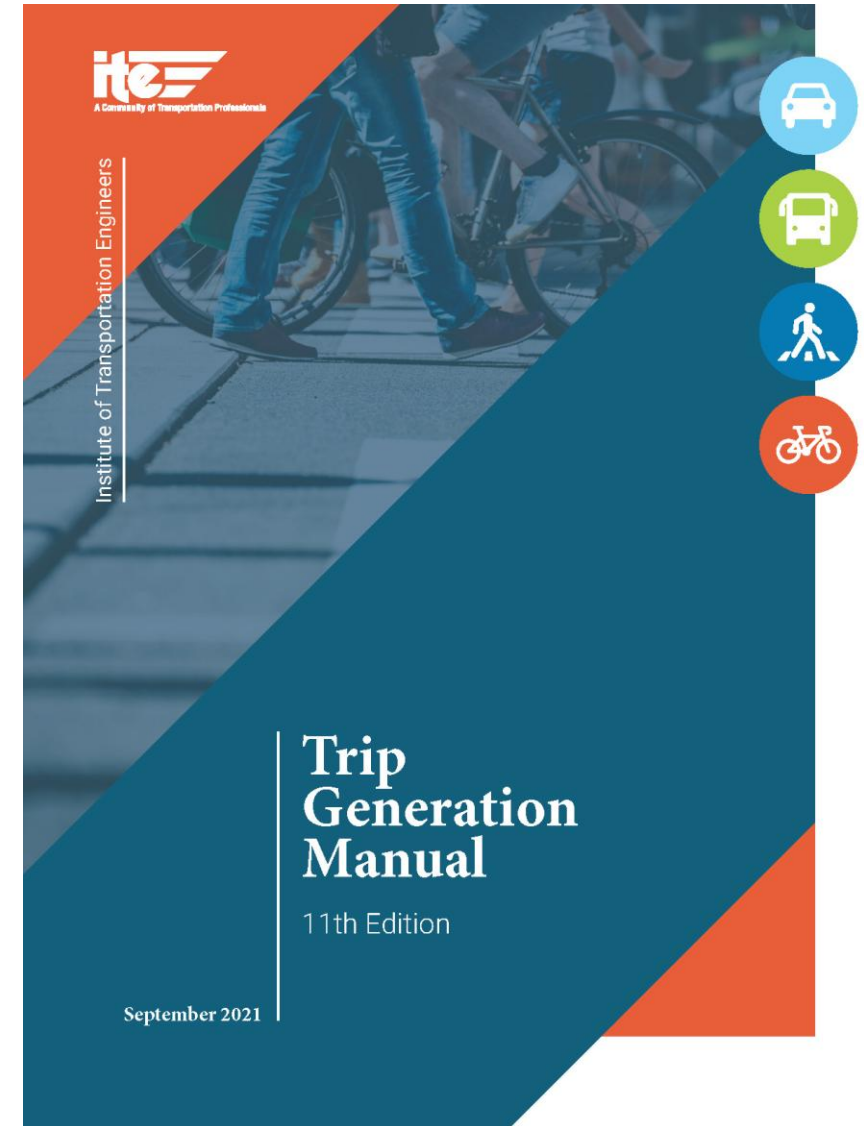
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# STUDY AREA



# 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 102 townhouses:**
  - **Weekday Morning:**
    - 49 vehicles
    - (12 entering, 37 exiting)
  - **Weekday Afternoon:**
    - 58 vehicles
    - (34 entering, 24 exiting)
  - **Saturday Midday:**
    - 68 vehicles
    - (33 entering, 35 exiting)

Site-Generated Traffic Summary

<b>Proposed - 102 Townhouses</b>			
<b>Peak Hour Period</b>	<b>Enter</b>	<b>Exit</b>	<b>Total</b>
Weekday Morning	12	37	49
Weekday Afternoon	34	24	58
Saturday Midday	33	35	68
<b>Potential - 250 Apartments</b>			
<b>Peak Hour Period</b>	<b>Enter</b>	<b>Exit</b>	<b>Total</b>
Weekday Morning	21	72	93
Weekday Afternoon	60	38	98
Saturday Midday	50	48	98
<b>Potential - 5,000 SF Day Care and 5,000-SF Commercial Mixed-Use Development</b>			
<b>Peak Hour Period</b>	<b>Enter</b>	<b>Exit</b>	<b>Total</b>
Weekday Morning	36	31	67
Weekday Afternoon	43	46	89
Saturday Midday	23	19	42
<b>Potential - 1,900-Student High School</b>			
<b>Peak Hour Period</b>	<b>Enter</b>	<b>Exit</b>	<b>Total</b>
Weekday Morning	593	279	872
Weekday Afternoon	128	138	266
Saturday Midday	144	84	228
<b>Potential - 1,900-Student Private High School</b>			
<b>Peak Hour Period</b>	<b>Enter</b>	<b>Exit</b>	<b>Total</b>
Weekday Morning	471	328	799
Weekday Afternoon	141	220	361

**Source:** Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021  
 Land Use - 215 [Single-Family Attached Housing]  
 Land Use - 221 [Multifamily Housing (Mid-Rise)]  
 Land Use - 565 [Day Care Center]  
 Land Use - 822 [Strip Retail Plaza (<40k)]  
 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