



September 1, 2016

Travis Bridewell
Department of Public Works
City of Richmond
900 E. Broad St, Suite 704
Richmond, VA 23219
Travis.Bridewell@richmondgov.com
804-646-5745

RE: Transportation Assessment – Scott's View Development
(DAVENPORT Project Number 163034)

Dear Mr. Bridewell:

At your request, DAVENPORT has performed a transportation assessment for the proposed Scott's View Development. The site is located between West Clay Street on the south, Leigh Street on the north, Roseneath Road on the east, and Belleville Street on the west. The site will consist of a mixed-use residential and office site, including 300 apartment units and a total of 44,790 square feet of office space. An on-site parking deck is planned, with two (2) levels of parking and a total of 440 parking spaces. The office space will be on levels 1 and 2, and the apartments will be on levels 3 through 6. The site plan (included in the Supporting Documents) proposes a total of four (4) access points, including two (2) on Roseneath Road and two (2) on Belleville Street. The south access on Roseneath Road will be exit only, and the north access entry only. The opposite is the case for the accesses on Belleville Street.

The purpose of this document was to assess current traffic operations in the project area and to assess future traffic conditions and potential impacts of the development. This included traffic data collection for streets adjacent to the project, site traffic projection, and capacity analysis for the adjacent intersections. Of particular interest was the signalized intersection of West Clay Street and Roseneath Road, as well as the section of Roseneath Road along the frontage of the site.

The following pages provide a discussion of existing street inventory and traffic data collection, site traffic projections, and traffic capacity analysis. More information can be found in the Supporting Documents.

Existing Conditions

DAVENPORT performed on-site data collection in order to assess current traffic operations. This included intersection turning movement counts and average daily traffic (ADT) counts on adjacent roadway sections. Figure 1 of the Supporting Documents illustrates the peak hour turning movement counts during AM and PM peak periods. Table 1 below provides a summary of ADT volumes and street inventory for the surrounding streets.

Table 1 - Street Inventory and Traffic Volumes				
Facility Name	Typical Cross Section	Pavement Width	Speed Limit	Approx. ADT
West Clay Street	2-lane undivided with on-street parking	Approx. 35'	25 MPH	5,700
Roseneath Street	2-lane undivided with on-street parking	Approx. 44'	25 MPH	5,000
Leigh Street	2-lane undivided with on-street parking	Approx. 35'	25 MPH	900
Belleville Street	2-lane undivided with on-street parking	Approx. 35'	25 MPH	300

West Clay Street Parking

Currently, on-street parking is allowed on the north side of West Clay Street between Belleville Street / I-195 NB Off Ramp and Roseneath Road. This section with parking allowed is approximately 450 feet long and has capacity for potentially 18 to 20 vehicles.

Existing Levels of Service

Capacity analysis was performed for the intersections adjacent to the Scott's View site, specifically, the intersections of West Clay Street / Roseneath Street, Roseneath Street / Leigh Street, and Leigh Street / Belleville Street.

The results are summarized in Table 2 below. The analysis indicates these intersections currently operate at level of service (LOS) C or better during AM and PM peak periods.

Table 2 - 2016 Existing Level of Service Summary		
Intersection	AM Peak	PM Peak
West Clay Street at Roseneath Road	B (11.2)	B (11.9)
Roseneath Road at Leigh Street	C (15.9) WB Approach	B (12.7) WB Approach
Leigh Street at Belleville Street	A (8.6) WB Approach	A (8.8) WB Approach
LOS (delay in seconds)		

Trip Generation

The site traffic potential of the proposed site was computed using the Institute of Transportation Engineers (ITE) Trip Generation software. Internal capture trip reduction for a mixed-use development was applied according to VDOT TIA Administrative Guidelines. Table 3 shows the trip generation results. Based on this, the site has a trip generation potential of 249 trips during the AM peak hour and 308 trips during the PM peak hour.

Table 3 - ITE Trip Generation									
Scott's View Development									
Average Weekday Driveway Volumes					24 Hour	AM Peak Hour		PM Peak Hour	
					Two-Way	Enter	Exit	Enter	Exit
Land Use	ITE Land Code	Size		Method - Type	Volume	Enter	Exit	Enter	Exit
Apartments	220	300	Dwelling Units	Equations	1942	30	121	119	64
General Office	710	44.79	Th.Sq.Ft. GFA	Equations	713	89	12	22	107
Total Unadjusted Trips					2,655	119	133	141	171
Internal Capture reduction for residential / office mix: 5% of lesser of residential or office trips					-36	-2	-1	-1	-3
Total Adjusted Trips					2,619	117	132	140	168

Future Traffic Volumes

Traffic volumes for future build conditions were computed as the sum of background no-build traffic and Scott's View site trips. This site was analyzed for a build-out year of 2018. 2016 existing volumes were projected to 2018 background conditions by applying a 1% per year growth rate. This growth rate was considered adequate to account for background traffic growth in the area.

The site trip distribution patterns are illustrated in Figure 2 of the Supporting Documents. Site trips were projected at each location based on these distribution percentages. Based upon the surrounding roadway network and travel patterns, the accesses on Roseneath Road are expected to serve as the primary entry and exit, and the accesses on Belleville Street are expected to serve as secondary entry and exit points. Illustrations of future no build, site trips, and future build volumes are included in Figures 3 through 5 of the Supporting Documents.

Future Traffic Capacity Analysis

Based on the addition of site traffic, a level of service analysis has been completed for future build conditions. The summary of these results are shown below. This indicates that all study intersections are expected to remain at the same level of service once the Scott's View Development is built. LOS C or better is expected at all the study intersections during AM and PM peaks.

Table 4 - Level of Service Summary						
Intersection	AM Peak			PM Peak		
	2016 Existing	2018 Future No Build	2018 Future Build	2016 Existing	2018 Future No Build	2018 Future Build
West Clay Street at Roseneath Road	B (12.1)	B (12.1)	B (14.9)	B (12.2)	B (12.2)	B (15.3)
Roseneath Road at Site Access 1 (exit)			B (11.7) EB Approach			B (10.8) EB Approach
Roseneath Road at Site Access 2 (entry)			A (1.9) NB Approach			A (1.7) NB Approach
Roseneath Road at Leigh Street	C (15.8) WB Approach	C (15.8) WB Approach	C (18.5) WB Approach	B (12.7) WB Approach	B (12.9) WB Approach	B (14.4) WB Approach
Leigh Street at Belleville Street	A (8.6) WB Approach	A (8.6) WB Approach	A (8.8) WB Approach	A (8.8) WB Approach	A (8.8) WB Approach	A (9.1) WB Approach
Belleville Street at Site Access 3 (exit)			A (8.6) WB Approach			A (8.7) WB Approach
Belleville Street at Site Access 4 (enter)			A (1.5) SB Approach			A (1.7) SB Approach

LOS (delay in seconds)

Recommendations

The need for auxiliary turn lanes was reviewed based on VDOT Access Management standards. Based on projected traffic, a northbound left turn lane will be warranted on Roseneath Road at the intersection with Site Access 2 (entry only). We recommend restriping Roseneath Road to provide this northbound left turn lane with full storage length to the intersection with West Clay Street. Overall, this left turn lane is expected to enhance traffic flow on Roseneath Road while also accommodating those entering the site.

Additionally, Site Access 1 (exit only) will function as the primary exit from the on-site parking deck. In order to enhance the ease of exit movement from the site, we recommend providing separate left and right turn lanes exiting from the parking deck at Site Access 1.

Queuing Analysis

Queue lengths were reviewed for future build conditions using SimTraffic software traffic simulation. A simulation was performed with standard 10 minute seeding period and 60 minute recording period. Screenshots of queue lengths are shown below. The queue lengths indicate that with the recommended improvements in place, the addition of new traffic as well as the site accesses on Roseneath Road are not expected to block the adjacent intersections at West Clay Street and at Leigh Street.



SimTraffic Queue Lengths: AM Peak (top), PM Peak (bottom)

Summary and Conclusion

DAVENPORT has completed a transportation assessment of the proposed Scott's View Development. The purpose of this document was to assess current traffic operations in the project area and to assess future traffic conditions and potential impacts of the development.

The site is located between West Clay Street on the south, Leigh Street on the north, Roseneath Road on the east, and Belleville Street on the west. The site will consist of a mixed-use residential and office site, including 300 apartment units and a total of 44,790 square feet of office space. An on-site parking deck is planned, with two (2) levels of parking and a total of 440 parking spaces. The office space will be on levels 1 and 2, and the apartments will be on levels 3 through 6. The site plan (included in the Supporting Documents) proposes a total of four (4) access points, including two (2) on Roseneath Road and two (2) on Belleville Street. The south access on Roseneath Road will be exit only, and the north access entry only. The opposite is the case for the accesses on Belleville Street.

Based on ITE Trip Generation equations, the Scott's View site has a trip generation potential of approximately 249 trips during the AM peak hour and 308 trips during the PM peak hour.

Based on 2016 traffic counts, the adjacent intersections currently operate at a level of service (LOS) C or better during AM and PM peak hours. With the addition of background growth and projected site traffic, the analysis indicates the study intersections are expected to remain at the current levels of service.

On-street parking is currently allowed on the north side of West Clay Street between Belleville Street / I-195 NB Off Ramp and Roseneath Road. This section with parking allowed is approximately 450 feet long and has capacity for potentially 18 to 20 vehicles.

Two (2) improvements are recommended based on this review: 1) A northbound left turn lane on Roseneath Road at Site Access 2 (entry only). This intersection meets VDOT turn lane warrant criteria for a left turn lane based on traffic volumes. This left turn lane can be provided by restriping existing pavement on Roseneath Road, and it is recommended to provide full storage length from Site Access 2 to West Clay Street. This improvement will enhance traffic flow on Roseneath Road while also accommodating left-turning site traffic. 2) Separate left and right turn lanes are recommended at Site Access 1, the primary exit point from the site. This will enhance the ease of exit movement from the parking deck onto Roseneath Road.

The micro-simulation using SimTraffic software also indicates the addition of new traffic as well as the site accesses on Roseneath Road are not expected to block the adjacent intersections at West Clay Street and at Leigh Street.



In conclusion, a transportation assessment has been performed for the Scott's View mixed-use development. The results indicate that with the recommended improvements in place, this development is not expected to have an adverse impact on the surrounding roadway network.

Please let us know if you have any questions or need any more information.

Sincerely,

A handwritten signature in cursive script that reads 'Nick Liguori'.

Nick Liguori, PE

Supporting Documents

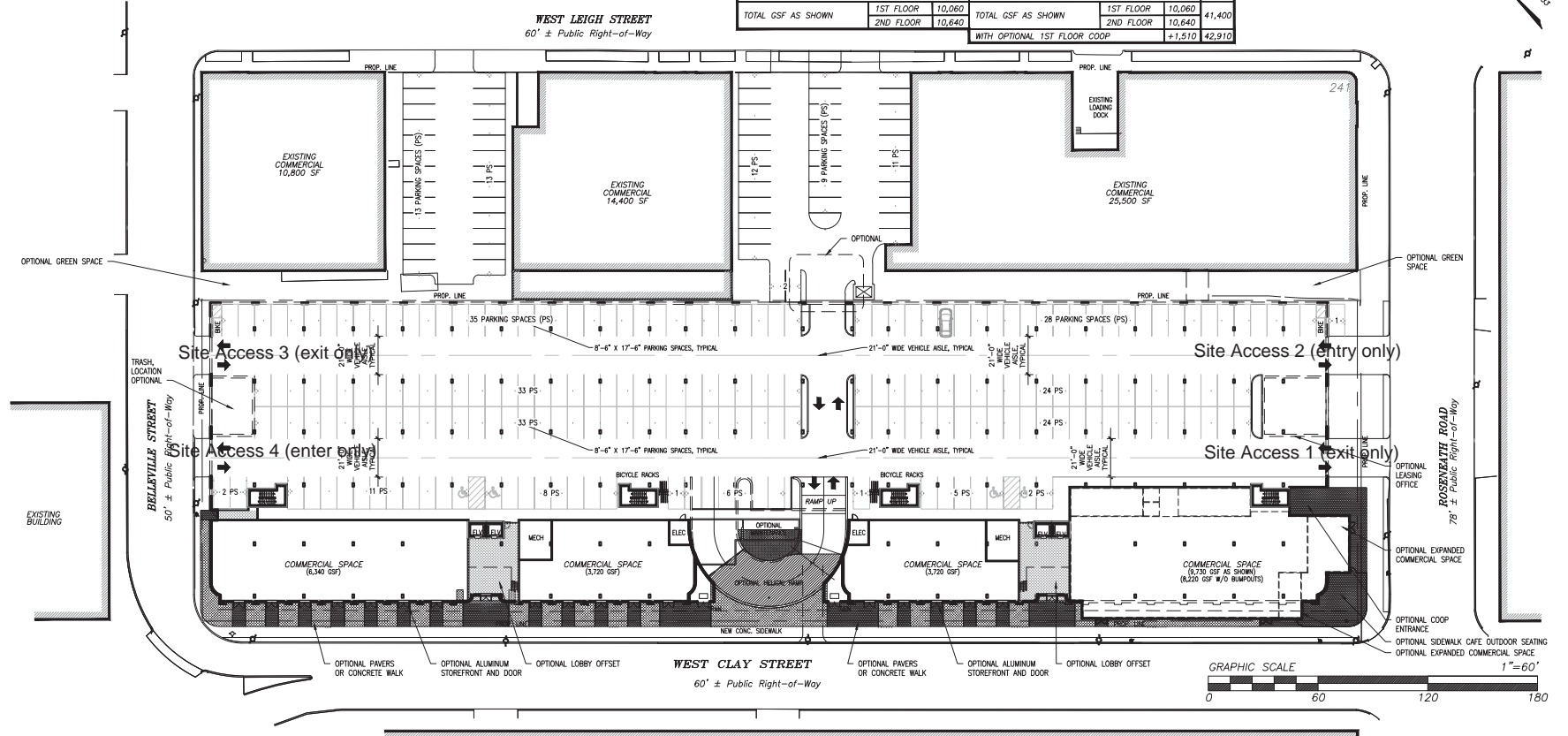
- NOTES:
- THIS IS A SCHEMATIC DESIGN AND ALL INFORMATION IS APPROXIMATE.
 - PARKING GARAGE DESIGN IS BASED ON A 2'-11" REDUCTION IN ASLE WIDTH FOR FULL-SIZED STALLS, WHICH IS PERMITTED IN RO-3, HO, B-4, B-5, B-6, B-7, CM, DCC, AND RP DISTRICTS OF THE RICHMOND VIRGINIA ZONING ORDINANCE.
 - BUILDING SET BACKS, IF ANY, ARE NOT CONSIDERED IN THIS SCHEMATIC DESIGN.
 - COMMERCIAL SPACE TENANT IS YET TO BE DETERMINED.
 - TYPICAL PARKING SPACES ARE 8'-6" X 17'-6" AND TYPICAL VEHICLE AISLES ARE 21'-0" WIDE AT PARKING GARAGE.

EXECUTIVE SUMMARY			
ROSENEATH TOWERS APARTMENT UNITS (6 FLOORS)			
			300
VEHICLE PARKING	LOWER GARAGE	UPPER GARAGE	NUMBER OF APTS PER PARKING SPACE
ON-SITE	214	226	440
OPTIONAL OFF-SITE			60
RATIO OF ON-SITE VEHICLE PARKING SPACES PER APARTMENT UNIT			1.50
FLOORS ONE THRU SIX			
RATIO WITH THE FOLLOWING INCLUDED:			
OPTIONAL PENTHOUSE			
OPTIONAL EXPANDED PENTHOUSE			
OPTIONAL 2ND FL UNITS			
OPTIONAL EXP. PENTHOUSE & 2ND FL UNITS			
			1.42
			1.34
			1.37
			1.24

UNIT SUMMARY					
BUILDING 1		BUILDING 2		TOTAL	
1 BEDROOM UNITS	118	1 BEDROOM UNITS	118	118	236
1 BEDROOM + 1 DEN UNITS	8	1 BEDROOM + 1 DEN UNITS	8	8	16
2 BEDROOM UNITS	24	2 BEDROOM UNITS	24	24	48
TOTAL (FLOORS THREE THRU SIX)	150	TOTAL (FLOORS THREE THRU SIX)	150	150	300
TOTAL WITH THE FOLLOWING INCLUDED:		TOTAL WITH THE FOLLOWING INCLUDED:			
OPTIONAL PENTHOUSE (8 UNITS)		OPTIONAL PENTHOUSE (8 UNITS)		158 316	
OPTIONAL EXP. PENTHOUSE (18 UNITS)		OPTIONAL EXP. PENTHOUSE (18 UNITS)		168 336	
OPTIONAL 2ND FL UNITS (14 UNITS)		OPTIONAL 2ND FL UNITS (14 UNITS)		164 328	
OPTIONAL EXP. PENTHOUSE & 2ND FL UNITS		OPTIONAL EXP. PENTHOUSE & 2ND FL UNITS		182 364	

BUILDING SITE SUMMARY	
TOTAL SIZE OF SITE:	110,680 SF 2.54 ACRES
TOTAL BUILDING FOOTPRINT:	98,960 SF 2.27 ACRES
TOTAL USEABLE OPEN SPACE:	11,720 SF 0.27 ACRES (10.6 %)

COMMERCIAL SPACE SUMMARY					
BUILDING 1 (WEST BUILDING AT BELLEVILLE ST)		BUILDING 2 (EAST BUILDING AT ROSENEATH RD)		TOTAL	
TOTAL GSF AS SHOWN	1ST FLOOR 10,060 2ND FLOOR 10,640	TOTAL GSF AS SHOWN	1ST FLOOR 10,060 2ND FLOOR 10,640	41,400	
		WITH OPTIONAL 1ST FLOOR COOP		+1,510 42,910	



DEVELOPER
HISTORIC HOUSING, LLC
1553 EAST MAIN STREET
RICHMOND, VA 23219

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SCOTT'S VIEW

1400 ROSENEATH ROAD
RICHMOND, VIRGINIA

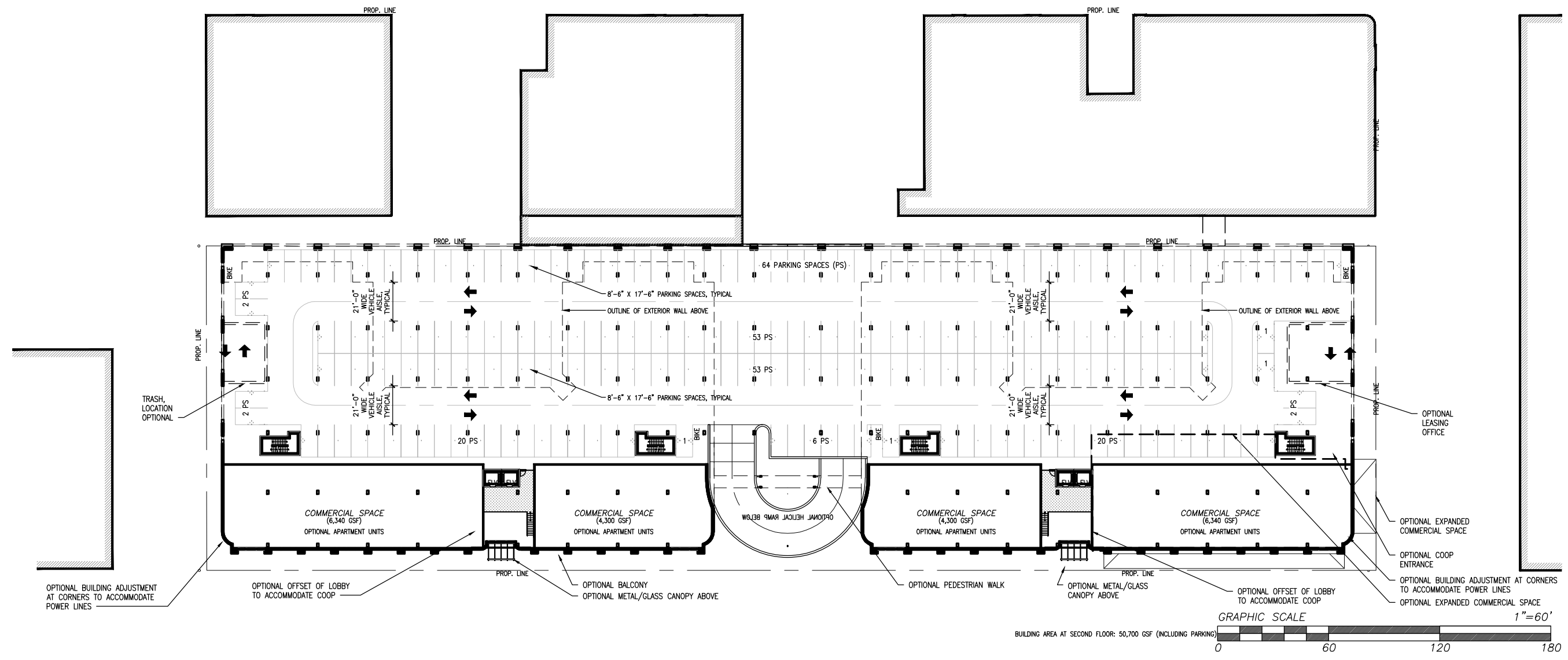
PROJECT NUMBER: 009
PROJECT MGR: CCS
DATE: 2016/06/27

101

FIRST FLOOR PLAN

ARCH SITE PLAN

VA Coordinate System 1983
South Zone



DEVELOPER
HISTORIC HOUSING, LLC
1553 EAST MAIN STREET
RICHMOND, VA 23219

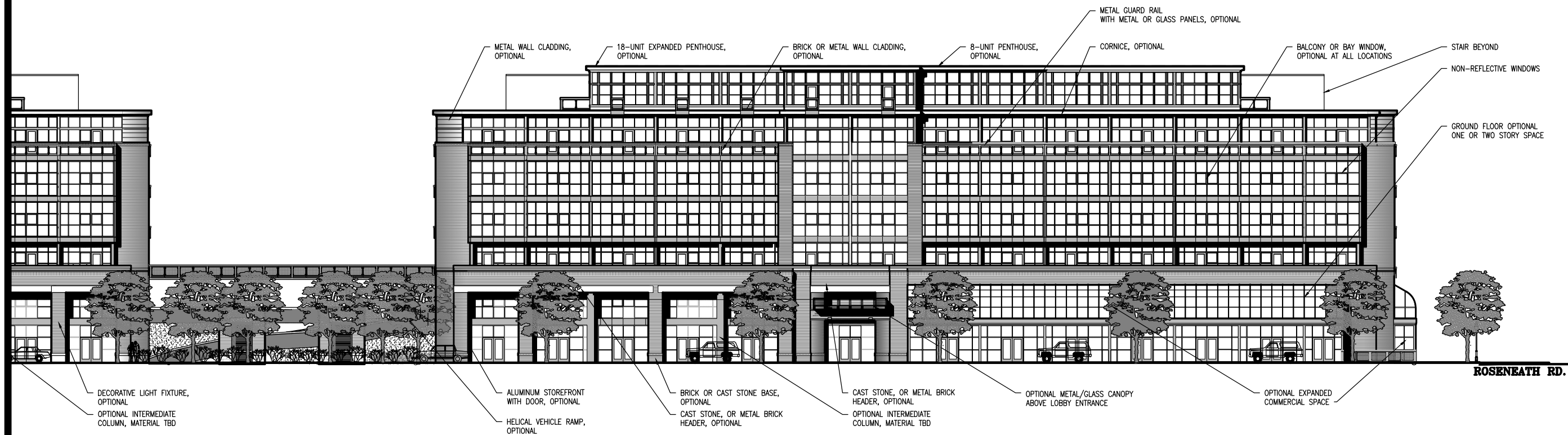
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SCOTT'S VIEW

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PROJECT NUMB: 009
PROJECT MGR: CCS
DATE: 2016/06/27

102
SECOND FLOOR PLAN



SOUTH ELEVATION (ALONG WEST CLAY STREET)

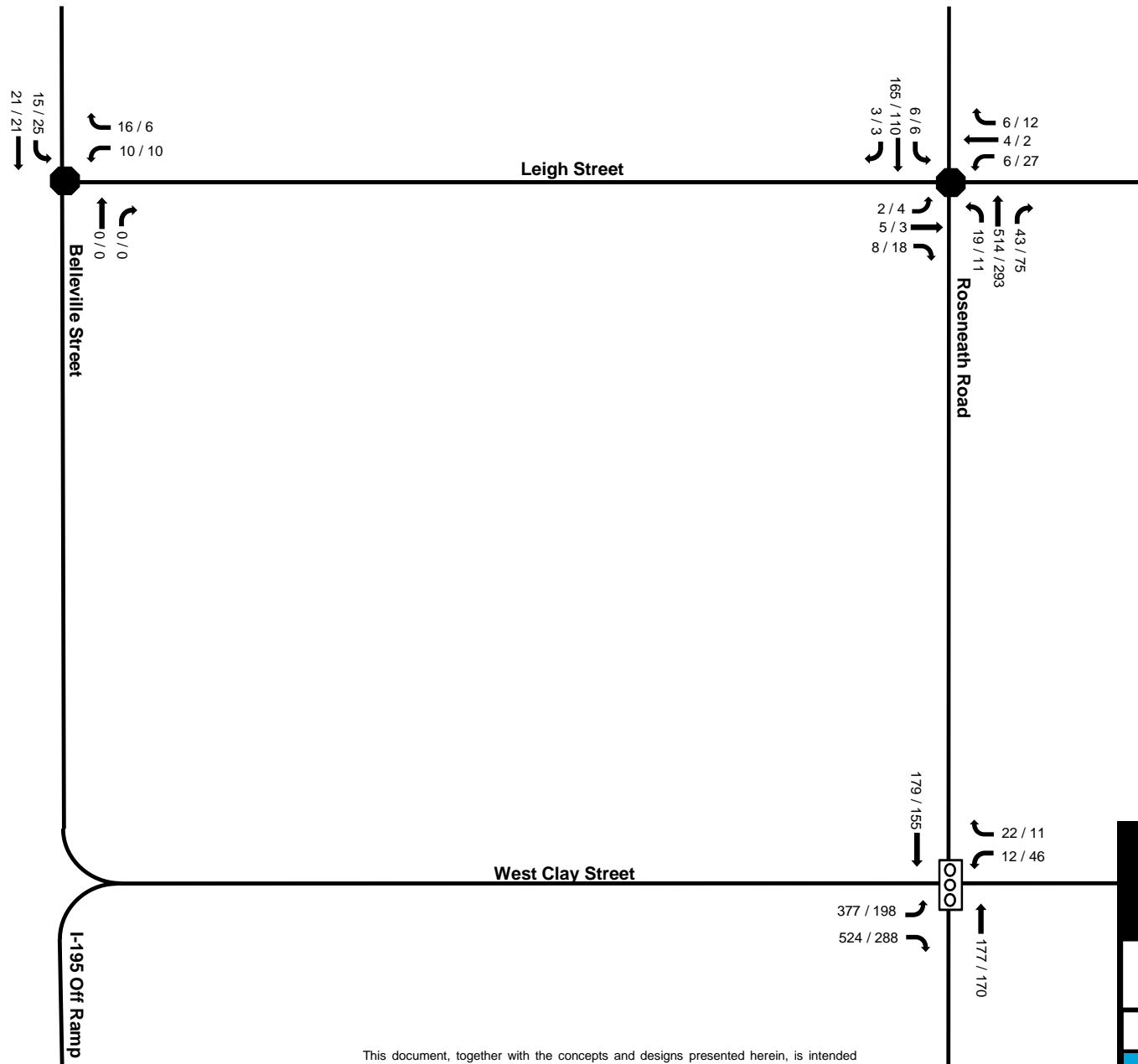


SCOTT'S VIEW

1400 ROSENEATH ROAD
 RICHMOND, VIRGINIA

PROJECT NUMB: 009
 PROJECT MGR: CCS
 DATE: 2016/06/27

201
 BUILDING ELEVATION



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
BLACK	EXISTING
GREY	UNANALYZED
BLUE	PROPOSED
	AM / PM PEAKS

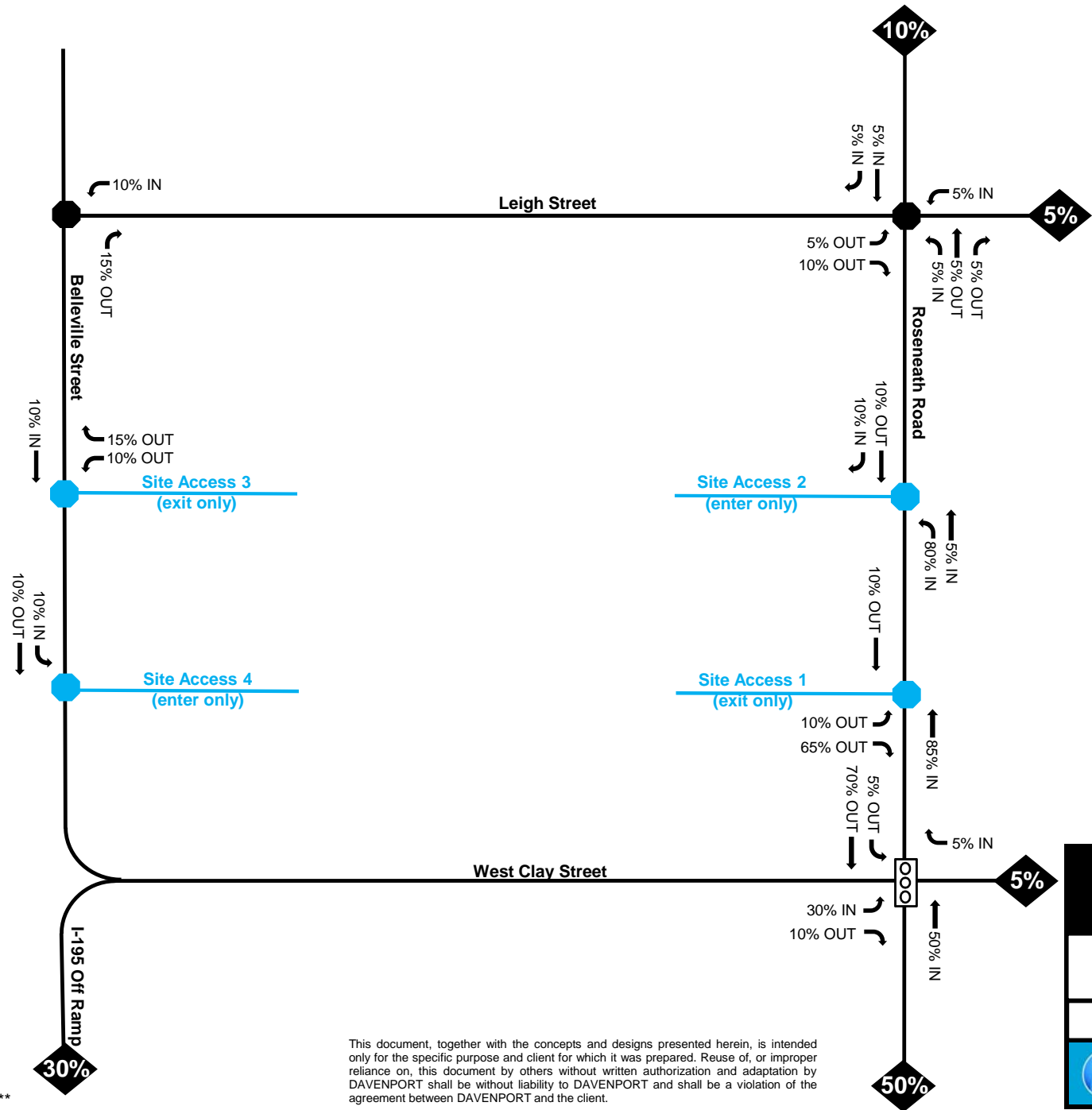
FIGURE 1
2016 EXISTING
TRAFFIC VOLUMES

SCOTT'S VIEW DEVELOPMENT
RICHMOND, VA

PROJECT NUMBER 163034

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*** NOT TO SCALE ***



LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING GREY = UNANALYZED BLUE = PROPOSED
	ORIGIN NODE

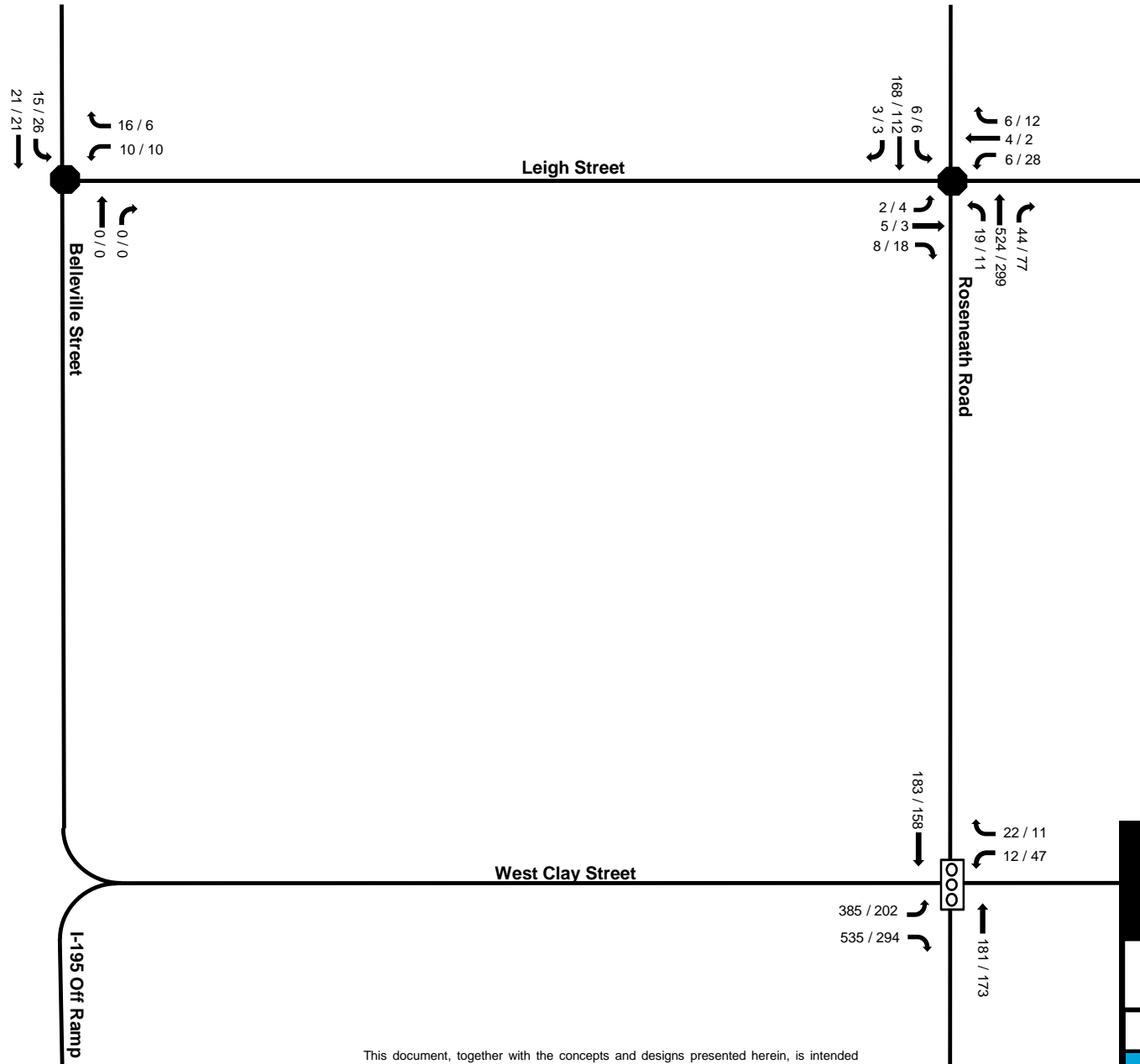
FIGURE 2
TRIP DISTRIBUTION

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LEGEND	
	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING	
GREY = UNANALYZED	
BLUE = PROPOSED	
AM / PM PEAKS	

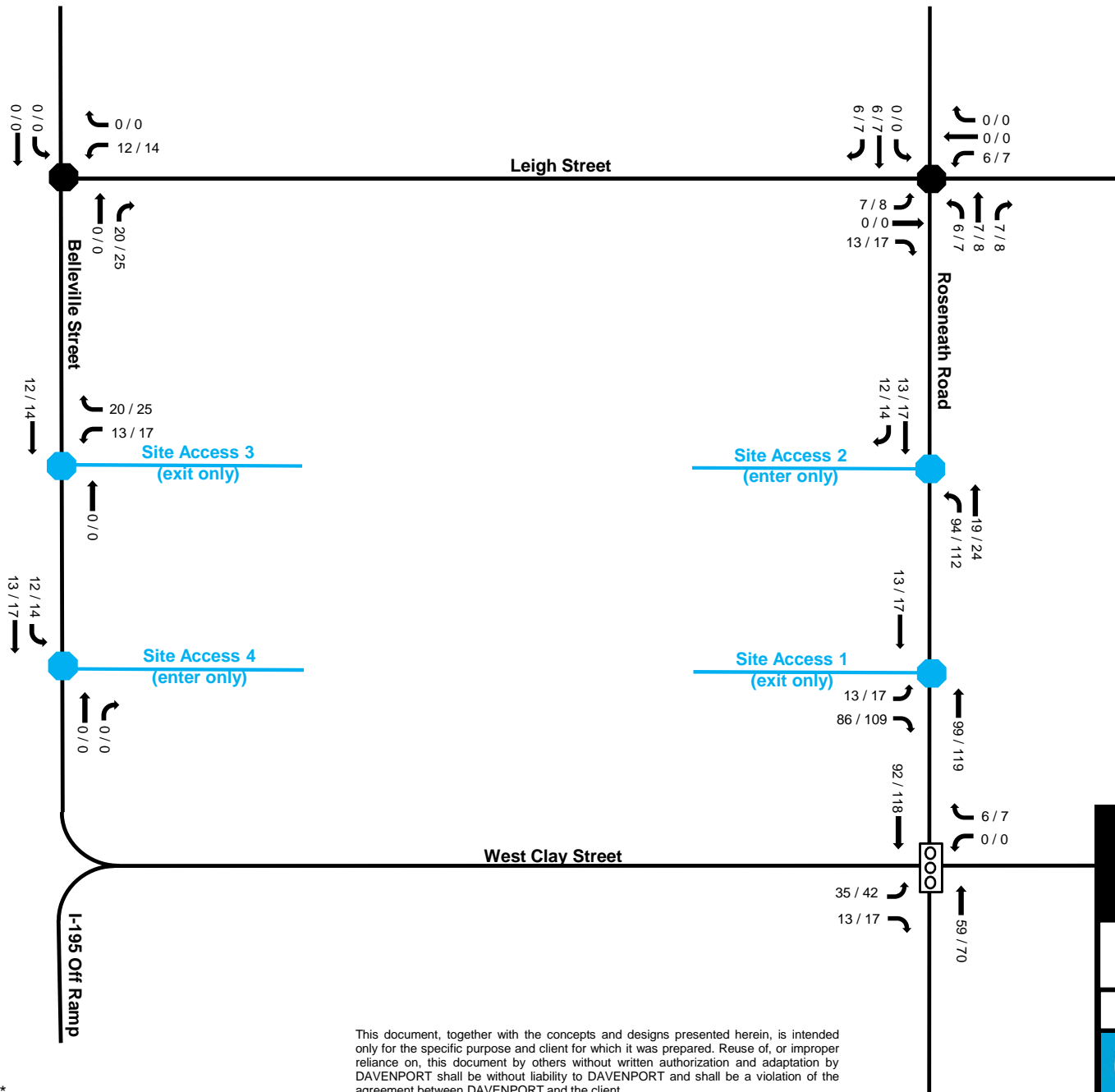
FIGURE 3
2018 FUTURE
NO BUILD VOLUMES

SCOTT'S VIEW DEVELOPMENT
RICHMOND, VA

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	BLUE = PROPOSED
AM / PM PEAKS	

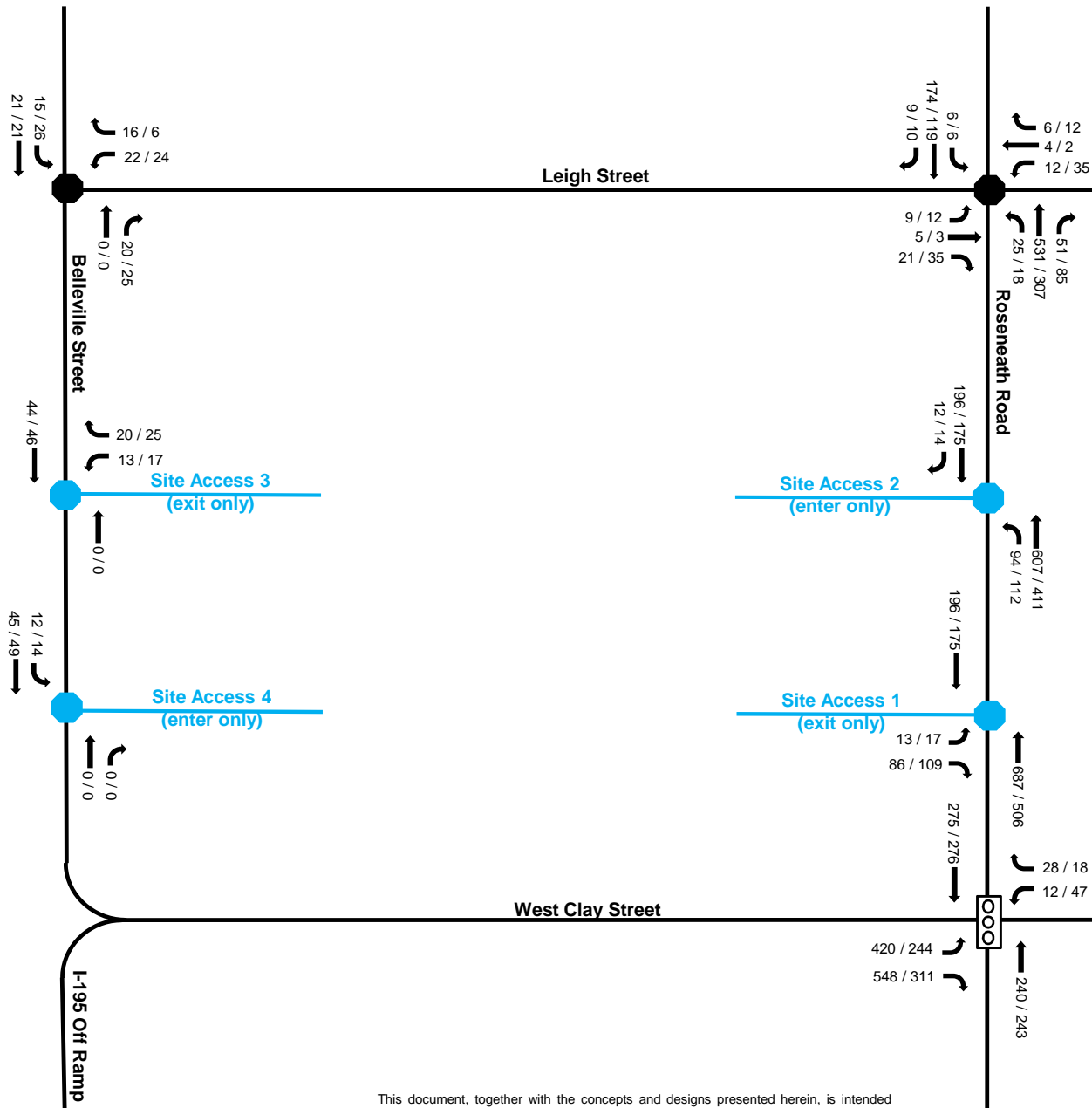
FIGURE 4
SITE TRIPS

SCOTT'S VIEW DEVELOPMENT
 RICHMOND, VA

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	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING
	GREY = UNANALYZED
	BLUE = PROPOSED
AM / PM PEAKS	

FIGURE 5
2018 FUTURE BUILD VOLUMES

SCOTT'S VIEW DEVELOPMENT
 RICHMOND, VA

PROJECT NUMBER 163034

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*** NOT TO SCALE ***

DAVENPORT

305 West 4th Street, Winston Salem NC, 27101

Ph:(336)744-1636

Counted By: T. Wallace

File Name : rosenearth and clay; 8-23-2016; 6-9_4-7

Site Code : 163034

Start Date : 8/23/2016

Page No : 1

Weather: Clear

Groups Printed- Cars

Start Time	Rosenearth Ave. From North					Clay St. From East					Rosenearth Ave. From South					Clay St. From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
06:00 AM	0	3	0	0	3	1	0	0	0	1	0	5	0	1	6	29	0	18	0	47	57
06:15 AM	0	6	0	0	6	2	0	2	0	4	0	7	0	1	8	33	0	29	0	62	80
06:30 AM	0	17	0	0	17	1	0	0	2	3	0	24	0	1	25	60	0	46	1	107	152
06:45 AM	0	14	0	2	16	2	0	6	1	9	0	29	0	0	29	82	0	76	0	158	212
Total	0	40	0	2	42	6	0	8	3	17	0	65	0	3	68	204	0	169	1	374	501
07:00 AM	0	25	0	1	26	2	0	0	1	3	0	32	0	0	32	124	0	101	2	227	288
07:15 AM	0	10	0	0	10	1	0	1	0	2	0	16	0	0	16	69	0	41	0	110	138
07:30 AM	0	14	0	0	14	0	0	3	1	4	0	27	0	0	27	117	0	79	0	196	241
07:45 AM	0	16	0	0	16	1	0	2	0	3	0	29	0	0	29	115	0	78	0	193	241
Total	0	65	0	1	66	4	0	6	2	12	0	104	0	0	104	425	0	299	2	726	908
08:00 AM	0	35	0	1	36	2	0	4	0	6	0	43	0	2	45	187	0	143	2	332	419
08:15 AM	0	15	0	0	15	2	0	3	0	5	0	20	0	2	22	61	0	45	0	106	148
08:30 AM	0	23	0	1	24	3	0	3	0	6	0	24	0	0	24	115	0	70	0	185	239
08:45 AM	0	106	0	0	106	15	0	2	0	17	2	90	0	0	92	161	0	119	2	282	497
Total	0	179	0	2	181	22	0	12	0	34	2	177	0	4	183	524	0	377	4	905	1303
*** BREAK ***																					
04:00 PM	0	30	0	3	33	2	0	7	2	11	0	20	0	0	20	28	0	16	0	44	108
04:15 PM	0	28	0	0	28	1	0	10	3	14	0	18	0	0	18	39	0	33	0	72	132
04:30 PM	0	72	0	0	72	1	0	10	0	11	1	37	0	0	38	56	0	45	2	103	224
04:45 PM	0	23	0	0	23	2	0	6	0	8	0	23	0	0	23	35	1	22	0	58	112
Total	0	153	0	3	156	6	0	33	5	44	1	98	0	0	99	158	1	116	2	277	576
05:00 PM	0	60	0	2	62	5	0	7	0	12	1	62	0	0	63	78	0	64	0	142	279
05:15 PM	0	25	0	0	25	3	0	3	0	6	0	22	0	0	22	44	0	47	0	91	144
05:30 PM	0	43	0	1	44	2	3	25	0	30	0	47	0	0	47	94	0	51	0	145	266
05:45 PM	0	27	0	0	27	1	0	11	0	12	0	39	0	0	39	72	0	36	0	108	186
Total	0	155	0	3	158	11	3	46	0	60	1	170	0	0	171	288	0	198	0	486	875
06:00 PM	0	32	0	0	32	8	0	9	0	17	0	37	0	0	37	44	0	28	0	72	158
06:15 PM	0	29	0	0	29	3	0	7	0	10	1	37	0	0	38	35	0	27	0	62	139
06:30 PM	0	20	0	0	20	10	0	10	2	22	2	25	0	0	27	41	0	30	0	71	140
06:45 PM	0	26	0	0	26	2	0	14	0	16	0	24	0	0	24	30	0	33	0	63	129
Total	0	107	0	0	107	23	0	40	2	65	3	123	0	0	126	150	0	118	0	268	566
Grand Total	0	699	0	11	710	72	3	145	12	232	7	737	0	7	751	1749	1	1277	9	3036	4729
Apprch %	0	98.5	0	1.5		31	1.3	62.5	5.2		0.9	98.1	0	0.9		57.6	0	42.1	0.3		
Total %	0	14.8	0	0.2	15	1.5	0.1	3.1	0.3	4.9	0.1	15.6	0	0.1	15.9	37	0	27	0.2	64.2	

DAVENPORT

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Ph:(336)744-1636

Counted By: T. Wallace

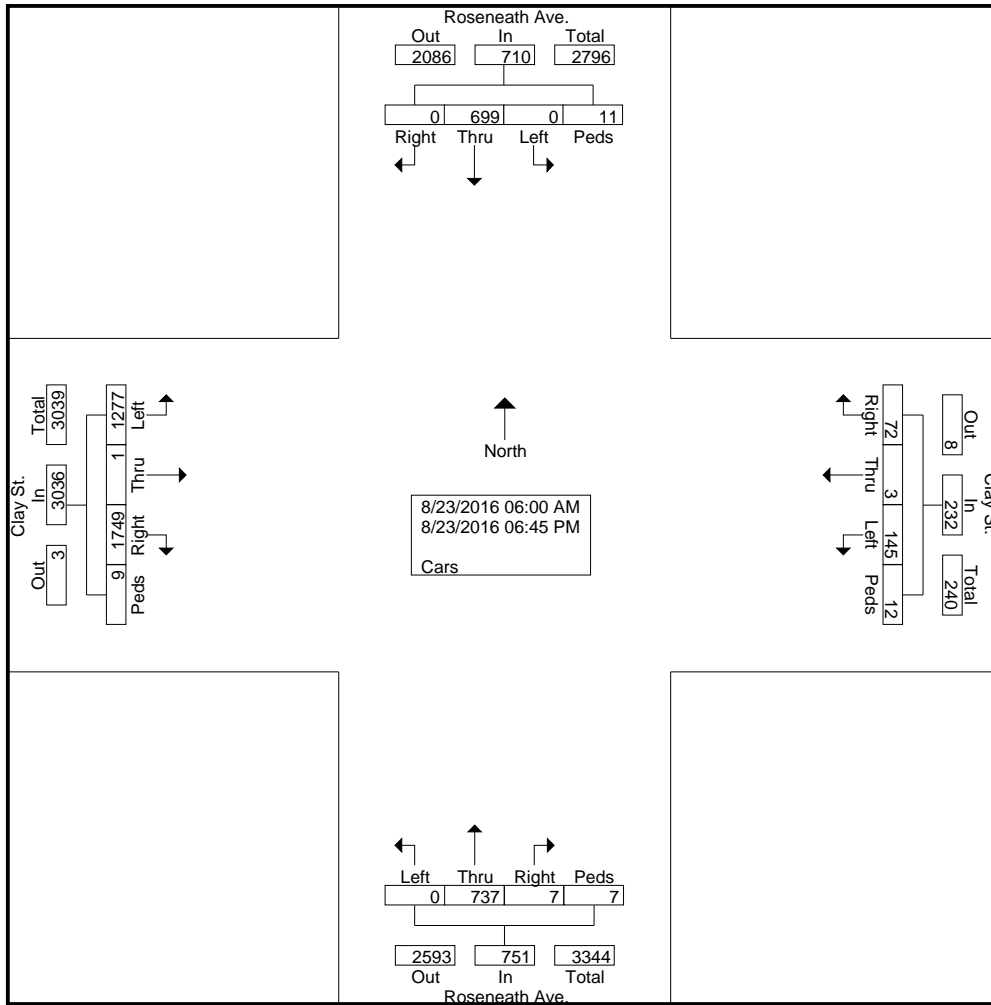
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Page No : 2

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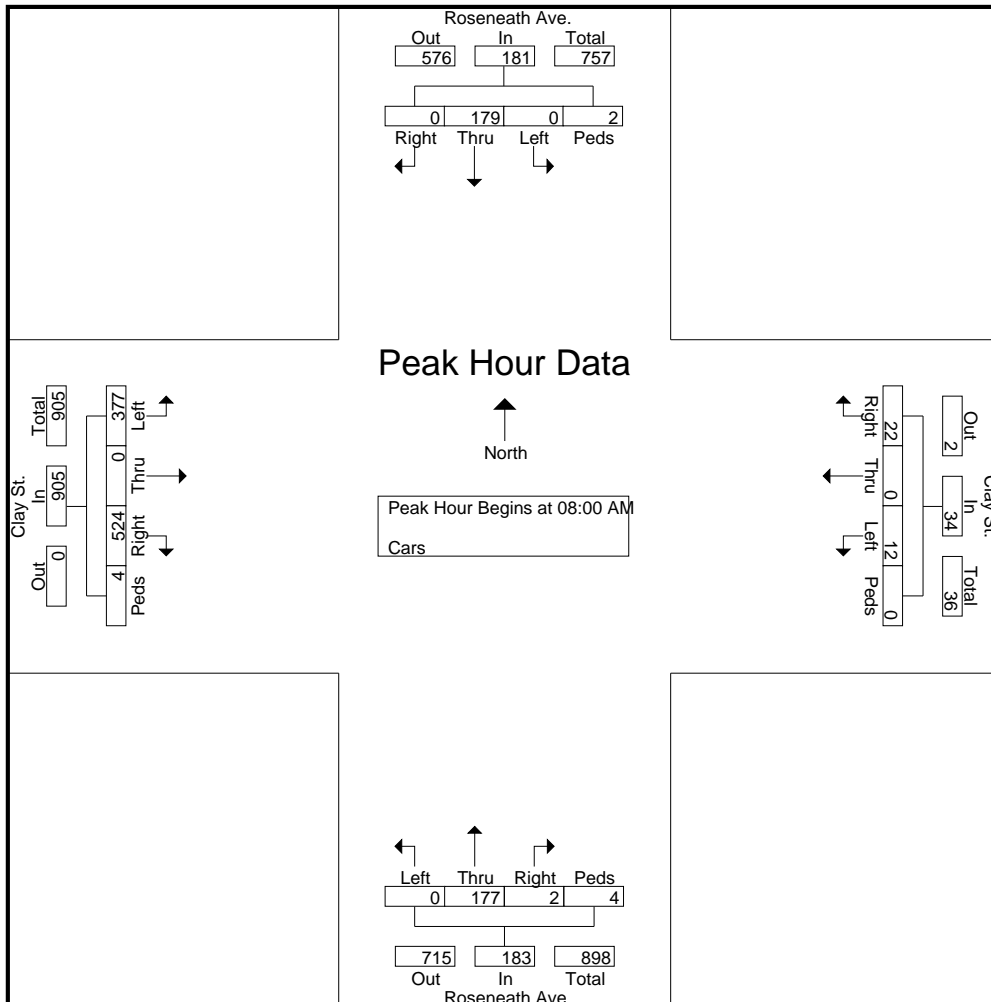
Site Code : 163034

Start Date : 8/23/2016

Weather: Clear

Page No : 3

Start Time	Roseneath Ave. From North					Clay St. From East					Roseneath Ave. From South					Clay St. From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 06:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	35	0	1	36	2	0	4	0	6	0	43	0	2	45	187	0	143	2	332	419
08:15 AM	0	15	0	0	15	2	0	3	0	5	0	20	0	2	22	61	0	45	0	106	148
08:30 AM	0	23	0	1	24	3	0	3	0	6	0	24	0	0	24	115	0	70	0	185	239
08:45 AM	0	106	0	0	106	15	0	2	0	17	2	90	0	0	92	161	0	119	2	282	497
Total Volume	0	179	0	2	181	22	0	12	0	34	2	177	0	4	183	524	0	377	4	905	1303
% App. Total	0	98.9	0	1.1		64.7	0	35.3	0		1.1	96.7	0	2.2		57.9	0	41.7	0.4		
PHF	.000	.422	.000	.500	.427	.367	.000	.750	.000	.500	.250	.492	.000	.500	.497	.701	.000	.659	.500	.681	.655



DAVENPORT

305 West 4th Street, Winston Salem NC, 27101

Ph:(336)744-1636

Counted By: T. Wallace

File Name : rosenearth and clay; 8-23-2016; 6-9_4-7

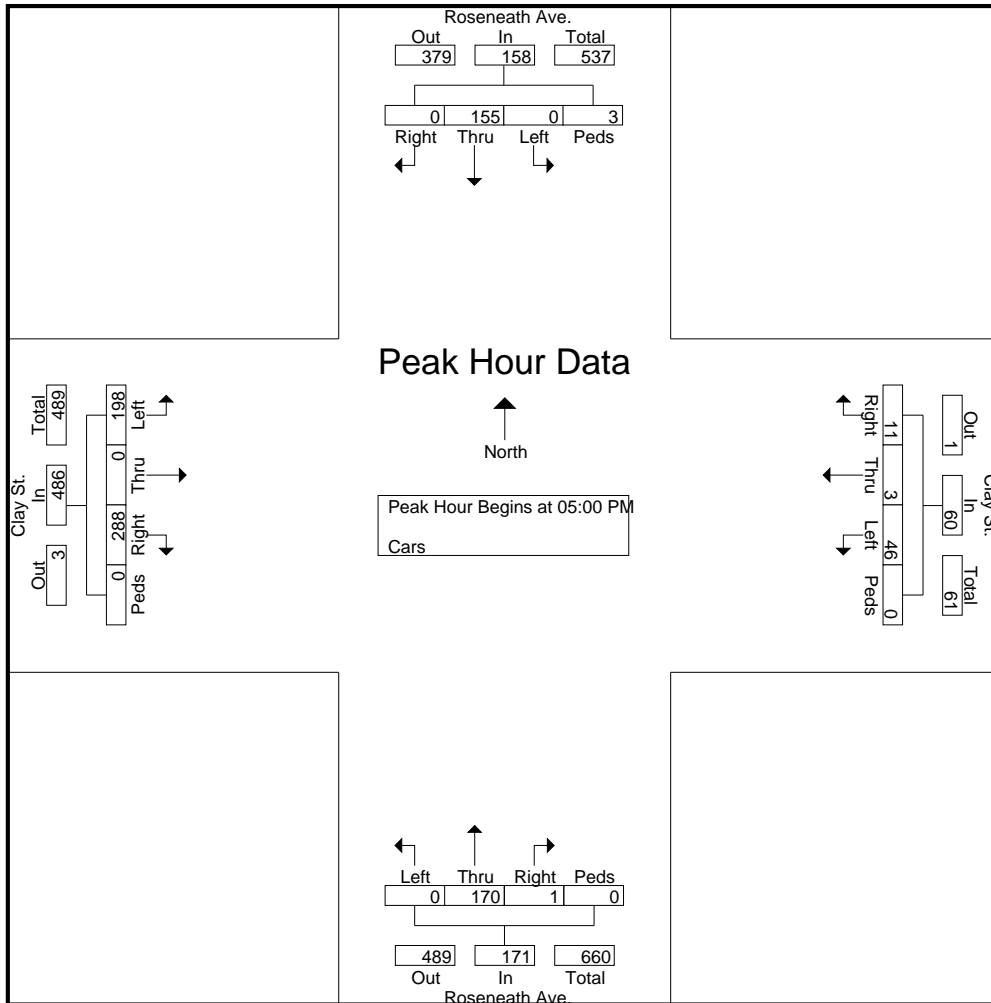
Site Code : 163034

Start Date : 8/23/2016

Page No : 4

Weather: Clear

Start Time	Rosenearth Ave. From North					Clay St. From East					Rosenearth Ave. From South					Clay St. From West					Int. Total
	Rig ht	Thr u	Left	Ped s	App. Total	Rig ht	Thr u	Left	Ped s	App. Total	Right	Thr u	Left	Peds	App. Total	Right	Thr u	Left	Peds	App. Total	
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	60	0	2	62	5	0	7	0	12	1	62	0	0	63	78	0	64	0	142	279
05:15 PM	0	25	0	0	25	3	0	3	0	6	0	22	0	0	22	44	0	47	0	91	144
05:30 PM	0	43	0	1	44	2	3	25	0	30	0	47	0	0	47	94	0	51	0	145	266
05:45 PM	0	27	0	0	27	1	0	11	0	12	0	39	0	0	39	72	0	36	0	108	186
Total Volume	0	155	0	3	158	11	3	46	0	60	1	170	0	0	171	288	0	198	0	486	875
% App. Total	0	98.1	0	1.9		18.3	5	76.7	0		0.6	99.4	0	0		59.3	0	40.7	0		
PHF	.000	.646	.000	.375	.637	.550	.250	.460	.000	.500	.250	.685	.000	.000	.679	.766	.000	.773	.000	.838	.784



DAVENPORT

305 West 4th Street, Winston Salem NC, 27101

Ph:(336)744-1636

Counted By: T. Wallace

File Name : roseaneath and leigh; 8-23-2016; 6-9_4-7

Site Code : 163034

Start Date : 8/23/2016

Page No : 1

Weather: Clear

Groups Printed- Cars

Start Time	Roseaneath Ave. From North					Leigh St. From East					Roseaneath Ave. From South					Leigh St. From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
06:00 AM	0	3	0	0	3	2	3	0	0	5	3	17	3	0	23	0	1	0	0	1	32
06:15 AM	0	6	0	0	6	0	1	0	0	1	5	23	5	0	33	1	1	0	1	3	43
06:30 AM	1	12	0	0	13	0	0	2	0	2	5	61	4	1	71	3	1	0	0	4	90
06:45 AM	0	5	0	0	5	4	6	2	0	12	5	88	10	0	103	5	2	0	0	7	127
Total	1	26	0	0	27	6	10	4	0	20	18	189	22	1	230	9	5	0	1	15	292
07:00 AM	2	14	0	1	17	0	1	5	0	6	8	69	12	1	90	1	0	0	1	2	115
07:15 AM	0	23	1	0	24	1	1	0	0	2	9	74	1	0	84	1	1	0	0	2	112
07:30 AM	0	9	1	0	10	0	1	0	0	1	9	76	6	0	91	2	1	0	0	3	105
07:45 AM	2	20	2	0	24	3	1	4	1	9	9	110	7	1	127	1	1	0	0	2	162
Total	4	66	4	1	75	4	4	9	1	18	35	329	26	2	392	5	3	0	1	9	494
08:00 AM	1	43	2	0	46	2	1	2	2	7	16	206	5	7	234	4	2	2	1	9	296
08:15 AM	0	18	0	0	18	0	0	2	0	2	8	62	1	2	73	1	1	0	0	2	95
08:30 AM	0	13	2	0	15	1	2	6	3	12	8	78	1	0	87	4	1	0	0	5	119
08:45 AM	0	18	0	1	19	0	4	3	1	8	9	84	0	0	93	6	3	2	0	11	131
Total	1	92	4	1	98	3	7	13	6	29	41	430	7	9	487	15	7	4	1	27	641
*** BREAK ***																					
04:00 PM	1	35	0	0	36	2	0	3	0	5	18	43	8	0	69	4	0	0	0	4	114
04:15 PM	0	28	0	0	28	1	1	2	0	4	9	37	1	2	49	3	4	2	1	10	91
04:30 PM	0	29	3	0	32	1	3	10	0	14	17	58	2	0	77	2	0	0	0	2	125
04:45 PM	0	22	1	1	24	1	0	4	0	5	14	29	3	0	46	2	1	0	0	3	78
Total	1	114	4	1	120	5	4	19	0	28	58	167	14	2	241	11	5	2	1	19	408
05:00 PM	2	41	2	0	45	2	0	7	0	9	21	83	6	0	110	8	3	4	0	15	179
05:15 PM	1	15	1	0	17	2	1	6	1	10	18	65	1	0	84	5	0	0	0	5	116
05:30 PM	0	28	2	0	30	7	1	7	7	22	16	62	4	0	82	4	0	0	0	4	138
05:45 PM	0	13	1	0	14	1	0	7	0	8	20	35	0	2	57	1	0	0	0	1	80
Total	3	97	6	0	106	12	2	27	8	49	75	245	11	2	333	18	3	4	0	25	513
06:00 PM	0	24	5	0	29	2	4	4	1	11	16	44	10	0	70	9	0	0	3	12	122
06:15 PM	1	11	2	0	14	1	0	6	0	7	7	32	2	0	41	1	0	0	0	1	63
06:30 PM	0	10	2	0	12	0	2	2	2	6	10	35	2	1	48	2	3	0	0	5	71
06:45 PM	0	14	0	0	14	1	2	6	0	9	11	27	1	5	44	2	2	0	0	4	71
Total	1	59	9	0	69	4	8	18	3	33	44	138	15	6	203	14	5	0	3	22	327
Grand Total	11	454	27	3	495	34	35	90	18	177	271	1498	95	22	1886	72	28	10	7	117	2675
Apprch %	2.2	91.7	5.5	0.6		19.2	19.8	50.8	10.2		14.4	79.4	5	1.2		61.5	23.9	8.5	6		
Total %	0.4	17	1	0.1	18.5	1.3	1.3	3.4	0.7	6.6	10.1	56	3.6	0.8	70.5	2.7	1	0.4	0.3	4.4	

DAVENPORT

305 West 4th Street, Winston Salem NC, 27101

Ph:(336)744-1636

Counted By: T. Wallace

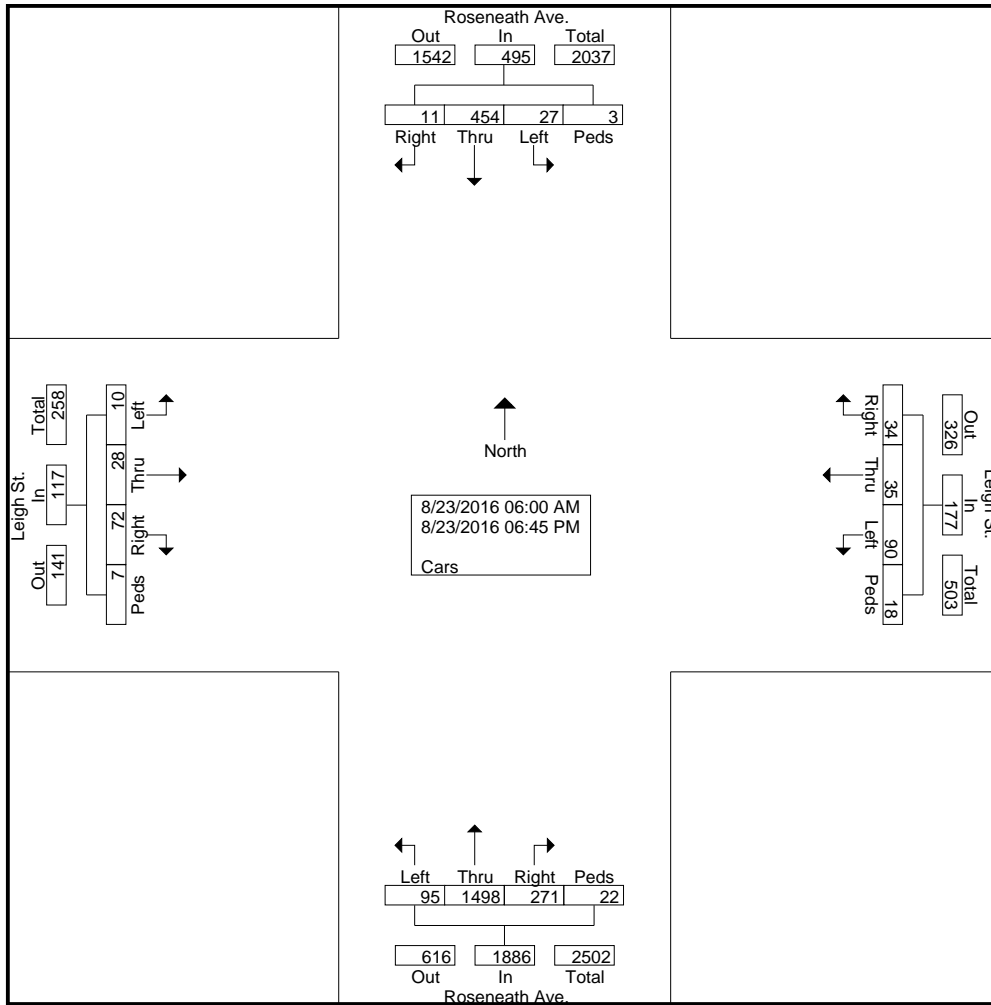
File Name : roseneath and leigh; 8-23-2016; 6-9_4-7

Site Code : 163034

Start Date : 8/23/2016

Page No : 2

Weather: Clear



DAVENPORT

305 West 4th Street, Winston Salem NC, 27101

Ph:(336)744-1636

Counted By: T. Wallace

File Name : rosenearth and leigh; 8-23-2016; 6-9_4-7

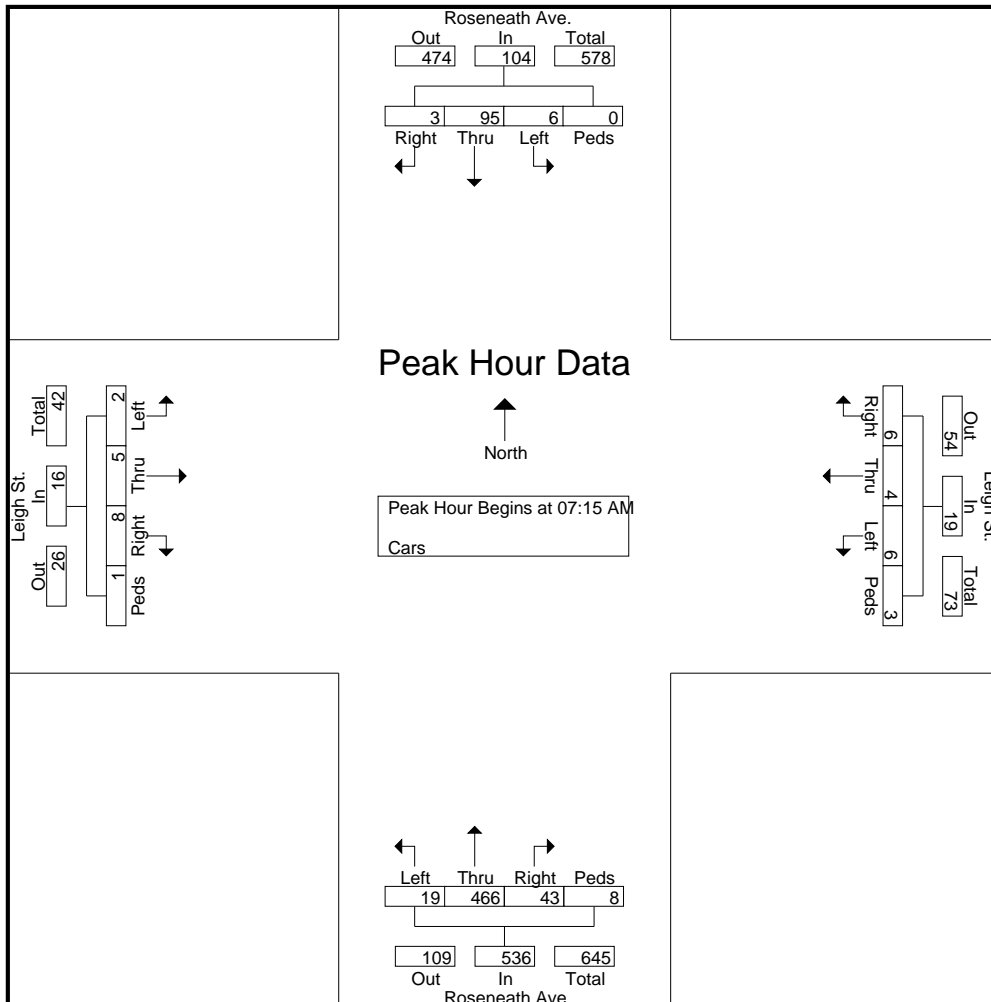
Site Code : 163034

Start Date : 8/23/2016

Page No : 3

Weather: Clear

Start Time	Roseneath Ave. From North					Leigh St. From East					Roseneath Ave. From South					Leigh St. From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Peak Hour Analysis From 06:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	23	1	0	24	1	1	0	0	2	9	74	1	0	84	1	1	0	0	2	112
07:30 AM	0	9	1	0	10	0	1	0	0	1	9	76	6	0	91	2	1	0	0	3	105
07:45 AM	2	20	2	0	24	3	1	4	1	9	9	110	7	1	127	1	1	0	0	2	162
08:00 AM	1	43	2	0	46	2	1	2	2	7	16	206	5	7	234	4	2	2	1	9	296
Total Volume	3	95	6	0	104	6	4	6	3	19	43	466	19	8	536	8	5	2	1	16	675
% App. Total	2.9	91.3	5.8	0		31.6	21.1	31.6	15.8		8	86.9	3.5	1.5		50	31.2	12.5	6.2		
PHF	.375	.552	.750	.000	.565	.500	1.00	.375	.375	.528	.672	.566	.679	.286	.573	.500	.625	.250	.250	.444	.570



DAVENPORT

305 West 4th Street, Winston Salem NC, 27101

Ph:(336)744-1636

Counted By: T. Wallace

File Name : roseaneath and leigh; 8-23-2016; 6-9_4-7

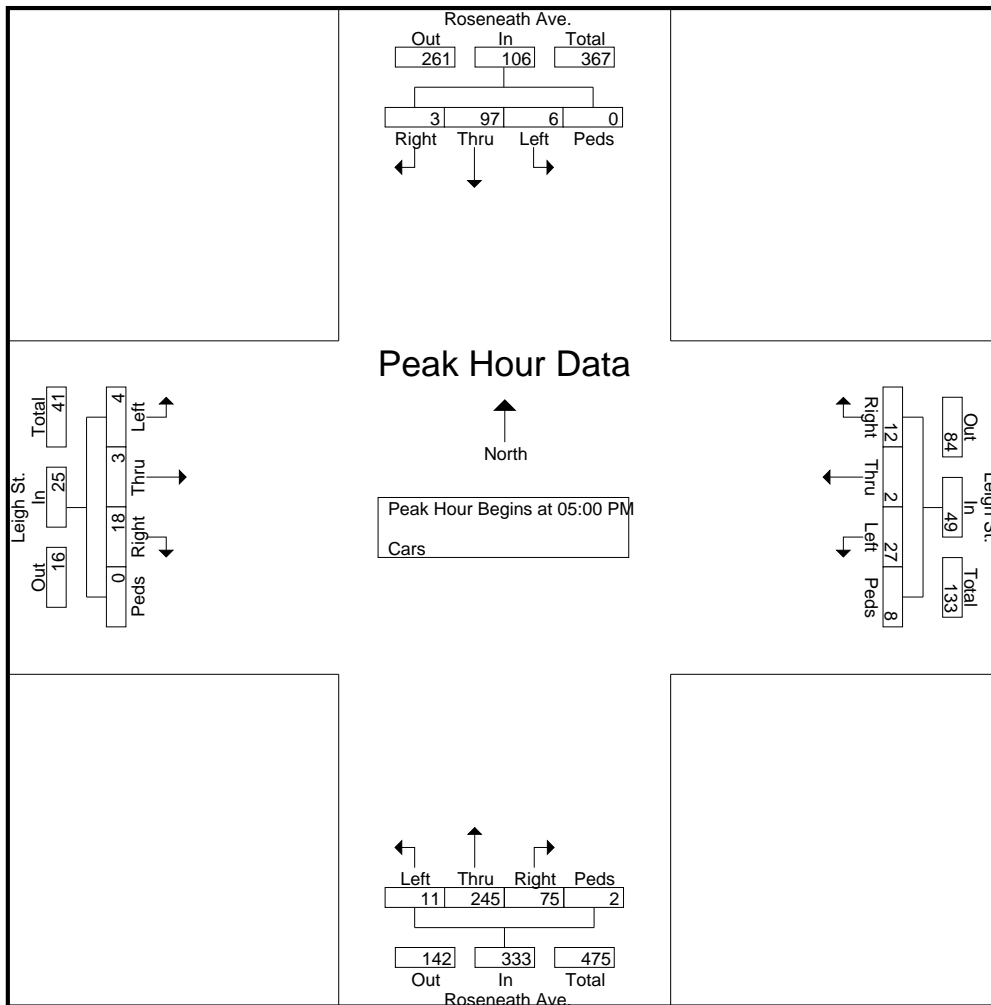
Site Code : 163034

Start Date : 8/23/2016

Page No : 4

Weather: Clear

Start Time	Roseaneath Ave. From North					Leigh St. From East					Roseaneath Ave. From South					Leigh St. From West					Int. Total
	Rig ht	Thr u	Left	Ped s	App. Total	Rig ht	Thr u	Left	Ped s	App. Total	Right	Thr u	Left	Peds	App. Total	Right	Thr u	Left	Peds	App. Total	
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	2	41	2	0	45	2	0	7	0	9	21	83	6	0	110	8	3	4	0	15	179
05:15 PM	1	15	1	0	17	2	1	6	1	10	18	65	1	0	84	5	0	0	0	5	116
05:30 PM	0	28	2	0	30	7	1	7	7	22	16	62	4	0	82	4	0	0	0	4	138
05:45 PM	0	13	1	0	14	1	0	7	0	8	20	35	0	2	57	1	0	0	0	1	80
Total Volume	3	97	6	0	106	12	2	27	8	49	75	245	11	2	333	18	3	4	0	25	513
% App. Total	2.8	91.5	5.7	0		24.5	4.1	55.1	16.3		22.5	73.6	3.3	0.6		72	12	16	0		.716
PHF	.375	.591	.750	.000	.589	.429	.500	.964	.286	.557	.893	.738	.458	.250	.757	.563	.250	.250	.000	.417	.716



Trip Generation Summary - Build

Project: Scotts View
 Alternative: Scotts View

Open Date: 8/30/2016
 Analysis Date: 8/30/2016

ITE	Land Use	Average Daily Trips			AM Peak Hour of Adjacent Street Traffic			PM Peak Hour of Adjacent Street Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
220	APT 1 300 Dwelling Units	971	971	1942	30	121	151	119	64	183
710	OFFICEGENERAL 1 44.79 Gross Floor Area 1000 SF	357	356	713	89	12	101	22	107	129
Unadjusted Volume		1328	1327	2655	119	133	252	141	171	312
Internal Capture Trips		0	0	0	2	2	4	5	5	10
Pass-By Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		1328	1327	2655	117	131	248	136	166	302

Total AM Peak Hour Internal Capture = 2 Percent

Total PM Peak Hour Internal Capture = 3 Percent

Clay Street/Roseneath Road

Phase Data

Phase Number	1	2	3	4	5	6	7	8
Movement		NB/SB		EB/WB				
Overlap A								
Minimum Green		15		15				
Passage		4.0		4.0				
Maximum 1		30		55				
Maximum 2		30		55				
Yellow Clearance		3.5		3.5				
Red Clearance		2.0		2.0				
Ped Walk								
Ped Clearance								

Address
0

Unit Data

Phase Number	1	2	3	4	5	6	7	8
Ring	1	1	1	1	2	2	2	2
Next	2	3	4	1	6	7	8	5
Concur	1, 5, 6	2, 5, 6	3, 7, 8	4, 7, 8	1, 2, 5	1, 2, 6	3, 4, 7	3, 4, 8

Coord Data

Phase Number	1	2	3	4	5	6	7	8	Cycle Length	Offset	Alternate Sequence
Movement		NB/SB		EB/WB							
Coordination Mode		1		7							
Pattern 1/1/1		30		55					85	5	
Pattern 2/1/1		30		50					80	16	
Pattern 3/1/1		35		55					90	77	
Pattern 4/1/1		30		40					70	34	

Local TBC Data

Days 1 & 7: Sunday & Saturday			Days 2-6: Monday-Friday		
Hour	Min	Pattern	Hour	Min	Pattern
0	0	2/1/1	0	0	4/1/1
2	30	4/1/1	6	30	1/1/1
8	0	2/1/1	9	30	2/1/1
			15	0	3/1/1
			18	30	2/1/1

Notes:

Phases 2 and 4 are in max recall