

memorandum

DATE: April 11, 2025
TO: Lathrup Village Planning Commission
FROM: Eric Pietsch - Michael Darga, P.E.

SUBJECT: 27700 Southfield Road Traffic & Parking Assessment Review Memo

Giffels Webster prepared this review letter in response to the applicant's Traffic & Parking Assessment Report, along with a site plan for the proposed Multi-family Residential Development project, located at 27700 Southfield Road in Lathrup Village. The proposed project is planned to redevelop the existing Academy of Lathrup Village school building and construct additional buildings into 145 residential dwelling units. This TIA was prepared by Stonefield on March 25, 2025, and it constitutes traffic and parking assessments. The subject site is located along the easterly side of Southfield Road, between Sunset Boulevard East and Goldengate Drive East.

The results of the review and key findings are summarized below.

- The proposed development is planned to include 145 multi-family dwelling units generating 52 trips during weekday morning and 57 trips during weekday evening peak hours, in compliance with the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. **No comment.**
- The proposed development is anticipated to generate parking demand of 210 spaces, according to ITE Parking Generation, 5th Edition, which is covered under the proposed parking supply of 218 spaces. **No comment.**
- Without knowing the capacity and operation impacts from a previous use on adjacent intersections, having lower trips than a previous use doesn't automatically indicate acceptable conditions. Different land uses have different traffic patterns and peak hours, this should be considered in the comparison between previous and proposed uses. **Please provide additional information for the impact of previous use on both access intersections on Southfield Road and the year when the school closed for business, or conduct a capacity & queue analysis for the proposed development. While the trip generation comparison indicates that the proposed development will generate less trips than what was on the network about six years ago, this information is an essential piece for the assessment.**
- The intersection of Southfield Road and E. Goldengate Drive/Sunset have experienced a recent change in operations with the opening of Panera Bread with drive-through. **Please consider this change in comparing previous site use with the proposed development and in the capacity & queue analysis.**
- **Please provide trip distribution sketch or a table for the proposed trips during the AM and PM peak hours.**

The number of units is not likely to burden Southfield Road traffic; however, additional information is needed for due diligence and to ensure new development projects support and are supported by a safe and efficient transportation network. Please provide responses and additional information as per this review letter for review.

