

## Carroll Property Preliminary Plat

The proposed mixed-use development includes retail, office, multi-family residential, and a senior living center. The development of this site is expected to include 154,000 square feet of retail, 12,000 square feet of office, 42 townhouse units, and a 27,800 square foot senior living center. The site is expected to generate approximately 6,248 trips per day, 178 AM peak hour trips, and 578 PM peak hour trips. Obviously being well above the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact analysis documenting the trip generation information for this addition as well as a discussion regarding the proposed access points relative to existing streets and/or driveways along the 36<sup>th</sup> Avenue NW corridor. Additional access is anticipated along Journey Parkway and a new roadway parallel to Tecumseh Road to the north. On behalf of the developer, TEC submitted the traffic impact analysis. Traffic operational issues are not anticipated due to the development.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
36 <sup>th</sup> Avenue NW	4	7,153	3,124*	10,277	34,200	20.92	30.05

\* Trip distribution splits are 50% on 36<sup>th</sup> Avenue NW and 50% on Journey Parkway

The proposed development will have two access points along 36<sup>th</sup> Avenue NW and six access points along Journey Parkway. With regards to the location of the access points, the two access points on 36<sup>th</sup> Avenue NW will require a variance for insufficient driveway spacing when compared to the requirements in the Engineering Design Criteria (EDC). In addition, the southernmost of the two driveways onto 36<sup>th</sup> Avenue NW will require a variance request for violating the corner clearance requirements in the EDC. Capacity exceeds demand in this area. Two projects are under design in proximity to this site including an intersection project at 36<sup>th</sup> Avenue NW and Tecumseh Road to add a second westbound to southbound left-turn lane and a Bond Project on 36<sup>th</sup> Avenue NW north of Tecumseh Road to widen from two lanes to four lanes. As such, additional off-site improvements are not anticipated.

While no negative traffic impacts anticipated, an assessment of impact fees was previously established in an earlier traffic study. Based upon a pre-calculated traffic impact fee for improvements to the 36<sup>th</sup> Avenue NW intersections with Franklin Road and with Indian Hills Road, this development would be required to pay \$28,420.36 in traffic impact fees with the filing of the Final Plat.