

Traffic Impact Study Addendum For Cascadia

A traffic impact study for the proposed Cascadia Development (a.k.a. Moore Property) was submitted to the County of Albemarle and the Virginia Department of Transportation in July, 2003. Since the submittal of that traffic study, numerous changes to the road network, types of uses and amounts of uses has occurred. All of these changes were internal to the project and did not effect how the project intersects with the external road network. This addendum revises the 24-hour Average Daily Trip (ADT) figures and peak hour vehicle trips for the new uses and quantity of those uses. These uses are summarized in Table 1 below and the ITE table used to generate these figures is attached.

**Table 1 (Revised)
Proposed Site Trip Generation
Cascadia Property**

Land Use	Amount	ITE Code	ADT	Peak Hour Vehicle Trips			
				AM peak		PM Peak	
				Enter	Exit	Enter	Exit
General Office	9,000 Sq. Ft.	715	104	13	2	2	12
Specialty Retail	4,000 Sq. Ft.	814	163	2	2	4	6
Quality Restaurant	2,000 Sq. Ft.	831	180	1	1	7	9
Apartment	90 Units	220	597	7	38	36	19
Low Rise Townhouse	135 Units	230	791	22	67	63	49
Single Family Detached	59 Units	210	565	11	33	38	21
			2400	57	144	151	117

In the original traffic study, Cascadia had proposed a 300 seat, 5,000 square foot church, 20,000 square feet of retail, 12,000 square feet of office, 70 condos, 60 townhouses, and 110 single family houses. It generated roughly 2,800 ADT. After the ARB made the determination that this was too intensive use of the property, the plan was revised. Currently, the 330 dwelling units and 15,000 square feet of non-residential uses will generate 2,400 ADT. (The other 5,000 square feet of non-residential uses in Block 4 are for the Cascadia clubhouse and have been excluded from this analysis). This represents a significant decrease in ADT of 15% from the original traffic study.

The original traffic study's conclusions recommend signaling the Fontana Drive/ Route 20 intersection. This has already been accomplished. It recommended a dual left turn lane (in the westbound to southbound direction) on Fontana Drive at the signal at such time as Route 20 is four-laned. There are currently there is room for these turn lanes because no improvements to Route 20 planned. Finally, the traffic studied (as requested by VDOT) the Route 250/ Route 20 intersection and recommend improvements in this intersection. Cascadia's impact to the intersection was about a 3% increase and Cascadia's impact to this intersection is questionable. We continue to stand by the traffic study's recommendation. We believe that the cash proffer for capital improvements in the Pantops Neighborhood can be applied, at the County's discretion, towards the traffic impacts generated by this project.

ITE Trip Generation Table

ITE No.	Land Use Description	unit	RATE Daily	Sq. Ft. per 1,000/ Unit Count	Ave. Daily Trips ⁰
Industrial / Agricultural					
110	Gen'l Lt Industrial	k sf	6.97		0
		ac	51.80		0
120	Gen'l Heavy Industrial	k sf	1.50		0
		ac	6.75		0
130	Industrial Park	k sf	6.96		0
		ac	63.11		0
140	Manufacturing	k sf	3.82		0
		ac	38.88		0
150	Warehousing	k sf	4.96		0
151	Mini-Warehouse	k sf	2.50		0
Residential					
210	Single Family DU	du	9.57	59.00	565
220	Apartment	du	6.63	90.00	597
221	Low Rise Apartment	du	6.59		0
230	Res. Condo/THouse	du	5.86	135.00	791
231	Low Rise Res Condo/TH	du			0
232	High Rise Res Condo/TH	du	4.18		0
233	Luxury Condo/TH	du			0
240	Mobile Home Park	du	4.81		0
250	Retirement Community	du			0
251	Elderly Housing - Detached	du			0
252	Congregate Care Facility	du	2.15		0
253	Elderly Housing - Attached	du			0
260	Recreational Homes	du	3.16		0
270	Residential PUD	du	7.50		0
Lodging					
310	Hotel	room	8.92		0
311	All Suites Hotel	room	6.24		0
312	Business Hotel	room	7.27		0
320	Motel	room	9.11		0
330	Resort Hotel	room			0
Recreational					
412	County Park	acre	2.28		0
416	Campground / Rec Veh Park	occ site			0
417	Regional Park	acre	4.57		0
430	Golf Course	hole	35.74		0
444	Movie Theater w Matinee	screen			0
491	Tennis Courts	court	31.04		0
495	Recreational Comm Center	k sf		3.50	0*
Institutional					
520	Elementary School	student			0
		k sf	12.03		0

ITE Trip Generation Table

ITE No.	Land Use Description	unit	RATE Daily	Sq. Ft. per 1,000/ Unit Count	Ave. Daily Trips ⁰
521	Private School (K-12)	student k sf			0 0
522	Middle / Jr High School	student k sf	1.45 11.92		0 0
530	High School	student k sf	1.79 13.27		0 0
540	Jr / Community College	student k sf	1.54 18.36		0 0
560	Church (weekday)	k sf	9.11		0
	Church (Sunday ADT, ChurchPkHr)	k sf	36.63		0
Medical					0
610	Hospital	k sf	16.78		0
620	Nursing Home	k sf beds	2.61		0 0
630	Clinic	k sf	31.45		0
Office					0
710	General Office Building	k sf empl	11.01 3.32		0 0
714	Corporate Headquarters Bldg	k sf empl	7.72 2.27		0 0
715	Single Tenant Office Bldg	k sf empl	11.57 3.62	9.00	104 0
720	Medical-Dental Office Bldg	k sf	36.13		0
732	US Post Office	k sf	108.19		0
750	Office Park	k sf	11.42		0
760	Research & Development Ctr	k sf	8.11		0
770	Business Park	k sf	12.76		0
Retail					0
812	Bldg Mat'ls & Lumber Store	k sf	39.71		0
813	Free Standing Discount Superstore	k sf	46.96		0
814	Specialty Retail Store	k sf	40.67	4.00	163
815	Free Standing Discount Store	k sf	56.63		0
816	Hardware / Paint Store	k sf	51.29		0
817	Nursery (Garden Center)	k sf	36.08		0
820	Shopping Center	k sf	42.92		0
823	Factory Outlet Center	k sf	26.59		0
831	Quality Restaurant	k sf	89.95	2.00	180
832	High Turnover SitDown Rest	k sf	130.34		0
833	FastFood Rest w/o DriveThru	k sf			0
834	FastFood Rest w/ DriveThru	k sf	496.12		0
840	Auto Care Center	k sf			0
841	New Car Sales	k sf	37.50		0
843	Auto Parts Sales	k sf	61.91		0

ITE Trip Generation Table

ITE No.	Land Use Description	unit	RATE Daily	Sq. Ft. per 1,000/ Unit Count	Ave. Daily Trips ⁰
845	Gas/Service Station w/ Conv. Mark.	stall	162.78		0
		k sf			0
846	Serv Sta w/ ConvMark & Car Wash	stall	152.84		0
847	Self Service CarWash	stall	108.00		0
850	Supermarket	k sf	111.51		0
851	Conv Market (24 hr, w/o gas)	k sf	737.99		0
853	Conv Market w/ Gas Pumps	stall	542.60		0
		k sf	845.60		0
854	Discount Club	k sf	41.80		0
862	Home Improvement Superstore	k sf	35.05		0
863	Electronics Superstore	k sf	45.05		0
880	Pharmacy/Drugstore w/o DriveThru	k sf	90.06		0
881	Pharmacy/Drugstore w DriveThru	k sf	88.16		0
890	Furniture Store	k sf	5.06		0
896	Video Store	k sf			0
Services					0
912	Drive-in Bank	bays	411.17		0
		k sf	265.21		0

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