



T Consulting



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December 6, 2013

WB Construction Group, LLC
312 College Ave, Apt 614
Ithaca, NY 14850

Attn: Mr. Robert Weinstein

**Re: Trip Generation Review – Cayuga Farms Townhomes
North Triphammer Road, Town of Lansing, NY**

Dear Mr. Weinstein:

I have completed my review of the potential traffic generation associated with the proposed 102 unit townhome development on North Triphammer Road in the Town of Lansing, NY. This letter summarizes the work completed in this review and my conclusions.

Project Understanding

The proposed townhomes will be located on the west side of North Triphammer Road, across from Horvath Drive and Asbury Drive in the Town of Lansing, NY. The project site is currently vacant. The development includes a total of 102 townhouse units spread out in 21 total buildings. Access to the site is proposed via two full access driveways to North Triphammer Road, one to the north of Horvath Drive and one to the north of Hillcrest Road.

A preliminary site plan, dated October 15th, 2013, prepared by Timothy C. Bohl, P.E., has been attached.

Trip Generation Estimate

Trips generated by the development were estimated using the ITE Trip Generation, 9th Edition, the industry standard for estimating trips generated by new developments. Specifically, the estimate was prepared using Land Use 231 – Low-Rise Residential Condominium/Townhouse. While the trips generated by this land use are based on a smaller data set than the standard Land Use 230 – Residential Condominium/Townhouse, the trip generation rates are higher than found with Land Use 230, therefore the estimate is conservatively on the high side. The following table summarizes the trip generation estimate for the proposed housing development on North Triphammer Road.

**Trip Generation Summary
Proposed Cayuga Farms Townhomes**

	Morning Peak		Evening Peak	
	Entering	Exiting	Entering	Exiting
Townhouses – 102 Units	17	52	46	33

The detailed trip generation calculations have been attached.



Mr. Weinstein
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**Re: Trip Generation Review – Cayuga Farms Townhomes
North Triphammer Road, Town of Lansing, NY**

Many people expect that residential land uses will generate an average of 2 trips per unit during peak hours. The trip generation rates for residential land uses are generally less than 1 trip per unit for a number of reasons. The primary reason is that people work different times, some may leave for work at 6:30 in the morning while others may leave at 7:30 or 8:30. Subsequently, the arrival patterns home in the evening will also be staggered over multiple hours. Some people work evening while others may stay at home or work from home. The rates contained in the ITE Trip Generation have been verified and provide an accurate representation of what may be expected for this development during the peak hours of the adjacent streets.

Adjacent Roadway Volumes

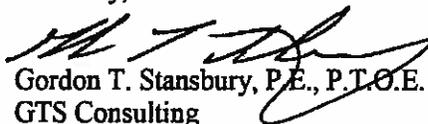
The primary travel route to/from the proposed housing development will be North Triphammer Road to/from the south toward Route 13. A review of historical traffic count data from the Ithaca-Tompkins County Transportation Council website indicates that North Triphammer Road services approximately 7,000-8,000 vehicles per day passing the site. The evening peak hour volume passing the site is approximately 650-750 vehicles based on traffic counts collected in 2011, 2009 and 2007. With approximately 80 total trips generated during the evening peak hour (46 entering and 33 exiting), the proposed development will result in an increase in traffic of approximately 10% in the immediate area of the development. Further south on North Triphammer Road, the percentage increase in traffic will be significantly less with higher existing traffic volumes in the commercial area approaching Route 13. In this area, the increase in traffic as a result of the proposed development will be negligible.

Conclusions

The additional traffic generated by the proposed 102 unit townhome development on North Triphammer Road in the Town of Lansing is minor with approximately 50 vehicles exiting during the morning peak hour and entering during the evening peak hour. This increase in traffic is not expected to have any notable impact on traffic operations in the area. Based on area traffic volumes, the overall increase in traffic is expected to be 10% or less during peak hours in the immediate area of the development and significantly less as one moves south on North Trip Hammer Road toward Route 13. There are no concerns noted with the proposed development with regards to traffic and no further traffic evaluation is warranted for this project.

If you have any questions or need additional information, please call.

Sincerely,


Gordon T. Stansbury, P.E., P.T.O.E.
GTS Consulting

Attachments: Preliminary Site Plan
Trip Generation Estimate

**Proposed Cayuga Farms Townhomes
North Triphammer Road, Town of Lansing, NY**

Trip Generation Estimate

Proposed Development 102 Townhouses

ITE Trip Generation - 9th Edition

Land Use 231 - Low-Rise Residential Condominium. Townhouse

AM Peak Hour	0.67 Trips/Unit	25% Enter	75% Exit
PM Peak Hour	0.78 Trips/Unit	58% Enter	42% Exit

Trip Generation Summary - Proposed Cayuga Farms Townhomes

Development	Size	Morning Peak Hour		Evening Peak Hour	
		Total Trips	Entering	Total Trips	Entering
Townhouses	102 Units	68	17	80	46
					33