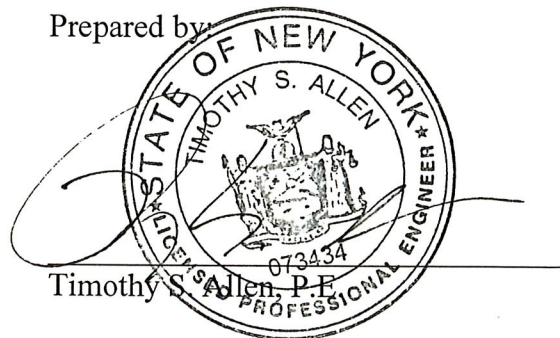


# Traffic Analysis

for

**Ace Endico**  
**80 International Blvd**  
**Southeast (T)**

Prepared by



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## **Project Description**

Ace Endico, Corp. proposes to construct an addition to the existing warehouse and office building on their property (TM# 45-1-29) located at 80 International Blvd. In order to construct the addition, an existing portion of International Boulevard would need to be relocated, along with the existing utilities within the right-of-way of this portion. Ace Endico Corp owns (TM# 45-1-31.2) or is in the process of acquiring (TM# 45-1-31.1) the lots across the road on which the relocation would go. All properties involved are part of the Terravest Corporate Park. The proposed addition (117,600 sq.ft.) is slightly less than the previously approved square footage (119,906 sq.ft.) of the buildings on the approved lots. Additional parking for the expanded warehouse is proposed adjacent to the existing and proposed portions of the warehouse.

## **Existing Traffic Conditions:**

The following existing peak time traffic data is taken from a Final Environmental Impact Statement (FEIS) on file with the Town of Southeast for the *Commercial Campus at Fields Corner*, Traffic Data, Appendix 4.A parts A-P prepared by JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC dated March 2019 and last revised October 2019.

Count taken 9/27/2018 and 9/29/2018 at 80 International Blvd					
<u>Time Period:</u>	Entering		Exiting		
Weekday	Total	Trucks	Total	Trucks	<u>Total Vehicle Trips:</u>
7-9 am	39	0	16	0	55
4-6 pm	33	0	49	0	82
Saturday					
12-2 pm	91	1	91	0	182

## **Approved Traffic Count:**

The following previously approved peak time traffic data is taken from a FEIS for the *Terravest Corporate Park, Phases 2 & 3* prepared by F.P. Clark dated February 2003.

Approved vehicle trips from Industrial park portion	
<u>Time Period:</u>	
Weekday	<u>Total Vehicle Trips:</u>
7-9 am	376
4-6 pm	379
Saturday	
12-2 pm	159

**Proposed Traffic Count:**

The proposed addition to the existing warehouse will increase the total vehicle trips by approximately 50%. **The majority of vehicle trips to and from the project site are currently, and are proposed to be, at off-peak hours.** The following chart shows the existing total vehicle trips plus the proposed 50% increase compared to the previously approved trips.

<u>Time Period:</u>	Existing	Increase	Proposed	Approved	Difference
Weekday	<u>Total Vehicle Trips:</u>	<u>50 %</u>	<u>Total Vehicle Trips:</u>		
7-9 am	55	28	83	376	293
4-6 pm	82	41	123	379	256
Saturday					
12-2 pm	182	0	182	159	-23

**Conclusion:**

The difference column in the table above shows that **the peak AM time period was approved for an additional 293 vehicle trips and the peak PM time period was approved for an additional 256 vehicle trips above what this project is proposing.** The Saturday afternoon trips are mostly generated by the public's use of the retail section of the operations. Ace Endico does not plan to increase the retail portion of the operations so it is not anticipated that vehicle trips will increase.

As stated above, the majority of the vehicle trips generated by Ace Endico are, and will be, at off-peak hours and are spread throughout the day so to not concentrate the trips.