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Technical Memorandum from John Perlic, Parametrix,
regarding review of construction impacts

May 19, 2014



TECHNICAL MEMORANDUM

Date: May 19, 2014
To: Andy Williamson
City of Black Diamond Economic Development Director
From: John Perlic
Project Engineer
Subject: The Villages MPD Phase 2 Plat C - Construction Traffic Impacts
cc:
Project Number: 554-3043-014
Project Name: Traffic Engineering Services MDRT

The purpose of this memorandum is to review the traffic impacts presented in *The Villages MPD Phase 2 Plat C - Construction Traffic Impacts* (The Transpo Group, April 2014) (referred to as the Construction Traffic Impact Document).

This review compares the assumptions and findings against the following documents:

- The Villages MPD – Phase 2 Plat C Traffic Impact Study (The Transpo Group, December 2013) (referred to as the Traffic Impact Study)
- City of Black Diamond Engineering Design and Construction Standards

The Construction Traffic Impact Document describes phasing, trip generation (by crew and trucks), impacts to traffic operations, and the construction management plan. A memorandum from the Triad group describing the trip generation was included in the Construction Traffic Impact Document.

Construction of Phase 2 Plat C is anticipated to occur from July 2015 to November 2016. The analysis describes the traffic generated during two key phases - the earthwork and utility construction and the vertical (home) construction. Some activity (arrival or departure of both truck and crew vehicles) could occur during the peak hours, however the primary hours of construction are expected to be between 7 AM and 3 PM. The memorandum concludes with the trip generation based on an analysis of days of construction per month and trucks or crew vehicles per average day. Additional information is needed on how the earth and utilities truck trips were estimated. It is not clear what the connection is between the 173 and 517 trips and the total trips estimated (reported on pages 5 and 6 of the Triad document or pages 7 and 8 of the combined PDF).

The Construction Traffic Impact Document references the Traffic Impact Study, which states when Phase 2 Plat C is fully developed and occupied, the development would result in 1,700 new daily trips and 137 net new PM peak hour trips. The Traffic Impact Study also determines no off site traffic mitigation is required with the Phase 2 Plat C development. Because the construction phase generates less trips than the full development, the Construction Traffic Impact Document also concludes that no off site intersection capacity improvements would be required for the construction phase.

The Construction Traffic Impact Document also states a construction management plan will be developed in coordination with the City of Black Diamond.

Summary of Review

The following is recommended to provide additional background information to support the analysis assumptions and conclusions in the report:

- Additional information is needed on how the 517 earth and utilities truck trips were estimated.
- It is not clear what the connection is between the 173 and 517 trips and the total trips estimated (reported on pages 5 and 6 of the Triad document or pages 7 and 8 of the combined PDF).