



Final Report

Transportation Impact Study Marz Homes – ‘Thrive’ 25 Acre, Township of West Lincoln (Smithville), Niagara Region



Prepared for Marz Homes (Smithville West) Inc.
by IBI Group

May 13, 2020

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- Appendix D:** 2025 Future Background Conditions – Synchro Reports
- Appendix E:** 2025 Future Total Conditions – Synchro Reports

1 Introduction

IBI Group was retained by Marz Homes (Smithville West) Inc. (the “Client”) to undertake a transportation impact study (TIS) for a proposed 25 acre subdivision development (the “proposed development”) located in the Township of West Lincoln (the “Township”).

The purpose of this TIS is to analyze potential traffic impacts generated by the proposed development on the surrounding road network. This TIS takes into consideration background growth, future road network changes, and other developments in the area.

1.1 Project Understanding

This section provides a detailed description of the site and the extents of the study area.

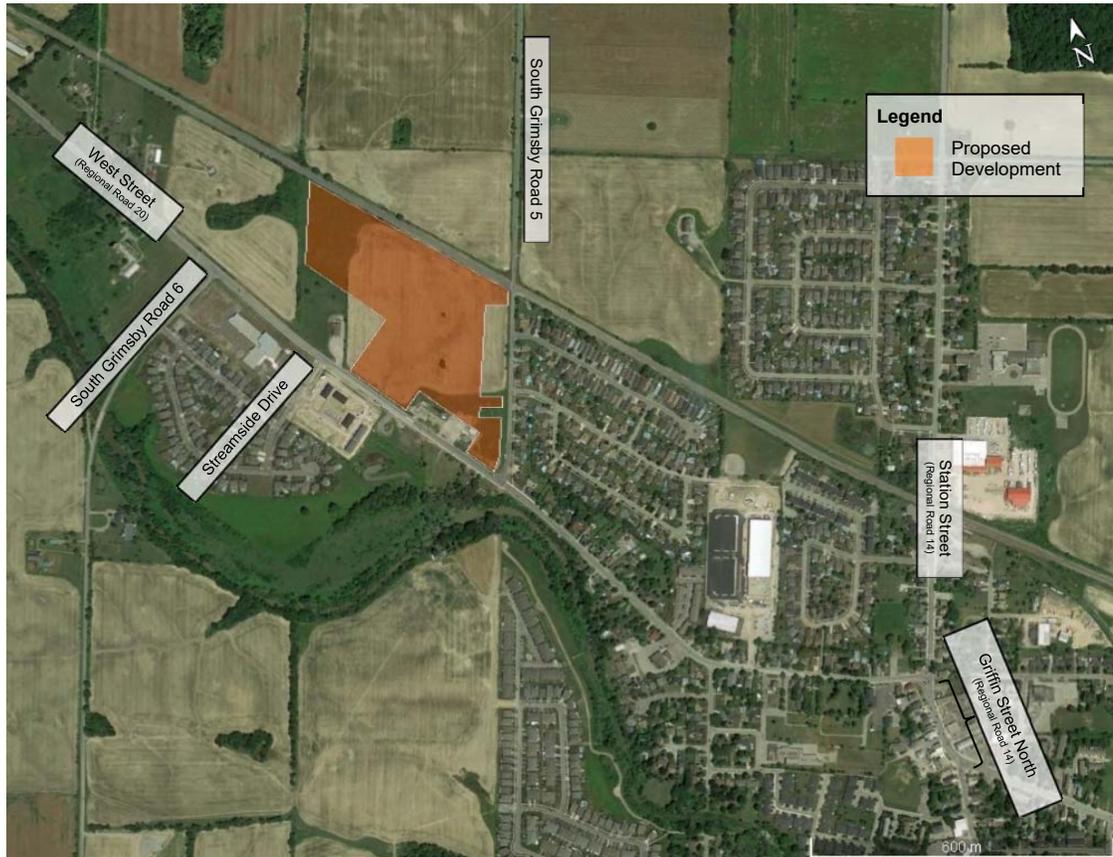
1.1.1 Site Description

The proposed development is located in the community of Smithville, within the Regional Municipality of Niagara (Niagara Region). The lands of the proposed development are located north of West Street (Regional Road 20), south of the Canadian Pacific Rail (CPR) tracks, and west of South Grimsby Road 5.

The land just north of the proposed development is currently farmland, with plans for a 14 acre residential subdivision, as described in **Section 3.3**. To the east are single detached residences abutting South Grimsby Road 5. The St. Martin Elementary School is located southwest of the proposed development, situated at the southwest corner of the West Street & Streamside Drive intersection. Further south on Streamside Drive are single detached residences. The areas west of the proposed development contain a Greek Community Centre and undeveloped lands.

An aerial view of the proposed development within the context of the study area is provided below in **Exhibit 1-1**.

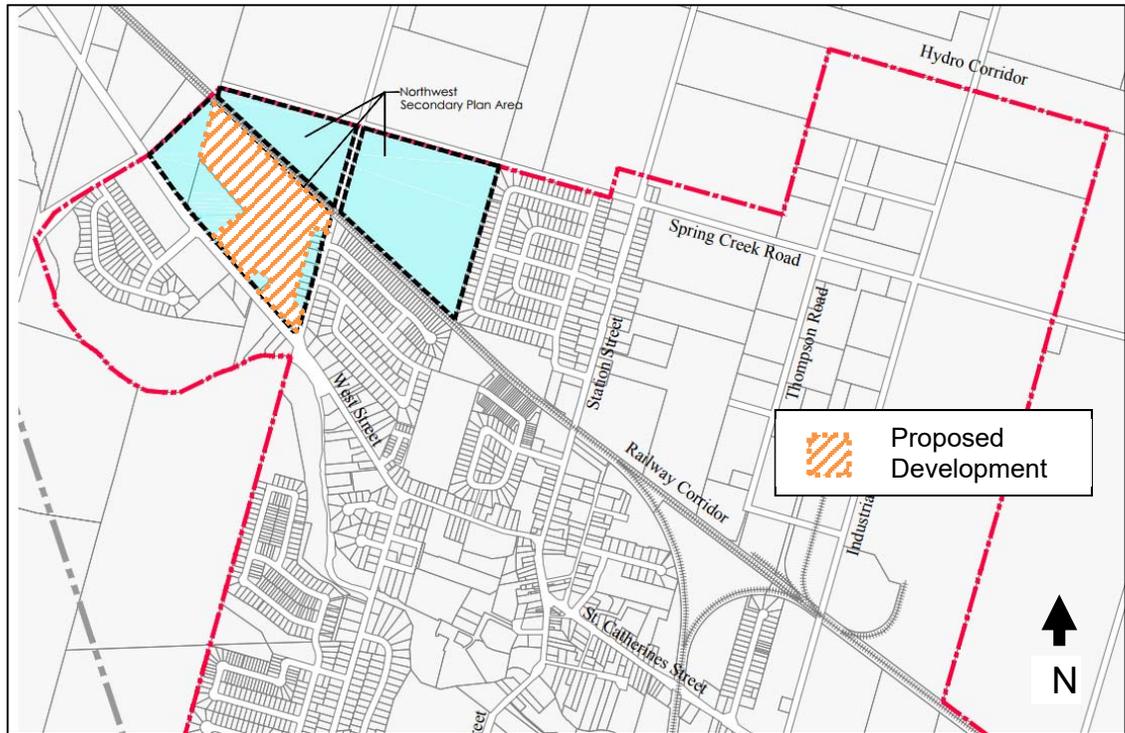
Exhibit 1-1: Proposed Development Location Map



Base Map Source: Google Maps. Retrieved January 19, 2020 from <https://www.google.ca/maps/@43.1045518,-79.5549657,1753m/data=!3m1!1e3>

The proposed development is located within the areas known as the Northwest Quadrant, as illustrated in **Exhibit 1-2**. A secondary plan for the Northwest Quadrant was approved by the Township Council in June 2017, which identifies areas for low, medium, and high density development, commercial development, parks/trails, and road networks. According to the Township's **Official Plan** (October 2018), the implementation of the secondary plan is planned to occur over the next 20 years.

Exhibit 1-2: Northwest Quadrant Secondary Plan Area

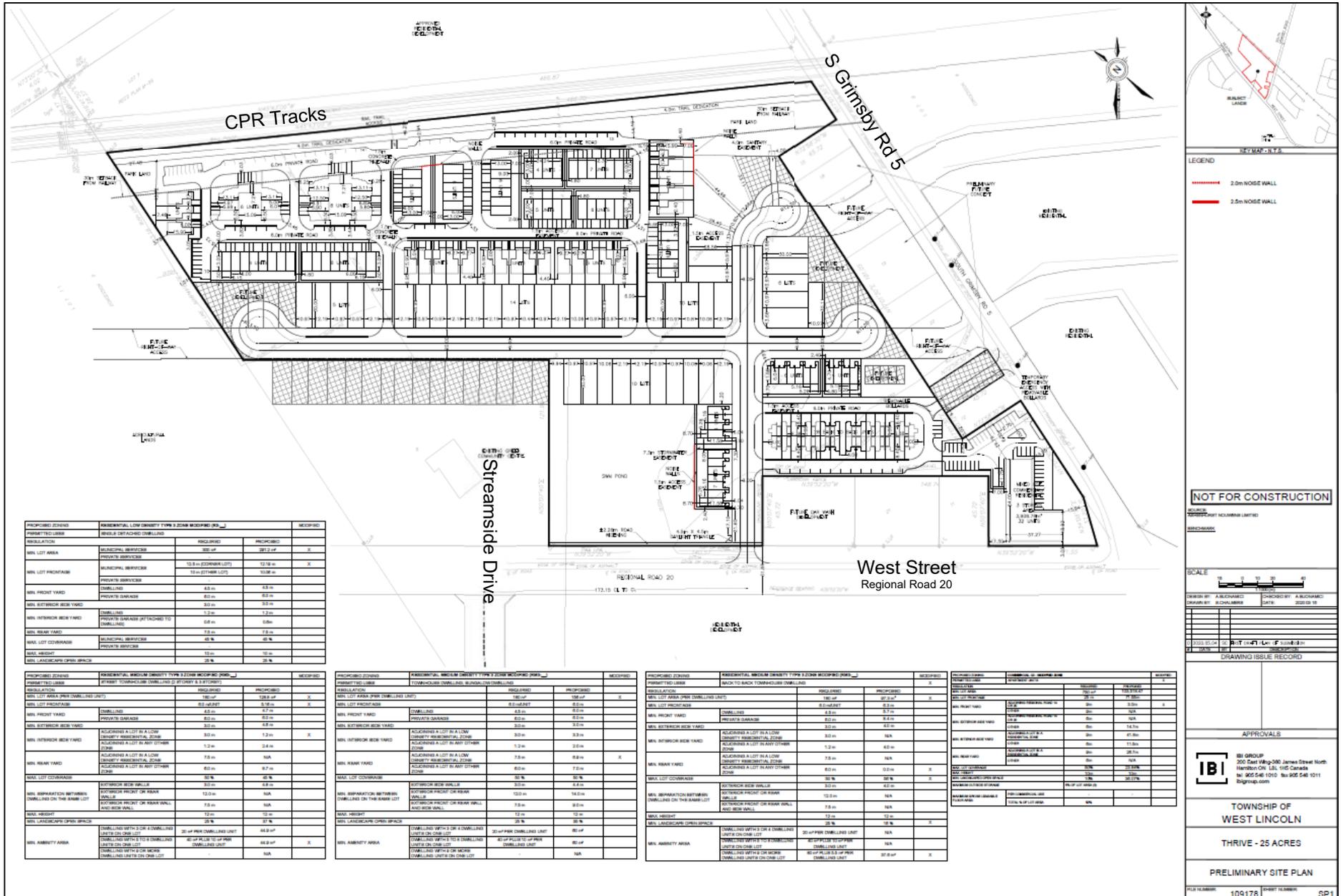


Source: Township of West Lincoln Northwest Quadrant Secondary Plan Background Report (March 2016).

1.1.2 Development Proposal

The proposed development will consist of approximately 224 residential units and approximately 1,303 m² (14,025 ft²) of gross floor area (GFA) of mixed use commercial space located at the southeast corner of the development land. The proposed site plan is presented in **Exhibit 1-3**.

Exhibit 1-3: Proposed Site Plan



LEGEND

- 2.0m NOISE WALL
- 2.5m NOISE WALL

NOT FOR CONSTRUCTION



DESIGN BY: A. BORDO
 DRAWN BY: S. CHALMERS
 CHECKED BY: A. BORDO
 DATE: 2023.03.18

DRAWING ISSUE RECORD

NO.	DATE	DESCRIPTION
1	2023.03.18	ISSUED FOR PERMIT

APPROVALS



TOWNSHIP OF WEST LINCOLN

THRIVE - 25 ACRES

PRELIMINARY SITE PLAN

PLAN NUMBER: 109178 SHEET NUMBER: SP1

PROPOSED ZONING	ENVIRONMENTAL LOW DENSITY TYPE 3 ZONING (MCOFPC ZONING)	PROPOSED PERMITTED USES	ENVIRONMENTAL LOW DENSITY TYPE 3 ZONING (MCOFPC ZONING)	PROPOSED PERMITTED USES
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MIN LOT AREA	MUNICIPAL SERVICES	800 m ²	800 m ²	800 m ²
MIN LOT FRONTAGE	PRIVATE SERVICES	12.5 m	12.5 m	12.5 m
MIN FRONT YARD	PRIVATE SERVICES	10 m	10 m	10 m
MIN SIDE/REAR YARD	PRIVATE SERVICES	6.0 m	6.0 m	6.0 m
MIN INTERIOR REAR YARD	PRIVATE SERVICES	6.0 m	6.0 m	6.0 m
MIN REAR YARD	PRIVATE SERVICES	7.5 m	7.5 m	7.5 m
MIN LOT COVERAGE	PRIVATE SERVICES	35%	35%	35%
MIN LANDSCAPE OPEN SPACE	PRIVATE SERVICES	25%	25%	25%

PROPOSED ZONING	ENVIRONMENTAL MEDIUM DENSITY TYPE 3 ZONING (MCOFPC ZONING)	PROPOSED PERMITTED USES	ENVIRONMENTAL MEDIUM DENSITY TYPE 3 ZONING (MCOFPC ZONING)	PROPOSED PERMITTED USES
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MIN LOT AREA (MIN TOTAL LOT)	RESIDENTIAL	800 m ²	800 m ²	800 m ²
MIN LOT FRONTAGE	RESIDENTIAL	12.5 m	12.5 m	12.5 m
MIN FRONT YARD	RESIDENTIAL	6.0 m	6.0 m	6.0 m
MIN SIDE/REAR YARD	RESIDENTIAL	6.0 m	6.0 m	6.0 m
MIN INTERIOR REAR YARD	RESIDENTIAL	6.0 m	6.0 m	6.0 m
MIN REAR YARD	RESIDENTIAL	7.5 m	7.5 m	7.5 m
MIN LOT COVERAGE	RESIDENTIAL	35%	35%	35%
MIN LANDSCAPE OPEN SPACE	RESIDENTIAL	25%	25%	25%

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MIN SIDE/REAR YARD	RESIDENTIAL	6.0 m	6.0 m	6.0 m
MIN INTERIOR REAR YARD	RESIDENTIAL	6.0 m	6.0 m	6.0 m
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MIN INTERIOR REAR YARD	RESIDENTIAL	6.0 m	6.0 m	6.0 m
MIN REAR YARD	RESIDENTIAL	7.5 m	7.5 m	7.5 m
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RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MIN LOT AREA (MIN TOTAL LOT)	RESIDENTIAL	800 m ²	800 m ²	800 m ²
MIN LOT FRONTAGE	RESIDENTIAL	12.5 m	12.5 m	12.5 m
MIN FRONT YARD	RESIDENTIAL	6.0 m	6.0 m	6.0 m
MIN SIDE/REAR YARD	RESIDENTIAL	6.0 m	6.0 m	6.0 m
MIN INTERIOR REAR YARD	RESIDENTIAL	6.0 m	6.0 m	6.0 m
MIN REAR YARD	RESIDENTIAL	7.5 m	7.5 m	7.5 m
MIN LOT COVERAGE	RESIDENTIAL	35%	35%	35%
MIN LANDSCAPE OPEN SPACE	RESIDENTIAL	25%	25%	25%

1.1.3 Study Period

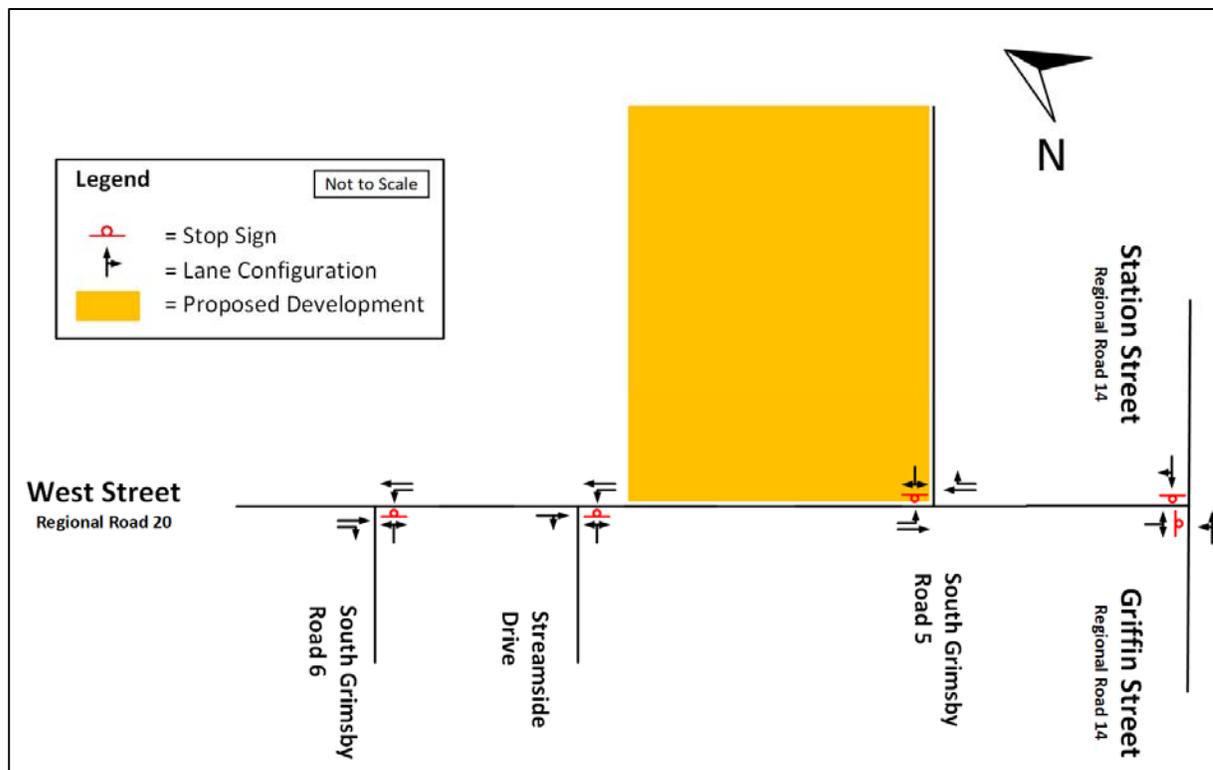
Based on the proposed development's land uses and size, the weekday AM peak period (7:00 AM – 9:00 AM) and weekday PM peak period (4:00 PM – 6:00 PM) were analyzed.

1.1.4 Study Area

The study area intersections which are most likely to be impacted by development site traffic consist of the following locations, as shown in **Exhibit 1-4**:

- West Street (Regional Road 20) & South Grimsby Road 6 (unsignalized);
- West Street (Regional Road 20) & South Grimsby Road 5 (unsignalized);
- West Street (Regional Road 20) & Streamside Drive (unsignalized); and
- West Street (Regional Road 20) & Station Street / Griffin Street North (Regional Road 14) (unsignalized).

Exhibit 1-4: Existing Study Area Lane Configuration



2 2020 Existing Traffic Conditions

This section documents the existing road network, facilities, and weekday peak hour operations at the studied intersections.

2.1 Existing Road Network

Exhibit 2-1 below summarizes the characteristics of the study area roadways.

Exhibit 2-1: Study Roadway Characteristics

Street Name*	Type	Orientation	No of Lanes	Traffic Direction	From	To	On-Street parking	Speed Limit (km/h)
West Street (RR 20)	Regional	East – West	2	Two-way	Station Street (RR 14)	South Grimsby Road 6	Prohibited	50
South Grimsby Road 6	Local	North – South	2	Two-way	West Street (RR 20)	Smithville Road (RR 14)	Restricted	50
Streamside Drive	Local	North – South	2	Two-way	West Street (RR 20)	Creek View Drive	Permitted	50
South Grimsby Road 5	Local	North – South	2	Two-way	Young Street	West Street (RR 20)	Restricted	50
Station Street (RR 14)	Regional	North – South	2	Two-way	Spring Creek Road	West Street (RR 20)	East Side Only	50
Griffin Street North (RR 14)	Regional	North – South	2	Two-way	West Street (RR 20)	Mill Street	Permitted with Restrictions	50

*RR = Regional Road

2.2 Public Transit

The Town of Lincoln operates a public transit service, uLinc. However, based on a review of the existing transit service map, the routes in operation do not extend to the proposed development or in acceptable walking proximity of the study area. Therefore, transportation modes in the study area are expected to remain largely automobile dependent.

2.3 Pedestrian and Cyclist Facilities

There have been several improvements to pedestrian and cycling infrastructure implemented in proximity to the proposed development in recent years.

In 2017, a pedestrian crossover was installed at the westbound approach of the West Street (Regional Road 20) and South Grimsby Road 5 intersection. This installation is complemented with new sidewalks that run along the south side of West Street between Streamside Drive and South Grimsby Road 5. West of Streamside Drive, the sidewalks are discontinued. There are also new sidewalks along both sides of Streamside Drive. There is a sidewalk along South Grimsby

Road 5 along its eastern side. Conversely, South Grimsby Road 6 does not have any pedestrian nor cyclist facilities within the study area.

Moreover, bicycle lanes have been installed along West Street (for both directions). These bicycle lanes extend from east of Streamside Drive to Smithville's downtown core, and provide connections to Niagara Region's West Lincoln and Wainfleet Bicycle Route.

2.4 Turning Movement Counts

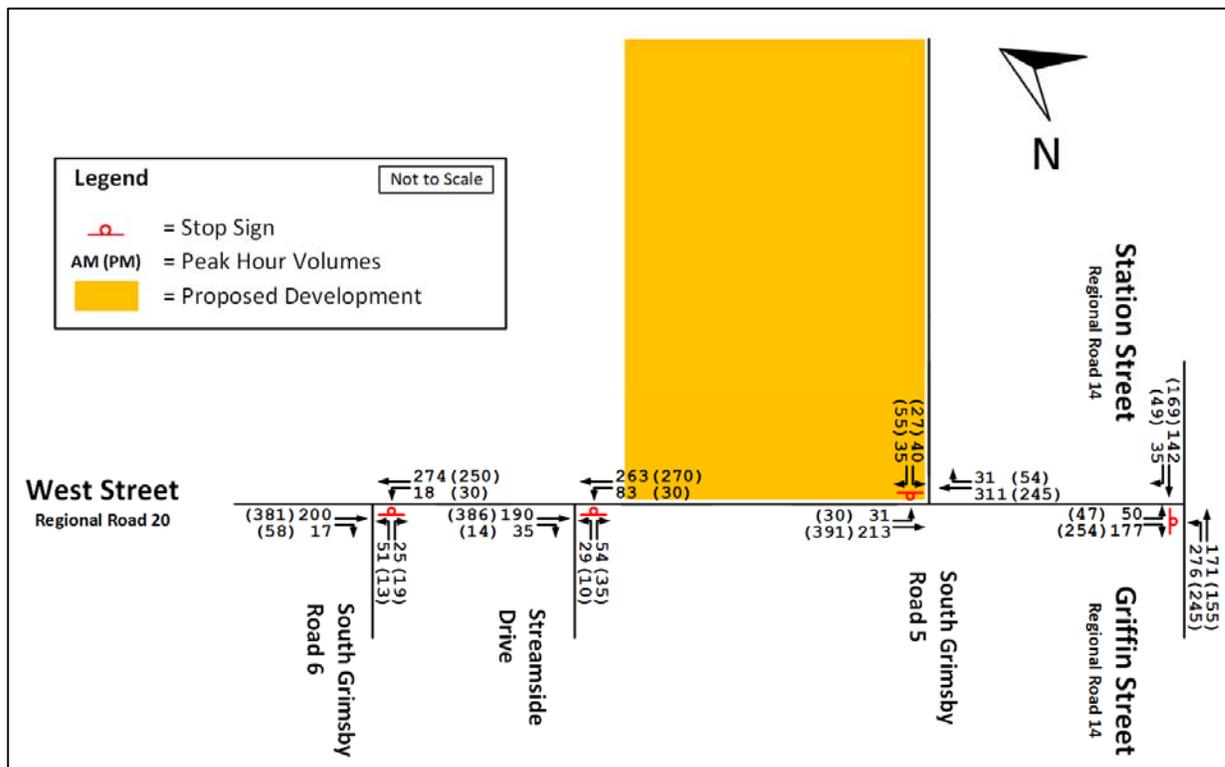
Ontario Traffic Inc. (OTI) was previously commissioned by IBI Group to undertake turning movement count (TMCs) surveys on Wednesday, October 17, 2017 as part of the planned nearby 14 acre development (discussed further in **Section 3.3 - Background Developments**). The surveys performed on this date were conducted at all of this proposed development's study area intersections, except for the West Street & Streamside Drive intersection.

Consequently, the TMC survey for this intersection was also commissioned by IBI Group for OTI to undertake on Monday November 25, 2019. The TMCs were conducted from 7:00 AM to 9:00 AM (AM peak period) and from 4:00 PM to 6:00 PM (PM peak period).

To establish a base for comparison among all TMC data, traffic volumes from the corresponding surveys were subjected to growth to the existing year (2020), using a growth factor of 0.4% per annum. This growth factor was derived from West Lincoln Township population forecast data from Niagara Region's Official Plan, and is described in further detail in **Section 3.1**.

The original turning movement count data can be found in **Appendix A**. The 2020 existing volumes used for the traffic analysis are presented in **Exhibit 2-2**.

Exhibit 2-2: 2020 Existing Conditions Traffic Volumes



Note: The arrows in this diagram do not represent the lane configuration and are meant to represent turning movements.

2.5 Analysis of Traffic Conditions

Using the TMCs described in **Section 2.4**, study area intersections were analyzed using the Synchro 9.1 analysis software, which is based on the *Highway Capacity Manual* (HCM) methodology. Based on the *Niagara Region Guidelines for Traffic Impact Studies* (May 2012), the following criteria were used for identifying critical movements at unsignalized intersections:

- Level of service (LOS) "D" or worse; and/or
- 95th percentile queue lengths exceed available storage.

Exhibit 2-3 details existing traffic operations at the study area intersections for the weekday AM and PM peak hours. Synchro output reports are found in **Appendix B**.

Exhibit 2-3: 2020 Existing Traffic Conditions - Analysis Summary

Intersection	Intersection		Lane					
	LOS	Delay (s)	Mvmt	LOS	Delay (s)	v/c Ratio	95th % Queue (m)	Storage Capacity (m)
AM Peak Hour								
West Street (RR 20) & South Grimsby Road 6	A	1.9	WBL	A	7.9	0.02	0	100
			NBL/R	B	12.5	0.15	4	-
West Street (RR 20) & Streamside Drive	A	2.7	WBL	A	8.1	0.07	2	80
			NBL/R	B	13.0	0.17	5	-
West Street (RR 20) & South Grimsby Road 5	A	1.9	EBL	A	8.1	0.03	1	65
			SBL/R	B	13.3	0.16	4	-
PM Peak Hour								
West Street (RR 20) & South Grimsby Road 6	A	0.9	WBL	A	8.4	0.03	1	100
			NBL/R	B	13.0	0.07	2	-
West Street (RR 20) & Streamside Drive	A	1.1	WBL	A	8.3	0.03	1	80
			NBL/R	B	12.4	0.09	2	-
West Street (RR 20) & South Grimsby Road 5	A	1.7	EBL	A	8.0	0.03	1	65
			SBL/R	B	13.5	0.17	5	-

Note: LOS denotes level of service, while v/c represents the volume-to-capacity ratio.

Based on the Synchro analysis, the following observations were made for the weekday AM and PM peak hours:

- All study area intersections are presently operating well within capacity limits (volume/capacity ratios < 1.00); and
- Queues for all movements do not exceed their respective lane storage capacities.

It should be noted that the HCM methodology does not provide guidance for instances at three-legged intersections in which both of the following circumstances are met:

- The side street approach is STOP controlled; and
- On the major street, only the southbound direction is STOP controlled.

Both of these criteria are met at the West Street & Station Street / Griffin Street North intersection, whereby West Street acts as the side street and Station Street / Griffin Street North is referred to as the major street. The movements most likely to experience operational constraints at this intersection consist of the eastbound left turn and northbound left turn movements.

To address this HCM methodology limitation, a sensitivity analysis was undertaken, whereby STOP control was both implemented and removed at both major street approaches. As the existing intersection's control configuration features only one major street approach subjected to stop control (i.e. the southbound approach), the operational performance of this intersection is likely to fall somewhere between a situation in which the major street approaches are uncontrolled and a situation whereby stop control is implemented at both major street approaches.

The results of the sensitivity analysis, under 2020 existing conditions, are summarized below in **Exhibit 2-4**. Full Synchro reports pertaining to the sensitivity analysis are provided in **Appendix C**.

Exhibit 2-4: Sensitivity Analysis Summary for Station Street / Griffin Street Traffic Control – Existing Conditions

Control Scenario at Station / Griffin Street Approaches	Critical Movement							
	EBL				NBL			
	LOS	Delay (s)	v/c Ratio	95 th % Queue (m)	LOS	Delay (s)	v/c Ratio	95 th % Queue (m)
AM Peak Hour								
All-way STOP-control	B	11.6	-	-	C	19.7	-	-
Uncontrolled	C	18.7	0.49	20	A	6.0	0.22	7
PM Peak Hour								
All-way STOP-control	B	13.7	-	-	C	18.6	-	-
Uncontrolled	C	19.3	0.57	27	A	5.8	0.20	6

Note: Under the all-way STOP-control scenario, 95th percentile queue lengths and lane v/c ratios are not provided by the HCM methodology.

From **Exhibit 2-4**, it can be seen that, under the two theoretical control scenarios, the eastbound left turn movement at the West Street & Station Street / Griffin Street North intersection would operate within capacity, with levels of service ranging from LOS 'B' to 'C'. Similarly, the northbound left turn movement at the intersection would operate at a LOS 'C' under an all-way-STOP condition.

Therefore, it can be concluded that operations associated with the eastbound left turn and northbound left turn movements at the West Street & Station Street / Griffin Street North intersection, under its current control configuration, are also operating within capacity limits and acceptable levels of service.

In general, under existing conditions, the study area intersections operate with sufficient reserve capacity during the weekday AM and PM peak hours. There are no intersections or movements that are considered to be operating at critical levels.

3 2025 Future Background Conditions

3.1 Horizon Year

As per the *Niagara Region Guidelines for Transportation Impact Studies* (May 2012), a five year horizon from the date of this TIS (i.e. year 2025) was utilized, which also correlates with the proposed development generating less than 500 peak hour direction trips upon completion, as discussed in **Section 4.2**.

3.2 Growth Rate

Based on the *Niagara Region Official Plan* (August 2014), the Township of West Lincoln's population is forecasted to increase from 16,000 (2016) to 16,900 (2031), which translates to a 0.4% annual growth rate. This rate was used as the future background traffic growth rate for the study area corridors (i.e. West Street (Regional Road 20) and Station Street / Griffin Street North), and is regarded as conservative, as every new resident is not expected to drive. Side street traffic volumes, such as on South Grimsby Road 6, Streamside Drive, and South Grimsby Road 5, were not subjected to the background traffic growth rate under the assumption that volumes on these roadways will not experience appreciable changes.

3.3 Background Developments

On October 2, 2018, IBI Group submitted a Transportation Impact Study for a proposed 14 acre residential subdivision development, also located in the Northwest Quadrant (as discussed in **Section 1.1**). This proposed 14 acre subdivision is slated to be located north of the proposed development and consists of 136 dwelling units (22 single detached units, 24 semi-detached units, and 90 standard townhouse units).

The trips generated by the proposed 14 acre subdivision are considered in the present analysis as background traffic, given that the generated volumes are likely to impact daily traffic patterns, as demonstrated in **Exhibit 3-1**.

Exhibit 3-1: Background Development Trip Generation (14 Acre Subdivision)

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour		
	In	Out	Total	In	Out	Total
Single Family Detached, 22 units (ITE LUC 210)	7	21	28	18	10	28
Semi-Detached, Townhomes, 114 units (ITE LUC 230)	11	45	56	48	27	75
Total Trips	18	66	84	66	37	103

Note: ITE LUC – Institute of Transportation Engineers Land Use Code.

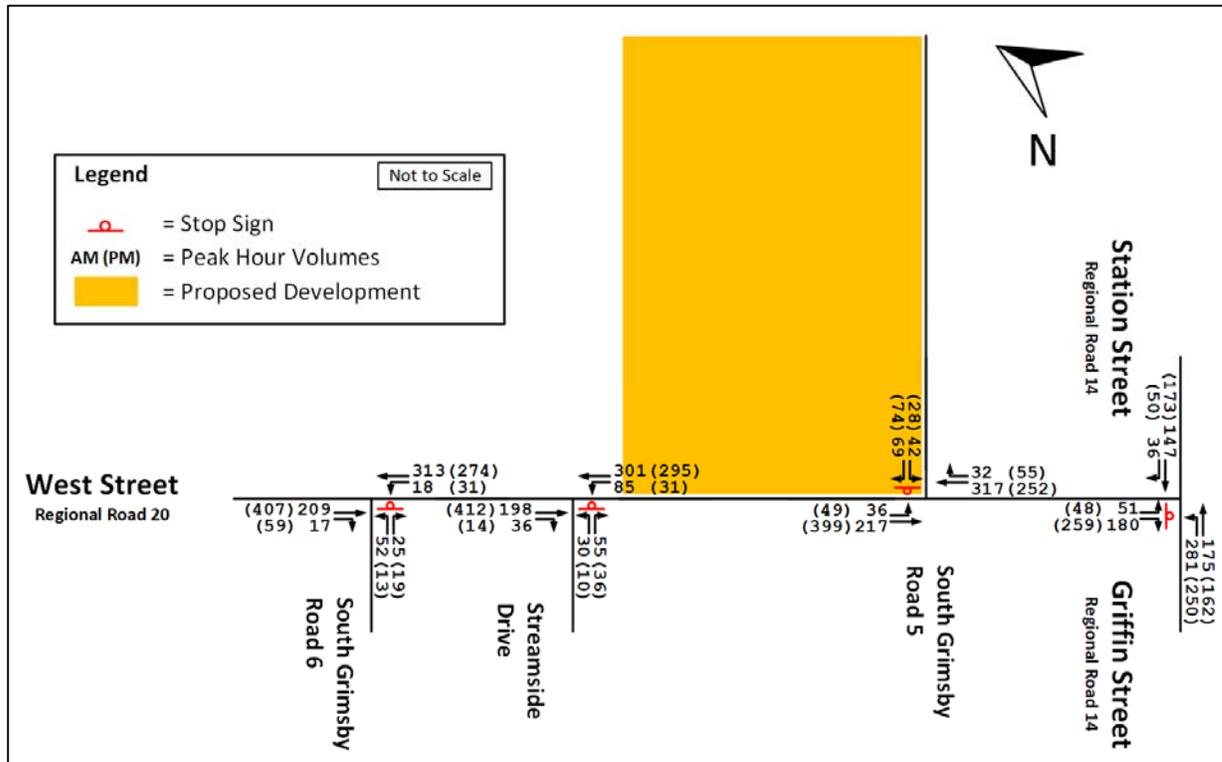
From the above exhibit, 84 (18 inbound and 66 outbound) and 103 (66 inbound and 37 outbound) trips are estimated to be generated by the proposed 14 acre residential subdivision during the weekday AM and PM peak hours, respectively.

Aside from the aforementioned proposed subdivision, there are no other notable background developments within the study area with the potential for generating additional traffic.

3.4 Analysis of Traffic Conditions

To establish the future background condition traffic volumes, the existing traffic volumes were grown to 2025 using a 0.4% annual growth rate and the trips generated by the background development were added. **Exhibit 3-2** illustrates 2025 future background traffic volumes during the weekday AM and PM peak hours.

Exhibit 3-2: 2025 Future Background Conditions Traffic Volumes



Note: The arrows in this diagram do not represent the lane configuration and are meant to represent turning movements.

Operations of the study area intersections by peak hour are summarized in **Exhibit 3-3**. Full 2025 future background Synchro reports are provided in **Appendix D**.

Exhibit 3-3: 2025 Future Background Conditions - Analysis Summary

Intersection	Intersection		Lane					
	LOS	Delay (s)	Mvmt	LOS	Delay (s)	v/c Ratio	95th % Queue (m)	Storage Capacity (m)
AM Peak Hour								
West Street (RR 20) & South Grimsby Road 6	A	1.8	WBL	A	7.9	0.02	0	100
			NBL/R	B	13.1	0.16	4	-
West Street (RR 20) & Streamside Drive	A	2.6	WBL	A	8.1	0.07	2	80
			NBL/R	B	13.5	0.18	5	-
West Street (RR 20) & South Grimsby Road 5	A	2.5	EBL	A	8.1	0.03	1	65
			SBL/R	B	13.5	0.22	6	-
PM Peak Hour								
West Street (RR 20) & South Grimsby Road 6	A	0.9	WBL	A	8.5	0.03	1	100
			NBL/R	B	13.5	0.08	2	-
West Street (RR 20) & Streamside Drive	A	1.1	WBL	A	8.4	0.03	1	80
			NBL/R	B	12.8	0.10	3	-
West Street (RR 20) & South Grimsby Road 5	A	2.1	EBL	A	8.1	0.08	1	65
			SBL/R	B	14.0	0.04	6	-

Note: LOS denotes level of service, while v/c represents the volume-to-capacity ratio.

During the weekday AM and PM peak hours, the following traffic operations are anticipated:

- All study area intersections are expected to continue operating well within capacity limits (volume/capacity ratios < 1.00); and
- Queues are expected to not exceed their respective lane storage capacities.

As previously noted in **Section 2.5**, a sensitivity analysis was undertaken for the West Street & Station Street / Griffin Street North intersection to address the HCM methodology's inability of analyzing three-legged intersections whereby the side street and only one major street approach is subject to STOP control. This sensitivity analysis has been repeated for 2025 future background conditions to discern whether operations at this intersection are acceptable. **Exhibit 3-4** provides a summary of the results from the sensitivity analysis.

Exhibit 3-4: Sensitivity Analysis Summary for Station Street / Griffin Street Traffic Control – Future Background Conditions

Control Scenario at Station / Griffin Street Approaches	Critical Movement							
	EBL				NBL			
	LOS	Delay (s)	v/c Ratio	95 th % Queue (m)	LOS	Delay (s)	v/c Ratio	95 th % Queue (m)
AM Peak Hour								
All-way STOP-control	B	11.8	-	-	C	20.7	-	-
Uncontrolled	C	19.6	0.51	22	A	6.0	0.23	7
PM Peak Hour								
All-way STOP-control	B	14.1	-	-	C	19.9	-	-
Uncontrolled	C	20.3	0.59	29	A	5.8	0.20	6

Note: Under the all-way STOP-control scenario, 95th percentile queue lengths and lane v/c ratios are not provided by the HCM methodology.

Based on **Exhibit 3-4**, the eastbound left turn movement at the West Street & Station Street / Griffin Street North intersection is expected to operate without any significant capacity constraints or delays during the weekday AM or PM peak hours under any of the theoretical control scenarios, as this movement's LOS ranges from LOS 'B' to 'C'. Similarly, the northbound left turn movement at this intersection is anticipated to operate at a LOS 'C' under all-way STOP conditions.

As there are no movements considered critical under any of these theoretical traffic control scenarios, it is expected that, under 2025 future background operations, this intersection will operate within capacity and at acceptable levels of service.

4 2025 Future Total Conditions

This section of the reports analyzes the impact of the proposed development on the future background conditions in 2025.

4.1 Proposed Development

The client is proposing to develop a 25 acre subdivision, consisting of 224 residential units and 1,303 m² (14,025 ft²) of GFA of commercial space. This commercial space is concentrated at the southeast corner of the proposed development. The various types of residential units are tabulated in **Exhibit 4-1**.

Exhibit 4-1: Proposed Residential Unit Type Summary

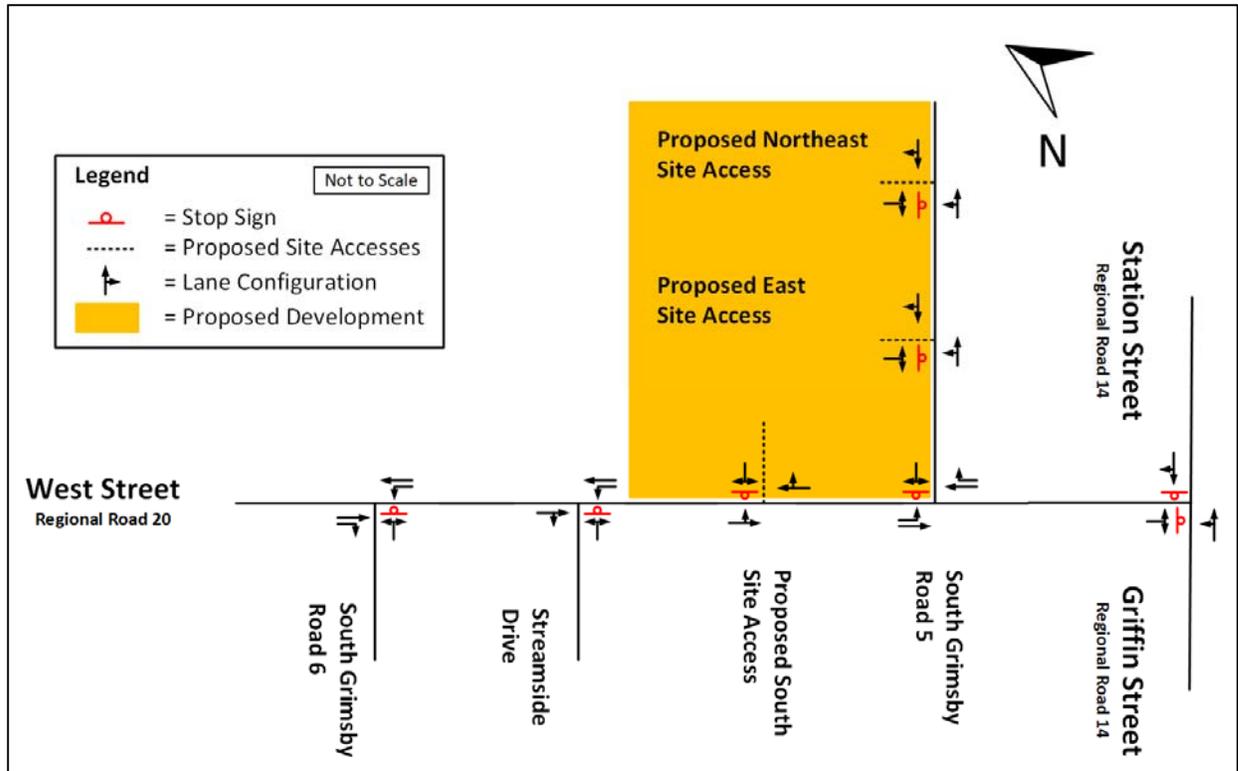
Unit Type	Unit Count
Bungalow Units	26
Back to Back Units	28
Townhouse Units	97
Single-Family Detached	41
Mixed-use Units (Ground Floor Commercial)	32
Total	224

As shown on the provided site plan (**Exhibit 1-3**), three full-movement accesses are proposed. One access will be provided at the south end of the proposed development, connecting to West Street. Two accesses will be provided on the southeast side of the proposed development to connect to South Grimsby Road 5.

There are also additional two potential accesses considered for the east side of the proposed development to connect to South Grimsby Road 5 from where cul-de-sacs are depicted on the site plan. These additional two accesses may be considered for construction at a future date. Due to the uncertain implementation timeframe, this TIS assumes that they will not be operational within the study's horizon timeframe and have therefore been excluded in the analysis presented herein.

The future lane configuration, with the proposed development, is illustrated in **Exhibit 4-2**.

Exhibit 4-2: Future Study Area Lane Configuration



4.2 Trip Generation

The gross trips anticipated to be generated by the proposed development are examined in this section.

4.2.1 Gross Trip Generation

Based on 41 single-family detached units, 183 multifamily housing units, and 14,025 ft² GFA of commercial space, as illustrated in **Exhibit 1-3**, trip generation rates were obtained from the Institute of Transportation Engineers (ITE) **Trip Generation Manual** (10th edition). Land Use Codes 210 (Single Family Detached), 220 (Multifamily Housing (Low-Rise)), and 820 (Shopping Center) were utilized.

4.2.2 Trip Reductions

From the gross trips, 5 two-way trips (2 inbound and 3 outbound) have been subtracted in the weekday PM peak hour to account for internal trips (i.e. non-automotive trips made by residents to/from on-site retail).

A second reduction of 60% was applied in the weekday PM peak hour to account for pass-by retail trips. Pass-by trips arise from existing traffic on the roadway network that enter the proposed development as an intermediate stop on the way to another ultimate destination along the same travel route (i.e. the proposed development is not the destination for these drivers but rather a stop on the way to their destination). It should be noted that the retail space is assumed to be closed during the weekday AM peak hour, according to typical retail business hours, and so it will not generate any trips at this time.

As mentioned in **Section 2.2**, the transportation mode choice of residents is expected to remain automobile-dependent. Consequently, no trip reductions have been applied to account for other modes of transportation.

4.2.3 Trip Generation Summary

The estimated net new inbound and outbound vehicle trips for the proposed development are presented in **Exhibit 4-3**.

Exhibit 4-3: Trip Generation Summary

Land Use	Unit	Weekday AM Peak Hour			Weekday PM Peak Hour		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached, 41 units (ITE LUC 210)	Trips/Unit	0.21	0.62	0.83	0.66	0.39	1.05
	%	25%	75%	100%	63%	37%	100%
	New Trips	8	26	34	27	16	43
Multifamily Housing (Low-Rise), 183 units (ITE LUC 220)	Trips/Unit	0.11	0.35	0.46	0.35	0.20	0.55
	%	23%	77%	100%	63%	37%	100%
	New Trips	20	65	85	64	37	101
Shopping Centre, 14,025 ft² (ITE LUC 820)	Trips/1000 ft ²	-	-	-	4.34	4.71	9.05
	%	-	-	-	48%	52%	100%
	Gross Trips	-	-	-	61	66	127
	<i>Internal Trips</i>	-	-	-	-2	-3	-5
	<i>Pass-by Trips (0% AM, 60% PM)</i>	-	-	-	-37	-40	-77
	New Trips	-	-	-	22	23	45
Net New Trips		28	91	119	113	76	189

Based on **Exhibit 4-3**, the net new trips generated by the proposed development are estimated to be 119 vehicle trips during the weekday AM peak hour (28 inbound and 91 outbound) and 189 vehicle trips during the weekday PM peak hour (113 inbound and 76 outbound).

4.2.4 Trip Distribution and Assignment

According to the 2016 Transportation Tomorrow Survey (TTS), the study area falls within TTS zone 6360, which also includes the existing residential neighborhoods located east and southwest of the proposed development. As the proposed development is also planned for residential uses, travel data obtained from this TTS zone is deemed to be relevant and so inbound and outbound travel patterns were obtained for this TTS zone.

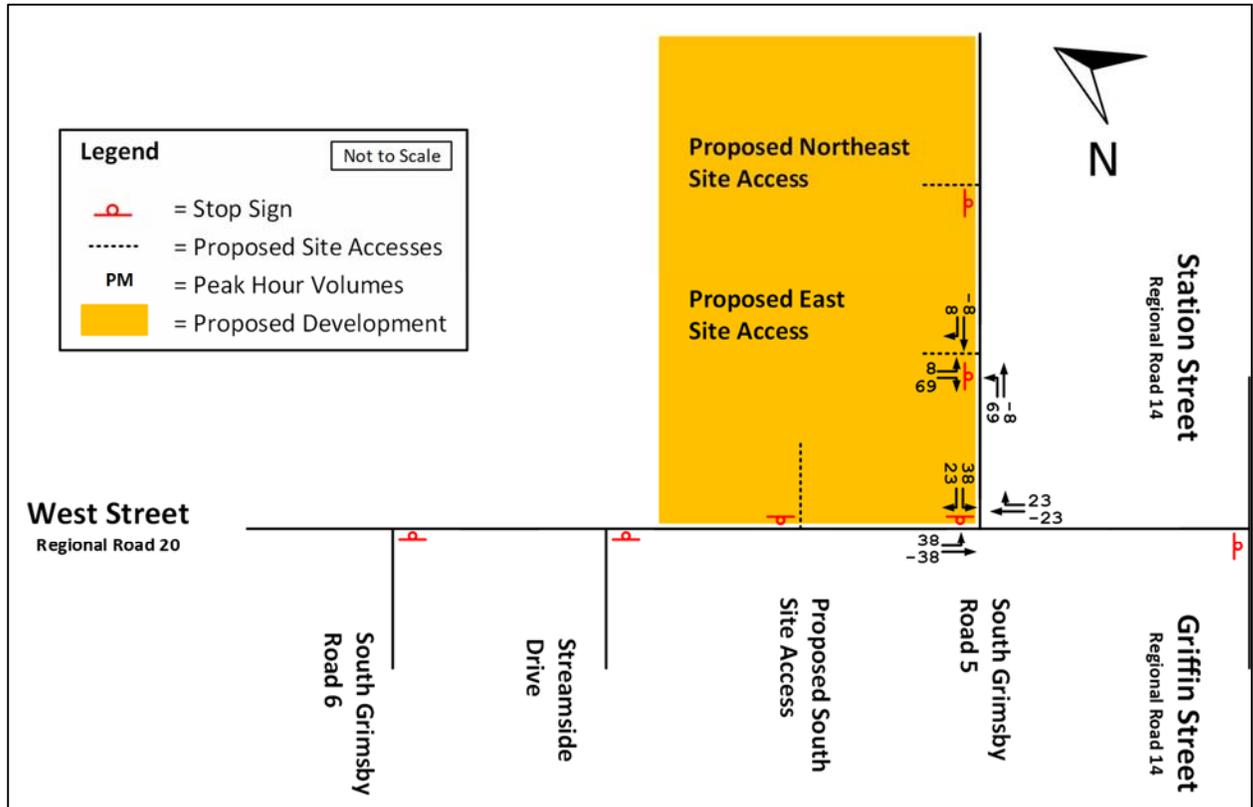
Exhibit 4-4 presents the distribution of inbound and outbound auto trips applicable to the study area. These distributions were applied to the weekday AM and PM peak hour trip generation estimates associated with the proposed development.

Exhibit 4-4: Trip Distribution for Proposed Development

Direction (To/From)	Inbound	Outbound
North	53%	35%
South	7%	3%
East	10%	10%
West	30%	52%
Total	100%	100%

By incorporating the above trip distribution, the pass-by trip assignment of weekday PM peak hour retail activity onto the study area road network is presented in **Exhibit 4-5**.

Exhibit 4-5: Weekday PM Peak Hour Retail Pass-by Trip Adjustment

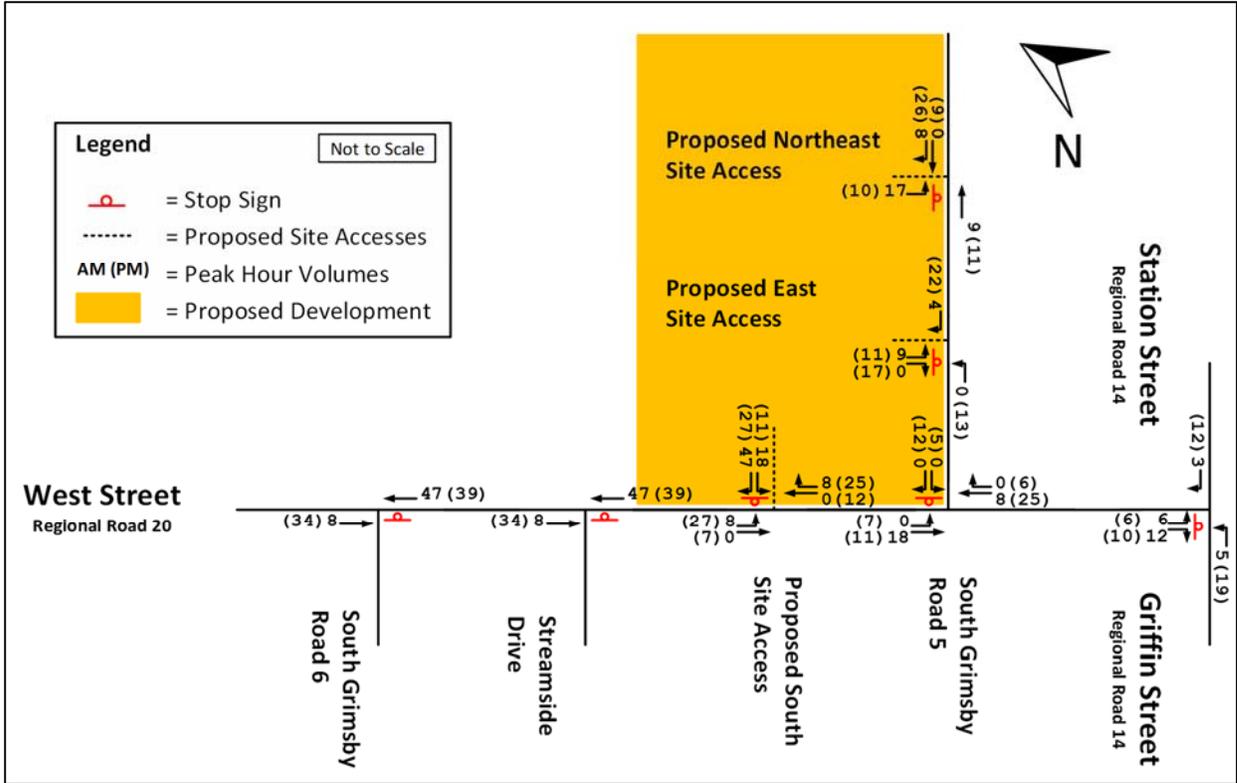


Note: The arrows in this diagram do not represent the lane configuration and are meant to represent turning movements.

The assignment of the net new site traffic volumes (i.e. gross trips subtracted by internal and pass-by traffic activity) is presented in **Exhibit 4-6**.

With regards to traffic movements to/from the north, there are two possible roads near the proposed development, namely South Grimsby Road 5 and Station Street. Based on the proximity of these roads to the proposed development accesses and surrounding road network, a preference split of 80% and 20% was assumed for drivers going to / arriving from the north.

Exhibit 4-6: Net New Site Traffic Volumes

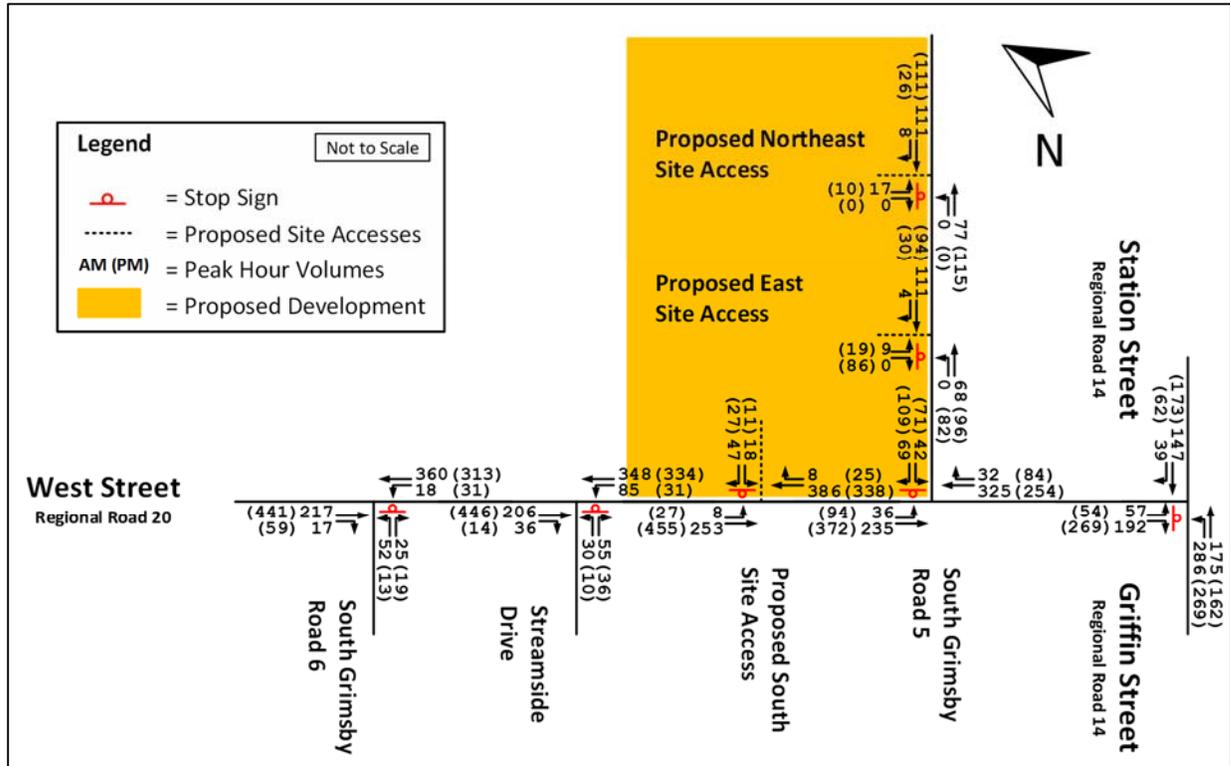


Note: The arrows in this diagram do not represent the lane configuration and are meant to represent turning movements.

4.3 Analysis of Traffic Conditions

Net new trips and pass-by trips resulting from the proposed development were added to the future background conditions scenario, producing the 2025 future total traffic volumes illustrated in **Exhibit 4-7**.

Exhibit 4-7: 2025 Future Total Traffic Volumes



Note: The arrows in this diagram do not represent the lane configuration and are meant to represent turning movements.

Traffic conditions associated with 2025 future total traffic volumes at the study area intersections (excluding the West Street & Station Street / Griffin Street North intersection, along with the accesses to the proposed development) were analyzed in Synchro, with the results summarized in **Exhibit 4-8**. Future total Synchro reports are provided in **Appendix E**.

Exhibit 4-8: 2025 Future Total Traffic Conditions - Analysis Summary

Intersection	Intersection		Lane					
	LOS	Delay (s)	Mvmt	LOS	Delay (s)	v/c Ratio	95th % Queue (m)	Storage Capacity (m)
AM Peak Hour								
West Street (RR 20) & South Grimsby Road 6	A	1.8	WBL	A	7.9	0.02	0	100
			NBL/R	B	13.8	0.17	5	-
West Street (RR 20) & Streamside Drive	A	2.5	WBL	A	8.1	0.07	2	80
			NBL/R	B	14.1	0.19	5	-
West Street (RR 20) & South Grimsby Road 5	A	2.5	EBL	A	8.2	0.03	1	65
			SBL/R	B	13.7	0.13	3	-
PM Peak Hour								
West Street (RR 20) & South Grimsby Road 6	A	0.8	WBL	A	8.5	0.03	1	100
			NBL/R	B	13.4	0.10	2	-
West Street (RR 20) & Streamside Drive	A	1.0	WBL	A	8.5	0.03	1	80
			NBL/R	B	13.4	0.10	3	-
West Street (RR 20) & South Grimsby Road 5	A	4.7	EBL	A	8.4	0.09	2	65
			SBL/R	C	21.2	0.47	19	-

Note: LOS denotes level of service, while v/c represents the volume-to-capacity ratio.

During the weekday AM and PM peak hours, the following operations are anticipated:

- All study area intersections are expected to continue operating well within capacity limits (volume/capacity ratios < 1.00); and
- Queues are expected to be contained within their respective lane storage capacities.

Moreover, the sensitivity analysis for the West Street & Station Street / Griffin Street North intersection (as noted in **Section 2.5**) has been repeated for 2025 future total conditions to assess the operational performance of this intersection in consideration of site-generated traffic. The results of the 2025 future total sensitivity analysis are presented in **Exhibit 4-9**.

Exhibit 4-9: Sensitivity Analysis Summary for Station Street / Griffin Street Traffic Control – Future Total Conditions

Control Scenario at Station / Griffin Street Approaches	Critical Movement							
	EBL				NBL			
	LOS	Delay (s)	v/c Ratio	95 th % Queue (m)	LOS	Delay (s)	v/c Ratio	95 th % Queue (m)
AM Peak Hour								
All-way STOP-control	B	12.4	-	-	C	22.1	-	-
Uncontrolled	C	22.0	0.57	26	A	6.1	0.23	7
PM Peak Hour								
All-way STOP-control	C	15.3	-	-	C	22.7	-	-
Uncontrolled	C	24.0	0.67	37	A	6.0	0.22	6

Note: Under the all-way STOP-control scenario, 95th percentile queue lengths and lane v/c ratios are not provided by the HCM methodology.

Under both theoretical control scenarios, the eastbound left turn movement at the West Street & Station Street / Griffin Street North intersection LOS ranges from LOS 'B' to 'C' during the weekday AM and PM peak hours under 2025 future total conditions. Thus, it is expected that under the existing control configuration, operations at this intersection will remain acceptable.

Furthermore, the northbound left turn movement is also expected to operate within acceptable conditions, based on the reported LOS 'C' under the theoretical all-way STOP-control scenario.

4.4 Proposed Development Access Operations

Exhibit 4-10 summarizes proposed development access operations under future total traffic operations.

Exhibit 4-10: Proposed Development Access Traffic Conditions - Analysis Summary

Intersection	Intersection		Lane					
	LOS	Delay (s)	Mvmt	LOS	Delay (s)	v/c Ratio	95th % Queue (m)	Storage Capacity (m)
AM Peak Hour								
West Street (RR 20) & Proposed South Site Access	A	1.3	EBL	A	0.3	0.01	0	-
			SBL/R	B		0.13	3	-
South Grimsby Road 5 & Proposed East Site Access	A	0.5	EBL/R	A	9.6	0.01	0	-
			NBL	A	0.0	0.00	0	-
South Grimsby Road 5 & Proposed Northeast Site Access	A	0.8	EBL/R	A	9.6	0.02	1	-
			NBL	A	0.0	0.00	0	-
PM Peak Hour								
West Street (RR 20) & Proposed South Site Access	A	1.0	EBL	A	0.7	0.02	1	-
			SBL/R	B	13.2	0.09	2	-
South Grimsby Road 5 & Proposed East Site Access	A	4.2	EBL/R	A	10.0	0.14	4	-
			NBL	A	3.8	0.06		-
South Grimsby Road 5 & Proposed Northeast Site Access	A	0.4	EBL/R	B	10.0	0.01	0	-
			NBL	A	0.0	0.00	0	-

Overall, all proposed accesses are expected to operate within capacity with acceptable levels of service during the weekday AM and PM peak hours.

5 Study Conclusions and Recommendations

IBI Group undertook a TIS for a 25 acre subdivision forming a part of the Northwest Quadrant Secondary Plan Lands. The proposed development, located west of South Grimsby Road 5, and north of West Street (Regional Road 20), consists of 224 residential units and approximately 1303 m² GFA of commercial space.

The conclusions of the study are summarized below.

- Overall, under 2020 existing conditions, the study area intersections operate within capacity and with acceptable levels of service during the weekday AM and PM peak hours.
- Under 2025 future background conditions with the existing road network maintained, the study area intersections are expected to continue to operate within capacity and with acceptable levels of service during the AM and PM peak hours.
- The proposed development is expected to generate a total of 119 (28 inbound and 91 outbound) and 189 (113 inbound and 76 outbound) net new trips during the weekday AM and PM peak hours, respectively. This is based on the full build-out of all proposed units at the proposed development.
- Transportation mode choice within the study area is expected to remain automobile dependent due to the absence of public transit service operating in the study area.
- Under 2025 future total traffic conditions, traffic operations are expected to be comparable to 2025 future background and 2020 existing operations. Traffic operations at the proposed development accesses are also anticipated to operate within capacity with acceptable levels of service.
- Therefore, no recommendations are necessary with regards to improving traffic operations and increasing road traffic capacity.

Appendix A

Turning Movement Counts

Ontario Traffic Inc.

Morning Peak Diagram

Specified Period

From: 7:00:00

To: 9:00:00

One Hour Peak

From: 8:00:00

To: 9:00:00

Municipality: Smithville
Site #: 1730100001
Intersection: West St (RR 20) & Grimsby Rd 6
TFR File #: 1
Count date: 18-Oct-17

Weather conditions:
Person(s) who counted:

**** Non-Signalized Intersection ****

Major Road: West St (RR 20) runs W/E

East Leg Total: 512
 East Entering: 289
 East Peds: 0
 Peds Cross: X

Heavys	Trucks	Cars	Totals
0	50	271	321

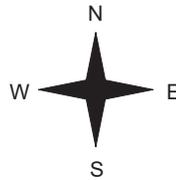


West St (RR 20)

Heavys	Trucks	Cars	Totals
0	28	170	198
0	4	13	17
0	32	183	



Grimsby Rd 6



Cars	Trucks	Heavys	Totals
222	49	0	271
16	2	0	18
238	51	0	



West St (RR 20)

Cars	Trucks	Heavys	Totals
194	29	0	223



Peds Cross: X
 West Peds: 0
 West Entering: 215
 West Leg Total: 536

Cars	29
Trucks	6
Heavys	0
Totals	35



Cars	49	24	73
Trucks	1	1	2
Heavys	0	0	0
Totals	50	25	

Peds Cross: X
 South Peds: 0
 South Entering: 75
 South Leg Total: 110

Comments

Ontario Traffic Inc.

Afternoon Peak Diagram

Specified Period

From: 16:00:00

To: 18:00:00

One Hour Peak

From: 16:15:00

To: 17:15:00

Municipality: Smithville
Site #: 1730100001
Intersection: West St (RR 20) & Grimsby Rd 6
TFR File #: 1
Count date: 18-Oct-17

Weather conditions:
Person(s) who counted:

**** Non-Signalized Intersection ****

Major Road: West St (RR 20) runs W/E

East Leg Total: 602
 East Entering: 263
 East Peds: 0
 Peds Cross: ∞

Heavys	Trucks	Cars	Totals
0	37	209	246

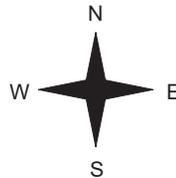


West St (RR 20)

Heavys	Trucks	Cars	Totals
0	37	283	320
0	0	57	57
0	37	340	



Grimsby Rd 6



Cars	Trucks	Heavys	Totals
197	36	0	233
29	1	0	30
226	37	0	



West St (RR 20)

Cars	Trucks	Heavys	Totals
301	38	0	339



Peds Cross: ∞
 West Peds: 0
 West Entering: 377
 West Leg Total: 623

Cars	86
Trucks	1
Heavys	0
Totals	87



Cars	12	18	30
Trucks	1	1	2
Heavys	0	0	0
Totals	13	19	

Peds Cross: ∞
 South Peds: 0
 South Entering: 32
 South Leg Total: 119

Comments

Ontario Traffic Inc.

Total Count Diagram

Municipality: Smithville
Site #: 1730100001
Intersection: West St (RR 20) & Grimsby Rd 6
TFR File #: 1
Count date: 18-Oct-17

Weather conditions:
Person(s) who counted:

**** Non-Signalized Intersection ****

Major Road: West St (RR 20) runs W/E

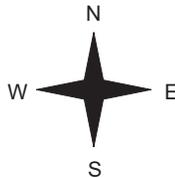
East Leg Total: 2057
 East Entering: 1038
 East Peds: 0
 Peds Cross: ∞

Heavys	Trucks	Cars	Totals
0	132	961	1093



West St (RR 20)

Heavys	Trucks	Cars	Totals
0	118	814	932
0	5	137	142
0	123	951	



Grimsby Rd 6

Cars	Trucks	Heavys	Totals
822	129	0	951
84	3	0	87
906	132	0	



West St (RR 20)



Cars	Trucks	Heavys	Totals
898	121	0	1019

Peds Cross: ∞
 West Peds: 0
 West Entering: 1074
 West Leg Total: 2167

Cars	221
Trucks	8
Heavys	0
Totals	229



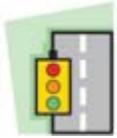
Cars	139	84	223
Trucks	3	3	6
Heavys	0	0	0
Totals	142	87	

Peds Cross: ∞
 South Peds: 1
 South Entering: 229
 South Leg Total: 458

Comments

Ontario Traffic Inc. Traffic Count Summary

Intersection: West St (RR 20) & Grimsby Rd 6													Count Date: 18-Oct-17		Municipality: Smithville	
North Approach Totals						North/South Total Approaches	South Approach Totals									
Includes Cars, Trucks, & Heavys					Total Peds		Includes Cars, Trucks, & Heavys					Total Peds				
Hour Ending	Left	Thru	Right	Grand Total			Hour Ending	Left	Thru	Right	Grand Total					
7:00:00	0	0	0	0	0	0	7:00:00	0	0	0	0	0				
8:00:00	0	0	0	0	0	80	8:00:00	61	0	19	80	0				
9:00:00	0	0	0	0	0	75	9:00:00	50	0	25	75	0				
16:00:00	0	0	0	0	0	3	16:00:00	2	0	1	3	1				
17:00:00	0	0	0	0	0	34	17:00:00	12	0	22	34	0				
18:00:00	0	0	0	0	0	37	18:00:00	17	0	20	37	0				
Totals:						229	Totals:						1			
East Approach Totals						East/West Total Approaches	West Approach Totals									
Includes Cars, Trucks, & Heavys					Total Peds		Includes Cars, Trucks, & Heavys					Total Peds				
Hour Ending	Left	Thru	Right	Grand Total			Hour Ending	Left	Thru	Right	Grand Total					
7:00:00	0	3	0	3	0	5	7:00:00	0	2	0	2	0				
8:00:00	9	290	0	299	0	437	8:00:00	0	136	2	138	0				
9:00:00	18	271	0	289	0	504	9:00:00	0	198	17	215	0				
16:00:00	2	4	0	6	0	15	16:00:00	0	6	3	9	0				
17:00:00	29	231	0	260	0	630	17:00:00	0	309	61	370	0				
18:00:00	29	150	0	179	0	519	18:00:00	0	281	59	340	0				
Totals:						2110	Totals:						0			
Calculated Values for Traffic Crossing Major Street																
Hours Ending:	0:00	0:00	7:00	8:00		9:00	16:00	17:00	18:00							
Crossing Values:	0	0	0	61		50	2	12	17							



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Project #19382 - IBI Group

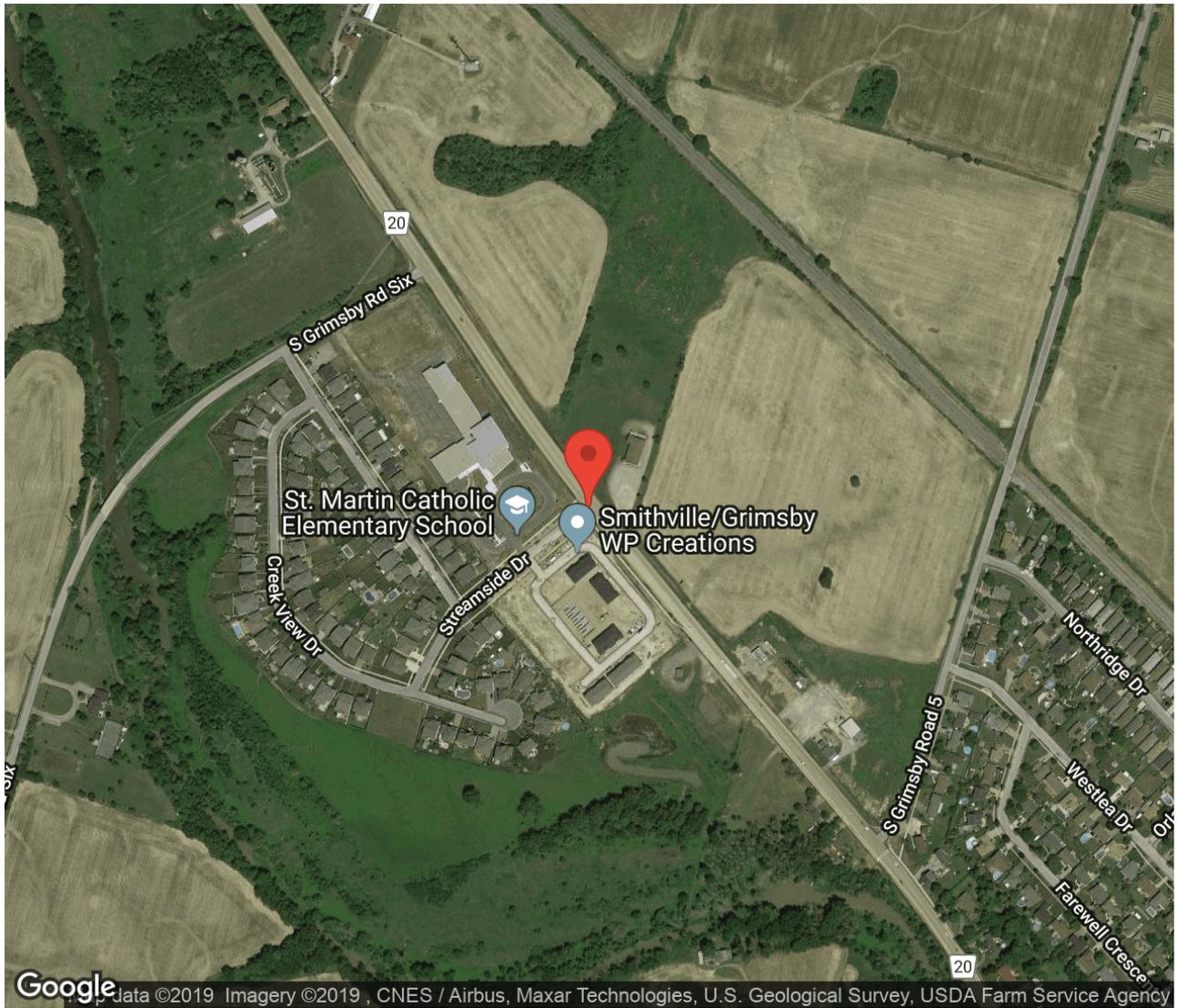
Intersection Count Report

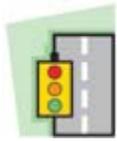
Intersection: West St (RR 20) & Streamside Dr
Municipality: Smithville
Count Date: Nov 25, 2019
Site Code: 1938200001
Count Categories: Cars, Trucks, Pedestrians
Count Period: 07:00-09:00, 16:00-18:00
Weather: Clear



Traffic Count Map

Intersection: West St (RR 20) & Streamside Dr
Municipality: Smithville
Count Date: Nov 25, 2019



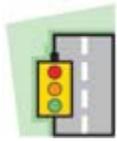


Traffic Count Summary

Intersection: West St (RR 20) & Streamside Dr
Municipality: Smithville
Count Date: Nov 25, 2019

- Traffic Summary

Hour	North Approach Totals						South Approach Totals					
	Includes Cars, Trucks						Includes Cars, Trucks					
	Left	Thru	Right	U-Turn	Total	Peds	Left	Thru	Right	U-Turn	Total	Peds
07:00 - 08:00	0	170	8	0	178	0	17	321	0	0	338	0
08:00 - 09:00	0	180	31	0	211	0	83	232	0	0	315	0
BREAK												
16:00 - 17:00	0	384	14	0	398	0	30	253	0	0	283	0
17:00 - 18:00	0	360	18	0	378	0	11	216	0	0	227	0
GRAND TOTAL	0	1094	71	0	1165	0	141	1022	0	0	1163	0



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Traffic Count Summary

Intersection: West St (RR 20) & Streamside Dr
Municipality: Smithville
Count Date: Nov 25, 2019

- Traffic Summary

Hour	East Approach Totals						West Approach Totals					
	Includes Cars, Trucks						Includes Cars, Trucks					
	Left	Thru	Right	U-Turn	Total	Peds	Left	Thru	Right	U-Turn	Total	Peds
07:00 - 08:00	0	0	1	0	1	0	26	1	13	0	40	0
08:00 - 09:00	0	0	1	0	1	0	29	0	54	0	83	6
BREAK												
16:00 - 17:00	0	0	0	0	0	0	10	0	35	0	45	0
17:00 - 18:00	0	0	0	0	0	0	6	0	20	0	26	0
GRAND TOTAL	0	0	2	0	2	0	71	1	122	0	194	6



Traffic Count Data

Intersection: West St (RR 20) & Streamside Dr
 Municipality: Smithville
 Count Date: Nov 25, 2019

North Approach -

Start Time	Cars			Trucks			Total
	←	↑	↻	←	↑	↻	
07:00	0	32	0	0	2	0	2
07:15	0	36	2	0	7	0	7
07:30	0	29	2	0	8	0	8
07:45	0	50	3	0	6	1	7
08:00	0	37	4	0	6	0	6
08:15	0	37	5	0	4	0	4
08:30	0	44	5	0	4	1	5
08:45	0	42	13	0	6	3	9
SUBTOTAL	0	307	34	0	43	5	48



Traffic Count Data

Intersection: West St (RR 20) & Streamside Dr
 Municipality: Smithville
 Count Date: Nov 25, 2019

South Approach -

Start Time	Cars				Trucks				Total	
	←	↑	→	↻	←	↑	→	↻		
07:00	4	67	0	0	0	4	0	0	4	0
07:15	6	74	0	0	0	4	0	0	4	0
07:30	3	87	0	0	0	12	0	0	12	0
07:45	3	66	0	0	0	7	0	0	8	0
08:00	5	57	0	0	0	10	0	0	10	0
08:15	10	44	0	0	0	10	0	0	10	0
08:30	19	40	0	0	0	10	0	0	10	0
08:45	40	52	0	0	0	9	0	0	18	0
SUBTOTAL	90	487	0	0	0	66	0	0	76	0



Traffic Count Data

Intersection: West St (RR 20) & Streamside Dr
 Municipality: Smithville
 Count Date: Nov 25, 2019

East Approach -

Start Time	Cars			Trucks			Total	Total Peds
	←	↑	↻	←	↑	↻		
07:00	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0
07:45	0	0	1	0	0	0	1	0
08:00	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0
08:30	0	0	1	0	0	0	1	0
08:45	0	0	0	0	0	0	0	0
SUBTOTAL	0	0	2	0	0	0	2	0



Traffic Count Data

Intersection: West St (RR 20) & Streamside Dr
 Municipality: Smithville
 Count Date: Nov 25, 2019

East Approach -

Start Time	Cars			Trucks			Total	Total Peds
	←	↑	↻	←	↑	↻		
16:00	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0
SUBTOTAL	0	0	0	0	0	0	0	0
GRAND TOTAL	0	0	2	0	0	0	2	0



Traffic Count Data

Intersection: West St (RR 20) & Streamside Dr
 Municipality: Smithville
 Count Date: Nov 25, 2019

West Approach -

Start Time	Cars			Trucks			Total
	←	↑	↻	←	↑	↻	
07:00	1	0	0	0	0	0	0
07:15	8	0	3	0	1	0	1
07:30	7	1	3	0	0	0	0
07:45	10	0	6	0	0	0	0
08:00	1	0	6	3	0	2	5
08:15	5	0	6	0	0	0	0
08:30	3	0	4	0	0	0	0
08:45	13	0	32	4	0	4	8
SUBTOTAL	48	1	60	7	0	7	14

Total Peds

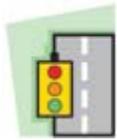


Traffic Count Data

Intersection: West St (RR 20) & Streamside Dr
 Municipality: Smithville
 Count Date: Nov 25, 2019

West Approach -

Start Time	Cars			Trucks			Total	Total Peds
	←	↑	↻	←	↑	↻		
16:00	4	0	17	0	0	0	21	0
16:15	4	0	7	0	0	0	11	0
16:30	0	0	7	0	0	0	7	0
16:45	2	0	4	0	0	0	6	0
17:00	1	0	4	0	0	0	5	0
17:15	1	0	6	0	0	0	7	0
17:30	4	0	8	0	0	0	12	0
17:45	0	0	2	0	0	0	2	0
SUBTOTAL	16	0	55	0	0	0	71	0
GRAND TOTAL	64	1	115	0	0	7	180	14



Peak Hour Diagram

Specified Period

From: 07:00:00
To: 09:00:00

One Hour Peak

From: 08:00:00
To: 09:00:00

Intersection: West St (RR 20) & Streamside Dr
Site ID: 1938200001
Count Date: Nov 25, 2019

Weather conditions:

**** Unsignalized Intersection ****

Major Road: runs N/S

North Approach

	Out	In	Total
	187	216	403
	24	46	70
Totals	211	262	473

	4	20	0	0
	27	160	0	0
Totals	31	180	0	0

← ↓ ↘ ↻

East Approach

	Out	In	Total
	1	0	1
	0	0	0
Totals	1	0	1

	Totals	
	0	↻
	7	↕
	0	↘
	6	↙
Totals	13	

Peds: 6



Peds: 0

Peds: 0

Totals		
0	0	0
1	1	0
0	0	0
0	0	0

West Approach

	Out	In	Total
	70	101	171
	13	13	26
Totals	83	114	197

	83	232	0	0
	74	193	0	0
	9	39	0	0
Totals	156	424	0	0

← ↕ ↘ ↻

South Approach

	Out	In	Total
	267	208	475
	48	26	74
Totals	315	234	549

- Cars

- Trucks

Comments

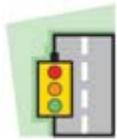
Peak Hour Summary

Intersection: West St (RR 20) & Streamside Dr
 Count Date: Nov 25, 2019
 Period: 07:00 - 09:00



Peak Hour Data (08:00 - 09:00)

Start Time	North Approach			South Approach			East Approach			West Approach			Total Vehicles					
	←	↑	↻	←	↑	↻	←	↑	↻	←	↑	↻						
08:00	0	43	4	0	0	0	5	67	0	0	0	0	0	0	0	12	131	
08:15	0	41	5	0	0	0	10	54	0	0	0	0	0	0	0	1	121	
08:30	0	48	6	0	0	0	19	50	0	0	0	0	0	0	0	1	131	
08:45	0	48	16	0	0	0	49	61	0	0	0	0	0	0	0	4	227	
Grand Total	0	180	31	0	0	0	83	232	0	0	0	1	0	0	0	6	610	
Approach %	0	85.3	14.7	0	-	-	26.3	73.7	0	0	0	0	100	0	0	65.1	-	
Totals %	0	29.5	5.1	0	34.6	0	13.6	38	0	0	0	0.2	0	0	0	8.9	13.6	
PHF	0	0.94	0.48	0	0.82	0	0.42	0.87	0	0	0	0.25	0	0	0.38	0	0.39	
Cars	0	160	27	0	187	0	74	193	0	0	0	1	0	0	0	48	0	525
% Cars	0	88.9	87.1	0	88.6	0	89.2	83.2	0	0	0	100	0	0	0	88.9	0	84.3
Trucks	0	20	4	0	24	0	9	39	0	0	0	0	0	0	0	6	0	85
% Trucks	0	11.1	12.9	0	11.4	0	10.8	16.8	0	0	0	0	0	0	0	11.1	0	13.9
Peds	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6
% Peds	0	-	-	0	-	0	0	0	0	0	0	0	0	0	0	100	-	100



Peak Hour Diagram

Specified Period

From: 16:00:00
To: 18:00:00

One Hour Peak

From: 16:00:00
To: 17:00:00

Intersection: West St (RR 20) & Streamside Dr
Site ID: 1938200001
Count Date: Nov 25, 2019

Weather conditions:

**** Unsignalized Intersection ****

Major Road: runs N/S

North Approach

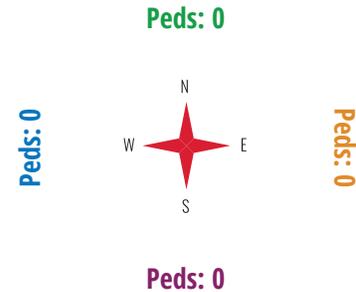
	Out	In	Total
	363	246	609
	35	17	52
Totals	398	263	661

	0	35	0	0
	14	349	0	0
Totals	14	384	0	0

East Approach

	Out	In	Total
	0	0	0
	0	0	0
Totals	0	0	0

			Totals	
0	0	0	0	
0	10	10	10	
0	0	0	0	
0	35	35	35	



Totals		
0	0	0
0	0	0
0	0	0
0	0	0

West Approach

	Out	In	Total
	45	43	88
	0	1	1
Totals	45	44	89

Totals	30	253	0	0
	29	236	0	0
	1	17	0	0

South Approach

	Out	In	Total
	265	384	649
	18	35	53
Totals	283	419	702

- Cars

- Trucks

Comments

Ontario Traffic Inc.

Morning Peak Diagram

Specified Period

From: 7:00:00

To: 9:00:00

One Hour Peak

From: 7:45:00

To: 8:45:00

Municipality: Smithville
Site #: 1730100002
Intersection: West St (RR 20) & Grimsby Rd 5
TFR File #: 23
Count date: 18-Oct-17

Weather conditions:
Person(s) who counted:

**** Non-Signalized Intersection ****

Major Road: West St (RR 20) runs W/E

North Leg Total: 127

North Entering: 70

North Peds: 0

Peds Cross: \times

Heavys	0	0	0
Trucks	1	1	2
Cars	30	35	68
Totals	31	36	



Heavys 0

Trucks 5

Cars 52

Totals 57

East Leg Total: 515

East Entering: 297

East Peds: 11

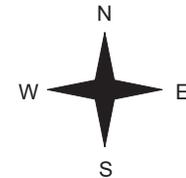
Peds Cross: \times

Heavys	Trucks	Cars	Totals
0	47	250	297



West St (RR 20)

Heavys	Trucks	Cars	Totals
0	0	29	29
0	25	156	181
0	25	185	



Grimsby Rd 5

Cars	Trucks	Heavys	Totals
23	5	0	28
220	46	0	266
246	51	0	



West St (RR 20)



Cars	Trucks	Heavys	Totals
192	26	0	218

Peds Cross: \times
 West Peds: 0
 West Entering: 210
 West Leg Total: 507

Comments

Ontario Traffic Inc.

Afternoon Peak Diagram

Specified Period

From: 16:00:00

To: 18:00:00

One Hour Peak

From: 16:15:00

To: 17:15:00

Municipality: Smithville
Site #: 1730100002
Intersection: West St (RR 20) & Grimsby Rd 5
TFR File #: 23
Count date: 18-Oct-17

Weather conditions:
Person(s) who counted:

**** Non-Signalized Intersection ****

Major Road: West St (RR 20) runs W/E

North Leg Total: 69

North Entering: 19

North Peds: 0

Peds Cross: \times

Heavys	0	0	0
Trucks	4	2	6
Cars	9	4	13
Totals	13	6	



Heavys 0

Trucks 2

Cars 48

Totals 50

East Leg Total: 584

East Entering: 274

East Peds: 0

Peds Cross: \times

Heavys	Trucks	Cars	Totals
0	37	218	255

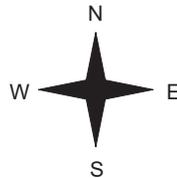


West St (RR 20)

Heavys	Trucks	Cars	Totals
0	1	17	18
0	40	264	304
Totals	41	281	



Grimsby Rd 5



Cars	Trucks	Heavys	Totals
31	1	0	32
209	33	0	242
Totals	34	0	



West St (RR 20)



Cars	Trucks	Heavys	Totals
268	42	0	310

Peds Cross: \times

West Peds: 0

West Entering: 322

West Leg Total: 577

Comments

Ontario Traffic Inc.

Total Count Diagram

Municipality: Smithville
Site #: 1730100002
Intersection: West St (RR 20) & Grimsby Rd 5
TFR File #: 23
Count date: 18-Oct-17

Weather conditions:
Person(s) who counted:

**** Non-Signalized Intersection ****

Major Road: West St (RR 20) runs W/E

North Leg Total: 352
 North Entering: 153
 North Peds: 0
 Peds Cross: \times

Heavys	0	0	0
Trucks	6	6	12
Cars	67	70	141
Totals	73	76	



Heavys	0
Trucks	13
Cars	186
Totals	199

East Leg Total: 2054
 East Entering: 1078
 East Peds: 17
 Peds Cross: \times

Heavys	Trucks	Cars	Totals
2	128	904	1034



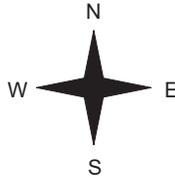
Grimsby Rd 5



Cars	Trucks	Heavys	Totals
107	7	0	114
837	122	2	961
947	129	2	



West St (RR 20)



Heavys	Trucks	Cars	Totals
0	5	79	84
0	118	781	899
0	123	860	



West St (RR 20)



Cars	Trucks	Heavys	Totals
852	124	0	976

Peds Cross: \times
 West Peds: 0
 West Entering: 983
 West Leg Total: 2017

Comments

Ontario Traffic Inc. Traffic Count Summary

Intersection: West St (RR 20) & Grimsby Rd 5 Count Date: 18-Oct-17 Municipality: Smithville

North Approach Totals						North/South Total Approaches	South Approach Totals					
Hour Ending	Includes Cars, Trucks, & Heavys				Total Peds		Hour Ending	Includes Cars, Trucks, & Heavys				Total Peds
	Left	Thru	Right	Grand Total				Left	Thru	Right	Grand Total	
7:00:00	0	0	0	0	0	0	7:00:00	0	0	0	0	0
8:00:00	37	2	22	61	0	61	8:00:00	0	0	0	0	0
9:00:00	27	2	25	54	0	56	9:00:00	0	1	1	2	0
16:00:00	0	0	0	0	0	0	16:00:00	0	0	0	0	0
17:00:00	7	0	11	18	0	18	17:00:00	0	0	0	0	0
18:00:00	5	0	15	20	0	20	18:00:00	0	0	0	0	0
Totals:	76	4	73	153	0	155		0	1	1	2	0

East Approach Totals						East/West Total Approaches	West Approach Totals					
Hour Ending	Includes Cars, Trucks, & Heavys				Total Peds		Hour Ending	Includes Cars, Trucks, & Heavys				Total Peds
	Left	Thru	Right	Grand Total				Left	Thru	Right	Grand Total	
7:00:00	0	0	1	1	0	2	7:00:00	0	1	0	1	0
8:00:00	2	275	26	303	0	462	8:00:00	20	139	0	159	0
9:00:00	1	276	20	297	15	520	9:00:00	31	192	0	223	0
16:00:00	0	4	0	4	0	8	16:00:00	1	3	0	4	0
17:00:00	0	249	29	278	2	588	17:00:00	16	294	0	310	0
18:00:00	0	157	38	195	0	481	18:00:00	16	270	0	286	0
Totals:	3	961	114	1078	17	2061		84	899	0	983	0

Calculated Values for Traffic Crossing Major Street

Hours Ending:	0:00	0:00	7:00	8:00	9:00	16:00	17:00	18:00
Crossing Values:	0	0	0	39	44	0	9	5

Ontario Traffic Inc.

Count Date: 18-Oct-17 Site #: 1730100002

Interval Time	Passenger Cars - East Approach						Trucks - East Approach						Heavys - East Approach						Pedestrians		
	Left		Thru		Right		Left		Thru		Right		Left		Thru		Right		East Cross		
	Cum	Incr	Cum	Incr	Cum	Incr	Cum	Incr	Cum	Incr	Cum	Incr	Cum	Incr	Cum	Incr	Cum	Incr	Cum	Incr	
7:00:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15:00	0	0	60	60	4	4	0	0	7	7	1	1	0	0	0	0	0	0	0	0	0
7:30:00	0	0	122	62	11	7	0	0	13	6	1	0	0	0	0	0	0	0	0	0	0
7:45:00	0	0	195	73	16	5	0	0	17	4	1	0	0	0	0	0	0	0	0	0	0
8:00:00	2	2	248	53	25	9	0	0	27	10	2	1	0	0	0	0	0	0	0	0	0
8:15:00	2	0	303	55	31	6	0	0	45	18	2	0	0	0	0	0	0	0	0	2	2
8:30:00	2	0	364	61	34	3	0	0	53	8	3	1	0	0	0	0	0	0	0	2	0
8:45:00	3	1	415	51	39	5	0	0	63	10	6	3	0	0	0	0	0	0	0	11	9
9:00:00	3	0	472	57	41	2	0	0	77	14	6	0	0	0	2	2	0	0	0	15	4
9:01:16	3	0	476	4	41	0	0	0	77	0	6	0	0	0	2	0	0	0	0	15	0
16:00:00	3	0	476	0	41	0	0	0	77	0	6	0	0	0	2	0	0	0	0	15	0
16:15:00	3	0	535	59	46	5	0	0	80	3	6	0	0	0	2	0	0	0	0	17	2
16:30:00	3	0	589	54	60	14	0	0	89	9	7	1	0	0	2	0	0	0	0	17	0
16:45:00	3	0	653	64	64	4	0	0	97	8	7	0	0	0	2	0	0	0	0	17	0
17:00:00	3	0	698	45	69	5	0	0	104	7	7	0	0	0	2	0	0	0	0	17	0
17:15:00	3	0	744	46	77	8	0	0	113	9	7	0	0	0	2	0	0	0	0	17	0
17:30:00	3	0	774	30	87	10	0	0	119	6	7	0	0	0	2	0	0	0	0	17	0
17:45:00	3	0	800	26	103	16	0	0	121	2	7	0	0	0	2	0	0	0	0	17	0
18:00:00	3	0	837	37	107	4	0	0	122	1	7	0	0	0	2	0	0	0	0	17	0
18:04:56	3	0	837	0	107	0	0	0	122	0	7	0	0	0	2	0	0	0	0	17	0

Ontario Traffic Inc.

Morning Peak Diagram

Specified Period

From: 7:00:00

To: 9:00:00

One Hour Peak

From: 7:45:00

To: 8:45:00

Municipality: Smithville
Site #: 1730100004
Intersection: Station St (RR 14)-St. Catharine & W
TFR File #: 4
Count date: 18-Oct-17

Weather conditions:
Person(s) who counted:

**** Non-Signalized Intersection ****

Major Road: Station St (RR 14)-St. Catharine rur

North Leg Total: 393
 North Entering: 175
 North Peds: 2
 Peds Cross: \times

Heavys	0	0	0
Trucks	7	9	16
Cars	28	131	159
Totals	35	140	

Heavys	0
Trucks	19
Cars	199
Totals	218



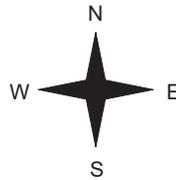
Heavys	0	50	258	308
Trucks				
Cars				
Totals				



Station St (RR 14)



West St (RR 20)



Heavys	0	9	40	49
Trucks				
Cars				
Totals				
Heavys	0	17	158	175
Trucks	0	26	198	
Totals				



St. Catharine



Peds Cross: \times
 West Peds: 0
 West Entering: 224
 West Leg Total: 532

Cars	289
Trucks	26
Heavys	0
Totals	315



Cars	230	159	389
Trucks	43	10	53
Heavys	0	0	0
Totals	273	169	

Peds Cross: \times
 South Peds: 2
 South Entering: 442
 South Leg Total: 757

Comments

Ontario Traffic Inc.

Afternoon Peak Diagram

Specified Period

From: 16:00:00

To: 18:00:00

One Hour Peak

From: 16:00:00

To: 17:00:00

Municipality: Smithville
Site #: 1730100004
Intersection: Station St (RR 14)-St. Catharine & W
TFR File #: 4
Count date: 18-Oct-17

Weather conditions:

Person(s) who counted:

**** Non-Signalized Intersection ****

Major Road: Station St (RR 14)-St. Catharine rur

North Leg Total: 414

North Entering: 215

North Peds: 2

Peds Cross: \times

Heavys	0	0	0
Trucks	5	9	14
Cars	43	158	201
Totals	48	167	



Heavys 0

Trucks 19

Cars 180

Totals 199

Heavys	0	Trucks	28	Cars	262	Totals	290
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Station St (RR 14)

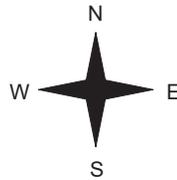


West St (RR 20)

Heavys	0	Trucks	11	Cars	35	Totals	46
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0	30	221	251
0	41	256	



St. Catharine



Peds Cross: \times

West Peds: 0

West Entering: 297

West Leg Total: 587

Cars	379
Trucks	39
Heavys	0
Totals	418



Cars	219	145	364
Trucks	23	8	31
Heavys	0	0	0
Totals	242	153	

Peds Cross: \times

South Peds: 0

South Entering: 395

South Leg Total: 813

Comments

Ontario Traffic Inc.

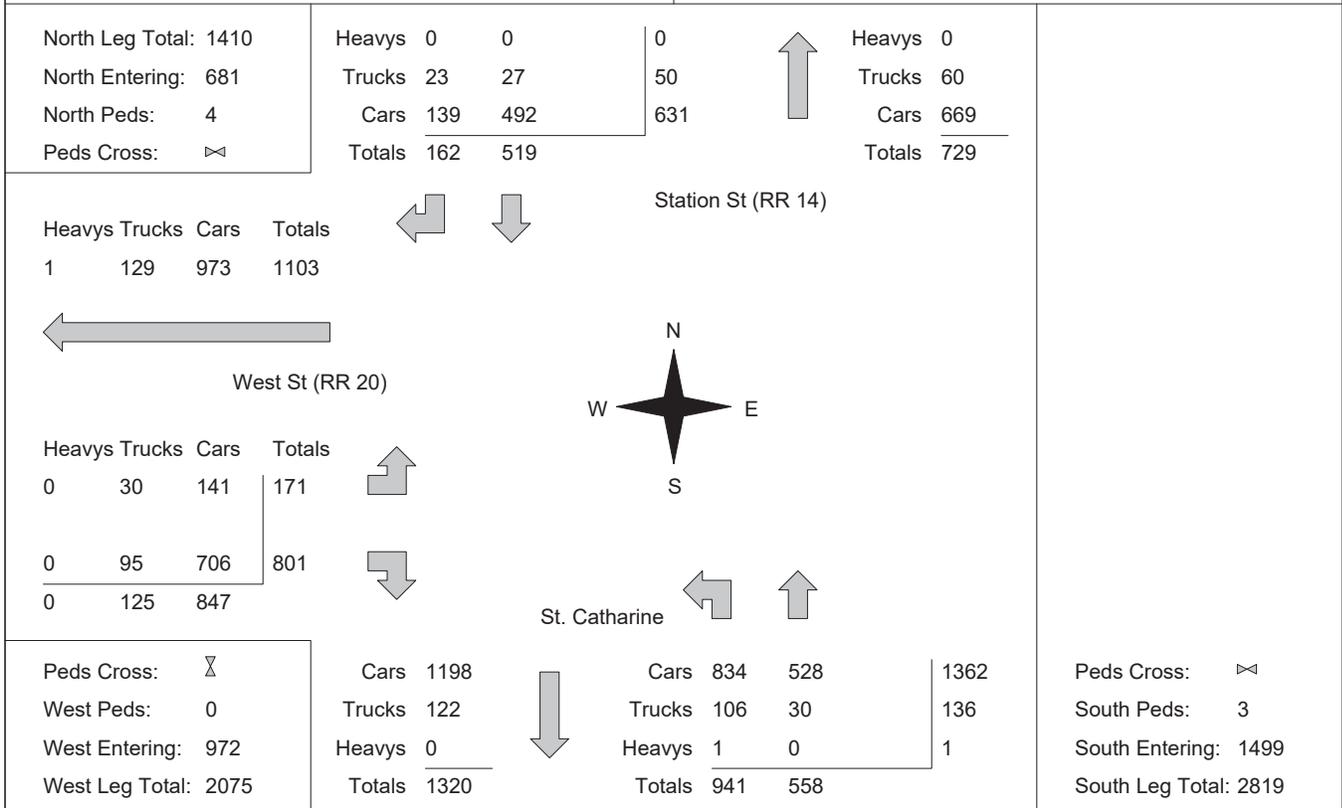
Total Count Diagram

Municipality: Smithville
Site #: 1730100004
Intersection: Station St (RR 14)-St. Catharine & W
TFR File #: 4
Count date: 18-Oct-17

Weather conditions:
Person(s) who counted:

**** Non-Signalized Intersection ****

Major Road: Station St (RR 14)-St. Catharine rur



Comments

Ontario Traffic Inc. Traffic Count Summary

Intersection: Station St (RR 14)-St. Catharine & Count Date: 18-Oct-17 Municipality: Smithville

North Approach Totals						North/South Total Approaches	South Approach Totals					
Hour Ending	Includes Cars, Trucks, & Heavys				Total Peds		Hour Ending	Includes Cars, Trucks, & Heavys				Total Peds
	Left	Thru	Right	Grand Total				Left	Thru	Right	Grand Total	
7:00:00	0	0	0	0	0	1	7:00:00	1	0	0	1	0
8:00:00	0	101	27	128	0	559	8:00:00	280	151	0	431	0
9:00:00	0	131	44	175	2	605	9:00:00	264	166	0	430	2
16:00:00	0	0	0	0	0	0	16:00:00	0	0	0	0	0
17:00:00	0	167	48	215	2	610	17:00:00	242	153	0	395	0
18:00:00	0	120	43	163	0	405	18:00:00	154	88	0	242	1
Totals:	0	519	162	681	4	2180		941	558	0	1499	3
East Approach Totals						East/West Total Approaches	West Approach Totals					
Hour Ending	Includes Cars, Trucks, & Heavys				Total Peds		Hour Ending	Includes Cars, Trucks, & Heavys				Total Peds
	Left	Thru	Right	Grand Total				Left	Thru	Right	Grand Total	
7:00:00	0	0	0	0	0	1	7:00:00	0	0	1	1	0
8:00:00	0	0	0	0	0	186	8:00:00	44	0	142	186	0
9:00:00	0	0	0	0	0	211	9:00:00	35	0	176	211	0
16:00:00	0	0	0	0	0	0	16:00:00	0	0	0	0	0
17:00:00	0	0	0	0	0	297	17:00:00	46	0	251	297	0
18:00:00	0	0	0	0	0	277	18:00:00	46	0	231	277	0
Totals:	0	0	0	0	0	972		171	0	801	972	0
Calculated Values for Traffic Crossing Major Street												
Hours Ending:	7:00	8:00	9:00	16:00		17:00	17:00	18:00	18:00			
Crossing Values:	0	44	39	0		48	48	47	47			

Appendix B

2019 Existing Conditions – Synchro Reports

HCM Unsignalized Intersection Capacity Analysis
 1: Streamside Drive & West Street/West St

AM Peak Period
 Existing Conditions



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	190	35	83	263	29	54
Future Volume (Veh/h)	190	35	83	263	29	54
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	207	38	90	286	32	59
Pedestrians						6
Lane Width (m)						3.7
Walking Speed (m/s)						1.1
Percent Blockage						1
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			251			698 232
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			251			698 232
tC, single (s)			4.2			6.6 6.3
tC, 2 stage (s)						
tF (s)			2.3			3.7 3.4
p0 queue free %			93			91 92
cM capacity (veh/h)			1262			346 781

Direction, Lane #	EB 1	WB 1	WB 2	NB 1
Volume Total	245	90	286	91
Volume Left	0	90	0	32
Volume Right	38	0	0	59
cSH	1700	1262	1700	542
Volume to Capacity	0.14	0.07	0.17	0.17
Queue Length 95th (m)	0.0	1.7	0.0	4.6
Control Delay (s)	0.0	8.1	0.0	13.0
Lane LOS	A		B	
Approach Delay (s)	0.0	1.9	13.0	
Approach LOS	B			

Intersection Summary			
Average Delay	2.7		
Intersection Capacity Utilization	33.6%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis

3: S Grimsby Rd 6 & West Street

AM Peak Period
Existing Conditions



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Volume (veh/h)	200	17	18	274	51	25
Future Volume (Veh/h)	200	17	18	274	51	25
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	217	18	20	298	55	27
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			235			555 217
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			235			555 217
tC, single (s)			4.2			6.4 6.2
tC, 2 stage (s)						
tF (s)			2.3			3.5 3.3
p0 queue free %			98			89 97
cM capacity (veh/h)			1281			485 818
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	
Volume Total	217	18	20	298	82	
Volume Left	0	0	20	0	55	
Volume Right	0	18	0	0	27	
cSH	1700	1700	1281	1700	560	
Volume to Capacity	0.13	0.01	0.02	0.18	0.15	
Queue Length 95th (m)	0.0	0.0	0.4	0.0	3.9	
Control Delay (s)	0.0	0.0	7.9	0.0	12.5	
Lane LOS	A			B		
Approach Delay (s)	0.0	0.5		12.5		
Approach LOS				B		
Intersection Summary						
Average Delay			1.9			
Intersection Capacity Utilization			27.6%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

4: West St/West Street & S Grimsby Road 5

AM Peak Period
Existing Conditions



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	31	213	311	31	40	35
Future Volume (Veh/h)	31	213	311	31	40	35
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	34	232	338	34	43	38
Pedestrians			11			
Lane Width (m)			3.7			
Walking Speed (m/s)			1.1			
Percent Blockage			1			
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	372				649	338
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	372				649	338
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				90	95
cM capacity (veh/h)	1198				418	702
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	34	232	338	34	81	
Volume Left	34	0	0	0	43	
Volume Right	0	0	0	34	38	
cSH	1198	1700	1700	1700	516	
Volume to Capacity	0.03	0.14	0.20	0.02	0.16	
Queue Length 95th (m)	0.7	0.0	0.0	0.0	4.2	
Control Delay (s)	8.1	0.0	0.0	0.0	13.3	
Lane LOS	A				B	
Approach Delay (s)	1.0		0.0		13.3	
Approach LOS					B	
Intersection Summary						
Average Delay			1.9			
Intersection Capacity Utilization			35.8%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 1: Streamside Drive & West Street/West St

PM Peak Period
 Existing Conditions



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔	↔	↔	
Traffic Volume (veh/h)	386	14	30	270	10	35
Future Volume (Veh/h)	386	14	30	270	10	35
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	420	15	33	293	11	38
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			435		786	428
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			435		786	428
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			97		97	94
cM capacity (veh/h)			1119		353	631

Direction, Lane #	EB 1	WB 1	WB 2	NB 1
Volume Total	435	33	293	49
Volume Left	0	33	0	11
Volume Right	15	0	0	38
cSH	1700	1119	1700	536
Volume to Capacity	0.26	0.03	0.17	0.09
Queue Length 95th (m)	0.0	0.7	0.0	2.3
Control Delay (s)	0.0	8.3	0.0	12.4
Lane LOS	A		B	
Approach Delay (s)	0.0	0.8	12.4	
Approach LOS	B			

Intersection Summary			
Average Delay	1.1		
Intersection Capacity Utilization	37.1%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis
 3: S Grimsby Rd 6 & West Street

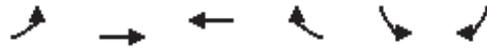
PM Peak Period
 Existing Conditions



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↓	↑	↓	
Traffic Volume (veh/h)	381	58	30	250	13	19
Future Volume (Veh/h)	381	58	30	250	13	19
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	414	63	33	272	14	21
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			477			414
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			477			414
tC, single (s)			4.1			6.2
tC, 2 stage (s)						
tF (s)			2.2			3.3
p0 queue free %			97			97
cM capacity (veh/h)			1080			632
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	
Volume Total	414	63	33	272	35	
Volume Left	0	0	33	0	14	
Volume Right	0	63	0	0	21	
cSH	1700	1700	1080	1700	485	
Volume to Capacity	0.24	0.04	0.03	0.16	0.07	
Queue Length 95th (m)	0.0	0.0	0.7	0.0	1.8	
Control Delay (s)	0.0	0.0	8.4	0.0	13.0	
Lane LOS	A			B		
Approach Delay (s)	0.0		0.9	13.0		
Approach LOS				B		
Intersection Summary						
Average Delay			0.9			
Intersection Capacity Utilization			37.1%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
4: West St/West Street & S Grimsby Road 5

PM Peak Period
Existing Conditions



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	30	391	245	54	27	55
Future Volume (Veh/h)	30	391	245	54	27	55
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	33	425	266	59	29	60
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	325				757	266
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	325				757	266
tC, single (s)	4.1				6.7	6.5
tC, 2 stage (s)						
tF (s)	2.2				3.8	3.6
p0 queue free %	97				91	92
cM capacity (veh/h)	1218				325	710
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	33	425	266	59	89	
Volume Left	33	0	0	0	29	
Volume Right	0	0	0	59	60	
cSH	1218	1700	1700	1700	512	
Volume to Capacity	0.03	0.25	0.16	0.03	0.17	
Queue Length 95th (m)	0.6	0.0	0.0	0.0	4.7	
Control Delay (s)	8.0	0.0	0.0	0.0	13.5	
Lane LOS	A				B	
Approach Delay (s)	0.6		0.0		13.5	
Approach LOS					B	
Intersection Summary						
Average Delay			1.7			
Intersection Capacity Utilization			34.3%		ICU Level of Service	A
Analysis Period (min)			15			

Appendix C

Sensitivity Analysis – Synchro Reports

HCM Unsignalized Intersection Capacity Analysis
 6: Griffin Street N/Station Street & West Street

AM Peak Period
 Existing Conditions - Sensitivity Analysis (STOP)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	50	177	276	171	142	35
Future Volume (vph)	50	177	276	171	142	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	54	192	300	186	154	38

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total (vph)	246	486	192
Volume Left (vph)	54	300	0
Volume Right (vph)	192	0	38
Hadj (s)	-0.24	0.31	0.03
Departure Headway (s)	5.4	5.2	5.4
Degree Utilization, x	0.37	0.70	0.29
Capacity (veh/h)	610	669	634
Control Delay (s)	11.6	19.7	10.5
Approach Delay (s)	11.6	19.7	10.5
Approach LOS	B	C	B

Intersection Summary			
Delay		15.6	
Level of Service		C	
Intersection Capacity Utilization		61.8%	ICU Level of Service
Analysis Period (min)		15	B

HCM Unsignalized Intersection Capacity Analysis

6: Griffin Street N/Station Street & West Street

AM Peak Period
Existing Conditions - Sensitivity Analysis (FREE)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	50	177	276	171	142	35
Future Volume (Veh/h)	50	177	276	171	142	35
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	54	192	300	186	154	38
Pedestrians				2	2	
Lane Width (m)				3.7	3.7	
Walking Speed (m/s)				1.1	1.1	
Percent Blockage				0	0	
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						340
pX, platoon unblocked						
vC, conflicting volume	961	175	154			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	961	175	154			
tC, single (s)	6.6	6.3	4.2			
tC, 2 stage (s)						
tF (s)	3.7	3.4	2.3			
p0 queue free %	74	77	78			
cM capacity (veh/h)	207	849	1351			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	246	486	192			
Volume Left	54	300	0			
Volume Right	192	0	38			
cSH	504	1351	1700			
Volume to Capacity	0.49	0.22	0.11			
Queue Length 95th (m)	20.1	6.5	0.0			
Control Delay (s)	18.7	6.0	0.0			
Lane LOS	C	A				
Approach Delay (s)	18.7	6.0	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			8.1			
Intersection Capacity Utilization			61.8%	ICU Level of Service	B	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 6: Griffin Street N/Station Street & West Street

PM Peak Period
 Existing Conditions - Sensitivity Analysis (STOP)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	47	254	245	155	169	49
Future Volume (vph)	47	254	245	155	169	49
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	51	276	266	168	184	53

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total (vph)	327	434	237
Volume Left (vph)	51	266	0
Volume Right (vph)	276	0	53
Hadj (s)	-0.26	0.25	-0.03
Departure Headway (s)	5.4	5.5	5.5
Degree Utilization, x	0.49	0.66	0.36
Capacity (veh/h)	617	631	611
Control Delay (s)	13.7	18.6	11.6
Approach Delay (s)	13.7	18.6	11.6
Approach LOS	B	C	B

Intersection Summary			
Delay		15.3	
Level of Service		C	
Intersection Capacity Utilization		66.3%	ICU Level of Service
Analysis Period (min)		15	C

HCM Unsignalized Intersection Capacity Analysis

6: Griffin Street N/Station Street & West Street

PM Peak Period
Existing Conditions - Sensitivity Analysis (FREE)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	47	254	245	155	169	49
Future Volume (Veh/h)	47	254	245	155	169	49
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	51	276	266	168	184	53
Pedestrians						2
Lane Width (m)						3.7
Walking Speed (m/s)						1.1
Percent Blockage						0
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						340
pX, platoon unblocked						
vC, conflicting volume	912	210	184			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	912	210	184			
tC, single (s)	6.6	6.3	4.2			
tC, 2 stage (s)						
tF (s)	3.7	3.4	2.3			
p0 queue free %	77	66	80			
cM capacity (veh/h)	224	808	1350			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	327	434	237			
Volume Left	51	266	0			
Volume Right	276	0	53			
cSH	574	1350	1700			
Volume to Capacity	0.57	0.20	0.14			
Queue Length 95th (m)	27.1	5.6	0.0			
Control Delay (s)	19.3	5.8	0.0			
Lane LOS	C	A				
Approach Delay (s)	19.3	5.8	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			8.8			
Intersection Capacity Utilization			66.3%	ICU Level of Service	C	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 6: Griffin Street N/Station Street & West Street

AM Peak Period
 Future Background - Sensitivity Analysis (STOP)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	51	180	281	175	147	36
Future Volume (vph)	51	180	281	175	147	36
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	55	196	305	190	160	39

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total (vph)	251	495	199
Volume Left (vph)	55	305	0
Volume Right (vph)	196	0	39
Hadj (s)	-0.24	0.31	0.03
Departure Headway (s)	5.5	5.3	5.4
Degree Utilization, x	0.38	0.72	0.30
Capacity (veh/h)	605	666	629
Control Delay (s)	11.8	20.7	10.7
Approach Delay (s)	11.8	20.7	10.7
Approach LOS	B	C	B

Intersection Summary			
Delay		16.2	
Level of Service		C	
Intersection Capacity Utilization		62.9%	ICU Level of Service
Analysis Period (min)		15	B

HCM Unsignalized Intersection Capacity Analysis

6: Griffin Street N/Station Street & West Street

AM Peak Period
Future Background - Sensitivity Analysis (FREE)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	51	180	281	175	147	36
Future Volume (Veh/h)	51	180	281	175	147	36
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	55	196	305	190	160	39
Pedestrians				2	2	
Lane Width (m)				3.7	3.7	
Walking Speed (m/s)				1.1	1.1	
Percent Blockage				0	0	
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						340
pX, platoon unblocked						
vC, conflicting volume	982	182	160			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	982	182	160			
tC, single (s)	6.6	6.3	4.2			
tC, 2 stage (s)						
tF (s)	3.7	3.4	2.3			
p0 queue free %	72	77	77			
cM capacity (veh/h)	199	842	1344			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	251	495	199			
Volume Left	55	305	0			
Volume Right	196	0	39			
cSH	493	1344	1700			
Volume to Capacity	0.51	0.23	0.12			
Queue Length 95th (m)	21.6	6.6	0.0			
Control Delay (s)	19.6	6.0	0.0			
Lane LOS	C	A				
Approach Delay (s)	19.6	6.0	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			8.4			
Intersection Capacity Utilization			62.9%	ICU Level of Service	B	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 6: Griffin Street N/Station Street & West Street

PM Peak Period
 Future Background - Sensitivity Analysis (STOP)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	48	259	250	162	173	50
Future Volume (vph)	48	259	250	162	173	50
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	52	282	272	176	188	54

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total (vph)	334	448	242
Volume Left (vph)	52	272	0
Volume Right (vph)	282	0	54
Hadj (s)	-0.26	0.25	-0.03
Departure Headway (s)	5.5	5.5	5.6
Degree Utilization, x	0.51	0.69	0.38
Capacity (veh/h)	611	628	604
Control Delay (s)	14.1	19.9	11.9
Approach Delay (s)	14.1	19.9	11.9
Approach LOS	B	C	B

Intersection Summary			
Delay		16.1	
Level of Service		C	
Intersection Capacity Utilization		67.7%	ICU Level of Service
Analysis Period (min)		15	C

HCM Unsignalized Intersection Capacity Analysis

6: Griffin Street N/Station Street & West Street

PM Peak Period
Future Background - Sensitivity Analysis (FREE)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	48	259	250	162	173	50
Future Volume (Veh/h)	48	259	250	162	173	50
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	52	282	272	176	188	54
Pedestrians						2
Lane Width (m)						3.7
Walking Speed (m/s)						1.1
Percent Blockage						0
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (m)						340
pX, platoon unblocked						
vC, conflicting volume	937	215	188			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	937	215	188			
tC, single (s)	6.6	6.3	4.2			
tC, 2 stage (s)						
tF (s)	3.7	3.4	2.3			
p0 queue free %	76	65	80			
cM capacity (veh/h)	215	803	1345			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	334	448	242			
Volume Left	52	272	0			
Volume Right	282	0	54			
cSH	563	1345	1700			
Volume to Capacity	0.59	0.20	0.14			
Queue Length 95th (m)	29.3	5.7	0.0			
Control Delay (s)	20.3	5.8	0.0			
Lane LOS	C	A				
Approach Delay (s)	20.3	5.8	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			9.2			
Intersection Capacity Utilization			67.7%	ICU Level of Service	C	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 6: Griffin Street North/Station Street & West Street

AM Peak Period
 Future Total - Sensitivity Analysis (STOP)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	57	192	286	175	147	39
Future Volume (vph)	57	192	286	175	147	39
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	62	209	311	190	160	42
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total (vph)	271	501	202			
Volume Left (vph)	62	311	0			
Volume Right (vph)	209	0	42			
Hadj (s)	-0.23	0.31	0.03			
Departure Headway (s)	5.5	5.3	5.5			
Degree Utilization, x	0.42	0.74	0.31			
Capacity (veh/h)	601	657	615			
Control Delay (s)	12.4	22.1	10.9			
Approach Delay (s)	12.4	22.1	10.9			
Approach LOS	B	C	B			
Intersection Summary						
Delay			17.1			
Level of Service			C			
Intersection Capacity Utilization			64.6%	ICU Level of Service	C	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 6: Griffin Street North/Station Street & West Street

AM Peak Period
 Future Total - Sensitivity Analysis (FREE)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	57	192	286	175	147	39
Future Volume (Veh/h)	57	192	286	175	147	39
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	62	209	311	190	160	42
Pedestrians				2	2	
Lane Width (m)				3.7	3.7	
Walking Speed (m/s)				1.1	1.1	
Percent Blockage				0	0	
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)					340	
pX, platoon unblocked						
vC, conflicting volume	995	183	160			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	995	183	160			
tC, single (s)	6.6	6.3	4.2			
tC, 2 stage (s)						
tF (s)	3.7	3.4	2.3			
p0 queue free %	68	75	77			
cM capacity (veh/h)	195	840	1344			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	271	501	202			
Volume Left	62	311	0			
Volume Right	209	0	42			
cSH	478	1344	1700			
Volume to Capacity	0.57	0.23	0.12			
Queue Length 95th (m)	26.4	6.8	0.0			
Control Delay (s)	22.0	6.1	0.0			
Lane LOS	C	A				
Approach Delay (s)	22.0	6.1	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			9.3			
Intersection Capacity Utilization			64.6%	ICU Level of Service	C	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 6: Griffin Street North/Station Street & West Street

PM Peak Period
 Future Total - Sensitivity Analysis (STOP)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	54	269	269	162	173	62
Future Volume (vph)	54	269	269	162	173	62
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	59	292	292	176	188	67
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total (vph)	351	468	255			
Volume Left (vph)	59	292	0			
Volume Right (vph)	292	0	67			
Hadj (s)	-0.24	0.25	-0.05			
Departure Headway (s)	5.6	5.7	5.7			
Degree Utilization, x	0.55	0.73	0.40			
Capacity (veh/h)	599	618	592			
Control Delay (s)	15.3	22.7	12.5			
Approach Delay (s)	15.3	22.7	12.5			
Approach LOS	C	C	B			
Intersection Summary						
Delay			17.8			
Level of Service			C			
Intersection Capacity Utilization			70.7%	ICU Level of Service	C	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 6: Griffin Street North/Station Street & West Street

PM Peak Period
 Future Total - Sensitivity Analysis (FREE)



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			↑	↑	
Traffic Volume (veh/h)	54	269	269	162	173	62
Future Volume (Veh/h)	54	269	269	162	173	62
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	59	292	292	176	188	67
Pedestrians					2	
Lane Width (m)					3.7	
Walking Speed (m/s)					1.1	
Percent Blockage					0	
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)					340	
pX, platoon unblocked						
vC, conflicting volume	984	222	188			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	984	222	188			
tC, single (s)	6.6	6.3	4.2			
tC, 2 stage (s)						
tF (s)	3.7	3.4	2.3			
p0 queue free %	70	63	78			
cM capacity (veh/h)	197	796	1345			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	351	468	255			
Volume Left	59	292	0			
Volume Right	292	0	67			
cSH	527	1345	1700			
Volume to Capacity	0.67	0.22	0.15			
Queue Length 95th (m)	37.2	6.3	0.0			
Control Delay (s)	24.4	6.0	0.0			
Lane LOS	C	A				
Approach Delay (s)	24.4	6.0	0.0			
Approach LOS	C					
Intersection Summary						
Average Delay			10.6			
Intersection Capacity Utilization			70.7%	ICU Level of Service	C	
Analysis Period (min)			15			

Appendix D

2025 Future Background Conditions –
Synchro Reports

HCM Unsignalized Intersection Capacity Analysis
 1: Streamside Drive & West Street/West St

AM Peak Period
 Future Background Conditions



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↻		↻	↻	↻	
Traffic Volume (veh/h)	198	36	85	301	30	55
Future Volume (Veh/h)	198	36	85	301	30	55
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	215	39	92	327	33	60
Pedestrians						6
Lane Width (m)						3.7
Walking Speed (m/s)						1.1
Percent Blockage						1
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			260		752	240
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			260		752	240
tC, single (s)			4.2		6.6	6.3
tC, 2 stage (s)						
tF (s)			2.3		3.7	3.4
p0 queue free %			93		90	92
cM capacity (veh/h)			1252		321	772

Direction, Lane #	EB 1	WB 1	WB 2	NB 1
Volume Total	254	92	327	93
Volume Left	0	92	0	33
Volume Right	39	0	0	60
cSH	1700	1252	1700	515
Volume to Capacity	0.15	0.07	0.19	0.18
Queue Length 95th (m)	0.0	1.8	0.0	5.0
Control Delay (s)	0.0	8.1	0.0	13.5
Lane LOS	A		B	
Approach Delay (s)	0.0	1.8		13.5
Approach LOS	B			

Intersection Summary			
Average Delay	2.6		
Intersection Capacity Utilization	34.4%	ICU Level of Service	A
Analysis Period (min)	15		

HCM Unsignalized Intersection Capacity Analysis

3: S Grimsby Rd 6 & West Street

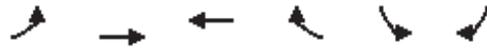
AM Peak Period
Future Background Conditions



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↓	↑	↓	↓
Traffic Volume (veh/h)	209	17	18	313	52	25
Future Volume (Veh/h)	209	17	18	313	52	25
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	227	18	20	340	57	27
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			245			607 227
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			245			607 227
tC, single (s)			4.2			6.4 6.2
tC, 2 stage (s)						
tF (s)			2.3			3.5 3.3
p0 queue free %			98			87 97
cM capacity (veh/h)			1270			452 807
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	
Volume Total	227	18	20	340	84	
Volume Left	0	0	20	0	57	
Volume Right	0	18	0	0	27	
cSH	1700	1700	1270	1700	527	
Volume to Capacity	0.13	0.01	0.02	0.20	0.16	
Queue Length 95th (m)	0.0	0.0	0.4	0.0	4.3	
Control Delay (s)	0.0	0.0	7.9	0.0	13.1	
Lane LOS	A			B		
Approach Delay (s)	0.0	0.4		13.1		
Approach LOS				B		
Intersection Summary						
Average Delay			1.8			
Intersection Capacity Utilization			29.3%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
4: West St/West Street & S Grimsby Road 5

AM Peak Period
Future Background Conditions



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	36	217	317	32	42	69
Future Volume (Veh/h)	36	217	317	32	42	69
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	39	236	345	35	46	75
Pedestrians			11			
Lane Width (m)			3.7			
Walking Speed (m/s)			1.1			
Percent Blockage			1			
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	380				670	345
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	380				670	345
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				89	89
cM capacity (veh/h)	1190				404	696
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	39	236	345	35	121	
Volume Left	39	0	0	0	46	
Volume Right	0	0	0	35	75	
cSH	1190	1700	1700	1700	546	
Volume to Capacity	0.03	0.14	0.20	0.02	0.22	
Queue Length 95th (m)	0.8	0.0	0.0	0.0	6.4	
Control Delay (s)	8.1	0.0	0.0	0.0	13.5	
Lane LOS	A				B	
Approach Delay (s)	1.2		0.0		13.5	
Approach LOS					B	
Intersection Summary						
Average Delay			2.5			
Intersection Capacity Utilization			38.6%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
1: Streamside Drive & West Street

PM Peak Period
Future Background Conditions



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔	↔	↔	
Traffic Volume (veh/h)	412	14	31	295	10	36
Future Volume (Veh/h)	412	14	31	295	10	36
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	448	15	34	321	11	39
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			463			456
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			463			456
tC, single (s)			4.1			6.2
tC, 2 stage (s)						
tF (s)			2.2			3.3
p0 queue free %			97			94
cM capacity (veh/h)			1093			609
Direction, Lane #	EB 1	WB 1	WB 2	NB 1		
Volume Total	463	34	321	50		
Volume Left	0	34	0	11		
Volume Right	15	0	0	39		
cSH	1700	1093	1700	511		
Volume to Capacity	0.27	0.03	0.19	0.10		
Queue Length 95th (m)	0.0	0.7	0.0	2.5		
Control Delay (s)	0.0	8.4	0.0	12.8		
Lane LOS	A			B		
Approach Delay (s)	0.0	0.8			12.8	
Approach LOS				B		
Intersection Summary						
Average Delay			1.1			
Intersection Capacity Utilization			38.0%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: South Grimsby Road 6 & West Street

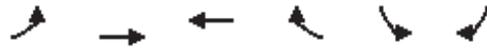
PM Peak Period
Future Background Conditions

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	407	59	31	274	13	19
Future Volume (Veh/h)	407	59	31	274	13	19
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	442	64	34	298	14	21
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			506			442
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			506			442
tC, single (s)			4.1			6.2
tC, 2 stage (s)						
tF (s)			2.2			3.3
p0 queue free %			97			97
cM capacity (veh/h)			1054			609
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	
Volume Total	442	64	34	298	35	
Volume Left	0	0	34	0	14	
Volume Right	0	64	0	0	21	
cSH	1700	1700	1054	1700	457	
Volume to Capacity	0.26	0.04	0.03	0.18	0.08	
Queue Length 95th (m)	0.0	0.0	0.8	0.0	1.9	
Control Delay (s)	0.0	0.0	8.5	0.0	13.5	
Lane LOS			A			B
Approach Delay (s)	0.0	0.9				13.5
Approach LOS					B	
Intersection Summary						
Average Delay			0.9			
Intersection Capacity Utilization			38.0%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

4: West Street & South Grimsby Road 5

PM Peak Period
Future Background Conditions



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	49	399	252	55	28	74
Future Volume (Veh/h)	49	399	252	55	28	74
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	53	434	274	60	30	80
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	334				814	274
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	334				814	274
tC, single (s)	4.1				6.7	6.5
tC, 2 stage (s)						
tF (s)	2.2				3.8	3.6
p0 queue free %	96				90	89
cM capacity (veh/h)	1209				295	702
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	53	434	274	60	110	
Volume Left	53	0	0	0	30	
Volume Right	0	0	0	60	80	
cSH	1209	1700	1700	1700	510	
Volume to Capacity	0.04	0.26	0.16	0.04	0.22	
Queue Length 95th (m)	1.0	0.0	0.0	0.0	6.2	
Control Delay (s)	8.1	0.0	0.0	0.0	14.0	
Lane LOS	A				B	
Approach Delay (s)	0.9		0.0		14.0	
Approach LOS					B	
Intersection Summary						
Average Delay			2.1			
Intersection Capacity Utilization			36.1%		ICU Level of Service	A
Analysis Period (min)			15			

Appendix E

2025 Future Total Conditions –
Synchro Reports

HCM Unsignalized Intersection Capacity Analysis

1: Streamside Drive & West Street

AM Peak Period
Future Total Conditions

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↕		↕	↕	↕	↕
Traffic Volume (veh/h)	206	36	85	348	30	55
Future Volume (Veh/h)	206	36	85	348	30	55
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	224	39	92	378	33	60
Pedestrians					6	
Lane Width (m)					3.7	
Walking Speed (m/s)					1.1	
Percent Blockage					1	
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			269		812	250
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			269		812	250
tC, single (s)			4.2		6.6	6.3
tC, 2 stage (s)						
tF (s)			2.3		3.7	3.4
p0 queue free %			93		89	92
cM capacity (veh/h)			1243		295	763
Direction, Lane #	EB 1	WB 1	WB 2	NB 1		
Volume Total	263	92	378	93		
Volume Left	0	92	0	33		
Volume Right	39	0	0	60		
cSH	1700	1243	1700	488		
Volume to Capacity	0.15	0.07	0.22	0.19		
Queue Length 95th (m)	0.0	1.8	0.0	5.3		
Control Delay (s)	0.0	8.1	0.0	14.1		
Lane LOS		A		B		
Approach Delay (s)	0.0	1.6		14.1		
Approach LOS				B		
Intersection Summary						
Average Delay			2.5			
Intersection Capacity Utilization			34.8%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
3: South Grimsby Road 6 & West Street

AM Peak Period
Future Total Conditions

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↙	↑	↖	↗
Traffic Volume (veh/h)	217	17	18	360	52	25
Future Volume (Veh/h)	217	17	18	360	52	25
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	236	18	20	391	57	27
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			254			236
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			254			236
tC, single (s)			4.2			6.2
tC, 2 stage (s)						
tF (s)			2.3			3.3
p0 queue free %			98			97
cM capacity (veh/h)			1260			798
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	
Volume Total	236	18	20	391	84	
Volume Left	0	0	20	0	57	
Volume Right	0	18	0	0	27	
cSH	1700	1700	1260	1700	493	
Volume to Capacity	0.14	0.01	0.02	0.23	0.17	
Queue Length 95th (m)	0.0	0.0	0.4	0.0	4.6	
Control Delay (s)	0.0	0.0	7.9	0.0	13.8	
Lane LOS			A	B		
Approach Delay (s)	0.0	0.4		13.8		
Approach LOS			B			
Intersection Summary						
Average Delay			1.8			
Intersection Capacity Utilization			32.0%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
4: West Street & South Grimsby Road 5

AM Peak Period
Future Total Conditions



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	36	235	325	32	42	69
Future Volume (Veh/h)	36	235	325	32	42	69
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	39	255	353	35	46	75
Pedestrians			11			
Lane Width (m)			3.7			
Walking Speed (m/s)			1.1			
Percent Blockage			1			
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	388				697	353
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	388				697	353
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				88	89
cM capacity (veh/h)	1182				390	688
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	39	255	353	35	121	
Volume Left	39	0	0	0	46	
Volume Right	0	0	0	35	75	
cSH	1182	1700	1700	1700	533	
Volume to Capacity	0.03	0.15	0.21	0.02	0.23	
Queue Length 95th (m)	0.8	0.0	0.0	0.0	6.6	
Control Delay (s)	8.2	0.0	0.0	0.0	13.7	
Lane LOS	A				B	
Approach Delay (s)	1.1		0.0		13.7	
Approach LOS					B	
Intersection Summary						
Average Delay			2.5			
Intersection Capacity Utilization			39.0%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 8: West Street & Proposed South Site Access

AM Peak Period
 Future Total Conditions



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↔		↔	
Traffic Volume (veh/h)	8	253	386	8	18	47
Future Volume (Veh/h)	8	253	386	8	18	47
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	9	275	420	9	20	51
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	429				718	424
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	429				718	424
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				95	92
cM capacity (veh/h)	1141				393	630
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	284	429	71			
Volume Left	9	0	20			
Volume Right	0	9	51			
cSH	1141	1700	538			
Volume to Capacity	0.01	0.25	0.13			
Queue Length 95th (m)	0.2	0.0	3.4			
Control Delay (s)	0.3	0.0	12.7			
Lane LOS	A		B			
Approach Delay (s)	0.3	0.0	12.7			
Approach LOS			B			
Intersection Summary						
Average Delay			1.3			
Intersection Capacity Utilization			33.5%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 9: South Grimsby Road 5 & Proposed East Site Access

AM Peak Period
 Future Total Conditions



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	9	0	0	68	111	4
Future Volume (Veh/h)	9	0	0	68	111	4
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	0	0	74	121	4
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type						
				None	None	
Median storage (veh)						
Upstream signal (m)						
					335	
pX, platoon unblocked						
vC, conflicting volume	197	123	125			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	197	123	125			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	99	100	100			
cM capacity (veh/h)	796	933	1474			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	10	74	125			
Volume Left	10	0	0			
Volume Right	0	0	4			
cSH	796	1474	1700			
Volume to Capacity	0.01	0.00	0.07			
Queue Length 95th (m)	0.3	0.0	0.0			
Control Delay (s)	9.6	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	9.6	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization		16.6%		ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 10: South Grimsby Road 5 & Proposed Northeast Site Access

AM Peak Period
 Future Total Conditions



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	17	0	0	77	111	8
Future Volume (Veh/h)	17	0	0	77	111	8
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	18	0	0	84	121	9
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type						
				None	None	
Median storage (veh)						
Upstream signal (m)						
					297	
pX, platoon unblocked						
vC, conflicting volume	210	126	130			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	210	126	130			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %						
	98	100	100			
cM capacity (veh/h)						
	783	930	1468			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	18	84	130			
Volume Left	18	0	0			
Volume Right	0	0	9			
cSH	783	1468	1700			
Volume to Capacity	0.02	0.00	0.08			
Queue Length 95th (m)	0.5	0.0	0.0			
Control Delay (s)	9.7	0.0	0.0			
Lane LOS						
	A					
Approach Delay (s)	9.7	0.0	0.0			
Approach LOS						
	A					
Intersection Summary						
Average Delay			0.8			
Intersection Capacity Utilization			16.9%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
1: Streamside Drive & West Street

PM Peak Period
Future Total Conditions

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↖	↗	↖	
Traffic Volume (veh/h)	446	14	31	334	10	36
Future Volume (Veh/h)	446	14	31	334	10	36
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	485	15	34	363	11	39
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			500			924 492
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			500			924 492
tC, single (s)			4.1			6.4 6.2
tC, 2 stage (s)						
tF (s)			2.2			3.5 3.3
p0 queue free %			97			96 93
cM capacity (veh/h)			1059			292 580
Direction, Lane #	EB 1	WB 1	WB 2	NB 1		
Volume Total	500	34	363	50		
Volume Left	0	34	0	11		
Volume Right	15	0	0	39		
cSH	1700	1059	1700	477		
Volume to Capacity	0.29	0.03	0.21	0.10		
Queue Length 95th (m)	0.0	0.8	0.0	2.7		
Control Delay (s)	0.0	8.5	0.0	13.4		
Lane LOS	A		B			
Approach Delay (s)	0.0	0.7	13.4			
Approach LOS	B					
Intersection Summary						
Average Delay			1.0			
Intersection Capacity Utilization			38.0%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 3: South Grimsby Road 6 & West Street

PM Peak Period
 Future Total Conditions

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↘	↗
Traffic Volume (veh/h)	441	59	31	313	13	19
Future Volume (Veh/h)	441	59	31	313	13	19
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	479	64	34	340	14	21
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume			543			887 479
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			543			887 479
tC, single (s)			4.1			6.5 6.2
tC, 2 stage (s)						
tF (s)			2.2			3.6 3.3
p0 queue free %			97			95 96
cM capacity (veh/h)			1021			298 581
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	
Volume Total	479	64	34	340	35	
Volume Left	0	0	34	0	14	
Volume Right	0	64	0	0	21	
cSH	1700	1700	1021	1700	421	
Volume to Capacity	0.28	0.04	0.03	0.20	0.08	
Queue Length 95th (m)	0.0	0.0	0.8	0.0	2.1	
Control Delay (s)	0.0	0.0	8.6	0.0	14.3	
Lane LOS			A	B		
Approach Delay (s)	0.0	0.8		14.3		
Approach LOS			B			
Intersection Summary						
Average Delay			0.8			
Intersection Capacity Utilization			38.0%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
4: West Street & South Grimsby Road 5

PM Peak Period
Future Total Conditions



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	94	372	254	84	71	109
Future Volume (Veh/h)	94	372	254	84	71	109
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	102	404	276	91	77	118
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	367				884	276
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	367				884	276
tC, single (s)	4.1				6.7	6.5
tC, 2 stage (s)						
tF (s)	2.2				3.8	3.6
p0 queue free %	91				70	83
cM capacity (veh/h)	1175				255	700
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	
Volume Total	102	404	276	91	195	
Volume Left	102	0	0	0	77	
Volume Right	0	0	0	91	118	
cSH	1175	1700	1700	1700	415	
Volume to Capacity	0.09	0.24	0.16	0.05	0.47	
Queue Length 95th (m)	2.2	0.0	0.0	0.0	18.6	
Control Delay (s)	8.4	0.0	0.0	0.0	21.2	
Lane LOS	A				C	
Approach Delay (s)	1.7		0.0		21.2	
Approach LOS					C	
Intersection Summary						
Average Delay			4.7			
Intersection Capacity Utilization			41.7%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 8: West Street & Proposed South Site Access

PM Peak Period
 Future Total Conditions



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↔		↔	
Traffic Volume (veh/h)	27	455	338	25	11	27
Future Volume (Veh/h)	27	455	338	25	11	27
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	29	495	367	27	12	29
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	394				934	380
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	394				934	380
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				96	96
cM capacity (veh/h)	1176				288	667
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	524	394	41			
Volume Left	29	0	12			
Volume Right	0	27	29			
cSH	1176	1700	481			
Volume to Capacity	0.02	0.23	0.09			
Queue Length 95th (m)	0.6	0.0	2.1			
Control Delay (s)	0.7	0.0	13.2			
Lane LOS	A		B			
Approach Delay (s)	0.7	0.0	13.2			
Approach LOS			B			
Intersection Summary						
Average Delay			1.0			
Intersection Capacity Utilization		60.0%		ICU Level of Service		B
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 9: South Grimsby Road 5 & Proposed East Site Access

PM Peak Period
 Future Total Conditions



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	86	82	96	94	30
Future Volume (Veh/h)	19	86	82	96	94	30
Sign Control	Stop			Free		Free
Grade	0%			0%		0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	21	93	89	104	102	33
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (m)					335	
pX, platoon unblocked						
vC, conflicting volume	400	118	135			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	400	118	135			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	96	90	94			
cM capacity (veh/h)	572	939	1462			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	114	193	135			
Volume Left	21	89	0			
Volume Right	93	0	33			
cSH	840	1462	1700			
Volume to Capacity	0.14	0.06	0.08			
Queue Length 95th (m)	3.6	1.5	0.0			
Control Delay (s)	10.0	3.8	0.0			
Lane LOS	A	A				
Approach Delay (s)	10.0	3.8	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			4.2			
Intersection Capacity Utilization			34.7%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 10: South Grimsby Road 5 & Proposed Northeast Site Access

PM Peak Period
 Future Total Conditions



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	10	0	0	115	111	26
Future Volume (Veh/h)	10	0	0	115	111	26
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	11	0	0	125	121	28
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None	None		
Median storage (veh)						
Upstream signal (m)	297					
pX, platoon unblocked						
vC, conflicting volume	260	135	149			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	260	135	149			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	98	100	100			
cM capacity (veh/h)	733	919	1445			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	11	125	149			
Volume Left	11	0	0			
Volume Right	0	0	28			
cSH	733	1445	1700			
Volume to Capacity	0.02	0.00	0.09			
Queue Length 95th (m)	0.3	0.0	0.0			
Control Delay (s)	10.0	0.0	0.0			
Lane LOS	A					
Approach Delay (s)	10.0	0.0	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			18.1%	ICU Level of Service	A	
Analysis Period (min)			15			