

Planning Commission

Agenda

July 11, 2024

City Hall, Council Chambers

749 Main Street

6:30 PM for Regular Meeting

Members of the public are welcome to attend and give comments remotely.

- 1) **You can call in to +1 253 215 8782 or +1 346 248 7799 Webinar ID # 823 1948 7837 Passcode 773858**
- 2) **You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/planningcommission**

The Commission will accommodate public comments during the regular meeting. Anyone may also email comments to the Commission prior to the meeting at: planning@louisvilleco.gov

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – March
5. Public Comment on Items Not on the Agenda
6. New Business - Public Hearing Items
 - a. **Minor Subdivision and Easement Vacation – 171-187 Harper Street:**
Consideration of Resolution 7, Series 2024 regarding a recommendation to City Council to adjust a lot line and associated easements between 171 and 187 Harper Street.
 - b. **Final Planned Unit Development (PUD) and Final Plat – 421 and 533 East Street:** Consideration of Resolution 8, Series 2024, regarding a

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Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

recommendation to City Council for a final PUD and final plat to allow 21 townhomes and 15 single family homes at 421 and 533 East Street.

7. New Business – Information Item
 - a. **Comprehensive Plan Update** – project status informational update
8. Planning Commission Comments
9. Staff Comments
10. Select Items Tentatively Scheduled for Future Meetings
 - a. None currently
11. Adjourn

Planning Commission

Meeting Minutes

**March 14, 2024
Electronic Meeting
6:30 PM**

Call to Order – Chairperson **Brauneis** called the meeting to order at 6:30 PM.

Roll Call was taken, and the following members were present:

Commission Members Present: Steve Brauneis, Chair
Jeff Moline, Vice Chair
Debra Baskett, Secretary
David Bangs
Cullen Choi
Jennifer Hunt
Jonathan Mihaly

Staff Members Present: Rob Zuccaro, Community Development
Director
Jeff Hirt, Planning Manager
Matt Post, Senior Planner
Ben Jackson, Planning Clerk

APPROVAL OF AGENDA

Motion to approve the agenda was moved by **Baskett** and seconded by **Mihaly**. The motion was adopted by a vote of 7 to 0.

APPROVAL OF MINUTES

Mihaly noted that there was an error in the February 2024 minutes regarding the size of a building expansion where electric vehicle charging infrastructure would be required. He asked that this error be corrected.

Motion to approve the February 2024 minutes with the proposed correction was moved by **Hunt** and seconded by **Moline**. The motion was adopted by a vote of 7 to 0.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Don Parcher, resident, asked that Commission consider climate change and the loss of biodiversity in their decision-making. He also emphasized the cost human civilization had caused to the planet.

PUBLIC HEARING ITEMS – NEW BUSINESS

- a) **Expedited PUD** - Resolution 2, Series 2024 recommending to the City Council approval of an ordinance amending Title 16 and Title 17 of the Louisville Municipal Code to revise the expedited PUD process, minor subdivision procedures, and subdivision definitions.

Staff Presentation:

Post introduced the presentation for the expedited PUD process proposal. He said that this was a follow-up to the expedited PUD process resolution from December 2023. Staff determined that additional updates were needed to minimize conflicts within the code, and to further expand the number of projects that would be eligible. He recapped what a PUD was, what projects needed a PUD, and why these changes were being recommended. He said that most PUD proposals could be adequately assessed with just the final PUD and plat process, that a preliminary hearing was not necessary, and that final PUDs still would require public hearings before Planning Commission and City Council under the proposal. He then explained the changes that were proposed.

Staff Recommendation:

Staff recommended approval of Resolution 2, Series 2024.

Commissioner Questions of Staff:

Bangs asked about how onerous it was for staff to prepare for the multiple hearings, and whether there would typically be significant changes to applications between the two.

Post said that there is an administrative challenge for staff with the four public hearings involved with preliminary and final PUDs, particularly given the public notice requirements. He noted that it added several months to the process. There is typically few changes between an application at the preliminary and final hearing stages. He also noted that this proposal would be a significant change, as far more projects would then become eligible for going straight to final PUD.

Zuccaro added that the current process for planning documentation was largely a “rubber stamping” in the time between preliminary and final hearings. He said that the main difference between the two stages for plats was to the construction documentation for public infrastructure. He noted that applicants could still choose to go through the preliminary process, but that they would no longer be required to.

Bangs said that his takeaway from this was that applicants would need to be better prepared.

Zuccaro suggested that applications well aligned with City policy would be more inclined to utilize the proposed expedited PUD process, whilst those with a lot of waiver requests would be more likely to stick with the current process of preliminary and final.

Bangs asked to clarify whether applicants would get to choose which process they followed.

Zuccaro said yes.

Baskett asked whether staff had worked out where the 7 acre threshold originated.

Post said that staff looked into it and it is unclear where it came from.

Baskett asked whether it could have been relevant to some other measure.

Post suggested that a 7 acre site would likely require more investment into infrastructure, and that it could therefore have been logical to require them to use the preliminary process. He noted that this was speculation, however.

Mihaly asked how many applications the proposed expedited process would have applied to in the last 5 years.

Zuccaro said that the proposed amendments would align the code with how the planning staff had been operating for some projects. It would help staff have clearer conversations with applicants, would reduce their workload, and would help to create a clearer path for applicants.

Mihaly asked whether staff had considered changing the 7 acre threshold. He also asked what kinds of commercial developments would qualify.

Zuccaro said that there had been very few developments over 7 acres in the past decade, and that the only one he could recall was the Redtail Ridge development. He suggested that big box stores may have been the target of the requirement as they would have a greater impact on the City.

Hunt asked whether the primary benefit of the proposal was likely to be developers or the City.

Post said that the main beneficiary would be the City as it would allow them to promote the right kind of development. Staff can adequately evaluate many projects without the preliminary process. He added that it would also be beneficial to applicants, as it would necessitate that they ensure their proposals were complete and had enough supporting documentation to be able to advance to final PUD.

Hunt noted that applicants could still elect to go through the preliminary process as well.

Post confirmed this.

Zuccaro said that there would be pros and cons for applicants to go through the expedited application process. He suggested that an applicant going through the expedited process may be more reluctant to accept changes proposed by the Planning Commission or City Council.

Hunt asked whether the City Attorney had checked the proposal for any unintended consequences.

Post said no, but noted that it had been reviewed by staff as it relates to potential unintended consequences.

Choi asked how the term “material changes” was being defined in the proposal, and how the director would determine whether there would be a material change to a degree that going straight to final PUD would be acceptable under the proposed code changes.

Zuccaro said that the term “material changes” had been removed from the PUD amendment, but that it remained in the plat amendment so it is existing language in the code.

Post said that the draft Choi was reading may have been out of date, as they had intended to remove all language referring to density, lots, extent, and location.

Zuccaro added that they had intended to remove the language referring to density as it was not relevant to subdivisions. Staff had discussed whether it would be necessary to define material change, but the consensus was that they would be comfortable applying the code as written.

Choi asked whether there would be a staff review and recommendation as to whether a project was eligible for the expedited process before the applicant could be provided the expedited option.

Zuccaro said that this would likely come up during a pre-application review with the applicant.

Brauneis asked whether the language as proposed was appropriate, or if a condition would be necessary.

Post said that the draft ordinance was to update the minor subdivision threshold language, and that these changes were intended to be mirrored in the expedited PUD section. As a result, a condition would be necessary to remove “extent”, “location”, and “or” from § 17.28.250 B (3) of the proposed ordinance.

Moline asked to clarify the condition Post proposed.

Post clarified that staff wanted to remove “extent”, “location”, and “or” from the draft ordinance so that it would align with the language of the minor subdivision procedure that was also to be amended by the ordinance.

Brauneis asked for explanation on the removal of language that referred to covenants that addressed the use and development of properties.

Post deferred to Zuccaro.

Zuccaro said that previously, properties needed to be subject to private covenants to be eligible for the expedited PUD process. He felt that the City should not be involved in overseeing private covenants, and that it was no longer relevant to eligibility for the expedited PUD process.

Public Comment:

Tamar Krantz, resident, had some concerns about the proposal. She said that she liked the goal of the proposal, but wondered whether it was necessary given that the City Attorney had said that both the preliminary and final hearings could be conducted at the same time. She was also concerned that some information could be lost as the

requirements for the preliminary and final PUD processes were different. She added that there would be less opportunity for public engagement, and less opportunity for developers to take on feedback from the community. She suggested that waiver requests should bar applicants from utilizing the expedited process. She also felt that there needed to be a clear definition of “material”, as there would otherwise be too much decision-making authority given to the planning director.

Cathern Smith, resident, wanted to ensure that the Commission understood the potential consequences of the proposed changes to § 17.28.250 B. She also wanted a clearer definition of “material”, and asked whether notice would be voided by last minute changes to the proposed ordinance.

Staff Closing Statement:

Post added that the requirements for the final plat process built on the requirements for the preliminary one, and that the requirements for the preliminary process would still apply to the final plat, even if the preliminary process was waived. He also noted that the City had adopted a concept plan process, which would provide for more public engagement opportunities for larger developments.

Zuccaro added that the proposed ordinance was mainly about PUDs, and that the preliminary and final plat regulations would still apply. The changes would only be applicable to properties that had already been subdivided.

Discussion by Commissioners:

Choi felt that reducing duplicative steps was good for the City and was in support of streamlining this process. He appreciated that there were off-ramps from this mechanism, and that staff could still require applicant go into the preliminary process. He was in support of the ordinance with the proposed condition.

Baskett was in support of the proposed revisions to the ordinance and noted that there had been lots of discussion about reducing burdensome regulation and helping the City to be more business friendly. She added that she trusted the judgment of staff and was in support of the proposal.

Bangs said that he was in support. He trusted that the planning director would be sensitive to public comments and would deny an expedited process if they felt there was a need for extra public hearings. He asked whether the amendments to the proposal would require re-noticing.

Zuccaro said that the amendments to the proposed ordinance would not require re-noticing, though the Commission could choose to request this.

Bangs asked to confirm that Zuccaro could choose to deny an applicant the option of the expedited process.

Zuccaro clarified that this would only be the case if there were changes to the plat, and that there would not be an override if it complied with the code.

Zuccaro added that other cities give the planning director broader authority to decide on cases like this, however staff wanted there to be more predictability in the code.

Bangs also noted that former Mayor Maloney was still listed on the proposed ordinance, and that this would need to be changed.

Hunt said that she was also in support, as she thought it would help to lessen the burden on staff and to eliminate redundancy.

Mihaly said that he was in support. He felt that there would still be enough opportunity for public engagement, and that the proposal still had sufficient checks and balances in place.

Moline said that he was in support, and that he was comfortable things would not be missed in the streamlined process.

Brauneis noted that the things that tended to come up in a final review were the things that were only required for a final review, and that the Commission would therefore not miss any important information. He was in support of the proposal.

Hunt moved to approve Resolution 2, Series 2024, with the condition that the words “extent”, “location”, and “or” be removed from § 17.28.250 B (3). This was seconded by **Moline**. The motion was adopted by a vote of 7 to 0.

b) **Comprehensive Plan Discussion** – project update, vision and values discussion

Staff Presentation:

Hirt introduced the discussion on the Comprehensive Plan.

Allison Cotey and **Jessica Garrow**, Design Workshop, presented an update on the Comprehensive Plan process. They covered what was and was not included in the plan, and the branding that was to be used for the plan. The focus for this discussion was to be on “Vision and Values” for the Comprehensive Plan. They asked the Commissioners how they had used previous Comprehensive Plans, and what they would like to see from the new one.

Commissioner Discussion:

Moline said that he had used the previous plan to help evaluate land use proposals, and found it useful as a way to be reminded of what people valued in Louisville.

Brauneis noted that one challenge from previous plans was that much of the language was aspirational, making it harder to use as a determining factor.

Choi said that he had previously used the plan to provide overall context to where the City was at that point and has applied that to his decision-making on applications before the Planning Commission. He also used it to identify what had changed in the City over time, and what parts of the plan were no longer relevant.

Cotey asked what parts of the last plan Choi felt were no longer relevant.

Choi said that there were sections on special districts and neighborhood development which had not come up in his time on the Commission.

Brauneis suggested that Choi may have been referring to a former idea to have small area plans, though this was never implemented.

Choi confirmed that this is what he was referring to.

Hunt said that as a relatively new member of the Commission, she had not yet used it.

Bangs said that he had some concern about the potential overrepresentation of a vocal minority in public comments, and that he wanted to see the Comprehensive Plan survey be as balanced as possible.

Mihaly said that he appreciated the use of aspirational language, but that he wanted the focus to be on actionability. He wanted to know how the focus groups were organized, and how their memberships were selected.

Cotey said that the focus groups were topically based and were composed of experts on the relevant subject matter.

Mihaly asked whether they were tracking the number of responses for the survey.

Cotey said that they were.

Baskett wondered if there was a way to reflect the varying viewpoints in the community in the plan.

Mihaly suggested that they should try to identify ways that they could address issues around housing whilst still preserving the character of the community.

Moline would like to see the plan give some guidance on how to balance the different values of the community. He also spoke of the importance of the plan being actionable.

Hunt thought that the City's vision and values from the last plan were still largely accurate.

Cotey asked the Commissioners if there were any values from the last plan that did not resonate with them.

Hunt said that they all resonated with her. What stood out to her, though, was that the way those values were attained had changed. This was particularly the case with the notable decline in affordability.

Brauneis said that he agreed.

Choi said that all the previous plan's values were important to him. He said that he would also add things like sustainable growth. He also noted that there had been significant changes to City services over the last decade.

Bangs said that he agreed with the comments from other Commissioners and highlighted the importance of trying to strike a balance between the different values. He also suggested that housing affordability should be its own point rather than being nested under families and individuals.

Mihaly said that the plan needed to address what "small town character" actually meant, and how residents would define it.

Hunt agreed.

Baskett thought that the plan should answer the question of how much Louisville can grow whilst still retaining its small town character. She also thought there needed to be some consideration of how the plan could facilitate diversity, equity, and inclusion.

Public Comment:

Tamar Krantz, resident, said that she had a problem with the focus group summary, as she was concerned that it will diminish the voices of those that believe that the rate of growth in Louisville should be limited. She spoke to the importance of having a statistically valid survey.

Cathern Smith, resident, said that she wanted to see open space and parks higher up on the list of the City's values. She also thought that one of the most important challenges facing the City was the revitalization of the McCaslin and South Boulder Road corridors.

PLANNING COMMISSION COMMENTS

None were heard.

STAFF COMMENTS

None were heard.

ADJOURNMENT

Motion to adjourn was moved by **Moline**, seconded by **Choi**, and adopted by voice vote.

The Commission adjourned at 8:42pm.

ITEM: PLAT-0509-2024 – Request to consider the First Replat of the Amended Plat of Parkwood Filing No. 2 and Easement Vacation to adjust the location of the lot line between 187 and 171 Harper Street.

PLANNER: Amelia Brackett, Senior Planner

APPLICANT/OWNER: Joel Hayes, Susan Johnson, Debora Langer, Thomas Langer

EXISTING ZONING: Residential Medium Density (R-M)

LOCATION: 187 and 171 Harper Street

TOTAL SITE AREA: +/- .32 acres, 13,949 sf

REQUEST: Approval of Resolution 7, Series 2024 recommending approval of a Minor Subdivision, the First Replat of the Amended Plat of Parkwood Filing No. 2, and Easement Vacation to adjust the lot line between 187 and 171 Harper Street.

VICINITY MAP:



SUMMARY:

The applicants, Joel Hayes, Susan Johnson, Debora Langer, and Thomas Langer, request approval of a Minor Subdivision and Easement Vacation to adjust the lot line and associated easements between 187 and 171 Harper Street.

BACKGROUND:

The subject properties are part of the Amended Plat of Parkwood Filing No. 2, platted in 1976. They are zoned Residential Medium Density (R-M). The current lot line between lots currently platted as lots 8 and 9 configuration was created to accommodate a water line easement that existed prior to the existing plat. The water line easement was vacated in 2010 by Ordinance No. 1581 after the water line was abandoned and filled, but the lot line configuration remains.

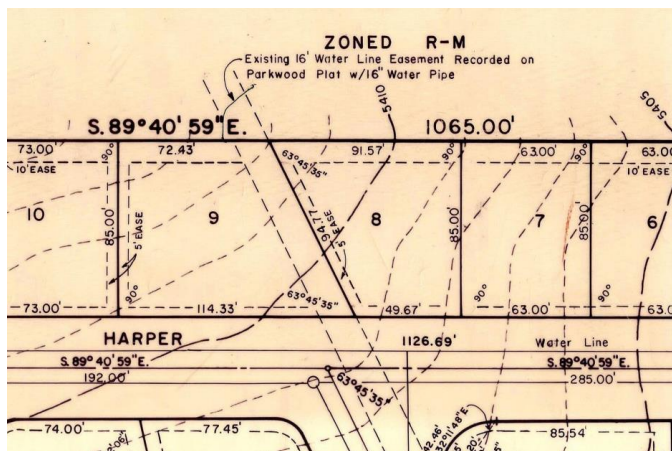


Figure 1. Amended Plat of Parkwood Filing No. 2, which is the existing plat, showing the current lot configuration and a now-vacated water line easement.

PROPOSAL:

The proposed replat and easement vacation straightens the lot line and alters the associated easements to create a line running north/south. No new lots would be created through this change. The plat would dedicate new 5' easements on either side of the proposed property line for utilities and drainage.

The application also requires approval of the following subdivision modification. Note that the nonconformity described in the modification below already exists with the current lot configurations.

1. Allow a lot size of 6,006 square feet on the eastern lot (Lot 2 of the replat) here 7,000 square feet is required in the Residential Medium Density (R-M) Zone District.

- Staff finds that the application is consistent with all applicable zoning requirements except where modifications have been requested as described in this report.
3. *Whether the proposed subdivision will promote the purposes set forth in section 16.04.020 of this Code and comply with the standards set forth in chapter 16.16 of this Code and this title.*
- Staff finds that the application will promote the purposes in 16.04.020, including the assurance that public services are available, the safe and efficient circulation of traffic, pedestrians and bikeways, and provides appropriate regulation of the use of land in the city.
 - Staff finds that the application is consistent with the standards set forth in Chapter 16.16 in all respects except in the requested modification.
 - In addition, this proposal would bring the lots into conformance with 16.16.050.F, *Side lot lines shall be substantially at right angles or radial to street lines.*

Modification Criteria:

Section 16.24.030 of the LMC establishes the following criteria for consideration of modifications to final plats; applications must also comply with Section 16.04.020 (discussed above) and Section 16.24.010.

1. Section 16.04.010-Modifications: *The city council, upon advice of the planning commission, may authorize modifications where a subdivider proposes a plat that does not fully comply with the regulations in this title or title 17. No modification shall be granted if it would be detrimental to the public good or impair the basic intent and purposes of this title or title 17. Any modification granted shall be in keeping with the intent of the comprehensive development plan of the city. Any modification granted shall be in keeping with the intent of the comprehensive plan of the city.*
 - Staff finds that the proposed modification does not affect the Comprehensive Plan or other City policies, and would not be detrimental to the public good given that it continues the existing non-conformity and does not result in a greater non-conformity than what already exists.
2. Section 16.24.030-Modification review criteria:
 1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*
 - Staff finds that there are unique physical circumstances regarding lot size given that the current lot configurations do not conform to the lot size requirements in Title 17.
 2. *That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of title 16 and title 17 resulting in a hardship;*
 - The property line cannot be adjusted without the lot size modification since the total square footage of the combined lots is less than 14,000

square feet and the minimum lot size for this zone district is 7,000 square feet.

3. *That such hardship has not been created by the applicant;*
 - The applicants did not create the current, non-conforming lot configurations.
4. *That the modification, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;*
 - The modification will not alter the existing character or impair any adjacent uses given that the lot size non-conformity currently exists on the properties.
5. *That there are no reasonable alternatives that would remove the need for the requested modification or would reduce the amount of the modification.*
 - There are no options to adjust the lot line that would avoid the modification request.
6. *That no additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow.*
 - Staff finds that no additional dwelling units would result from the modification.

Staff finds that the modification criteria are met and therefore recommends approval of the modification requests for the Minor Subdivision.

Easement Vacation

The easement vacation moves the existing utility easement to run along the new property line and adds drainage easements. Public Works staff has reviewed the changes and have no concerns. No other changes are proposed. Staff recommends approval of the easement vacation.

PUBLIC COMMENTS:

No public comments were received by staff at the time of publication of this report.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 7, Series 2024 recommending approval of the First Replat of the Amended Plat of Parkwood Filing No. 2 and Easement Vacation with one condition:

1. That the applicant provide an updated plat reflecting staff's final requested changes prior to noticing for City Council, which are reflected in the redmarked plat (Attachment 2).

ATTACHMENTS:

1. Resolution No. 7, Series 2024
2. First Replat of the Amended Plat of Parkwood Filing No. 2 – Redmarked
3. Easement Vacation Exhibit
4. Application Materials

**RESOLUTION NO. 7
SERIES 2024**

**A RESOLUTION RECOMMENDING APPROVAL OF THE FIRST REPLAT OF THE
AMENDED PLAT OF PARKWOOD FILING NO. 2 AND EASEMENT VACATION.**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a Minor Subdivision and Easement Vacation to adjust the location of the lot line and associated easements between 171 and 187 Harper Street; and

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville subdivision and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on July 11, 2024 where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated July 11, 2024.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of the final plat request for the First Replat of the Amended Plat of Parkwood Filing No. 2.

PASSED AND ADOPTED this 11th day of July, 2024.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Debra Baskett, Secretary
Planning Commission

LOT LINE ADJUSTMENT OF AMENDED PLAT OF PARKWOOD FILING NO. 2

A REPLAT OF LOTS 8 & 9, BLOCK 6, AMENDED PLAT OF PARKWOOD FILING NO. 2, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

TOTAL AREA = 13,949 SQ. FT., OR 0.32 ACRES, MORE OR LESS

First Replat of the Amended Plat of Parkwood Filing No. 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND DESCRIBED IN DEEDS RECORDED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 2947265 ON 07/31/2008 AND RECEPTION NO. 2927682 ON 04/28/2008, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8, AND LOT 9, BLOCK 6, AMENDED PLAT OF PARKWOOD FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING 13,949 SQ.FT., OR 0.32 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF LOT LINE ADJUSTMENT OF AMENDED PLAT OF PARKWOOD FILING NO. 2:

OWNERSHIP SIGNATURE BLOCK

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF LOT LINE ADJUSTMENT OF AMENDED PLAT OF PARKWOOD FILING NO. 2

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____ 20____

JOEL R. HAYES JR. SIGNATURE

NOTARY NAME (PRINT)

NOTARY SIGNATURE (NOTARY SEAL)

SUSANL. JOHNSON SIGNATURE

NOTARY NAME (PRINT)

NOTARY SIGNATURE (NOTARY SEAL)

OWNERSHIP SIGNATURE BLOCK

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF LOT LINE ADJUSTMENT OF AMENDED PLAT OF PARKWOOD FILING NO. 2

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____ 20____

THOMAS J. LANGER SIGNATURE

NOTARY NAME (PRINT)

NOTARY SIGNATURE (NOTARY SEAL)

DEBORA A. LANGER SIGNATURE

NOTARY NAME (PRINT)

NOTARY SIGNATURE (NOTARY SEAL)

Boundary Closure Report

COURSE: S89°55'42"E LENGTH: 163.96'
COURSE: S00°04'41"W LENGTH: 85.08'
COURSE: N89°55'42"W LENGTH: 163.96'
COURSE: N00°04'41"E LENGTH: 85.08'

ERROR CLOSURE: 0.00 COURSE: N00°00'00"E
ERROR NORTH: 0.000 EAST: 0.000

PRECISION 1: 498080000

Notes

- POSTED ADDRESS: 187 HARPER STREET. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER W80025973-3, DATED JULY 14, 2008 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON INCLUDES ALL OF THE PROPERTY DESCRIBED IN SAID TITLE BINDER.
- POSTED ADDRESS: 171 HARPER STREET. UNITED TITLE COMPANY POLICY NUMBER U0038257-2-E, DATED MAY 5, 2008 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON INCLUDES ALL OF THE PROPERTY DESCRIBED IN SAID TITLE BINDER.

- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

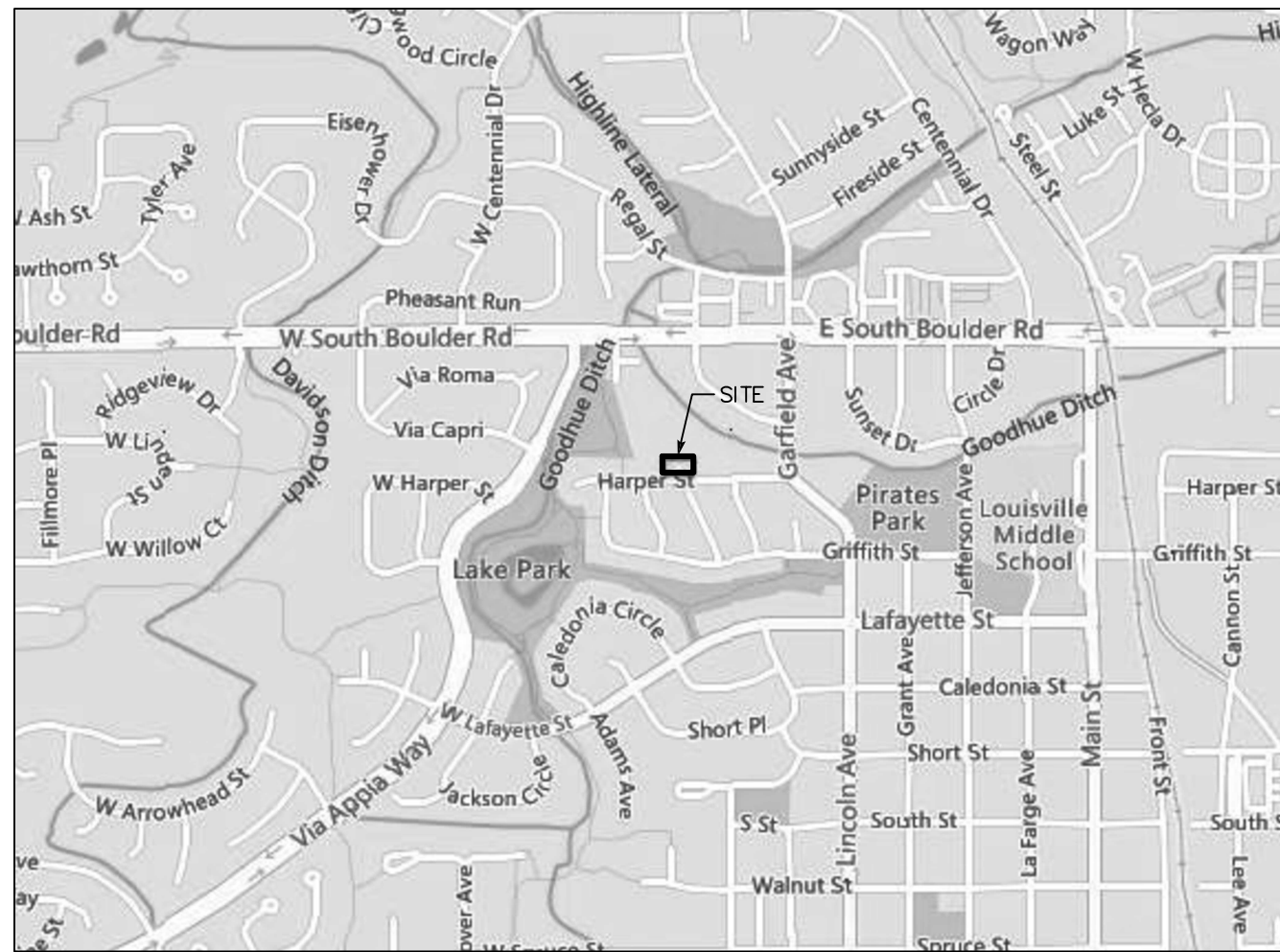
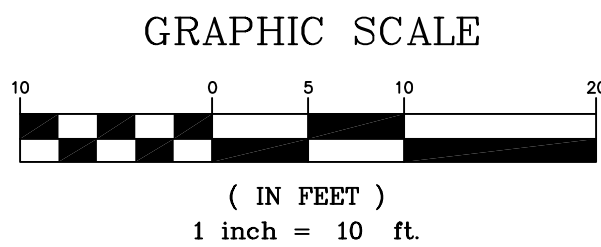
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- ALL GENERAL NOTES, DEDICATIONS AND PLAT RESTRICTIONS, AS SHOWN ON THE PLAT OF AMENDED PLAT OF PARKWOOD FILING NO. 2 RECORDED AT REC. NO. 00206886 AS RECORDED IN THE RECORDS OF BOULDER COUNTY APPLY TO THE PROPERTY SHOWN AND DESCRIBED HEREON..
- DATES OF FIELDWORK: NOVEMBER 16, 2021 (CREW CHIEF S. KLINGMAN).

Legend

- FOUND CHISELED CROSS 5' OFFSET UNLESS OTHERWISE DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP MARKED "FLATIRONS SURV 29038" AT THE NORTHEAST CORNER OF LOT 8 AND A FOUND CHISELED CROSS AT THE 5.0' OFFSET TO THE SOUTHEAST CORNER OF LOT 8 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- WITNESS CORNER

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N26°08'36"W	36.10
L2	S89°55'42"E	5.57
L3	S26°08'36"E	23.49
L4	S00°04'41"W	11.32



Vicinity Map
NOT TO SCALE

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. ____ SERIES _____

(CITY SEAL)

MAYOR SIGNATURE

CITY CLERK SIGNATURE

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. ____ SERIES _____

CLERK AND RECORDER CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____, AND IS RECORDED IN PLAN FILE _____ FEE _____ PAID. _____ FILM NO. _____ RECEPTION.

CLERK AND RECORDER

DEPUTY

Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON NOVEMBER 16, 2021; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (12) "LAND SURVEY PLAT".

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

FSI JOB NO. 21-77,532

Lot Line Adjustment
SHEET 1 OF 1

DRAWN BY: D. SPRINGETT	3825 IRIS AVE, STE 100 BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830	655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355	WRB 4-1-24
DATE: NOVEMBER 7, 2022	www.FlatironsInc.com	INT: DATE:	REVISIONS:
FSI JOB NO. 21-77,532		CHECKED BY: EP/JJK/JZG	

COPYRIGHT 2022 FLATIRONS, INC.

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

VACATION OF A FIVE FOOT (5') WIDE EASEMENT FOR DRAINAGE AND UTILITY PURPOSES UPON, OVER AND ACROSS LOT 8, BLOCK 6, AS SHOWN ON THE PLAT OF "AMENDED PLAT OF PARKWOOD FILING NO. 2" AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT RECEPTION NO. 00206886, DATED JANUARY 12, 1977 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID LOT 8 TO BEAR S89°40'59"E, 91.57 FEET BETWEEN THE NORTHWEST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF SAID LOT 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID NORTHWEST CORNER OF LOT 8; THENCE S89°40'59"E ALONG SAID NORTH LINE, 5.57 FEET; THENCE S25°55'24"E, FIVE (5') FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 8, 94.77 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE N89°40'59"W ALONG SAID SOUTH LINE, 5.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N25°55'24"W ALONG SAID WEST LINE OF LOT 8, 94.77 FEET TO SAID NORTHWEST CORNER OF LOT 8 AND THE POINT OF BEGINNING.

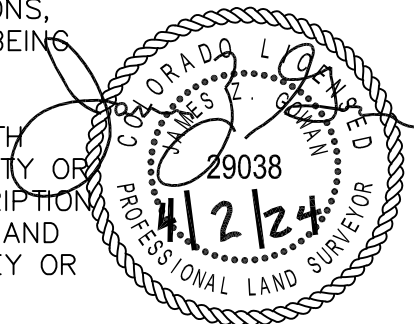
SAID PARCEL CONTAINING 474 SQUARE FEET, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 24-77532
DRAWN BY: W. BECKETT
DATE: APRIL 1, 2024

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



Flatirons, Inc.
Land Surveying Services



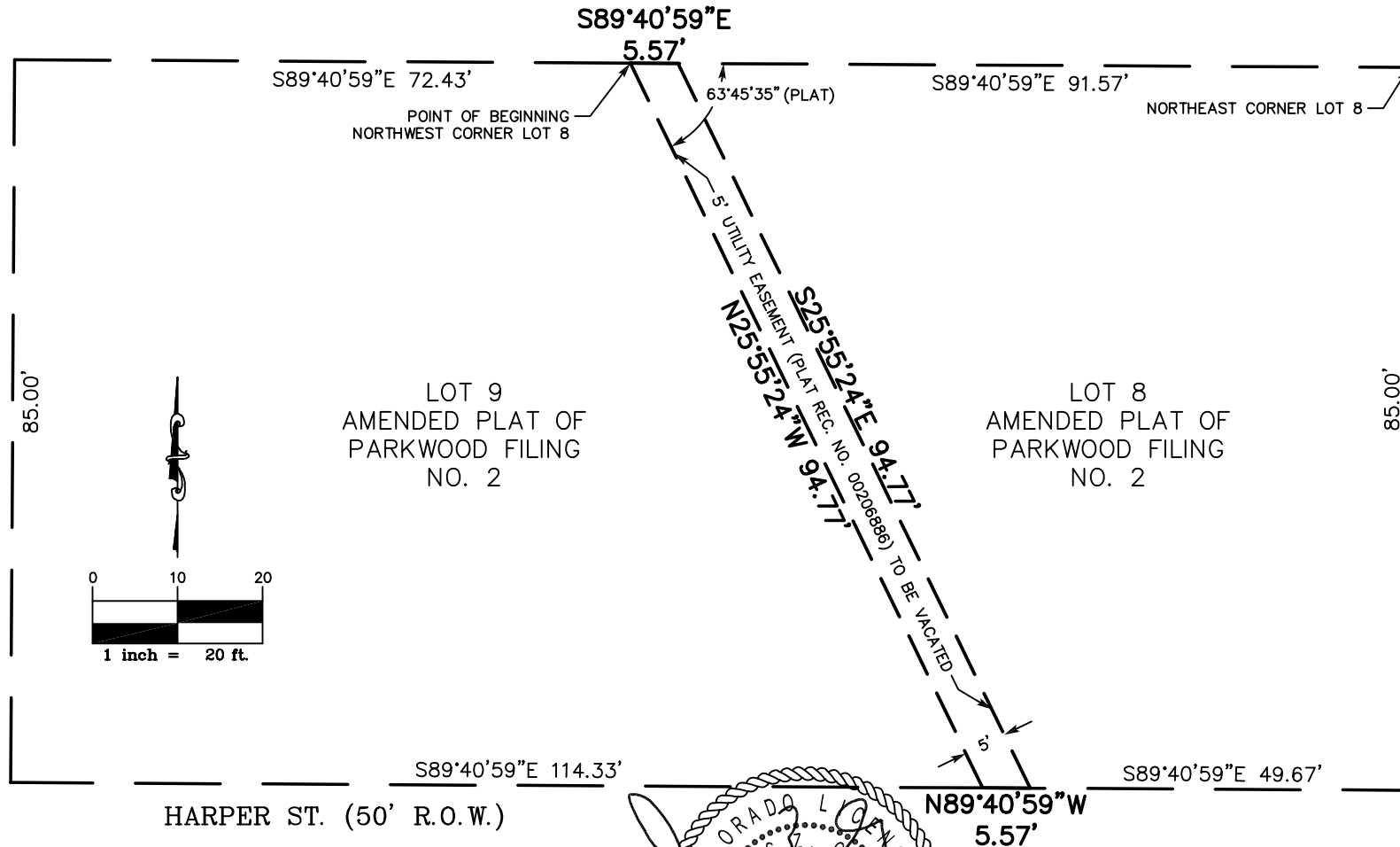
3825 IRIS AVE,
SUITE 395
BOULDER, CO 80301
(303) 443-7001

www.FlatironsInc.com

EXHIBIT "A"

SHEET 2 OF 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO



JOB NUMBER: 24-77532
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DATE: APRIL 1, 2024

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Flatirons, Inc.
Land Surveying Services



3825 IRIS AVE,
SUITE 395
BOULDER, CO 80301
(303) 443-7001
www.FlatironsInc.com

ELECTRONIC LAND USE HEARING REQUEST

CASE NO. _____

APPLICANT INFORMATION

Firm: Applicant 1: Joel Hayes & Susan Johnson
Contact: Applicant 2: Debora & Thomas Langer
Address: 187 Harper St / 171 Harper St
Louisville CO 80027
Mailing Address: 187 Harper St (Joel)
1767 Poppy Court, Lafayette, 80026 (Tom)
Telephone: 303.246.1255 / 303.718.4604
Fax: _____
Email: hayesjoel@gmail.com / tomlanger79@gmail.com

OWNER INFORMATION

Firm: Owner 1: Joel Hayes & Susan Johnson
Contact: Owner 2: Debora & Thomas Langer Revocable Trust
Address: 187 Harper St / 171 Harper St
Louisville CO 80027
Mailing Address: 187 Harper St (Joel)
1767 Poppy Court, Lafayette, 80026 (Tom)
Telephone: 303.246.1255 / 303.718.4604
Fax: _____
Email: hayesjoel@gmail.com / tomlanger79@gmail.com

REPRESENTATIVE INFORMATION

Firm: Self Represented
Contact: _____
Address: _____
Mailing Address: _____
Telephone: _____
Fax: _____
Email: _____

PROPERTY INFORMATION

Common Address: 187 Harper St, Louisville / 171 Harper St, Louisville
Legal Description: Lot 8 & 9 Blk 6
Subdivision Parkwood, Filing No 2
Area: _____ Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☒ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: Joel Hayes & Susan Johnson
Print: Joel Hayes & Susan Johnson
Owner: 2: Debora & Thomas Langer
Print: Thomas Langer, Debora Langer
Representative: _____
Print: _____

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
- ☐ Date(s) of Hearing(s): _____

February 20, 2023

TO: Planning Department, City of Louisville CO

RE: Subdivision Modification Request

FROM: Joel Hayes and Susan Johnson, owners and residents of 187 Harper St., Louisville CO. (hayesjoel@gmail.com, 303 246 1255)

Dear Planning Department:

We are requesting a variance for the above address for a smaller than normally allowed lot space. We purchased this home in its current state in 2008. The reason that this variance is needed is that our existing lot size does not meet the minimum 7,000 square-foot lot size requirement in the underlying Residential Medium-Density (R-M) zoning. A subdivision modification is therefore required.

Below are the responses to the six criteria required to be considered:

- 1) Unique physical circumstance with irregularity or narrowness: As per our joint letter with our neighbors, this issue came about because of a since-abandoned water line that ran diagonally between our lots, causing the property line to be made along the water line. The original property owners dealt with the oddity of a diagonal fence line by trading land to make it run north-side as with all other lots in the area.
- 2) Because of existing conditions, the property cannot conform to the lot size requirements: Our home is bordered by homes on each side, a street in front and Louisville Cottonwood Park in the rear. The lot size is not adjustable.
- 3) Applicant did not cause the hardship: This situation existed at the time of purchasing the home and we, as the buyers, did not have any reason to question whether the home met the lot size requirement. Nor did we realize that the lot line modification by the original owners had not been formalized with the city.
- 4) Variance will not alter the character of the neighborhood: There are many lots in our neighborhood that are less than 7000 square feet, some appear to be smaller than ours. The houses are generally small too, so ours is consistent with the neighborhood. Further, it will not change the character of the neighborhood because it is actually part of the character as it has existed for fifty years.
- 5) No reasonable alternatives: This is the only remedy to the lot size issue, since the lot size cannot be expanded.
- 6) No additional dwelling units shall result from this change. (This simply keeps the status quo.)

1.

We appreciate your review of this application and would be happy to answer any questions. We are hoping to fix the problems caused by the original owners' decision to informally resolve the diagonal fence line, as well as the smaller lot size apparently created by the water line that existed at the time the homes were built. We thank you for your review of this application and for your service to the City of Louisville.

Sincerely,

Joel Hayes and Susan Johnson

ITEM: PUPL-000427-2022 and VACA-000515-2024, East Street Village Final Subdivision Plat, Final Planned Unit Development, and Easement Vacation.

PLANNER: Matt Post, Senior Planner

REPRESENTATIVE: Paul Norquist, Design Practice Inc.

EXISTING ZONING: Residential Medium Density (R-M)

LOCATION: 533 and 421 East Street

TOTAL SITE AREA: 3.69 Acres (160,870 SF)

REQUEST: Approval of Resolution 8, Series 2024, recommending approval of a Final Planned Unit Development (PUD), Final Plat, and Easement Vacation for 15 single-family homes and 21 townhome units on a 3.69-acre parcel.

VICINITY MAP:



SUMMARY:

The applicant, Design Practice INC, representing East Street, LLC, requests approval of a Final Planned Unit Development (PUD) and Final Plat to create 36 residential lots. The lots will include a mix of 15, detached single-family homes and 21 townhomes units with vehicular access provided to all units from a private loop road. Detached single-family homes and townhomes are permitted uses in the Residential Medium-Density (R-M) zone district. The applicant is requesting waivers to applicable yard and bulk standards and subdivision design standards described below.

The Planning Commission recommended approval of the Preliminary PUD and Plat for this project on October 12, 2023, with City Council approving on November 28, 2023. No significant changes have been proposed by the applicant between the preliminary and final process.

BACKGROUND:

The proposed development will be accessed via East Street with two access points proposed connected by a private loop road. The site is bound on the north by the Pine Street Plaza commercial area that is zoned commercial community (C-C), the west by the BNSF railroad right-of-way that is zoned residential medium-density (R-M), and the south by single-family detached homes which are zoned R-M.

The subject properties are not platted and contain 10 single-family detached units with accessory structures originally built or relocated to the site between the 1900's and the 1960's. The Historic Preservation Commission approved the demolition of all structures at 421 East St on July 17, 2023, and 533 East St on July 24, 2023.

PROPOSALS:**Final Plat**

The request includes a proposal to subdivide the existing property into 36 residential lots and 8 outlots (Outlots A-H). The residential lots range in size from 1,805 square-feet to 3,698 square-feet. The combined outlots total 1.35 acres and contain private roadways, parking areas, common open space, utilities, and drainage areas. The outlots will be shared areas maintained by a required HOA and owned by East St, LLC. A Subdivision Improvement Agreement (SIA) is currently under review outlining maintenance and improvement responsibilities. Staff and the applicant must agree to the terms of the SIA prior City Council hearing and approval.

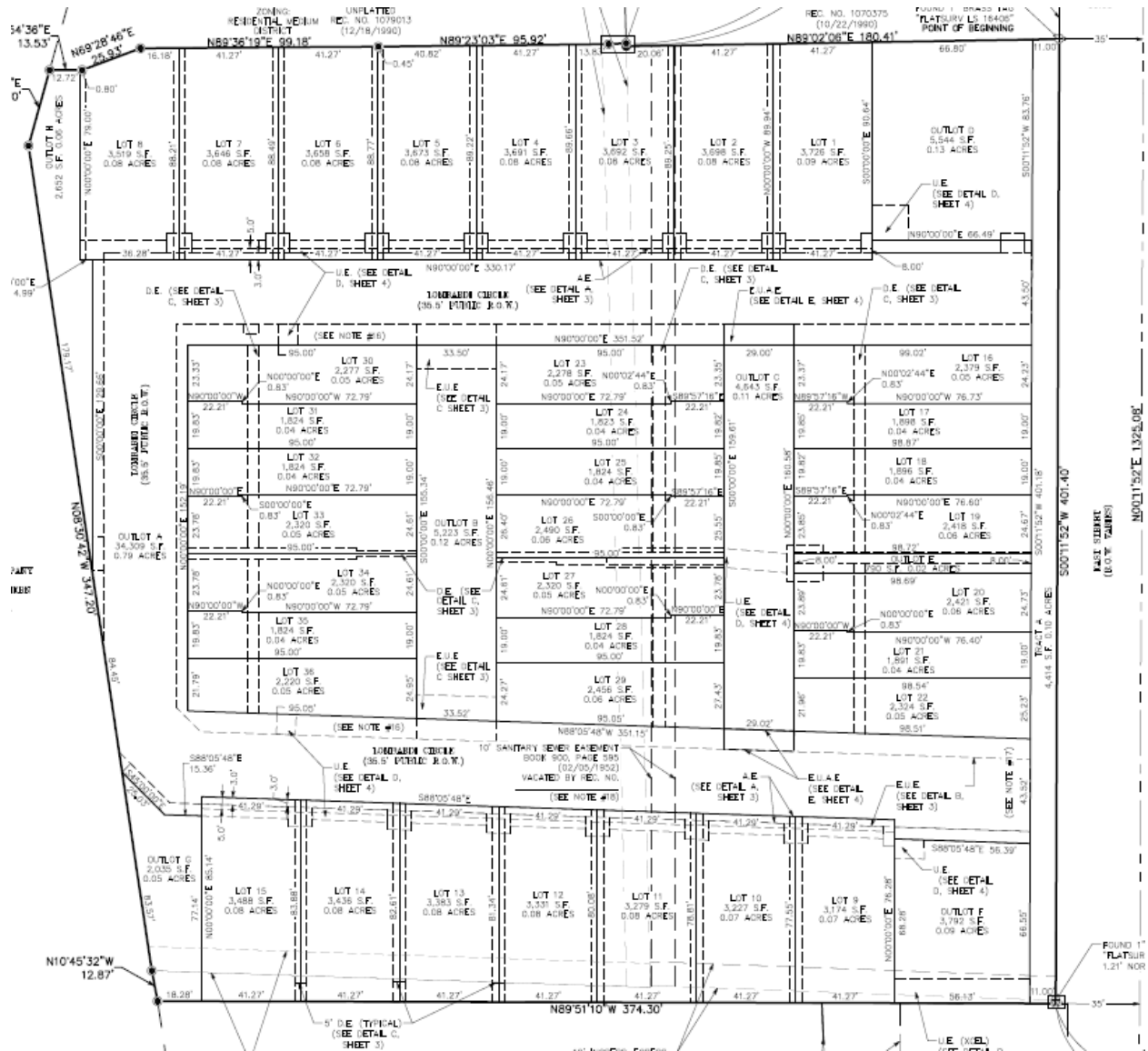


Figure 1: East Street Village Final Plat

The easternmost side of the site will include a 4,414 square-foot (0.1 acre) right-of-way dedication (Tract A) directly adjacent to East Street which will accommodate a new, detached sidewalk in front of the site. Pursuant to Louisville Municipal Code (LMC) Sec. 16.16.060, 15% of the land proposed for residential subdivision shall be dedicated to the City for public purposes (e.g., park), or the applicant may elect to pay a fee in lieu with the approval of City Council. The applicant has requested to pay the fee in lieu.

An existing 10-foot sanitary sewer easement belonging to the Louisville Sanitation District will be vacated via an Easement Vacation request with the Final Plat and PUD applications. The City is a successor to this easement and staff have no objections to the vacation request. New sewer utilities will serve the proposed structures and will be contained within Outlots A and C.

The Final Plat complies with all design standards in the LMC Ch. 16.16, except as noted in the table below. The applicant has requested modifications to the subdivision design standards which are detailed further below.

Final Planned Unit Development (PUD)

The Final PUD proposes a mix of 15 single-family detached units and 21 townhome units, totaling 36 residential dwelling units on site. All units are located on individual lots which will allow for the fee simple sale of the properties. The single-family homes are located on the south and north sides of the property with the townhome units in the center. All dwelling units are designed to include fenced-in private yard space and two-car garages, while an additional 24 visitor parking spaces are included within the site. A 6-foot cedar privacy fence is proposed on the north side of the site and will visually buffer the property from the commercial development to the north at Pine Street Plaza. A 26-foot wide looped drive aisle (Lombardi Circle) provides access to all units and connects to East Street in two locations, while a 23-foot alley bisects the site providing additional access to 12, alley-loaded townhome garages.

A 5,223 square-foot common open space area is provided on Outlot B which is designed to accommodate the main entrance of 14 townhomes on site. The area will be landscaped with low-water shrubs and drought tolerant fescue sod and is further improved by pedestrian connections to the dwelling units with seating areas.

A 5-foot wide sidewalk is proposed along both sides of Lombardi Circle, adjacent to the proposed townhomes, providing a direct pedestrian connection to the detached sidewalk on East Street and the open common open space on site.

Landscaping includes low-water shrubs, grasses, perennials, and trees in common areas and in the unfenced front yards of the residential units. A variety of trees and rock mulch are included in private yard spaces. All residences, including the townhomes, will include private fenced-in yards.

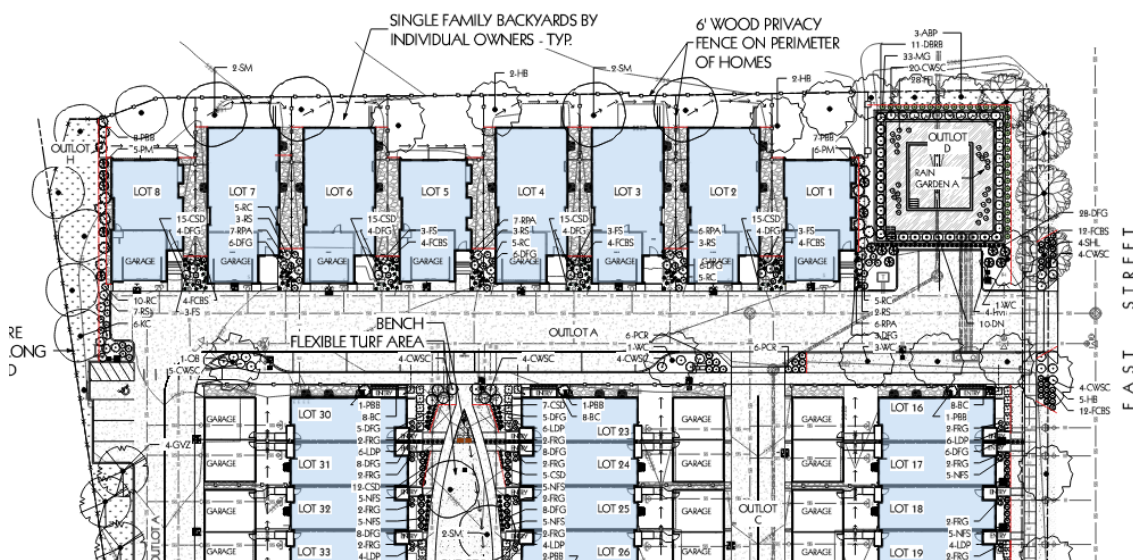
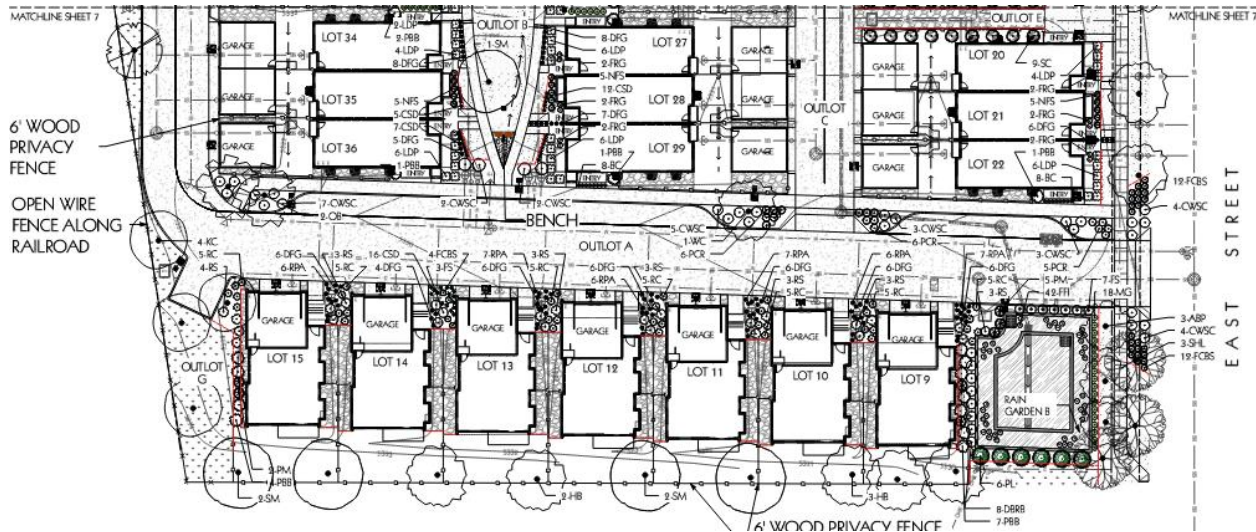


Figure 2: North-half landscape and site plan



Outlots D and F on the northeast and southeast corners of the site will be HOA-maintained and utilized for detention and water quality in a terraced design that also acts as a landscape buffer. A variety of plantings are provided around the detention areas, which will include a regionally specific rain garden seed mix.

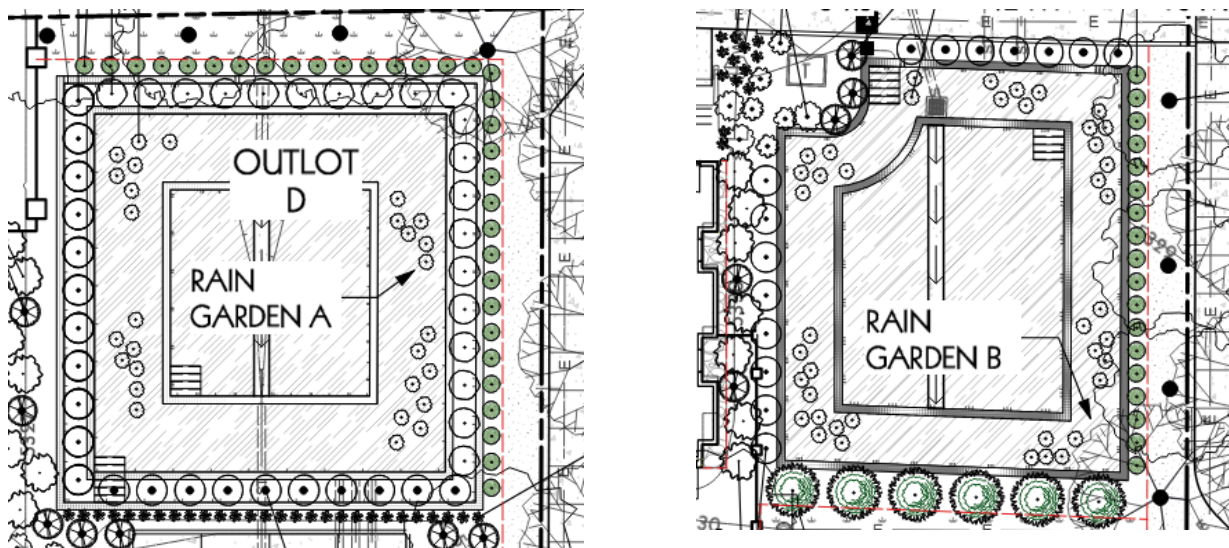


Figure 4: Rain Gardens in Outlot D (left) and Outlot F (right)

Lots 1-15 include single-family detached homes with two proposed home models. The “Type 1” models have a 1,500 square-foot footprint and 3,366 square-feet of total livable space over two stories and a basement. Three material palettes are proposed and detailed in sheet 14 of the PUD Exhibit (attachment 4). Materials include a wood and cementitious shingle, cementitious siding, vertical or horizontal wood-textured steel plank siding, standing seam metal roofs, and black trimmed windows and garage doors.

This model is proposed on lots 1, 3, 5, 7, and 9-15. The maximum height proposed for this model is 34 feet 1 5/8 inches.



Figure 5: Type 1 Single-Family with type 1-A exterior materials

The “Type 2” single-family detached model has a 1,978 square-foot footprint and 3,825 square-feet of total livable space over two stories and a basement. Materials include cedar, steel plank, and cementitious siding, standing seam metal roofs, and black trimmed windows and garage doors. The models are proposed on lots 2, 4, 6, and 8. The maximum height proposed is 28 feet 11 7/8 inches.



Figure 6: Type 2 Single-Family home with type 2-A exterior materials

The proposed townhomes are alley-loaded with detached, two-car garages. Two different designs provide variation in options and visual articulation, with included material optionality. The units are three stories in height with garden level basements and rooftop decks. Materials include cedar, steel plank, and cementitious siding,

standing seam metal roofs, and black trimmed windows and garage doors. Type A units are up to 38 ft. 7 3/8 inches in tall and Type B units are up to 35 feet 10 3/8 inches tall. Both unit types require height waivers.

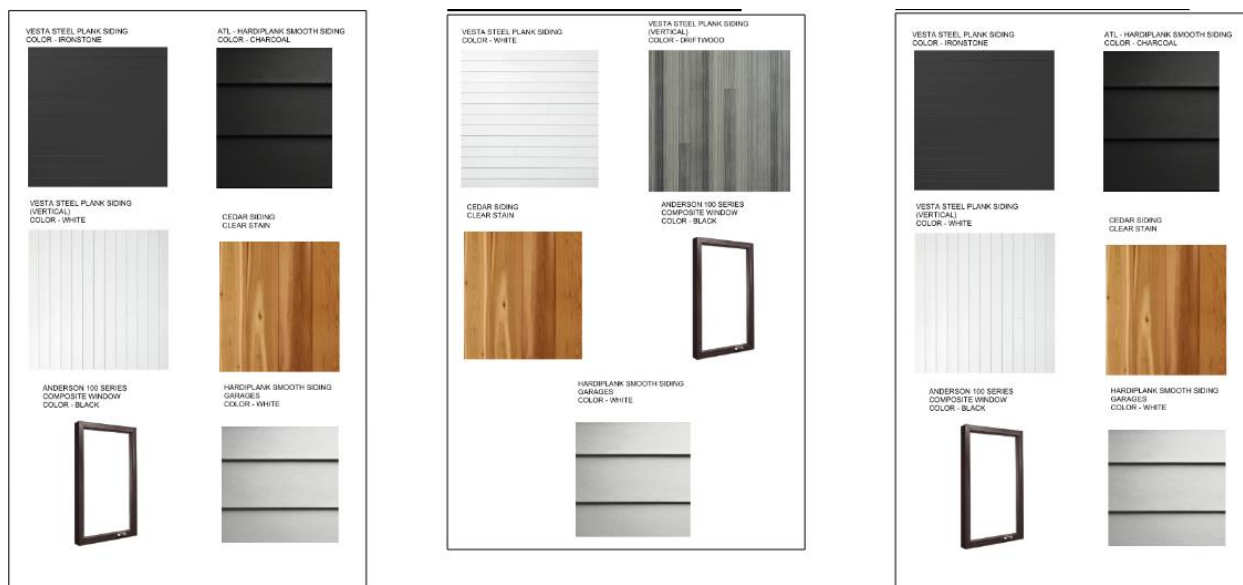


Figure 7: Townhouse and material options

The photometric plan on the site shows brighter footcandles along the drive aisles, common open space, and residential entries. Lighting complies with the standards of LMC.

A traffic impact study was submitted for the development. A 2025 traffic conditions table shows that, at full expected buildout, the intersections near the development will maintain a level of service of C or better. The full traffic study is included as attachment 5.

Year 2025 Traffic Conditions							
Intersection	Control	Background		Total - Scenario 1		Total - Scenario 2	
		Morning	Evening	Morning	Evening	Morning	Evening
1 - SH 42 / Pine Street	Signalized	B	C	B	C	B	C
2 - SH 42 / 96th Street / Lock Street	Signalized	C	C	C	C	C	C
3 - Pine Street / East Street	Side-Street Stop	B	B	B	B	B	B
4 - East Street / North Access	Side-Street Stop	—		A	A	A	A
5 - East Street / South Access	Side-Street Stop	—		A	A	A	A

Figure 8: Traffic Study – Anticipated Conditions with Proposed Development

The applicants are proposing waivers to the yard and bulk requirements in the Residential-Medium Density zone district. A full list of requested waivers is in the analysis section of this report.

ANALYSIS:

Final Plat

Section 16.12.075 of the LMC establishes the following criteria for consideration of final plats by Planning Commission and City Council:

1. *Whether the plat conforms to all of the requirements of Title 16 (Subdivisions);*
 - The applicant is requesting three modifications from Title 16 requirements. An analysis of the modification criteria are provided below. The plat conforms to all other requirements of Title 16.
2. *Whether approval of the plat will be consistent with the city's comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws;*
 - The application is consistent with the City of Louisville Comprehensive Plan. The area lies within an urban neighborhood designation in the plan, which is characterized by smaller blocks, smaller parcels, and lots with a street orientation. The plat provides a design that supports this urban development pattern.
3. *Whether the proposed subdivision will promote the purposes set forth in Section 16.04.020 of this Code and comply with the standards set forth in Chapter 16.16 of this Code and this title.*

- Staff find that the proposal promotes the purposes set forth in the LMC Title 16, including the assurance that public services are available, that character and economic stability of the city is protected, that there is safe and efficient circulation of traffic, and that the plat provides appropriate regulation of the use of land in the city. The private road provides access to the residential lots for pedestrians and vehicular traffic. Easements will be established for utility service, and the site was reviewed for emergency access by the Fire Protection District. The plat allows for a residential land use and meets permitted densities for the net site area.

The applicant is requesting the following modifications to LMC Title 16 subdivision standards. The applicant is also requesting modifications to the zone district yard and bulk requirements as described in the final PUD analysis section below.

Subdivision Modifications Requested:

<u>Requirement</u>	<u>Subdivision Standard</u>	<u>Requested Value</u>
Block length Sec. 16.16.040(B)	400 ft. between street intersections	193 ft.
Lot Depth Sec. 16.16.050(C)	Depth of residential lots shall not exceed 2.5 times the width (2.5:1)	Up to 5.2:1
Lot Frontage Sec. 16.16.050(D)	50 ft. front lot line	19 ft.

In granting a modification of a subdivision plat processed concurrently with a planned unit development, the following requirements must be satisfied per LMC Sec. 16.24.030.B (modifications for subdivisions process concurrently with a PUD):

1. *The modification, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;*
 - The modifications result in a development with similar street patterns and lot shapes to nearby residential developments along East Street. The modifications would allow for narrower, deeper lots, which mimic development patterns in the surrounding area. The reduced distance between street intersections allows for greater site circulation by creating a private drive to loop through the site and matches the existing character of the surrounding area. East Street is a frontage road and other existing developments along this road have intersections closer than 400 ft. from one another. Staff find this criteria to be satisfied.
2. *The modification is necessary to meet the purposes set forth in section 17.28.010 (purpose statement for PUDs);*
 - The proposed modifications help provide a greater variety of design for urban living. The narrow, deep lots provide a mix of housing types that would otherwise not be possible at the proposed density without the modification.

Larger lots would likely need a cul-de-sac or similar turnaround design or fewer overall lots, resulting in less density than is currently proposed. The modifications provide flexibility over conventional land-control regulations by allowing smaller lots that provide a more contemporary housing product. Staff find this criteria to be satisfied.

3. *The modification is warranted by the design and amenities incorporated in the development plan, and the needs of residents for usable or functional open space and buffer areas can be met;*
 - The modifications are warranted by the narrow, tall designs of the proposed housing units. This design allows for functional open space with private yards and common private green space for residents. Staff finds this criteria is satisfied.
4. *There are no reasonable design alternatives that would remove the need for the requested modification or would reduce the amount of the modification required;*
 - The intersection distance reduction is needed to create site circulation with the proposed lot configurations. Alternatives would result in a single entry drive for the site, which creates greater congestion and would severely alter the site layout. The narrow, deep lots are necessary to provide the proposed residential units. Fewer units would be able to be constructed if standard lot depth and frontages are applied, which contradicts the R-M zoning's density allowance for the site. Staff finds this criteria is satisfied.
5. *No additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow;*
 - The proposal results in 36 dwelling units, which is less than the maximum 37 dwelling unit allowance for the net lot area in the R-M zone district. Staff finds this criteria is satisfied.

The applicant is requesting a fee-in-lieu for the required 15% public use land dedication in Section 16.16.060 of the LMC. Staff recommend approval of this option due to the overall size of the development, and the proximity to existing parks and public uses relative to the site. Each residential lot contains a private yard space and Outlot B functions as a common open space area for residents. The site has several parks and trails within 1-mile of the site, including Miner's Field, Memory Square Park, the Coal Creek Trail network, and Louisville Community Park. The site is also within a quarter mile of Downtown Louisville, which provides walkable amenities for residents.

Final Planned Unit Development

The site design is regulated by Chapter 17.28 of the LMC, the yard and bulk requirements in the Residential-Medium Density zone district, and the 2013 Comprehensive Plan.

Inclusionary Housing

The applicant is proposing the fee in lieu option to satisfy requirements in the Inclusionary Housing chapter of the Municipal Code. The fee amount is calculated through Section 17.76.050(B) and will be paid for each market-rate unit as a prerequisite to receive each unit's building permit. City Council approval is required to utilize the fee in lieu option in accordance with LMC Sec. 17.76.050(H).

Staff recommend approval of the fee in lieu option for this development. The project provides a variety of housing types, including townhome units and mid-sized single-family units that may be more attainable than typical single-family detached housing. The City can leverage the inclusionary fees through other funding sources and partnerships to achieve affordable units off-site.

2013 Comprehensive Plan

The subject property has an "Urban" designation in the Comprehensive Plan's future land use framework (p. 24) and is consistent with several Plan policies. Specifically, the proposal fits many characteristics of the Plan's urban pattern areas (p. 19) through alley/rear loaded properties, smaller blocks/parcels, street oriented buildings, and formal landscaping. The proposal also fits the neighborhood development type, which includes a range of densities up to multi-family communities, adjacent public spaces, and well defined edges through fencing and building layout/ architectural style (p. 22).

The proposal is consistent with policies in the Comprehensive Plan's Neighborhoods and Housing framework, including:

- PRINCIPLE NH-4. The character and identity of existing residential neighborhoods should be maintained while allowing for evolution and reinvestment (p. 38)
- PRINCIPLE NH-5. There should be a mix of housing types and pricing to meet changing economic, social, and multi-generational needs of those who reside, and would like to reside, in Louisville. (p. 38)

The proposal is consistent with the policies in the Neighborhoods and Housing framework because:

- It is compatible with existing nearby residential developments such as Clementine Commons and Sunnyside Place;
- The housing is less than a quarter mile distance to downtown, making it walkable for most residents. The resulting customer base supports vibrant retail and commercial centers downtown that serves local residents;
- The proposed housing ensures a variety of housing types to meet changing social needs of current and future residents; and
- The housing would meet the needs of multiple types of residents by providing a variety of floor plans for different needs.

PUD Waiver Compliance with LMC Sec. 17.28.110

LMC Section 17.28.110 sets forth the PUD waiver process and criteria. The applicant requests zoning waivers from the Residential Medium (R-M) zoning requirements as set forth below. All proposed structures will require waivers from the minimum lot area, lot coverage, front setbacks, and side interior setbacks. Height waivers have been requested and are outlined in the relevant table below.

Bulk Standard Waivers Requested:

Yard/Bulk Requirement (Sec. 17.12.040)	R-M Standard	Requested Value
Minimum Lot Area	7,000 sq. ft.	Min. 1,805 sq. ft.
Lot Coverage	35% per lot	Up to 73.5% per lot
Front Yard Setback	25 ft.	Min. 7 ft. 4 in.
Side Interior Setback	7ft	0 ft.
Rear Setback	25 ft.	0ft.
Structure Height	35 ft.	Up to 39 ft. 1/8 in

Strict adherence to the dimensional standards of the R-M zone district would limit the number of dwellings permitted, resulting in larger units on fewer lots. The intent of the R-M zone district is to provide areas which are primarily used for or permit multifamily development at duplex or townhouse densities (LMC Sec. 17.12.010). The requested waivers will support the intent of the zone district by allowing a reasonable, modern density of townhouses and single-family homes while supporting on-site green space, additional visitor parking, and appropriate site circulation.

Height Waivers Requested:

LOT #	WAIVER REQUEST	LOT #	WAIVER REQUEST	LOT #	WAIVER REQUEST
16	3'-5 3/4"	23	3'-2 3/4"	30	3'-7 3/8"
17	0'-8 5/8"	24	0'-5 5/8"	31	0'-10 1/8"
18	0'-8 5/8"	25	0'-5 5/8"	32	0'-10 1/8"
19	3'-5 3/4"	26	3'-2 3/4"	33	3'-7 3/8"
20	2'-11 1/2"	27	4'-0 1/8"	34	4'-0 1/8"
21	0'-2 3/8"	28	1'-3"	35	1'-3"
22	2'-11 1/2"	29	4'-0 1/8"	36	4'-0 1/8"

Elevations of the tallest townhouse units are depicted below. The requested height waiver will allow for gable roof designs that are consistent with adjacent developments at Clementine Commons and Sunnyside Place. The dashed line depicts the maximum height permitted height of 35 feet in the R-M zone district. Staff find the waiver request to be reasonable and in-line with the intent of the height limitations.



Figure 9: East Street Village



Figure 10: Sunnyside Place



Figure 11: Clementine Commons

Compliance to Section 17.28.120 – Criteria for Development Plan

Section 17.28.120 of the Louisville Municipal Code lists 28 criteria for PUDs that must be satisfied or found not applicable in order to approve a PUD. Overall, staff find that the proposed development meets the PUD review criteria. The residential uses are appropriate for the R-M zoning and provide a diversity of housing types that are

architecturally compatible with other residential developments along East Street. The site design includes a private road and 5-foot wide sidewalk network that provides access to the residential lots for pedestrians and vehicles. The buildings are sited to provide seven street-oriented townhomes and visual relief through building spacing and landscaped outlots. Water-efficient landscaping and fencing provides privacy and screening from adjacent sites such as the BNSF railroad to the west.

Full analysis and staff's recommended finding of each criterion is provided in the Appendix at the end of this staff report.

PUBLIC COMMENTS:

Public comment received to date are included as attachment 6.

STAFF RECOMMENDATION:

Staff recommend approval of Resolution 8, Series 2024 recommending approval of a Final Planned Unit Development (PUD), Final Plat, and Easement Vacation for 15 single-family homes and 21 townhome units on a 3.6 acre parcel located at 421 and 533 East Street.

ATTACHMENTS:

1. Resolution 8, Series 2024
2. Final Plat
3. Final PUD
4. Application Materials
5. Traffic Impact Study
6. Public Comments

APPENDIX: PUD Criteria Analysis – East St Village

Criteria 17.28.120 (A)	Finding	Narrative
1. An appropriate relationship to the surrounding area.	Compliant	The uses are appropriate for the area and permitted in the R-M zone district. The site design is consistent with the context of the surrounding neighborhoods along East St.
2. Circulation in terms of the internal street circulation system, designed for the type of traffic generated, safety, separation from living areas, convenience, access, and noise and exhaust control. Proper circulation in parking areas in terms of safety, convenience, separation and screening.	Compliant	The application provides for adequate and safe internal circulation. Sidewalks are provided parallel to the main private drive and parking spaces are located to have adequate visibility when maneuvering in and out of spaces.
3. Consideration and provision for low and moderate-income housing	Compliant	The project provides more diversity of housing types that contribute to housing options for the City and neighborhood. A fee in lieu is proposed in order to support affordable housing off-site.
4. Functional open space in terms of optimum preservation of natural features, including trees and drainage areas, recreation, views, density relief and convenience of function	Compliant	There are no significant natural features that staff found needed to be preserved. Existing trees proposed for removal are considered undesirable by the City Forester.
5. Variety in terms of housing types, densities, facilities and open space	Compliant	The project provides a variety of housing through the construction of 3-bedroom townhomes and 3 to 4 bedroom detached single-family homes.

Criteria 17.28.120 (A)	Finding	Narrative
6. Privacy in terms of the needs of individuals, families and neighbors	Compliant	A 6-foot privacy fence will be constructed along the perimeter of the site, which provides privacy for residents and neighboring properties. Trees are proposed in the rear yards of the single-family homes, providing additional screening. The rooftop decks are oriented east-west and are screened between townhome units through pergola designs and parapets. The rooftop decks are adequately spaced from adjacent buildings.
7. Pedestrian and bicycle traffic in terms of safety, separation, convenience, access points of destination and attractiveness	Compliant	The project proposes internal walkways for pedestrians and bikes and has access to on-site amenities such as the common open space in Outlot B. The sidewalks connect to East St and provide access to downtown, City parks, and nearby trails.
8. Building types in terms of appropriateness to density, site relationship and bulk	Compliant	Proposed housing meets the allowed density for R-M zoned properties. The housing units vary in size and larger units are proposed towards the middle of the site with less bulk facing out to adjacent properties on the edges.
9. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting	Compliant	Buildings are oriented towards the street and townhomes are alley-loaded with entrances facing pedestrian areas. Materials are compatible with neighboring properties through horizontal siding and similar high-sloped gabled roof forms. Houses are adequately spaced for each housing type, with zero-lot lines on townhome sides and rear alley-facing garages. Lighting is shielded and a lower light temperature.

Criteria 17.28.120 (A)	Finding	Narrative
10. Landscaping of total site in terms of purpose, such as screening, ornamental types used, and materials used, if any; and maintenance, suitability and effect on the neighborhood	Compliant	Proposed trees help screen the single-family homes from adjacent properties in the rear. Entrances to each unit have a mix of landscaping materials. The rain gardens in the east help screen the neighborhood and provide entry landscaping adjacent to the private drive.
11. Compliance with all applicable development design standards and guidelines and all applicable regulations pertaining to matters of state interest, as specified in <u>chapter 17.32</u>	Not applicable	Per Sec. 17.32.060 subsection C and D, this section does not apply to this development.
12. None of the standards for annexation specified in <u>chapter 16.32</u> have been violated	Not applicable	The property has been part of the City since at least 1910.
13. Services including utilities, fire and police protection, and other such services are available or can be made available to adequately serve the development specified in the final development plan	Not applicable	Development agreements will be prepared for the final development plan.
Criteria 17.28.120 (B)	Finding	Narrative
1. Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.	Compliant, with waivers	Developers are requesting waivers to have narrower, deeper lots than permitted in Title 17, along with height for narrower but taller townhome units. The waivers help meet the elements of urban neighborhood development in the 2013 Comprehensive Plan.
2. No structures in a planned unit development shall encroach upon the floodplain. Existing bodies of water and existing stream courses shall not be channelized or altered in a planned unit development plan.	Compliant	The property is not located in a floodplain.
3. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved specifically by the city.	Compliant	There is no known severe subsidence on the property.

Criteria 17.28.120 (A)	Finding	Narrative
4. The proposal should utilize and preserve existing vegetation, land forms, waterways, and historical or archeological sites in the best manner possible. Steep slopes and important natural drainage systems shall not be disrupted. How the proposal meets this provision, including an inventory of how existing vegetation is included in the proposal, shall be set forth on the landscape plan submitted to the city.	Compliant	Existing trees proposed for removal are considered undesirable by the City Forester. The property is not considered a significant historical site or landmark - the Historical Preservation Commission has reviewed the existing structures and approved a demolition permit for the properties.
5. Visual relief and variety of visual sitings shall be located within a development in the overall site plan. Such relief shall be accomplished by building placements, shortened or interrupted street vistas, visual access to open space and other methods of design.	Compliant	Corridors of visual relief are provided through the side interior setbacks of the single-family detached homes, as well as outlots facing east-west through the townhomes. Shorter buildings are placed on the edges of the site with taller townhome buildings towards the middle.
6. Open space within the project shall be located in such a manner as to facilitate pedestrian use and to create an area that is usable and accessible to residents of surrounding developments.	Compliant	The common space on the site is accessible through the main sidewalk network, which connects to East St and to the residential unit entrances.
7. Street design should minimize through traffic passing residential units. Suggested standards with respect to paving widths, housing setbacks and landscaping are set forth in public works standards of the city and applicable development design standards and guidelines. The system of streets, including parking lots, shall aid the order and aesthetic quality of the development.	Compliant	The development has a single private drive that loops around the neighborhood, creating circulation that is not conducive to through-traffic since there are no additional destinations. Sidewalks are 5-foot wide and streets and alleyways are an adequate width. Parking lots are subdued on the site and screened from East St.

Criteria 17.28.120 (A)	Finding	Narrative
8. There shall exist an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels as well as to parks, open space or recreation facilities within the development. Pedestrian links to trail systems of the city shall be provided.	Compliant	Sidewalks are provided parallel to the main private drive and provide access to downtown, City parks, and trail networks.
9. The project and development should attempt to incorporate features which reduce the demand for water usage.	Compliant	Rock mulch is used in lieu of turf grass on much of the private yard space. Plantings are generally low to medium water use.
10. Landscape plans shall attempt to reduce heating and cooling demands of buildings through the selection and placement of landscape materials, paving, vegetation, earth forms, walls, fences, or other materials.	Compliant	Trees are placed on site in locations that provide shade to the detached single-family units.
11. Proposed developments shall be buffered from collector and arterial streets. Such buffering may be accomplished by earthen berms, landscaping, leafing patterns, and other materials. Entrance islands defining traffic patterns along with landscaping shall be incorporated into entrances to developments.	Compliant	The development is buffered from East St by the location of the rain garden and detention ponds in Outlots D and F, along with the median and sidewalks along East St.
12. There shall be encouraged the siting of lot arrangement, building orientation and roof orientation in developments so as to obtain the maximum use of solar energy for heating.	Compliant	Many buildings in the development are oriented north-south and have roof areas that could be utilized for solar energy in the future.
13. The overall PUD shall provide a variety of housing types.	Compliant	The PUD Amendment provides triplex, quadplex, and single-family detached housing units.
14. Neighborhoods within a PUD shall provide a range of housing size.	Compliant	The PUD Amendment provides a mix of detached and attached single-family housing ranging from 2,889 square-feet to 3,825 square-feet.

Criteria 17.28.120 (A)	Finding	Narrative
15. Architectural design of buildings shall be compatible in design with the contours of the site, compatible with surrounding designs and neighborhoods, shall promote harmonious transitions and scale in character in areas of different planned uses, and shall contribute to a mix of styles within the city.	Compliant	The PUD Amendment proposes architecture that is compatible in size and architecture with surrounding neighborhoods on East St. The larger townhomes are situated towards the middle of the site with two-story homes on the edges to act as a transition space with surrounding single-family areas in Old Town.

**RESOLUTION NO. 8
SERIES 2024**

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLANNED UNIT
DEVELOPMENT, A FINAL PLAT, AND AN EASEMENT VACATION TO ALLOW 15
SINGLE-FAMILY HOMES AND 21 TOWNHOME UNITS ON A 3.69 ACRE PARCEL
AT 421 AND 533 EAST STREET**

WHEREAS, there has been submitted to the Louisville Planning Commission an application for a Final Plat and Final Planned Unit Development (PUD) to allow 15 single-family homes and 21 townhome units on a series of unplatted properties at Tract 704 and 704-A in the City of Louisville (421 and 533 East Street); and

WHEREAS, there has been submitted to the Louisville Planning Commission a request to vacate a sanitary sewer easement belonging to the Louisville Sanitation District which the city is successor to; and

WHEREAS, City staff has reviewed the information submitted and found that, with the eleven requested waivers and modifications, the application complies with the Louisville zoning regulations, the Louisville subdivision regulations, and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on July 11, 2024 where evidence and testimony were entered into the record.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a Final Planned Unit Development, a Final Plat, and an Easement Vacation to allow construction of 15 single-family homes and 21 townhome units at 421 and 533 East Street.

PASSED AND ADOPTED this 11th day of July, 2024.

By: _____
Steve Brauneis, Chair
Planning Commission

Attest: _____
Debra Baskett, Secretary
Planning Commission

Certificate of Dedication and Ownership

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF THOSE PARCELS OF LAND AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY, RECORDED ON MAY 10, 2021 AT RECEPTION NUMBER 1883814, AND RECORDED ON MAY 11, 2021 AT RECEPTION NO. 03884149, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 TO BEAR NORTH 89°54'36" WEST, A DISTANCE OF 2647.60 FEET, BETWEEN A FOUND 2" ALUMINUM CAP IN RANGE BOX, STAMPED "51/16 58-59 4846 1983" AT THE SOUTH 1/16 CORNER OF SECTION 8-9 AND A FOUND 3-1/2" ALUMINUM CAP ON 2" ALUMINUM PIPE, STAMPED "1/16 COR" AT THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 8, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH 1/16 CORNER OF SECTIONS 8 AND 9, THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTH 89°54'36" WEST, A DISTANCE OF 35.03 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°05'24" WEST, A DISTANCE OF 17.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST STREET AND THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°15'02" WEST, A DISTANCE OF 401.40 FEET;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°51'10" WEST, A DISTANCE OF 374.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES,

1) NORTH 10°45'32" WEST, A DISTANCE OF 12.87 FEET;

2) THENCE NORTH 08°30'42" WEST, A DISTANCE OF 347.20 FEET;

3) THENCE NORTH 19°37'40" EAST, A DISTANCE OF 32.70 FEET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°54'36" EAST, A DISTANCE OF 13.53 FEET;

THENCE NORTH 89°28'46" EAST, A DISTANCE OF 25.93 FEET;

THENCE NORTH 89°36'19" EAST, A DISTANCE OF 99.18 FEET;

THENCE NORTH 89°23'03" EAST, A DISTANCE OF 95.92 FEET;

THENCE NORTH 86°40'43" EAST, A DISTANCE OF 7.36 FEET;

THENCE SOUTH 01°29'02" EAST, A DISTANCE OF 1.33 FEET;

THENCE NORTH 89°02'06" EAST, A DISTANCE OF 180.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 160,870 SQ.FT., OR 3.69 ACRES, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF EAST STREET VILLAGE FINAL PLAT, A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC THE PUBLIC ACCESS EASEMENTS ACROSS OUTLOTS A, B, C, D, E, F, G AND H AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE, THEREOF FOREVER; DOES HEREBY DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL EMERGENCY SERVICE PROVIDERS THE EMERGENCY ACCESS EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR PROVISION OF SUCH SERVICES; DOES HEREBY DEDICATE TO THE USE OF THE CITY OF LOUISVILLE THOSE EXCLUSIVE UTILITY EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR THE EXCLUSIVE USE THEREOF; AND DOES HEREBY DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE OTHER UTILITY EASEMENTS, DRAINAGE EASEMENTS AND OTHER EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEMS SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER, AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR U.S. LUMEN LINK, INC. WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

EXECUTED THIS _____ DAY OF _____, 20____, A.D.

FOR: EAST ST, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: _____

STATE OF _____

COUNTY OF _____

ACKNOWLEDGMENT

STATE OF _____ } SS

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D.

BY _____

OF EAST ST, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY DESCRIBED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

EAST STREET VILLAGE FINAL PLAT

A SUBDIVISION OF TRACT 704 AND TRACT 704-A
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 4
TOTAL AREA = 160,870 SQ. FT., OR 3.69 ACRES, MORE OR LESS

Notes

- CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER CS0602047 AMENDMENT 4, DATED MAY 25, 2023 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTIES SHOWN AND DESCRIBED HEREON ARE ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 89°54'36" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, BETWEEN A FOUND 2" ALUMINUM CAP IN RANGE BOX, STAMPED "51/16 58-59 4846 1983" AT THE SOUTH 1/16 CORNER OF SECTION 8-9 AND A FOUND 2-1/2" ALUMINUM CAP ON 2" ALUMINUM PIPE, STAMPED "1/16 COR" AT THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY MONUMENT PURSUANT TO STATE STATUTE, P.R.S. SEC. 18-4-408, WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEASUREMENT POST, OR ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1855.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 08013C-0582 K, DATED AUGUST 15, 2019. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- DATES OF FIELDWORK: APRIL 05, 2017, FEBRUARY 25 & MARCH 18, 2021.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 160,870 SQ. FT. OR 3.69 ACRES, MORE OR LESS, AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- EXCLUSIVE UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITY COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSING OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNER'S EXPENSE AT THE DIRECTION OF THE CITY. DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES MAY TRAVERSE DRY UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION, NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
- THE CITY OF LOUISVILLE SHALL REVIEW AND APPROVE THE LOCATIONS OF UTILITY LINES, PEDESTALS AND CABINETS WITHIN PUBLIC PROPERTY AND CITY OF LOUISVILLE EXCLUSIVE UTILITY EASEMENTS.
- THE MINIMUM SEPARATION BETWEEN WATER AND SANITARY SHALL BE 10' OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SEPARATION BETWEEN ALL OTHER UTILITIES SHALL NOT BE LESS THAN 7' TO THE EXTENT.
- THE CITY OF LOUISVILLE IS GRANTED A 10' MAINTENANCE ACCESS EASEMENT WHERE ACCESS IS REASONABLY AVAILABLE BEYOND THE EXCLUSIVE UTILITY EASEMENTS GRANTED TO THE CITY BY THIS PLAT. THE 10' MAINTENANCE ACCESS EASEMENT SHALL BE ALLOWED ON EITHER SIDE OF THE EXCLUSIVE UTILITY EASEMENT, OR 5' ON EACH SIDE OF THE EXCLUSIVE UTILITY EASEMENT, IN EITHER CASE THIS EASEMENT IS NOT MEANT TO RESTRICT BUILDING OR IMPROVEMENTS ALLOWED WITHIN THE PUD, BUT INSTEAD ALLOW ACCESS WHERE REASONABLY AVAILABLE ON SITE. MINIMUM SURFACE DISTURBANCE IS ALLOWED BY THE CITY'S USE WITHIN THIS EASEMENT.
- THERE ARE 2.5' WIDE SIDE YARD DRAINAGE EASEMENTS FOR LOTS 1-15.
- THERE ARE 3.5 UTILITY AND MAINTENANCE EASEMENTS ACROSS OUTLOT A, NORTH OF LOTS 16, 23, 30 AND SOUTH OF LOTS 22, 29, 36.
- A SURFACE MAINTENANCE EASEMENT EXISTS, ADJACENT WESTERLY TO THE WEST LINE OF TRACT A, BEING 4' IN WIDTH AS MEASURED FROM THE BACK OF THE EXISTING WALK.
- SANITARY SEWER EASEMENT, RECORDED WITH BOULDER COUNTY ON FEBRUARY 5, 1952 IN BOOK 900, PAGE 595 IS VACATED BY THE CITY OF LOUISVILLE ORDINANCE _____ SERIES 2024.
- TRACTS 704 AND 704-A, AS SHOWN IN THE TITLE BLOCK, ARE PER THE LEGAL DESCRIPTIONS PROVIDED BY THE COUNTY OF BOULDER PROPERTY SEARCH WEBSITE. SAID TRACTS ARE UNPLATTED.
- OWNERS INFORMATION:
EAST ST LLC
8911 LITTLE RAVEN TRAIL,
NIMOT, CO 80503

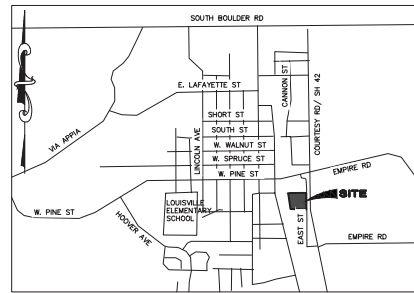
Boundary Closure Report

COURSE: S00°11'52"W LENGTH: 401.40'
COURSE: N89°11'10"W LENGTH: 374.30'
COURSE: N10°45'32"W LENGTH: 12.87'
COURSE: N08°30'42"W LENGTH: 379.06'
COURSE: S89°54'36"E LENGTH: 27.05'
COURSE: N69°28'46"E LENGTH: 25.93'
COURSE: N89°36'19"E LENGTH: 99.18'
COURSE: N89°23'03"E LENGTH: 95.92'
COURSE: N86°40'43"E LENGTH: 7.36'
COURSE: S01°29'02"E LENGTH: 1.33'
COURSE: N89°02'06"E LENGTH: 180.41'

AREA: 161,083 SQ. FT.
ERROR CLOSURE: 0.01
PRECISION: 1: 160481

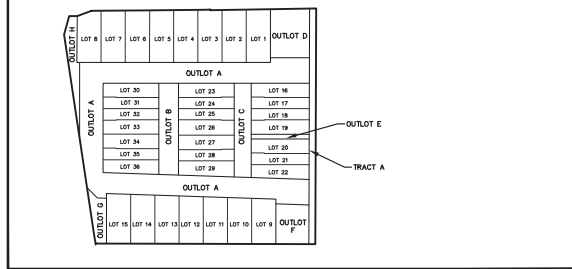
Sheet Index

SHEET 1 COVER SHEET
SHEET 2 BOUNDARY AND LOT INFORMATION
SHEET 3-4 EASEMENT DETAILS



Vicinity Map
NOT TO SCALE

	OWNER	MAINTENANCE	Outlot Table	
			USE	
OUTLOT A	EAST ST, LLC	HOA	PUBLIC ACCESS, PUBLIC UTILITIES, PRIVATE UTILITIES, AND DRAINAGE (SEE NOTE #14)	
OUTLOT B	EAST ST, LLC	HOA	LANDSCAPE BUFFER, PEDESTRIAN ACCESS, UTILITY SERVICES, AND DRAINAGE (SEE NOTE #14)	
OUTLOT C	EAST ST, LLC	HOA	PRIVATE ACCESS, PUBLIC UTILITIES, PRIVATE UTILITIES, AND DRAINAGE (SEE NOTE #14)	
OUTLOT D	EAST ST, LLC	HOA	LANDSCAPE BUFFER, PARKING, PUBLIC UTILITIES, PRIVATE UTILITIES, DRAINAGE, AND STORMWATER DETENTION (SEE NOTE #14)	
OUTLOT E	EAST ST, LLC	HOA	PRIVATE ACCESS, PUBLIC UTILITIES, PRIVATE UTILITIES, AND DRAINAGE	
OUTLOT F	EAST ST, LLC	HOA	LANDSCAPE BUFFER, PARKING, PUBLIC UTILITIES, PRIVATE UTILITIES, DRAINAGE, AND STORMWATER DETENTION	
OUTLOT G	EAST ST, LLC	HOA	LANDSCAPE BUFFER, AND PARKING	
OUTLOT H	EAST ST, LLC	HOA	LANDSCAPE BUFFER, AND PARKING	



Planning Commission Certificate

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____ SERIES _____

City Council Certificate

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____ SERIES _____ (CITY SEAL)

MAYOR SIGNATURE _____

CITY CLERK SIGNATURE _____

Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRON, INC., THAT A SURVEY OF EAST STREET VILLAGE FINAL PLAT WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON MARCH 18, 2021; THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JAMES Z. GOWAN
COLORADO #1534 - REGISTERED PROFESSIONAL SURVEYOR
VICE PRESIDENT - FLATIRON, INC.

WORKING COPY ONLY. ONLY FINAL VERSION
STAMP AND SIGNATURE

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

EAST STREET VILLAGE
FINAL PLAT

COPYRIGHT 2024 FLATIRON, INC.

Flatiron, Inc.
Land Surveying Services

4555 FOURTH AVE.
SUITE 100
BOULDER, CO 80501
PHONE: (303) 441-9800
FAX: (303) 923-1350



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use without permission
of the surveyor

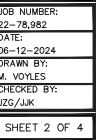
JOB NUMBER:
22-78,982
DATE:
06-12-2024
DRAWN BY:
M. VOYLES
CHECKED BY:
JZG/JJK
SHEET 1 OF 4

SHEET 2 OF 4



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www.FlaBrnsInc.com
3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830



A SUBDIVISION OF TRACT 704 AND TRACT 704-A
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

DATE	DESCRIPTION
1	
1	
2	
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The site plan illustrates a residential development with 36 lots arranged in three rows. The top row contains lots 1 through 8, the middle row contains lots 9 through 22, and the bottom row contains lots 23 through 36. The plan includes various setbacks (e.g., 5.0', 11.00', 66.55') and easements (e.g., 5.0' easement, 11.00' easement). Key features include:

- Lot Layouts:**
 - Top Row: LOT 8, LOT 7, LOT 6, LOT 5, LOT 4, LOT 3, LOT 2, LOT 1
 - Middle Row: LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36 (left of OUTLOT B); LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29 (right of OUTLOT B); LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22 (right of OUTLOT C)
 - Bottom Row: LOT 15, LOT 14, LOT 13, LOT 12, LOT 11, LOT 10, LOT 9
- Outlots and Easements:**
 - OUTLOT A:** Located between the top and middle rows, with a 5.0' easement on the right side.
 - OUTLOT B:** A vertical easement located between the middle and bottom rows, separating the left and right sections of the middle row.
 - OUTLOT C:** A vertical easement located between the middle and bottom rows, separating the middle and right sections of the middle row.
 - OUTLOT D:** Located at the top right corner of the site.
 - OUTLOT E:** A horizontal easement located between the middle and bottom rows, separating the middle and right sections of the middle row.
 - OUTLOT F:** Located at the bottom right corner of the site.
- Setbacks and Dimensions:**
 - Top setbacks: 5.0' (left), 5.0' (right), 11.00' (bottom right).
 - Left setbacks: 11.00' (top left), 11.00' (bottom left).
 - Right setbacks: 66.55' (top right), 66.55' (bottom right).

[illegible]

- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ⊗ FOUND BRASS TAG AS DESCRIBED
- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED "FLATRONS SURV 29038"
- E.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- E.U.E. EXCLUSIVE UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- E.U.A.E. EXCLUSIVE UTILITY AND ACCESS EASEMENT



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SHEET 3 OF 4

A SUBDIVISION OF TRACT 704 AND TRACT 704-A
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 4 OF 4

This is a detailed plat map of a 100-acre tract, divided into 36 lots. The lots are numbered 1 through 36. The map shows the boundaries of each lot, with bearings and distances provided for the boundary lines. Several outlots are identified: Outlot A, Outlot B, Outlot C, Outlot D, Outlot E, and Outlot F. The tract is bounded by a highway (A-1) to the north and a creek (C-1) to the west. The map includes a north arrow and a scale bar.

Lot Numbers and Bearings/Distances:

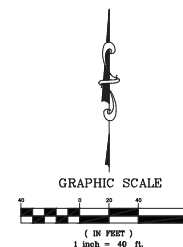
- LOT 1: N90°00'00"E 8.00'
- LOT 2: N90°00'00"E 8.00'
- LOT 3: N90°00'00"E 8.00'
- LOT 4: N90°00'00"E 8.00'
- LOT 5: N90°00'00"E 8.00'
- LOT 6: N90°00'00"E 8.00'
- LOT 7: N90°00'00"E 8.00'
- LOT 8: N90°00'00"E 8.00'
- LOT 9: N90°00'00"E 8.00'
- LOT 10: N90°00'00"E 8.00'
- LOT 11: N90°00'00"E 8.00'
- LOT 12: N90°00'00"E 8.00'
- LOT 13: N90°00'00"E 8.00'
- LOT 14: N90°00'00"E 8.00'
- LOT 15: N90°00'00"E 8.00'
- LOT 16: N90°00'00"E 8.00'
- LOT 17: N90°00'00"E 8.00'
- LOT 18: N90°00'00"E 8.00'
- LOT 19: N90°00'00"E 8.00'
- LOT 20: N90°00'00"E 8.00'
- LOT 21: N90°00'00"E 8.00'
- LOT 22: N90°00'00"E 8.00'
- LOT 23: N90°00'00"E 8.00'
- LOT 24: N90°00'00"E 8.00'
- LOT 25: N90°00'00"E 8.00'
- LOT 26: N90°00'00"E 8.00'
- LOT 27: N90°00'00"E 8.00'
- LOT 28: N90°00'00"E 8.00'
- LOT 29: N90°00'00"E 8.00'
- LOT 30: N90°00'00"E 8.00'
- LOT 31: N90°00'00"E 8.00'
- LOT 32: N90°00'00"E 8.00'
- LOT 33: N90°00'00"E 8.00'
- LOT 34: N90°00'00"E 8.00'
- LOT 35: N90°00'00"E 8.00'
- LOT 36: N90°00'00"E 8.00'

Outlots and Bearings/Distances:

- OUTLOT A: N90°00'00"E 8.00'
- OUTLOT B: N90°00'00"E 8.00'
- OUTLOT C: N90°00'00"E 8.00'
- OUTLOT D: N90°00'00"E 8.00'
- OUTLOT E: N90°00'00"E 8.00'
- OUTLOT F: N90°00'00"E 8.00'

Other Features:

- Highway (A-1) to the north.
- Creek (C-1) to the west.
- North arrow pointing towards the top of the map.
- Scale bar indicating distances.



- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND BRASS TAG AS DESCRIBED
- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP,
STAMPED "FLATIRONS SURV 29038"

U.E. UTILITY EASEMENT

D.E. DRAINAGE EASEMENT

E.U.E. EXCLUSIVE UTILITY EASEMENT

A.E. ACCESS EASEMENT

E.U.A.E. EXCLUSIVE UTILITY AND ACCESS EASEMENT

[illegible]EAST STREET VILLAGE
FINAL PLAN

DOCUMENT 2024-0128016

Flatirons, Inc.

Land Surveying Services
www.FlatironsInc.com

3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830

655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355



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AND SIGNATURE

JOB NUMBER:	22-78,982
DATE:	06-12-2024
DRAWN BY:	M. VOYLES
CHECKED BY:	JZG/JJK

SHEET 4 OF 4

Easement Details

EAST ST VILLAGE

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN PRACTICE INC

2842 W 4401
Denver CO 80211
www.designpracticecolorado.com
info@designpracticecolorado.com
PHONE: 303 561 3000

SIGNATURES

OWNERSHIP SIGNATURE BLOCK

THE UNDERSIGNED, AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

EAST ST LLC

WITNESS MY/OUR HAND(S) SEAL(S) THIS _____ DAY OF _____, 20____

BY: _____
BOBBY STIER - MANAGER

STATE OF _____

COUNTY OF _____

SIGNED BEFORE ME ON _____, 20____

BY: _____

(NOTARY'S OFFICIAL SIGNATURE)
NOTARY STAMP

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____

BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO

RESOLUTION NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____

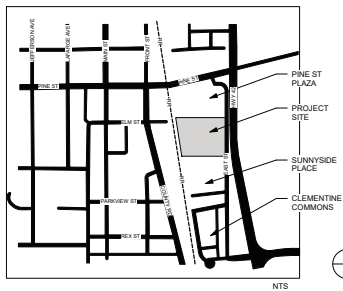
PLANNING COMMISSION CERTIFICATE:

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____

BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO

RESOLUTION NO. _____ SERIES _____

VICINITY MAP



HOA NOTES

1. ALL COMMON AREAS, OUTLOTS, DRIVES, SIDEWALKS, LANDSCAPING, AND OTHER COMMON IMPROVEMENTS WITHIN THE SUBDIVISION SHALL BE PROVIDED AS SHOWN ON THIS PUD BY THE DEVELOPER, AND SUCH IMPROVEMENTS SHALL BE MAINTAINED IN PERPETUITY BY THE HOA FOR THE SUBDIVISION.
2. THE HOA SHALL BE RESPONSIBLE FOR REPAIRS TO SURFACE IMPROVEMENTS WITHIN THE EXCLUSIVE UTILITY EASEMENTS DAMAGED BY THE CITY OPERATION MAINTENANCE/ REPAIR/ REPLACEMENT OF CITY FACILITIES

PROJECT TEAM

OWNER INFO

Name: EAST ST LLC
Contact: JESSE TRUMAN
Address: 5557 PARADISE LANE
BROOMFIELD, CO 80020
Phone: 303-915-7203
E-Mail: JESSETRUMAN@GMAIL.COM

CIVIL ENGINEER

Name: THE SANITAS GROUP
Contact: LESLIE EWY
Address: 901 FRONT ST, STE 350
LOUISVILLE, CO 80027
Phone: 303-481-2710
E-Mail: LEWY@THESANITASGROUP.COM

ARCHITECT

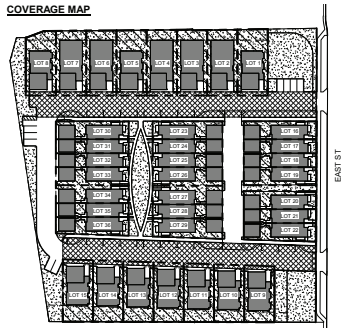
Name: DESIGN PRACTICE INC
Contact: PAUL NORQUIST
Address: 2842 W 44TH AVE
DENVER, CO 80211
Phone: 303-561-3000
E-Mail: PNORQUIST@DESIGNPRACTICECOLORADO.COM

LANDSCAPE ARCHITECT

Name: OUTSIDE LA
Contact: SANDI GIBSON
Address: 2623 BURGESS CREEK RD
STEAMBOAT SPRINGS, CO 80487
Phone: 303-417-8058
E-Mail: OSLA@ME.COM

SITE COVERAGE

COVERAGE MAP



COVERAGE LEGEND

	PRIVATE STREETS
	BUILDING COVERAGE
	COMMON OPEN SPACE
	PRIVATE YARD
	ALLEY/DRIVE AISLE/SIDEWALKS/EXTERIOR STAIRS/WINDOW WELLS

COVERAGE TABLE

	AREA (SF)	AREA (ACRES)
GROSS SITE AREA	156,458 SF	3.60
PRIVATE STREETS	25,295 SF	0.58
NET SITE AREA	131,163 SF	3.02
BUILDING COVERAGE	52,904 SF	1.20
HARDSCAPE AREA	48,374 SF	1.11
SUBTOTAL (IMPERVIOUS)	101,278 SF	2.31
LANDSCAPE AREA	49,148 SF	1.14
DETENTION AREA	6,247 SF	0.14

PROJECT DATA

PROJECT LOCATION: 421-533 EAST ST

LEGAL DESCRIPTION: A SUBDIVISION OF TRACT 704 (533 EAST STREET) AND TRACT 704-A (421 AND 585 EAST STREET), LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT DESCRIPTION: THE FINAL PUD INCLUDES REDEVELOPMENT OF APPROXIMATELY 3.6 ACRES. NEW CONSTRUCTION INCLUDES 15 SINGLE FAMILY HOMES AND 21 TOWNHOME UNITS WITH DETACHED GARAGES

ZONING:

PROPOSED USE: RM (RESIDENTIAL MEDIUM DENSITY)

GROSS LAND AREA:

156,458 SF (3.60 ACRES) AFTER DEDICATION OF R.O.W.

PRIVATE STREETS: 25,295 SF

NET LAND AREA: 131,163 SF

131,163 NSF = 3,500 SF/D.U. = 37.47 DWELLING UNITS ALLOWED

PROJECT PROPOSAL = 36 DWELLING UNITS

MAXIMUM BUILDING COVERAGE FOR SUBDIVISION:

ALLOWED: 156,458 x 35% = 54,760 SF

PROPOSED: 52,904 SF = 33.8%

TOTAL OPEN SPACE OF SUBDIVISION:

OPEN SPACE OF COMMON AREAS: 21,683 SF = 15.5% OF NET LAND AREA

PRIVATE YARDS: 49,148 SF

(DOES NOT INCLUDE BUILDING COVERAGE, DRIVES, PRIVATE STREETS OR PUBLIC AND PRIVATE SIDEWALKS)

WAIVER REQUESTS

WAIVERS (FROM LOUISVILLE MUNICIPAL CODE)

CODE SECTION	REQUIREMENT	PROPOSED CONDITION
01 16.16.040 - BLOCKS SUBSECTION B.	BLOCKS SHALL BE AT LEAST 400 FEET IN LENGTH	189 FEET BETWEEN PRIVATE STREET ENTRANCES
02 16.16.050 - LOTS SUBSECTION C.	THE MAXIMUM DEPTH OF ALL RESIDENTIAL LOTS SHALL NOT EXCEED 2 1/2 TIMES THE WIDTH THEREOF.	TOWNHOME UNIT LOTS EXCEED THE RATIO
03 16.16.060 - LOTS SUBSECTION D.	THE MINIMUM LOT FRONTAGE, AS MEASURED ALONG THE FRONT LOT LINES SHALL BE 50 FEET.	ALL LOT WIDTHS WITHIN THE PROJECT ARE LESS THAN 50 FEET IN WIDTH
04 17.12.040 - YARD AND BULK REQUIREMENTS ITEM 1 - MIN LOT AREA	MINIMUM LOT AREA SINGLE FAMILY - 7,000 SF	LOT AREAS RANGE FROM 3174 SF - 3728 SF
05 17.12.040 - YARD AND BULK REQUIREMENTS ITEM 3 - MIN LOT AREA PER D.U.	MINIMUM LOT AREA PER D.U. (TOWNHOMES): 3,500 SF	TOWNHOME LOTS RANGE FROM 2456 SF - 1805 SF (INTERNAL UNITS)
06 17.12.040 - YARD AND BULK REQUIREMENTS ITEM 4 - MAX LOT COVERAGE	MAXIMUM LOT COVERAGE - 35%	ON THE INDIVIDUAL LOTS, ALL UNITS EXCEED THE 35% ALLOWABLE LOT COVERAGE. OVERALL BUILDING COVERAGE FOR THE SITE IS < 35%
07 17.12.040 - YARD AND BULK REQUIREMENTS ITEM 5 - FRONT SETBACK	FRONT YARD SETBACK - 25 FEET	ALL UNITS ARE CLOSER THAN 25' AT THE FRONT YARD SETBACK RANGE: 6'-0" TO 11'-9 1/2"
08 17.12.040 - YARD AND BULK REQUIREMENTS ITEM 7 - SIDE INTERIOR SETBACK	SIDE INTERIOR SETBACK - 7 FEET SINGLE FAMILY LOTS	SINGLE FAMILY UNITS ARE DESIGNED WITH A 9' SIDE SETBACK.
09 17.12.040 - YARD AND BULK REQUIREMENTS ITEM 7 - SIDE INTERIOR SETBACK	SIDE INTERIOR SETBACK - 7 FEET TOWNHOME LOTS	ATTACHED TOWNHOME UNITS WITH SHARED WALL HAVE 0' SETBACK AT SHARED WALL CONDITION RANGE: 0'-0" TO 6'-4 7/8"
10 17.12.040 - YARD AND BULK REQUIREMENTS ITEM 8 - REAR SETBACK	REAR SETBACK - 25 FEET	SINGLE FAMILY UNITS REAR SETBACKS RANGE: 5'-1 7/8" TO 27'-0"
11 17.12.040 - YARD AND BULK REQUIREMENTS ITEM 9 - MAX HEIGHT	MAXIMUM HEIGHT - 35 FEET	TOWNHOME UNITS EXCEED THE 35' MAXIMUM HEIGHT (SEE HEIGHT WAIVER TABLE)

HEIGHT WAIVER REQUESTS BY LOT (ABOVE 35' ALLOWABLE)

LOT #	WAIVER REQUEST	LOT #	WAIVER REQUEST	LOT #	WAIVER REQUEST
16	3'-5 3/4"	23	3'-2 3/4"	30	3'-7 3/8"
17	0'-8 5/8"	24	0'-5 5/8"	31	0'-10 1/8"
18	0'-8 5/8"	25	0'-5 5/8"	32	0'-10 1/8"
19	3'-5 3/4"	26	3'-2 3/4"	33	3'-7 3/8"
20	2'-11 1/2"	27	4'-0 1/8"	34	4'-0 1/8"
21	0'-2 3/8"	28	1'-3"	35	1'-3"
22	2'-11 1/2"	29	4'-0 1/8"	36	4'-0 1/8"

SHEET INDEX

NO.	SHEET TITLE	NO.	SHEET TITLE
1	COVER SHEET	9	SITE PHOTO/METRIC PLAN
2	DEVELOPMENT PLAN	10	ILLUMINANCE CUT SHEETS
3	UTILITY CONNECTION PLAN	11	TH TYPE 1 ELEVATIONS
4	GRADING AND DRAINAGE PLAN	12	TH TYPE 1 ELEVATIONS
5	LANDSCAPE PLAN - NORTH	13	TH TYPE 2 ELEVATIONS
6	LANDSCAPE PLAN - SOUTH	14	TH TYPE 2 ELEVATIONS
7	LANDSCAPE NOTES & DETAILS	15	SFR TYPE 1 ELEVATIONS
8	LIGHTING COVER & DETAILS	16	SFR TYPE 2 ELEVATIONS

PROJECT DESCRIPTION

THE PUD PROPOSAL IS FOR A RESIDENTIAL DEVELOPMENT WITH A MIX OF FEE-SIMPLE RESIDENTIAL PRODUCT TYPES WITHIN THE SITE. THE PROPOSAL CALLS FOR 15 STAND-ALONE SINGLE FAMILY UNITS AND 21 TOWNHOME UNITS WITH DETACHED GARAGES. THE UNITS ARE DESIGNED TO FILL A GAP IN HOUSING TYPE AVAILABILITY IN OLD-TOWN LOUISVILLE. SMALLER LOTS ALLOW FOR AN INCREASE IN DENSITY WHICH HELPS KEEP THE COST DOWN WHILE INCREASING THE NUMBER OF HOUSEHOLDS IN DESIRABLE PROXIMITY TO OLD-TOWN. THE TOWNHOME DESIGNS PROVIDE AFFORDABILITY WHILE DETACHING THE GARAGES ALLOWS FOR PRIVATE OUTDOOR SPACE TO THE OWNERS. 5 OF THE SINGLE FAMILY HOMES ARE DESIGNED WITH MAIN FLOOR PRIMARY SUITES TO APPEAL TO AN OLDER DEMOGRAPHIC WHILE THE REMAINING SINGLE FAMILY HOMES MAINTAIN A MODEST FOOTPRINT BY TODAY'S NEW CONSTRUCTION STANDARDS TO KEEP THE PRICE-POINT ATTAINABLE WHILE STILL PROVIDING SMALL OUTDOOR PRIVATE SPACES FOR THE RESIDENTS.

SITE DATA TABLE

ZONE DISTRICT	MEDIUM DENSITY RESIDENTIAL	RM
PROPOSED USE	15 SINGLE FAMILY HOMES AND 21 TOWNHOME UNITS	
LAND AREA & DENSITY	SQUARE FEET	ACRES
GROSS SITE AREA	156,458 SF	3.60
PRIVATE STREETS	25,295 SF	0.58
NET SITE AREA	131,163 SF	3.02
DWELLING UNITS	ALLOWABLE	PROPOSED
ALLOWABLE DENSITY	37.0 UNITS	36 UNITS

PUD YARD AND BULK REQUIREMENTS

LOT UNIT TYPE	1-8 SINGLE FAMILY DETACHED	9-15 SINGLE FAMILY DETACHED	16-22 TOWNHOMES	23-29 TOWNHOMES	30-36 TOWNHOMES
REQUIRED					
MIN LOT AREA	7,000 SF	3519 SF	3174 SF	1873 SF	1805 SF
MIN LOT WIDTH	60'	41'-3 1/4"	41'-3 1/4"	19'-0"	19'-0"
UNIT FOOTPRINT		1978 SF	1514 SF	1441 SF	1441 SF
MAX LOT COVERAGE	35%	56.2%	47.7%	76.9%	76.9%
MAX HEIGHT	35'-0"	35'-0"	35'-0"	37'-11 3/4"	36'-11 1/8"
BUILDING SETBACKS ¹					
FRONT YARD					
PRIVATE DRIVE	8'-0"	8'-11 1/4"	N/A	N/A	N/A
COMMON SPACE	N/A	N/A	7'-3 1/2"	7'-3 1/2"	7'-3 1/2"
ABUTTING ROW	N/A	N/A	10'-10 3/4"	N/A	N/A
REAR YARD					
INTERNAL LOT LINE	12'-8 7/8" ²	13'-11 3/8"	N/A	N/A	N/A
SIDE YARD					
BETWEEN LOTS	5'-0"	5'-0"	0' - 5'-7 3/8"	0' - 6'-4 7/8"	0' - 5'-6 1/8"
INTERNAL LOT LINE	5'-0"	5'-0"	N/A	N/A	N/A
TO PRIVATE DRIVE	N/A	N/A	2'-10 3/8" ⁴	5'-0 3/4"	3'-2 1/4" ⁵

COVERAGE	ALLOWABLE	PROPOSED
BUILDING COVERAGE	54,760 SF	52,440 SF
BUILDING COVERAGE % (GROSS)	35.0%	33.5%
OPEN SPACE	SF	ACRES
COMMON OPEN SPACE (17.08.085)	5,129 SF	0.18 (OUTLOT B)
LANDSCAPE BUFFERS	15,980 SF	0.37
DETENTION PONDS	6,247 SF	0.14
PRIVATE YARDS	32,447 SF	0.74

PARKING REQUIREMENTS PER DWELLING UNIT

SPACES REQUIRED	2	2	2	2
SPACES PROVIDED	2	2	2	2
SITE PARKING ¹				

FOOTNOTES:

- SEE ADJACENT HEIGHT WAIVER REQUEST TABLE
- AT LOT 7 (NORTH WEST CORNER)
- SEE SIMPLE LOTS ARE CREATED FOR THE INDIVIDUAL TOWNHOME UNITS. SEE WAIVER REQUEST TABLE FOR 9' INTERNAL LOT LINE SETBACK WAIVER FOR ATTACHED LOTS.
- AT LOT 22, SOUTH WEST CORNER OF GARAGE TO LOT PROPERTY LINE.
- AT LOT 36, SOUTH WEST CORNER OF GARAGE TO LOT PROPERTY LINE.
- ON SITE OPEN SPACE IS A COMBINATION OF COMMON AREAS AND PRIVATE OPEN SPACE. OVERALL BUILDING COVERAGE FOR THIS SUBDIVISION SHALL NOT BE GREATER THAN 35%.
- THERE ARE 24 SURFACE PARKING SPACES PROVIDED WITHIN THE PROJECT.
- SETBACKS ARE TO THE MOST CONSTRAINED CONDITION OF EACH LOT GROUPING

ISSUED

NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
2	PRELIMINARY PUD	08-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	06-12-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

COVER SHEET

SCALE:

SHEET: 1

DATE: MAR 29 2024

421-533 EAST ST - FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022



**DESIGN
PRACTICE INC**
2842 W 44th
Denver CO 80211
www.designpracticedenver.com
info@designpracticedenver.com
PHONE 303 561 3000



PROPERTY BOUNDARY
ADJACENT LOT LINE
EASEMENT
CHANNEL OR SHALE FLOWLINE
FENCE
FIRE HYDRANT
EXISTING PROPOSER
EXISTING CONCRETE
PROPOSED STANDARD CONCRETE
EXISTING ASPHALT PAVEMENT
PROPOSED ASPHALT
EXISTING TREES

DEVELOPMENT PLAN NOTES:

1. HOA SHALL MAINTAIN THE EAST STREET RIGHT-OF-WAY LANDSCAPING ABUTTING THE DEVELOPMENT.
2. HOA SHALL PROVIDE SNOW REMOVAL FOR EAST STREET PUBLIC WALK ABUTTING THE DEVELOPMENT.
3. HOA SHALL MAINTAIN THE ON-SITE STORM SEWER FACILITIES UNLESS OTHERWISE NOTED.
4. A 30' EXCLUSIVE UTILITY EASEMENT SHALL BE DEDICATED FOR THE PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER MAIN TO BE LOCATED ON CUTLINE A, 4'-0" WIDE UTILITY EASEMENT. EXCLUSIVE EASEMENT IS PROVIDED ON EITHER SIDE OF THE U.L.E.. EACH OF THESE EASEMENTS ARE NOTED ON THE DEVELOPMENT PLAN. REFER TO THE SUBDIVISION FOR DIMENSIONS.
5. DRY UTILITIES MAY CROSS THE EXCLUSIVE UTILITY EASEMENT WITH A SEPARATE CROSSING AGREEMENT BETWEEN CITY AND UTILITY PROVIDER. UTILITY CROSSINGS SHOWN ON THESE PLANS ARE FOR INFORMATION PURPOSES ONLY AND WILL BE COMPLETED WITH THE FORMAL CROSSING AGREEMENTS.
6. LOTS 23-36 SHALL BE SPRINKLED WITH AN NFPR 13K SYSTEM SUPPLIED BY DOMESTIC WATER.

ABBREVIATIONS

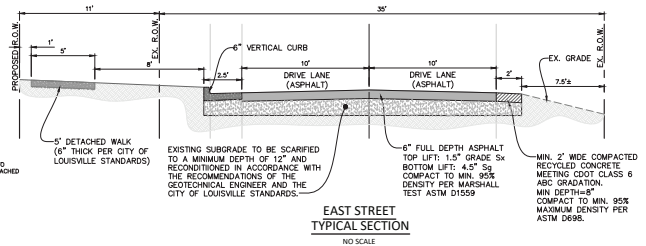
AC	ACRE
CON	CONCRETE
E	ELECTRICAL SERVICE
E.S.M.T.	EASEMENT
EX	EXCLUSIVE UTILITY EASEMENT
EX	EXISTING
F	FIRE SERVICE
HOA	HOME OWNERS ASSOCIATION
INV	INVERT
IR	IRRIGATION WATER SERVICE
LF	LINEAR FOOT
MH	MANHOLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PVC	POLYVINYL CHLORIDE
RCT	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
S	SEWER SERVICE
SHT	SANITARY
STM	STORM
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
WM	DOMESTIC WATER SERVICE
W	WATER METER

KEY NOTES

- 1 EXCLUSIVE UTILITY EASEMENT (E.U.E.) FOR WATER SERVICE CURB STOP AND METER SETTING (TYP); REFER TO SUBDIVISION PLAT FOR DIMENSIONS.
- 2 5' WIDE DRAINAGE EASEMENT CENTERED ON LOT LINE

NO PARKING - FIRE LANE SIGN REQUIREMENTS:

"NO PARKING - FIRE LANE" SIGNS SHALL BE PROVIDED ALONG AC LANE IN AREAS WITHOUT DESIGNATED PARKING AND IN FRONT OF HYDRANTS AS NECESSARY TO PROTECT FIRE ACCESS. FINAL DETAIL SIGN DESIGN AND PLACEMENT LOCATIONS TO BE COORDINATE WITH CITY AND FIRE DISTRICT AS PART OF CIVIL FINAL CONSTRUCTION DOCUMENTS REVIEW AND APPROVALS.



811
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Call before you dig.

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
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5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

DEVELOPMENT PLAN

SCALE: 1" = 30'

SHEET: 2

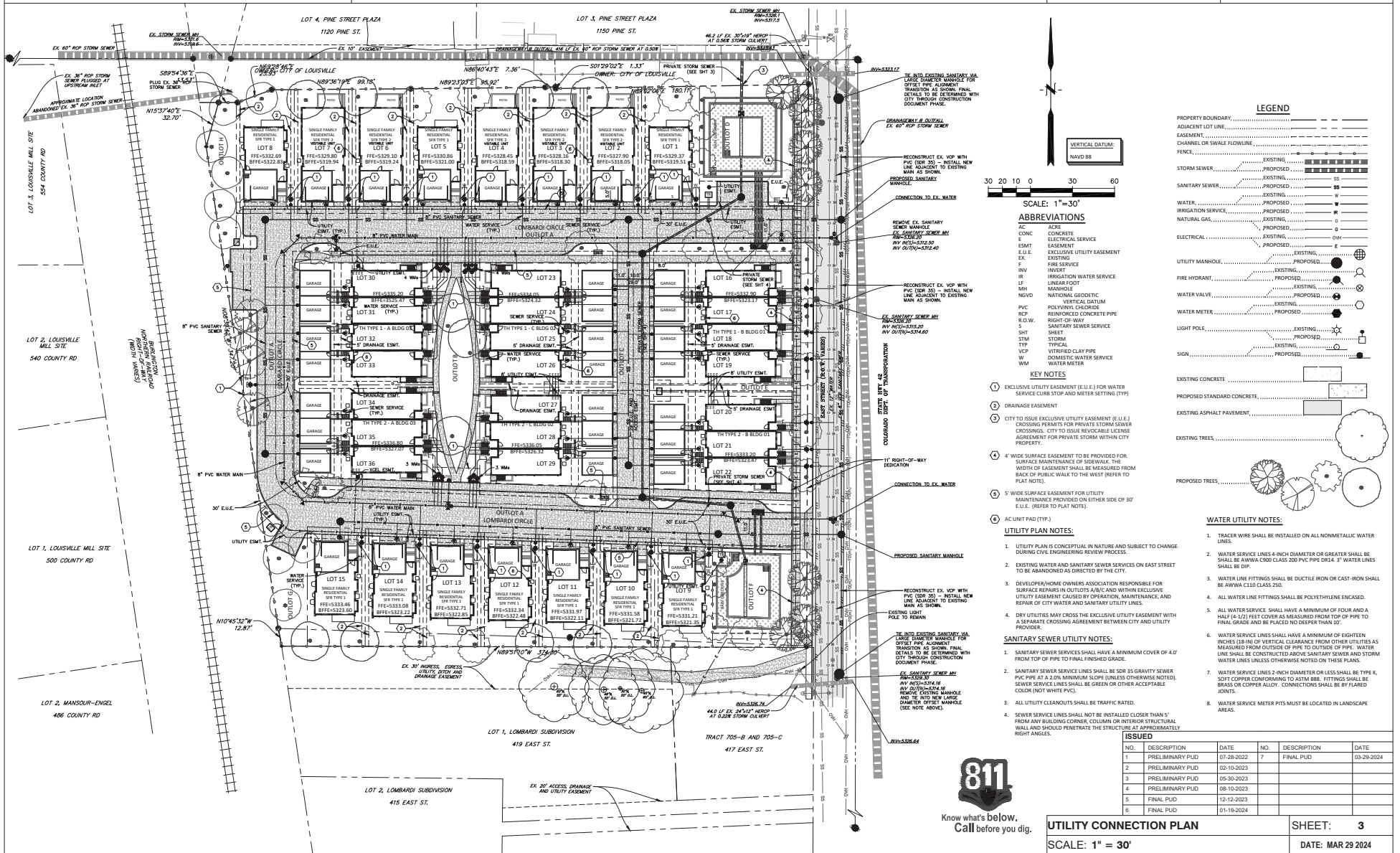
DATE: MAR 29 2024

EAST ST VILLAGE

421-533 EAST ST - FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022



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PHONE: 303 561 3000



Know what's below.
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UTILITY CONNECTION PLAN

SCALE: 1" = 30'

SHEET: 3

DATE: MAR 29 2024

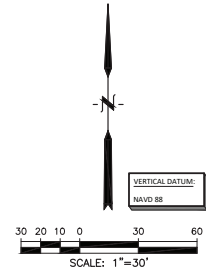
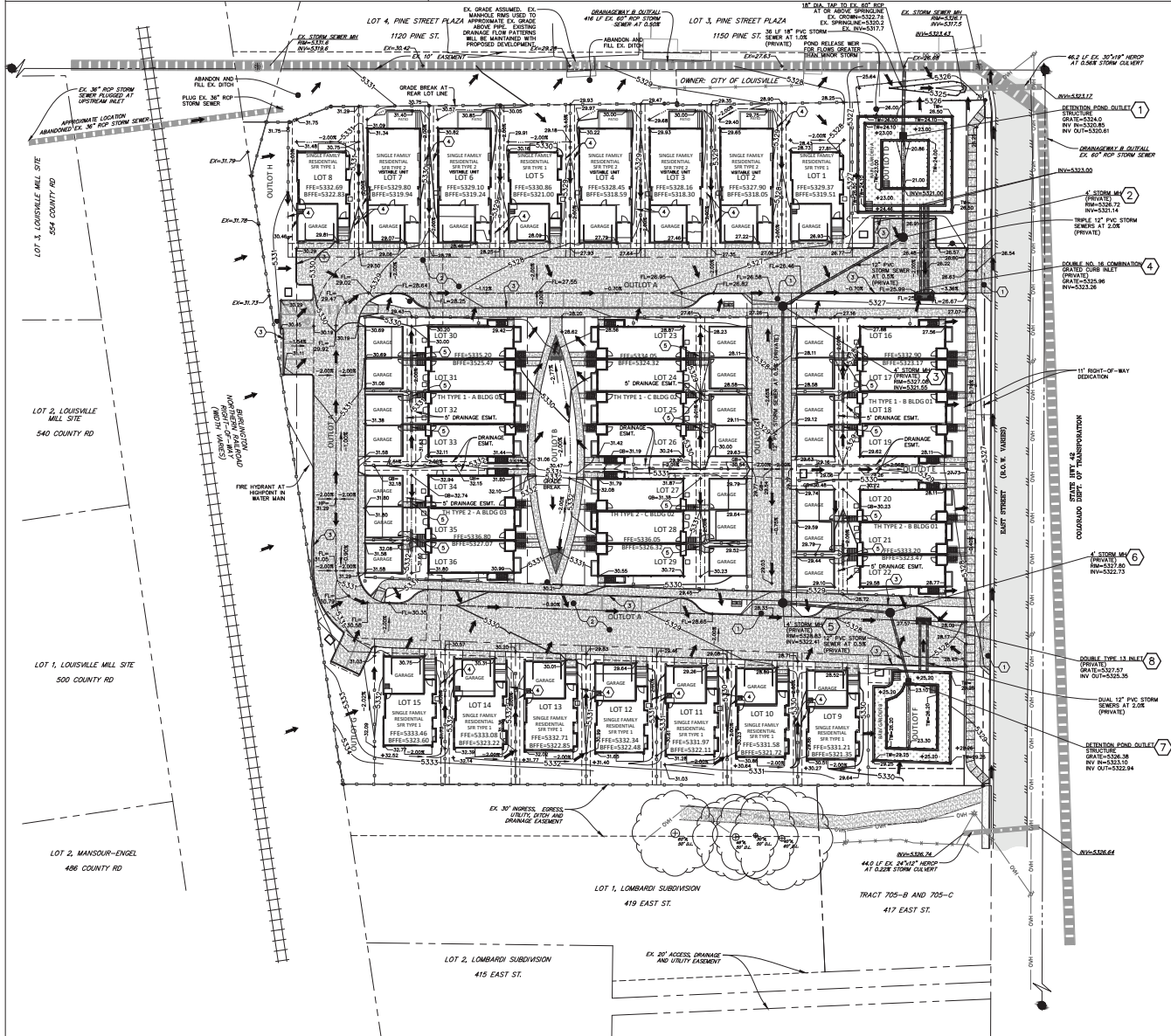
EAST ST VILLAGE

421-533 EAST ST - FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022



Sanitas Group
801 FRONT ST, SUITE 300
LOUISVILLE, CO 80027
303.581.9238

DESIGN PRACTICE INC
2042 W 44TH
DENVER CO 80211
www.designpracticeinc.com
info@designpracticeinc.com
PHONE: 303.561.3000



KEY NOTES

- 1 CONCRETE DRIVE RAMP
- 2 REINFORCED CONCRETE PAVEMENT
- 3 CURB (NO GUTTER) WITH 6" REVEAL
- 4 DRAINAGE EASEMENT
- 5 CULVERT OR SIDEWALK CHASE

LEGEND

- PROPERTY BOUNDARY.....
- ADJACENT LOT LINE.....
- EASEMENT.....
- CHANNEL OR SWALE FLOWLINE.....
- FENCE.....
- STORM SEWER.....
- MAJOR CONTOUR.....
- MINOR CONTOUR.....
- SPOT ELEVATION.....
- ELECTRICAL (OVERHEAD).....
- UTILITY MANHOLE.....
- FIRE HYDRANT.....
- LIGHT POLE.....
- SIGN.....
- STORM STRUCTURE DESIGNATOR.....
- EXISTING CONCRETE.....
- PROPOSED STANDARD CONCRETE.....
- EXISTING ASPHALT PAVEMENT.....
- EXISTING TREES.....

PLAN NOTES

1. REFER TO SHEET 3 FOR UNDERGROUND UTILITY LOCATIONS. THIS PLAN IS LIMITED TO SURFACE IMPROVEMENTS, ASSOCIATED GRADING AND UNDERGROUND STORM SEWER PIPING. REFER TO SHEETS 2 AND 3 FOR ALL OTHER EASEMENTS.
2. THIS PLAN SHEET PRESENTS DRAINAGE EASEMENTS FOR EVALUATION OF SURFACE IMPROVEMENTS, ASSOCIATED GRADING AND UNDERGROUND STORM SEWER PIPE. REFER TO SHEETS 2 AND 3 FOR ALL OTHER EASEMENTS.

GRADING NOTES

1. ALL SPOT ELEVATIONS ARE TO FLOWLINE OF CURB AND GUTTER, TOP OF PAVING OR FINISHED GRADE LANDSCAPE AREA UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
3. ADD 5800 TO ALL PROPOSED SPOT ELEVATIONS TO REACH PROJECT VERTICAL DATUM.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGHOUT THE SITE DURING THE PROCESS OF EXCAVATION, GRADING AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
5. LANDSCAPE SLOPES SHALL BE 2% OR GREATER AND SHALL NOT EXCEED 4:1 (H:V) UNLESS OTHERWISE NOTED ON THESE PLANS AND APPROVED BY THE CITY INSPECTOR/ENGINEER.
6. MATCH EXISTING GRADES AT LIMITS OF CONSTRUCTION.

RAIN GARDEN NOTES

1. RAIN GARDENS A AND B ARE COMBINATION RAIN GARDEN AND DETENTION PONDS.
2. INLETS COLLECT STORM DRAINAGE FROM THE PRIVATE DRIVES AND DISCHARGE THE DRAINAGE INTO THE RAIN GARDEN LEVEL OF THE DETENTION POND. ONCE THE WATER QUALITY CAPTURE VOLUME IS EXCEEDED, THE RAIN GARDENS SPILL INTO THE CENTRAL LOWER LEVEL OF THE DETENTION POND. REFER TO THE STORM DRAINAGE REPORT FOR ADDITIONAL DISCUSSION OF THE DRAINAGE PATTERNS FOR THIS PROJECT.
3. RAIN GARDEN B FLOWS TO RAIN GARDEN A BY PRIVATE STORM SEWER.
4. METAL ACCESS STAIRS ARE PROVIDED FOR ACCESS INTO EACH RAIN GARDEN AND DETENTION POND LEVELS. MAINTENANCE ACTIVITIES SHALL BE PERFORMED BY HAND (RAKING, SHOVELING, PLANT CARE, ETC.) VIA THESE METAL ACCESS STAIRS.
5. RAIN GARDEN B OUTER PERIMETER WALL EXCEEDS 30". LANDSCAPING AND/OR HANDRAIL WILL BE PROVIDED FOR FALL PROTECTION.



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GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

ISSUED				
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5	FINAL PUD	12-12-2023		
6	FINAL PUD	01-19-2024		

SHEET: 4

DATE: MAR 29 2024

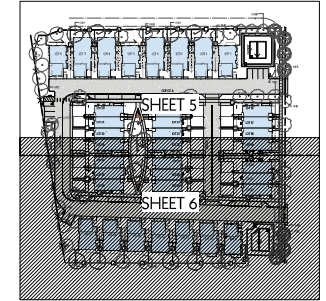
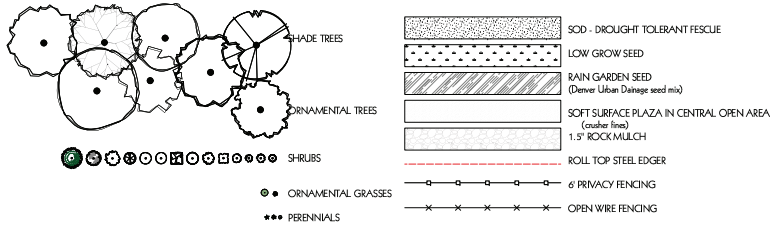
EAST ST VILLAGE

X421-533 EAST ST - FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

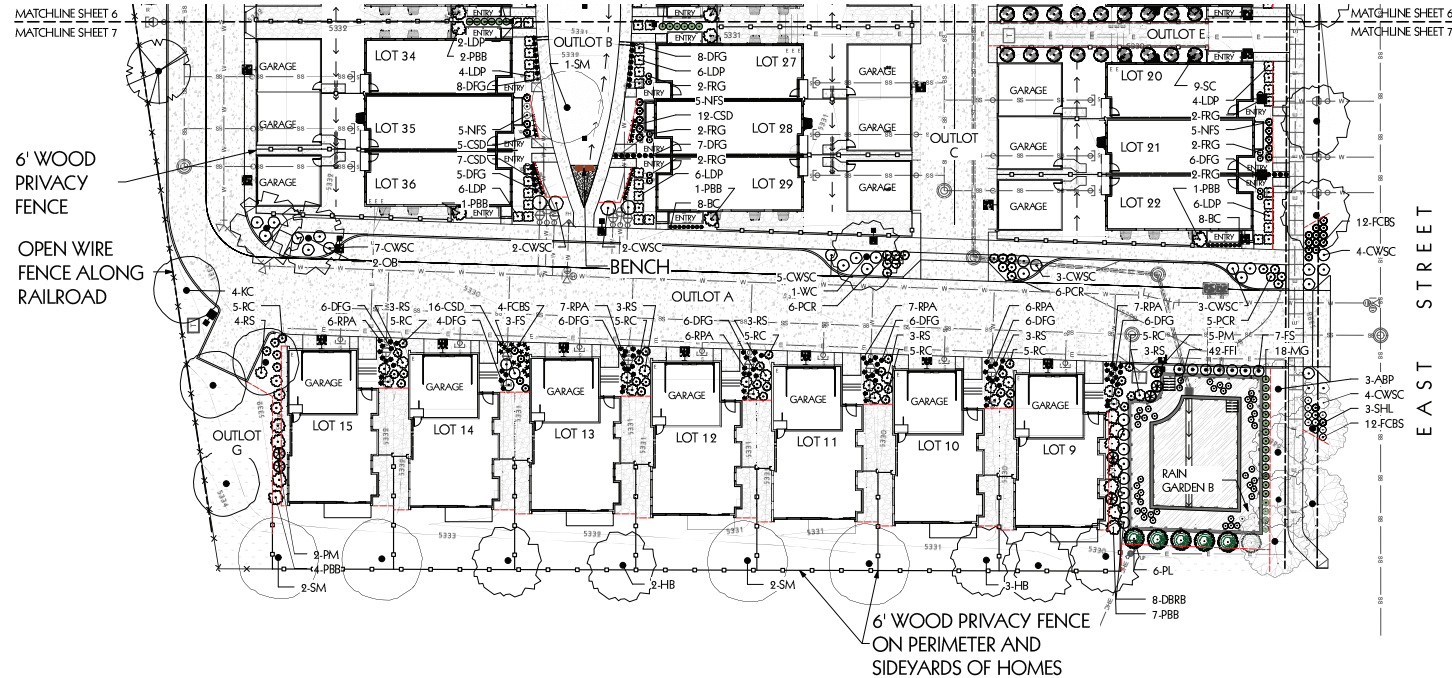


DESIGN
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Denver CO 80211
www.designpracticeinc.com
info@designpracticeinc.com
PHONE: 303.961.3000

LEGEND:



KEY MAP



GENERAL NOTES:

1. IRRIGATION SYSTEM OPERATION IN ROW REQUIRES PUBLIC WORKS INSPECTION AND APPROVAL PRIOR TO CONSTRUCTION ACCEPTANCE. NO OVERSPRAY ONTO PAVED SURFACES.
2. STREET TREES SHALL BE CENTERED WITHIN THE TREE LAWN. IN AREAS IRRIGATION IN THE TREE LAWNS SHALL BE SUBSURFACE IN ALL AREAS. IRRIGATION IN THE TREE LAWNS SHALL BE ON A CENTRAL SYSTEM CONTROLLED BY THE HOA.

ISSUED					
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5	FINAL PUD	12-12-2023			
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LANDSCAPE PLAN - SOUTH

SCALE: 1"=20'-0"

SHEET: 6

DATE: MAR 29, 2024

421-533 EAST ST - FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022



Native Seed Mix		
Common Name	Scientific Name	Lb/ac (PLS)*
Western wheatgrass	<i>Pascopyrum smithii</i>	3
Slender wheatgrass	<i>Elymus trachycalus</i>	
Sideoats grama	<i>Bouteloua curtipendula</i>	
Blue grama	<i>Bouteloua gracilis</i>	
Little bluestem	<i>Schizachyrium scoparium</i>	
Needle and thread grass	<i>Hesperostipa comata</i>	
Sand dropseed	<i>Sporobolus cryptandrus</i>	0.0
	Total	15.5

* Please note that the pounds per acre are in PLS (Pure Live Seed) and must be ordered that way.

* This mix is based on 75 seeds/square foot and is only calculated for one acre. This mix is based on the contractor using a drill seed application. Contractor is responsible for calculating the appropriate seed amounts to purchase. Mix should be doubled if hand applied.

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAMINANT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
2. TREES THAT SHALL BE PLANTED CLOSER 7 FEET TO ANY SEWER OR WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH XCEL ENERGY COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO WALKING. APPLICANT SHALL ADD ROOT BARRIER ADJACENT TO BACK OF PUBLIC WALK WHEN TREES ARE PLANTED WITHIN 5' OF WALK OR CURB.
3. ALL SHRUBS SHALL BE PLANTED NO LESS THAN 2' FROM ANY SIDEWALK OR CURB.
4. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
5. DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
6. ALL SHRUB AND PERENNIAL BEDS AREAS SHALL BE MULCHED WITH A 4" LAYER OF WOOD BARK MULCH. TREES PLANTED IN PUSHED FINES AT POINT ENTRY. NO FABRIC TO BE INSTALLED IN ANY OF THE BEDS. INSTALL 3" DEPTH OF 1.5" MOUNTAIN MIX GRANITE NEXT TO BUILDING FOUNDATIONS. NO FABRIC REQUIRED.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENOED, ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FIVE (5) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA IN ALL TURF AND SHRUB BEDS.
8. SOG TO BE DROUGHT TOLERANT RESCUE.
9. LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM. TURF AREAS WILL HAVE A SPRAY ZONE. PLANTS WITH WATER REQUIREMENTS ARE SHOWN TOGETHER IN ORDER TO HAVE AN EFFICIENT USE OF WATER.
10. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
11. REFER TO CITY OF LOUISVILLE DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS FOR ALL WORK WITHIN PUBLIC AREAS, INCLUDING TREE PROTECTION STANDARDS. THE DEVELOPER WILL MAKE EVERY EFFORT POSSIBLE TO PROTECT TREES WITHIN THE SITE USING THE SAME STANDARDS.
12. ALL PRIVATE & COMMON OR PUBLIC LANDSCAPING SHOWN SHALL BE PROVIDED BY DEVELOPER. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING LANDSCAPING IN THE FRONT AND SIDES OF THE FEE SIMPLE LOTS, IN THE COMMON AREAS WHERE LANDSCAPING IS INDICATED ON THE PLAN, AS WELL AS THE ROW LANDSCAPE ALONG EAST STREET. THE HOA WILL ALSO BE RESPONSIBLE FOR SNOW REMOVAL OF PUBLIC WALK ALONG EAST STREET. MAINTENANCE REQUIREMENTS OF THE HOA MAY NOT BE TRANSFERRED OR ASSIGNED WITHOUT CITY COUNCIL APPROVAL OF A PUD AMENDMENT.

SCALE: 3/8" = 1'-0"

6'0"

10'-0"

1 X 6 WOOD TOP CAP

4 1/2" WOOD POSTS 10' O.C. TYPE

1 X 4 WOOD TRIM

1 X 4 TRIM

1 X 4, 1-6 ROUGH SAWN CEDAR, 1" SPACE MAX

6"

SCALE: 3/8"=1'-0"

DUMOR BENCH 473

Rear cross grain outside of front rail and supports of 1 1/2" front board of iron

Damaged sideboard from inside

1/2" hole

Bottom of prepared iron

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
Prairie sandreed	<i>Calamovilfa longifolia</i>	95%	6 LBS.
Indian ricegrass	<i>Oryzopsis hymenoides</i>	20%	6 LBS.
Sand dropseed	<i>Sporobolus cryptandrus</i>	15%	6 LBS.
Western wheatgrass	<i>Pascopyrum smithii</i>	10%	6 LBS.
Blanlet flower	<i>Gaillardia aristata</i>	5%	1 LBS.
Prairie coneflower	<i>Ratibida columnifera</i>	5%	1 LBS.
Purple prairie clover	<i>Dalea purpurea</i>	5%	1 LBS.
White yarrow	<i>Achillea lanulosa</i>	5%	1 LBS.
Golden columbine	<i>Aquilegia canadensis</i>	5%	1 LBS.
Sulphur flower	<i>Eriogonum umbellatum</i>	5%	1 LBS.
	TOTAL	100%	30 LBS.



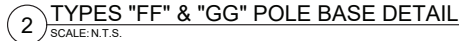
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4	PRELIMINARY PUD	08-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

SCALE: 1'=20'-0"

DATE: MAR 29, 2024

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

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"LIGHTING LOCATIONS
WITHIN THE CITY OF
LOUISVILLE EXCLUSIVE
UTILITY EASEMENT
SHALL BE APPROVED BY
THE CITY. EUE
CROSSING PERMIT
REQUIRED. "

[illegible]

LUMINAIRE SCHEDULE										
PART TYPE	MANUFACTURER		FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTO HEIGHT	MTO DEPTH	DESCRIPTION	VOLTS
	NAME	CATALOG NUMBER								
AA	LITHONIA	RAD1-LED-P5-30K-PATH-HMVOLT-RPA-CELD	BLK	1-LED BY MFR		RE 1 SHT "Y"	20'-0" A/G			120/277
AA1	LITHONIA	RAD1-LED-P5-30K-ASY-MVOLT-RPA-CELD	BLK	1-LED BY MFR		RE 1 SHT "Y"	20'-0" A/G			120/277
BB	LITHONIA	RAD1-LED-P2-30K-PATH-HMVOLT-RPA-CELD	BLK	1-LED BY MFR		RE 1 SHT "Y"	12'-0" A/G			120/277
CC	LITHONIA	RAD1P-LED-P3-30K-21M-MVOLT-PT4-CELD	BLK	1-LED BY MFR		RE 3 SHT "Y"	12'-0" A/G			120/277
DD	LITHONIA	W002-LED-P5-30K-40-OR-744-MVOLT-59M-CELD	BLK	1-LED BY MFR			WALL	8'-0" A/G		120/277
EE	LITHONIA	W002-LED-P5-30K-40-OR-773-MVOLT-59M-CELD	BLK	1-LED BY MFR			WALL	8'-0" A/G		120/277
FF	LITHONIA	RAD1-LED-P4-30K-ASY-MVOLT-BT5-BCC-CELD	BLK	1-LED BY MFR	19	RE 2 SHT "Y"	42"			120/277
GG	LITHONIA	RAD1-LED-P4-30K-ASY-MVOLT-BT5-BCC-CELD	BLK	1-LED BY MFR	13	RE 2 SHT "Y"	42"			120/277

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A22.108	LIGHTING COVER SHEET AND DETAILS	SHEET:	8
	SCALE: N.T.S.	DATE: MAR 29, 2024	

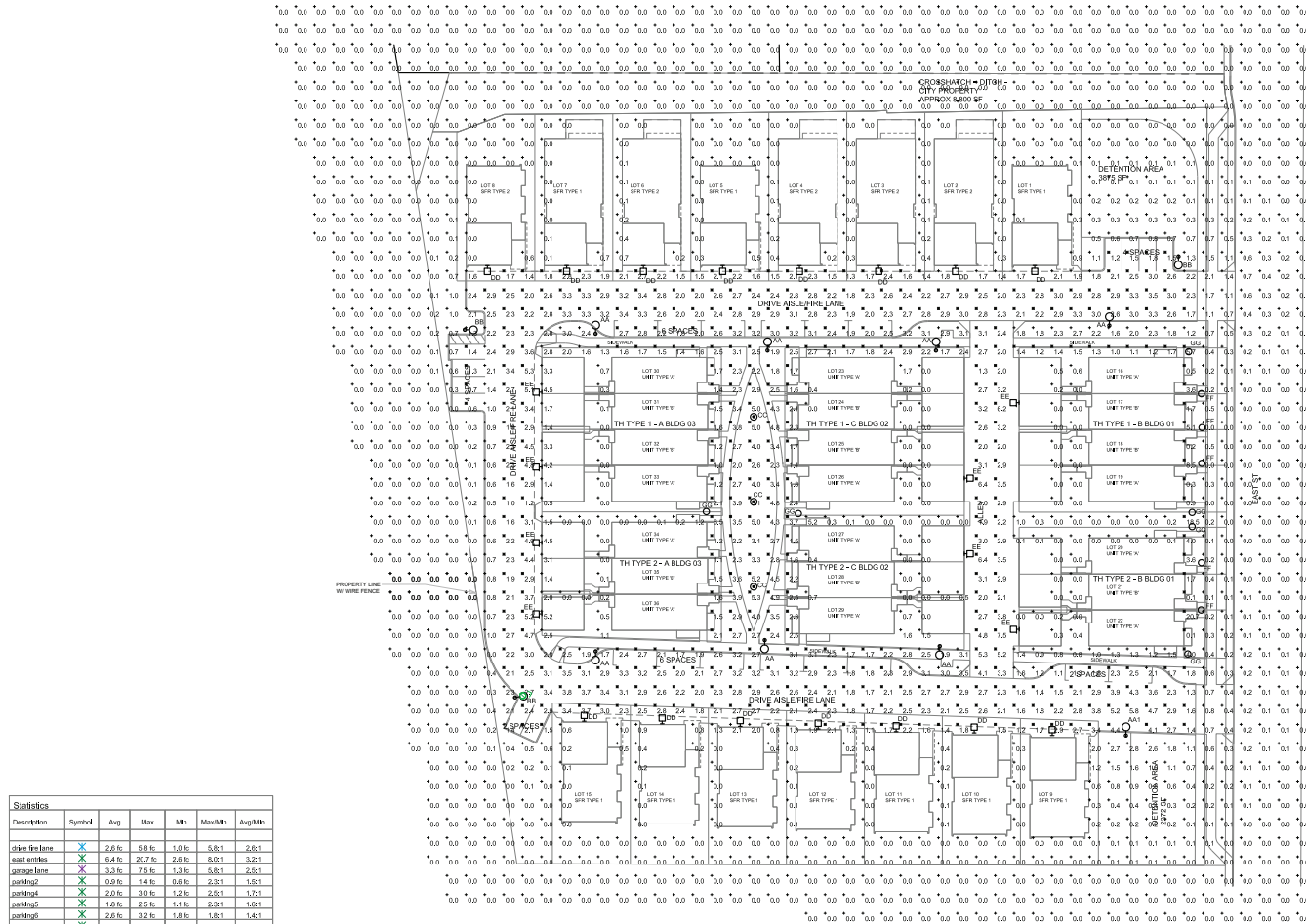


JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260

EAST ST VILLAGE

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

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2842 W 44th
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PHONE 303 961 3000



Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
drive lane	X	2.6	5.8	1.0	5.8:1
east entry	X	6.4	20.7	2.6	8.0:1
garage lane	X	3.2	7.3	1.3	5.6:1
parking2	X	0.9	1.4	0.6	2.3:1
parking4	X	2.0	3.0	1.2	2.5:1
parking5	X	1.8	2.5	1.1	2.3:1
parking6	X	2.6	3.2	1.8	1.8:1
parking7	X	1.6	1.9	1.2	1.6:1
parking8	X	2.6	3.2	1.8	1.8:1
alley	X	2.2	6.3	1.0	6.3:1
alley#1	X	2.1	3.1	1.3	2.4:1
alley#2	X	1.7	5.7	1.0	5.7:1
alley#3	X	1.8	1.8	1.7	1.1:1
alley#4	X	2.4	3.2	1.7	1.9:1

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0"



4100 Wadsworth Blvd
Mile High, CO 80035
P 303.961.3000



ISSUED					
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PHOTOMETRIC SITE PLAN

SCALE:

SHEET:

DATE: MAR 29, 2024

9

EAST ST VILLAGE

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

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PHONE: 303 561 3000

TYPE "AA, AA1, & BB" (FULL CUT-OFF)

Radean Arm Mount LED Area Luminaire

Specifications

- EPA: 12.5 ft (3.81m)
- Length: 24" (610mm)
- L1: 24" (610mm)
- Width: 24" (610mm)
- Height: 1" (25.4mm)
- Weight: 2.0 lbs (0.91kg)

Introduction

The Radean arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flare to any space, the Radean's overprofile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the Radean arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT 8PA PE DIAWD

Item	Part Number	Part Name	Part Description	Part Notes
1	RAD1	LED P3 30K SYM MVOLT 8PA PE DIAWD	LED P3 30K SYM MVOLT 8PA PE DIAWD	

Accessories

- 1. Radean arm mount luminaire
- 2. Radean arm mount luminaire
- 3. Radean arm mount luminaire
- 4. Radean arm mount luminaire

TYPE "CC" (FULL CUT-OFF)

Radean Post Top LED Area Luminaire

Specifications

- EPA: 12.5 ft (3.81m)
- Length: 24" (610mm)
- Width: 24" (610mm)
- Height: 1" (25.4mm)
- Weight: 2.0 lbs (0.91kg)

Introduction

The architecturally inspired shape of the Radean™ post top area luminaire embodies the grace and strength of the Radean family. The two copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms reflect light maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and small corner to transform corners area like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PE DIAWD

Item	Part Number	Part Name	Part Description	Part Notes
1	RADPT	LED P3 30K SYM MVOLT PT4 PE DIAWD	LED P3 30K SYM MVOLT PT4 PE DIAWD	

Accessories

- 1. Radean post top luminaire
- 2. Radean post top luminaire
- 3. Radean post top luminaire
- 4. Radean post top luminaire

TYPE "DD & EE" (FULL CUT-OFF)

WDGE2 LED Science Precision Reflective Optic

Specifications

- Depth (D): 1.5"
- Width (W): 1.5"
- Height (H): 1.5"
- Weight: 13.5 lbs

Introduction

The WDGE2 LED family is designed to meet specific energy and mounting requirements in a wide range of applications that demand high performance. The design features a wide range of mounting options, including wall, pole, and surface mount. The WDGE2 LED family provides additional energy savings and is a complete solution.

Ordering Information

EXAMPLE: WDGE2 LED P3 40K BCRF VF MVOLT SRM DIAWD

Item	Part Number	Part Name	Part Description	Part Notes
1	WDGE2	LED P3 40K BCRF VF MVOLT SRM DIAWD	LED P3 40K BCRF VF MVOLT SRM DIAWD	

Accessories

- 1. WDGE2 LED luminaire
- 2. WDGE2 LED luminaire
- 3. WDGE2 LED luminaire
- 4. WDGE2 LED luminaire

TYPE "FF & GG" (FULL CUT-OFF)

RADEAN Bollard LED Site Luminaire

Specifications

- Depth (D): 1.5"
- Width (W): 1.5"
- Height (H): 1.5"
- Weight: 13.5 lbs

Introduction

The Radean LED Bollard is an award-winning energy saving, long-life solution designed to perform the way a bollard should. The Radean LED Bollard's rugged construction, durable finish and long lasting LEDs will provide years of maintenance free service.

Ordering Information

EXAMPLE: RADBL LED P3 30K SYM MVOLT BTD BCRF DIAWD

Item	Part Number	Part Name	Part Description	Part Notes
1	RADBL	LED P3 30K SYM MVOLT BTD BCRF DIAWD	LED P3 30K SYM MVOLT BTD BCRF DIAWD	

Accessories

- 1. Radean bollard luminaire
- 2. Radean bollard luminaire
- 3. Radean bollard luminaire
- 4. Radean bollard luminaire

ISSUED				
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD
2	PRELIMINARY PUD	02-10-2023		
3	PRELIMINARY PUD	05-30-2023		
4	PRELIMINARY PUD	08-10-2023		
5	FINAL PUD	12-12-2023		
6	FINAL PUD	01-19-2024		

ILLUMINAIRE CUT SHEETS
SCALE: N.T.S.

SHEET: 10
DATE: MAR 29, 2024



JCA
4100 Washington Blvd
Westridge, CO 80033
p 303.985.3200
f 303.985.3201

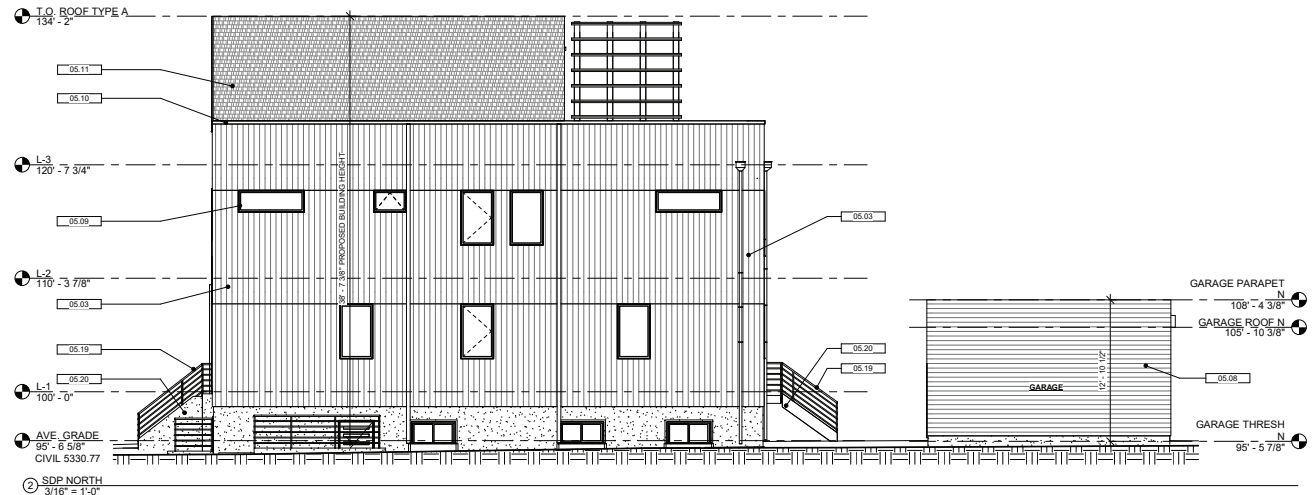
EAST ST VILLAGE

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE, INC.
2842 W 44th
Denver CO 80211
www.designpracticeinc.com
info@designpracticeinc.com
PHONE: 303.561.3000

TH TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 15 FOR ADDITIONAL
MATERIAL PAlettes OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORIZ - IRONSTONE
05.03	VESTA 5" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIP-LAP CEDAR SIDING - NATURAL STAIN
05.08	HARDPLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER TMA FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.14	CEMENTITIOUS RAISED WALL DETAIL PTD. CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD.
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAIR W/CONCRETE TREADS - BLACK
05.21	SKYLIGHT
05.26	VESTA DRIP CAP STARTER FLASHING - WHITE
05.27	VESTA DRIP CAP OVER UTILITY TRIM REVEAL - WHITE



ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

TH TYPE 1 - ELEVATIONS

SHEET: 11

SCALE:

DATE: MAR 29 2024

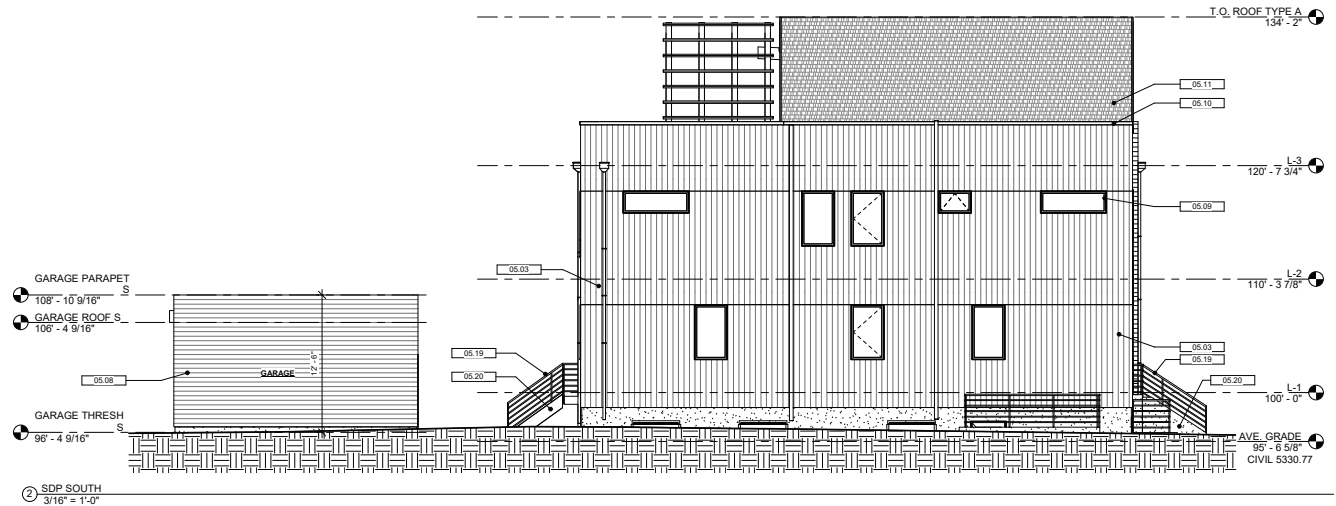
EAST ST VILLAGE

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE_INC
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PHONE 303 561 3000

TH TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 15 FOR ADDITIONAL
MATERIAL PALETTES OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 9" STEEL PLANK SIDING - HORIZ - IRONSTONE
05.03	VESTA 9" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIP LAP CEDAR SIDING - NATURAL STAIN
05.08	HARD PLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER 1X4 FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.14	CEMENTITIOUS RAISED WALL DETAIL PTD - CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAR WOODCONCRETE TREADS - BLACK
05.21	SKYLIGHT
05.26	VESTA DRIP CAP STARTER FLASHING - WHITE
05.27	VESTA DRIP CAP OVER UTILITY TRIM REVEAL - WHITE



ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	06-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

TH TYPE 1 - ELEVATIONS

SHEET: 12

SCALE:

DATE: MAR 29 2024

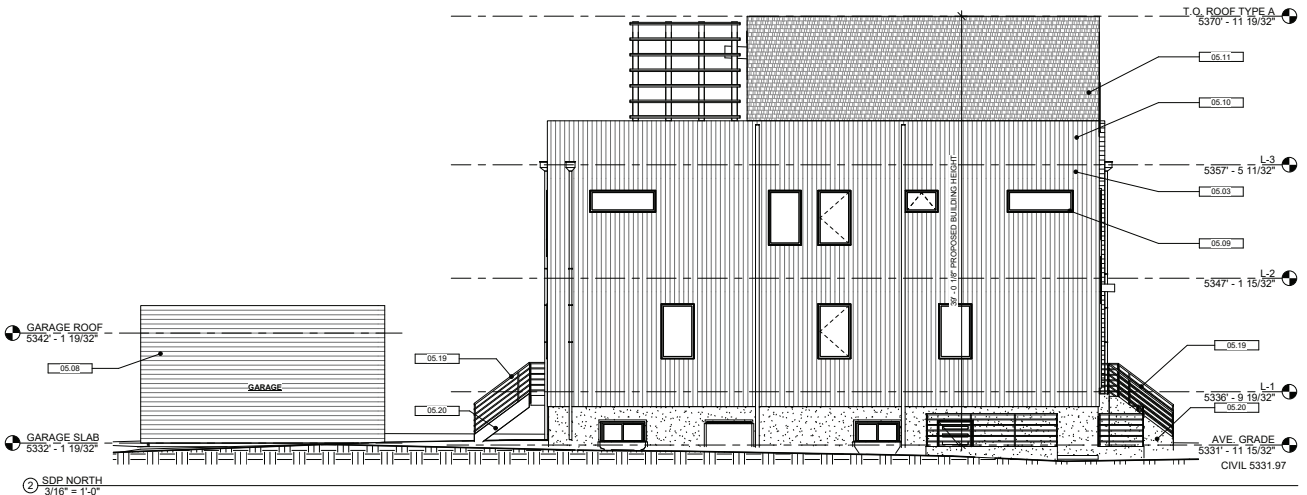
EAST ST VILLAGE

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE, INC
2842 W 44th
Denver CO 80211
www.designpracticeinc.com
info@designpracticeinc.com
PHONE: 303.561.3000

TH TYPE 2 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 15 FOR ADDITIONAL
MATERIAL PALETTES OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORIZ - IRONSTONE
05.03	VESTA 5" STEEL PLANK SIDING - VERT - WHITE
05.07	5" SHIP LAP CEDAR SIDING - NATURAL STAIN
05.08	HARDPLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER 1/4 FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAR W/CONCRETE TREADS - BLACK
05.21	SKYLIGHT
05.25	RAISED WINDOW ACCENT - BLACK



SDP EAST
3/16" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

TH TYPE 2 - ELEVATIONS

SHEET: 13

SCALE:

DATE: MAR 29 2024

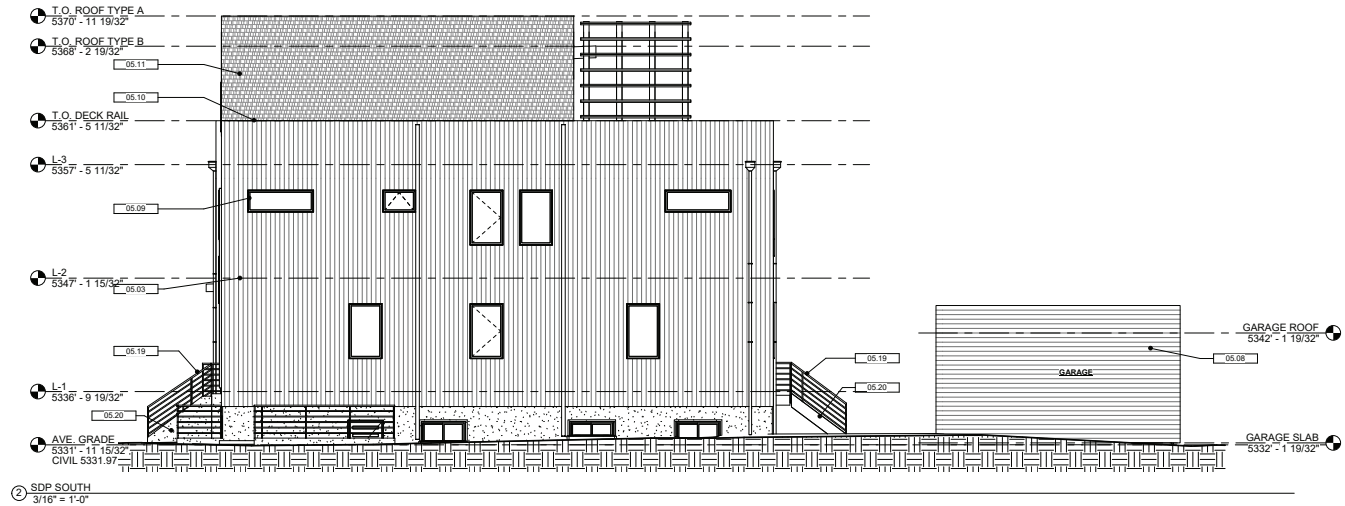
EAST ST VILLAGE

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE, INC.
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PHONE: 303.661.3000

TH TYPE 1 MATERIAL PALETTE 'A':
SEE EXHIBIT SHEET 15 FOR ADDITIONAL
MATERIAL PALETTES OF THE TH TYPE 1
BUILDINGS.

PUD ELEVATION KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 9" STEEL PLANK SIDING - HORIZ - BROWNSTONE
05.03	VESTA 9" STEEL PLANK SIDING - VERT - WHITE
05.07	9" SHIP LAP CEDAR SIDING - NATURAL STAIN
05.08	HANDS PLANK SMOOTH LAP SIDING - WHITE
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER T&E FASCIA - CHARCOAL
05.11	60 YR DIMENSIONAL SHINGLE - CHARCOAL
05.15	COMPOSITE ENTRY DOOR - P10
05.19	POWDER COATED STEEL RAILING - BLACK
05.20	STEEL STAIR W/ CONCRETE TREADS - BLACK
05.21	SKYLIGHT



ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

TH TYPE 2 - ELEVATIONS

SHEET: 14

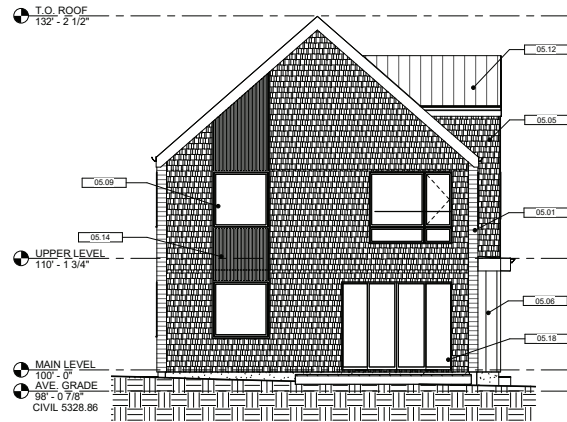
SCALE:

DATE: MAR 29 2024

EAST ST VILLAGE

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
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PHONE: 303 561 3000



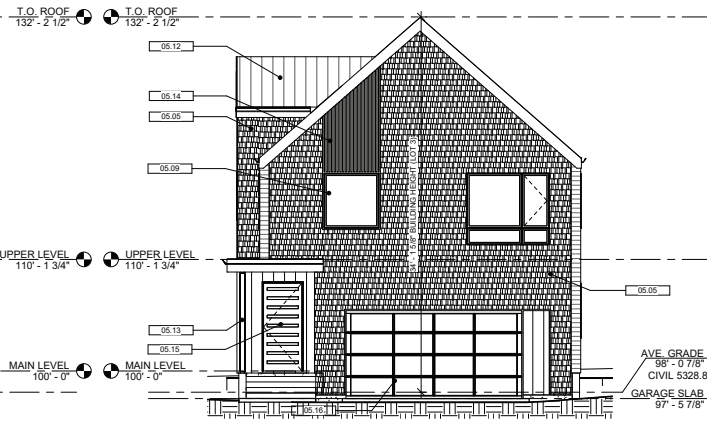
④ SDP - SOUTH ELEVATION
3/16" = 1'-0"



③ SDP - EAST ELEVATION
3/16" = 1'-0"



② SDP - WEST ELEVATION
3/16" = 1'-0"



① SDP - NORTH ELEVATION
3/16" = 1'-0"

SFR TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 14 FOR ADDITIONAL
MATERIAL PALETTES OF THE SFR TYPE 1
UNITS.

PUD MATERIALS	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORIZ - IRONSTONE
05.05	CEMENTITIOUS SHINGLE SIDING - BM 188
05.06	12" STANDING SEAM METAL SIDING - CHARCOAL
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER 1X4 FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.12	12" STANDING SEAM METAL ROOFING - CHARCOAL
05.13	PTD WOOD SCREEN ENTRY SCREEN - CHARCOAL
05.14	CEMENTITIOUS RAISED WALL DETAIL PTD - CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.16	GLAZED OVERHEAD GARAGE DOOR - BLACK
05.18	COMPOSITE SLIDING DOOR - BLACK

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

SFR TYPE 1 - ELEVATIONS

SCALE:

SHEET: 15

DATE: MAR 29 2024

EAST ST VILLAGE

FINAL PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

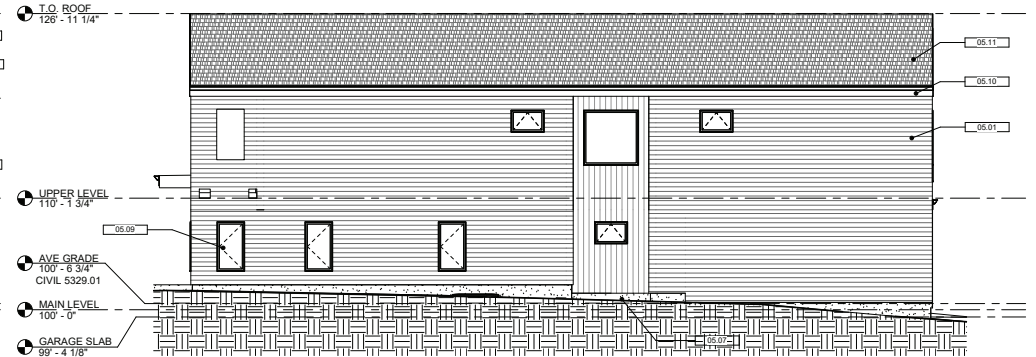
DESIGN
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Denver CO 80211
www.designpracticecolorado.com
info@designpracticecolorado.com
PHONE 303 561 3000

SFR TYPE 1 MATERIAL PALETTE 'A'
SEE EXHIBIT SHEET 14 FOR ADDITIONAL
MATERIAL PAlettes OF THE SFR TYPE 1
UNITS.

PUD KEYNOTES	
Key Value	Keynote Text
05.01	VESTA 5" STEEL PLANK SIDING - HORZ - IRONSTONE
05.07	5" SHIPLAP CEDAR SIDING - NATURAL STAIN
05.09	ANDERSON 100 SERIES COMPOSITE WINDOW - BLACK
05.10	METAL FLASHING OVER 1X4 FASCIA - CHARCOAL
05.11	30 YR DIMENSIONAL SHINGLE - CHARCOAL
05.13	PTD WOOD SCREEN ENTRY SCREEN - CHARCOAL
05.15	COMPOSITE ENTRY DOOR - PTD
05.16	GLAZED OVERHEAD GARAGE DOOR - BLACK
05.18	COMPOSITE SLIDING DOOR - BLACK



① SDP - NORTH ELEVATION (REFERENCE LOT 4)
3/16" = 1'-0"



③ SDP - WEST ELEVATION (REFERENCE LOT 4)
3/16" = 1'-0"



② SDP - EAST ELEVATION (REFERENCE LOT 4)
3/16" = 1'-0"



④ SDP - SOUTH ELEVATION (REFERENCE LOT 4)
3/16" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022	7	FINAL PUD	03-29-2024
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			
5	FINAL PUD	12-12-2023			
6	FINAL PUD	01-19-2024			

SFR TYPE 2 - ELEVATIONS

SHEET: 16

SCALE:

DATE: MAR 29 2024

August 10, 2023

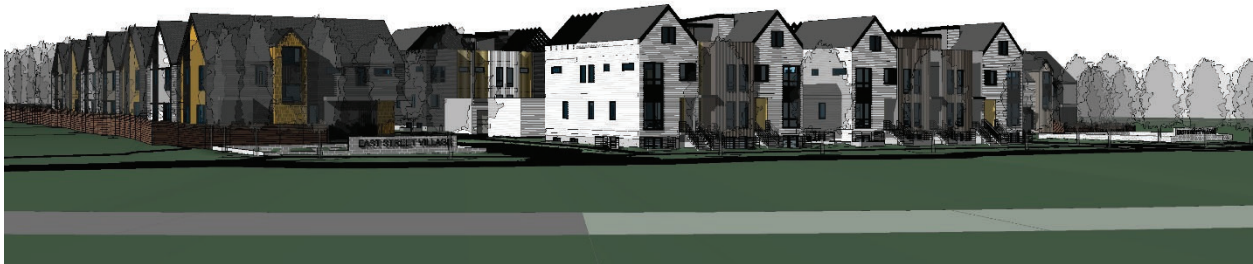
City of Louisville
Ellie Hassan

**Re: East St Village
421-533 Multi Family Development Proposal
Preliminary PUD Submittal 3**

Dear Ms. Hassan,

East St LLC is seeking a Planned Urban Development (PUD) for a multi-unit development on the lots currently addressed as 421-533 East St. The pre-application meeting for this project was held on March 30th 2021. The first Preliminary PUD was submitted on Aug 31st 2022 with comments received on October 12th 2022. The second Preliminary PUD was submitted on February 10th 2023 with comments received on April 17th 2023. Preliminary PUD 3 was submitted on June 6th 2023 with comments received on July 21st 2023.

The PUD proposal is for a residential only development with a mix of fee-simple residential product types within the site. There are 15 stand-alone single-family units, 9 middle Rowhome units, and 12 end Rowhome units. The proposed unit count is 36 market rate units.



Project View from SE

Existing Site Information:

Currently there are 10 structures on the East side of the parcel with a mixture of homes, detached garages, and storage buildings. The West half of the site is undeveloped at this time and sits adjacent to the railroad tracks. The topography of the site is a gentle slope down from SW to the NE with about 10' of fall across the entirety of the site.

The site comprises approximately 156,458 SF (3.6 acre) after dedication of R.O.W. for East St.

Waiver Requests/Comprehensive Plan Alignment:

The waivers we are requesting from the limitations of the RM zoning creates a development that better aligns with the goals of the 2013 Comprehensive Plan and allows for a development that is superior to what the RM zoning would allow. The lot size and setback requirements of the underlying zoning restricts the site in such a way that development would be inconsistent with the housing needs and walkability desires of the Comprehensive Plan. As noted in the 2013 Comprehensive Plan, and is even more so apparent today, the City of Louisville suffers from a lack of housing and a scarcity of developable land. While some progress has been made since 2013, the demand/desire for housing within the City has outpaced new development.

While the East St Village project is outside the boundary of the Downtown and the Highway 42 Revitalization District defined in the Comprehensive Plan, we see the project as an integral part of Downtown and an opportunity to provide an additional benefit to the Downtown core. The Project will bring much needed additional housing into the walkable core of Old Town Louisville. Market housing demands require different and new housing types from when the underlying zoning district was designed and implemented. By providing a mix of housing types and sizes, the Louisville community will benefit from the offering of a more diverse spectrum of household incomes.

The Waiver Requests necessary to elevate the development over the constraints of the underlying RM zoning include minimum lot sizes, setbacks, height and lot ratios. Waiver requests are required for both the Townhome product type and the proposed detached single-family units. By allowing for smaller lot sizes, shallower setbacks and a height exception for the townhome unit types, the waivers allow the project to provide a greater number of smaller units and a more diverse range of housing types and prices within walking distance to the downtown core.

Building Height Waiver:

We are asking for a waiver on overall building heights for the townhome units of this project. The maximum allowable building height in the underlying R-M district is 35'-0"

Refer to the Height Waiver Table on the cover sheet of the PUD submittal and Exhibit sheet EX-2 for details/dimensions of the request.

To minimize the impact on adjoining parcels, we have arranged the site so that the height compliant single-family units are located at the northern and southern boundaries of the site. The townhome units, where we are requesting a height waiver, are located in the middle portion of the site. This removes any direct adverse affect from the additional height requested on either of the parcels directly adjacent to our site. It is important to note that the northern border of our site abuts a City owned parcel that was previously a drainage ditch and creates a buffer from the Pine St Plaza property. The properties adjacent to our southern parcel line are encumbered by a 30' utility easement for the full East/West width of their parcels providing a buffer similar to the north side of the property. While the East St Village Development is near the Downtown area it is not a part of the Downtown Design Handbook and therefore not subject to the "Core" and "Transition" zones' height restrictions.

See the Site Height Exhibit included with this PUD submittal.

Lots Size/Setback Waivers:

We are requesting waivers that alter the Minimum Lot Area, Minimum Lot Width, Minimum Lot Area Per Dwelling (density) Maximum Lot Coverage, Minimum Front Yard Setback, Minimum Side Yard Setback from Interior Lot Line and Minimum Rear Yard Setback. As stated above, the limitation of the underlying RM zoning district would only allow for fewer and larger units on the site, which is inconsistent with the goals of the Comprehensive Plan.

Waiver table is included at the end of this document in addition to the Cover Sheet of the PUD.

Block Width Waiver:

We are asking for a waiver from section 16.16.040 for a minimum block width of 400' between the two entrances to the site. The proposed width between entrances is 192' – 7 3/8". This is necessary to create through access circulation on the site and enhanced emergency vehicle access.

Lot Depth to Width Ratio Waiver:

We are asking for a waiver from section 16.16.050 Subsection C for a maximum depth of a residential lot not to exceed 2 ½ times the lot width. The lots for the Townhome units, with their narrow form, all exceed this lot depth to width ratio. The long narrow lots are necessary to allow for the detached garages and private open space on these units.

Additional Zoning Related Items:**Parking:**

Each of the units includes an attached or detached 2-car garage, depending on the type of unit. The proposal accommodates 24 surface guest parking spaces within the site.

Open Space:

East St Village distributes open space almost equally in regards to public Open Space versus Private Yards. The nature of the detached single-family type and the townhome type, allows for each unit to have an individual private outdoor yard space. The public open space is located at the entries of the townhome units both at East St and in the common open space in the middle of the site. We see this common outdoor space as a more reflective space, with permanent seating at the north and south ends and a small tree covered grass space in the center. While there is additional open space in the landscaped rain gardens on the East St side of the project, we see these functioning as open space buffers from the street to the homes. The proximity of the site gives walkable access to multiple public open space options. The Coal Creek Trail access is less than ¼ mile to the South which provides easy access to Community Park, Miners Field is less than ½ mile north and the proposal for the Hwy 42 revitalization will bring a new pedestrian connection to the east side of East St. We also see an opportunity to create a pedestrian connection to downtown via Pine St Plaza with a multi-use path running in the city owned space between our project and Pine St Plaza and would love to work with the city on a possible pedestrian underpass under the railroad R.O.W. to connect to Elm St to the West.

See Open Space exhibit on sheet EX-16.

Land Dedication:

In reference to the Louisville Municipal Code, Section 16.16.060.3, our proposal is to provide housing types that allow for individual owners to each have private yard space. In doing so, we are able to provide smaller standalone single family units in proximity to both the downtown business district and the already established neighborhood parks in the area. Likewise, by separating the garages from the main structure of our townhome units, we are able to provide each townhome unit with a private outdoor yard. To make the project economically viable, we need to keep our unit count as proposed. With stormwater detention required to stay onsite, this then limits the amount of common outdoor space available within the project boundaries. Under this proposal, we propose paying a fee-in-lieu of the public land dedication.

Inclusionary Housing:

The project proposes paying the Fee in Lieu for inclusionary housing referenced in Section 17.76.050. of the Louisville Municipal Code. Constructing like-kind for-sale affordable housing is not economically viable for this project. With the allowable density under the RM zoning, the development requires a certain size, quality and price point be met. The project is designed to provide mid-size townhome units and small to mid-sized single family units at a price point that standard lot infill new construction could not attain. Yet these price points will still be well above what would be required by the income standards set forth by the city. To provide 12% of the units as affordable would mean 5 of the 36 units would be required to be deed restricted and sold at a significant loss to the construction cost of those units. The

project owners have looked at the proforma under this scenario with the conclusion that this would kill the project. The value of the fee in lieu dollars being used by an affordable housing developer will have a much larger impact than what could be provided on site for this project and is the smarter alternative for the owner and the city.

Adjacent Parcel Impact:

The layout of East St Village is designed to minimize the impact on neighboring properties. By placing our detached single family lots along the North and South property lines, we reduce the massing facing the adjacent parcels. The spacing between these units allows for more light to filter through the edges of the site, reducing the visual impact of the project and creating visual pathways both into and out of the site. A townhome building type along the north and south property lines would create a much larger massing, visually closing off the site from the adjacent parcels. See the diagrams below for the proposed “skyline” as viewed from the north and south.



View from N-NW



View from S-SW

Proposed Project Information

Unit Sizes:

The proposed unit sizes as currently shown are as follows:

Townhouse Unit Type ‘A’

- Townhouse – 913 SF (Garden Level)
- 2372 SF (Above Grade)
- 2-Car Detached Garage – 400 SF

Townhouse Unit Type ‘B’

- Townhouse – 919 SF (Garden Level)
- 1928 SF (Above Grade)
- 2-Car Detached Garage – 400 SF

Single Family Unit Type 1 – Detached Single Family

Basement – 909 SF

Above Grade – 2453 SF

Total Conditioned – 3366 SF

2-Car Attached Garage – 538 SF

Single Family Unit Type 2 – Detached Single Family

Basement (Unfinished) – 1384 SF

Above Grade – 2441 SF

Total Conditioned – 3825 SF

2-Car Attached Garage – 493 SF

Materials:

The siding material palette to be used on the project include horizontal and vertical Vesta Steel Plank siding, smooth face cementitious lap siding, cementitious shingle siding, select cedar wood accent siding, and standing seam metal accent siding. The windows will be a composite window system, Anderson 100 series or similar. Roofing material is to be a 30 year dimensional shingle product on pitched roofs and membrane roofing on low sloped roofs.

Refer to the material board Exhibit included with the PUD drawing package

Synopsis:

The East St Village Development is designed to provide a variety of housing types in close proximity to Downtown Louisville. Through the waivers from the underlying RM zoning, we see this as an opportunity to provide superior walkable living options and needed additional density within the city center. The benefits the community are multiple, including diversification in housing type, socio-economic diversity and reduced congestion. Our vision is that the East St Village project will bring a real benefit to the community of Louisville.

Sincerely,



Paul Norquist
Design Practice Inc
303.561.3000

LOT SIZE AND SETBACK WAIVERS

	LOT	1	2	3	4	5	6	7	8
Lot Area		3726	3698	3692	3691	3673	3658	3646	3519
Lot Width		41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"
Lot Coverage		40.6%	53.5%	41.0%	53.6%	41.2%	54.1%	41.5%	56.2%

PRIMARY BUILDING SETBACKS

Front									
To Front PL in Private Drive		7'-3 1/8"	8'-2 5/8"	7'-3 1/8"	8'-2 5/8"	7'-3 1/8"	8'-2 5/8"	7'-3 1/8"	8'-2 5/8"
To Common Open Space		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Public ROW		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear									
To North PL		N/A	13'-11"	N/A	13'-10 1/4"	N/A	13'-1 1/4"	N/A	5'-1 7/8"
To Private Drive		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side									
Internal		5'	5'	5'	5'	5'	5'	5'	5'
Between Units		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	LOT	9	10	11	12	13	14	15
Lot Area		3174	3227	3279	3331	3383	3436	3488
Lot Width		41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"	41'-3 1/4"
Lot Coverage		47.7%	46.9%	46.2%	45.5%	44.8%	44.1%	43.4%

PRIMARY BUILDING SETBACKS

Front								
To Private Drive		8'-11 1/4"	8'-11 1/4"	8'-11 1/4"	8'-11 1/4"	8'-11 1/4"	8'-11 1/4"	9'-0"
To Common Open Space		N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Public ROW		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear								
To South PL		13'-11 3/8"	15'-2 3/8"	16'-5 5/8"	17'-8 7/8"	19'-0 1/8"	20'-3 3/8"	21'-5 7/8"
To Private Drive		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side								
Internal		5'	5'	5'	5'	5'	5'	5'
Between Units		N/A	N/A	N/A	N/A	N/A	N/A	N/A

LOT SIZE AND SETBACK WAIVERS - ROWHOUSE LOTS

	LOT	16	17	18	19	20	21	22
Lot Area		2398	1879	1878	2436	2439	1873	2324
Lot Width		24'-2 3/4"	19'-0"	19'-0"	24'-8"	24'-8 3/4"	19'-0"	25'-7 1/8"
Lot Coverage		63.6%	76.7%	76.7%	62.6%	62.5%	76.9%	65.6%

PRIMARY BUILDING SETBACKS

Front

To Private Drive	N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Common Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Public ROW	11'-9 1/2"	11'-2 1/2"	11'-1 3/4"	11'-6 7/8"	11'-5 5/8"	10'-10 3/4"	11'-3 3/4"

Rear

Unit To Private Alley	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Garage To Private Alley	0'	0'	0'	0'	0'	0'	0'

Side

Internal (Non Shared Wall)	5'-1 1/2"	N/A	N/A	5'-7 5/8"	5'-7 5/8"	N/A	4'-1 1/8"
Between Units (Shared Wall)	0'	0'	0'	0'	0'	0'	0'
Garage Internal	5'-1 1/2"	1'-6 3/4"	1'-6 3/4"	5'-7 5/8"	5'-7 3/8"	1'-6 1/8"	2'-10 3/8"

	LOT	23	24	25	26	27	28	29
Lot Area		2296	1805	1805	2508	2338	1805	2456
Lot Width		24'-1 7/8"	19'-0"	19'-0"	26'-4 7/8"	24'-7 1/2"	19'-0"	27'-5 1/8"
Lot Coverage		66.4%	79.8%	79.8%	60.8%	65.2%	79.8%	62.1%

PRIMARY BUILDING SETBACKS

Front

To Private Drive	N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Common Open Space	7'-9 1/2"	7'-3 1/2"	7'-3 1/2"	7'-9 1/2"	7'-9 1/2"	7'-3 1/2"	7'-9 1/2"

Rear

Unit To Private Alley	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Garage To Private Alley	0'	0'	0'	0'	0'	0'	0'

Side

Internal (Non Shared Wall)	5'-0 3/4"	N/A	N/A	6'-4 7/8"	6'-4 7/8"	N/A	5'-11 1/8"
Between Units (Shared Wall)	0'	0'	0'	0'	0'	0'	0'
Garage Internal	5'-0 3/4"	1'-6 3/4"	1'-6 3/4"	6'-4 7/8"	6'-4 7/8"	1'-6"	8'-1"

	LOT	30	31	32	33	34	35	36
Lot Area		2296	1805	1805	2338	2338	1805	2220
Lot Width		24'-1 7/8"	19'-0"	19'-0"	24'-7 1/2"	24'-7 1/2"	19'-0"	24'-11 1/2"
Lot Coverage		66.4%	79.8%	79.8%	65.2%	65.2%	79.8%	68.7%

PRIMARY BUILDING SETBACKS

Front

To Private Drive	N/A	N/A	N/A	N/A	N/A	N/A	N/A
To Common Open Space	7'-9 1/2"	7'-3 1/2"	7'-3 1/2"	7'-9 1/2"	7'-9 1/2"	7'-3 1/2"	7'-9 1/2"

Rear

Unit To Private Alley	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Garage To Private Alley	3'-11 3/8"	3'-11 3/8"	3'-11 3/8"	3'-11 3/8"	3'-11 3/8"	3'-11 3/8"	3'-11 3/8"

Side

Internal (Non Shared Wall)	5'-0 3/4"	N/A	N/A	5'-6 1/8"	5'-6 1/8"	N/A	4'-5"
Between Units (Shared Wall)	0'	0'	0'	0'	0'	0'	0'
Garage Internal	5'-0 3/4"	1'-6 3/4"	1'-6 3/4"	5'-6 1/8"	5'-6 1/8"	1'-6"	3'-2 1/4"

Adjacent Property Owners List

417 East St
Jeffery and Emily Chiles
417 East St
Louisville CO 80027

415 East St
Definitely Dave Capital LLC
415 East St
Louisville CO 80027

1150 Pine St
Walter Rhoades American Legion
C/O Bob Ross
1150 Pine St
Louisville CO 80027

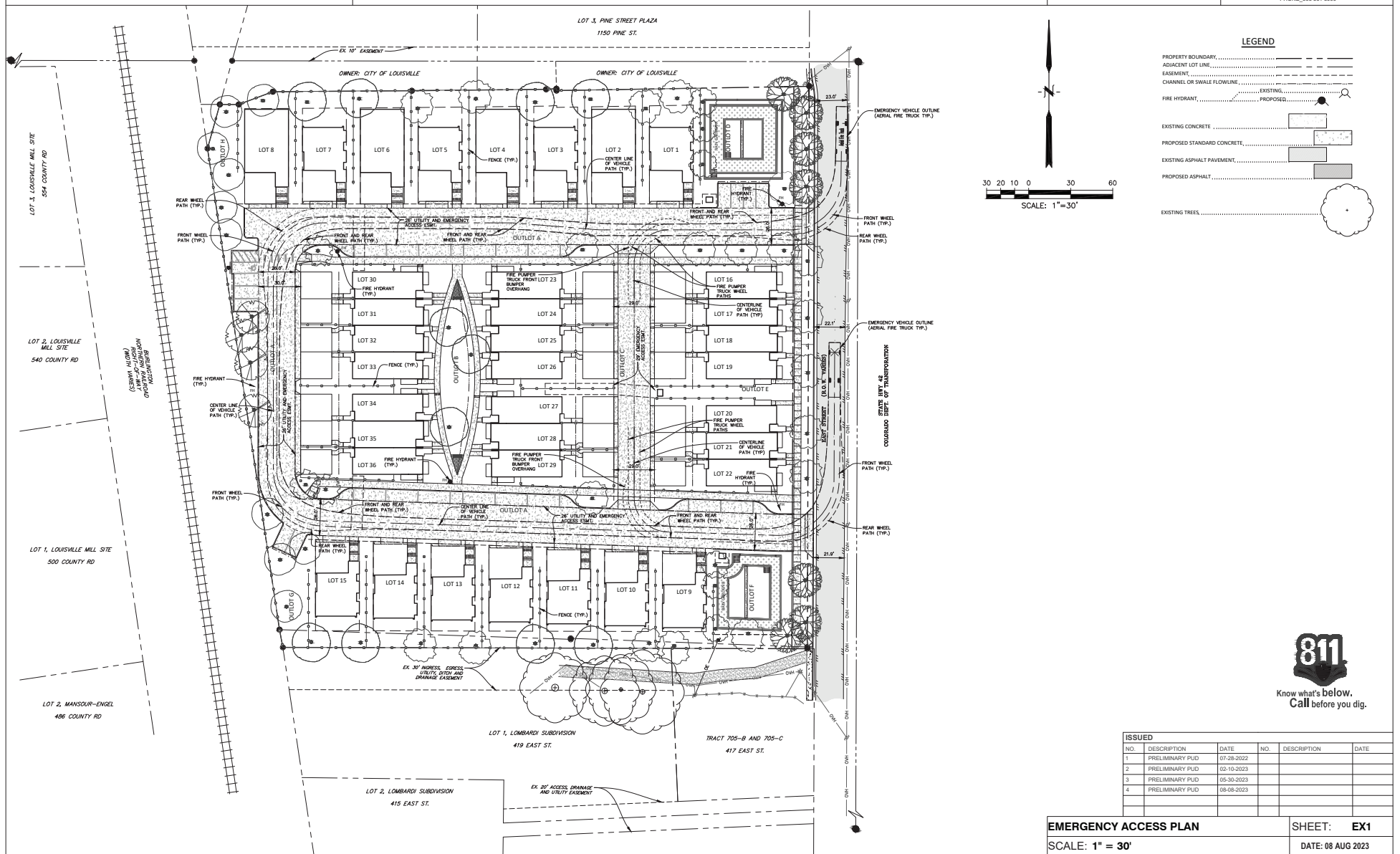
419 East St
Bernard Lombardi
419 East St
Louisville CO 80027

401 East St
Bould County Housing Authority
2525 13th St
Boulder CO 80304

1130 Pine – Pine St Plaza
Amterre Pine LLC
2318 Dennison Ln
Boulder CO 80305

1120 Pine – Pine St Plaza
Amterre Pine LLC
2318 Dennison Ln
Boulder CO 80305

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022



EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE, INC
2642 W 44th
Denver CO 80211
www.designpracticeinc.com
info@designpracticeinc.com
PHONE: 303 561 3000

AVERAGE GRADE CALCS

LOT #	FG HIGH POINT	FG LOW POINT	AVE. GRADE
01	5328.68	5326.95	5327.82
02	5329.55	5327.22	5328.39
03	5329.60	5327.52	5328.56
04	5330.13	5327.79	5328.96
05	5330.17	5328.10	5329.14
06	5330.74	5328.46	5329.60
07	5331.02	5329.06	5330.04
08	5332.00	5330.32	5331.16
09	5330.51	5328.47	5329.49
10	5330.88	5328.89	5329.89
11	5331.28	5329.26	5330.27
12	5331.65	5329.64	5330.65
13	5332.02	5330.01	5331.02
14	5332.39	5330.31	5331.35
15	5332.46	5330.75	5332.11
16-19	5329.62	5327.96	5328.59
20-22	5330.72	5328.11	5329.42
23-26	5331.42	5328.56	5329.99
27-29	5331.87	5330.55	5331.21
30-33	5332.11	5329.42	5330.77
34-36	5332.94	5330.99	5331.97



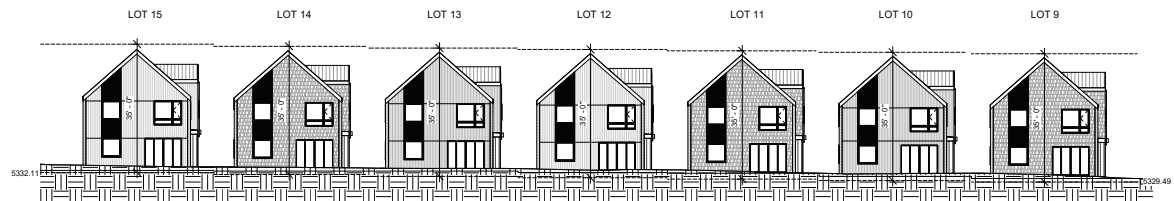
SITE - LOTS 30-36 EAST ELEVATION
⑤ HEIGHT EXHIBIT
1/16" = 1'-0"



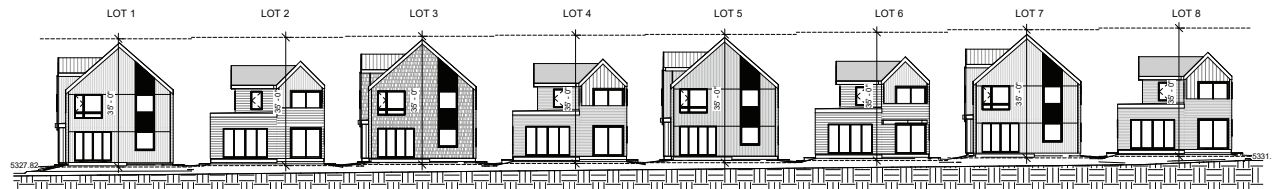
SITE - LOTS 23-29 WEST ELEVATION
④ HEIGHT EXHIBIT
1/16" = 1'-0"



SITE - LOTS 16-22 EAST ELEVATION
③ HEIGHT EXHIBIT
1/16" = 1'-0"



SITE - SOUTH ELEVATION HEIGHT
② EXHIBIT
1/16" = 1'-0"



SITE - NORTH ELEVATION HEIGHT
① EXHIBIT
1/16" = 1'-0"

ISSUED				
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION
1	PRELIMINARY PUD	07-28-2022		
2	PRELIMINARY PUD	07-10-2023		
3	PRELIMINARY PUD	05-30-2023		
4	PRELIMINARY PUD	06-10-2023		

SITE ELEVATIONS HEIGHT EXHIBIT

SCALE:

SHEET: EX-2

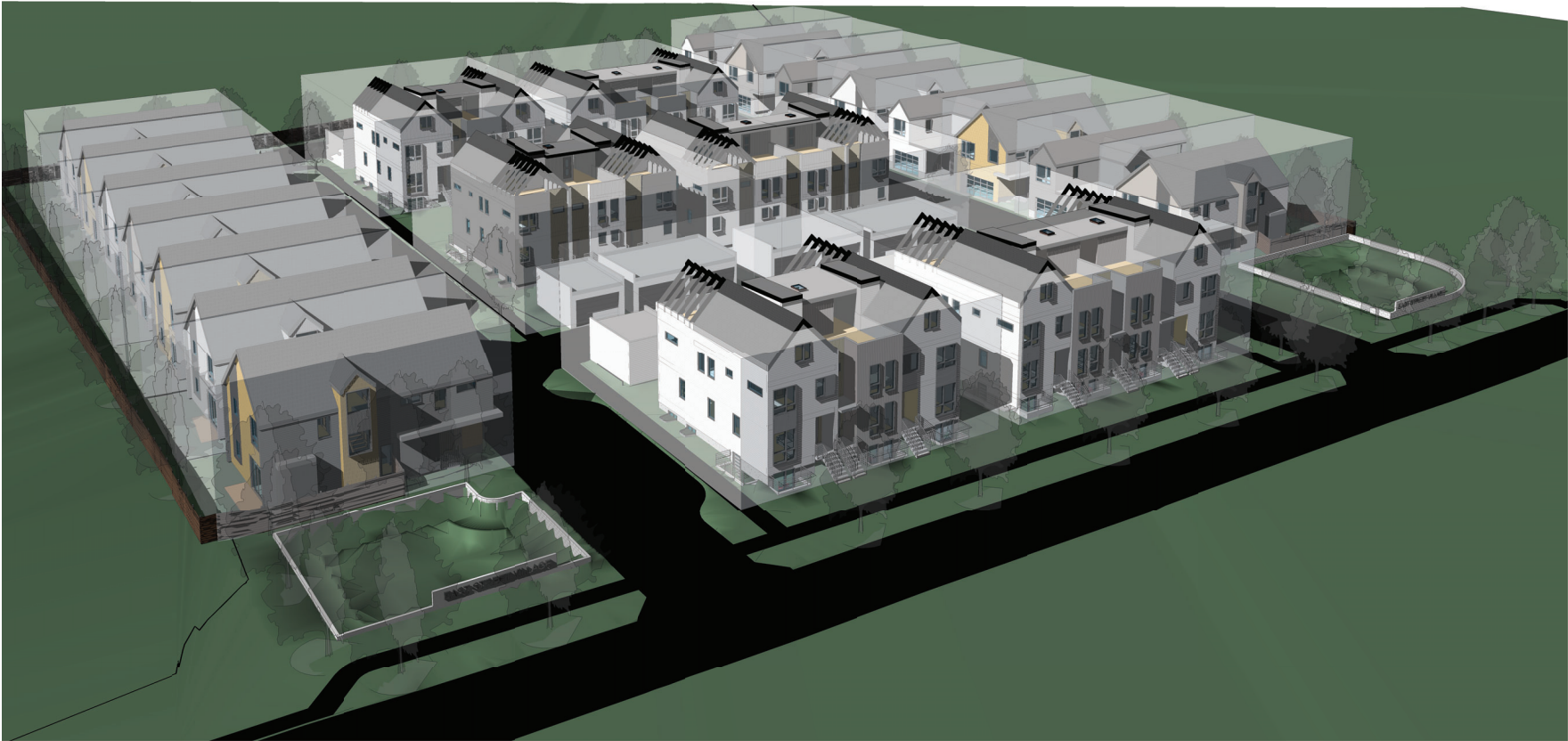
DATE: AUG 10 2023

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

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PHONE 303 561 3000

SHADED BOXES REPRESENT THE MAXIMUM BUILDABLE ENVELOPE UNDER RM ZONING FOR EACH OF THE PROPOSED LOTS/TOWNHOUSE BUILDINGS. THE SINGLE FAMILY HOMES AT THE SITE PERIMETER ARE ALL WITHIN THEIR RESPECTIVE ENVELOPES. THIS EXHIBIT SHOWS THE MINIMAL EXTENT TO WHICH THE TOWNHOUSE UNIT ROOFS EXTEND ABOVE THE ALLOWABLE HEIGHT TO BETTER CLARIFY THE WAIVER REQUEST.



ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

SITE HEIGHT 3-D EXHIBIT	SHEET: EX-3
SCALE:	DATE: AUG 10 2023

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
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info@designpracticeinc.com
PHONE: 303.661.3000

TH UNIT TYPE 'A' - TOWNHOUSE END UNIT

ROWHOUSE - END UNIT
TWO AND ONE HALF LEVELS OVER BASEMENT
MAIN UNIT
3 BEDROOM 2 1/2 BATH
BASEMENT - 913 SF
MAIN LEVEL - 923 SF
LEVEL 2 - 950 SF
ROOF LEVEL - 499 SF
TOTAL ABOVE GRADE - 2372 SF
TOTAL INCLD BASEMENT - 3398 SF
GARAGE - 400 SF +/-

UNIT TYPE 'B' - TOWNHOUSE MIDDLE UNIT

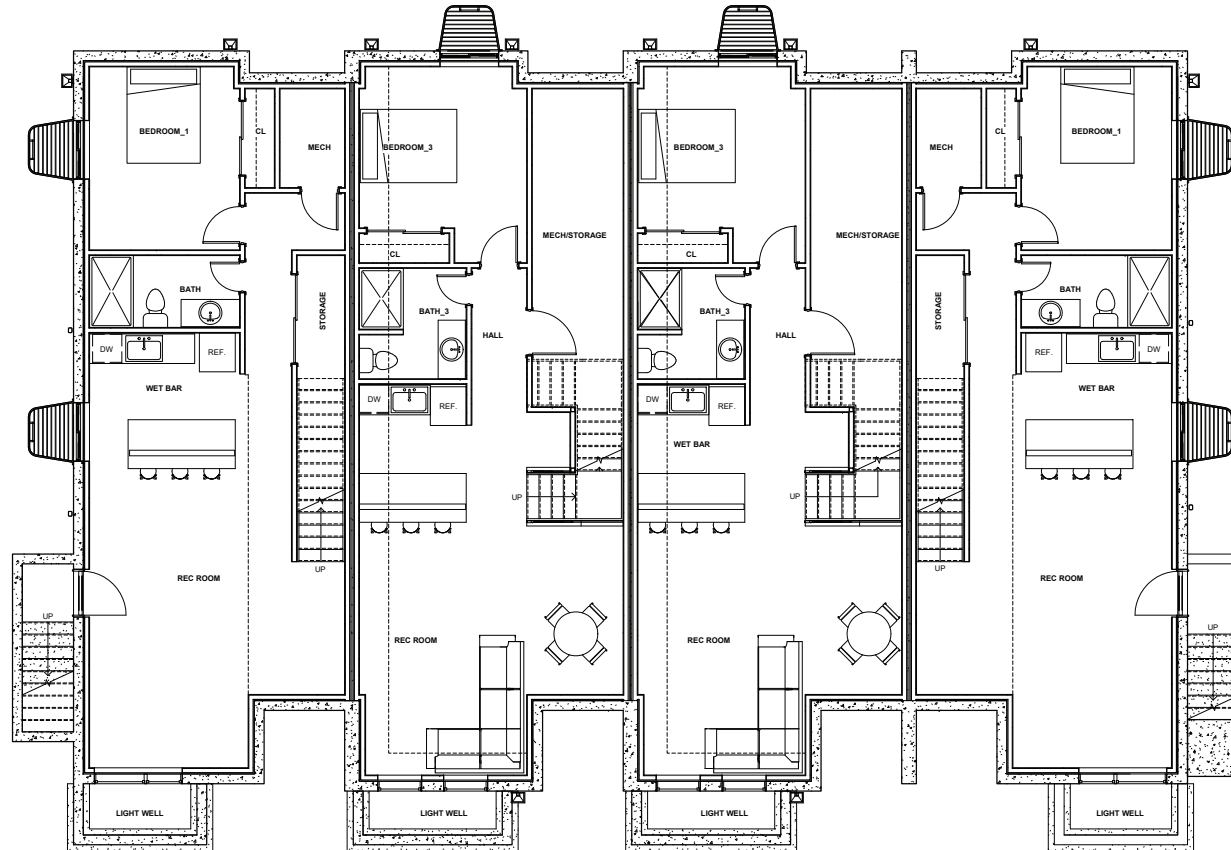
ROWHOUSE - MIDDLE UNIT
TWO LEVELS OVER BASEMENT
3 BEDROOM 3 1/2 BATH
BASEMENT LEVEL - 919 SF
MAIN LEVEL - 928 SF
LEVEL 2 - 928 SF
TOTAL ABOVE GRADE - 1928 SF
TOTAL INCLD BASEMENT - 2889 SF
GARAGE - 400 SF +/-

UNIT TYPE 'B' - TOWNHOUSE MIDDLE UNIT

ROWHOUSE - MIDDLE UNIT
TWO LEVELS OVER BASEMENT
3 BEDROOM 3 1/2 BATH
BASEMENT LEVEL - 919 SF
MAIN LEVEL - 928 SF
LEVEL 2 - 928 SF
TOTAL ABOVE GRADE - 1928 SF
TOTAL INCLD BASEMENT - 2889 SF
GARAGE - 400 SF +/-

UNIT TYPE 'A' - TOWNHOUSE END UNIT

ROWHOUSE - END UNIT
TWO AND ONE HALF LEVELS OVER BASEMENT
MAIN UNIT
3 BEDROOM 2 1/2 BATH
BASEMENT - 913 SF
MAIN LEVEL - 923 SF
LEVEL 2 - 950 SF
ROOF LEVEL - 499 SF
TOTAL ABOVE GRADE - 2372 SF
TOTAL INCLD BASEMENT - 3398 SF
GARAGE - 400 SF +/-



① GARDEN LEVEL PLAN
1/4" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

GARDEN LEVEL PLAN

SHEET: EX-4

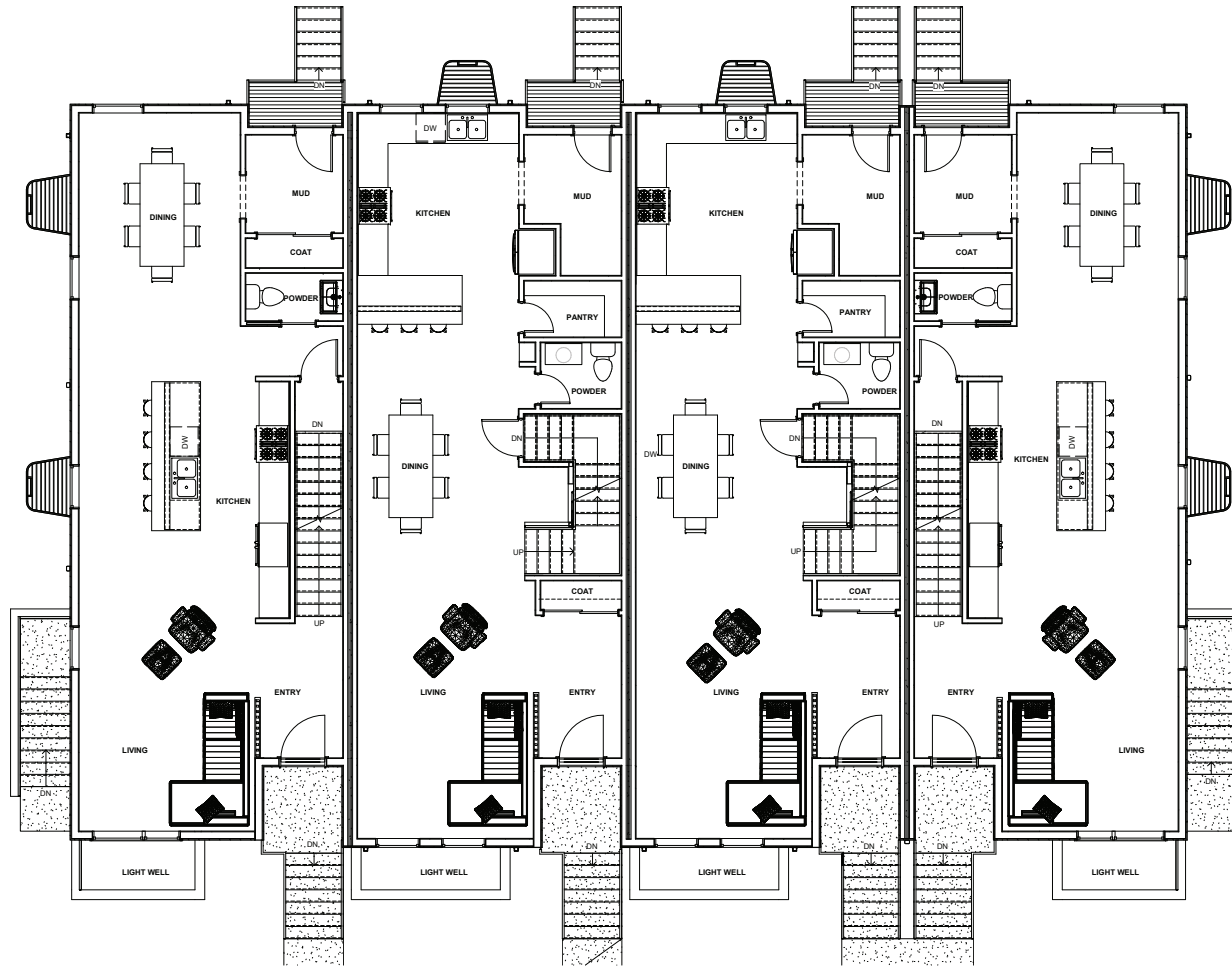
SCALE:

DATE: AUG 10 2023

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

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PHONE 303 561 3000



① LEVEL 1 PLAN
1/4" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

LEVEL 1 FLOOR PLAN

SCALE:

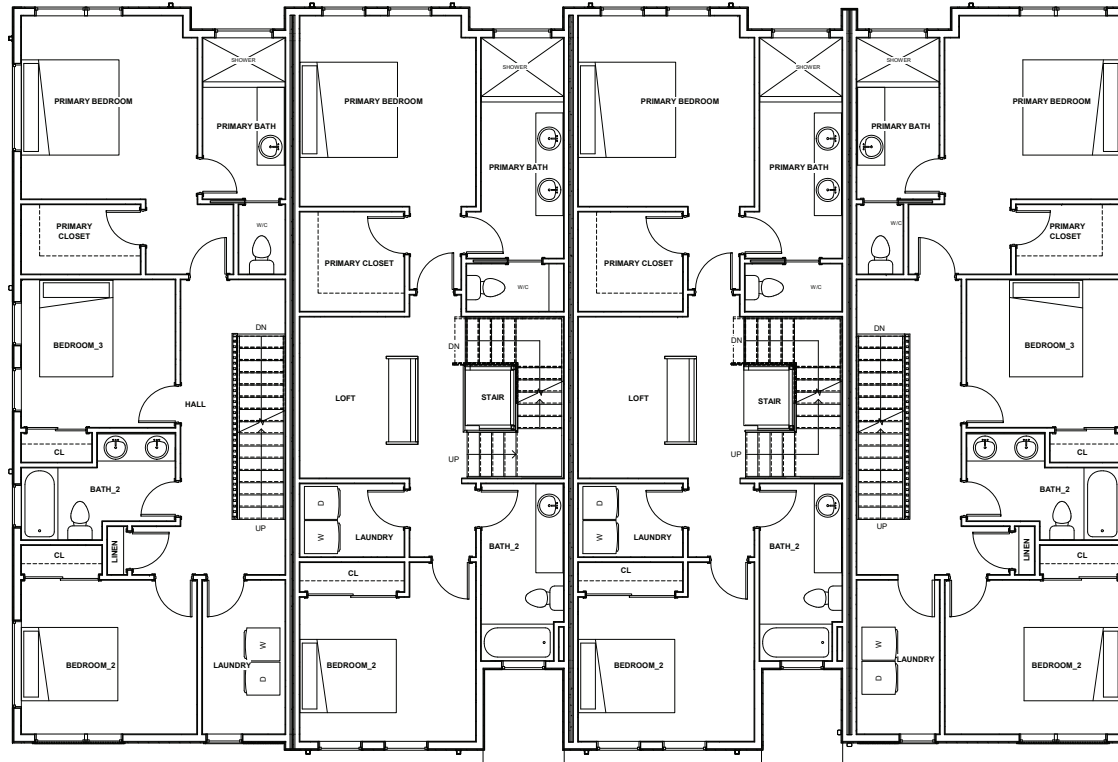
SHEET: EX-5

DATE: AUG 10 2023

EAST ST VILLAGE

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① LEVEL 2 PLAN
1/4" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

LEVEL 2 FLOOR PLAN

SHEET: EX-6

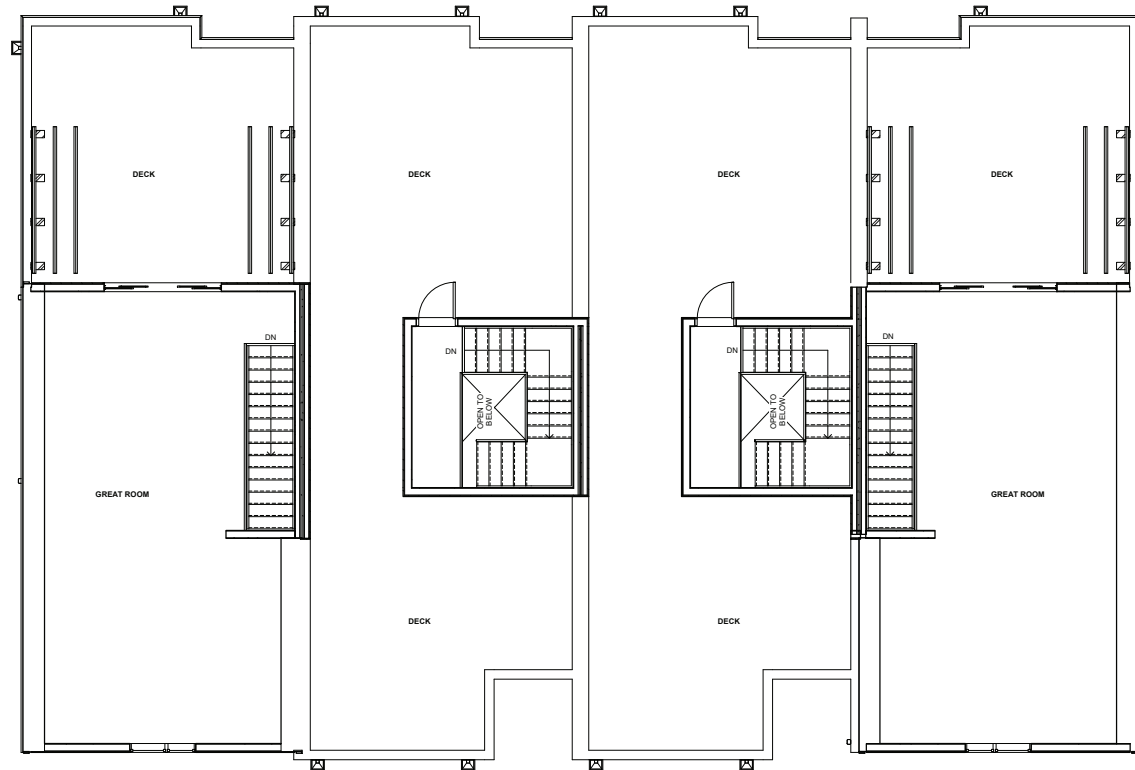
SCALE:

DATE: AUG 10 2023

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
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① ROOF DECK LEVEL PLAN
1/4" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

LEVEL 3/ ROOF DECK PLAN

SHEET: EX-7

SCALE:

DATE: AUG 10 2023

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
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TH UNIT TYPE 'A' - TOWNHOUSE END UNIT

ROWHOUSE - END UNIT
TWO AND ONE HALF LEVELS OVER BASEMENT

MAIN UNIT
3 BEDROOM 2 1/2 BATH
BASEMENT - 913 SF
MAIN LEVEL - 923 SF
LEVEL 2 - 950 SF
ROOF LEVEL - 499 SF

TOTAL ABOVE GRADE - 2372 SF
TOTAL INCLD BASEMENT - 3398 SF
GARAGE - 400 SF +/-

UNIT TYPE 'B' - TOWNHOUSE MIDDLE UNIT

ROWHOUSE - MIDDLE UNIT
TWO LEVELS OVER BASEMENT

3 BEDROOM 3 1/2 BATH
BASEMENT LEVEL - 919 SF
MAIN LEVEL - 928 SF
LEVEL 2 - 950 SF
TOTAL ABOVE GRADE - 1928 SF
TOTAL INCLD BASEMENT - 2868 SF

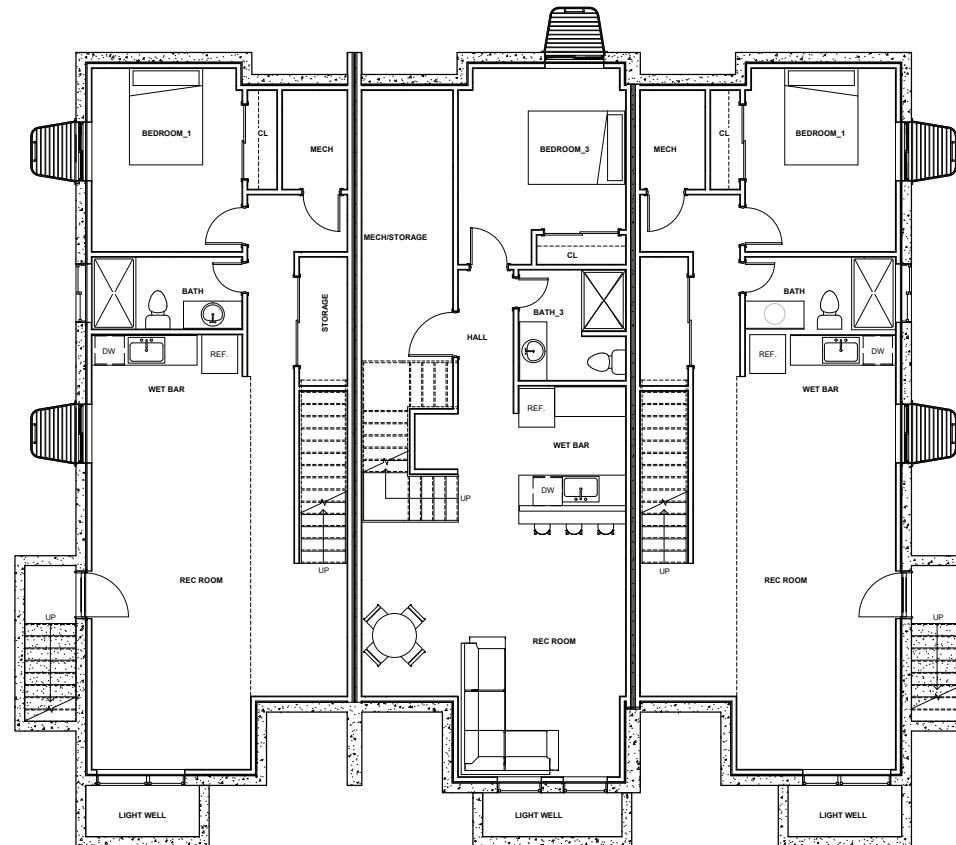
GARAGE - 400 SF

UNIT TYPE 'A' - TOWNHOUSE END UNIT

ROWHOUSE - END UNIT
TWO AND ONE HALF LEVELS OVER BASEMENT

MAIN UNIT
3 BEDROOM 2 1/2 BATH
BASEMENT - 913 SF
MAIN LEVEL - 923 SF
LEVEL 2 - 950 SF
ROOF LEVEL - 499 SF

TOTAL ABOVE GRADE - 2372 SF
TOTAL INCLD BASEMENT - 3398 SF
GARAGE - 400 SF +/-



① GARDEN LEVEL PLAN
1/4" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

GARDEN LEVEL PLAN

SHEET: EX-8

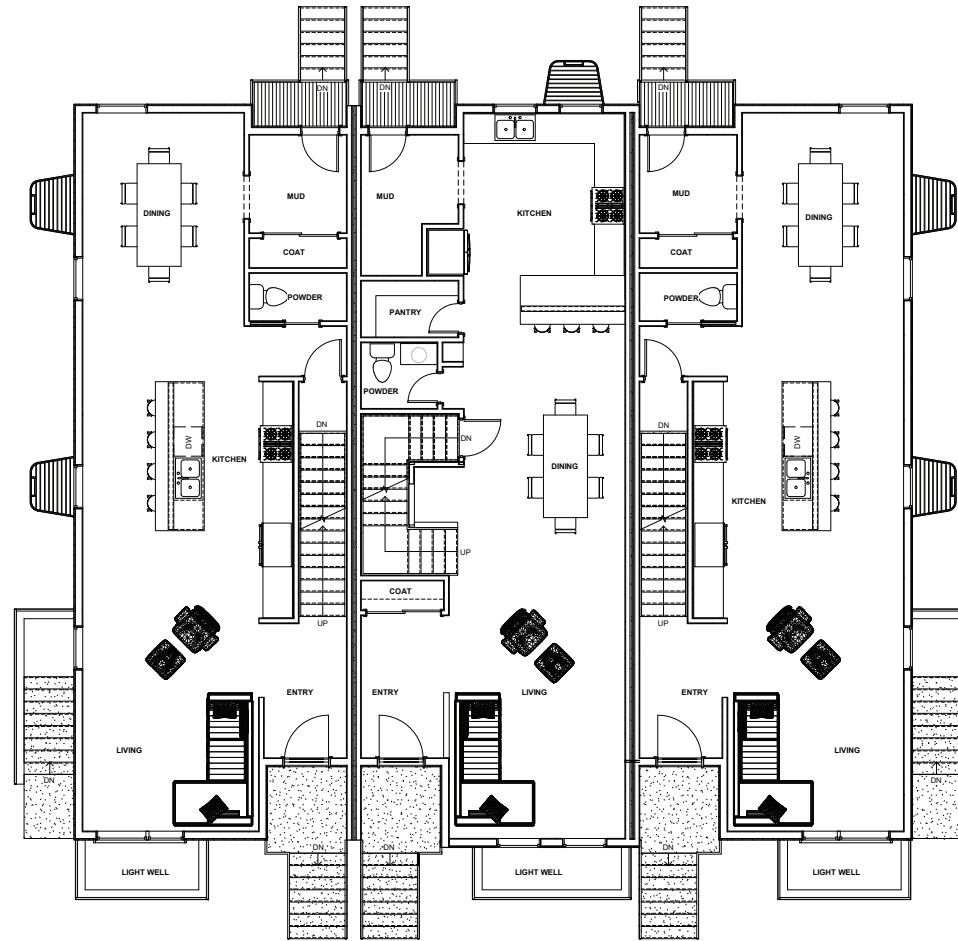
SCALE:

DATE: AUG 10 2023

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
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PRACTICE, INC
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Denver CO 80211
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PHONE 303 561 3000



LEVEL 1 PLAN
1/4" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

LEVEL 1 FLOOR PLAN

SHEET: EX-9

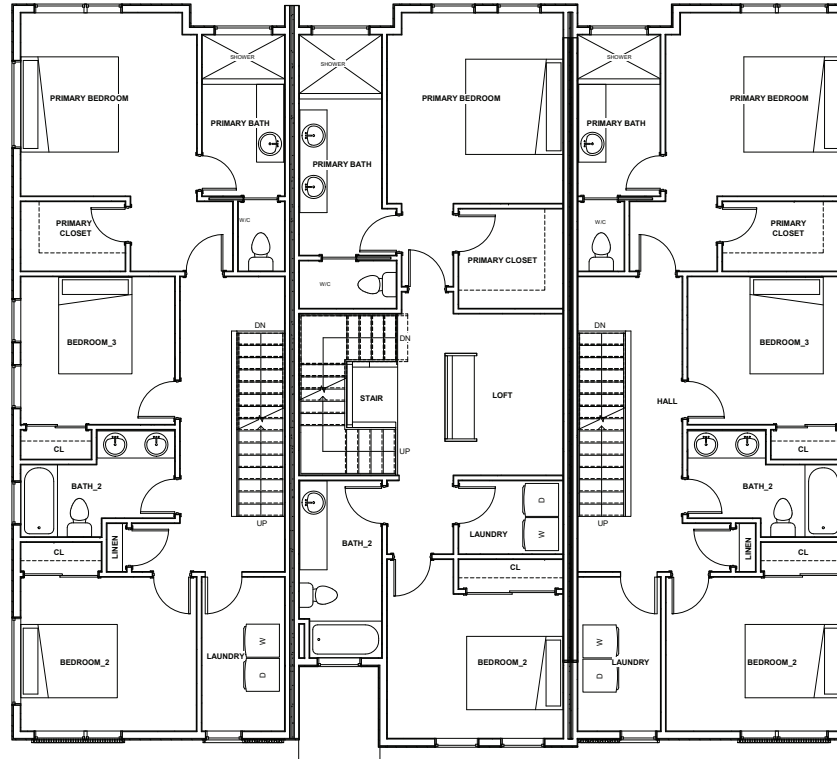
SCALE:

DATE: AUG 10 2023

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
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PHONE 303 661 3000



① LEVEL 2 PLAN
1/4" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

LEVEL 2 FLOOR PLAN

SHEET: EX-10

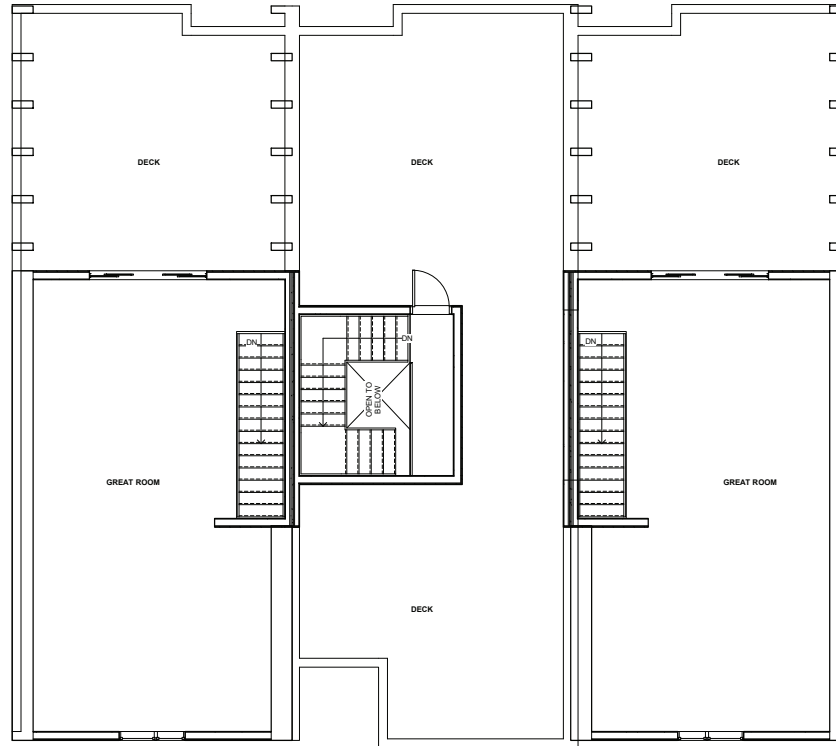
SCALE:

DATE: AUG 10 2023

EAST ST VILLAGE

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① ROOF DECK LEVEL PLAN
1/4" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

LEVEL 3/ ROOF DECK PLAN

SHEET: EX-11

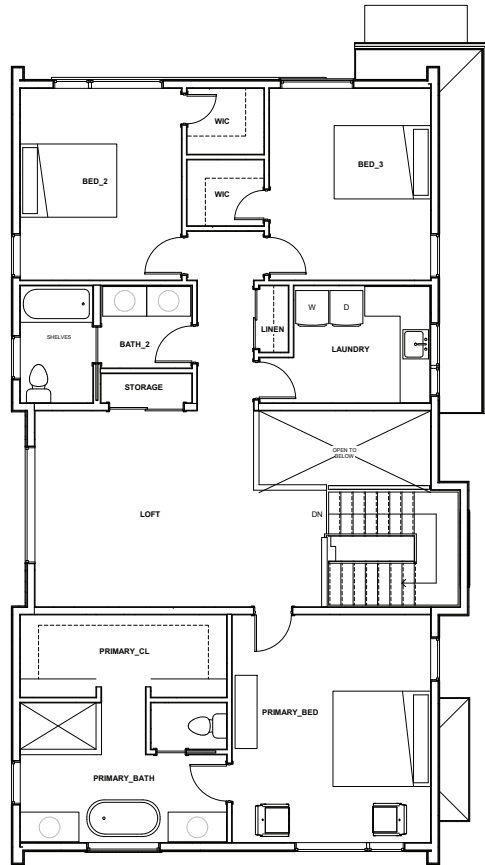
SCALE:

DATE: AUG 10 2023

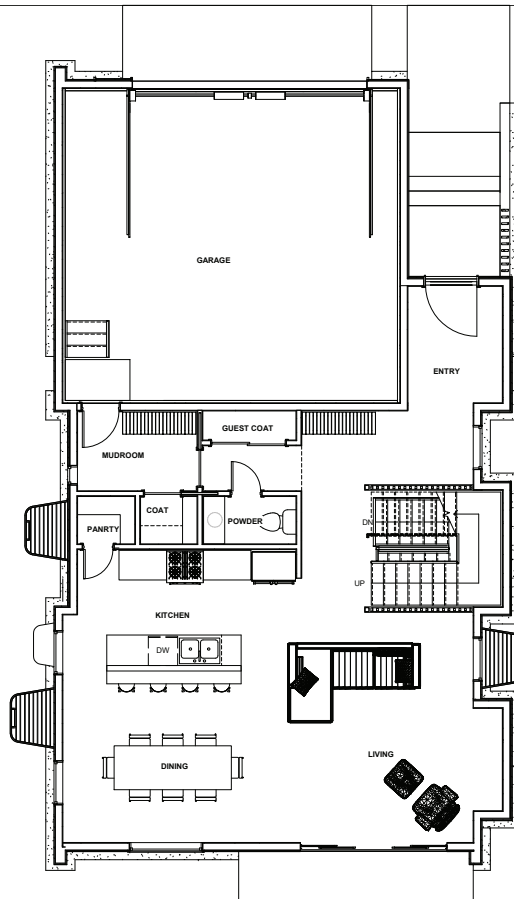
EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

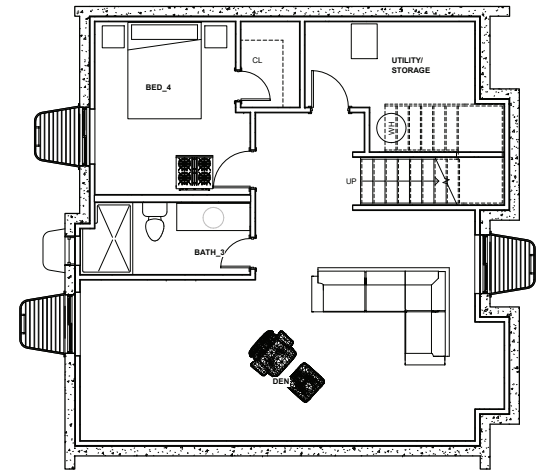
DESIGN
PRACTICE, INC
2842 W 44TH
DENVER CO 80211
www.designpracticeinc.com
info@designpracticeinc.com
PHONE 303 561 3000



③ SDP - UPPER LEVEL
1/4" = 1'-0"



② SDP - MAIN LEVEL
1/4" = 1'-0"



① SDP - LOWER LEVEL
1/4" = 1'-0"

SINGLE FAMILY TYPE 1
STAND-ALONE SINGLE FAMILY
TWO LEVELS OVER BASEMENT
4 BEDROOM 3 1/2 BATH
BASEMENT - 900 SF
MAIN LEVEL - 973 SF
LEVEL 2 - 1484 SF
TOTAL ABOVE GRADE - 2457 SF
TOTAL - 3356 SF
GARAGE - 538 SF

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

SFR TYPE 1 - PLANS

SHEET: EX-12

SCALE:

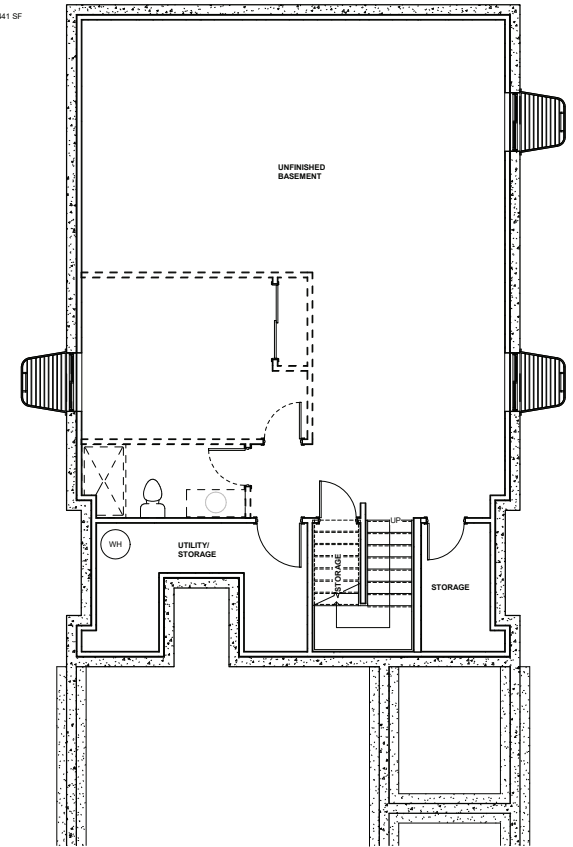
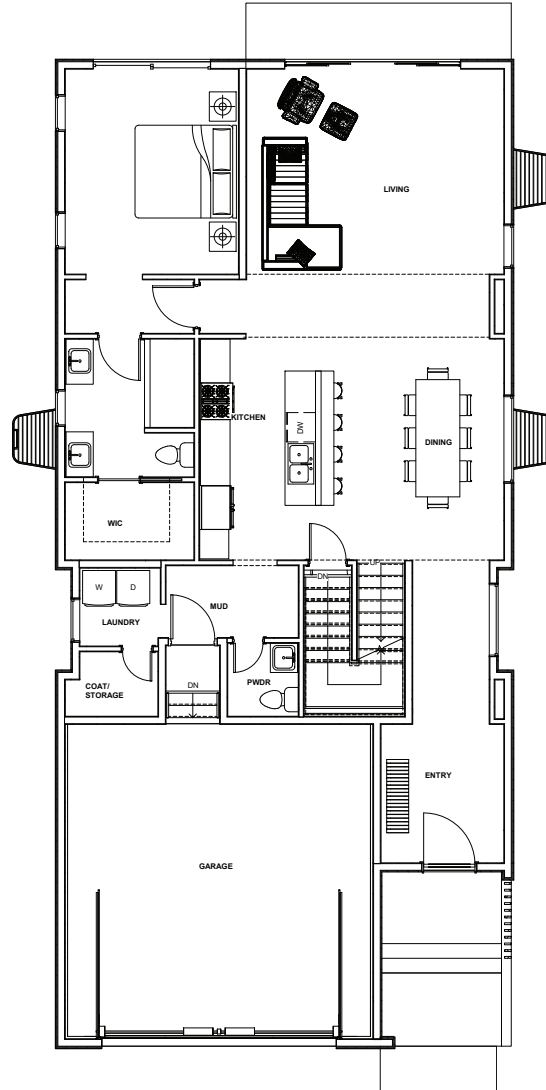
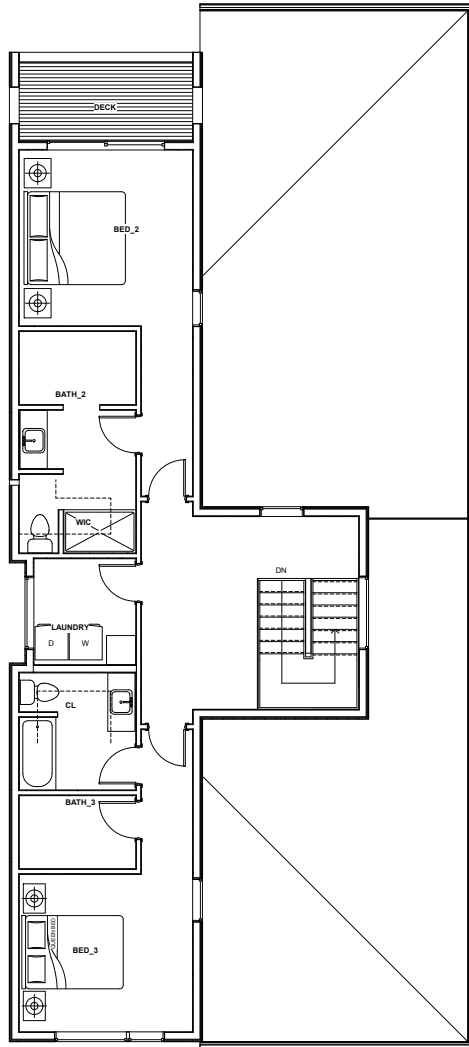
DATE: AUG 10 2023

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE, INC
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PHONE 303 561 3000

SINGLE FAMILY TYPE 2
STAND-ALONE SINGLE FAMILY
TWO LEVELS OVER BASEMENT
3 BEDROOM 2 1/2 BATH
BASEMENT - 1384 SF (UNFINISHED)
MAIN LEVEL - 1485 SF
LEVEL 2 - 856 SF
TOTAL ABOVE GRADE - 2441 SF
TOTAL - 3825 SF
GARAGE - 493 SF



① SDP - LOWER LEVEL
1/4" = 1'-0"

③ SDP - UPPER LEVEL
1/4" = 1'-0"

② SDP - MAIN LEVEL
1/4" = 1'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

SFR TYPE 2 - PLANS

SHEET: EX-13

SCALE:

DATE: AUG 10 2023

EAST ST VILLAGE

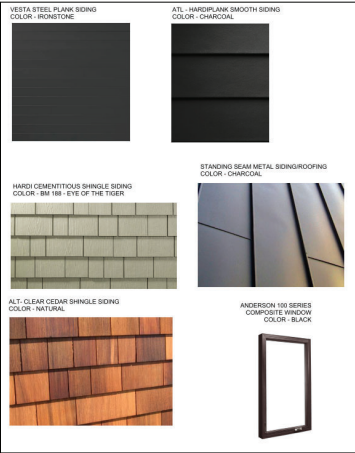
421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
PRACTICE, INC
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PHONE 303 561 3000

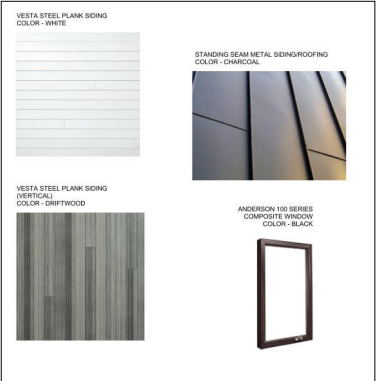
TYPE 1 SINGLE FAMILY (TYPE 1-A SHOWN)



SFR TYPE 1-A EXTERIOR MATERIALS



SFR TYPE 1-B EXTERIOR MATERIALS



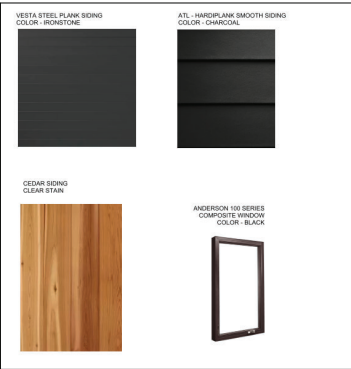
SFR TYPE 1-C EXTERIOR MATERIALS



TYPE 2 SINGLE FAMILY (TYPE 2-A SHOWN)



SFR TYPE 2-A EXTERIOR MATERIALS



SFR TYPE 2-B EXTERIOR MATERIALS



ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

EXTERIOR MATERIALS	SHEET: EX-14
SCALE:	DATE: AUG 10 2023

EAST ST VILLAGE

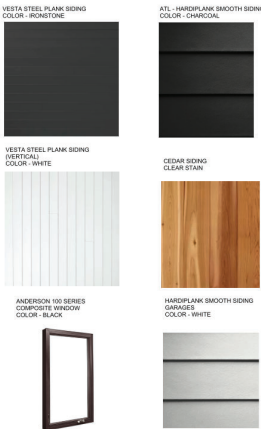
421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

DESIGN
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PHONE 303 661 3000

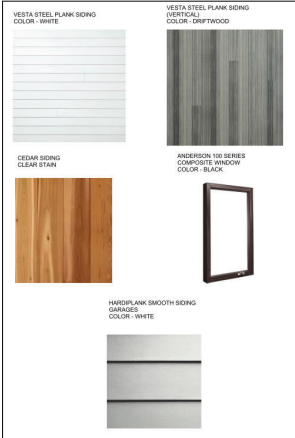
TYPE 1 & 2 ROWHOMES (TYPE 1-A SHOWN)



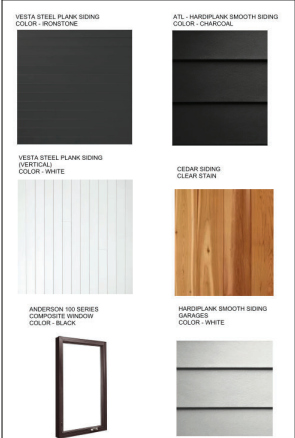
ROWHOUSE TYPE 1&2-A EXTERIOR MATERIALS



ROWHOUSE TYPE 1&2-B EXTERIOR MATERIALS



ROWHOUSE TYPE 1&2-C EXTERIOR MATERIALS

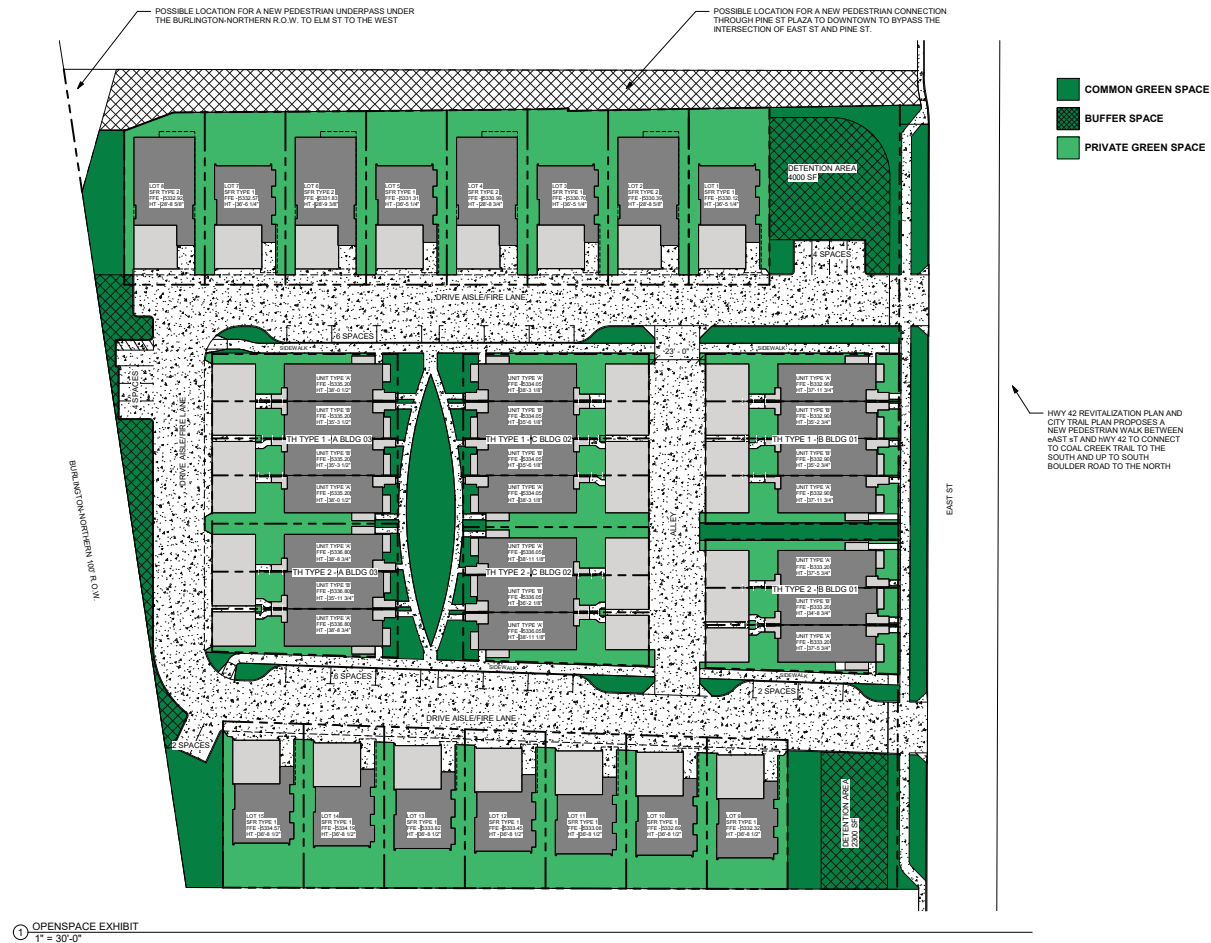


ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

EXTERIOR MATERIALS	SHEET: EX-15
SCALE:	DATE: AUG 10 2023

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

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PHONE_303 561 3000



ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

SHEET: EX-16

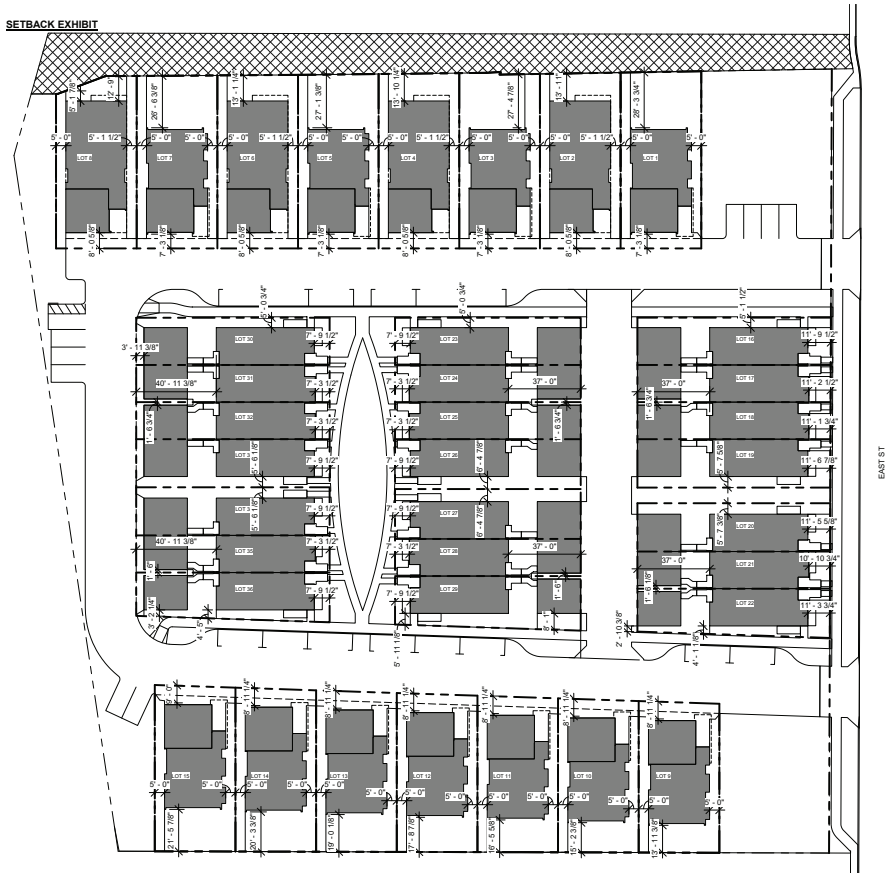
DATE: AUG 10 2023

EAST ST VILLAGE

421-533 EAST ST - PRELIMINARY PLANNED UNIT DEVELOPMENT
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO
CASE #PUPL-0427-2022

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info@designpracticeinc.com
PHONE 303 561 3000

SETBACK EXHIBIT



1 SETBACK SITE PLAN
1" = 30'-0"

ISSUED					
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
1	PRELIMINARY PUD	07-28-2022			
2	PRELIMINARY PUD	02-10-2023			
3	PRELIMINARY PUD	05-30-2023			
4	PRELIMINARY PUD	08-10-2023			

SETBACK SITE PLAN

SHEET: EX-17

SCALE:

DATE: AUG 10 2023

East Street Village

Traffic Impact Study

TSC Capital Partners

Louisville, Colorado

June 2, 2023

Prepared By:



Sustainable Traffic Solutions, Inc.

<http://www.sustainabletrafficsolutions.com/>

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303.589.6875

joe@sustainabletrafficsolutions.com

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Appendix B	DRCOG Traffic Projections
Appendix C	Traffic Count Data
Appendix D	VISTRO Analysis Results

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- Table 4 – Trip Generation Estimate – Fast Casual Restaurant

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- Figure 9 – Scenario 2 Residential Trip Assignment – Morning Peak Hour
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- Figure 11 – Fast Casual Restaurant Trip Assignment – Morning Peak Hour
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- Figure 23 – Year 2045 Total Traffic Volumes Scenario 1 Residential – Evening Peak Hour
- Figure 24 – Year 2045 Total Traffic Volumes Scenario 2 Residential – Morning Peak Hour
- Figure 25 – Year 2045 Total Traffic Volumes Scenario 2 Residential – Evening Peak Hour
- Figure 26 – Laneage and Traffic Control – Year 2045

East Street Village

Traffic Impact Study

1.0 Introduction

TSC Capital Partners is proposing to develop two parcels on the west side of East Street between Pine Street and Lock Street. The development will include 15 single family dwelling units and 21 townhomes. It is possible that 12 of the townhomes will have a separate one bedroom apartment, so the traffic study analyzed the additional impact of the apartments. A vicinity map is contained in Figure 1 that shows the location of the site. Figure 2 contains a site plan for the development. Two full movement accesses are planned from East Street into the development.

A meeting was held with the City staff on February 3, 2023 to discuss the parameters of the traffic study. Email correspondence from the meeting is contained in Appendix A.

This study has been prepared in conformance with the Colorado DOT traffic impact study requirements¹.

2.0 Project Description

2.1 Study Area

The study area includes the following intersections.

- SH 42 / Pine Street
- SH 42 / 96th Street / Lock Street
- Pine Street / East Street

The existing laneage and traffic control are contained in Figure 3. The roadways that border the site are described as follows.

SH 42 is classified by CDOT as an NR-A roadway with a 45 MPH speed limit in the vicinity of the site.

Pine Street is a two-lane collector street that extends west from SH 42 and provides connections to downtown and the west side of Louisville.

Lock Street is a short local street that begins at SH 42 and provides access to development west of SH 42 and south of Pine Street.

East Street is a two-lane local street that runs between Pine Street and Lock Street.

¹ State Highway Access Code. The Transportation Commission of Colorado. March 2002.

2.2 Study Assumptions

The following assumptions were utilized for this study.

Short-Term Study Horizon. Year 2025 is assumed to be the short-term horizon because all of the homes are expected to be completed and occupied by the end of that year.

Long-Term Study Horizon. Year 2045 will be the long-term horizon because it is 20 years following the completion of the development.

Future Development. A vacant lot exists north of the East Street Village that was assumed to be developed with a 7,000 ft² fast casual restaurant. Based on the correspondence with the City staff, a fast casual restaurant was assumed because it is expected to generate more traffic than other possible uses for that lot. Traffic from the fast casual restaurant was included in the long-term background traffic volume scenario.

Growth in Background Traffic. Annual growth rates for arterial roadways were determined utilizing data from the Year 2050 DRCOG regional plan. The following annual growth rates were used in the study.

- SH 42 / 96th Street corridor – 1.1%
- SH 42 east of the SH 42 / 96th Street corridor – 1.2%

The Year 2020 volumes and Year 2050 projections provided by DRCOG are contained in Appendix B. The DRCOG data can be found at the following location.

<https://drcog.org/services-and-resources/data-maps-and-modeling/travel-modeling>

Saturation Flow Rate. The saturation flow rate was assumed to be 1,900 passenger cars / hour / lane.

Future 42 Improvements. The recommended improvements discussed in Table 9 of the Future 42² traffic study were assumed to be implemented by the Year 2045. They include four through lanes on the SH 42 / 96th Street corridor, revised laneage on the eastbound Pine Street approach to SH 42, and a two lane roundabout at Lock Street.

Peak Hour Factor (PHF). For the existing and the short-term planning horizons, the PHF was based on the data collected for the traffic study. At new approaches, the PHF was assumed to be 0.85 for all movements in all of the planning horizons. In the long-term horizon, the PHF was assumed to be 0.92 unless the existing PHF is higher than 0.92. In that case, the existing PHF was used in the analysis of the long-term volumes.

Signal Timing on SH 42. The timing of the signals on SH 42 was obtained from CDOT and used in the analysis.

² Future 42 – Appendix 1. Traffic Study. Kimley Horn. December 2022.

Truck Percentage. A truck percentage of 2% was assumed for all movements.

3.0 Year 2023 Traffic Volumes

Traffic count data were collected for the project on Thursday, February 23, 2023 by All Traffic Data. The traffic count data and email correspondence are contained in Appendix C. The Year 2023 peak hour volumes are summarized in Figures 4 and 5. Existing and future daily volumes are summarized in Table 1.

3.1 Level of Service Analysis

To evaluate the performance of the intersections within the study area, the level of service (LOS) was calculated using PTV VISTRO software. This software package utilizes criteria described in the Highway Capacity Manual³. LOS is a measure used to describe operational conditions at an intersection. LOS categories ranging from A to F are assigned based on the predicted delay in seconds per vehicle for the intersection as a whole, as well as for individual turning movements. LOS A indicates very good operations, and LOS F indicates poor, congested operations. In urban areas, LOS D is considered the minimum intersection operation.

The following table summarizes the analysis of the Year 2023 conditions. It shows that all of the intersections are currently operating at LOS C, or better. The level of service for intersections with side-street stop-control is determined by the movement with the highest delay value. The detailed analysis results are summarized in Table 2 and the VISTRO analysis results are contained in Appendix D.

Year 2023 Traffic Conditions

Intersection	Control	Peak Hour	
		Morning	Evening
1 - SH 42 / Pine Street	Signalized	B	C
2 - SH 42 / 96th Street / Lock Street	Signalized	C	C
3 - Pine Street / East Street	Side-Street Stop	B	B

4.0 Site Generated Traffic

4.1 Trip Generation

In order to estimate the traffic impacts associated with the development of the East Street Village, the amount of traffic generated by the proposed development was estimated using rates contained in the Institute of Transportation Engineers Trip Generation manual⁴. Table 3 includes the trip generation for two scenarios including Scenario 1 that includes apartments in 12 of the 21 townhomes, and Scenario 2 that does not include the apartments. Table 4 contains the trip generation for the fast casual restaurant.

³ Highway Capacity Manual, 7th Edition. National Academy of Sciences, Engineering, and Medicine. 2022.

⁴ Trip Generation, 11th Edition. Institute of Transportation Engineers. September 2021.

A 10% multimodal trip reduction was assumed in the trip generation estimates. This is a very conservative estimate for the residential land uses considering the proximity to Old Town and the RTD station at US 36 / McCaslin Boulevard. The site is a short bike ride from the RTD station. Working from home would also be included in this trip reduction. The trip reduction was assumed for the fast casual restaurant because of its proximity to Old Town and the residences around downtown.

4.2 Trip Distribution and Assignment

The trip distribution for the development is contained in Figure 6. It was based on the proximity of the site to major roadways in the area. The peak hour trip assignments are contained in Figures 7 through 12.

5.0 Year 2025 Traffic Conditions

The development is expected to be completed and occupied in the Year 2025. Background traffic volumes were developed by inflating the Year 2023 volumes by the growth rate that was discussed in Section 2.2. The background traffic volume scenarios are contained in Figures 13 and 14. Total traffic volume scenarios were developed by adding the trip assignment to the background traffic volume scenarios (see Figures 15 through 18).

The results of the analysis of the background and total traffic volume scenarios are summarized in the following table. It shows that all of the intersections are expected to operate at LOS C, or better. The analysis shows that the apartments in Scenario 1 will have no impact on the level of service. Figure 19 contains the laneage and traffic control assumed in the analysis of the total traffic volume scenarios. The detailed analysis results are summarized in Table 2 and the VISTRO analysis results are contained in Appendix D.

Year 2025 Traffic Conditions

Intersection	Control	Background		Total - Scenario 1		Total - Scenario 2	
		Morning	Evening	Morning	Evening	Morning	Evening
1 - SH 42 / Pine Street	Signalized	B	C	B	C	B	C
2 - SH 42 / 96th Street / Lock Street	Signalized	C	C	C	C	C	C
3 - Pine Street / East Street	Side-Street Stop	B	B	B	B	B	B
4 - East Street / North Access	Side-Street Stop	---		A	A	A	A
5 - East Street / South Access	Side-Street Stop	---		A	A	A	A

6.0 Year 2045 Traffic Conditions

The Year 2045 background and total traffic volume scenarios were determined as discussed in Section 6.0. The background traffic volume scenarios are contained in Figures 20 and 21, and the total traffic volume scenarios are contained in Figures 22 through 25.

The results of the analysis of the background and total traffic volume scenarios are summarized in the following table. It shows that all of the intersections are expected to operate at LOS A or LOS B. The analysis shows that the apartments in Scenario 1 will have no impact on the level of service. Figure 26 contains the laneage and traffic control assumed in the analysis of the total traffic volume scenarios. The detailed analysis results are summarized in Table 2 and the VISTRO analysis results are contained in Appendix D.

Year 2048 Traffic Conditions

Intersection	Control	Background		Total - Scenario 1		Total - Scenario 2	
		Morning	Evening	Morning	Evening	Morning	Evening
1 - SH 42 / Pine Street	Signalized	B	B	B	B	B	B
2 - SH 42 / 96th Street / Lock Street	Roundabout	A	A	A	A	A	A
3 - Pine Street / East Street	Side-Street Stop	B	B	B	B	B	B
4 - East Street / North Access	Side-Street Stop	---		A	A	A	A
5 - East Street / South Access	Side-Street Stop	---		A	A	A	A

7.0 Conclusions

STS has drawn the following conclusion based on the analysis performed for this project.

Intersection Operation. All of the intersections in this study area currently operating at acceptable levels of service and are expected to continue to operate at acceptable levels of service through the Year 2045. Therefore, this project will have minimal impact on the study area intersections. Additionally, the traffic from the 12 apartments in the townhomes will not impact the level of service.

Tables

Table 1 – Existing and Projected Daily Volumes

Table 2 – Intersection Operational Summary

Table 3 – Trip Generation Estimate – East Street Village

Table 4 – Trip Generation Estimate – Fast Casual Restaurant

Table 1. Existing and Projected Daily Traffic Volumes

Link	Year 2023 Traffic ¹	East Street Village Traffic	Year 2025		Fast Casual Restaurant Traffic	Year 2045	
			Background	Total		Background	Total
SH 42 north of Pine Street	17,590	120	17,930	18,050	240	21,610	21,730
SH 42 between Pine Street and Lock Street	15,577	60	15,880	15,940	60	19,180	19,240
96th Street South of Lock Street	15,000	90	15,290	15,380	180	18,440	18,530
Pine Street west of SH 42	6,030	30	6,030	6,060	240	6,270	6,300
Pine Street west of East Street	5,670	30	5,670	5,700	60	5,730	5,760
East Street south of Pine Street	770	60	770	830	310	1,080	1,140
Lock Street west of SH 42 / 96th Street	380	250	380	630	310	690	940
SH 42 east of 96th Street	7,400	60	7,580	7,640	120	9,560	9,620

Note

1. The Year 2023 volumes collected for the study are highlighted in yellow. All other existing volumes were estimated based on the peak hour to daily ratio for the evening peak hour.

Table 2. Intersection Operational Summary

Signalized Intersections ¹	Year 2023				Year 2025 Background				Year 2025 Total - Scenario 1				Year 2025 Total - Scenario 2				Year 2045 Background				Year 2045 Total - Scenario 1				Year 2045 Total - Scenario 2			
	Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1 - SH 42 / Pine Street	19.6	B	21.6	C	19.7	B	21.7	C	19.8	B	21.9	C	19.8	B	21.7	C	13.4	B	15.0	B	13.5	B	15.0	B	13.5	B	15.0	B
2 - SH 42 / 96th Street / Lock Street	30.5	C	31.8	C	31.1	C	32.7	C	30.9	C	31.5	C	30.5	C	31.3	C	---				---				---			
Stop-Controlled Intersections ¹	Year 2023				Year 2025 Background				Year 2025 Total - Scenario 1				Year 2025 Total - Scenario 2				Year 2045 Background				Year 2045 Total - Scenario 1				Year 2045 Total - Scenario 2			
	Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
3 - Pine Street / East Street	12.30	B	12.70	B	12.30	B	12.70	B	12.40	B	12.90	B	12.40	B	12.80	B	12.40	B	13.50	B	12.50	B	13.70	B	12.40	B	13.70	B
	NBLT		NBLT		NBLT		NBLT		NBLT		NBLT		NBLT		NBLT		NBLT		NBLT		NBLT		NBLT		EBLT			
4 - East Street / North Access	---				---				8.70	A	9.10	A	8.70	A	9.00	A	---				8.80	A	9.30	A	8.70	A	9.30	A
									EBLT		EBLT		EBLT		EBLT						EBLT		EBLT		EBLT			
5 - East Street / South Access	---				---				8.80	A	9.10	A	8.80	A	9.10	A	---				8.80	A	9.40	A	8.80	A	9.30	A
									EBLT		EBLT		EBLT		EBLT						EBLT		EBLT		EBLT			
Roundabout ¹	Year 2023				Year 2025 Background				Year 2025 Total - Scenario 1				Year 2025 Total - Scenario 2				Year 2045 Background				Year 2045 Total - Scenario 1				Year 2045 Total - Scenario 2			
	Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening		Morning		Evening	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
2 - SH 42 / 96th Street / Lock Street	---				---				---				---				7.40	A	8.00	A	7.50	A	8.20	A	7.50	A	8.10	A

Notes

1. The level of service for intersections with side-street stop-control is determined by the movement with the highest delay value.
2. The level of service for signalized intersections and roundabouts is based on the delay for the entire intersection.

Table 3. Trip Generation Estimate - East Street Village

Scenario 1 - One Bedroom Apartments in 12 of the 21 Townhomes

Land Use ¹	ITE Code ²	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Single Family Detached Housing	210	15	DU	9.43	142	71	71	0.70	11	3	8	0.94	14	9	5
Multifamily (Low-Rise) (Not Close to Transit)	220	21	DU	6.74	142	71	71	0.40	8	2	6	0.51	11	7	4
Patio Home (One Bedroom Apartment)	210	12	DU	5.35	64	32	32	0.26	3	1	2	0.47	6	4	2
10% Multimodal Trip Reduction	---	---	---	---	-36	-17	-17	---	-2	-1	-1	---	-3	-2	-1
Total	---	---	---	---	312	156	156	---	20	5	15	---	28	18	10

Scenario 2 - No Apartments in the Townhomes

Land Use ¹	ITE Code ²	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Single Family Detached Housing	210	15	DU	9.43	142	71	71	0.70	11	3	8	0.94	14	9	5
Multifamily (Low-Rise) (Not Close to Transit)	220	21	DU	6.74	142	71	71	0.40	8	2	6	0.51	11	7	4
10% Multimodal Trip Reduction	---	---	---	---	-28	-14	-14	---	-2	-1	-1	---	-2	-2	-1
Total	---	---	---	---	256	128	128	---	17	4	13	---	22	14	8

Notes:

1. The assumed land uses were provided by Andy Johnson with DAJDESIGN.
2. The trip generation estimate is based on rates contained in [Trip Generation, 11th Edition](#) (Institute of Transportation Engineers, September 2021).
3. 12 of the townhomes will have a separate one bedroom apartment. The City agreed that the trip generation for a patio home was appropriate for this land use.

Table 4. Trip Generation Estimate - Fast Casual Restaurant

Land Use	ITE Code ¹	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Single Family Detached Housing	210	7	1,000 ft ²	97.14	680	340	340	1.43	10	5	5	12.55	88	48	40
10% Multimodal Trip Reduction	---	---	---	---	-68	-34	-34	---	-2	-1	-1	---	-9	-5	-4
Total	---	---	---	---	612	306	306	---	8	4	4	---	79	43	36

Notes:

1. The trip generation estimate is based on rates contained in [Trip Generation, 11th Edition](#) (Institute of Transportation Engineers, September 2021).

Figures

Figure 1 – Vicinity Map

Figure 2 – Site Plan

Figure 3 – Laneage and Traffic Control – Existing

Figure 4 – Year 2023 Traffic Volumes – Morning Peak Hour

Figure 5 – Year 2023 Traffic Volumes – Evening Peak Hour

Figure 6 – Trip Distribution

Figure 7 – Scenario 1 Residential Trip Assignment – Morning Peak Hour

Figure 8 – Scenario 1 Residential Trip Assignment – Evening Peak Hour

Figure 9 – Scenario 2 Residential Trip Assignment – Morning Peak Hour

Figure 10 – Scenario 2 Residential Trip Assignment – Evening Peak Hour

Figure 11 – Fast Casual Restaurant Trip Assignment – Morning Peak Hour

Figure 12 – Fast Casual Restaurant Trip Assignment – Evening Peak Hour

Figure 13 – Year 2025 Background Traffic Volumes – Morning Peak Hour

Figure 14 – Year 2025 Background Traffic Volumes – Evening Peak Hour

Figure 15 – Year 2025 Total Traffic Volumes Scenario 1 Residential – Morning Peak Hour

Figure 16 – Year 2025 Total Traffic Volumes Scenario 1 Residential – Evening Peak Hour

Figure 17 – Year 2025 Total Traffic Volumes Scenario 2 Residential – Morning Peak Hour

Figure 18 – Year 2025 Total Traffic Volumes Scenario 2 Residential – Evening Peak Hour

Figure 19 – Laneage and Traffic Control – Year 2025

Figure 20 – Year 2045 Background Traffic Volumes – Morning Peak Hour

Figure 21 – Year 2045 Background Traffic Volumes – Evening Peak Hour

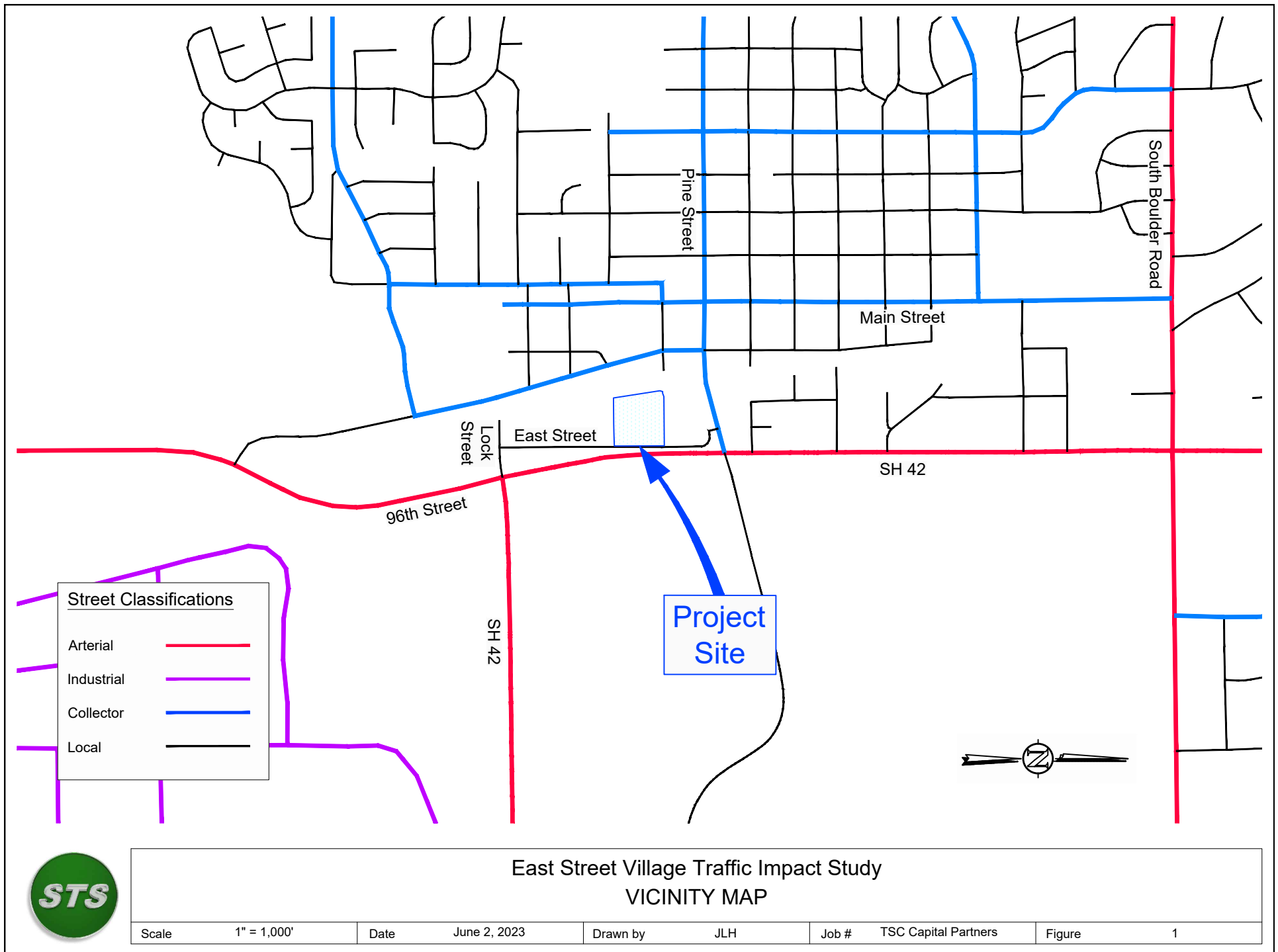
Figure 22 – Year 2045 Total Traffic Volumes Scenario 1 Residential – Morning Peak Hour

Figure 23 – Year 2045 Total Traffic Volumes Scenario 1 Residential – Evening Peak Hour

Figure 24 – Year 2045 Total Traffic Volumes Scenario 2 Residential – Morning Peak Hour

Figure 25 – Year 2045 Total Traffic Volumes Scenario 2 Residential – Evening Peak Hour

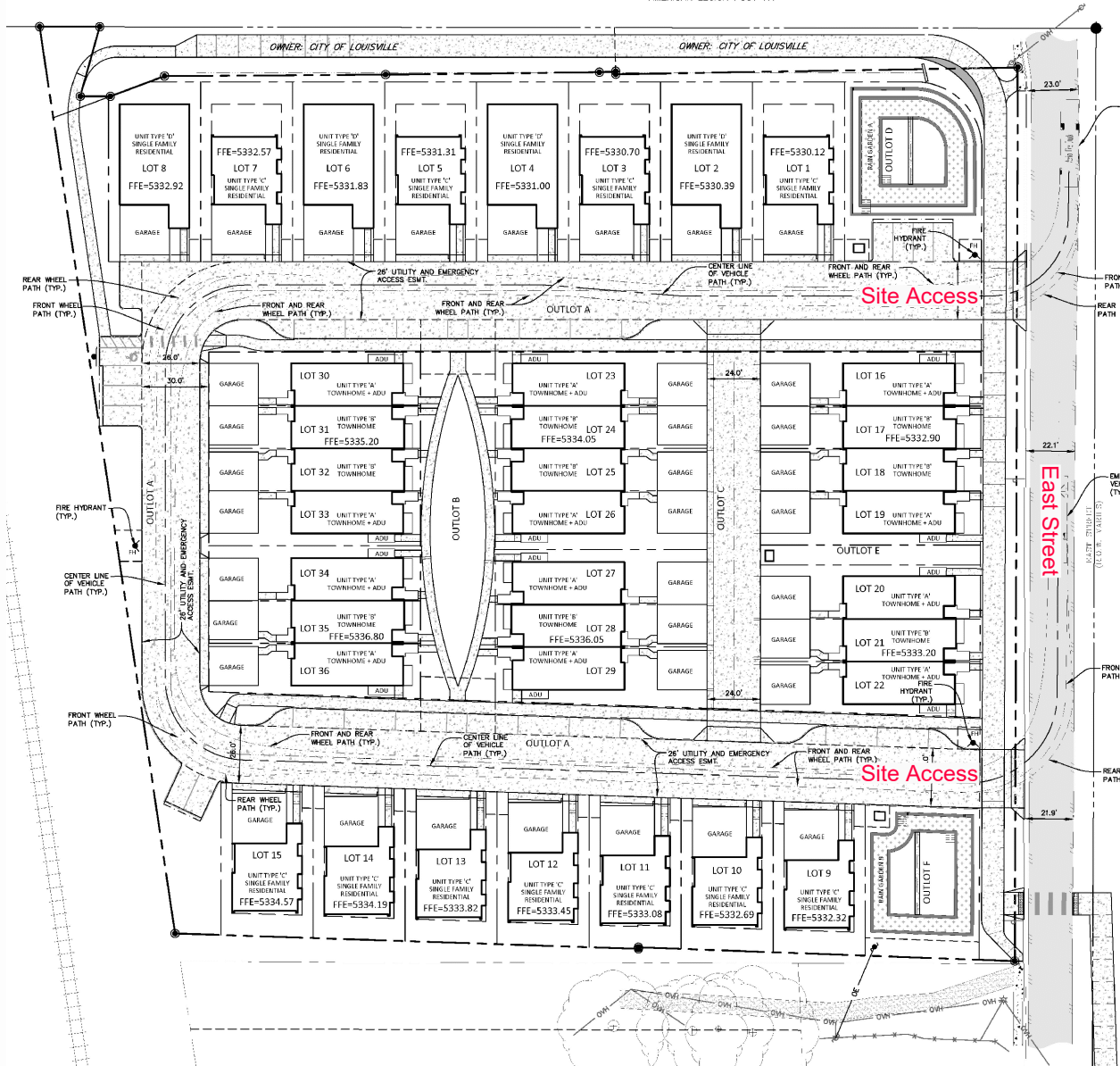
Figure 26 – Laneage and Traffic Control – Year 2045



OWNER: WALTER RHOADES
AMERICAN LEGION POST 111

OWNER: CITY OF LOUISVILLE

OWNER: CITY OF LOUISVILLE



East Street Village Traffic Impact Study SITE PLAN

Scale	NTS	Date	June 2, 2023	Drawn by	JLH	Job #	TSC Capital Partners	Figure	2
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Figure 3 – Laneage and Traffic Control – Existing

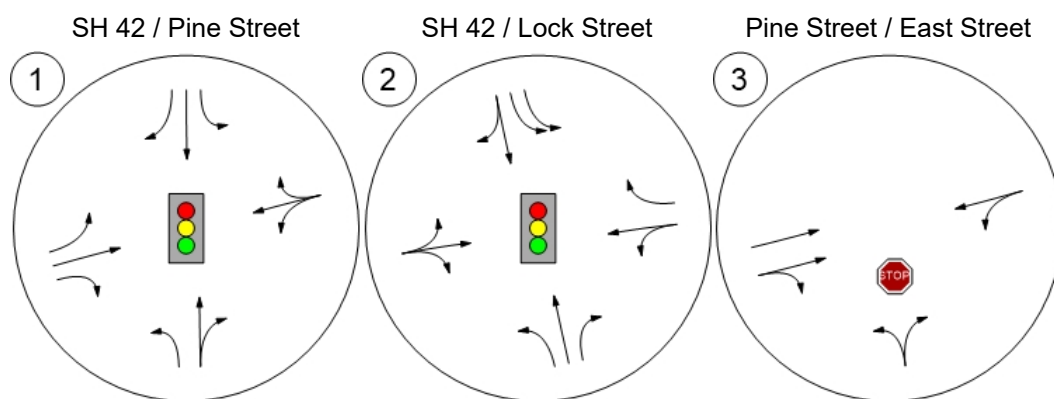


Figure 4 – Year 2023 Traffic Volumes – Morning Peak Hour

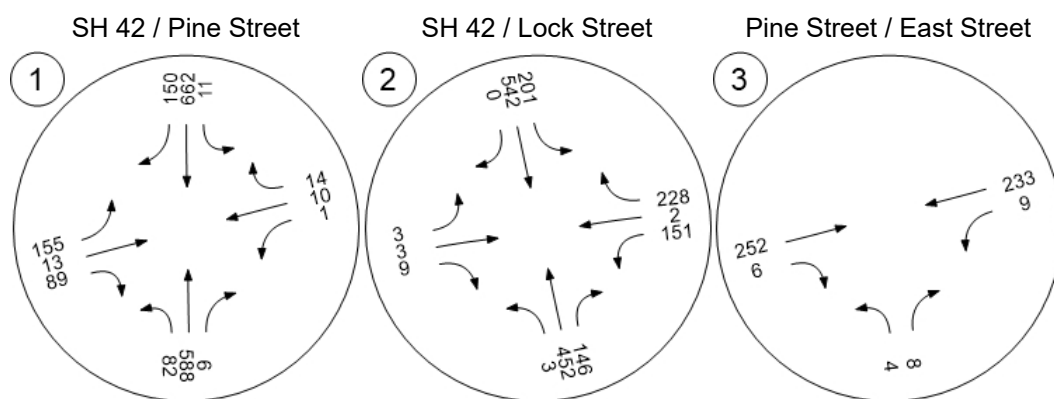
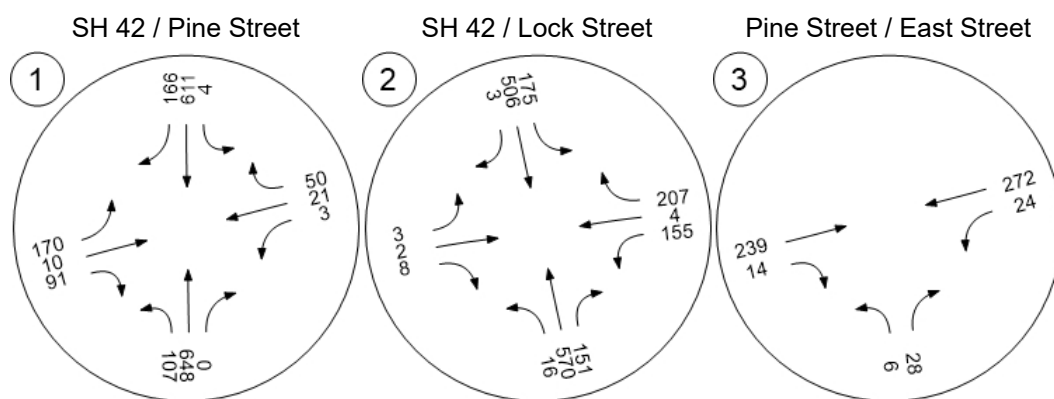
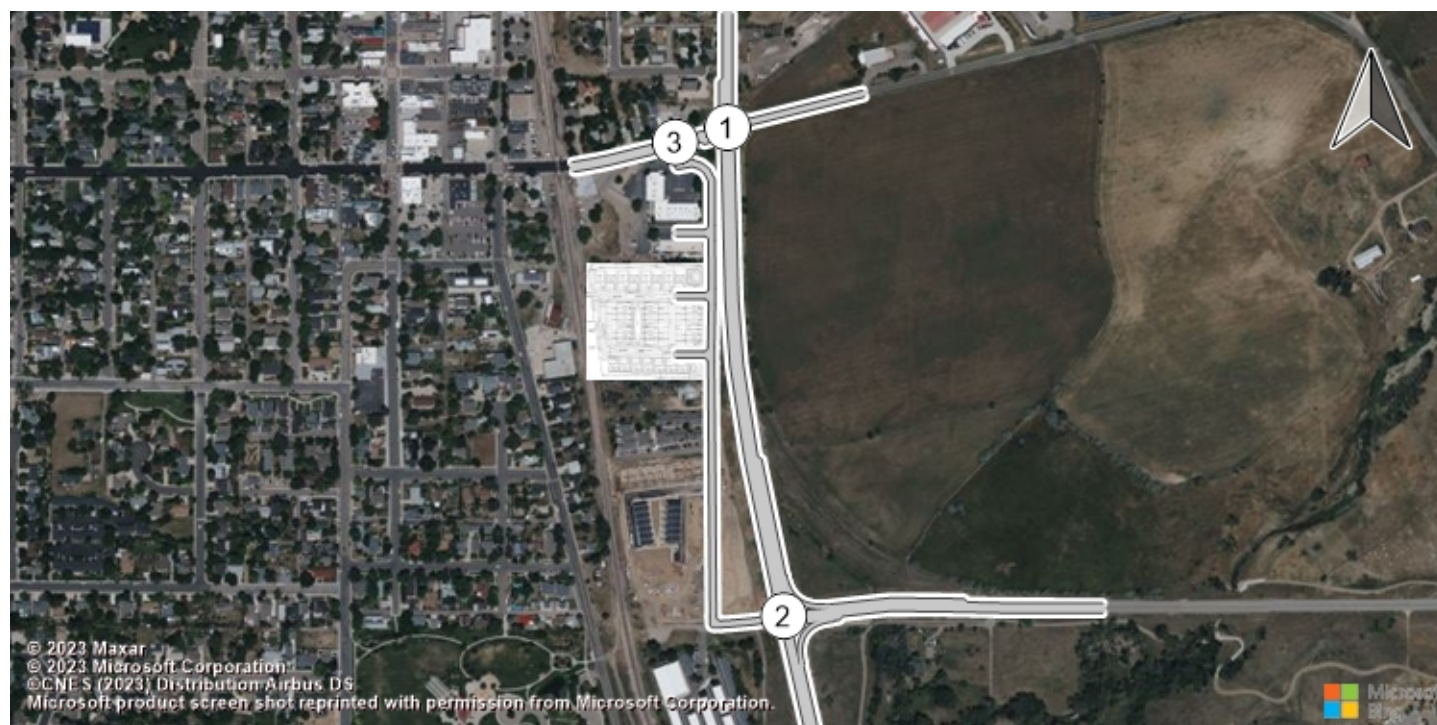


Figure 5 – Year 2023 Traffic Volumes – Evening Peak Hour



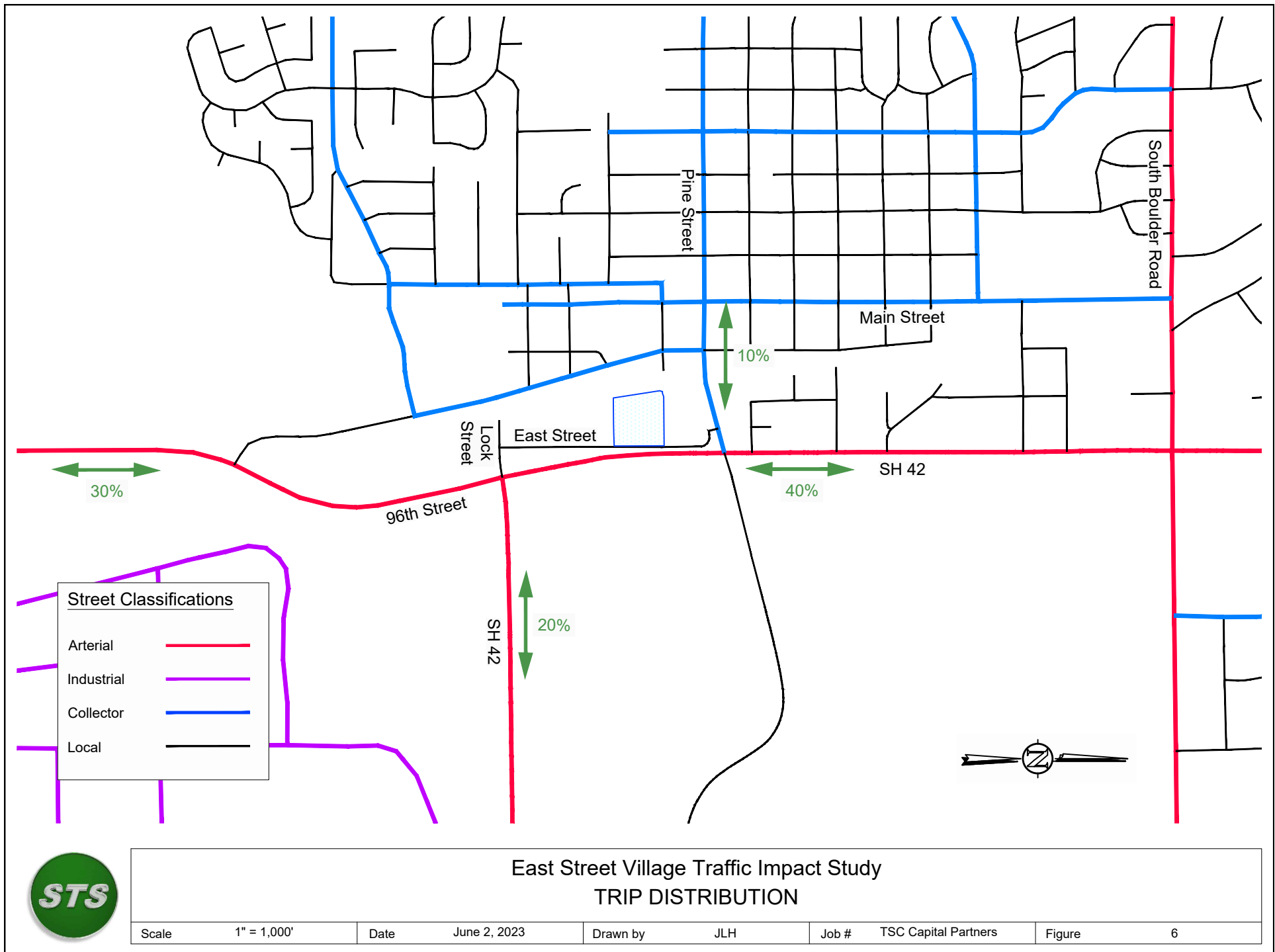


Figure 7 – Scenario 1 Residential Trip Assignment – Morning Peak Hour



Figure 8 – Scenario 1 Residential Trip Assignment – Evening Peak Hour



Figure 9 – Scenario 2 Residential Trip Assignment – Morning Peak Hour



Figure 10 – Scenario 2 Residential Trip Assignment – Evening Peak Hour



Figure 11 – Fast Casual Restaurant Trip Assignment – Morning Peak Hour



Figure 12 – Fast Casual Restaurant Trip Assignment – Evening Peak Hour

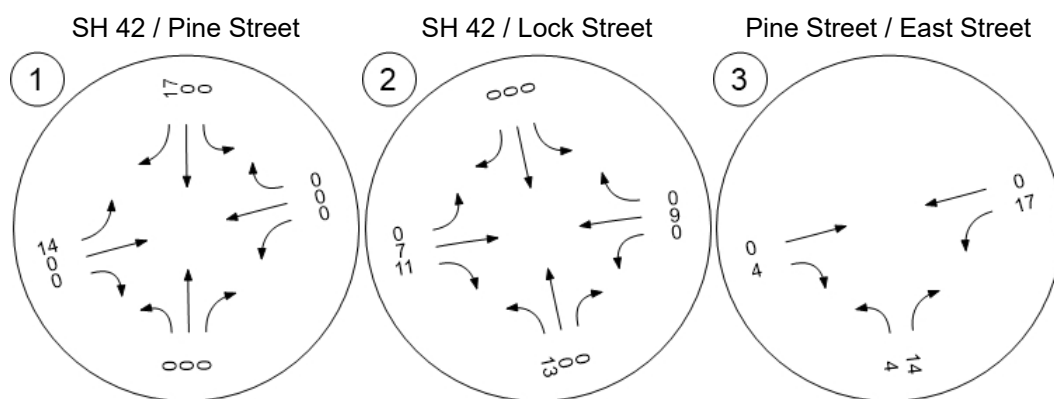


Figure 13 – Year 2025 Background Traffic Volumes – Morning Peak Hour

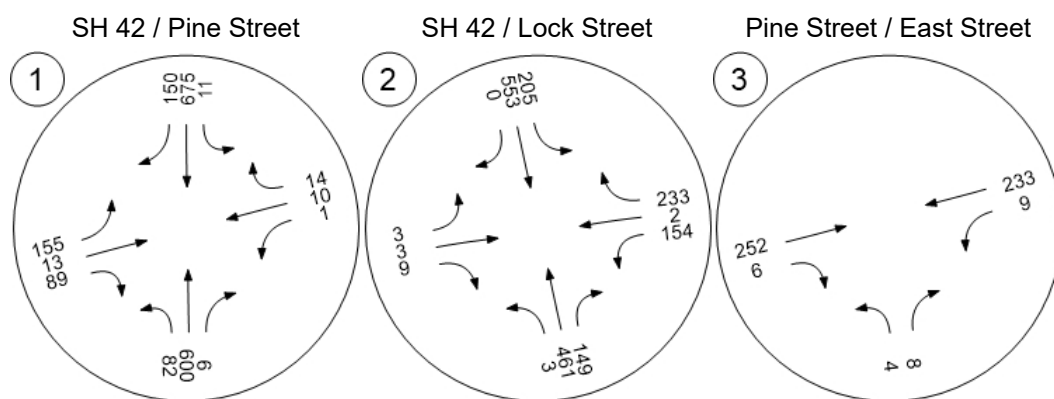


Figure 14 – Year 2025 Background Traffic Volumes – Evening Peak Hour

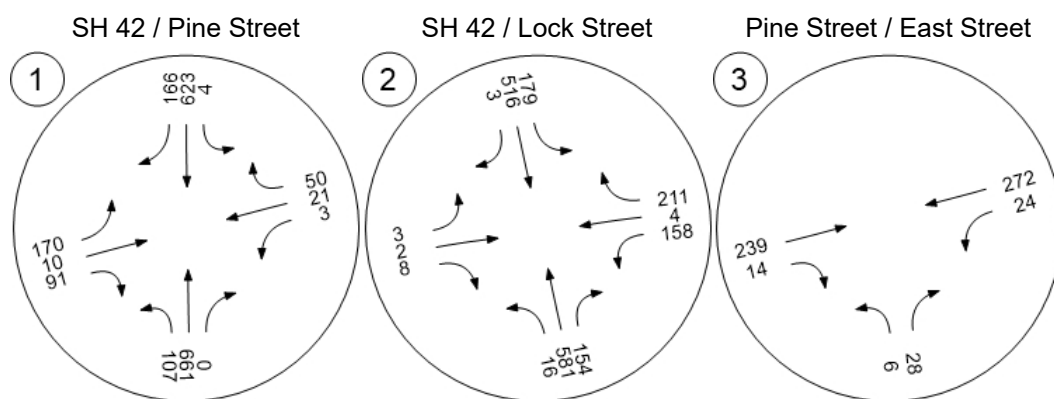


Figure 15 – Year 2025 Total Traffic Volumes Scenario 1 Residential – Morning Peak Hour



Figure 16 – Year 2025 Total Traffic Volumes Scenario 1 Residential – Evening Peak Hour



Figure 17 – Year 2025 Total Traffic Volumes Scenario 2 Residential – Morning Peak Hour



Figure 18 – Year 2025 Total Traffic Volumes Scenario 2 Residential – Evening Peak Hour



Figure 19 – Laneage and Traffic Control – Year 2025

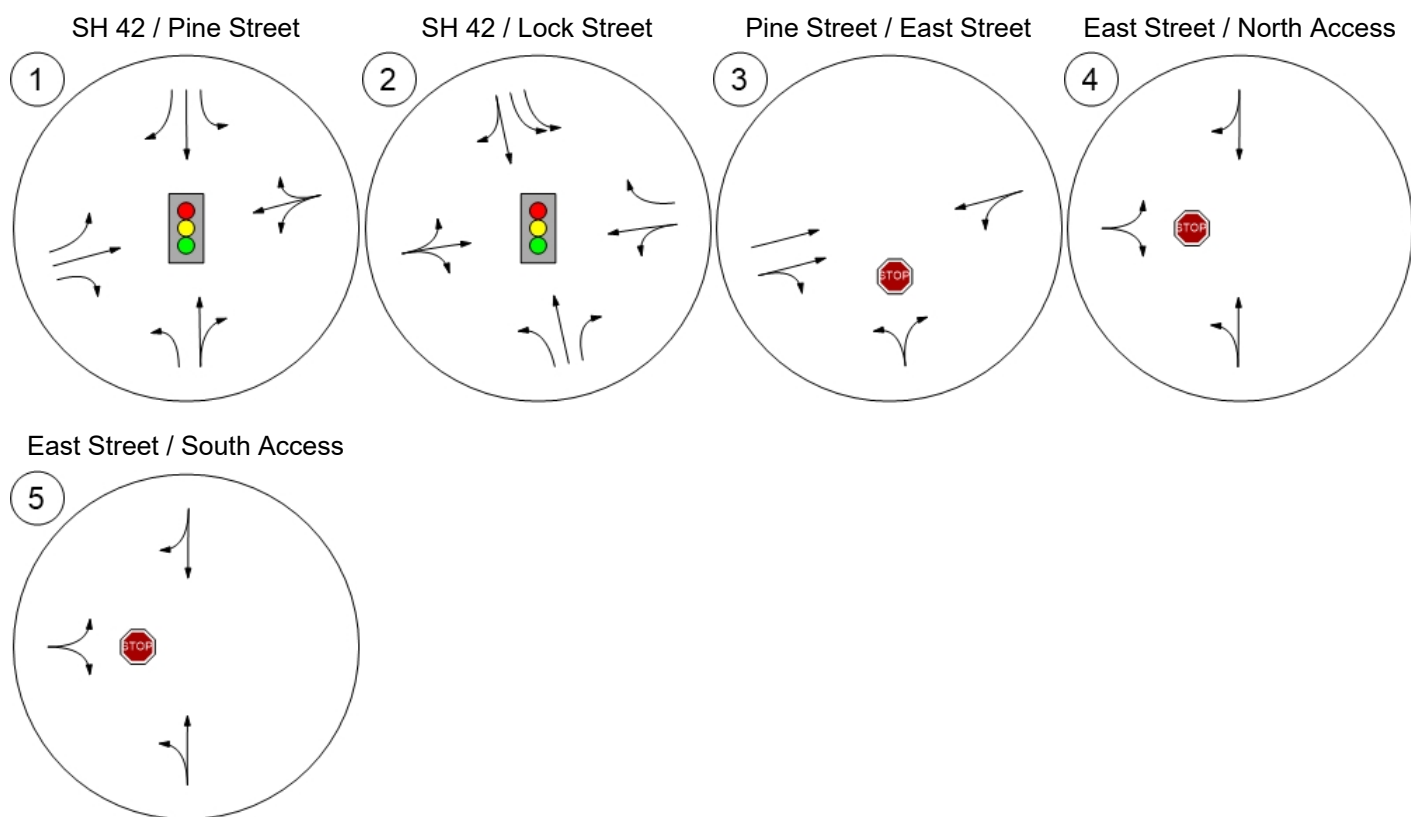


Figure 20 – Year 2045 Background Traffic Volumes – Morning Peak Hour



Figure 21 – Year 2045 Background Traffic Volumes – Evening Peak Hour

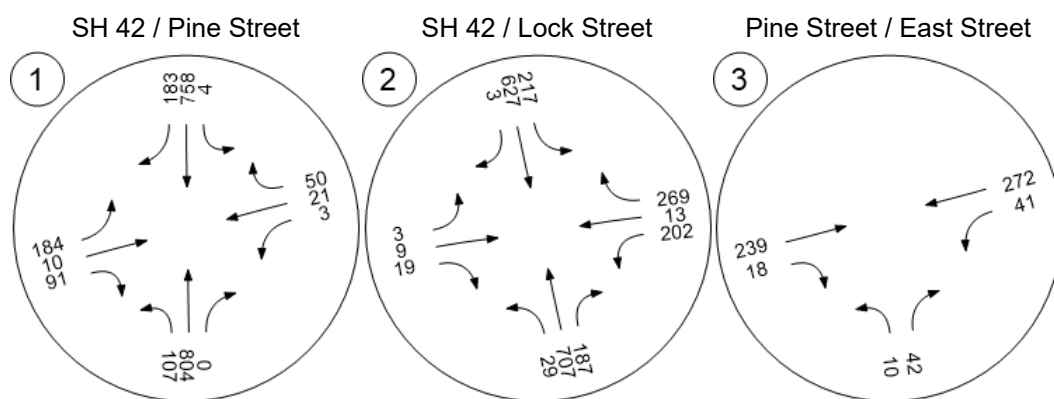


Figure 22 – Year 2045 Total Traffic Volumes Scenario 1 Residential – Morning Peak Hour



Figure 23 – Year 2045 Total Traffic Volumes Scenario 1 Residential – Evening Peak Hour



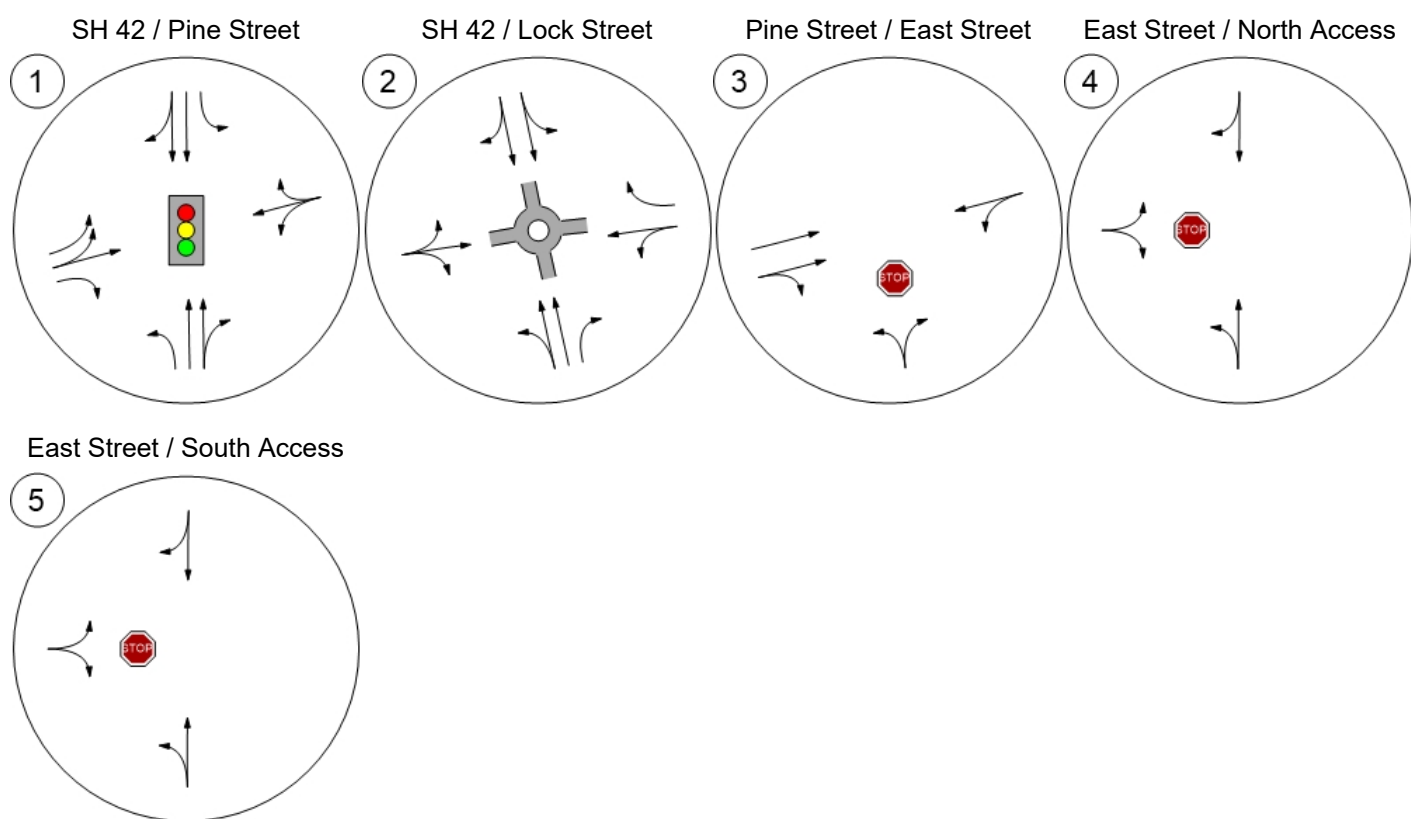
Figure 24 – Year 2045 Total Traffic Volumes Scenario 2 Residential – Morning Peak Hour



Figure 25 – Year 2045 Total Traffic Volumes Scenario 2 Residential – Evening Peak Hour



Figure 26 – Laneage and Traffic Control – Year 2045



Appendix A

Project Correspondence

Meeting Notes - East Street Village Traffic Impact Study

6 messages

Joe Henderson <joe@sustainabletrafficsolutions.com>

Tue, Feb 7, 2023 at 6:17 AM

To: Cameron Fowlkes <CameronF@louisvilleco.gov>, Craig Duffin <CraigD@louisvilleco.gov>, elizabethm@louisvilleco.gov

Cc: Andy Johnson <andy@dajdesign.com>

Friends,

These are my notes from our meeting last Friday. Please let me know if you have any changes or additions.

Intersections Included in the Study Area

- SH 42 / Pine Street
- Pine Street / East Street
- SH 42 / Lock Street
- Lock Street / East Street

Land Use Scenarios

- 15 single family dwelling units (SFDU trip generation)
- 21 townhomes
- Separate apartment in 12 of the townhomes (patio home trip generation rate for one bedroom apartments)
- The second scenario will be without the apartments

Future Development

- Assume 7,000 square feet future development behind the strip mall
- Land use will be retail or food service (choose the most restrictive)

Alternate Modes

- Assume none

--

Joseph L. Henderson, PE, PTOE

Principal

Sustainable Traffic Solutions, Inc.

823 West 124th Drive

Westminster, CO 80234

303.589.6875

joe@sustainabletrafficsolutions.com

sustainabletrafficsolutions.com

Licensed in CO, WY, and IA



Andy Johnson <andy@dajdesign.com>

Tue, Feb 7, 2023 at 7:03 AM

To: Sustainable Traffic Solutions <joe@sustainabletrafficsolutions.com>

Cc: Cameron Fowlkes <CameronF@louisvilleco.gov>, Craig Duffin <CraigD@louisvilleco.gov>, elizabethm@louisvilleco.gov

Hi Joe,

I believe that covers everything we discussed. Would alternate modes include pedestrian, cycling, and mass transit, or does it include other modes?

Thanks.

Andy Johnson, AIA

DAJDESIGN

w. 303.527.1100

m. 303.249.1624

[Quoted text hidden]

Joe Henderson <joe@sustainabletrafficsolutions.com>

Tue, Feb 7, 2023 at 9:44 AM

To: Andy Johnson <andy@dajdesign.com>

Cc: Cameron Fowlkes <CameronF@louisvilleco.gov>, Craig Duffin <CraigD@louisvilleco.gov>, elizabethm@louisvilleco.gov

Andy,

That's a great question. The response that I received about the path going by the development lead me to believe that there wouldn't be a significant number of people using the path to commute to downtown. However, the site is about a 10 minute bike ride to the RTD station at US 36 / McCaslin so there is potential that people could cycle to that station and get on a regional bus. Also, I think that working from home could be considered an alternate mode of transportation. While people aren't actually traveling, they are not commuting to work. Since the pandemic, I have a significant number of neighbors and friends who haven't gone back to the office or are only there part time. I would propose a 10% mode split for the traffic study. I actually think that this is a conservative number.

Joe

[Quoted text hidden]

Andy Johnson <andy@dajdesign.com>

Tue, Feb 7, 2023 at 12:49 PM

To: Joe Henderson <joe@sustainabletrafficsolutions.com>

Cc: Cameron Fowlkes <CameronF@louisvilleco.gov>, Craig Duffin <CraigD@louisvilleco.gov>, "elizabethm@louisvilleco.gov" <elizabethm@louisvilleco.gov>

Joe,

I think the work from home component is significant and more than 10% (more like 25-40%), but let's stay with the notion of being conservative and go with 10%. I do not believe folks will be driving from this development to downtown or up to DELO, but I do think that despite the relatively proximity they will be driving to King Soopers for groceries. When the multi-purpose path goes in it will likely encourage alternate modes of transportation, but sadly the reality is that it will still be somewhat low. I think the multi-purpose path will encourage recreation more than commuting, which is great but it probably won't influence the traffic study enough to matter. Just my two cents.

Craig, Cameron, Elizabeth, does staff want to weigh in on what you would like to see from the report around the topics being discussed? Also, can you please review Joe's scope of work outline and make sure it meets the needs of staff's request for the traffic study?

Thanks!

Andy

--

Andy Johnson, AIA

DAJDESIGN

w. 303.527.1100

m. 303.249.1624

[Quoted text hidden]

Craig Duffin <craigd@louisvilleco.gov>

Tue, Feb 7, 2023 at 5:39 PM

To: Andy Johnson <andy@dajdesign.com>, Joe Henderson <joe@sustainabletrafficsolutions.com>

Cc: Cameron Fowlkes <cfowlkes@louisvilleco.gov>, "elizabethm@louisvilleco.gov" <elizabethm@louisvilleco.gov>

Comments below in red.

From: Andy Johnson <andy@dajdesign.com>

Sent: Tuesday, February 7, 2023 12:50 PM

To: Joe Henderson <joe@sustainabletrafficsolutions.com>

Cc: Cameron Fowlkes <cfowlkes@louisvilleco.gov>; Craig Duffin <craigd@louisvilleco.gov>; elizabethm@louisvilleco.gov

Subject: RE: Meeting Notes - East Street Village Traffic Impact Study

Joe,

I think the work from home component is significant and more than 10% (more like 25-40%), but let's stay with the notion of being conservative and go with 10%. I do not believe folks will be driving from this development to downtown or up to DELO, but I do think that despite the relatively proximity they will be driving to King Soopers for groceries. When the multi-purpose path goes in it will likely encourage alternate modes of transportation, but sadly the reality is that it will still be somewhat low. I think the multi-purpose path will encourage recreation more than commuting, which is great but it probably won't influence the traffic study enough to matter. Just my two cents. **Andy, have no feel for the work from home component or other alternate modes, just be conservative. Joe, RTD bus route passes by Main at Pine. CD.**

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

- Lock Street / East Street. **Joe, not concerned with this intersection. CD.**

Land Use Scenarios

- 15 single family dwelling units (SFDU trip generation)
- 21 townhomes
- Separate apartment in 12 of the townhomes (patio home trip generation rate for one bedroom apartments)
- The second scenario will be without the apartments

Future Development

- Assume 7,000 square feet future development behind the strip mall
- Land use will be retail or food service (choose the most restrictive)

Alternate Modes

- Assume none

--

Joseph L. Henderson, PE, PTOE

Principal

Sustainable Traffic Solutions, Inc.

823 West 124th Drive

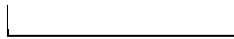
Westminster, CO 80234

303.589.6875

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sustainabletrafficsolutions.com

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--

Joseph L. Henderson, PE, PTOE

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Westminster, CO 80234

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joe@sustainabletrafficsolutions.com

sustainabletrafficsolutions.com

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This email originated from outside the City of Louisville's email environment. Do not click links or open attachments unless you validate the sender and know the content is safe. Please contact IT if you believe this email is suspicious.

Andy Johnson <andy@dajdesign.com>

Tue, Feb 7, 2023 at 8:37 PM

To: Craig Duffin <craigd@louisvilleco.gov>

Cc: Joe Henderson <joe@sustainabletrafficsolutions.com>, Cameron Fowlkes <cfowlkes@louisvilleco.gov>, elizabethm@louisvilleco.gov

Craig, thanks.

Joe, looks like we can remove the intersection of Lock and East St based on Craigs comments. Thanks!

Andy

Andy Johnson
DAJDESIGN
m. 303.249.1624
w. 303.527.1100

On Feb 7, 2023, at 5:39 PM, Craig Duffin <craigd@louisvilleco.gov> wrote:

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

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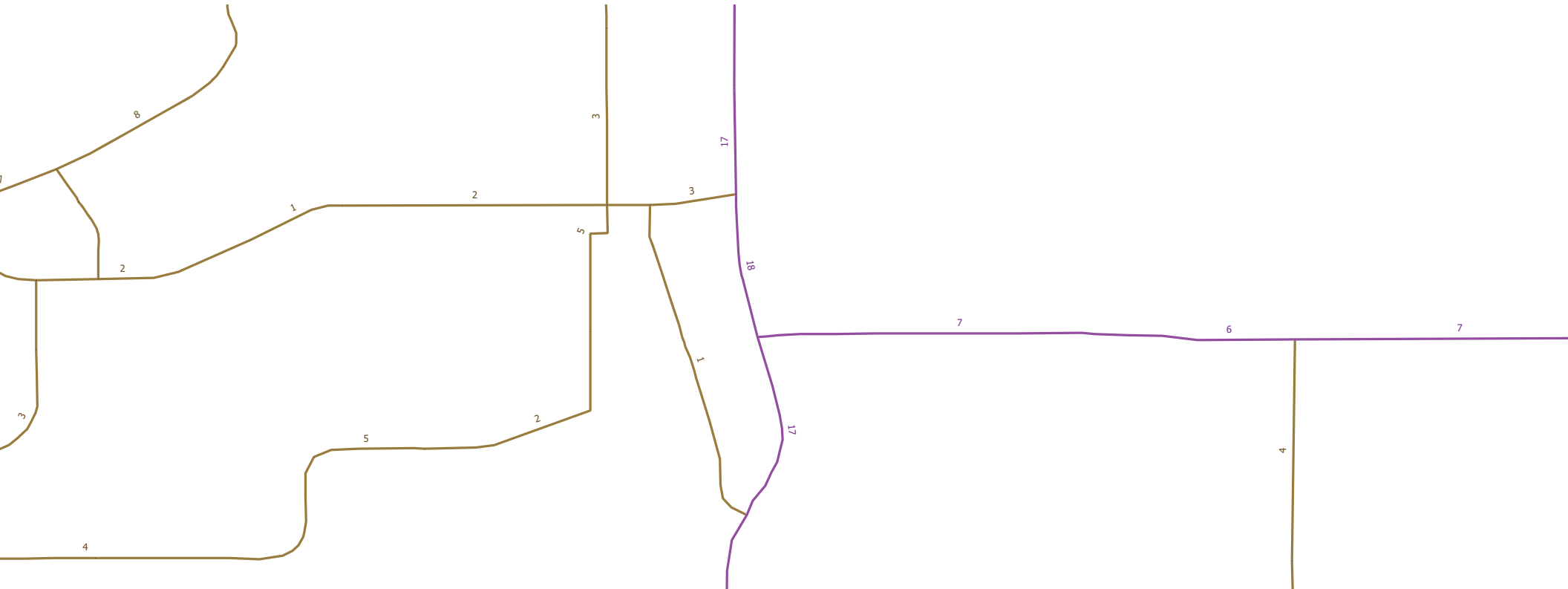
|

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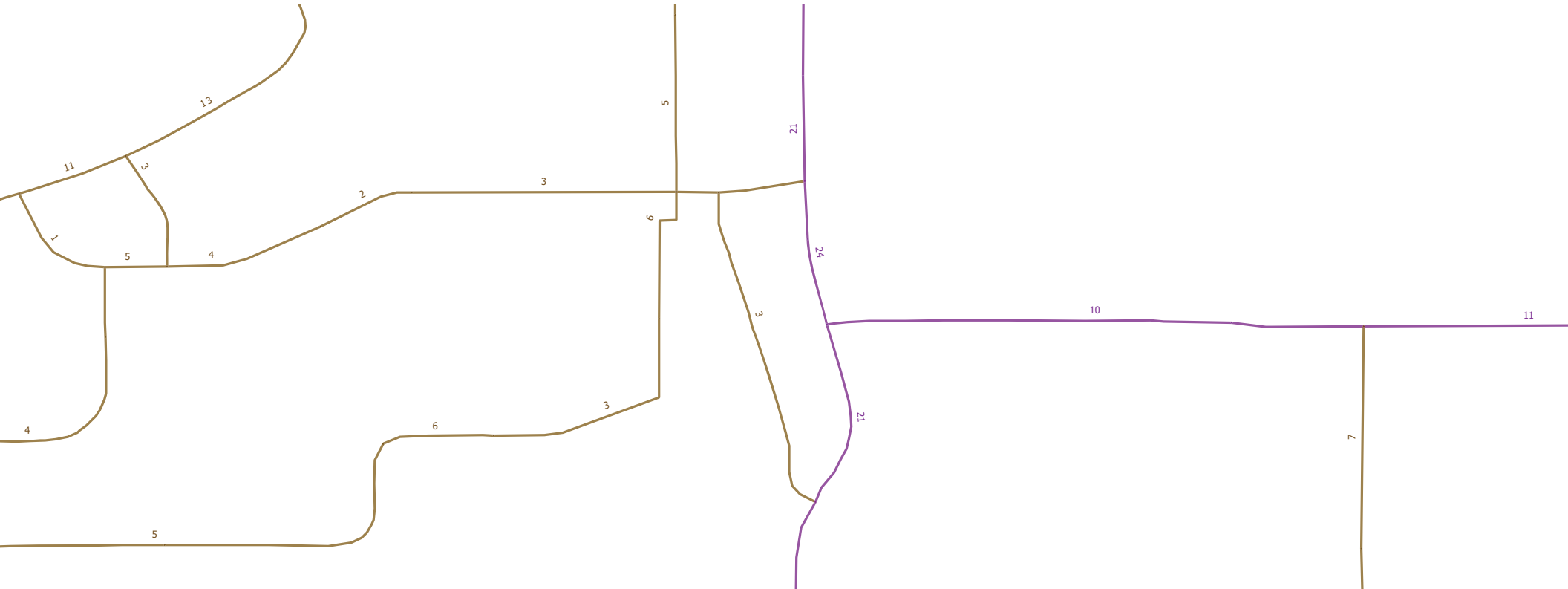
Appendix B

DRCOG Traffic Projections

Year 2020 Traffic Volumes



Year 2050 Traffic Volume Projections



Appendix C

Traffic Count Data



ALL TRAFFIC DATA SERVICES

(303) 216-2439

www.alltrafficdata.net

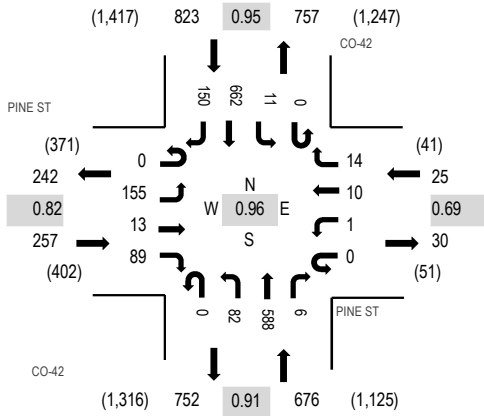
Location: 1 CO-42 & PINE ST AM

Date: Thursday, February 23, 2023

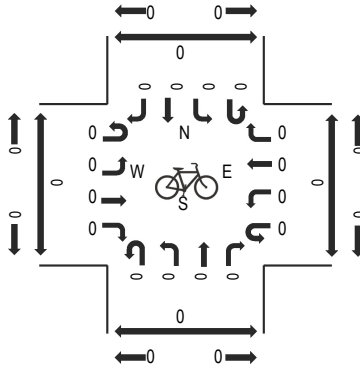
Peak Hour: 07:45 AM - 08:45 AM

Peak 15-Minutes: 08:00 AM - 08:15 AM

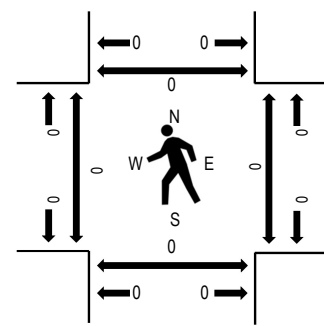
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

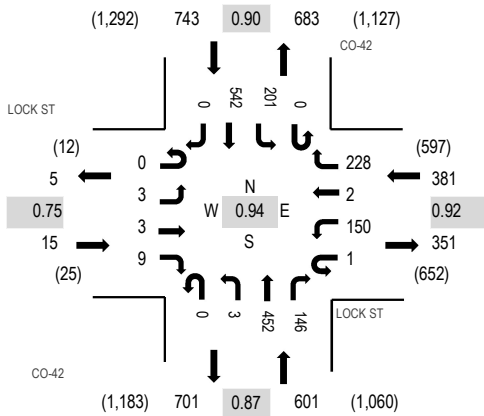
Interval Start Time	PINE ST Eastbound				PINE ST Westbound				CO-42 Northbound				CO-42 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	9	0	7	0	0	1	0	0	8	64	3	0	0	96	9	197	1,268	0	0	0	0
7:15 AM	0	22	4	16	0	0	2	1	0	10	79	0	0	2	105	14	255	1,533	0	0	0	0
7:30 AM	0	24	1	8	0	0	3	2	0	6	122	0	0	2	164	31	363	1,723	0	0	0	0
7:45 AM	0	42	3	33	0	0	3	6	0	30	120	0	0	3	170	43	453	1,781	0	0	0	0
8:00 AM	0	50	2	19	0	0	2	2	0	18	163	3	0	4	164	35	462	1,717	0	0	0	0
8:15 AM	0	38	4	17	0	0	1	2	0	17	169	1	0	2	156	38	445		0	0	0	0
8:30 AM	0	25	4	20	0	1	4	4	0	17	136	2	0	2	172	34	421		0	0	0	0
8:45 AM	0	28	4	22	0	2	3	2	0	19	137	1	0	4	144	23	389		0	0	0	0
Count Total	0	238	22	142	0	3	19	19	0	125	990	10	0	19	1,171	227	2,985		0	0	0	0
Peak Hour	0	155	13	89	0	1	10	14	0	82	588	6	0	11	662	150	1,781		0	0	0	0



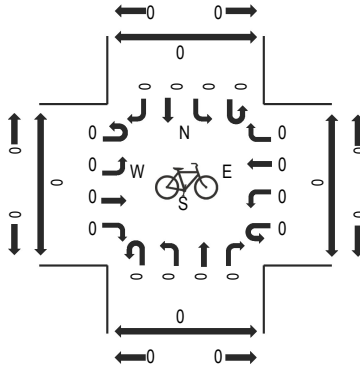
(303) 216-2439
www.alltrafficdata.net

Location: 2 CO-42 & LOCK ST AM
Date: Thursday, February 23, 2023
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

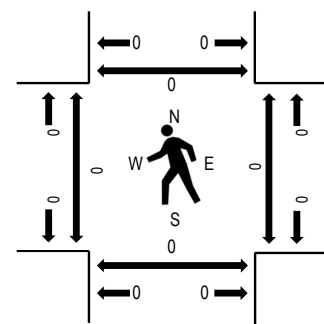
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	LOCK ST Eastbound				LOCK ST Westbound				CO-42 Northbound				CO-42 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	1	1	1	0	14	1	16	0	1	57	25	0	27	69	1	214	1,290	0	0	0	0
7:15 AM	0	0	0	2	0	20	1	33	0	1	56	48	0	40	85	0	286	1,539	0	0	0	0
7:30 AM	0	0	0	4	0	23	0	37	0	1	95	37	0	34	123	0	354	1,686	0	0	0	0
7:45 AM	0	1	2	2	0	39	0	64	0	2	83	37	0	54	152	0	436	1,740	0	0	0	0
8:00 AM	0	1	0	5	0	42	0	58	0	0	128	50	0	49	130	0	463	1,684	0	0	0	0
8:15 AM	0	1	1	1	0	45	1	58	0	0	123	24	0	45	134	0	433		0	0	0	0
8:30 AM	0	0	0	1	1	24	1	48	0	1	118	35	0	53	126	0	408		0	0	0	0
8:45 AM	0	0	0	1	0	23	0	48	0	1	101	36	0	53	117	0	380		0	0	0	0
Count Total	0	4	4	17	1	230	4	362	0	7	761	292	0	355	936	1	2,974		0	0	0	0
Peak Hour	0	3	3	9	1	150	2	228	0	3	452	146	0	201	542	0	1,740		0	0	0	0



ALL TRAFFIC DATA SERVICES

(303) 216-2439

www.alltrafficdata.net

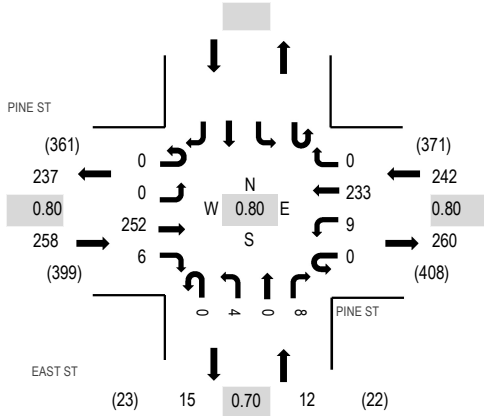
Location: 3 EAST ST & PINE ST AM

Date: Thursday, February 23, 2023

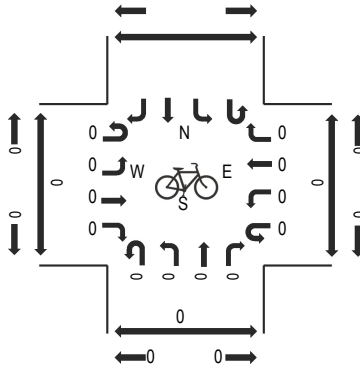
Peak Hour: 07:45 AM - 08:45 AM

Peak 15-Minutes: 07:45 AM - 08:00 AM

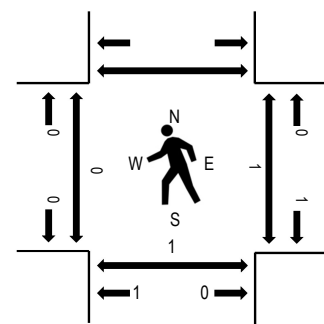
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PINE ST Eastbound				PINE ST Westbound				EAST ST Northbound				Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	20	0	0	1	17	0	0	2	0	1					41	344	0	0	0	
7:15 AM	0	0	41	0	0	0	26	0	0	0	0	1					68	435	0	0	0	
7:30 AM	0	0	33	0	0	3	38	0	0	0	0	1					75	477	0	0	0	
7:45 AM	0	0	80	1	0	0	76	0	0	2	0	1					160	512	0	0	0	
8:00 AM	0	0	71	3	0	3	52	0	0	0	0	3					132	448	0	0	0	
8:15 AM	0	0	49	1	0	3	54	0	0	1	0	2					110		0	0	0	
8:30 AM	0	0	52	1	0	3	51	0	0	1	0	2					110		0	1	1	
8:45 AM	0	0	46	1	0	3	41	0	0	0	0	5					96		0	0	0	
Count Total	0	0	392	7	0	16	355	0	0	6	0	16					792		0	1	1	
Peak Hour	0	0	252	6	0	9	233	0	0	4	0	8					512		0	1	1	



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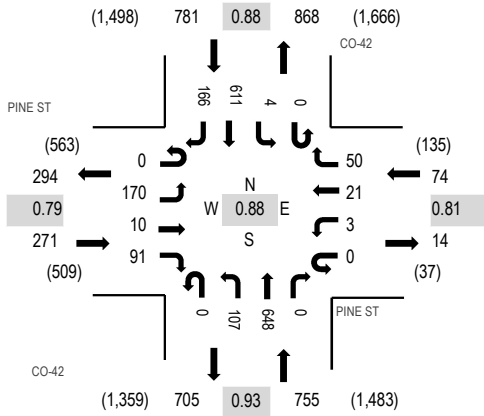
Location: 1 CO-42 & PINE ST PM

Date: Thursday, February 23, 2023

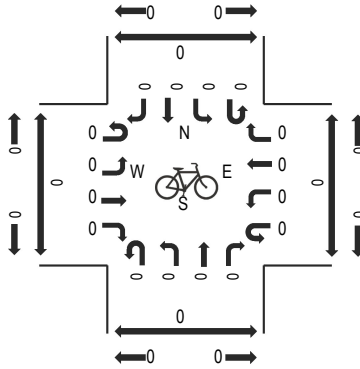
Peak Hour: 04:45 PM - 05:45 PM

Peak 15-Minutes: 05:00 PM - 05:15 PM

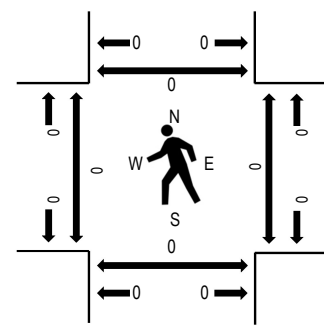
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PINE ST Eastbound				PINE ST Westbound				CO-42 Northbound				CO-42 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	43	2	29	0	1	4	13	0	23	173	2	0	1	154	52	497	1,816	0	0	0	0
4:15 PM	0	46	5	19	0	1	5	8	0	21	185	0	0	3	121	36	450	1,853	0	0	0	0
4:30 PM	0	20	2	27	0	1	5	14	0	28	134	2	0	2	154	30	419	1,848	0	0	0	0
4:45 PM	0	35	2	23	0	2	2	7	0	21	174	0	0	0	143	41	450	1,881	0	0	0	0
5:00 PM	0	56	4	26	0	1	5	17	0	36	167	0	0	2	178	42	534	1,809	0	0	0	0
5:15 PM	0	31	2	21	0	0	8	16	0	26	158	0	0	2	143	38	445		0	0	0	0
5:30 PM	0	48	2	21	0	0	6	10	0	24	149	0	0	0	147	45	452		0	0	0	0
5:45 PM	0	26	1	18	0	0	3	6	0	30	130	0	0	3	129	32	378		0	0	0	0
Count Total	0	305	20	184	0	6	38	91	0	209	1,270	4	0	13	1,169	316	3,625		0	0	0	0
Peak Hour	0	170	10	91	0	3	21	50	0	107	648	0	0	4	611	166	1,881		0	0	0	0



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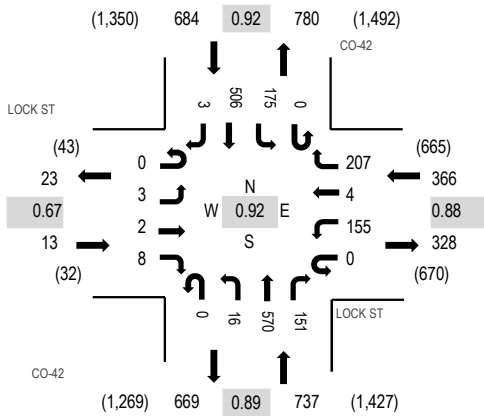
Location: 2 CO-42 & LOCK ST PM

Date: Thursday, February 23, 2023

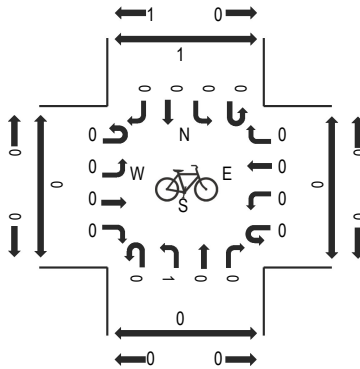
Peak Hour: 04:15 PM - 05:15 PM

Peak 15-Minutes: 05:00 PM - 05:15 PM

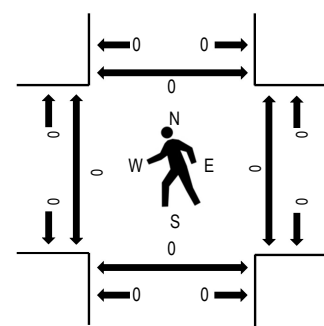
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	LOCK ST Eastbound				LOCK ST Westbound				CO-42 Northbound				CO-42 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	2	4	0	32	3	53	0	2	143	38	0	54	129	3	463	1,774	0	1	0	1
4:15 PM	0	2	1	2	0	40	1	47	0	4	163	39	0	42	100	1	442	1,800	0	0	0	0
4:30 PM	0	0	0	2	0	48	1	44	0	4	118	39	0	41	127	0	424	1,784	0	0	0	0
4:45 PM	0	1	1	1	0	31	0	50	0	3	149	30	0	49	130	0	445	1,765	0	0	0	0
5:00 PM	0	0	0	3	0	36	2	66	0	5	140	43	0	43	149	2	489	1,700	0	0	0	0
5:15 PM	0	0	1	3	0	26	0	55	0	1	127	38	0	52	122	1	426		0	0	0	0
5:30 PM	0	0	0	5	0	34	3	36	0	1	136	41	0	28	120	1	405		0	0	0	0
5:45 PM	0	0	1	3	0	13	0	44	0	5	118	40	0	47	109	0	380		0	0	0	0
Count Total	0	3	6	23	0	260	10	395	0	25	1,094	308	0	356	986	8	3,474		0	1	0	1
Peak Hour	0	3	2	8	0	155	4	207	0	16	570	151	0	175	506	3	1,800		0	0	0	0



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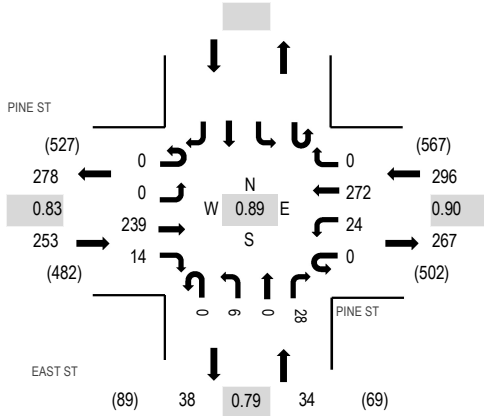
Location: 3 EAST ST & PINE ST PM

Date: Thursday, February 23, 2023

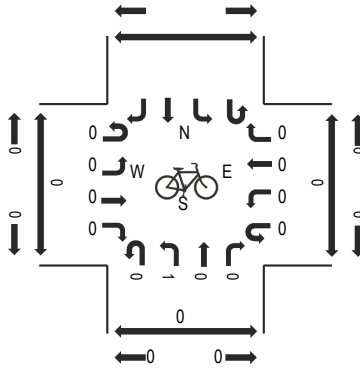
Peak Hour: 04:45 PM - 05:45 PM

Peak 15-Minutes: 05:00 PM - 05:15 PM

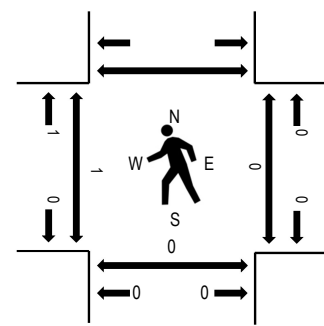
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PINE ST Eastbound				PINE ST Westbound				EAST ST Northbound				Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	60	6	0	14	66	0	0	3	0	10					159	552	0	0	0	0
4:15 PM	0	0	69	4	0	3	59	0	0	1	0	4					140	557	0	0	0	0
4:30 PM	0	0	42	3	0	11	53	0	0	1	0	4					114	548	0	0	0	0
4:45 PM	0	0	58	4	0	11	58	0	0	2	0	6					139	583	0	0	0	0
5:00 PM	0	0	71	6	0	4	78	0	0	1	0	4					164	566	0	0	0	0
5:15 PM	0	0	49	1	0	5	66	0	0	1	0	9					131		1	0	0	0
5:30 PM	0	0	61	3	0	4	70	0	0	2	0	9					149		0	0	0	0
5:45 PM	0	0	40	5	0	5	60	0	0	6	0	6					122		0	1	0	0
Count Total	0	0	450	32	0	57	510	0	0	17	0	52					1,118		1	1	0	0
Peak Hour	0	0	239	14	0	24	272	0	0	6	0	28					583		1	0	0	0

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Page 1

Site Code: 1
Station ID: 1
CO-42 S.O. Pine St

Start Time	23-Feb-23 Thu	NB	SB	Total
12:00 AM		13	15	28
01:00		16	15	31
02:00		17	17	34
03:00		17	19	36
04:00		29	35	64
05:00		48	121	169
06:00		143	253	396
07:00		441	599	1040
08:00		683	717	1400
09:00		459	474	933
10:00		391	452	843
11:00		464	465	929
12:00 PM		484	518	1002
01:00		463	505	968
02:00		542	509	1051
03:00		643	634	1277
04:00		763	675	1438
05:00		720	684	1404
06:00		439	455	894
07:00		304	294	598
08:00		240	246	486
09:00		164	138	302
10:00		100	76	176
11:00		39	39	78
Total		7622	7955	15577
Percent		48.9%	51.1%	
AM Peak	-	08:00	08:00	08:00
Vol.	-	683	717	1400
PM Peak	-	16:00	17:00	16:00
Vol.	-	763	684	1438
Grand Total		7622	7955	15577
Percent		48.9%	51.1%	
ADT		ADT 15,577	AADT 15,577	

Appendix D

VISTRO Analysis Results

Year 2023 Traffic Volume Scenarios

East Street Village TIS

Vistro File: C:\...\AM.vistro

Scenario 1 2023 AM

Report File: C:\...\2023 AM.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.512	19.6	B
2	SH 42 / Lock Street	Signalized	HCM 7th Edition	WB Left	0.577	30.5	C
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.012	12.3	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: SH 42 / Pine Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 19.6
Level Of Service: B
Volume to Capacity (v/c): 0.512

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	1	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	135.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	82	588	6	11	662	150	155	13	89	1	10	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	3	0	0	75	0	0	45	0	0	7
Total Hourly Volume [veh/h]	82	588	3	11	662	75	155	13	44	1	10	7
Peak Hour Factor	0.9100	0.9100	0.9100	0.9500	0.9500	0.9500	0.8200	0.8200	0.8200	0.6900	0.6900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	23	162	1	3	174	20	47	4	13	0	4	3
Total Analysis Volume [veh/h]	90	646	3	12	697	79	189	16	54	1	14	10
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	15	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	17	85	0	0	68	0	0	20	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	R	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	83	83	74	74	74	15	15	15	9
g / C, Green / Cycle	0.69	0.69	0.62	0.62	0.62	0.13	0.13	0.13	0.07
(v / s)_i Volume / Saturation Flow Rate	0.11	0.35	0.02	0.37	0.05	0.11	0.01	0.03	0.01
s, saturation flow rate [veh/h]	784	1868	782	1870	1589	1781	1870	1589	1743
c, Capacity [veh/h]	468	1294	397	1158	984	228	239	203	125
d1, Uniform Delay [s]	9.81	8.70	19.73	13.87	9.15	51.07	46.04	47.25	52.50
k, delay calibration	0.44	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.80	1.39	0.14	2.32	0.16	7.60	0.12	0.69	0.78
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.19	0.50	0.03	0.60	0.08	0.83	0.07	0.27	0.20
d, Delay for Lane Group [s/veh]	10.61	10.09	19.87	16.19	9.31	58.67	46.16	47.95	53.28
Lane Group LOS	B	B	B	B	A	E	D	D	D
Critical Lane Group	Yes	No	No	Yes	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.80	7.81	0.21	11.62	0.86	6.02	0.43	1.50	0.74
50th-Percentile Queue Length [ft/ln]	20.01	195.26	5.28	290.51	21.43	150.48	10.76	37.58	18.48
95th-Percentile Queue Length [veh/ln]	1.44	12.39	0.38	17.21	1.54	10.04	0.77	2.71	1.33
95th-Percentile Queue Length [ft/ln]	36.02	309.84	9.51	430.28	38.57	251.08	19.37	67.65	33.27

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	10.61	10.09	10.09	19.87	16.19	9.31	58.67	46.16	47.95	53.28	53.28	53.28
Movement LOS	B	B	B	B	B	A	E	D	D	D	D	D
d_A, Approach Delay [s/veh]	10.15			15.55			55.66			53.28		
Approach LOS	B			B			E			D		
d_I, Intersection Delay [s/veh]	19.61											
Intersection LOS	B											
Intersection V/C	0.512											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1333			1050			267			250		
d_b, Bicycle Delay [s]	6.67			13.54			45.07			45.94		
I_b,int, Bicycle LOS Score for Intersection	2.784			2.984			2.061			1.612		
Bicycle LOS	C			C			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 30.5
Level Of Service: C
Volume to Capacity (v/c): 0.577

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	2	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	540.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	540.00	0.00	0.00	0.00	0.00	0.00	150.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	3	452	146	201	542	0	3	3	9	151	2	228
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	73	0	0	0	0	0	5	0	0	114
Total Hourly Volume [veh/h]	3	452	73	201	542	0	3	3	4	151	2	114
Peak Hour Factor	0.8700	0.8700	0.8700	0.9000	0.9000	0.9000	0.7500	0.7500	0.7500	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	130	21	56	151	0	1	1	1	41	1	31
Total Analysis Volume [veh/h]	3	520	84	223	602	0	4	4	5	164	2	124
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Protecte	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	0	15	0	8	15	0	0	8	0	0	8	0
Maximum Green [s]	0	40	0	30	40	0	0	20	0	0	20	0
Amber [s]	0.0	4.0	0.0	3.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	2.0	0.0	1.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Split [s]	0	73	0	24	97	0	0	23	0	0	23	0
Vehicle Extension [s]	0.0	5.0	0.0	3.0	5.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	4.0	0.0	2.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
Minimum Recall		Yes		No	Yes			No			No	
Maximum Recall		No		No	No			No			No	
Pedestrian Recall		No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	40.0	0.0	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	6.00	6.00	6.00	4.00	6.00	6.00	6.00	6.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	0.00	0.00	2.00	2.00	0.00
l2, Clearance Lost Time [s]	4.00	4.00	4.00	2.00	4.00	4.00	4.00	4.00
g_i, Effective Green Time [s]	77	77	77	10	91	17	17	17
g / C, Green / Cycle	0.64	0.64	0.64	0.08	0.76	0.14	0.14	0.14
(v / s)_i Volume / Saturation Flow Rate	0.00	0.28	0.05	0.06	0.32	0.03	0.23	0.08
s, saturation flow rate [veh/h]	817	1870	1589	3459	1870	445	707	1589
c, Capacity [veh/h]	473	1196	1017	294	1418	102	160	225
d1, Uniform Delay [s]	14.75	10.78	8.22	53.66	5.17	45.18	54.66	47.91
k, delay calibration	0.50	0.50	0.50	0.11	0.50	0.11	0.50	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.02	1.15	0.16	3.98	0.93	0.55	81.53	2.09
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.43	0.08	0.76	0.42	0.13	1.04	0.55
d, Delay for Lane Group [s/veh]	14.78	11.93	8.38	57.64	6.11	45.73	136.20	50.00
Lane Group LOS	B	B	A	E	A	D	F	D
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No
50th-Percentile Queue Length [veh/ln]	0.04	6.95	0.85	3.45	4.96	0.35	8.49	3.59
50th-Percentile Queue Length [ft/ln]	1.10	173.70	21.33	86.34	123.99	8.81	212.27	89.74
95th-Percentile Queue Length [veh/ln]	0.08	11.27	1.54	6.22	8.61	0.63	13.49	6.46
95th-Percentile Queue Length [ft/ln]	1.99	281.78	38.40	155.41	215.29	15.86	337.24	161.54

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	14.78	11.93	8.38	57.64	6.11	6.11	45.73	45.73	45.73	136.20	136.20	50.00
Movement LOS	B	B	A	E	A	A	D	D	D	F	F	D
d_A, Approach Delay [s/veh]	11.46			20.04			45.73			99.34		
Approach LOS	B			C			D			F		
d_I, Intersection Delay [s/veh]	30.48											
Intersection LOS	C											
Intersection V/C	0.577											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1117			1517			283			283		
d_b, Bicycle Delay [s]	11.69			3.50			44.19			44.19		
I_b,int, Bicycle LOS Score for Intersection	2.682			2.921			1.589			2.226		
Bicycle LOS	B			C			A			B		

Sequence

Ring 1	-	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	12.3
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	4	8	252	6	9	233
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	4	8	252	6	9	233
Peak Hour Factor	0.7000	0.7000	0.8000	0.8000	0.8000	0.8000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	3	79	2	3	73
Total Analysis Volume [veh/h]	6	11	315	8	11	291
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.01	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	12.27	9.34	0.00	0.00	7.93	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.08	0.08	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	1.90	1.90	0.00	0.00	0.46	0.46
d_A, Approach Delay [s/veh]	10.38		0.00		0.29	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.41					
Intersection LOS	B					

East Street Village TIS

Vistro File: C:\...\pm.vistro
Report File: C:\...\2023 PM.pdf

Scenario 1 1 2023 PM
6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.552	21.6	C
2	SH 42 / Lock Street	Signalized	HCM 7th Edition	WB Left	0.660	31.8	C
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.016	12.7	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report

Intersection 1: SH 42 / Pine Street

Control Type:	Signalized	Delay (sec / veh):	21.6
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.552

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	1	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	135.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	107	648	0	4	611	166	170	10	91	3	21	50
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	83	0	0	46	0	0	25
Total Hourly Volume [veh/h]	107	648	0	4	611	83	170	10	45	3	21	25
Peak Hour Factor	0.9300	0.9300	0.9300	0.8800	0.8800	0.8800	0.7900	0.7900	0.7900	0.8100	0.8100	0.8100
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	29	174	0	1	174	24	54	3	14	1	6	8
Total Analysis Volume [veh/h]	115	697	0	5	694	94	215	13	57	4	26	31
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	10	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	20	76	0	0	56	0	0	29	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	R	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	81	81	72	72	72	17	17	17	9
g / C, Green / Cycle	0.68	0.68	0.60	0.60	0.60	0.14	0.14	0.14	0.07
(v / s)_i Volume / Saturation Flow Rate	0.15	0.37	0.01	0.37	0.06	0.12	0.01	0.04	0.04
s, saturation flow rate [veh/h]	781	1870	748	1870	1589	1781	1870	1589	1711
c, Capacity [veh/h]	448	1263	346	1124	955	255	268	227	125
d1, Uniform Delay [s]	11.11	10.07	23.00	15.19	10.16	50.12	44.38	45.71	53.46
k, delay calibration	0.49	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	1.34	1.74	0.08	2.55	0.21	7.46	0.07	0.57	2.92
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.26	0.55	0.01	0.62	0.10	0.84	0.05	0.25	0.49
d, Delay for Lane Group [s/veh]	12.45	11.81	23.07	17.74	10.36	57.58	44.45	46.28	56.38
Lane Group LOS	B	B	C	B	B	E	D	D	E
Critical Lane Group	Yes	No	No	Yes	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	1.14	9.41	0.10	12.27	1.09	6.81	0.34	1.55	1.87
50th-Percentile Queue Length [ft/ln]	28.51	235.22	2.41	306.69	27.33	170.22	8.54	38.87	46.86
95th-Percentile Queue Length [veh/ln]	2.05	14.44	0.17	18.01	1.97	11.09	0.62	2.80	3.37
95th-Percentile Queue Length [ft/ln]	51.32	360.98	4.33	450.30	49.19	277.20	15.38	69.96	84.34

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	12.45	11.81	11.81	23.07	17.74	10.36	57.58	44.45	46.28	56.38	56.38	56.38
Movement LOS	B	B	B	C	B	B	E	D	D	E	E	E
d_A, Approach Delay [s/veh]	11.90			16.90			54.72			56.38		
Approach LOS	B			B			D			E		
d_I, Intersection Delay [s/veh]	21.58											
Intersection LOS	C											
Intersection V/C	0.552											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1183			850			417			183		
d_b, Bicycle Delay [s]	10.01			19.84			37.61			49.51		
I_b,int, Bicycle LOS Score for Intersection	2.899			3.005			2.106			1.702		
Bicycle LOS	C			C			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 31.8
Level Of Service: C
Volume to Capacity (v/c): 0.660

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	2	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	540.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	540.00	0.00	0.00	0.00	0.00	0.00	150.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	16	570	151	175	506	3	3	2	8	155	4	207
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	76	0	0	2	0	0	4	0	0	104
Total Hourly Volume [veh/h]	16	570	75	175	506	1	3	2	4	155	4	103
Peak Hour Factor	0.8900	0.8900	0.8900	0.9200	0.9200	0.9200	0.6700	0.6700	0.6700	0.8800	0.8800	0.8800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	160	21	48	138	0	1	1	1	44	1	29
Total Analysis Volume [veh/h]	18	640	84	190	550	1	4	3	6	176	5	117
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Protecte	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	0	15	0	8	15	0	0	8	0	0	8	0
Maximum Green [s]	0	40	0	30	40	0	0	20	0	0	20	0
Amber [s]	0.0	4.0	0.0	3.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	2.0	0.0	1.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Split [s]	0	73	0	22	95	0	0	25	0	0	25	0
Vehicle Extension [s]	0.0	5.0	0.0	3.0	5.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	4.0	0.0	2.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
Minimum Recall		Yes		No	Yes			No			No	
Maximum Recall		No		No	No			No			No	
Pedestrian Recall		No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	40.0	0.0	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	6.00	6.00	6.00	4.00	6.00	6.00	6.00	6.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	0.00	0.00	2.00	2.00	0.00
l2, Clearance Lost Time [s]	4.00	4.00	4.00	2.00	4.00	4.00	4.00	4.00
g_i, Effective Green Time [s]	76	76	76	9	89	19	19	19
g / C, Green / Cycle	0.63	0.63	0.63	0.07	0.74	0.16	0.16	0.16
(v / s)_i Volume / Saturation Flow Rate	0.02	0.34	0.05	0.05	0.29	0.03	0.26	0.07
s, saturation flow rate [veh/h]	857	1870	1589	3459	1869	399	688	1589
c, Capacity [veh/h]	493	1185	1007	258	1386	102	168	252
d1, Uniform Delay [s]	14.95	12.24	8.50	54.34	5.68	43.70	53.85	45.86
k, delay calibration	0.50	0.50	0.50	0.11	0.50	0.11	0.50	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.14	1.77	0.16	4.06	0.85	0.55	91.24	1.33
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.04	0.54	0.08	0.74	0.40	0.13	1.08	0.46
d, Delay for Lane Group [s/veh]	15.09	14.01	8.66	58.40	6.53	44.25	145.09	47.19
Lane Group LOS	B	B	A	E	A	D	F	D
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No
50th-Percentile Queue Length [veh/ln]	0.27	9.65	0.87	2.96	4.80	0.35	9.38	3.27
50th-Percentile Queue Length [ft/ln]	6.71	241.24	21.80	73.90	120.06	8.63	234.50	81.79
95th-Percentile Queue Length [veh/ln]	0.48	14.74	1.57	5.32	8.40	0.62	14.89	5.89
95th-Percentile Queue Length [ft/ln]	12.08	368.60	39.24	133.03	209.91	15.54	372.30	147.22

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	15.09	14.01	8.66	58.40	6.53	6.53	44.25	44.25	44.25	145.09	145.09	47.19
Movement LOS	B	B	A	E	A	A	D	D	D	F	F	D
d_A, Approach Delay [s/veh]	13.43			19.83			44.25			106.65		
Approach LOS	B			B			D			F		
d_I, Intersection Delay [s/veh]	31.78											
Intersection LOS	C											
Intersection V/C	0.660											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1117			1484			317			317		
d_b, Bicycle Delay [s]	11.69			4.00			42.49			42.49		
I_b,int, Bicycle LOS Score for Intersection	2.909			2.786			1.588			2.223		
Bicycle LOS	C			C			A			B		

Sequence

Ring 1	-	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	12.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.016

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	6	28	239	14	24	272
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	28	239	14	24	272
Peak Hour Factor	0.7900	0.7900	0.8300	0.8300	0.9000	0.9000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	9	72	4	7	76
Total Analysis Volume [veh/h]	8	35	288	17	27	302
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.04	0.00	0.00	0.02	0.00
d_M, Delay for Movement [s/veh]	12.69	9.44	0.00	0.00	7.90	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.18	0.18	0.00	0.00	0.05	0.05
95th-Percentile Queue Length [ft/ln]	4.51	4.51	0.00	0.00	1.14	1.14
d_A, Approach Delay [s/veh]	10.05		0.00		0.65	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.95					
Intersection LOS	B					

Year 2025 Traffic Volume Scenarios

East Street Village TIS

Vistro File: C:\...\AM.vistro

Scenario 2 2025 Back AM

Report File: C:\...\2025 Back AM.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.519	19.7	B
2	SH 42 / Lock Street	Signalized	HCM 7th Edition	WB Left	0.588	31.1	C
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.012	12.3	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: SH 42 / Pine Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 19.7
Level Of Service: B
Volume to Capacity (v/c): 0.519

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	1	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	135.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	82	588	6	11	662	150	155	13	89	1	10	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0000	1.0000	1.0200	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	3	0	0	75	0	0	45	0	0	7
Total Hourly Volume [veh/h]	82	600	3	11	675	75	155	13	44	1	10	7
Peak Hour Factor	0.9100	0.9100	0.9100	0.9500	0.9500	0.9500	0.8200	0.8200	0.8200	0.6900	0.6900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	23	165	1	3	178	20	47	4	13	0	4	3
Total Analysis Volume [veh/h]	90	659	3	12	711	79	189	16	54	1	14	10
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	15	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	17	85	0	0	68	0	0	20	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	R	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	83	83	74	74	74	15	15	15	9
g / C, Green / Cycle	0.69	0.69	0.62	0.62	0.62	0.13	0.13	0.13	0.07
(v / s)_i Volume / Saturation Flow Rate	0.12	0.35	0.02	0.38	0.05	0.11	0.01	0.03	0.01
s, saturation flow rate [veh/h]	775	1868	773	1870	1589	1781	1870	1589	1743
c, Capacity [veh/h]	460	1294	389	1158	984	228	239	203	125
d1, Uniform Delay [s]	10.07	8.79	20.09	14.03	9.15	51.07	46.04	47.25	52.50
k, delay calibration	0.44	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.85	1.45	0.15	2.44	0.16	7.60	0.12	0.69	0.78
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.20	0.51	0.03	0.61	0.08	0.83	0.07	0.27	0.20
d, Delay for Lane Group [s/veh]	10.91	10.24	20.24	16.47	9.31	58.67	46.16	47.95	53.28
Lane Group LOS	B	B	C	B	A	E	D	D	D
Critical Lane Group	Yes	No	No	Yes	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.80	8.06	0.21	12.01	0.86	6.02	0.43	1.50	0.74
50th-Percentile Queue Length [ft/ln]	20.12	201.44	5.35	300.27	21.43	150.48	10.76	37.58	18.48
95th-Percentile Queue Length [veh/ln]	1.45	12.71	0.38	17.69	1.54	10.04	0.77	2.71	1.33
95th-Percentile Queue Length [ft/ln]	36.21	317.82	9.62	442.37	38.57	251.08	19.37	67.65	33.27

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	10.91	10.24	10.24	20.24	16.47	9.31	58.67	46.16	47.95	53.28	53.28	53.28
Movement LOS	B	B	B	C	B	A	E	D	D	D	D	D
d_A, Approach Delay [s/veh]	10.32			15.82			55.66			53.28		
Approach LOS	B			B			E			D		
d_I, Intersection Delay [s/veh]	19.69											
Intersection LOS	B											
Intersection V/C	0.519											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1333			1050			267			250		
d_b, Bicycle Delay [s]	6.67			13.54			45.07			45.94		
I_b,int, Bicycle LOS Score for Intersection	2.805			3.007			2.061			1.612		
Bicycle LOS	C			C			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 31.1
Level Of Service: C
Volume to Capacity (v/c): 0.588

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	2	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	540.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	540.00	0.00	0.00	0.00	0.00	0.00	150.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	3	452	146	201	542	0	3	3	9	151	2	228
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0200	1.0200	1.0200	1.0000	1.0000	1.0000	1.0000	1.0200	1.0000	1.0200
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	75	0	0	0	0	0	5	0	0	117
Total Hourly Volume [veh/h]	3	461	74	205	553	0	3	3	4	154	2	116
Peak Hour Factor	0.8700	0.8700	0.8700	0.9000	0.9000	0.9000	0.7500	0.7500	0.7500	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	132	21	57	154	0	1	1	1	42	1	32
Total Analysis Volume [veh/h]	3	530	85	228	614	0	4	4	5	167	2	126
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Protecte	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	0	15	0	8	15	0	0	8	0	0	8	0
Maximum Green [s]	0	40	0	30	40	0	0	20	0	0	20	0
Amber [s]	0.0	4.0	0.0	3.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	2.0	0.0	1.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Split [s]	0	73	0	24	97	0	0	23	0	0	23	0
Vehicle Extension [s]	0.0	5.0	0.0	3.0	5.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	4.0	0.0	2.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
Minimum Recall		Yes		No	Yes			No			No	
Maximum Recall		No		No	No			No			No	
Pedestrian Recall		No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	40.0	0.0	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	6.00	6.00	6.00	4.00	6.00	6.00	6.00	6.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	0.00	0.00	2.00	2.00	0.00
l2, Clearance Lost Time [s]	4.00	4.00	4.00	2.00	4.00	4.00	4.00	4.00
g_i, Effective Green Time [s]	77	77	77	10	91	17	17	17
g / C, Green / Cycle	0.64	0.64	0.64	0.09	0.76	0.14	0.14	0.14
(v / s)_i Volume / Saturation Flow Rate	0.00	0.28	0.05	0.07	0.33	0.03	0.24	0.08
s, saturation flow rate [veh/h]	808	1870	1589	3459	1870	445	707	1589
c, Capacity [veh/h]	464	1193	1014	300	1418	102	160	225
d1, Uniform Delay [s]	15.05	10.95	8.29	53.56	5.22	45.18	54.66	47.98
k, delay calibration	0.50	0.50	0.50	0.11	0.50	0.11	0.50	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.03	1.20	0.16	3.99	0.97	0.55	87.06	2.16
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.44	0.08	0.76	0.43	0.13	1.06	0.56
d, Delay for Lane Group [s/veh]	15.08	12.15	8.46	57.55	6.19	45.73	141.72	50.14
Lane Group LOS	B	B	A	E	A	D	F	D
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No
50th-Percentile Queue Length [veh/ln]	0.04	7.18	0.87	3.53	5.11	0.35	8.74	3.66
50th-Percentile Queue Length [ft/ln]	1.12	179.41	21.72	88.24	127.72	8.81	218.38	91.38
95th-Percentile Queue Length [veh/ln]	0.08	11.57	1.56	6.35	8.82	0.63	13.92	6.58
95th-Percentile Queue Length [ft/ln]	2.01	289.24	39.09	158.82	220.39	15.86	347.88	164.48

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	15.08	12.15	8.46	57.55	6.19	6.19	45.73	45.73	45.73	141.72	141.72	50.14
Movement LOS	B	B	A	E	A	A	D	D	D	F	F	D
d_A, Approach Delay [s/veh]	11.66			20.10			45.73			102.61		
Approach LOS	B			C			D			F		
d_I, Intersection Delay [s/veh]	31.10											
Intersection LOS	C											
Intersection V/C	0.588											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1117			1517			283			283		
d_b, Bicycle Delay [s]	11.69			3.50			44.19			44.19		
I_b,int, Bicycle LOS Score for Intersection	2.703			2.949			1.589			2.239		
Bicycle LOS	B			C			A			B		

Sequence

Ring 1	-	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	12.3
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	4	8	252	6	9	233
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	4	8	252	6	9	233
Peak Hour Factor	0.7000	0.7000	0.8000	0.8000	0.8000	0.8000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	3	79	2	3	73
Total Analysis Volume [veh/h]	6	11	315	8	11	291
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.01	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	12.27	9.34	0.00	0.00	7.93	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.08	0.08	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	1.90	1.90	0.00	0.00	0.46	0.46
d_A, Approach Delay [s/veh]	10.38		0.00		0.29	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.41					
Intersection LOS	B					

East Street Village TIS

Vistro File: C:\...\pm.vistro

Scenario 2 2025 Back PM

Report File: C:\...\2025 Back PM.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.560	21.7	C
2	SH 42 / Lock Street	Signalized	HCM 7th Edition	WB Left	0.675	32.7	C
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.016	12.7	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report

Intersection 1: SH 42 / Pine Street

Control Type: Signalized
 Analysis Method: HCM 7th Edition
 Analysis Period: 15 minutes

Delay (sec / veh): 21.7
 Level Of Service: C
 Volume to Capacity (v/c): 0.560

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	1	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	135.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	107	648	0	4	611	166	170	10	91	3	21	50
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0000	1.0000	1.0200	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	83	0	0	46	0	0	25
Total Hourly Volume [veh/h]	107	661	0	4	623	83	170	10	45	3	21	25
Peak Hour Factor	0.9300	0.9300	0.9300	0.8800	0.8800	0.8800	0.7900	0.7900	0.7900	0.8100	0.8100	0.8100
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	29	178	0	1	177	24	54	3	14	1	6	8
Total Analysis Volume [veh/h]	115	711	0	5	708	94	215	13	57	4	26	31
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	10	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	20	76	0	0	56	0	0	29	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	R	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	81	81	72	72	72	17	17	17	9
g / C, Green / Cycle	0.68	0.68	0.60	0.60	0.60	0.14	0.14	0.14	0.07
(v / s)_i Volume / Saturation Flow Rate	0.15	0.38	0.01	0.38	0.06	0.12	0.01	0.04	0.04
s, saturation flow rate [veh/h]	773	1870	738	1870	1589	1781	1870	1589	1711
c, Capacity [veh/h]	440	1263	338	1124	955	255	268	227	125
d1, Uniform Delay [s]	11.40	10.20	23.48	15.38	10.16	50.12	44.38	45.71	53.46
k, delay calibration	0.49	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	1.43	1.82	0.08	2.68	0.21	7.46	0.07	0.57	2.92
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.26	0.56	0.01	0.63	0.10	0.84	0.05	0.25	0.49
d, Delay for Lane Group [s/veh]	12.83	12.01	23.56	18.06	10.36	57.58	44.45	46.28	56.38
Lane Group LOS	B	B	C	B	B	E	D	D	E
Critical Lane Group	Yes	No	No	Yes	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	1.15	9.72	0.10	12.68	1.09	6.81	0.34	1.55	1.87
50th-Percentile Queue Length [ft/ln]	28.69	243.04	2.44	317.06	27.33	170.22	8.54	38.87	46.86
95th-Percentile Queue Length [veh/ln]	2.07	14.83	0.18	18.52	1.97	11.09	0.62	2.80	3.37
95th-Percentile Queue Length [ft/ln]	51.64	370.87	4.39	463.07	49.19	277.20	15.38	69.96	84.34

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	12.83	12.01	12.01	23.56	18.06	10.36	57.58	44.45	46.28	56.38	56.38	56.38
Movement LOS	B	B	B	C	B	B	E	D	D	E	E	E
d_A, Approach Delay [s/veh]	12.13			17.20			54.72			56.38		
Approach LOS	B			B			D			E		
d_I, Intersection Delay [s/veh]	21.69											
Intersection LOS	C											
Intersection V/C	0.560											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1183			850			417			183		
d_b, Bicycle Delay [s]	10.01			19.84			37.61			49.51		
I_b,int, Bicycle LOS Score for Intersection	2.923			3.028			2.106			1.702		
Bicycle LOS	C			C			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report

Intersection 2: SH 42 / Lock Street

Control Type: Signalized
 Analysis Method: HCM 7th Edition
 Analysis Period: 15 minutes

Delay (sec / veh): 32.7
 Level Of Service: C
 Volume to Capacity (v/c): 0.675

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	2	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	540.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	540.00	0.00	0.00	0.00	0.00	0.00	150.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	16	570	151	175	506	3	3	2	8	155	4	207
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0200	1.0200	1.0200	1.0000	1.0000	1.0000	1.0000	1.0200	1.0000	1.0200
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	77	0	0	2	0	0	4	0	0	106
Total Hourly Volume [veh/h]	16	581	77	179	516	1	3	2	4	158	4	105
Peak Hour Factor	0.8900	0.8900	0.8900	0.9200	0.9200	0.9200	0.6700	0.6700	0.6700	0.8800	0.8800	0.8800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	163	22	49	140	0	1	1	1	45	1	30
Total Analysis Volume [veh/h]	18	653	87	195	561	1	4	3	6	180	5	119
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Protecte	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	0	15	0	8	15	0	0	8	0	0	8	0
Maximum Green [s]	0	40	0	30	40	0	0	20	0	0	20	0
Amber [s]	0.0	4.0	0.0	3.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	2.0	0.0	1.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Split [s]	0	73	0	22	95	0	0	25	0	0	25	0
Vehicle Extension [s]	0.0	5.0	0.0	3.0	5.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	4.0	0.0	2.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
Minimum Recall		Yes		No	Yes			No			No	
Maximum Recall		No		No	No			No			No	
Pedestrian Recall		No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	40.0	0.0	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	6.00	6.00	6.00	4.00	6.00	6.00	6.00	6.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	0.00	0.00	2.00	2.00	0.00
l2, Clearance Lost Time [s]	4.00	4.00	4.00	2.00	4.00	4.00	4.00	4.00
g_i, Effective Green Time [s]	76	76	76	9	89	19	19	19
g / C, Green / Cycle	0.63	0.63	0.63	0.08	0.74	0.16	0.16	0.16
(v / s)_i Volume / Saturation Flow Rate	0.02	0.35	0.05	0.06	0.30	0.03	0.27	0.07
s, saturation flow rate [veh/h]	848	1870	1589	3459	1869	399	688	1589
c, Capacity [veh/h]	485	1182	1005	263	1386	102	168	252
d1, Uniform Delay [s]	15.24	12.47	8.59	54.24	5.73	43.70	53.85	45.92
k, delay calibration	0.50	0.50	0.50	0.11	0.50	0.11	0.50	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.14	1.86	0.17	4.07	0.88	0.55	98.88	1.38
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.04	0.55	0.09	0.74	0.41	0.13	1.10	0.47
d, Delay for Lane Group [s/veh]	15.38	14.34	8.76	58.31	6.61	44.25	152.73	47.30
Lane Group LOS	B	B	A	E	A	D	F	D
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No
50th-Percentile Queue Length [veh/ln]	0.27	10.01	0.91	3.03	4.94	0.35	9.73	3.33
50th-Percentile Queue Length [ft/ln]	6.79	250.32	22.74	75.81	123.53	8.63	243.35	83.33
95th-Percentile Queue Length [veh/ln]	0.49	15.20	1.64	5.46	8.59	0.62	15.50	6.00
95th-Percentile Queue Length [ft/ln]	12.23	380.05	40.94	136.47	214.67	15.54	387.58	149.99

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	15.38	14.34	8.76	58.31	6.61	6.61	44.25	44.25	44.25	152.73	152.73	47.30
Movement LOS	B	B	A	E	A	A	D	D	D	F	F	D
d_A, Approach Delay [s/veh]	13.72			19.93			44.25			111.46		
Approach LOS	B			B			D			F		
d_I, Intersection Delay [s/veh]	32.72											
Intersection LOS	C											
Intersection V/C	0.675											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1117			1484			317			317		
d_b, Bicycle Delay [s]	11.69			4.00			42.49			42.49		
I_b,int, Bicycle LOS Score for Intersection	2.937			2.812			1.588			2.236		
Bicycle LOS	C			C			A			B		

Sequence

Ring 1	-	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	12.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.016

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	6	28	239	14	24	272
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	28	239	14	24	272
Peak Hour Factor	0.7900	0.7900	0.8300	0.8300	0.9000	0.9000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	9	72	4	7	76
Total Analysis Volume [veh/h]	8	35	288	17	27	302
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.04	0.00	0.00	0.02	0.00
d_M, Delay for Movement [s/veh]	12.69	9.44	0.00	0.00	7.90	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.18	0.18	0.00	0.00	0.05	0.05
95th-Percentile Queue Length [ft/ln]	4.51	4.51	0.00	0.00	1.14	1.14
d_A, Approach Delay [s/veh]	10.05		0.00		0.65	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.95					
Intersection LOS	B					

East Street Village TIS

Vistro File: C:\...\AM.vistro

Scenario 3 2025 Total AM - Scenario 1

Report File: C:\...\2025 Total AM - Scenario 1.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.521	19.8	B
2	SH 42 / Lock Street	Signalized	HCM 7th Edition	WB Left	0.584	30.9	C
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.018	12.4	B
4	East Street / North Access	Two-way stop	HCM 7th Edition	EB Left	0.002	8.7	A
5	East Street / South Access	Two-way stop	HCM 7th Edition	EB Left	0.002	8.8	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: SH 42 / Pine Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 19.8
Level Of Service: B
Volume to Capacity (v/c): 0.521

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	1	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	135.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	82	588	6	11	662	150	155	13	89	1	10	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0000	1.0000	1.0200	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	3	0	0	1	1	2	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	3	0	0	76	0	0	45	0	0	7
Total Hourly Volume [veh/h]	82	603	3	11	676	75	157	13	44	1	10	7
Peak Hour Factor	0.9100	0.9100	0.9100	0.9500	0.9500	0.9500	0.8200	0.8200	0.8200	0.6900	0.6900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	23	166	1	3	178	20	48	4	13	0	4	3
Total Analysis Volume [veh/h]	90	663	3	12	712	79	191	16	54	1	14	10
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	15	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	17	85	0	0	68	0	0	20	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	R	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	83	83	74	74	74	15	15	15	9
g / C, Green / Cycle	0.69	0.69	0.62	0.62	0.62	0.13	0.13	0.13	0.07
(v / s)_i Volume / Saturation Flow Rate	0.12	0.36	0.02	0.38	0.05	0.11	0.01	0.03	0.01
s, saturation flow rate [veh/h]	775	1868	770	1870	1589	1781	1870	1589	1743
c, Capacity [veh/h]	458	1292	385	1156	983	230	241	205	125
d1, Uniform Delay [s]	10.15	8.89	20.33	14.13	9.21	51.00	45.92	47.13	52.50
k, delay calibration	0.44	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.85	1.47	0.15	2.46	0.16	7.60	0.11	0.68	0.78
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.20	0.52	0.03	0.62	0.08	0.83	0.07	0.26	0.20
d, Delay for Lane Group [s/veh]	11.01	10.36	20.48	16.59	9.37	58.60	46.04	47.81	53.28
Lane Group LOS	B	B	C	B	A	E	D	D	D
Critical Lane Group	Yes	No	No	Yes	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.81	8.18	0.22	12.09	0.86	6.08	0.43	1.50	0.74
50th-Percentile Queue Length [ft/ln]	20.23	204.39	5.38	302.17	21.51	152.03	10.75	37.52	18.48
95th-Percentile Queue Length [veh/ln]	1.46	12.87	0.39	17.79	1.55	10.13	0.77	2.70	1.33
95th-Percentile Queue Length [ft/ln]	36.41	321.63	9.69	444.71	38.72	253.14	19.34	67.53	33.27

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	11.01	10.36	10.36	20.48	16.59	9.37	58.60	46.04	47.81	53.28	53.28	53.28
Movement LOS	B	B	B	C	B	A	E	D	D	D	D	D
d_A, Approach Delay [s/veh]	10.44			15.94			55.60			53.28		
Approach LOS	B			B			E			D		
d_I, Intersection Delay [s/veh]	19.80											
Intersection LOS	B											
Intersection V/C	0.521											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1333			1050			267			250		
d_b, Bicycle Delay [s]	6.67			13.54			45.07			45.94		
I_b,int, Bicycle LOS Score for Intersection	2.812			3.010			2.065			1.612		
Bicycle LOS	C			C			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 30.9
Level Of Service: C
Volume to Capacity (v/c): 0.584

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	2	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	540.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	540.00	0.00	0.00	0.00	0.00	0.00	150.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	3	452	146	201	542	0	3	3	9	151	2	228
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0200	1.0200	1.0200	1.0000	1.0000	1.0000	1.0000	1.0200	1.0000	1.0200
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	2	0	0	0	0	1	3	3	5	0	1	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	75	0	0	1	0	0	7	0	0	117
Total Hourly Volume [veh/h]	5	461	74	205	553	0	6	6	7	154	3	116
Peak Hour Factor	0.8700	0.8700	0.8700	0.9000	0.9000	0.9000	0.7500	0.7500	0.7500	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	132	21	57	154	0	2	2	2	42	1	32
Total Analysis Volume [veh/h]	6	530	85	228	614	0	8	8	9	167	3	126
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Protecte	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	0	15	0	8	15	0	0	8	0	0	8	0
Maximum Green [s]	0	40	0	30	40	0	0	20	0	0	20	0
Amber [s]	0.0	4.0	0.0	3.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	2.0	0.0	1.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Split [s]	0	73	0	24	97	0	0	23	0	0	23	0
Vehicle Extension [s]	0.0	5.0	0.0	3.0	5.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	4.0	0.0	2.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
Minimum Recall		Yes		No	Yes			No			No	
Maximum Recall		No		No	No			No			No	
Pedestrian Recall		No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	40.0	0.0	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	6.00	6.00	6.00	4.00	6.00	6.00	6.00	6.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	0.00	0.00	2.00	2.00	0.00
l2, Clearance Lost Time [s]	4.00	4.00	4.00	2.00	4.00	4.00	4.00	4.00
g_i, Effective Green Time [s]	77	77	77	10	91	17	17	17
g / C, Green / Cycle	0.64	0.64	0.64	0.09	0.76	0.14	0.14	0.14
(v / s)_i Volume / Saturation Flow Rate	0.01	0.28	0.05	0.07	0.33	0.06	0.23	0.08
s, saturation flow rate [veh/h]	808	1870	1589	3459	1870	425	725	1589
c, Capacity [veh/h]	464	1193	1014	300	1418	100	162	225
d1, Uniform Delay [s]	15.11	10.95	8.29	53.56	5.22	45.50	54.61	47.98
k, delay calibration	0.50	0.50	0.50	0.11	0.50	0.11	0.50	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.05	1.20	0.16	3.99	0.97	1.30	83.82	2.16
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.44	0.08	0.76	0.43	0.25	1.05	0.56
d, Delay for Lane Group [s/veh]	15.16	12.15	8.46	57.55	6.19	46.80	138.43	50.14
Lane Group LOS	B	B	A	E	A	D	F	D
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No
50th-Percentile Queue Length [veh/ln]	0.09	7.18	0.87	3.53	5.11	0.69	8.72	3.66
50th-Percentile Queue Length [ft/ln]	2.24	179.41	21.72	88.24	127.72	17.20	217.95	91.38
95th-Percentile Queue Length [veh/ln]	0.16	11.57	1.56	6.35	8.82	1.24	13.84	6.58
95th-Percentile Queue Length [ft/ln]	4.04	289.24	39.09	158.82	220.39	30.97	346.03	164.48

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	15.16	12.15	8.46	57.55	6.19	6.19	46.80	46.80	46.80	138.43	138.43	50.14
Movement LOS	B	B	A	E	A	A	D	D	D	F	F	D
d_A, Approach Delay [s/veh]	11.68			20.10			46.80			100.85		
Approach LOS	B			C			D			F		
d_I, Intersection Delay [s/veh]	30.94											
Intersection LOS	C											
Intersection V/C	0.584											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1117			1517			283			283		
d_b, Bicycle Delay [s]	11.69			3.50			44.19			44.19		
I_b,int, Bicycle LOS Score for Intersection	2.708			2.951			1.612			2.241		
Bicycle LOS	B			C			A			B		

Sequence

Ring 1	-	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type: Two-way stop
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 12.4
Level Of Service: B
Volume to Capacity (v/c): 0.018

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	4	8	252	6	9	233
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	2	2	0	1	1	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	10	252	7	10	233
Peak Hour Factor	0.7000	0.7000	0.8000	0.8000	0.8000	0.8000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	4	79	2	3	73
Total Analysis Volume [veh/h]	9	14	315	9	13	291
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.02	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	12.39	9.41	0.00	0.00	7.94	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.11	0.11	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	2.67	2.67	0.00	0.00	0.55	0.55
d_A, Approach Delay [s/veh]	10.57		0.00		0.34	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.53					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: East Street / North Access

Control Type:	Two-way stop	Delay (sec / veh):	8.7
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	12	15	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	2	2	1	1	2	6
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	2	14	16	1	2	6
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	4	5	0	1	2
Total Analysis Volume [veh/h]	2	16	19	1	2	7
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	7.26	0.00	0.00	0.00	8.74	8.43
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.03	0.03
95th-Percentile Queue Length [ft/ln]	0.08	0.08	0.00	0.00	0.66	0.66
d_A, Approach Delay [s/veh]	0.81		0.00		8.50	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	1.94					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 5: East Street / South Access

Control Type:	Two-way stop	Delay (sec / veh):	8.8
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	12	15	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	2	2	6	1	2	6
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	2	14	21	1	2	6
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	4	6	0	1	2
Total Analysis Volume [veh/h]	2	16	25	1	2	7
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	7.27	0.00	0.00	0.00	8.77	8.46
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.03	0.03
95th-Percentile Queue Length [ft/ln]	0.08	0.08	0.00	0.00	0.66	0.66
d_A, Approach Delay [s/veh]	0.81		0.00		8.53	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	1.72					
Intersection LOS	A					

East Street Village TIS

Vistro File: C:\...\pm.vistro

Scenario 3 3 2025 Total PM - Scenario 1

Report File: C:\...\2025 Total PM - Scenario 1.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.563	21.9	C
2	SH 42 / Lock Street	Signalized	HCM 7th Edition	WB Left	0.656	31.5	C
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.019	12.9	B
4	East Street / North Access	Two-way stop	HCM 7th Edition	EB Left	0.001	9.1	A
5	East Street / South Access	Two-way stop	HCM 7th Edition	EB Left	0.001	9.1	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: SH 42 / Pine Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 21.9
Level Of Service: C
Volume to Capacity (v/c): 0.563

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	1	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	135.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	107	648	0	4	611	166	170	10	91	3	21	50
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0000	1.0000	1.0200	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	2	0	0	3	4	2	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	85	0	0	46	0	0	25
Total Hourly Volume [veh/h]	107	663	0	4	626	85	172	10	45	3	21	25
Peak Hour Factor	0.9300	0.9300	0.9300	0.8800	0.8800	0.8800	0.7900	0.7900	0.7900	0.8100	0.8100	0.8100
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	29	178	0	1	178	24	54	3	14	1	6	8
Total Analysis Volume [veh/h]	115	713	0	5	711	97	218	13	57	4	26	31
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	10	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	20	76	0	0	56	0	0	29	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	R	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	81	81	72	72	72	17	17	17	9
g / C, Green / Cycle	0.67	0.67	0.60	0.60	0.60	0.14	0.14	0.14	0.07
(v / s)_i Volume / Saturation Flow Rate	0.15	0.38	0.01	0.38	0.06	0.12	0.01	0.04	0.04
s, saturation flow rate [veh/h]	770	1870	737	1870	1589	1781	1870	1589	1711
c, Capacity [veh/h]	435	1260	335	1121	952	258	271	230	125
d1, Uniform Delay [s]	11.58	10.32	23.76	15.55	10.26	50.01	44.20	45.52	53.46
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	1.47	1.84	0.08	2.74	0.21	7.46	0.07	0.56	2.92
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.26	0.57	0.01	0.63	0.10	0.85	0.05	0.25	0.49
d, Delay for Lane Group [s/veh]	13.05	12.17	23.84	18.29	10.48	57.47	44.27	46.08	56.38
Lane Group LOS	B	B	C	B	B	E	D	D	E
Critical Lane Group	Yes	No	No	Yes	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	1.16	9.84	0.10	12.85	1.14	6.90	0.34	1.55	1.87
50th-Percentile Queue Length [ft/ln]	28.95	245.91	2.45	321.13	28.41	172.51	8.52	38.77	46.86
95th-Percentile Queue Length [veh/ln]	2.08	14.98	0.18	18.72	2.05	11.21	0.61	2.79	3.37
95th-Percentile Queue Length [ft/ln]	52.12	374.50	4.42	468.08	51.14	280.22	15.34	69.78	84.34

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	13.05	12.17	12.17	23.84	18.29	10.48	57.47	44.27	46.08	56.38	56.38	56.38
Movement LOS	B	B	B	C	B	B	E	D	D	E	E	E
d_A, Approach Delay [s/veh]	12.29			17.40			54.62			56.38		
Approach LOS	B			B			D			E		
d_I, Intersection Delay [s/veh]	21.85											
Intersection LOS	C											
Intersection V/C	0.563											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1183			850			417			183		
d_b, Bicycle Delay [s]	10.01			19.84			37.61			49.51		
I_b,int, Bicycle LOS Score for Intersection	2.926			3.041			2.111			1.702		
Bicycle LOS	C			C			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 31.5
Level Of Service: C
Volume to Capacity (v/c): 0.656

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	2	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	540.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	540.00	0.00	0.00	0.00	0.00	0.00	150.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	16	570	151	175	506	3	3	2	8	155	4	207
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0200	1.0200	1.0200	1.0000	1.0000	1.0000	1.0000	1.0200	1.0000	1.0200
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	5	0	0	0	0	3	2	2	3	0	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	77	0	0	3	0	0	6	0	0	106
Total Hourly Volume [veh/h]	21	581	77	179	516	3	5	4	5	158	8	105
Peak Hour Factor	0.8900	0.8900	0.8900	0.9200	0.9200	0.9200	0.6700	0.6700	0.6700	0.8800	0.8800	0.8800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	6	163	22	49	140	1	2	1	2	45	2	30
Total Analysis Volume [veh/h]	24	653	87	195	561	3	7	6	7	180	9	119
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Protecte	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	0	15	0	8	15	0	0	8	0	0	8	0
Maximum Green [s]	0	40	0	30	40	0	0	20	0	0	20	0
Amber [s]	0.0	4.0	0.0	3.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	2.0	0.0	1.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Split [s]	0	73	0	22	95	0	0	25	0	0	25	0
Vehicle Extension [s]	0.0	5.0	0.0	3.0	5.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	4.0	0.0	2.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
Minimum Recall		Yes		No	Yes			No			No	
Maximum Recall		No		No	No			No			No	
Pedestrian Recall		No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	40.0	0.0	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	6.00	6.00	6.00	4.00	6.00	6.00	6.00	6.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	0.00	0.00	2.00	2.00	0.00
l2, Clearance Lost Time [s]	4.00	4.00	4.00	2.00	4.00	4.00	4.00	4.00
g_i, Effective Green Time [s]	76	76	76	9	89	19	19	19
g / C, Green / Cycle	0.63	0.63	0.63	0.08	0.74	0.16	0.16	0.16
(v / s)_i Volume / Saturation Flow Rate	0.03	0.35	0.05	0.06	0.30	0.06	0.25	0.07
s, saturation flow rate [veh/h]	846	1870	1589	3459	1868	340	755	1589
c, Capacity [veh/h]	484	1182	1005	263	1385	94	178	252
d1, Uniform Delay [s]	15.39	12.47	8.59	54.24	5.74	43.95	53.62	45.92
k, delay calibration	0.50	0.50	0.50	0.11	0.50	0.11	0.50	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.19	1.86	0.17	4.07	0.89	1.10	84.54	1.38
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.05	0.55	0.09	0.74	0.41	0.21	1.06	0.47
d, Delay for Lane Group [s/veh]	15.59	14.34	8.76	58.31	6.63	45.05	138.17	47.30
Lane Group LOS	B	B	A	E	A	D	F	D
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No
50th-Percentile Queue Length [veh/ln]	0.37	10.01	0.91	3.03	4.97	0.54	9.61	3.33
50th-Percentile Queue Length [ft/ln]	9.14	250.32	22.74	75.81	124.21	13.45	240.14	83.33
95th-Percentile Queue Length [veh/ln]	0.66	15.20	1.64	5.46	8.62	0.97	15.09	6.00
95th-Percentile Queue Length [ft/ln]	16.46	380.06	40.94	136.47	215.60	24.21	377.36	149.99

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	15.59	14.34	8.76	58.31	6.63	6.63	45.05	45.05	45.05	138.17	138.17	47.30
Movement LOS	B	B	A	E	A	A	D	D	D	F	F	D
d_A, Approach Delay [s/veh]	13.74			19.90			45.05			103.06		
Approach LOS	B			B			D			F		
d_I, Intersection Delay [s/veh]	31.47											
Intersection LOS	C											
Intersection V/C	0.656											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1117			1484			317			317		
d_b, Bicycle Delay [s]	11.69			4.00			42.49			42.49		
I_b,int, Bicycle LOS Score for Intersection	2.947			2.817			1.603			2.243		
Bicycle LOS	C			C			A			B		

Sequence

Ring 1	-	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	12.9
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.019

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	6	28	239	14	24	272
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	2	0	2	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	7	30	239	16	28	272
Peak Hour Factor	0.7900	0.7900	0.8300	0.8300	0.9000	0.9000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	9	72	5	8	76
Total Analysis Volume [veh/h]	9	38	288	19	31	302
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.04	0.00	0.00	0.02	0.00
d_M, Delay for Movement [s/veh]	12.86	9.48	0.00	0.00	7.91	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.20	0.20	0.00	0.00	0.05	0.05
95th-Percentile Queue Length [ft/ln]	5.01	5.01	0.00	0.00	1.31	1.31
d_A, Approach Delay [s/veh]	10.13		0.00		0.74	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	1.05					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: East Street / North Access

Control Type:	Two-way stop	Delay (sec / veh):	9.1
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.001

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	34	38	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	6	1	3	3	1	4
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	35	41	3	1	4
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	10	12	1	0	1
Total Analysis Volume [veh/h]	7	41	48	4	1	5
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	7.32	0.00	0.00	0.00	9.07	8.56
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.01	0.01	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.29	0.29	0.00	0.00	0.46	0.46
d_A, Approach Delay [s/veh]	1.07		0.00		8.64	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.97					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 5: East Street / South Access

Control Type:	Two-way stop	Delay (sec / veh):	9.1
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.001

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	34	36	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	6	6	4	3	1	4
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	40	40	3	1	4
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	12	12	1	0	1
Total Analysis Volume [veh/h]	7	47	47	4	1	5
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	7.32	0.00	0.00	0.00	9.10	8.55
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.01	0.01	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.29	0.29	0.00	0.00	0.46	0.46
d_A, Approach Delay [s/veh]	0.95		0.00		8.64	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.93					
Intersection LOS	A					

East Street Village TIS

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Scenario 4 2025 Total AM - Scenatio 2

Report File: C:\...\2025 Total AM - Scenario 2.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.521	19.8	B
2	SH 42 / Lock Street	Signalized	HCM 7th Edition	WB Left	0.578	30.5	C
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.014	12.4	B
4	East Street / North Access	Two-way stop	HCM 7th Edition	EB Left	0.002	8.7	A
5	East Street / South Access	Two-way stop	HCM 7th Edition	EB Left	0.002	8.7	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report

Intersection 1: SH 42 / Pine Street

Control Type: Signalized
 Analysis Method: HCM 7th Edition
 Analysis Period: 15 minutes

Delay (sec / veh): 19.8
 Level Of Service: B
 Volume to Capacity (v/c): 0.521

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	1	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	135.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	82	588	6	11	662	150	155	13	89	1	10	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0000	1.0000	1.0200	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	3	0	0	1	1	2	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	3	0	0	76	0	0	45	0	0	7
Total Hourly Volume [veh/h]	82	603	3	11	676	75	157	13	44	1	10	7
Peak Hour Factor	0.9100	0.9100	0.9100	0.9500	0.9500	0.9500	0.8200	0.8200	0.8200	0.6900	0.6900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	23	166	1	3	178	20	48	4	13	0	4	3
Total Analysis Volume [veh/h]	90	663	3	12	712	79	191	16	54	1	14	10
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	15	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	17	85	0	0	68	0	0	20	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	R	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	83	83	74	74	74	15	15	15	9
g / C, Green / Cycle	0.69	0.69	0.62	0.62	0.62	0.13	0.13	0.13	0.07
(v / s)_i Volume / Saturation Flow Rate	0.12	0.36	0.02	0.38	0.05	0.11	0.01	0.03	0.01
s, saturation flow rate [veh/h]	775	1868	770	1870	1589	1781	1870	1589	1743
c, Capacity [veh/h]	458	1292	385	1156	983	230	241	205	125
d1, Uniform Delay [s]	10.15	8.89	20.33	14.13	9.21	51.00	45.92	47.13	52.50
k, delay calibration	0.44	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.85	1.47	0.15	2.46	0.16	7.60	0.11	0.68	0.78
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.20	0.52	0.03	0.62	0.08	0.83	0.07	0.26	0.20
d, Delay for Lane Group [s/veh]	11.01	10.36	20.48	16.59	9.37	58.60	46.04	47.81	53.28
Lane Group LOS	B	B	C	B	A	E	D	D	D
Critical Lane Group	Yes	No	No	Yes	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.81	8.18	0.22	12.09	0.86	6.08	0.43	1.50	0.74
50th-Percentile Queue Length [ft/ln]	20.23	204.39	5.38	302.17	21.51	152.03	10.75	37.52	18.48
95th-Percentile Queue Length [veh/ln]	1.46	12.87	0.39	17.79	1.55	10.13	0.77	2.70	1.33
95th-Percentile Queue Length [ft/ln]	36.41	321.63	9.69	444.71	38.72	253.14	19.34	67.53	33.27

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	11.01	10.36	10.36	20.48	16.59	9.37	58.60	46.04	47.81	53.28	53.28	53.28
Movement LOS	B	B	B	C	B	A	E	D	D	D	D	D
d_A, Approach Delay [s/veh]	10.44			15.94			55.60			53.28		
Approach LOS	B			B			E			D		
d_I, Intersection Delay [s/veh]	19.80											
Intersection LOS	B											
Intersection V/C	0.521											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersectio	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1333			1050			267			250		
d_b, Bicycle Delay [s]	6.67			13.54			45.07			45.94		
I_b,int, Bicycle LOS Score for Intersection	2.812			3.010			2.065			1.612		
Bicycle LOS	C			C			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 30.5
Level Of Service: C
Volume to Capacity (v/c): 0.578

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	2	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	540.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	540.00	0.00	0.00	0.00	0.00	0.00	150.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	3	452	146	201	542	0	3	3	9	151	2	228
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0200	1.0200	1.0200	1.0000	1.0000	1.0000	1.0000	1.0200	1.0000	1.0200
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	0	0	0	0	1	3	3	4	0	1	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	75	0	0	1	0	0	7	0	0	117
Total Hourly Volume [veh/h]	4	461	74	205	553	0	6	6	6	154	3	116
Peak Hour Factor	0.8700	0.8700	0.8700	0.9000	0.9000	0.9000	0.7500	0.7500	0.7500	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	132	21	57	154	0	2	2	2	42	1	32
Total Analysis Volume [veh/h]	5	530	85	228	614	0	8	8	8	167	3	126
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Protecte	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	0	15	0	8	15	0	0	8	0	0	8	0
Maximum Green [s]	0	40	0	30	40	0	0	20	0	0	20	0
Amber [s]	0.0	4.0	0.0	3.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	2.0	0.0	1.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Split [s]	0	73	0	24	97	0	0	23	0	0	23	0
Vehicle Extension [s]	0.0	5.0	0.0	3.0	5.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	4.0	0.0	2.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
Minimum Recall		Yes		No	Yes			No			No	
Maximum Recall		No		No	No			No			No	
Pedestrian Recall		No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	40.0	0.0	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	6.00	6.00	6.00	4.00	6.00	6.00	6.00	6.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	0.00	0.00	2.00	2.00	0.00
l2, Clearance Lost Time [s]	4.00	4.00	4.00	2.00	4.00	4.00	4.00	4.00
g_i, Effective Green Time [s]	77	77	77	10	91	17	17	17
g / C, Green / Cycle	0.64	0.64	0.64	0.09	0.76	0.14	0.14	0.14
(v / s)_i Volume / Saturation Flow Rate	0.01	0.28	0.05	0.07	0.33	0.06	0.23	0.08
s, saturation flow rate [veh/h]	808	1870	1589	3459	1870	404	742	1589
c, Capacity [veh/h]	464	1193	1014	300	1418	97	165	225
d1, Uniform Delay [s]	15.09	10.95	8.29	53.56	5.22	45.50	54.56	47.98
k, delay calibration	0.50	0.50	0.50	0.11	0.50	0.11	0.50	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.04	1.20	0.16	3.99	0.97	1.30	78.85	2.16
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.01	0.44	0.08	0.76	0.43	0.25	1.03	0.56
d, Delay for Lane Group [s/veh]	15.13	12.15	8.46	57.55	6.19	46.80	133.41	50.14
Lane Group LOS	B	B	A	E	A	D	F	D
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No
50th-Percentile Queue Length [veh/ln]	0.07	7.18	0.87	3.53	5.11	0.66	8.62	3.66
50th-Percentile Queue Length [ft/ln]	1.87	179.41	21.72	88.24	127.72	16.52	215.53	91.38
95th-Percentile Queue Length [veh/ln]	0.13	11.57	1.56	6.35	8.82	1.19	13.63	6.58
95th-Percentile Queue Length [ft/ln]	3.36	289.24	39.09	158.82	220.39	29.74	340.68	164.48

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	15.13	12.15	8.46	57.55	6.19	6.19	46.80	46.80	46.80	133.41	133.41	50.14
Movement LOS	B	B	A	E	A	A	D	D	D	F	F	D
d_A, Approach Delay [s/veh]	11.67			20.10			46.80			97.96		
Approach LOS	B			C			D			F		
d_I, Intersection Delay [s/veh]	30.46											
Intersection LOS	C											
Intersection V/C	0.578											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1117			1517			283			283		
d_b, Bicycle Delay [s]	11.69			3.50			44.19			44.19		
I_b,int, Bicycle LOS Score for Intersection	2.706			2.951			1.611			2.241		
Bicycle LOS	B			C			A			B		

Sequence

Ring 1	-	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	12.4
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.014

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	4	8	252	6	9	233
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	2	0	0	1	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	5	10	252	6	10	233
Peak Hour Factor	0.7000	0.7000	0.8000	0.8000	0.8000	0.8000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	4	79	2	3	73
Total Analysis Volume [veh/h]	7	14	315	8	13	291
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.02	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	12.35	9.37	0.00	0.00	7.93	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.09	0.09	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	2.35	2.35	0.00	0.00	0.55	0.55
d_A, Approach Delay [s/veh]	10.37		0.00		0.34	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.50					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: East Street / North Access

Control Type:	Two-way stop	Delay (sec / veh):	8.7
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	12	15	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	2	1	1	2	5
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	14	16	1	2	5
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	4	5	0	1	1
Total Analysis Volume [veh/h]	1	16	19	1	2	6
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	7.26	0.00	0.00	0.00	8.72	8.43
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.04	0.04	0.00	0.00	0.58	0.58
d_A, Approach Delay [s/veh]	0.43		0.00		8.50	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	1.67					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 5: East Street / South Access

Control Type:	Two-way stop	Delay (sec / veh):	8.7
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	12	15	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	1	5	1	2	5
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	13	20	1	2	5
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	4	6	0	1	1
Total Analysis Volume [veh/h]	1	15	24	1	2	6
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	7.27	0.00	0.00	0.00	8.74	8.45
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.04	0.04	0.00	0.00	0.59	0.59
d_A, Approach Delay [s/veh]	0.45		0.00		8.52	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	1.54					
Intersection LOS	A					

East Street Village TIS

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Report File: C:\...\2025 Total PM - Scenario 2.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.561	21.7	C
2	SH 42 / Lock Street	Signalized	HCM 7th Edition	WB Left	0.655	31.3	C
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.019	12.8	B
4	East Street / North Access	Two-way stop	HCM 7th Edition	EB Left	0.001	9.0	A
5	East Street / South Access	Two-way stop	HCM 7th Edition	EB Left	0.001	9.1	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: SH 42 / Pine Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 21.7
Level Of Service: C
Volume to Capacity (v/c): 0.561

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	1	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	135.00	100.00	100.00	50.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	107	648	0	4	611	166	170	10	91	3	21	50
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0000	1.0000	1.0200	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	2	0	0	2	4	1	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	85	0	0	46	0	0	25
Total Hourly Volume [veh/h]	107	663	0	4	625	85	171	10	45	3	21	25
Peak Hour Factor	0.9300	0.9300	0.9300	0.8800	0.8800	0.8800	0.7900	0.7900	0.7900	0.8100	0.8100	0.8100
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	29	178	0	1	178	24	54	3	14	1	6	8
Total Analysis Volume [veh/h]	115	713	0	5	710	97	216	13	57	4	26	31
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	10	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	20	76	0	0	56	0	0	29	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	R	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	81	81	72	72	72	17	17	17	9
g / C, Green / Cycle	0.68	0.68	0.60	0.60	0.60	0.14	0.14	0.14	0.07
(v / s)_i Volume / Saturation Flow Rate	0.15	0.38	0.01	0.38	0.06	0.12	0.01	0.04	0.04
s, saturation flow rate [veh/h]	770	1870	737	1870	1589	1781	1870	1589	1711
c, Capacity [veh/h]	437	1262	336	1123	954	256	269	228	125
d1, Uniform Delay [s]	11.48	10.25	23.62	15.45	10.21	50.08	44.32	45.65	53.46
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	1.45	1.83	0.08	2.71	0.21	7.46	0.07	0.57	2.92
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.26	0.56	0.01	0.63	0.10	0.84	0.05	0.25	0.49
d, Delay for Lane Group [s/veh]	12.94	12.08	23.70	18.16	10.42	57.54	44.39	46.21	56.38
Lane Group LOS	B	B	C	B	B	E	D	D	E
Critical Lane Group	Yes	No	No	Yes	No	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	1.15	9.79	0.10	12.77	1.13	6.84	0.34	1.55	1.87
50th-Percentile Queue Length [ft/ln]	28.81	244.75	2.45	319.17	28.31	170.98	8.54	38.83	46.86
95th-Percentile Queue Length [veh/ln]	2.07	14.92	0.18	18.63	2.04	11.13	0.61	2.80	3.37
95th-Percentile Queue Length [ft/ln]	51.86	373.04	4.40	465.66	50.96	278.21	15.37	69.90	84.34

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	12.94	12.08	12.08	23.70	18.16	10.42	57.54	44.39	46.21	56.38	56.38	56.38
Movement LOS	B	B	B	C	B	B	E	D	D	E	E	E
d_A, Approach Delay [s/veh]	12.20			17.27			54.69			56.38		
Approach LOS	B			B			D			E		
d_I, Intersection Delay [s/veh]	21.74											
Intersection LOS	C											
Intersection V/C	0.561											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersectio	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1183			850			417			183		
d_b, Bicycle Delay [s]	10.01			19.84			37.61			49.51		
I_b,int, Bicycle LOS Score for Intersection	2.926			3.040			2.107			1.702		
Bicycle LOS	C			C			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 31.3
Level Of Service: C
Volume to Capacity (v/c): 0.655

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	2	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	540.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	540.00	0.00	0.00	0.00	0.00	0.00	150.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	16	570	151	175	506	3	3	2	8	155	4	207
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0200	1.0200	1.0200	1.0200	1.0000	1.0000	1.0000	1.0000	1.0200	1.0000	1.0200
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	4	0	0	0	0	2	2	2	2	0	3	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	77	0	0	3	0	0	5	0	0	106
Total Hourly Volume [veh/h]	20	581	77	179	516	2	5	4	5	158	7	105
Peak Hour Factor	0.8900	0.8900	0.8900	0.9200	0.9200	0.9200	0.6700	0.6700	0.6700	0.8800	0.8800	0.8800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	6	163	22	49	140	1	2	1	2	45	2	30
Total Analysis Volume [veh/h]	22	653	87	195	561	2	7	6	7	180	8	119
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Protecte	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	0	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	0	15	0	8	15	0	0	8	0	0	8	0
Maximum Green [s]	0	40	0	30	40	0	0	20	0	0	20	0
Amber [s]	0.0	4.0	0.0	3.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
All red [s]	0.0	2.0	0.0	1.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Split [s]	0	73	0	22	95	0	0	25	0	0	25	0
Vehicle Extension [s]	0.0	5.0	0.0	3.0	5.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	4.0	0.0	2.0	4.0	0.0	0.0	4.0	0.0	0.0	4.0	0.0
Minimum Recall		Yes		No	Yes			No			No	
Maximum Recall		No		No	No			No			No	
Pedestrian Recall		No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	40.0	0.0	40.0	40.0	0.0	0.0	40.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	6.00	6.00	6.00	4.00	6.00	6.00	6.00	6.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	0.00	0.00	0.00	2.00	2.00	0.00
l2, Clearance Lost Time [s]	4.00	4.00	4.00	2.00	4.00	4.00	4.00	4.00
g_i, Effective Green Time [s]	76	76	76	9	89	19	19	19
g / C, Green / Cycle	0.63	0.63	0.63	0.08	0.74	0.16	0.16	0.16
(v / s)_i Volume / Saturation Flow Rate	0.03	0.35	0.05	0.06	0.30	0.06	0.25	0.07
s, saturation flow rate [veh/h]	847	1870	1589	3459	1869	340	752	1589
c, Capacity [veh/h]	484	1182	1005	263	1386	94	178	252
d1, Uniform Delay [s]	15.33	12.47	8.59	54.24	5.73	43.95	53.63	45.92
k, delay calibration	0.50	0.50	0.50	0.11	0.50	0.11	0.50	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.18	1.86	0.17	4.07	0.89	1.10	83.30	1.38
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.05	0.55	0.09	0.74	0.41	0.21	1.06	0.47
d, Delay for Lane Group [s/veh]	15.51	14.34	8.76	58.31	6.62	45.05	136.94	47.30
Lane Group LOS	B	B	A	E	A	D	F	D
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No
50th-Percentile Queue Length [veh/ln]	0.33	10.01	0.91	3.03	4.95	0.54	9.53	3.33
50th-Percentile Queue Length [ft/ln]	8.35	250.32	22.74	75.81	123.87	13.45	238.30	83.33
95th-Percentile Queue Length [veh/ln]	0.60	15.20	1.64	5.46	8.61	0.97	14.97	6.00
95th-Percentile Queue Length [ft/ln]	15.03	380.06	40.94	136.47	215.14	24.21	374.29	149.99

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	15.51	14.34	8.76	58.31	6.62	6.62	45.05	45.05	45.05	136.94	136.94	47.30
Movement LOS	B	B	A	E	A	A	D	D	D	F	F	D
d_A, Approach Delay [s/veh]	13.73			19.92			45.05			102.19		
Approach LOS	B			B			D			F		
d_I, Intersection Delay [s/veh]	31.31											
Intersection LOS	C											
Intersection V/C	0.655											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersectio	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1117			1484			317			317		
d_b, Bicycle Delay [s]	11.69			4.00			42.49			42.49		
I_b,int, Bicycle LOS Score for Intersection	2.944			2.815			1.601			2.241		
Bicycle LOS	C			C			A			B		

Sequence

Ring 1	-	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	12.8
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.019

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	6	28	239	14	24	272
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	1	0	1	4	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	7	29	239	15	28	272
Peak Hour Factor	0.7900	0.7900	0.8300	0.8300	0.9000	0.9000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	9	72	5	8	76
Total Analysis Volume [veh/h]	9	37	288	18	31	302
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.04	0.00	0.00	0.02	0.00
d_M, Delay for Movement [s/veh]	12.84	9.47	0.00	0.00	7.91	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.20	0.20	0.00	0.00	0.05	0.05
95th-Percentile Queue Length [ft/ln]	4.91	4.91	0.00	0.00	1.31	1.31
d_A, Approach Delay [s/veh]	10.13		0.00		0.74	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	1.04					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: East Street / North Access

Control Type:	Two-way stop	Delay (sec / veh):	9.0
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.001

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	34	38	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	5	1	2	2	1	3
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	5	35	40	2	1	3
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	10	12	1	0	1
Total Analysis Volume [veh/h]	6	41	47	2	1	4
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	7.32	0.00	0.00	0.00	9.05	8.54
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.01	0.01	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.25	0.25	0.00	0.00	0.38	0.38
d_A, Approach Delay [s/veh]	0.93		0.00		8.64	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.86					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 5: East Street / South Access

Control Type:	Two-way stop	Delay (sec / veh):	9.1
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.001

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	34	36	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	5	5	3	2	1	3
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	5	39	39	2	1	3
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	11	11	1	0	1
Total Analysis Volume [veh/h]	6	46	46	2	1	4
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	7.32	0.00	0.00	0.00	9.07	8.54
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.01	0.01	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.25	0.25	0.00	0.00	0.38	0.38
d_A, Approach Delay [s/veh]	0.84		0.00		8.65	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.83					
Intersection LOS	A					

Year 2045 Traffic Volume Scenarios

East Street Village TIS

Vistro File: C:\...\AM.vistro

Scenario 5 2045 Back AM

Report File: C:\...\2045 Back AM.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.335	13.4	B
2	SH 42 / Lock Street	Roundabout	HCM 7th Edition	EB Right		7.4	A
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.012	12.4	B
4	East Street / North Access	Two-way stop	HCM 7th Edition	SB Thru	0.000	0.0	A
5	East Street / South Access	Two-way stop	HCM 7th Edition	SB Thru	0.000	0.0	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report

Intersection 1: SH 42 / Pine Street

Control Type: Signalized
 Analysis Method: HCM 7th Edition
 Analysis Period: 15 minutes

Delay (sec / veh): 13.4
 Level Of Service: B
 Volume to Capacity (v/c): 0.335

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	82	588	6	11	662	150	155	13	89	1	10	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.0000	1.0000	1.2400	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	2	2	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	3	0	0	76	0	0	45	0	0	7
Total Hourly Volume [veh/h]	82	729	3	11	821	76	157	13	44	1	10	7
Peak Hour Factor	0.9200	0.9200	0.9200	0.9500	0.9500	0.9500	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	22	198	1	3	216	20	43	4	12	0	3	2
Total Analysis Volume [veh/h]	89	792	3	12	864	80	171	14	48	1	11	8
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	15	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	17	85	0	0	68	0	0	20	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	90	90	90	81	81	81	10	10	10	7
g / C, Green / Cycle	0.75	0.75	0.75	0.67	0.67	0.67	0.08	0.08	0.08	0.06
(v / s)_i Volume / Saturation Flow Rate	0.13	0.21	0.21	0.02	0.26	0.26	0.05	0.05	0.03	0.01
s, saturation flow rate [veh/h]	683	1870	1867	683	1870	1815	1781	1794	1589	1743
c, Capacity [veh/h]	530	1397	1395	459	1260	1223	149	150	133	107
d1, Uniform Delay [s]	5.02	4.88	4.88	10.55	8.58	8.58	53.14	53.14	51.96	53.50
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.68	0.51	0.51	0.11	0.87	0.90	4.15	4.10	1.64	0.84
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.17	0.28	0.28	0.03	0.38	0.38	0.62	0.62	0.36	0.19
d, Delay for Lane Group [s/veh]	5.71	5.40	5.40	10.65	9.45	9.48	57.29	57.24	53.60	54.34
Lane Group LOS	A	A	A	B	A	A	E	E	D	D
Critical Lane Group	Yes	No	No	No	No	Yes	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.62	3.00	3.00	0.15	5.44	5.29	2.86	2.88	1.43	0.60
50th-Percentile Queue Length [ft/ln]	15.50	74.98	74.89	3.68	136.03	132.24	71.59	71.92	35.75	14.99
95th-Percentile Queue Length [veh/ln]	1.12	5.40	5.39	0.27	9.27	9.06	5.15	5.18	2.57	1.08
95th-Percentile Queue Length [ft/ln]	27.90	134.97	134.80	6.63	231.66	226.54	128.86	129.46	64.36	26.99

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	5.71	5.40	5.40	10.65	9.47	9.48	57.27	57.24	53.60	54.34	54.34	54.34
Movement LOS	A	A	A	B	A	A	E	E	D	D	D	D
d_A, Approach Delay [s/veh]	5.43			9.48			56.51			54.34		
Approach LOS	A			A			E			D		
d_I, Intersection Delay [s/veh]	13.43											
Intersection LOS	B											
Intersection V/C	0.335											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1333			1050			267			250		
d_b, Bicycle Delay [s]	6.67			13.54			45.07			45.94		
I_b,int, Bicycle LOS Score for Intersection	2.291			2.411			2.018			1.604		
Bicycle LOS	B			B			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Roundabout
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 7.4
Level Of Service: A

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	3	452	146	201	542	0	3	3	9	151	2	228
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.2400	1.2400	1.2400	1.0000	1.0000	1.0000	1.0000	1.3000	1.0000	1.3000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	0	0	0	0	0	0	1	1	0	1	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	4	560	181	249	672	0	3	4	10	196	3	296
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	152	49	68	183	0	1	1	3	53	1	80
Total Analysis Volume [veh/h]	4	609	197	271	730	0	3	4	11	213	3	322
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Number of Conflicting Circulating Lanes	1			1			1			1		
Circulating Flow Rate [veh/h]	284			224			1238			628		
Exiting Flow Rate [veh/h]	973			953			7			481		
Demand Flow Rate [veh/h]	4	560	181	249	672	0	3	4	10	196	3	296
Adjusted Demand Flow Rate [veh/h]	4	609	197	271	730	0	3	4	11	213	3	322

Lanes

Override Calculated Critical Headway	No	No	No	No	No	No	No	No
User-Defined Critical Headway [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Override Calculated Follow-Up Time	No	No	No	No	No	No	No	No
User-Defined Follow-Up Time [s]	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
A (intercept)	1420.00	1420.00	1420.00	1420.00	1420.00	1380.00	1420.00	1420.00
B (coefficient)	0.00091	0.00091	0.00091	0.00091	0.00091	0.00102	0.00091	0.00091
HV Adjustment Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Entry Flow Rate [veh/h]	313	313	201	480	542	19	221	329
Capacity of Entry and Bypass Lanes [veh/h]	1098	1098	1098	1158	1158	391	802	802
Pedestrian Impedance	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Capacity per Entry Lane [veh/h]	1076	1076	1076	1136	1136	383	786	786
X, volume / capacity	0.28	0.28	0.18	0.41	0.47	0.05	0.27	0.41

Movement, Approach, & Intersection Results

Lane LOS	A	A	A	A	A	B	A	A
95th-Percentile Queue Length [veh]	1.18	1.18	0.67	2.07	2.55	0.15	1.12	2.01
95th-Percentile Queue Length [ft]	29.53	29.53	16.72	51.80	63.68	3.69	27.99	50.31
Approach Delay [s/veh]	5.84			7.89		10.11	8.93	
Approach LOS	A			A		B	A	
Intersection Delay [s/veh]	7.44							
Intersection LOS	A							

Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	12.4
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	4	8	252	6	9	233
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	2	0	0	2	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	4	10	252	6	11	233
Peak Hour Factor	0.7000	0.7000	0.8000	0.8000	0.8000	0.8000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	4	79	2	3	73
Total Analysis Volume [veh/h]	6	14	315	8	14	291
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.02	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	12.37	9.36	0.00	0.00	7.93	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.09	0.09	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	2.19	2.19	0.00	0.00	0.59	0.59
d_A, Approach Delay [s/veh]	10.26		0.00		0.36	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.49					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: East Street / North Access

Control Type:	Two-way stop	Delay (sec / veh):	0.0
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.000

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	12	15	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	2	2	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	14	17	0	0	0
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	4	5	0	0	0
Total Analysis Volume [veh/h]	0	16	20	0	0	0
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	7.26	0.00	0.00	0.00	8.69	8.40
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	0.00		0.00		8.54	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.00					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 5: East Street / South Access

Control Type:	Two-way stop	Delay (sec / veh):	0.0
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.000

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	12	15	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	2	2	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	14	17	0	0	0
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	4	5	0	0	0
Total Analysis Volume [veh/h]	0	16	20	0	0	0
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	7.26	0.00	0.00	0.00	8.69	8.40
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	0.00		0.00		8.54	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.00					
Intersection LOS	A					

East Street Village TIS

Vistro File: C:\...\pm.vistro

Scenario 5 5 2045 Back PM

Report File: C:\...\2045 Back PM.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.362	15.0	B
2	SH 42 / Lock Street	Roundabout	HCM 7th Edition	WB Right		8.0	A
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.029	13.5	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: SH 42 / Pine Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 15.0
Level Of Service: B
Volume to Capacity (v/c): 0.362

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	107	648	0	4	611	166	170	10	91	3	21	50
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.0000	1.0000	1.2400	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	17	14	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	92	0	0	46	0	0	25
Total Hourly Volume [veh/h]	107	804	0	4	758	91	184	10	45	3	21	25
Peak Hour Factor	0.9300	0.9300	0.9300	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	29	216	0	1	206	25	50	3	12	1	6	7
Total Analysis Volume [veh/h]	115	865	0	4	824	99	200	11	49	3	23	27
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	10	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	20	76	0	0	56	0	0	29	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	89	89	89	80	80	80	10	10	10	8
g / C, Green / Cycle	0.74	0.74	0.74	0.66	0.66	0.66	0.08	0.08	0.08	0.07
(v / s)_i Volume / Saturation Flow Rate	0.16	0.23	0.23	0.01	0.25	0.25	0.06	0.06	0.03	0.03
s, saturation flow rate [veh/h]	697	1870	1870	639	1870	1801	1781	1790	1589	1711
c, Capacity [veh/h]	533	1381	1381	421	1242	1196	149	150	133	119
d1, Uniform Delay [s]	5.42	5.33	5.33	11.46	9.03	9.03	53.55	53.55	51.99	53.62
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.93	0.59	0.59	0.04	0.88	0.91	6.02	5.97	1.70	2.61
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.22	0.31	0.31	0.01	0.38	0.38	0.71	0.71	0.37	0.45
d, Delay for Lane Group [s/veh]	6.34	5.93	5.93	11.51	9.91	9.95	59.57	59.52	53.69	56.23
Lane Group LOS	A	A	A	B	A	A	E	E	D	E
Critical Lane Group	Yes	No	No	No	No	Yes	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.85	3.50	3.50	0.05	5.51	5.32	3.35	3.36	1.46	1.63
50th-Percentile Queue Length [ft/ln]	21.31	87.53	87.53	1.29	137.80	132.97	83.63	83.92	36.54	40.63
95th-Percentile Queue Length [veh/ln]	1.53	6.30	6.30	0.09	9.36	9.10	6.02	6.04	2.63	2.93
95th-Percentile Queue Length [ft/ln]	38.36	157.56	157.56	2.32	234.06	227.53	150.54	151.05	65.77	73.13

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	6.34	5.93	5.93	11.51	9.93	9.95	59.55	59.52	53.69	56.23	56.23	56.23
Movement LOS	A	A	A	B	A	A	E	E	D	E	E	E
d_A, Approach Delay [s/veh]	5.98			9.94			58.44			56.23		
Approach LOS	A			A			E			E		
d_I, Intersection Delay [s/veh]	14.97											
Intersection LOS	B											
Intersection V/C	0.362											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1183			850			417			183		
d_b, Bicycle Delay [s]	10.01			19.84			37.61			49.51		
I_b,int, Bicycle LOS Score for Intersection	2.368			2.400			2.065			1.688		
Bicycle LOS	B			B			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Roundabout
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 8.0
Level Of Service: A

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	16	570	151	175	506	3	3	2	8	155	4	207
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.2400	1.2400	1.2400	1.0000	1.0000	1.0000	1.0000	1.3000	1.0000	1.3000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	13	0	0	0	0	0	0	7	11	0	9	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	29	707	187	217	627	3	3	9	19	202	13	269
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	8	192	51	59	170	1	1	2	5	55	4	73
Total Analysis Volume [veh/h]	32	768	203	236	682	3	3	10	21	220	14	292
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Number of Conflicting Circulating Lanes	1			1			1			1		
Circulating Flow Rate [veh/h]	254			271			1161			819		
Exiting Flow Rate [veh/h]	941			1084			50			458		
Demand Flow Rate [veh/h]	29	707	187	217	627	3	3	9	19	202	13	269
Adjusted Demand Flow Rate [veh/h]	32	768	203	236	682	3	3	10	21	220	14	292

Lanes

Override Calculated Critical Headway	No	No	No	No	No	No	No	No
User-Defined Critical Headway [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Override Calculated Follow-Up Time	No	No	No	No	No	No	No	No
User-Defined Follow-Up Time [s]	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
A (intercept)	1420.00	1420.00	1420.00	1420.00	1420.00	1380.00	1420.00	1420.00
B (coefficient)	0.00091	0.00091	0.00091	0.00091	0.00091	0.00102	0.00091	0.00091
HV Adjustment Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Entry Flow Rate [veh/h]	408	408	208	442	498	35	239	298
Capacity of Entry and Bypass Lanes [veh/h]	1127	1127	1127	1110	1110	423	674	674
Pedestrian Impedance	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Capacity per Entry Lane [veh/h]	1105	1105	1105	1088	1088	415	661	661
X, volume / capacity	0.36	0.36	0.18	0.40	0.45	0.08	0.35	0.44

Movement, Approach, & Intersection Results

Lane LOS	A	A	A	A	A	A	B	B
95th-Percentile Queue Length [veh]	1.67	1.67	0.67	1.94	2.37	0.27	1.60	2.26
95th-Percentile Queue Length [ft]	41.77	41.77	16.78	48.44	59.20	6.67	39.94	56.62
Approach Delay [s/veh]	6.50			7.87		9.88	11.14	
Approach LOS	A			A		A	B	
Intersection Delay [s/veh]	8.04							
Intersection LOS	A							

Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	13.5
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.029

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	6	28	239	14	24	272
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	4	14	0	4	17	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	42	239	18	41	272
Peak Hour Factor	0.7900	0.7900	0.8300	0.8300	0.9000	0.9000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	13	72	5	11	76
Total Analysis Volume [veh/h]	13	53	288	22	46	302
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.06	0.00	0.00	0.04	0.00
d_M, Delay for Movement [s/veh]	13.50	9.66	0.00	0.00	7.94	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.30	0.30	0.00	0.00	0.08	0.08
95th-Percentile Queue Length [ft/ln]	7.42	7.42	0.00	0.00	1.97	1.97
d_A, Approach Delay [s/veh]	10.42		0.00		1.05	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	1.45					
Intersection LOS	B					

East Street Village TIS

Vistro File: C:\...\AM.vistro

Scenario 6 2045 Total AM - Scenario 1

Report File: C:\...\2045 Total AM - Scenario 1.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.336	13.5	B
2	SH 42 / Lock Street	Roundabout	HCM 7th Edition	EB Right		7.5	A
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.018	12.5	B
4	East Street / North Access	Two-way stop	HCM 7th Edition	EB Left	0.002	8.8	A
5	East Street / South Access	Two-way stop	HCM 7th Edition	EB Left	0.002	8.8	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: SH 42 / Pine Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 13.5
Level Of Service: B
Volume to Capacity (v/c): 0.336

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	82	588	6	11	662	150	155	13	89	1	10	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.0000	1.0000	1.2400	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	3	0	0	1	3	4	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	3	0	0	77	0	0	45	0	0	7
Total Hourly Volume [veh/h]	82	732	3	11	822	76	159	13	44	1	10	7
Peak Hour Factor	0.9200	0.9200	0.9200	0.9500	0.9500	0.9500	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	22	199	1	3	216	20	43	4	12	0	3	2
Total Analysis Volume [veh/h]	89	796	3	12	865	80	173	14	48	1	11	8
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	15	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	17	85	0	0	68	0	0	20	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	90	90	90	81	81	81	10	10	10	7
g / C, Green / Cycle	0.75	0.75	0.75	0.67	0.67	0.67	0.08	0.08	0.08	0.06
(v / s)_i Volume / Saturation Flow Rate	0.13	0.21	0.21	0.02	0.26	0.26	0.05	0.05	0.03	0.01
s, saturation flow rate [veh/h]	683	1870	1868	680	1870	1815	1781	1794	1589	1743
c, Capacity [veh/h]	530	1397	1395	457	1260	1223	149	150	133	107
d1, Uniform Delay [s]	5.03	4.89	4.89	10.57	8.58	8.58	53.17	53.17	51.96	53.50
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.68	0.52	0.52	0.11	0.87	0.90	4.27	4.22	1.64	0.84
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.17	0.29	0.29	0.03	0.38	0.38	0.63	0.63	0.36	0.19
d, Delay for Lane Group [s/veh]	5.71	5.41	5.41	10.68	9.46	9.48	57.44	57.38	53.60	54.34
Lane Group LOS	A	A	A	B	A	A	E	E	D	D
Critical Lane Group	Yes	No	No	No	No	Yes	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.62	3.02	3.01	0.15	5.45	5.30	2.90	2.91	1.43	0.60
50th-Percentile Queue Length [ft/ln]	15.50	75.47	75.37	3.69	136.22	132.44	72.48	72.81	35.75	14.99
95th-Percentile Queue Length [veh/ln]	1.12	5.43	5.43	0.27	9.28	9.07	5.22	5.24	2.57	1.08
95th-Percentile Queue Length [ft/ln]	27.90	135.84	135.67	6.64	231.93	226.80	130.46	131.06	64.36	26.99

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	5.71	5.41	5.41	10.68	9.47	9.48	57.41	57.38	53.60	54.34	54.34	54.34
Movement LOS	A	A	A	B	A	A	E	E	D	D	D	D
d_A, Approach Delay [s/veh]	5.44			9.49			56.63			54.34		
Approach LOS	A			A			E			D		
d_I, Intersection Delay [s/veh]	13.48											
Intersection LOS	B											
Intersection V/C	0.336											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1333			1050			267			250		
d_b, Bicycle Delay [s]	6.67			13.54			45.07			45.94		
I_b,int, Bicycle LOS Score for Intersection	2.295			2.413			2.022			1.604		
Bicycle LOS	B			B			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Roundabout
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 7.5
Level Of Service: A

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	3	452	146	201	542	0	3	3	9	151	2	228
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.2400	1.2400	1.2400	1.0000	1.0000	1.0000	1.0000	1.3000	1.0000	1.3000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	3	0	0	0	0	1	3	4	6	0	2	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	560	181	249	672	1	6	7	15	196	4	296
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	152	49	68	183	0	2	2	4	53	1	80
Total Analysis Volume [veh/h]	7	609	197	271	730	1	7	8	16	213	4	322
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Number of Conflicting Circulating Lanes	1			1			1			1		
Circulating Flow Rate [veh/h]	292			228			1238			635		
Exiting Flow Rate [veh/h]	978			957			12			486		
Demand Flow Rate [veh/h]	6	560	181	249	672	1	6	7	15	196	4	296
Adjusted Demand Flow Rate [veh/h]	7	609	197	271	730	1	7	8	16	213	4	322

Lanes

Override Calculated Critical Headway	No	No	No	No	No	No	No	No
User-Defined Critical Headway [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Override Calculated Follow-Up Time	No	No	No	No	No	No	No	No
User-Defined Follow-Up Time [s]	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
A (intercept)	1420.00	1420.00	1420.00	1420.00	1420.00	1380.00	1420.00	1420.00
B (coefficient)	0.00091	0.00091	0.00091	0.00091	0.00091	0.00102	0.00091	0.00091
HV Adjustment Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Entry Flow Rate [veh/h]	315	315	201	481	542	32	222	329
Capacity of Entry and Bypass Lanes [veh/h]	1089	1089	1089	1154	1154	391	797	797
Pedestrian Impedance	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Capacity per Entry Lane [veh/h]	1068	1068	1068	1131	1131	383	781	781
X, volume / capacity	0.29	0.29	0.18	0.42	0.47	0.08	0.28	0.41

Movement, Approach, & Intersection Results

Lane LOS	A	A	A	A	A	B	A	A
95th-Percentile Queue Length [veh]	1.20	1.20	0.67	2.09	2.57	0.26	1.14	2.03
95th-Percentile Queue Length [ft]	30.03	30.03	16.87	52.20	64.21	6.57	28.41	50.83
Approach Delay [s/veh]	5.90			7.94		10.64	9.02	
Approach LOS	A			A		B	A	
Intersection Delay [s/veh]	7.53							
Intersection LOS	A							

Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	12.5
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.018

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	4	8	252	6	9	233
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	2	4	0	1	3	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	12	252	7	12	233
Peak Hour Factor	0.7000	0.7000	0.8000	0.8000	0.8000	0.8000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	4	79	2	4	73
Total Analysis Volume [veh/h]	9	17	315	9	15	291
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.02	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	12.46	9.42	0.00	0.00	7.94	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.12	0.12	0.00	0.00	0.03	0.03
95th-Percentile Queue Length [ft/ln]	2.96	2.96	0.00	0.00	0.63	0.63
d_A, Approach Delay [s/veh]	10.47		0.00		0.39	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.60					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: East Street / North Access

Control Type:	Two-way stop	Delay (sec / veh):	8.8
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	12	15	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	2	4	3	1	2	6
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	2	16	18	1	2	6
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	5	5	0	1	2
Total Analysis Volume [veh/h]	2	19	21	1	2	7
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	7.26	0.00	0.00	0.00	8.76	8.44
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.03	0.03
95th-Percentile Queue Length [ft/ln]	0.08	0.08	0.00	0.00	0.66	0.66
d_A, Approach Delay [s/veh]	0.69		0.00		8.51	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	1.75					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 5: East Street / South Access

Control Type:	Two-way stop	Delay (sec / veh):	8.8
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	12	15	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	2	4	8	1	2	6
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	2	16	23	1	2	6
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	5	7	0	1	2
Total Analysis Volume [veh/h]	2	19	27	1	2	7
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	7.27	0.00	0.00	0.00	8.79	8.47
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.03	0.03
95th-Percentile Queue Length [ft/ln]	0.08	0.08	0.00	0.00	0.66	0.66
d_A, Approach Delay [s/veh]	0.69		0.00		8.54	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	1.58					
Intersection LOS	A					

East Street Village TIS

Vistro File: C:\...\pm.vistro

Scenario 6 2045 Total PM - Scenario 1

Report File: C:\...\2045 Total PM - Scenario 1.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.364	15.0	B
2	SH 42 / Lock Street	Roundabout	HCM 7th Edition	WB Right		8.2	A
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.032	13.7	B
4	East Street / North Access	Two-way stop	HCM 7th Edition	EB Left	0.001	9.3	A
5	East Street / South Access	Two-way stop	HCM 7th Edition	EB Left	0.001	9.4	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: SH 42 / Pine Street

Control Type: Signalized
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 15.0
Level Of Service: B
Volume to Capacity (v/c): 0.364

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	107	648	0	4	611	166	170	10	91	3	21	50
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.0000	1.0000	1.2400	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	2	0	0	3	21	16	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	94	0	0	46	0	0	25
Total Hourly Volume [veh/h]	107	806	0	4	761	93	186	10	45	3	21	25
Peak Hour Factor	0.9300	0.9300	0.9300	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	29	217	0	1	207	25	51	3	12	1	6	7
Total Analysis Volume [veh/h]	115	867	0	4	827	101	202	11	49	3	23	27
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	10	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	20	76	0	0	56	0	0	29	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	89	89	89	80	80	80	10	10	10	8
g / C, Green / Cycle	0.74	0.74	0.74	0.66	0.66	0.66	0.08	0.08	0.08	0.07
(v / s)_i Volume / Saturation Flow Rate	0.17	0.23	0.23	0.01	0.25	0.25	0.06	0.06	0.03	0.03
s, saturation flow rate [veh/h]	695	1870	1870	638	1870	1800	1781	1790	1589	1711
c, Capacity [veh/h]	531	1381	1381	420	1242	1195	149	150	133	119
d1, Uniform Delay [s]	5.43	5.34	5.34	11.48	9.05	9.05	53.58	53.58	51.99	53.62
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.93	0.60	0.60	0.04	0.89	0.92	6.21	6.16	1.70	2.61
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.22	0.31	0.31	0.01	0.38	0.38	0.71	0.71	0.37	0.45
d, Delay for Lane Group [s/veh]	6.37	5.93	5.93	11.52	9.94	9.97	59.79	59.74	53.69	56.23
Lane Group LOS	A	A	A	B	A	A	E	E	D	E
Critical Lane Group	Yes	No	No	No	No	Yes	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.85	3.51	3.51	0.05	5.55	5.36	3.38	3.40	1.46	1.63
50th-Percentile Queue Length [ft/ln]	21.33	87.80	87.80	1.29	138.86	133.93	84.61	84.89	36.54	40.63
95th-Percentile Queue Length [veh/ln]	1.54	6.32	6.32	0.09	9.42	9.15	6.09	6.11	2.63	2.93
95th-Percentile Queue Length [ft/ln]	38.40	158.04	158.04	2.32	235.49	228.82	152.29	152.80	65.77	73.13

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	6.37	5.93	5.93	11.52	9.95	9.97	59.76	59.74	53.69	56.23	56.23	56.23
Movement LOS	A	A	A	B	A	A	E	E	D	E	E	E
d_A, Approach Delay [s/veh]	5.98			9.96			58.63			56.23		
Approach LOS	A			A			E			E		
d_I, Intersection Delay [s/veh]	15.03											
Intersection LOS	B											
Intersection V/C	0.364											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1183			850			417			183		
d_b, Bicycle Delay [s]	10.01			19.84			37.61			49.51		
I_b,int, Bicycle LOS Score for Intersection	2.370			2.406			2.068			1.688		
Bicycle LOS	B			B			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Roundabout
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 8.2
Level Of Service: A

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	16	570	151	175	506	3	3	2	8	155	4	207
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.2400	1.2400	1.2400	1.0000	1.0000	1.0000	1.0000	1.3000	1.0000	1.3000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	18	0	0	0	0	3	2	9	14	0	13	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	34	707	187	217	627	6	5	11	22	202	17	269
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	9	192	51	59	170	2	1	3	6	55	5	73
Total Analysis Volume [veh/h]	37	768	203	236	682	7	5	12	24	220	18	292
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Number of Conflicting Circulating Lanes	1			1			1			1		
Circulating Flow Rate [veh/h]	258			281			1161			826		
Exiting Flow Rate [veh/h]	945			1086			63			460		
Demand Flow Rate [veh/h]	34	707	187	217	627	6	5	11	22	202	17	269
Adjusted Demand Flow Rate [veh/h]	37	768	203	236	682	7	5	12	24	220	18	292

Lanes

Override Calculated Critical Headway	No	No	No	No	No	No	No	No
User-Defined Critical Headway [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Override Calculated Follow-Up Time	No	No	No	No	No	No	No	No
User-Defined Follow-Up Time [s]	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
A (intercept)	1420.00	1420.00	1420.00	1420.00	1420.00	1380.00	1420.00	1420.00
B (coefficient)	0.00091	0.00091	0.00091	0.00091	0.00091	0.00102	0.00091	0.00091
HV Adjustment Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Entry Flow Rate [veh/h]	411	411	208	444	501	42	243	298
Capacity of Entry and Bypass Lanes [veh/h]	1123	1123	1123	1101	1101	423	670	670
Pedestrian Impedance	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Capacity per Entry Lane [veh/h]	1101	1101	1101	1079	1079	415	657	657
X, volume / capacity	0.37	0.37	0.18	0.40	0.45	0.10	0.36	0.44

Movement, Approach, & Intersection Results

Lane LOS	A	A	A	A	A	B	B	B
95th-Percentile Queue Length [veh]	1.70	1.70	0.67	1.98	2.42	0.33	1.65	2.29
95th-Percentile Queue Length [ft]	42.41	42.41	16.86	49.43	60.51	8.18	41.35	57.22
Approach Delay [s/veh]	6.56			8.00		10.14	11.29	
Approach LOS	A			A		B	B	
Intersection Delay [s/veh]	8.15							
Intersection LOS	A							

Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type: Two-way stop
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 13.7
Level Of Service: B
Volume to Capacity (v/c): 0.032

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	6	28	239	14	24	272
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	5	16	0	6	21	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	11	44	239	20	45	272
Peak Hour Factor	0.7900	0.7900	0.8300	0.8300	0.9000	0.9000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	14	72	6	13	76
Total Analysis Volume [veh/h]	14	56	288	24	50	302
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.06	0.00	0.00	0.04	0.00
d_M, Delay for Movement [s/veh]	13.68	9.71	0.00	0.00	7.95	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.32	0.32	0.00	0.00	0.09	0.09
95th-Percentile Queue Length [ft/ln]	7.99	7.99	0.00	0.00	2.14	2.14
d_A, Approach Delay [s/veh]	10.50		0.00		1.13	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	1.54					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: East Street / North Access

Control Type:	Two-way stop	Delay (sec / veh):	9.3
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.001

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	34	38	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	6	23	21	3	1	4
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	57	59	3	1	4
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	17	17	1	0	1
Total Analysis Volume [veh/h]	7	67	69	4	1	5
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	7.37	0.00	0.00	0.00	9.33	8.65
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.01	0.01	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.29	0.29	0.00	0.00	0.47	0.47
d_A, Approach Delay [s/veh]	0.70		0.00		8.77	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.68					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 5: East Street / South Access

Control Type:	Two-way stop	Delay (sec / veh):	9.4
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.001

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	34	36	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	6	28	22	3	1	4
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	6	62	58	3	1	4
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	18	17	1	0	1
Total Analysis Volume [veh/h]	7	73	68	4	1	5
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	7.36	0.00	0.00	0.00	9.36	8.65
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.01	0.01	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.29	0.29	0.00	0.00	0.47	0.47
d_A, Approach Delay [s/veh]	0.64		0.00		8.77	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.66					
Intersection LOS	A					

East Street Village TIS

Vistro File: C:\...\AM.vistro

Scenario 7 2045 Total AM - Scenario 2

Report File: C:\...\2045 Total AM - Scenario 2.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.336	13.5	B
2	SH 42 / Lock Street	Roundabout	HCM 7th Edition	EB Right		7.5	A
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.014	12.4	B
4	East Street / North Access	Two-way stop	HCM 7th Edition	EB Left	0.002	8.7	A
5	East Street / South Access	Two-way stop	HCM 7th Edition	EB Left	0.002	8.8	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report

Intersection 1: SH 42 / Pine Street

Control Type: Signalized
 Analysis Method: HCM 7th Edition
 Analysis Period: 15 minutes

Delay (sec / veh): 13.5
 Level Of Service: B
 Volume to Capacity (v/c): 0.336

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	82	588	6	11	662	150	155	13	89	1	10	14
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.0000	1.0000	1.2400	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	3	0	0	1	3	4	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	3	0	0	77	0	0	45	0	0	7
Total Hourly Volume [veh/h]	82	732	3	11	822	76	159	13	44	1	10	7
Peak Hour Factor	0.9200	0.9200	0.9200	0.9500	0.9500	0.9500	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	22	199	1	3	216	20	43	4	12	0	3	2
Total Analysis Volume [veh/h]	89	796	3	12	865	80	173	14	48	1	11	8
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	15	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	17	85	0	0	68	0	0	20	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	90	90	90	81	81	81	10	10	10	7
g / C, Green / Cycle	0.75	0.75	0.75	0.67	0.67	0.67	0.08	0.08	0.08	0.06
(v / s)_i Volume / Saturation Flow Rate	0.13	0.21	0.21	0.02	0.26	0.26	0.05	0.05	0.03	0.01
s, saturation flow rate [veh/h]	683	1870	1868	680	1870	1815	1781	1794	1589	1743
c, Capacity [veh/h]	530	1397	1395	457	1260	1223	149	150	133	107
d1, Uniform Delay [s]	5.03	4.89	4.89	10.57	8.58	8.58	53.17	53.17	51.96	53.50
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.68	0.52	0.52	0.11	0.87	0.90	4.27	4.22	1.64	0.84
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.17	0.29	0.29	0.03	0.38	0.38	0.63	0.63	0.36	0.19
d, Delay for Lane Group [s/veh]	5.71	5.41	5.41	10.68	9.46	9.48	57.44	57.38	53.60	54.34
Lane Group LOS	A	A	A	B	A	A	E	E	D	D
Critical Lane Group	Yes	No	No	No	No	Yes	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.62	3.02	3.01	0.15	5.45	5.30	2.90	2.91	1.43	0.60
50th-Percentile Queue Length [ft/ln]	15.50	75.47	75.37	3.69	136.22	132.44	72.48	72.81	35.75	14.99
95th-Percentile Queue Length [veh/ln]	1.12	5.43	5.43	0.27	9.28	9.07	5.22	5.24	2.57	1.08
95th-Percentile Queue Length [ft/ln]	27.90	135.84	135.67	6.64	231.93	226.80	130.46	131.06	64.36	26.99

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	5.71	5.41	5.41	10.68	9.47	9.48	57.41	57.38	53.60	54.34	54.34	54.34
Movement LOS	A	A	A	B	A	A	E	E	D	D	D	D
d_A, Approach Delay [s/veh]	5.44			9.49			56.63			54.34		
Approach LOS	A			A			E			D		
d_I, Intersection Delay [s/veh]	13.48											
Intersection LOS	B											
Intersection V/C	0.336											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1333			1050			267			250		
d_b, Bicycle Delay [s]	6.67			13.54			45.07			45.94		
I_b,int, Bicycle LOS Score for Intersection	2.295			2.413			2.022			1.604		
Bicycle LOS	B			B			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Roundabout
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 7.5
Level Of Service: A

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	3	452	146	201	542	0	3	3	9	151	2	228
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.2400	1.2400	1.2400	1.0000	1.0000	1.0000	1.0000	1.3000	1.0000	1.3000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	2	0	0	0	0	1	3	4	5	0	2	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	5	560	181	249	672	1	6	7	14	196	4	296
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	152	49	68	183	0	2	2	4	53	1	80
Total Analysis Volume [veh/h]	5	609	197	271	730	1	7	8	15	213	4	322
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Number of Conflicting Circulating Lanes	1			1			1			1		
Circulating Flow Rate [veh/h]	292			226			1238			633		
Exiting Flow Rate [veh/h]	977			957			10			486		
Demand Flow Rate [veh/h]	5	560	181	249	672	1	6	7	14	196	4	296
Adjusted Demand Flow Rate [veh/h]	5	609	197	271	730	1	7	8	15	213	4	322

Lanes

Override Calculated Critical Headway	No	No	No	No	No	No	No	No
User-Defined Critical Headway [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Override Calculated Follow-Up Time	No	No	No	No	No	No	No	No
User-Defined Follow-Up Time [s]	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
A (intercept)	1420.00	1420.00	1420.00	1420.00	1420.00	1380.00	1420.00	1420.00
B (coefficient)	0.00091	0.00091	0.00091	0.00091	0.00091	0.00102	0.00091	0.00091
HV Adjustment Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Entry Flow Rate [veh/h]	314	314	201	481	542	31	222	329
Capacity of Entry and Bypass Lanes [veh/h]	1089	1089	1089	1156	1156	391	798	798
Pedestrian Impedance	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Capacity per Entry Lane [veh/h]	1068	1068	1068	1133	1133	383	783	783
X, volume / capacity	0.29	0.29	0.18	0.42	0.47	0.08	0.28	0.41

Movement, Approach, & Intersection Results

Lane LOS	A	A	A	A	A	B	A	A
95th-Percentile Queue Length [veh]	1.20	1.20	0.67	2.08	2.56	0.25	1.13	2.03
95th-Percentile Queue Length [ft]	29.90	29.90	16.87	52.05	64.00	6.34	28.34	50.68
Approach Delay [s/veh]	5.90			7.92		10.60	9.00	
Approach LOS	A			A		B	A	
Intersection Delay [s/veh]	7.51							
Intersection LOS	A							

Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	12.4
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.014

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	4	8	252	6	9	233
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	4	0	0	3	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	5	12	252	6	12	233
Peak Hour Factor	0.7000	0.7000	0.8000	0.8000	0.8000	0.8000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	4	79	2	4	73
Total Analysis Volume [veh/h]	7	17	315	8	15	291
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.02	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	12.43	9.39	0.00	0.00	7.94	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.11	0.11	0.00	0.00	0.03	0.03
95th-Percentile Queue Length [ft/ln]	2.63	2.63	0.00	0.00	0.63	0.63
d_A, Approach Delay [s/veh]	10.28		0.00		0.39	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.56					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: East Street / North Access

Control Type:	Two-way stop	Delay (sec / veh):	8.7
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	12	15	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	4	3	1	2	5
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	16	18	1	2	5
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	5	5	0	1	1
Total Analysis Volume [veh/h]	1	19	21	1	2	6
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	7.26	0.00	0.00	0.00	8.75	8.44
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.04	0.04	0.00	0.00	0.59	0.59
d_A, Approach Delay [s/veh]	0.36		0.00		8.51	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	1.51					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 5: East Street / South Access

Control Type:	Two-way stop	Delay (sec / veh):	8.8
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	12	15	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	1	3	7	1	2	5
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	15	22	1	2	5
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	4	6	0	1	1
Total Analysis Volume [veh/h]	1	18	26	1	2	6
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.01
d_M, Delay for Movement [s/veh]	7.27	0.00	0.00	0.00	8.77	8.46
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.04	0.04	0.00	0.00	0.59	0.59
d_A, Approach Delay [s/veh]	0.38		0.00		8.54	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	1.40					
Intersection LOS	A					

East Street Village TIS

Vistro File: C:\...\pm.vistro

Scenario 7 2045 Total PM - Scenario 2

Report File: C:\...\2045 Total PM - Scenario 2.pdf

6/1/2023

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	SH 42 / Pine Street	Signalized	HCM 7th Edition	EB Left	0.364	15.0	B
2	SH 42 / Lock Street	Roundabout	HCM 7th Edition	WB Right		8.1	A
3	Pine Street / East Street	Two-way stop	HCM 7th Edition	NB Left	0.032	13.7	B
4	East Street / North Access	Two-way stop	HCM 7th Edition	EB Left	0.001	9.3	A
5	East Street / South Access	Two-way stop	HCM 7th Edition	EB Left	0.001	9.3	A

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report

Intersection 1: SH 42 / Pine Street

Control Type: Signalized
 Analysis Method: HCM 7th Edition
 Analysis Period: 15 minutes

Delay (sec / veh): 15.0
 Level Of Service: B
 Volume to Capacity (v/c): 0.364

Intersection Setup

Name	SH 42			SH 42			Pine Street			Empire Road		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	0	0	0	0	0	0
Entry Pocket Length [ft]	300.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	No			No			No			No		

Volumes

Name	SH 42			SH 42			Pine Street			Empire Road		
Base Volume Input [veh/h]	107	648	0	4	611	166	170	10	91	3	21	50
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.0000	1.0000	1.2400	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	2	0	0	2	21	15	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	94	0	0	46	0	0	25
Total Hourly Volume [veh/h]	107	806	0	4	760	93	185	10	45	3	21	25
Peak Hour Factor	0.9300	0.9300	0.9300	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	29	217	0	1	207	25	50	3	12	1	6	7
Total Analysis Volume [veh/h]	115	867	0	4	826	101	201	11	49	3	23	27
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Active Pattern	Pattern 1
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	0	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	-	-	-	-	-	-	-	-	-
Minimum Green [s]	5	35	0	0	35	0	0	10	0	0	10	0
Maximum Green [s]	12	35	0	0	35	0	0	30	0	0	30	0
Amber [s]	3.0	4.0	0.0	0.0	4.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	20	76	0	0	56	0	0	29	0	0	15	0
Vehicle Extension [s]	3.0	6.0	0.0	0.0	6.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	10	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	3.0	0.0	0.0	3.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	Yes			Yes			No			No	
Maximum Recall	No	No			No			No			No	
Pedestrian Recall	No	No			No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	R	C
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	5.00	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	3.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	89	89	89	80	80	80	10	10	10	8
g / C, Green / Cycle	0.74	0.74	0.74	0.66	0.66	0.66	0.08	0.08	0.08	0.07
(v / s)_i Volume / Saturation Flow Rate	0.17	0.23	0.23	0.01	0.25	0.25	0.06	0.06	0.03	0.03
s, saturation flow rate [veh/h]	695	1870	1870	638	1870	1799	1781	1790	1589	1711
c, Capacity [veh/h]	531	1381	1381	420	1242	1195	149	150	133	119
d1, Uniform Delay [s]	5.43	5.34	5.34	11.48	9.05	9.05	53.57	53.56	51.99	53.62
k, delay calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11
l, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.93	0.60	0.60	0.04	0.89	0.92	6.11	6.06	1.70	2.61
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.22	0.31	0.31	0.01	0.38	0.38	0.71	0.71	0.37	0.45
d, Delay for Lane Group [s/veh]	6.36	5.93	5.93	11.52	9.93	9.97	59.68	59.63	53.69	56.23
Lane Group LOS	A	A	A	B	A	A	E	E	D	E
Critical Lane Group	Yes	No	No	No	No	Yes	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.85	3.51	3.51	0.05	5.55	5.35	3.36	3.38	1.46	1.63
50th-Percentile Queue Length [ft/ln]	21.33	87.80	87.80	1.29	138.66	133.73	84.12	84.40	36.54	40.63
95th-Percentile Queue Length [veh/ln]	1.54	6.32	6.32	0.09	9.41	9.14	6.06	6.08	2.63	2.93
95th-Percentile Queue Length [ft/ln]	38.39	158.04	158.04	2.32	235.22	228.56	151.41	151.92	65.77	73.13

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	6.36	5.93	5.93	11.52	9.95	9.97	59.66	59.63	53.69	56.23	56.23	56.23
Movement LOS	A	A	A	B	A	A	E	E	D	E	E	E
d_A, Approach Delay [s/veh]	5.98			9.96			58.53			56.23		
Approach LOS	A			A			E			E		
d_I, Intersection Delay [s/veh]	15.00											
Intersection LOS	B											
Intersection V/C	0.364											

Other Modes

g_Walk,mi, Effective Walk Time [s]	0.0			0.0			0.0			0.0		
M_corner, Corner Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft ² /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	0.00			0.00			0.00			0.00		
I_p,int, Pedestrian LOS Score for Intersection	0.000			0.000			0.000			0.000		
Crosswalk LOS	F			F			F			F		
s_b, Saturation Flow Rate of the bicycle lane	2000			2000			2000			2000		
c_b, Capacity of the bicycle lane [bicycles/h]	1183			850			417			183		
d_b, Bicycle Delay [s]	10.01			19.84			37.61			49.51		
I_b,int, Bicycle LOS Score for Intersection	2.370			2.405			2.066			1.688		
Bicycle LOS	B			B			B			A		

Sequence

Ring 1	1	2	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: SH 42 / Lock Street

Control Type: Roundabout
Analysis Method: HCM 7th Edition
Analysis Period: 15 minutes

Delay (sec / veh): 8.1
Level Of Service: A

Intersection Setup

Name	96th Street			SH 42			Lock Street			SH 42		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0	0	0	0	0	1
Entry Pocket Length [ft]	100.00	100.00	400.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name	96th Street			SH 42			Lock Street			SH 42		
Base Volume Input [veh/h]	16	570	151	175	506	3	3	2	8	155	4	207
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.2400	1.2400	1.2400	1.2400	1.0000	1.0000	1.0000	1.0000	1.3000	1.0000	1.3000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	17	0	0	0	0	2	2	9	13	0	12	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	33	707	187	217	627	5	5	11	21	202	16	269
Peak Hour Factor	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200	0.9200
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	9	192	51	59	170	1	1	3	6	55	4	73
Total Analysis Volume [veh/h]	36	768	203	236	682	5	5	12	23	220	17	292
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Number of Conflicting Circulating Lanes	1			1			1			1		
Circulating Flow Rate [veh/h]	258			278			1161			825		
Exiting Flow Rate [veh/h]	944			1086			59			460		
Demand Flow Rate [veh/h]	33	707	187	217	627	5	5	11	21	202	16	269
Adjusted Demand Flow Rate [veh/h]	36	768	203	236	682	5	5	12	23	220	17	292

Lanes

Override Calculated Critical Headway	No	No	No	No	No	No	No	No
User-Defined Critical Headway [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Override Calculated Follow-Up Time	No	No	No	No	No	No	No	No
User-Defined Follow-Up Time [s]	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
A (intercept)	1420.00	1420.00	1420.00	1420.00	1420.00	1380.00	1420.00	1420.00
B (coefficient)	0.00091	0.00091	0.00091	0.00091	0.00091	0.00102	0.00091	0.00091
HV Adjustment Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Entry Flow Rate [veh/h]	411	411	208	443	499	41	242	298
Capacity of Entry and Bypass Lanes [veh/h]	1123	1123	1123	1103	1103	423	671	671
Pedestrian Impedance	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Capacity per Entry Lane [veh/h]	1101	1101	1101	1081	1081	415	658	658
X, volume / capacity	0.37	0.37	0.18	0.40	0.45	0.10	0.36	0.44

Movement, Approach, & Intersection Results

Lane LOS	A	A	A	A	A	B	B	B
95th-Percentile Queue Length [veh]	1.69	1.69	0.67	1.96	2.40	0.32	1.64	2.29
95th-Percentile Queue Length [ft]	42.33	42.33	16.86	49.11	60.09	7.97	41.04	57.14
Approach Delay [s/veh]	6.56			7.96		10.10	11.26	
Approach LOS	A			A		B	B	
Intersection Delay [s/veh]	8.13							
Intersection LOS	A							

Intersection Level Of Service Report
Intersection 3: Pine Street / East Street

Control Type:	Two-way stop	Delay (sec / veh):	13.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.032

Intersection Setup

Name	East Street		Pine Street		Pine Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		Pine Street		Pine Street	
Base Volume Input [veh/h]	6	28	239	14	24	272
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	5	15	0	5	21	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	11	43	239	19	45	272
Peak Hour Factor	0.7900	0.7900	0.8300	0.8300	0.9000	0.9000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	14	72	6	13	76
Total Analysis Volume [veh/h]	14	54	288	23	50	302
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.03	0.06	0.00	0.00	0.04	0.00
d_M, Delay for Movement [s/veh]	13.66	9.69	0.00	0.00	7.95	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.31	0.31	0.00	0.00	0.09	0.09
95th-Percentile Queue Length [ft/ln]	7.78	7.78	0.00	0.00	2.14	2.14
d_A, Approach Delay [s/veh]	10.51		0.00		1.13	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	1.52					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 4: East Street / North Access

Control Type:	Two-way stop	Delay (sec / veh):	9.3
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.001

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	34	38	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	5	23	20	2	1	3
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	5	57	58	2	1	3
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	17	17	1	0	1
Total Analysis Volume [veh/h]	6	67	68	2	1	4
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	7.36	0.00	0.00	0.00	9.30	8.64
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.01	0.01	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.25	0.25	0.00	0.00	0.39	0.39
d_A, Approach Delay [s/veh]	0.60		0.00		8.77	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.59					
Intersection LOS	A					

Intersection Level Of Service Report
Intersection 5: East Street / South Access

Control Type:	Two-way stop	Delay (sec / veh):	9.3
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.001

Intersection Setup

Name	East Street		East Street		Site Access	
Approach	Northbound		Southbound		Eastbound	
Lane Configuration						
Turning Movement	Left	Thru	Thru	Right	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	East Street		East Street		Site Access	
Base Volume Input [veh/h]	0	34	36	0	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	5	27	21	2	1	3
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	5	61	57	2	1	3
Peak Hour Factor	0.8500	0.8500	0.8500	0.8500	0.8500	0.8500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	18	17	1	0	1
Total Analysis Volume [veh/h]	6	72	67	2	1	4
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	7.36	0.00	0.00	0.00	9.32	8.64
Movement LOS	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.01	0.01	0.00	0.00	0.02	0.02
95th-Percentile Queue Length [ft/ln]	0.25	0.25	0.00	0.00	0.39	0.39
d_A, Approach Delay [s/veh]	0.57		0.00		8.77	
Approach LOS	A		A		A	
d_I, Intersection Delay [s/veh]	0.58					
Intersection LOS	A					

From: [Jeff Meier](#)
To: [Planning](#)
Subject: East Street Village
Date: Saturday, June 29, 2024 12:32:57 PM

I received notice of the July 11 meeting on this development.
I live across the RR tracks and just south of the property. I can see it from my backyard.
I support East Street and look forward to it's adding housing that will support the downtown businesses and community
Please approve this development
Jeff Meier
970 948-6666

Jeff Meier
970 948-6666

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From: [Conor Seyle](#)
To: [Planning](#)
Subject: Letter in support of East Street Village proposal
Date: Sunday, June 30, 2024 8:20:34 AM

Dear planning commission members,

My name is Daniel Conor Seyle, and I am an owner with my wife of 397 County Road, very close to the proposed "East Street Village" project (case PUPL-000427-2022). I am writing to indicate my support for this project: I believe it provides needed housing for the city, and is a good step towards increasing housing density and housing availability downtown. I encourage the commission to approve this proposal.

Thank you,
-Conor

Sent from my iPhone

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ITEM: Comprehensive Plan Informational Update

STAFF: Jeff Hirt, AICP, Planning Manager

PURPOSE

The purpose of this item is to provide an informational update on the Comprehensive Plan (“Plan”). The project team is currently conducting the second round of community engagement around draft vision and values statements, among other tasks to keep the project moving forward. Planning Commission is scheduled to confirm the Plan’s vision and values statements on August 8 with several other topics and decision points on the horizon for later this year.



BACKGROUND

Planning Commission’s last discussed the Comprehensive Plan in June with a summary of the first round of community engagement and an evaluation of the Plan’s draft vision and values. City staff have refined the vision and values based on Planning Commission and City Council input and are now conducting community engagement around them through the end of July. This includes at least four “intercept” events and an online survey with parallel content and questions aiming to better understand what important yet subjective value statements mean to people (e.g., “inclusive”, “resilient”, “unique quality of life”, etc.).

City staff will share the results from this community engagement window and a revised draft of the vision and values that reflects this input on August 8 with Planning Commission. The intent is for Planning Commission to make a recommendation to City Council who would then confirm the vision and values on August 20. As a reminder, the vision and values then act as the foundation for the Plan and policies will hinge off of them.

During this engagement window and throughout the summer, the project team is also developing the Plan’s framework and structure that will house the content informed by community input. This will include identifying the key policy questions and choices that are most important to solicit community input on during the next engagement window planned for October. Staff will keep Planning Commission apprised of this content as it develops and identify key questions for your input later this summer as the Plan’s advisory body.

SCHEDULE AND NEXT STEPS

The current community engagement window will run through the week of July 22 with a focus on refining the Plan’s vision and values. The project team will bring an engagement window “1.5” summary and revised draft of the Plan’s vision and values to Planning Commission on August 8 for a recommendation to City Council at their August 20 meeting for confirmation. The third community engagement window is planned for October 2024 with specific policy options, including future land use scenarios and

tradeoffs. The project team will then spend the subsequent months drafting the Plan with Planning Commission guidance. The chart below provides a high level summary of upcoming Plan milestones.

Near Term Comprehensive Plan Update Schedule (subject to change)													
Milestone	June		July		Aug		Sept		Oct		Nov		Dec
Community Engagement Round “1.5” Vision and values refinement through the week of July 22.													
Planning Commission Review and recommend City Council confirmation of vision and values based on community input on August 8.					8/8								
City Council Confirmation of vision and values to act as foundation for Plan development on August 20.						8/20							
Community Engagement Round #2 Future growth scenarios, key choices, and tradeoffs starting in October.													
Analyze Community Input, Plan Development Will include several iterations with Planning Commission, City Council.										>> Continued into 2025, target Plan adoption Summer 2025			

The project webpage at <https://www.engagelouisvilleco.org/comp-plan> is also a repository of information and has the vision and values survey live. The project team encourage Planning Commissioners to spread the word about this survey that is planned to close on July 22 and upcoming community intercept events (with parallel questions and content) including:

- Friday, July 12 @ Street Faire from 3:30 – 9:30 p.m.
- Thursday, July 18 @ the Ridge Place Trailhead from 3-5 p.m.
- Thursday, July 18 @ the Summer Concert Series from 6:30 – 8:30 p.m.
- Friday, July 19 @ Hecla Lake from 3-5 p.m.

House Bill 1313 Update

At Planning Commission’s June meeting, City staff shared an update on this new state law passed in May and its potential implications on the Plan. As a reminder, this bill mandates that the City of Louisville establishes “Transit Areas”, within which the City must develop “Housing Opportunity Goals” (HOG) that the state must approve. The bill requires that the City have zoning in place that has the capacity to meet the HOG within these Transit Areas.

City staff are actively developing a deeper understanding of the bill and what compliance means but there still remains more questions than answers. There are several key unanswered questions that will inform what the options are for the Comprehensive Plan. These include what specifically the penalty is for the City for noncompliance, what the

compliance deadlines are, and clarification on how the HOG densities will be calculated. City staff have reached out to the state on these and other key questions, with the goal of having this deeper understanding in August so the development of Comprehensive Plan policies can be responsive to this bill.

The key milestones related to this bill as City staff currently understands them are:

- 7/31/24 – State publishes official maps of Transit Areas (we expect that both the DASH and McCaslin Park n' Ride areas will qualify)
- 12/31/24 – State publishes Housing Opportunity Goal (HOG) calculation guidance
- 6/30/25 – City of Louisville must submit preliminary HOG report
- 12/31/26 – City of Louisville must submit final HOG report
- 12/31/27 – City of Louisville must comply with HB 1313

More information on this bill can be found on the official bill webpage at:

<https://leg.colorado.gov/bills/hb24-1313> and the State Department of Local Affairs (DOLA) webpage at: <https://dlg.colorado.gov/hb24-1313-technical-webinar-and-faq>.