

12-3420-2-20
June 10, 2004

Mr. Ron Van Winkle
Director of Community Services
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

Re: **Blue Back Square
Traffic Impact Mitigation**

Dear Mr Van Winkle:

At your request I have reviewed the draft and final traffic reports prepared by Urbitran Associates for Raymond Road Associates.

It is my opinion that the peak hour traffic impacts of the completed Blue Back Square development, during Friday evenings and at Saturday midday, will be completely mitigated by the improvements which Raymond Road Associates propose to make to nearby intersections (with the associated signal timing changes which can be implemented by the Town or the State). Moreover, at all other times, traffic operations in downtown West Hartford will be improved as a result of the proposed changes.

I base my opinion on Urbitran's analysis, which shows that, with the proposed improvements, levels of service during peak hours will be acceptable. However their analysis is based on a gross over-estimation of the amount of peak hour traffic which will be added to the street network. This over-estimate results from their conformance with the procedures of the State Traffic Commission with respect to estimating traffic generation. Those procedures require that peak hour estimates for each land use be made using standards appropriate for free standing suburban development, and that the estimated peaks for each land use be assumed to coincide. The Urbitran estimates, therefore, make no allowance for the shared trip purposes of visits to a downtown area, nor for the different seasonal peaks of retail and theater patrons, for example.

Yours sincerely,

TIGHE & BOND, INC.

Allan Davis, P.E., 11500