

EXECUTIVE SUMMARY

The Gee's Group is seeking to rezone 55 acres of CP zoning to a mixed use for the following uses: 1) 300,000 square feet (sf) of retail shopping, 2) 100,000 sf of office, 3) 120 room hotel, 4) 300 apartments for rent in Section #2, 5) 100 condos (townhouses) for sale in Section #2, and 6) 100 condos flats (apartments) for sale in Section #2.

The main entrance for this project will be on Armstead Road & a secondary entrance will also be provided on this street. A right-in/right-out entrance will be provided on College Drive. The existing development on the north also has CP zoning; to the west is an office-institutional district, south is a light industrial district, and east of I-664 is a heavy industrial district & a CP parcel.

Scope of Services

Mr. Jason Souders, Assistant City Traffic Engineer, indicated that the Woolpert, Inc., study prepared in July 2013 traffic counts could be used for this study. He wants the following intersections on Harbour View Boulevard to be studied: 1) College Drive & 2) Hampton Roads Parkway. The City is in the process of building a roundabout at College Drive & the adequacy of this design is to be analyzed with this project. One site intersection on College Drive & the two site entrances on Armstead Avenue are to be studied. The acceleration lane for the I-664 southbound off-ramp to northbound College Drive is to be analyzed, since this impacts the site West Entrance. This study will need to analyze the existing year 2012, the no build, the no build + 5 years, the build, and the build + 5 years. The +5 years is a planning date that the City uses.

Comparison of Trip Generation - The proposed project zoned Mixed-use versus the existing approved project zoned CP is shown in Table III below. There is a substantial reduction in the am peak hour traffic with the new zoning. Also, the entering and exiting traffic is much more balanced with the new zoning.

Description	ITE Code	Amount	Unit	Weekday 24 Hr. vol	a.m. peak hour		p.m. peak hour	
					Enter vol	Exit vol	Enter vol	Exit vol
The Point at Harbour View (proposed Mixed-use Zoning)								
Retail Shopping	820	300,000	s.f.	12,810	179	109	534	579
General Office	710	100,000	s.f.	1,103	137	19	25	124
Hotel	310	120	d.u.	1,070	47	34	41	43
Apartments	220	300	d.u.	1,995	31	122	121	65
Condos	230	200	d.u.	1,162	15	73	70	34
Total New Development				18,140	408	357	791	845
Present Zoning CP per Woolpert TIA dated July 2013 for 55 Acre Site								
Hotel	310	150	room	1,338	58	42	51	54
Business Park	770	1,260,000	s.f.	14,414	1,499	265	413	1,175
Total Office-Commercial		1,260,150		15,752	1,558	307	464	1,228
Net Increase				2,388	-1,150	50	327	-384

Year 2022 Build Conditions –The following improvements will be needed:

- **Northbound College Drive** – The Developer shall provide the following:
 1. The northbound College Drive is 2-lanes wide with the left lane hashed out with pavement markings. These hash pavement markings shall be eradicated to allow 2-thru lanes. The left lane will connect with the existing left turn lane for Harbour View Boulevard.
 2. The acceleration lane from southbound I-664 shall be extended to be a right turn lane for the West Entrance.
- **Intersection of College Drive & West Entrance** - The Developer shall provide a right-in/right-out entrance with 1-entering lane & 1-exiting lane. As noted above, the acceleration lane from southbound I-664 shall be extended to be a right turn lane for the West Entrance.
- **Armstead Road** – The developer shall widen Armstead Road to a 4-lane divided street between College Drive & the West Entrance. It will remain a 2-lane street east of the West Entrance.
- **Intersection of Armstead Road & Main Entrance** – The Developer shall provide the following:
 1. This entrance shall be a 4-lane facility with 2-exiting lanes (1-left & 1-right) and 2-entering lanes.
 2. The eastbound Armstead Road right lane shall be marked for a right turn lane for the West Entr.
 3. A minimal 50' left turn lane with a 50' taper shall be provided for westbound Armstead Road, since there will be very little traffic.
 4. A traffic signal will not be warranted with this project. With the anticipated traffic volumes, there may be public demand for a traffic signal. As this project is developed, this item will need to be monitored.
- **Intersections of Armstead Road & East Entrance** – The Developer shall provide the following:
 1. This entrance shall be a 2-lane facility with 1-exiting lane & 1-entering lane.
 2. A 200' right turn lane with a 100' taper shall be provided.
 3. A left turn lane for westbound Armstead Road will not be needed, since there will be little traffic.
 4. A traffic signal will not be warranted.
- **Intersection of College Drive, Harbour View Boulevard, & Armstead Road** – No improvements are needed for this intersection.
- **Intersection of Harbour View Boulevard, & Hampton Roads Parkway, & River Club Drive** – No improvements are needed for this intersection.
- **Internal Layout** – This appears to be a very good layout for traffic flow.

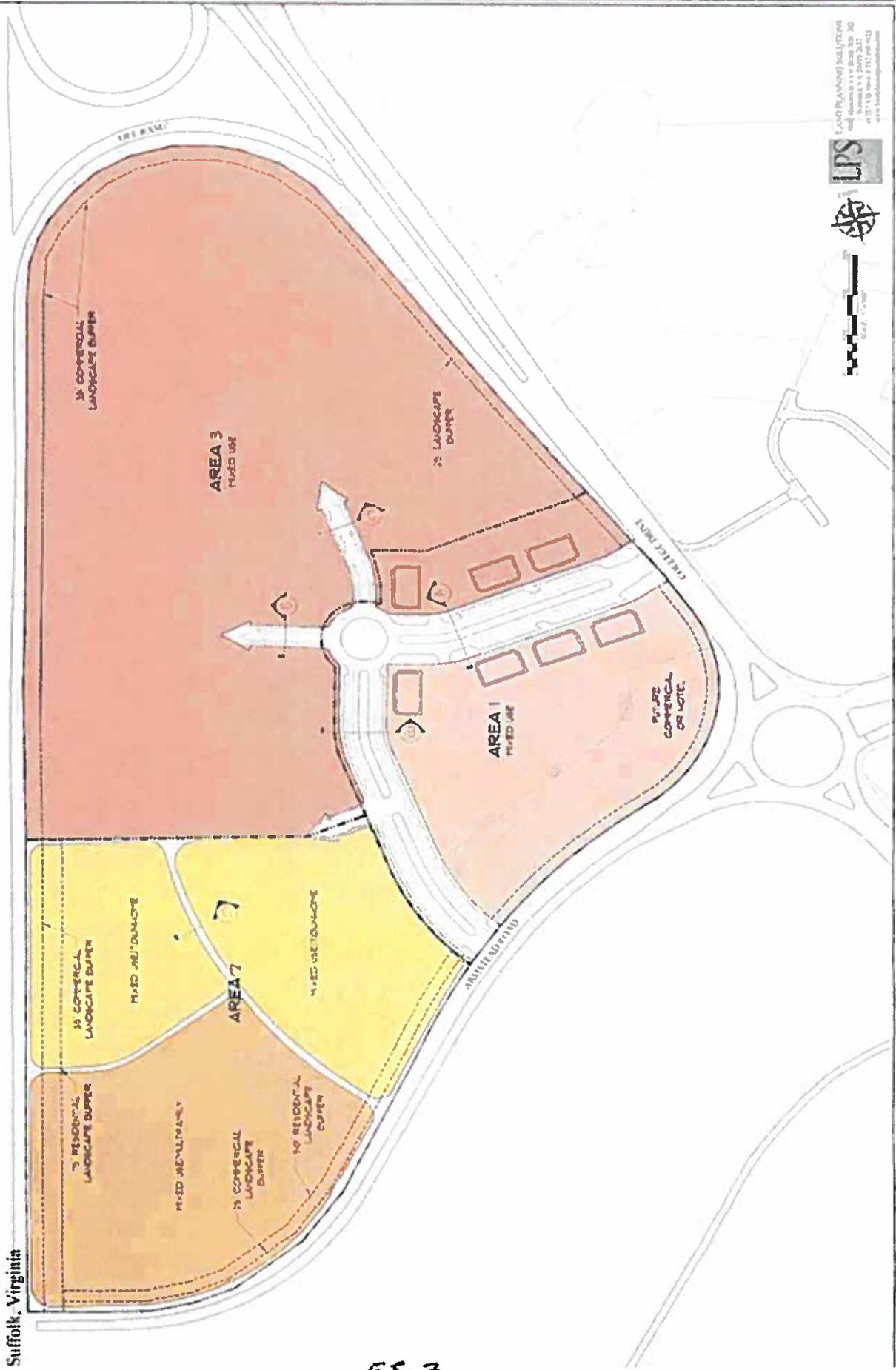
With the improvements noted in this traffic impact assessment, this development will not have an adverse impact on the surrounding street system.

The Point at Harbour View

Land Use Plan

Suffolk, Virginia

INTERSTATE 64



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