

January 3, 2022

Jim Oberst, P.E.
MRB Group
145 Culver Rd. Suite #160
Rochester, NY 14620



Re: Tefft Meadows Apartments
8 Paul St, Marcellus, NY 13108
Traffic Impacts

Dear Mr. Oberst,

This letter is in response to requests by your office to evaluate traffic conditions in the vicinity of the proposed project site. The proposed Tefft Meadows Apartments housing project is located off Paul Street on a partially developed 6+ acre site. The project proposes 60 Senior Housing units located inside one 2 story building. The project will include 90 parking spaces and associated landscaping and stormwater management facilities.

KFA looked at Trip Generation rates from the ITE Trip Generation Manual, 10th Edition. Traffic for the operation of the Senior Apartments will be negligible. We looked at several different traffic codes within the manual to evaluate traffic conditions. Senior housing does not generate typical traffic patterns and due to the anticipated population and their travel habits, trip generation can be expected to be lower than with normal apartments. The following trip generation can be estimated for each of the following trip generation codes within the manual.

SITE GENERATED TRIPS		
<i>Tefft Meadows Apartments</i>		
	Units	PM Peak Hour (vph)
<i>Senior Adult Housing – Attached (code 252)</i>	60	16
<i>Congregate Care Facility (code 253)</i>	60	11
<i>Continuing Care Retirement Community (code 255)</i>	60	10

The most closely associated code appears to be Senior Adult Housing- Attached. However, other codes such as Congregate Care Facility or Continuing Care Retirement Community could also be considered appropriate for this project. Based on the anticipated use, either Senior Adult Housing or Congregate Care Facility seems most appropriate. Therefore, we can anticipate a peak hour trip generation between 11 and 16 vehicular trips per hour (VPH).

It is commonly understood that the NYSDOT considers less than 100 VPH a minor commercial use but over 100 VPH is considered a major commercial use. This threshold is DOT's typical rule of thumb for requests for a Traffic Impact Study (TIS). However, there are instances where the

DOT has requested TIS for sites with less than 100 VPH in problem areas, low capacity, safety issues, etc.

After review of the current road conditions, ingress and egress to the site and traffic generation, it is our opinion that the proposed project will have very minor impacts on the existing roadway infrastructure or current traffic conditions on those roadways. Please let us know if you require additional assistance or analysis and feel free to contact me with any further questions or comments.

Regards,
Keplinger Freeman Associates

A handwritten signature in black ink, appearing to read "Nathan LaPierre". The signature is written in a cursive, flowing style.

Nathan LaPierre, RLA