

May 5, 2017

Mr. James Sheers
Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Site Plan and Traffic Review for "West End Lofts," City of Beacon, NY;
CM Project #117-083.1

Dear Mr. Sheers:

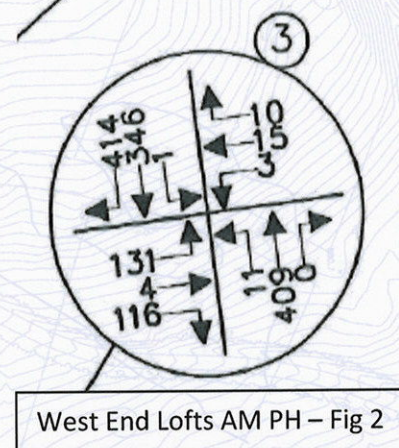
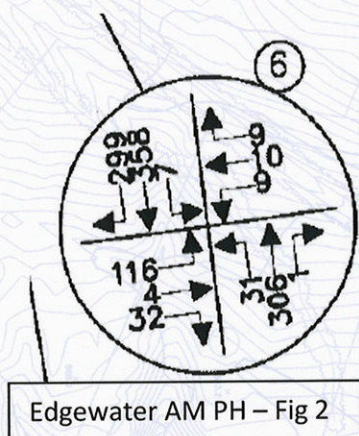
We are in receipt of the Traffic Impact Study dated March 24, 2017, prepared by Maser Consulting and the Site Plan prepared by INSITE, last revised on April 25, 2017. After reviewing these materials and conducting a site visit, we offer the following comments:

Site Plan

1. The sight distances at exiting to Wolcott Avenue appear reasonable for up to a 40 mph design speed.
2. Has the fire department reviewed the on-site circulation for any access restrictions?
3. We support the pedestrian cross connection to The Views and access to Beekman Street. Does the Board feel the creation of this connection will encourage residents on or nearby Beacon Street to walk through the project to Beekman Street and the train station? Does the applicant have any objections to this occurring? Does this warrant the installation of a crosswalk across Wolcott Avenue?

Traffic Study

4. We note some differences in the existing traffic volumes between the Edgewater study and the West End Loft study. For example, the Beekman Avenue/West Church Street/Route 9D intersection has a few movements that are 80 to 115 vehicles different (below). Were different volumes used at the common intersections between the two studies?



5. A background growth factor of 2% was used; however, our review of historical traffic volumes on Route 9D (2005 to 2012) revealed traffic growth of 3.46% per year.

6. The study included background traffic from other development projects including The Views, Edgewater, and the 555 South Avenue project. We defer to the Planning Board as to whether this adequately includes nearby projects.
7. We concur with the trip generation estimate based on ITE sources, noting that no credit was taken for pedestrian trips destined for the train station. We expect that West End residents will find it more convenient to walk (+/-1,600 ft) to the station rather than drive and park. Are the Tompkins Terrace Apartments a comparable trip generator to which the traffic/pedestrian trip generation could be applied to West End?
8. We concur with the trip distribution.
9. The Route 9D (Wolcott Avenue) intersections with the site driveway and the Municipal Center/Main Street intersections are expected to operate adequately as proposed.
10. The Route 9D/Beekman Street/W. Church Street intersection is expected to operate at LOS F on the southbound approach during the AM peak hour and PM peak hours under No-Build conditions, with minimal increases in delay due to the project.

That being said, signal timing adjustments, as offered in the study, consisting of decreasing the northbound left turn movement to only 2 seconds of maximum green, along with some other changes will improve the condition to LOS D in the AM peak hour. However, it is our opinion that the change to the northbound left turn movement will generate complaints from motorists that the green is too short. In the PM peak hour, the northbound left turn movement is changed from a leading phase (comes up first) to a lagging phase (green ball first, then green arrow later). This, with other changes, will alleviate the LOS F operation, but the City should consider driver expectations with the change in phase order. Can the delays at this intersection be minimized while keeping the left turn phase at the beginning?

11. Overall, there are some differences in intersection operations when comparing the West End report to the Edgewater report for those intersections that they have in common. This may be explained based on the response to comment #4.

In summary, we offer the above comments for the Boards consideration, and if appropriate, request responses from the applicants representatives.

If you have any questions about the above comments, please don't hesitate to contact our office.

Respectfully,
Creighton Manning Engineering, LLP



Kenneth Wersted, PE, PTOE
Associate