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## MEMORANDUM

**To:** Taylor M. Palmer, Esq.

**From:** Philip J. Greal, Ph.D., P.E.   
Richard D'Andrea, P.E., PTOE 

**Date:** August 23, 2017

**Re:** Edgewater Development  
City of Beacon, New York  
MC Project No. 16003078A

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John Clarke had suggested that we provide information regarding the effect on our Traffic Study considering the project as a Transit Oriented Development (TOD) and how that might change the vehicle trip generation for the site. As previously indicated, no mass transit trip credit was taken in the Traffic Impact Study dated February 27, 2017 in order to provide a conservative analysis of future traffic operating conditions. The trip generation/traffic estimates utilized in our analysis for the Edgewater project are summarized in Table No. 1 from our February 27, 2017 Traffic Impact Study.

Based on the proximity of the Edgewater site to the Beacon Metro North station, it can be anticipated that a significant number of trips will be walking trips or vehicle trips that would not leave the immediate area. The attached Table No. 1-TOD reflects the traffic generation with a 25% mass transit usage credit, which could be obtainable at a site such as this. The overall peak hour trip generation would be reduced from approximately 188 to 142 vehicles per hour during the highest hour.

Note that even with this reduction in traffic volume it is also likely to still require monitoring for signalization at the intersections of NYS Route 9D/Tompkins Avenue and Beekman Street/West Main Street, as identified in our study. However, the expected delays would be less at the study area intersections as a result of the lower vehicular traffic generation from the project.

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**TABLE 1****HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED  
SITE GENERATED TRAFFIC VOLUMES**

<b>EDGEWATER BEACON, NY</b>	<b>ENTRY</b>		<b>EXIT</b>	
	<b>HTGR*</b>	<b>VOLUME</b>	<b>HTGR*</b>	<b>VOLUME</b>
<b>APARTMENT (309 DWELLING UNITS)</b>				
<b>PEAK AM HOUR</b>	<b>0.10</b>	<b>31</b>	<b>0.40</b>	<b>124</b>
<b>PEAK PM HOUR</b>	<b>0.39</b>	<b>122</b>	<b>0.21</b>	<b>66</b>

**NOTES:**

- 1) \* HTGR-HOURLY TRIP GENERATION RATES EXPRESSED IN TERMS OF TRIPS PER 1000 S.F. FOR LAND USES - 220 APARTMENT;  
BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) PUBLICATION ENTITLED "TRIP GENERATION", 9TH EDITION, 2012.

TABLE 1-TOD

**HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED  
SITE GENERATED TRAFFIC VOLUMES**

EDGEWATER BEACON, NY	ENTRY				EXIT			
	HTGR*	VOLUME	MASS TRANSIT TRIPS	TOTAL VEHICULAR TRIPS	HTGR*	VOLUME	MASS TRANSIT TRIPS	TOTAL VEHICULAR TRIPS
APARTMENT (309 DWELLING UNITS)								
PEAK AM HOUR	0.10	31	8	23	0.40	124	31	93
PEAK PM HOUR	0.39	122	31	92	0.21	66	17	50

## NOTES:

- 1) \* HTGR-HOURLY TRIP GENERATION RATES EXPRESSED IN TERMS OF TRIPS PER 1000 S.F. FOR LAND USES - 220 APARTMENT;  
 BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) PUBLICATION ENTITLED "TRIP GENERATION", 9TH EDITION, 2012.
- 2) TOTAL VEHICULAR TRIPS INCLUDING A 25% MASS TRANSIT USAGE CREDIT IN THE FORM OF PEDESTRIAN TRIPS TO THE BEACON METRO NORTH STATION.