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January 2, 2017

Mr. Timothy Teddy
Director of Community Development
City of Columbia
701 E Broadway
Columbia, MO 65205

RE: Traffic Generation Letter
Sinclair Estates
1985 & 2045 W. Southampton Drive
Columbia, MO 65203

Dear Mr. Teddy:

A Concept Review Meeting was held on December 15, 2016, to discuss the proposed Sinclair Estates development with City representatives. During this meeting, City representatives requested that we conduct a traffic generation review to confirm the trip generation projections from the Heritage Village Traffic Assessment prepared by CBB Transportation Engineers + Planners, dated June 5, 2014, would remain valid. CBB's Traffic Assessment assumes 80 multi-family apartment units on the north side of Southampton and 17 independent senior living units and 46 assisted living units on the south side of Southampton. The following compares the traffic generation assumed in the report with the proposed condition:

Traffic Generation Rates per Trip Generation Manual (ITE, 9th Edition)

	ITE Rate	CBB Report		Proposed Condition	
	(vpd/unit)	(units)	(vpd)	(units)	(vpd)
South of Southampton					
Independent Senior Living Attached (ITE Code 252)	3.44	17	58	20	69
Independent Senior Living Detached (ITE Code 251)	3.68	--	--	30	110
Assisted Living (ITE Code 254)	2.66	46	122	16	43
North of Southampton					
Apartments (ITE Code 220)	6.65	80	532	--	--
Independent Senior Living Attached (ITE Code 252)	3.44	--	--	80	275
Total Generation			712		497
<i>Reduction in Trip Generation</i>					<i>215</i>

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I trust that the above Trip Generation Rate calculations will address the concerns of City representatives. Thank you for your time. Please do not hesitate to contact us with any questions or concerns.

Respectfully Submitted,



Matthew A. Kriete, P.E.



Enclosures: CBB Heritage Village Traffic Assessment

cc: 1 – Brian Kimes, JES w/ enclosures
1 – Leon Krieg, AEP w/ enclosures
1 – File ESS Job# 13516