



MEMORANDUM

TO: Elizabeth Perry
Principal Planner, City of Falls Church

FROM: William F. Johnson, P.E.
Andrew C. Buntua

RE: The Reserve at Tinner Hill
City of Falls Church, Virginia

SUBJECT: Traffic Impact Study – Addendum Results Summary and Site Access

DATE: April 24, 2013

This memorandum summarizes the results of an addendum to the Reserve at Tinner Hill Traffic Impact Study, dated April 8, 2013 and submitted to Staff for review. As requested by City staff and its consultant, the addendum included an analysis of the surrounding roadway network assuming signalization at the South Washington Street/South Maple Avenue intersection as planned by the City.

One of the key findings of the revised analysis was that vehicles exiting the site via South Washington Street would experience Levels of Service (LOS) “D” or better during peak periods with signalization at both the South Maple Avenue and Tinner Hill Street intersections. Attachment I herein shows the future forecasted levels of service at each site entrance. The resulting levels of service exiting the site at each site access point can be summarized as follows:

Site Exiting Movements
Level of Service Summary

Site Access Point	AM Peak Hour	PM Peak Hour	Saturday Peak Hour
via South Maple Avenue (left and right turns)	B	B	B
via South Washington Street (left and right turns)	C	D	B

Based on the results of the revised analysis, it may be concluded that allowing left-in and left-out movements at the site entrance would not significantly hinder traffic flow along South Washington Street. Furthermore, the applicant has indicated a desire to place signage and striping internal to the site’s parking garage to encourage patrons to exit the site via South Maple Avenue in order to reduce or

limit the number of vehicles exiting the site via South Washington Street. With those measures in place, traffic exiting the site along South Washington Street would be further reduced.

We trust that the information provided herein is helpful in addressing staff's review of the proposed development application. If you need any additional information, please feel free to contact me at wfjohnson@mjwells.com or 703.365.9262.

Attachments: a/s

Attachment I

Site Entrance Levels of Service

LEGEND

- ▲ PEDESTRIAN ENTRANCE/EXIT
- EX. UTILITY POLE TO BE REMOVED

SIDEWALK DIMENSIONS

SOUTH MAPLE AVENUE

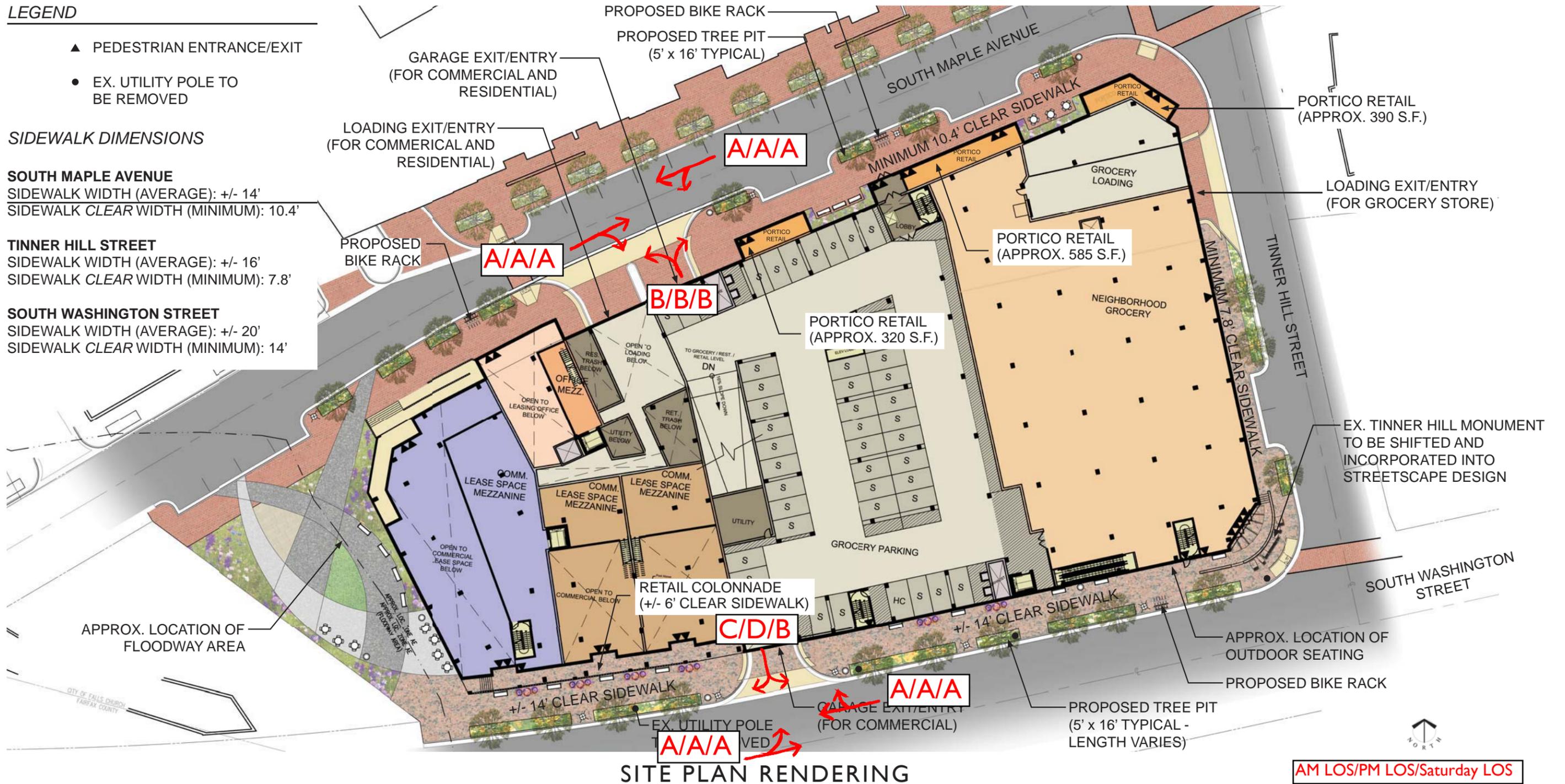
SIDEWALK WIDTH (AVERAGE): +/- 14'
 SIDEWALK CLEAR WIDTH (MINIMUM): 10.4'

TINNER HILL STREET

SIDEWALK WIDTH (AVERAGE): +/- 16'
 SIDEWALK CLEAR WIDTH (MINIMUM): 7.8'

SOUTH WASHINGTON STREET

SIDEWALK WIDTH (AVERAGE): +/- 20'
 SIDEWALK CLEAR WIDTH (MINIMUM): 14'



SITE PLAN RENDERING

AM LOS/PM LOS/Saturday LOS