

# Mitchell Traffic Engineering LLC

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July 29, 2021

Mr. John Finguerra  
Evergreen Walk LLC  
1109 Rose Lane  
Virginia Beach VA 23451

**RE: Evergreen Walk  
Modification to the General Plan of Development  
Unit 7C Residential  
Traffic Impact Statement**

Dear Mr. Finguerra:

We have prepared this Traffic Impact Statement to address the change in traffic generation and the impact of this change that will result from a proposed modification to the existing approved General Plan of Development for the above referenced project.

As noted in the land use table on the General Plan, the previously approved development consists of the following land uses:

## Existing Approved Land Uses

Retail	600,480 SF
Office	230,440 SF
Indoor Recreation	45,000 SF
Hotel	108 Rooms (72,000 SF)
Residential	200 Units (246,550 SF)
Institutional	400 Units (480,000 SF)

This proposed modification will make the following changes to the approved land uses:

- Remove all office use (90,950 SF and 360 parking spaces) from Unit 7C
- Place 60,000 SF of office and 290 parking spaces on Unit 5
- Eliminate 30,950 SF of office use and 70 parking spaces from the General Plan
- Remove all Retail (9209 SF and 46 parking spaces) from Unit 7C
- Remove 10,000 SF Retail and 50 parking spaces from Unit 5
- Place 19,209 SF Retail and 96 parking spaces on Unit 8
- Add 165 units of residential apartments on Unit 7C with 313 parking spaces

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Table 1, attached, summarizes the existing approved General Plan, the proposed changes, and the final development that will result from this change.

This letter addresses the change in traffic that is anticipated as a result of the proposed General Plan modification, which eliminates 30,950 SF of office use and adds 165 residential dwelling units.

Using the *Trip Generation* data base, published by *the Institute of Transportation Engineers (ITE)* with supplements through 2020, the traffic generated by the eliminated office use and the replacement residential use were calculated, with the results summarized in Table 2. Table 2 shows that this land use change is projected to reduce daily traffic by approximately 200 generated vehicles. During the morning and afternoon commuter peak hours, and the Saturday mid-day shopping peak hour generated traffic will be reduced by between 25 and 35 vehicles per hour.

It is therefore our conclusion that the proposed modification to the General Plan will result in a reduction of overall site generated traffic and will have no negative impact on the safe traffic operations in the area.

We will be happy to respond to any comments or questions from the Town staff or Commission regarding this traffic statement.

Very truly yours,

**MITCHELL TRAFFIC ENGINEERING LLC**

A handwritten signature in blue ink that reads "Stephen Mitchell". The signature is fluid and cursive, with the first name "Stephen" and last name "Mitchell" clearly legible.

Stephen F. Mitchell, PE

Table 1  
**Land Use Summary**

Land Use	Existing General Plan (as Previously Approved)			Proposed General Plan Modification			Total New General Plan Development		
	Square Footage	#Units/ Rooms	Parking Spaces	Square Footage	#Units/ Rooms	Parking Spaces	Square Footage	#Units/ Rooms	Parking Spaces
<b>Retail</b>									
The Shops at Evergreen Walk	284,750		1,709				284,750		1,709
The Shops- Phase II	90,250		542				90,250		542
Wright Property (Unit 5)	50,000		250	-10000		-50	40,000		200
Unit 7C	9,209		46	-9,209		-46	0		0
Unit 7F	5,000		25				5,000		25
Unit 8	0		0	+19,209		+96	19,209		96
Unit 12/13	161,271		674				161,271		674
<b>Total Retail</b>	<b>600,480</b>		<b>3,246</b>				<b>600,480</b>		<b>3,246</b>
<b>Office</b>									
The Shops at Evergreen Walk	3,870		20				3,870		20
ECHN Medical Center	39,820		200				39,820		200
Office - South I & II	58,800		296				58,800		296
Unit 14	15,000		61				15,000		61
7E & 7D	12,000		59				12,000		59
Unit 7C	90,950		360	-90,950		-360	0		0
Wright Property (Unit 5)	0		0	+60,000		+290	60,000		290
<b>Total Office</b>	<b>220,440</b>		<b>996</b>				<b>189,490</b>		<b>926</b>
<b>Daycare</b>	<b>10,000</b>		<b>40</b>				<b>10,000</b>		<b>40</b>
<b>Recreation</b>									
L.A. Fitness at Evergreen Walk	<b>45,000</b>		<b>310</b>				<b>45,000</b>		<b>310</b>
<b>Hotel</b>									
Hotel - North & South	<b>72,000</b>	<b>108 Rooms</b>	<b>116</b>				<b>72,000</b>	<b>108 Rooms</b>	<b>116</b>
<b>Residential</b>									
The Residences at Town Square	246,550	200 Units	350				246,550	200 Units	350
Unit 7C	0	0	0	303556	+165 Units	+313	303,556	165 Units	313
<b>Total Residential</b>	<b>246,550</b>	<b>200 Units</b>	<b>350</b>				<b>550,106</b>	<b>365 Units</b>	<b>663</b>
<b>Institutional</b>									
Unit 8 - Independent Living	180,000	140 Units	155				180,000	140 Units	155
Unit 16 - Assisted Living	115,000	120 Units	84				115,000	120 Units	84
Unit 3/4 - Independent Living	185,000	140 Units	163				185,000	140 Units	163
<b>Total Institutional</b>	<b>480,000</b>	<b>400 Units</b>	<b>402</b>				<b>480,000</b>	<b>400 Units</b>	<b>402</b>

Table 2  
**Trip Generation Summary**

Use                      Size		Daily Traffic			AM Peak Hour			PM Peak Hour			Sat Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
<b>Office</b>	<b>30,950 SF</b>	550	550	1100	6	19	86	30	77	107	58	44	102
<b>Residential</b>	<b>165 Dwelling Units</b>	449	449	898	15	44	59	44	29	73	37	39	76
<b>Change in Generation</b>		<b>-101</b>	<b>-101</b>	<b>-202</b>	<b>9</b>	<b>25</b>	<b>-27</b>	<b>14</b>	<b>-48</b>	<b>-34</b>	<b>-21</b>	<b>-5</b>	<b>-26</b>

Note: A negative number represents a reduction in generated traffic.