



FUSS & O'NEILL

October 20, 2022

Mr. Scott Spindler
Highland Capital Holdings, LLC
P.O. Box 1174
Rochester, NH 03866

Re: Traffic Impact Statement
Vertical Self-Storage Facility
249 Ellington Road
South Windsor, Connecticut
Fuss & O'Neill Reference No. 20220745.A10

Dear Mr. Spindler:

This letter has been prepared to review the traffic impact of the proposed vertical self-storage facility to be located at 249 Ellington Road (Route 30) in South Windsor, Connecticut. The following documents our findings.

Introduction

It is our understanding that you intend to develop the existing approximately 3.5 acre site located on the southeast side of Ellington Road (Route 30) north of I-291. The proposed development will consist of a four story climate controlled vertical self-storage building with a total of 99,200 square feet of gross floor area and 12 parking spaces (including one accessible space). The build year for this development is assumed to be 2023. The proposed site location is shown on the attached site location map, *Figure No. 1*.

Adjacent Roadway Network

Route 30 (Ellington Road) runs primarily southwest to northeast in the site vicinity and is under State jurisdiction. The roadway is classified by the CTDOT as an urban principle arterial road that provides two lanes of travel, one in each direction. In the vicinity of the site, the roadway provides access to primarily industrial land uses. The posted speed is 40 miles per hour. In 2019, the Average Daily Traffic (ADT) was 6,700 vehicles in the vicinity of the site. The site is located approximately 1,700 feet northeast from the intersection of Route 5 (John Fitch Boulevard) and Route 30 (Ellington Road), I-291 On/Off Ramps. There are no sidewalks along Route 30 in vicinity of the site.

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Site of Development

The existing site is identified as 249 Ellington Road by the Town of South Windsor and is located in the I-291 Corridor Development zone. 249 Ellington Road consists of approximately 3.5 acres. The existing site is currently vacant and wooded. The site is bounded by two residential homes to the north (both currently for sale), I-291 to the south, Route 30 (Ellington Road) to the west, and vacant land to the east.

Proposed Development

The proposed development is a 99,200 square foot four story vertical self-storage building at 249 Ellington Road as shown on the attached location map, *Figure No. 1*. A total of 12 parking spaces will be provided for the development. The development is expected to open in 2023.

Site Access and Circulation

Vehicular access to the proposed site will be provided via one new full access driveway. The driveway is proposed to be located on Route 30 between utility poles SNET 2273 and SBC 2274. The site driveway will be stop controlled and provide one unrestricted lane of travel in each direction.

Trip Generation

The expected site generated traffic volumes for the vertical self-storage facility were calculated using existing empirical data from the Institute of Transportation Engineers (ITE) publication *Trip Generation*, 11th edition, 2021. This publication is an industry-accepted resource for determining trip generation.

Trip generation for the weekday morning and afternoon peak hour was calculated using the ITE land use code 151 "Mini Warehouse." For a 99,200 square foot vertical self-storage facility, a total of nine vehicle trips (five entering, four exiting) is anticipated for the morning peak hour and during the afternoon peak hour, a total of 15 vehicle trips (seven entering, eight exiting) is anticipated. A summary of the peak hour trip generation information for the proposed development is provided in *Table 1*, on the following page.

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Table 1

**Site Generated Traffic Volumes
249 Ellington Road Vertical Self-Storage Facility
South Windsor, Connecticut**

99,200 sq. ft. Self-Storage	Total Trips	Trips Entering	Trips Exiting
Weekday Morning Peak Hour	9	5	4
Weekday Afternoon Peak Hour	15	7	8

Note: Trip generation based on Rate per Land use Code 151 (Mini Warehouse) as published in *Trip Generation*, 11th Edition, 2021.

Crash Analysis

Crash data was gathered from CTDOT via the University of Connecticut Crash Data Repository for Route 30 (Ellington Road) in the vicinity of the proposed site. The records were gathered for the most recent three years of available data, 2019 through 2021.

A review of the data revealed that Ellington Road experienced three (3) crashes during the three-year study period within 500 feet of the site frontage in either direction. The three crashes were front-to-rear (1), rollover (1), and roadway departure (1). There was no identifiable crash pattern. The de minimis increase in development traffic is not anticipated to have a detrimental impact to roadway safety in the vicinity of the site.

Intersection Sight Distance Analysis

Intersection sight distance requirements were calculated at the proposed site driveway location in accordance with criteria set forth in the 2003 CTDOT *Highway Design Manual*. The sight distance is measured from a point 15 feet back from the edge of travel-way at a height 3.5 feet, the standard height of a driver's eye.

Ellington Road has a posted speed limit of 40 miles per hour. Therefore, a design speed of 45 miles per hour, 5 miles per hour above the posted speed limit, was utilized for the analysis.

For the design speed of 45 miles per hour, 500 feet of intersection sight distance is required for a passenger car turning right or left onto a two-lane facility.

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At the proposed site driveway location, more than 1,000 feet of intersection sight distance is provided looking right (northeast) and approximately 1,000 feet of intersection sight distance is provided looking left (southwest). Sufficient sight distance exists to allow for safe egress of passenger cars attempting to turn right or left from the proposed site driveway onto Ellington Road.

Conclusion

The purpose of preparing this Traffic Impact Statement was to identify the impact of the proposed development's site generated traffic. The study efforts have indicated that the proposed 99,200 square foot vertical self-storage facility will generate a total of nine vehicle trips (five entering, four exiting) during the weekday morning peak hour and a total of 15 vehicles trips (seven entering, eight exiting) during the weekday afternoon peak hour.

Vehicular access to the proposed 249 Ellington Road site will be provided via a single new full access driveway. The driveway will be stop-controlled and provide one unrestricted lane of travel in each direction.

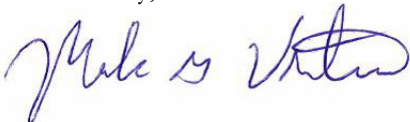
Review of the most recent three years of available crash data provided by the University of Connecticut Crash Data Repository indicated that there were three (3) crashes along Ellington Road within 500 feet of the site frontage in either direction. There was no identifiable crash pattern and the minimal increase in development traffic is not anticipated to have a detrimental impact to roadway safety.

The sight distance triangle from the proposed site driveway location, in both directions, will not be obstructed and will exceed CTDOT criteria to allow for safe egress of passenger cars from the site.

Based on the results of the foregoing analysis, it is the professional opinion of Fuss & O'Neill, Inc. that the proposed development traffic will be minimal and can be safely and efficiently accommodated on the adjacent roadway network.

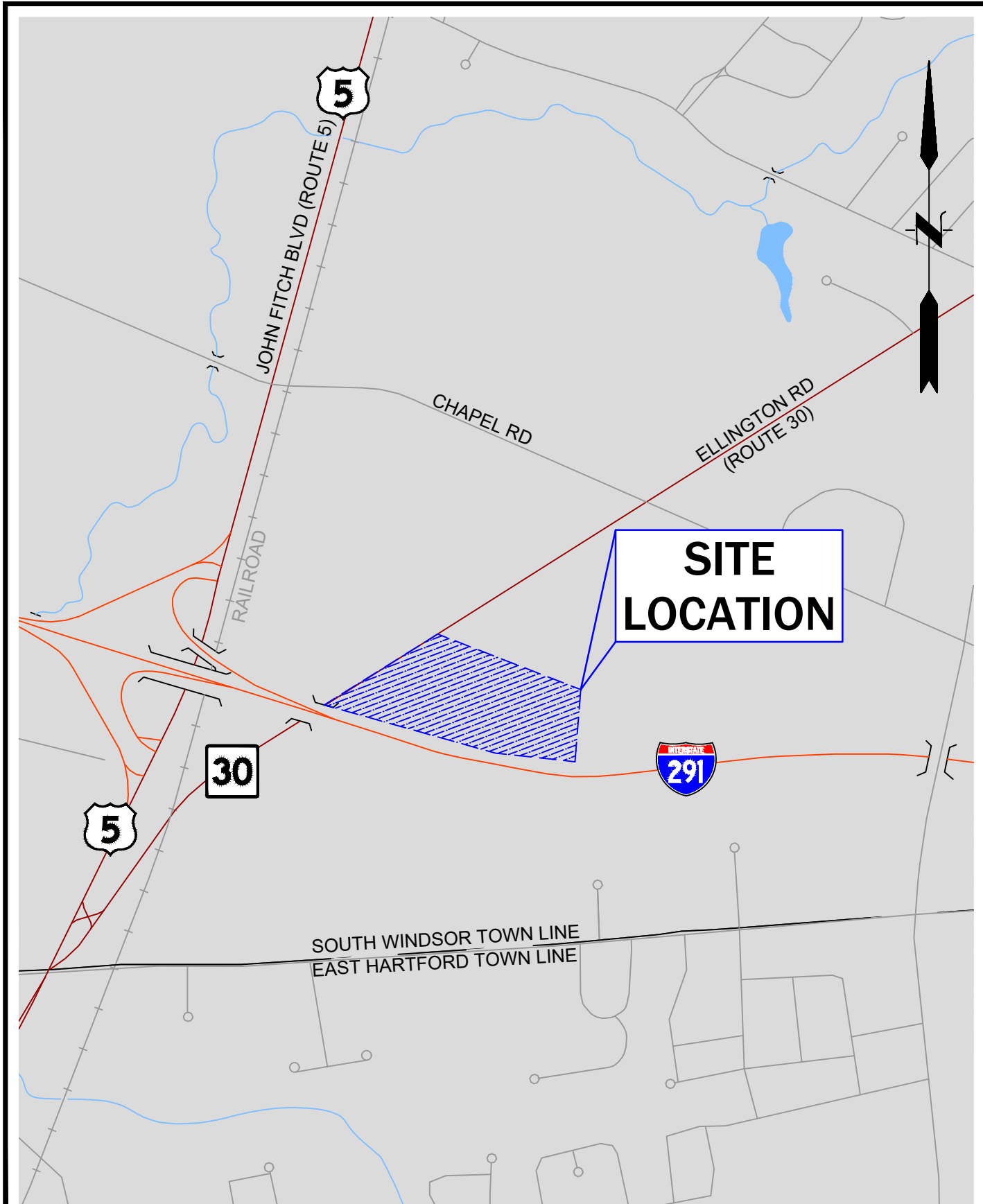
Should you have any questions on this traffic review, please contact me at 860-783-4756.

Sincerely,



Mark G. Vertucci, PE, PTOE
Vice President

Attachment: Site Location Figure (Fig. 1)



SCALE:
HORZ.: 1" = 1000'
VERT.:
DATUM:
HORZ.:
VERT.:
0 1 1000
GRAPHIC SCALE



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HIGHLAND CAPITAL HOLDINGS, LLC

SITE LOCATION FIGURE

249 ELLINGTON ROAD (ROUTE 30)

SOUTH WINDSOR

CONNECTICUT

PROJ. No.: 20220745.A10
 DATE: OCTOBER 2022

FIGURE 1