
TO: Ben Tripp – Metro Realty Group, Ltd.
FROM: Kwesi Brown, PE, PTOE – Milone & MacBroom, Inc.
RE: Traffic Review – The Gateway North Site Plan – South Windsor, Connecticut
DATE: May 21, 2020
MMI #: 3571-47-01

Milone & MacBroom, Inc. (MMI) has prepared this traffic memorandum with respect to the proposed North Site plan application for The Gateway project in South Windsor, Connecticut. Based on information provided by your office, it is our understanding that the North Site plan development will consist of 38,400 square feet of retail and 50,400 square feet of medical office.

MMI previously conducted a traffic study (dated November 11, 2019) for a master plan full buildout of The Gateway site, comprising 38,800 square feet of retail and 85,700 square feet of medical office. This North Site plan is about 35,000 square feet smaller in size. The master plan development, which received both local and Office of the State Traffic Administration (OSTA) approvals, proposed off-site improvements at the intersection of Buckland Road and Cedar Avenue/site driveway as follows:

- Upgrade the existing traffic signal at this location, including new equipment and timing/phasing changes to accommodate the new site driveway.
- Provide a dedicated left-turn lane and a shared through/right-turn lane arrangement on the new site driveway approach.
- Restripe the Cedar Avenue approach to provide a dedicated left-turn lane and shared through/right-turn lane.

Based on its smaller development size, it is expected that the proposed North Site plan development would generate approximately 75 to 125 fewer vehicular trips (depending on the time of day) in comparison to the full master plan buildout. Therefore, it is our opinion that the proposed North Site plan development can be accommodated within the previously recommended off-site signalization and geometric improvements from the master plan traffic study. No further mitigation will be necessary.

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