

# Proposed Waterford Central Residential Development

Willets Avenue, Waterford, Connecticut

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# Table of Contents

<b>1</b>	<b>Introduction.....</b>	<b>1</b>
1.1	Project Description.....	1
1.2	Summary of Findings.....	2
1.3	Study Methodology.....	2
<b>2</b>	<b>2023 Existing Conditions.....</b>	<b>3</b>
2.1	Study Area.....	3
2.1.1	Intersections.....	3
2.1.2	Roadways.....	4
2.2	Crash History and Analysis.....	5
2.3	Traffic Count Data.....	7
<b>3</b>	<b>2024 Future Conditions.....</b>	<b>8</b>
3.1	2024 No-Build Conditions.....	8
3.1.1	Background Traffic Growth.....	9
3.2	2024 Build Conditions.....	9
3.2.1	Site Access and Parking.....	9
3.2.2	Site-Generated Traffic.....	9
3.2.3	Trip Distribution and Assignment.....	11
3.2.4	Intersection Improvements.....	11
<b>4</b>	<b>Traffic Operations Analysis.....</b>	<b>12</b>
4.1	Method.....	12
4.2	Signalized Intersection Capacity Analysis.....	14
4.3	Unsignalized Intersection Capacity Analysis.....	16
<b>5</b>	<b>Conclusion.....</b>	<b>18</b>
 <b>Appendices</b>		
	Appendix.....	1

## List of Tables

<b>Table No.</b>	<b>Description</b>	<b>Page</b>
Table 1	Crash Analysis Summary.....	6
Table 2	Trip Generation Summary.....	10
Table 3	Regional Trip Distribution.....	11
Table 4	Signalized Intersection Capacity Analysis Summary.....	15
Table 5	Unsignalized Intersection Capacity Analysis Summary.....	17

## List of Figures

<b>Figure No.</b>	<b>Description</b>
Figure 1	Site and Study Intersection Location
Figure 2	2023 Existing Conditions – Peak Hour Traffic Volumes
Figure 3	2024 No-Build Conditions – Peak Hour Traffic Volumes
Figure 4	Site-Generated Trip Distribution
Figure 5	Site-Generated Trips
Figure 6	2024 Build Conditions – Peak Hour Traffic Volumes



# 1

## Introduction

Vanasse Hangen Brustlin, Inc. (VHB) has been retained by SigCon Associates, LLC to conduct a Traffic Impact and Access Study (TIA) for Waterford Central, a residential development adjacent to Waterford Woods, located on Willetts Avenue in Waterford, Connecticut. A traffic impact statement was conducted by VHB in August 2020 for Phase 1 of Waterford Woods for the development of 98 residential units, a study in February of 2022 for Phase 2 for the development of 106 additional residential units was additionally completed. For this project, VHB has evaluated existing traffic operations in the area previously and has reassessed the impacts of Waterford Central based upon the new development plan and summarized the results in this report.

### 1.1 Project Description

The proposed project is an adjacent development to Phases 1 and 2 of Waterford Woods apartment complex which included six residential buildings containing a total of 204 units with a variety of one-bedroom and two-bedroom units and 313 parking spaces.

Waterford Central, which abuts Waterford Woods on the east, is proposed to include 216 units with a variety of one- and two-bedroom units available. Additionally, parking is expected to be approximately 305 spaces. Waterford Central will utilize the same site driveway access to Willetts Avenue as Waterford Woods and will be connected via an internal driveway.

The proposed site plan of the proposed development is included as part of the submittal. This traffic impact and access study analyzes the traffic impacts on Willetts Avenue that can be expected by the proposed Waterford Central development.

## 1.2 Summary of Findings

The traffic impacts of the project were examined during the study area's weekday morning and afternoon peak hours at three existing intersections. An analysis of existing conditions was conducted for the study area in 2023 to compare to the future scenarios. A no-build condition for the year 2024 (the year the project is expected to be completed) was developed to create a base future condition without the project, incorporating background traffic growth. A build condition for the year 2024 was developed to evaluate future transportation conditions with the project constructed. The following are key findings of the TIAS:

- The proposed Waterford Central development is expected to generate approximately 85 (20 entering, 65 exiting) new vehicle trips during the weekday morning peak hour, and approximately 107 (67 entering, 40 exiting) new vehicle trips during the weekday afternoon peak hour.
- The signalized study intersection under 2023 Existing and 2024 No-Build weekday afternoon conditions operates with queuing on the northbound approach (Willettts Avenue). Widening of Willettts Avenue to provide an additional exclusive left-turn lane on the northbound approach is proposed.
- Under 2024 Build Conditions, the signalized study area intersection with the geometric improvements to the intersection is expected to operate at overall LOS B with reduced queuing on the Willettts Avenue approach.
- The unsignalized site drive intersection operates acceptable at LOS C or better during all peak hours in the 2024 Build conditions.

## 1.3 Study Methodology

This traffic study was conducted in three stages. The first stage involved an assessment of existing traffic conditions in the study area and included an inventory of roadway geometrics and observations of traffic flow. In addition, daily and peak period traffic counts were collected in October 2022. A safety review of the study area intersections was performed.

In the second stage of the study, future traffic conditions both with and without the project were estimated and analyzed. This study assessed specific travel demand forecasts for the project, and the estimated background growth unrelated to this project.

The third and final stage involved conducting traffic analyses to identify both existing and projected future roadway capacity and demand. From this information and other factors, the likely traffic impacts associated with the project can be determined. This analysis was used as the basis for determining if any resulting roadway improvements or measures would be required in support of the site-generated traffic.