

March 26th, 2019

Job # 24232-01

Carson City Consolidated Municipality
Planning Commission
851 E. William St.
Carson City Nevada

RE: March 27th Planning Commission Meeting – Item E.1 SUP -18-178 – Cochise Street Multi-Family Community

Dear Planning Commission Members;

On behalf of our clients, Steve Dontcho and Bob French, current owners of the property, we are respectfully requesting your consideration of the following changes to Condition # 15 of the above referenced agenda item, based on the attached Proportioned Share Analysis prepared by Headway Transportation, dated March 20th, 2019:

15. Prior to the issuance of a construction permit, the applicant shall enter into an improvement agreement to pay for 7% 2.5% of the cost required to install a traffic control signal at S. Carson Street/Appion Way, in an amount not to exceed \$84,000 \$12,500 (based on a 3 leg intersection signal installation only). The surety for this agreement must be in the form of cash, and shall be deposited into a dedicated account to only be used by the City to pay for the design/construction of a traffic control signal. or traffic control device, or held for a period of no less than 15 years. If the other developments (defined by the March 20, 2019 Proportionate Share Analysis) contributing proportionate share of funds are not collected in 5 years or If the funds are not utilized for said traffic control signal within 15 10 years, the cash shall be released to the current property owner.

We will be available at the hearing to present this proposed change in more detail, answer questions and work with you and your staff to resolve this issue in a mutually acceptable manner. Thank you for your time and consideration.

Places Consulting Services Inc



Randy Walter, AICP
President and Planning Manager



March 20, 2019

Steve Dontcho
Bob French Construction
3429 Ocean View Blvd, Suite E
Glendale, CA 91208

Proportional Share Analysis -Traffic Signal at S. Carson Street/Appion Way

Dear Mr. Dontcho,

This letter report presents a proportional share analysis for a traffic signal, based on existing traffic volumes and anticipated private development trips, at the S. Carson Street/Appion Way intersection in Carson City, NV. The purpose of this analysis is to identify the percentage of traffic that each project will contribute to the movements that will ultimately cause need for a traffic signal at the study intersection.

Private Developments

The planned private development projects included in this analysis to determine the proportional share are as follows:

- ▶ Clearview Ridge
- ▶ Cochise Multi-Family
- ▶ RC Zone (Hotel)
- ▶ Commercial Pad (Fast Food)
- ▶ Appion Commercial Center

Figure 1, attached, shows the location for each private development project within the study area. Note that the Carson Hills Apartment project is not expected to add traffic to the side-street approach of the Appion Way intersection and therefore is not included in this analysis.

Proportional Share Analysis

Proportional share was calculated by the percentage of existing traffic and the anticipated project trips at the S. Carson Street/Appion Way intersection. Existing traffic volumes and anticipated development trips at the S. Carson Street/Appion Way intersection were developed by reviewing turning movement volumes from the *Traffic Evaluation for South Carson Street* (Headway Transportation, 2019) and the *Appion Way Commercial Center Traffic Analysis* (Solaegui Engineers, Ltd., 2017). For this analysis, it was determined that the combination of the eastbound approach and the northbound left turn movement would be the most equitable method in estimating each project's contribution to the need for a signal. **Table 1** shows

the eastbound approach and northbound left turning movement volumes for the existing traffic and each planned private development.

Table 1: S. Carson Street/Appion Way Turning Movement Volumes

Project	Left-Out		Right-Out		Left-In		Total
	AM	PM	AM	PM	AM	PM	
Existing Traffic	0	0	91	166	140	132	529
Clearview Ridge	0	0	0	0	3	12	15
Cochise Multi-Family	0	0	11	7	3	12	33
RC Zone (Hotel)	15	22	16	23	21	21	118
Commercial Pad (Fast Food)	20	16	20	16	23	17	112
Appion Commercial Center	123	79	73	64	95	60	494
Total	158	117	211	276	285	254	1,301

It is anticipated that there will be a total of 1,301 turning movements that contribute to the need for a traffic signal at the S. Carson Street/Appion Way intersection.

Table 2 shows the proportional share for existing traffic and each private development.

Table 2: Appion Way Traffic Signal Proportional Share

Project	Left-Out	Total Approach	Left-In	Total Approach + Left-In
Existing Traffic	0.0%	33.7%	50.4%	40.6%
Clearview Ridge	0.0%	0.0%	2.8%	1.2%
Cochise Multi-Family	0.0%	2.4%	2.8%	2.5%
RC Zone (Hotel)	13.5%	10.0%	7.8%	9.1%
Commercial Pad (Fast Food)	13.1%	9.4%	7.4%	8.6%
Appion Commercial Center	73.4%	44.5%	28.8%	38.0%
Total	100.0%	100.0%	100.0%	100.0%

Conclusion

Using the total eastbound approach and northbound left turn volumes, the proportional share for a traffic signal at the S. Carson Street/Appion Way intersection are as follows:

- ▶ Existing Traffic – 40.6%
- ▶ Clearview Ridge – 1.2%
- ▶ Cochise Multi-Family – 2.5%
- ▶ RC Zone (Hotel) – 9.1%
- ▶ Commercial Pad (Fast Food) – 8.6%
- ▶ Appion Commercial Center – 38.0%

Please do not hesitate to contact us at 775-322-4300 with any questions.

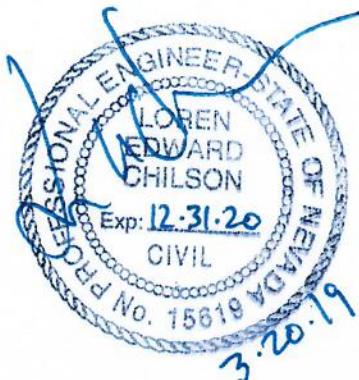
Sincerely,

HEADWAY TRANSPORTATION, LLC

Loren E. Chilson, PE
Principal

Attachments:

Figure 1 – Anticipated Developments



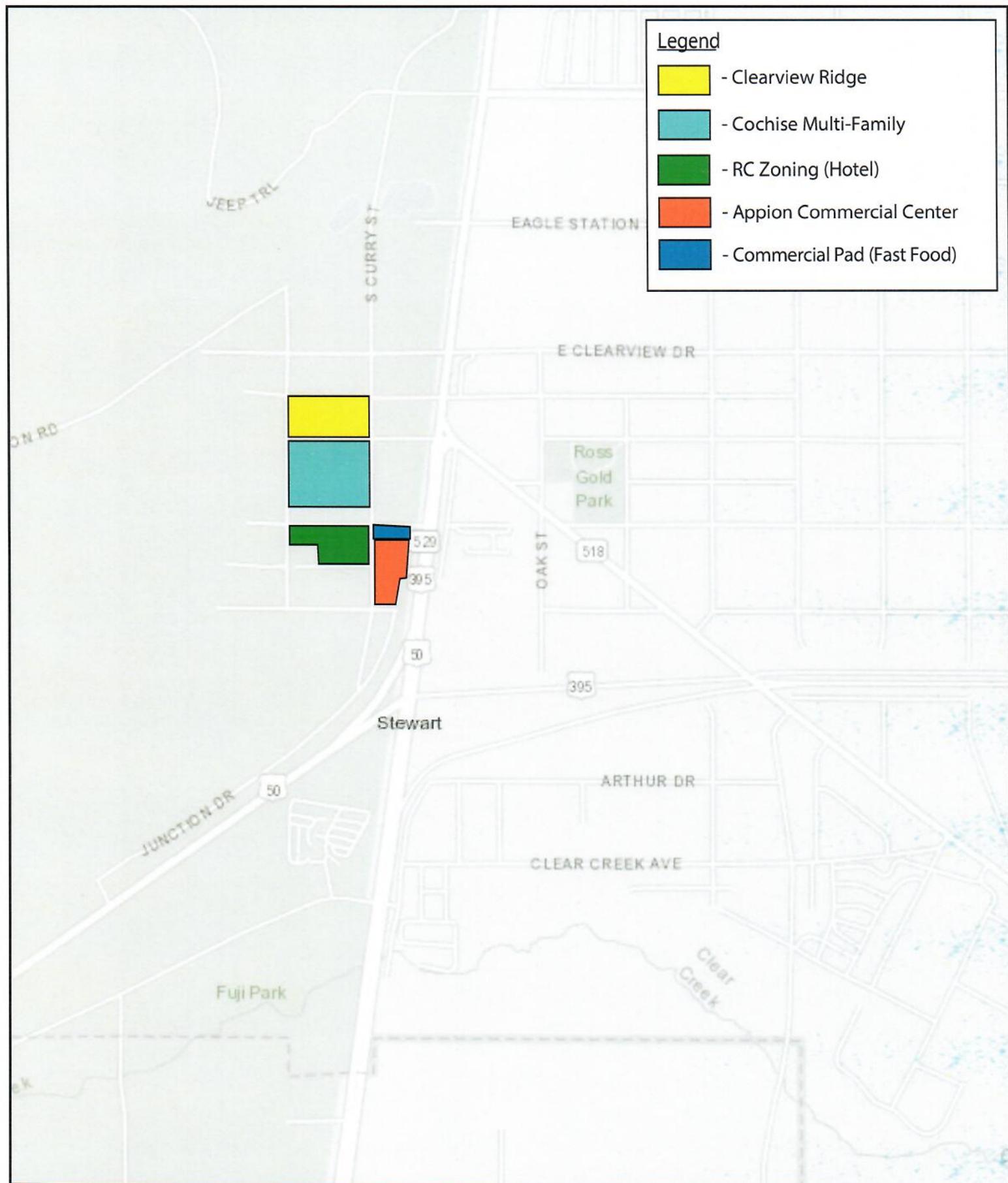


Figure 1

S. Carson Street/Appion Way Traffic Signal
Proportional Share Analysis
Anticipated Developments