

July 17, 2019  
BAI #219065

Mr. Lawrence LaBonte  
Willow Lake Properties, LLC  
53 Greenwood Avenue  
Darien, CT 06820

REFERENCE: **Willow Lakes Independent Living**  
New London Turnpike (Assessor's Plat 16 - Lot 3)  
Coventry, Rhode Island  
*Trip Generation*

Dear Mr. LaBonte:

Bryant Associates, Inc. (Bryant) has been retained by Willow Lake Properties, LLC to provide a trip generation memorandum in regards to their proposed development to construct a multifaceted care residential facility on Assessor's Plat 16, Lot 3, on the west side of New London Turnpike in Coventry, Rhode Island. The development is expected to include 124 independent living units, 48 assisted living units, and 30 memory care units. Bryant previously prepared the *Sherwood Village Traffic Impact Analysis (TIA)* report, dated April 2009 and revised August 2009, for the Sherwood Development, LLC's proposed development of 192 apartments units on the same parcel (Assessor's Plat 16, Lot 3). The Sherwood Village project was subsequently renamed as Tiffany Village.

To evaluate the traffic impacts of the proposed Willow Lakes project, it is necessary to determine the amount of traffic expected to be generated by the proposed development. The trip generation calculations are based on data compiled in Trip Generation (10<sup>th</sup> edition), an informational report published by the Institute of Transportation Engineers (ITE). Trip Generation is a tool for planners, transportation professionals, zoning boards, and others who are interested in estimating the number of vehicle trips generated by a proposed development or land use. This document is based on thousands of trip generation studies submitted to the Institute by public agencies, developers, consulting firms, and associations.

The number of trips anticipated to be generated by the proposed 202 dwelling units (124 independent living units, 48 assisted living units, and 30 memory care units) was estimated using ITE Trip Generation Land Use Code 255, Continuing Care Retirement Community, which sets forth trips generated at facilities similar to the proposed use. Trip Generation defines a continuing care retirement community as a land use that provides multiple elements of adult living and combine aspects of independent living with increased care that is aimed at allowing the residents to live in one community as their medical needs change. Trip Generation also indicates that this land use is

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typically a self-contained village that may also contain special services such as medical, dining, and recreational, etc. for residents. The number of trips anticipated to be generated by the proposed Willow Lakes development, as well as the number of trips as presented in the previously proposed Sherwood Village development TIA, during the A.M. and P.M. peak hours are shown in Table No. 1.

**Table No. 1**  
**Trip Generation Summary and Comparison**  
**Total New Trips**

Time Period	Direction	Willow Lakes Residential Development (Land Use Code 225) 202 Units	Sherwood Village Apartment Development (Land Use Code 220) 192 Apartments
A.M. Peak Hour	Enter	31	20
	Exit	17	78
	TOTAL	48	98
P.M. Peak Hour	Enter	34	80
	Exit	51	43
	TOTAL	85	123

The highest total trips in any hour of the day anticipated to be generated by the proposed Willow Lakes development is 85 trips (entering and exiting) during the P.M. peak hour. It is anticipated that the proposed Willow Lakes development will generate fewer trips during the peak hours than the previously proposed 192 unit apartment development.

It is recommended that a full traffic study be completed to determine the expected traffic operations with the proposed development and the anticipated impacts resulting from the development, if any.

We are prepared to review the results of this analysis with you at your convenience. Should you have any questions or comments, please do not hesitate to contact me at (401) 834-1063 or tbrayton@bryant-engrs.com.

Very truly yours,  
BRYANT ASSOCIATES, INC.



Todd E. Brayton, P.E.  
Director of Operations – Rhode Island  
Transportation Director

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