

Appendix O

THE RESERVE TRAFFIC DATA

Appendix O The Reserve

The most significant No-Build project in the study area is The Reserve, which is located just southeast of the proposed Project site over the Connecticut stateline in the City of Danbury. This project is the redevelopment of the Union Carbide property. An approximately 100 acre parcel of the Union Carbide property is currently occupied by the Praxair Corporation. The Reserve has an eleven phase Master Plan for the development of the land (545 acres) surrounding the Praxair Corporation out parcel. Table O-1 indicates the staging of the 11 phases. The following is a list of the land use projections for The Reserve by phase.

- ◆ Phase 1 - 468 Rental units - Approved (Crown Point partially constructed)
- ◆ Phase 2 - 10,000 square foot General Office and Bank - Built
- ◆ Phase 3 - Deeded to the City of Danbury
- ◆ Phase 4 - 658 Multi-Family Units (The Village)
- ◆ Phase 4 - 175 Age Restricted Units (Encore)
- ◆ Phase 4 - 35,000 square foot Retail
- ◆ Phase 5 - 470 Multi-Family Units
- ◆ Phase 6 - 336 Multi-Family Units (The Hills)
- ◆ Phase 7 - 14,300 square foot Office
- ◆ Phase 8 - 32 Multi-Family Units
- ◆ Phase 8 - 215,000 square foot Office
- ◆ Phase 9 - 221,000 square foot Office
- ◆ Phase 10 - 10,000 square foot Office
- ◆ Phase 11 - 397 Multi-Family Units

The extension of the Reserve Road is under construction, and Crown Point units are currently available for rent. Residential units in other phases are scheduled to be available for sale in the summer and fall of 2007.

Table O-1 The Reserve Staging Strategy			
Stage	Phase	Approval Time-frame	Construction
1	1A, 2, 7, and 8	1/06	ongoing
2	6	1/07	1/07- 4/07
3	1B, 4A, and 9B	4/07	7/07- 11-07
4	4B, 4C, and 8	6/07	7/07-4/08
5	5 and 9A	6/08	7/08-4/09
6	3, 10, and 11	3/09	4/09-12/09
Joe Balsus, Tighe & Bond Memorandum to Ahdul Mohammed City Traffic Engineer, December 5 , 2006.			

Table O-2 indicates the trip generation rates for the Reserve. Phase 2 includes over 10,000 square feet of development. The calculated a.m. peak hour traffic associated with the 7,457 square foot office proposed as part of Phase 2 was based on Institute of Transportation Engineers (ITE) Trip Generation equation rates. Phase 2 is located near Exit 2 of Interstate 84.

Trip rates for The Reserve's senior housing was determined using the weekday maximum rates presented in Table O-2. Traffic related to non-senior residential housing was calculated using the ITE Trip Generation townhouse/condominiums land use designation with the exception of the Phase 1 traffic associated with the 468 residential units which is based on the apartment or rental land use designation. The Phase 1 trip rate treats sub-phases 1A and 1B as a single development phase. Clubhouse square footage is not shown in Table O-2 but is considered part of the residential development.

Table O-2 utilizes the p.m. peak parking restriction from The Reserve report for recreational Saturday trip generation.

Table O-2 The Reserve Trip Rates								
Stage	Phase	Land Use	Trip Rates					
			A.M. Weekday Peak Hour		P.M. Weekday Peak Hour		Saturday Peak Hour	
			IN (Trips/Unit)	OUT (Trips/Unit)	IN (Trips/Unit)	OUT (Trips/Unit)	IN (Trips/Unit)	OUT (Trips/Unit)
1	1A	186 residential units rental	0.100	0.398	0.382	0.206	0.225	0.226
3	1B	282 residential units rental						
1	2	7457 square feet general office	2.774	0.378	0.253	1.237	0.327	0.279
		2600 square feet bank	6.910	5.430	22.87	22.87	18.911	18.170
6	3	1000 square feet recreation	12.000*	12.000*	45.000*	19.000*	45.000	19.000
3	4A	221 residential units	0.075	0.366	0.349	0.172	0.261	0.222
		175 senior residential units	0.122	0.149	0.189	0.121	0.150	0.150
4	4B	144 residential units	0.082	0.398	0.377	0.186	0.316	0.270
4	4C	318 residential units	0.070	0.340	0.327	0.161	0.229	0.195
		35,000 square feet retail	1.453	0.929	4.294	4.652	6.499	5.999
5	5	470 residential units	0.064	0.314	0.305	0.150	0.206	0.175
2	6	336 residential units	0.069	0.336	0.324	0.159	0.225	0.192
1	7	14,300 square feet general office	1.364	0.186	0.253	1.237	0.221	0.189
4	8A/ 8B	215,000 square feet general office	1.416	0.193	0.253	1.234	0.173	0.147
1	8C	32 residential units	0.110	0.538	0.494	0.245	0.254	0.216
5	9A	136,000 square feet general office	1.552	0.212	0.289	1.411	0.179	0.153
3	9B	85,000 square feet general office	1.705	0.233	0.348	1.699	0.206	0.175
6	10	10,000 square feet general office	1.364	0.186	0.253	1.237	0.221	0.189
6	11	650,000 square feet general office	1.135	0.155	0.211	1.030	0.140	0.119

Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.
Trips Rates units based on dwelling units for residential uses, 1,000 square feet for other uses.
* Source: the Reserve Master Plan Danbury Connecticut, Traffic Report, Tighe & Bond January 17, 2006.

Table O-3 shows the trips generated by the project using rates as presented in Table O-2 and includes internal and passby site trips related to the 35,000 square feet of retail space proposed in Phase 4C.

**Table O-3
The Reserve**

Stage	Phase	Land Use	Trips								
			A.M. Weekday Peak Hour			P.M. Weekday Peak Hour			Saturday Peak Hour		
			IN (Trips)	OUT (Trips)	Total (Trips)	IN (Trips)	OUT (Trips)	Total (Trips)	IN (Trips)	OUT (Trips)	Total (Trips)
1	1A	186 residential units	47	186	233	179	96	275	105	106	211
3	1B	282 residential units									
1	2	7457 square feet general office	21	3	24	2	9	11	2	2	4
		2600 square feet bank	18	14	32	59	59	118	49	47	96
6	3	1000 square feet recreation	12*	12*	24	45*	19*	64	45	19	64
3	4A	221 Residential Units	17	81	98	77	38	115	58	49	107
		175 senior residential units	21	26	47	33	21	54	26	26	52
4	4B	144 residential units	12	57	69	54	27	81	46	39	85
4	4C	318 residential units	22	108	130	104	51	155	73	62	135
		35,000 square feet retail	51	33	84	150	163	313	227	210	437
5	5	470 residential units	30	148	178	143	71	214	97	82	179
2	6	336 residential units	23	113	136	109	53	162	76	65	141
1	7	14,300 square feet general office	20	3	23	4	18	22	3	3	6
4	8A/ 8B	215,000 square feet general office	304	41	345	54	265	319	37	32	69
1	8C	32 residential units	4	17	21	16	8	24	8	7	15
5	9A	136,000 square feet general office	211	29	240	39	192	231	24	21	45
3	9B	85,000 square feet general office	145	20	165	30	144	174	18	15	33
6	10	10,000 square feet general office	13	2	15	3	12	15	3	3	6
6	11	650,000 square feet general office	738	101	839	137	670	807	91	77	168
		Total	1709	994	2703	1238	1916	3154	988	865	1853

Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.

* Source: the Reserve Master Plan Danbury Connecticut, Traffic Report, Tighe & Bond January 17, 2006.

