

Woodland Village Traffic Study Data

- The following data was collected between Friday 1/22/21 and Thursday 2/11/21
- This data totaled all vehicles departing and entering Woodland Village from Village Parkway in a 24-hour period during workdays
- Although the data was not collected in a consecutive 24-hour period, each time block of a 24-hour period is represented.
- Daily average totals are likely higher due to the pandemic in effect during the survey.

Total trips 24 hours

5,585

Distance from project site to 395 on ramp via Village PKWY-2.6 miles

Travel time at the speed limit- 5:09:50

Distance from project site to 395 on ramp via Crystal Canyon Drive- 3.8 miles

Travel time at the speed limit- 7:22:23

We believe the applicants traffic assessment that the residents of the proposed project will primarily use the Crystal Canyon route as opposed to the Village Parkway route, as stated by the applicant during the 1/5 public hearing is inaccurate for the following reasons:

- Crystal Canyon route is a further distance to the highway
- Crystal Canyon route takes a longer duration of travel time
- There are two crosswalks on the Crystal Canyon route which may be busy with kids walking to and from school
- There are also speed bumps further slowing travel
- The Crystal Canyon route has a pavement surface in a state of disrepair
- There are also no services (gas, convenience items, etc.) along this route

3/9/21

BCC

#16

Derek Schreff

We believe that the traffic pattern in the Cold Springs area will be negatively impacted due to the increase in traffic related to this project.

- The traffic related to this project would increase the traffic on Crystal Canyon and Village Parkway by roughly 7.5% according to our independent study.

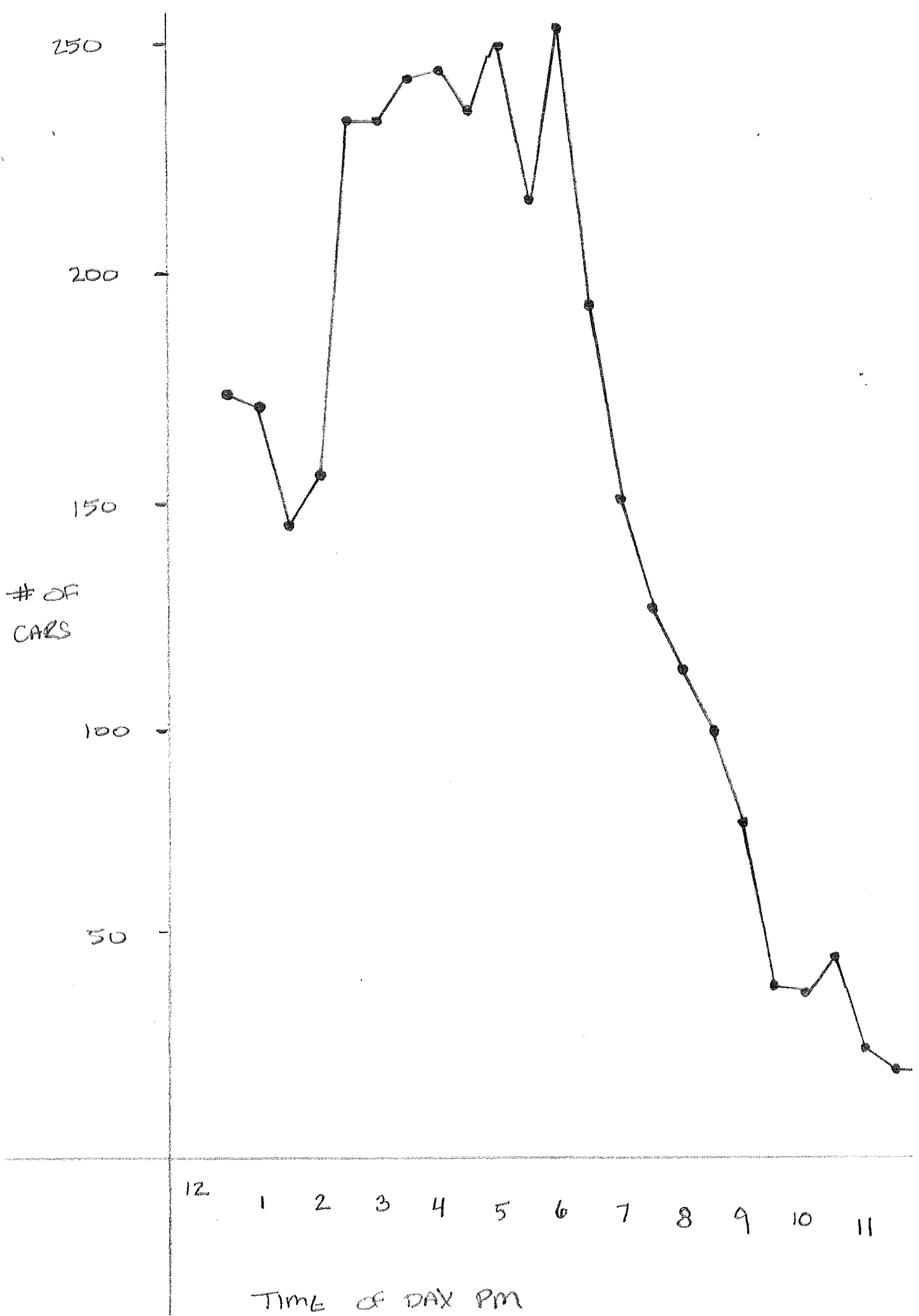
10.14 **Let us not forget that the very day the CAB voted to approve this project, a fatality involving a school bus with kids on board occurred killing Michael Highline, a resident of Cold Springs.**

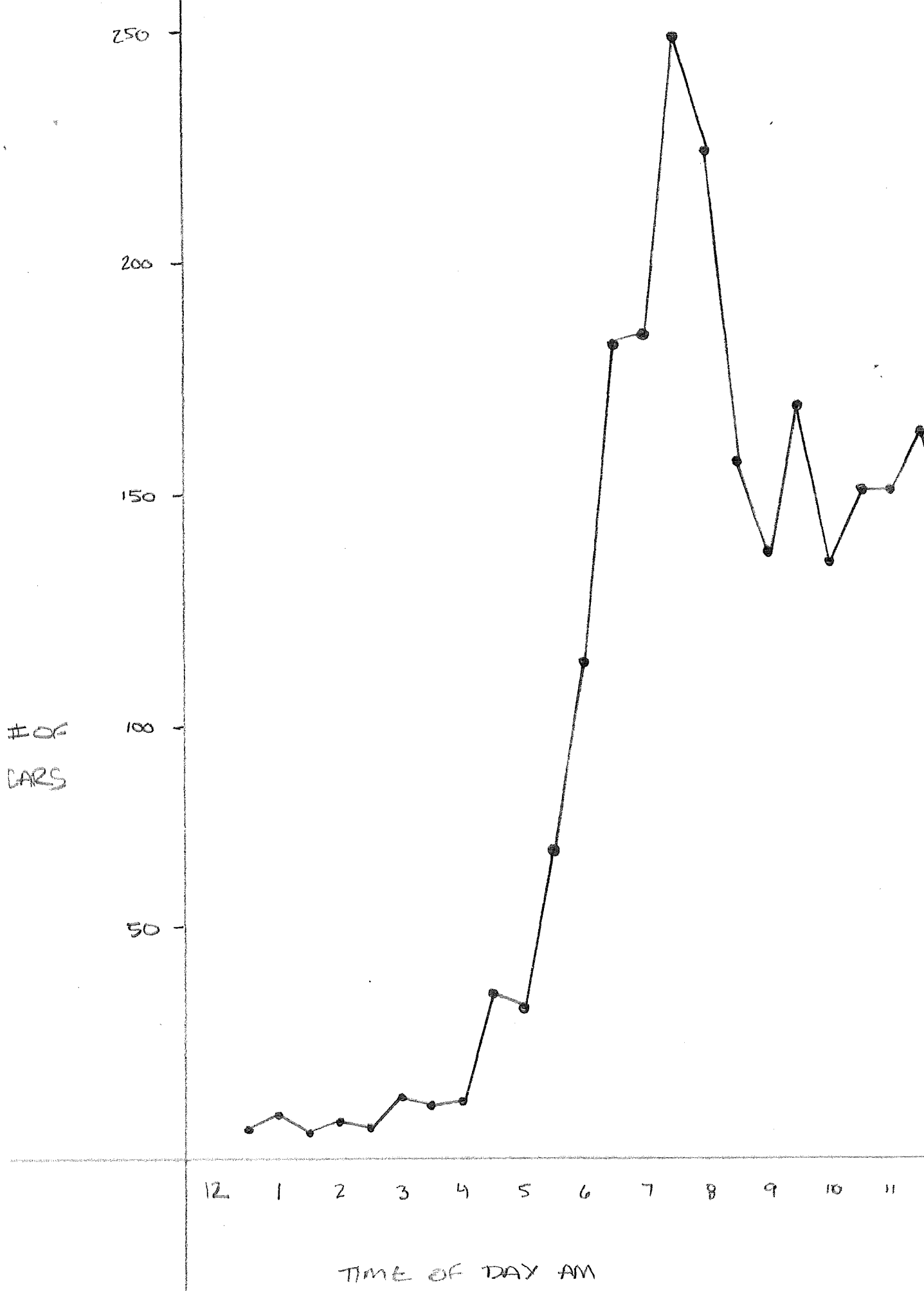
- 8/10/2016 A head on collision on White Lake Parkway resulted in a 4 year old left in critical condition
- 12/23/2017 A head on collision on White Lake Parkway resulted in part of White Lake Parkway being closed
- 10/05/2019 An accident at White Lake and Crystal Canyon resulted in 4 injuries requiring medical treatment at a hospital
- 2/11/2020 An injury accident involving a child hit by a vehicle occurred one block east of White Lake Parkway
- We believe these incidents show a clear pattern related to safety.

There are known safety issues regarding the main throughfares in and out of Woodland Village/Cold Springs.

- The crosswalk directly west of the project site is poorly lit and dangerous for pedestrians during non-daylight hours.
- During recent fire evacuation orders, it was observed that a great many residents had prepared to evacuate with their RVs and tow behind trailers of all sizes.
- This creates a safety issue during an evac due to the fact that if there was a traffic incident during an evac, the trailers and trucks would not be able to U-turn at choke points along the egress route.
- Attempting to do so would likely result in further traffic congestions that would restrict access to even emergency vehicles.

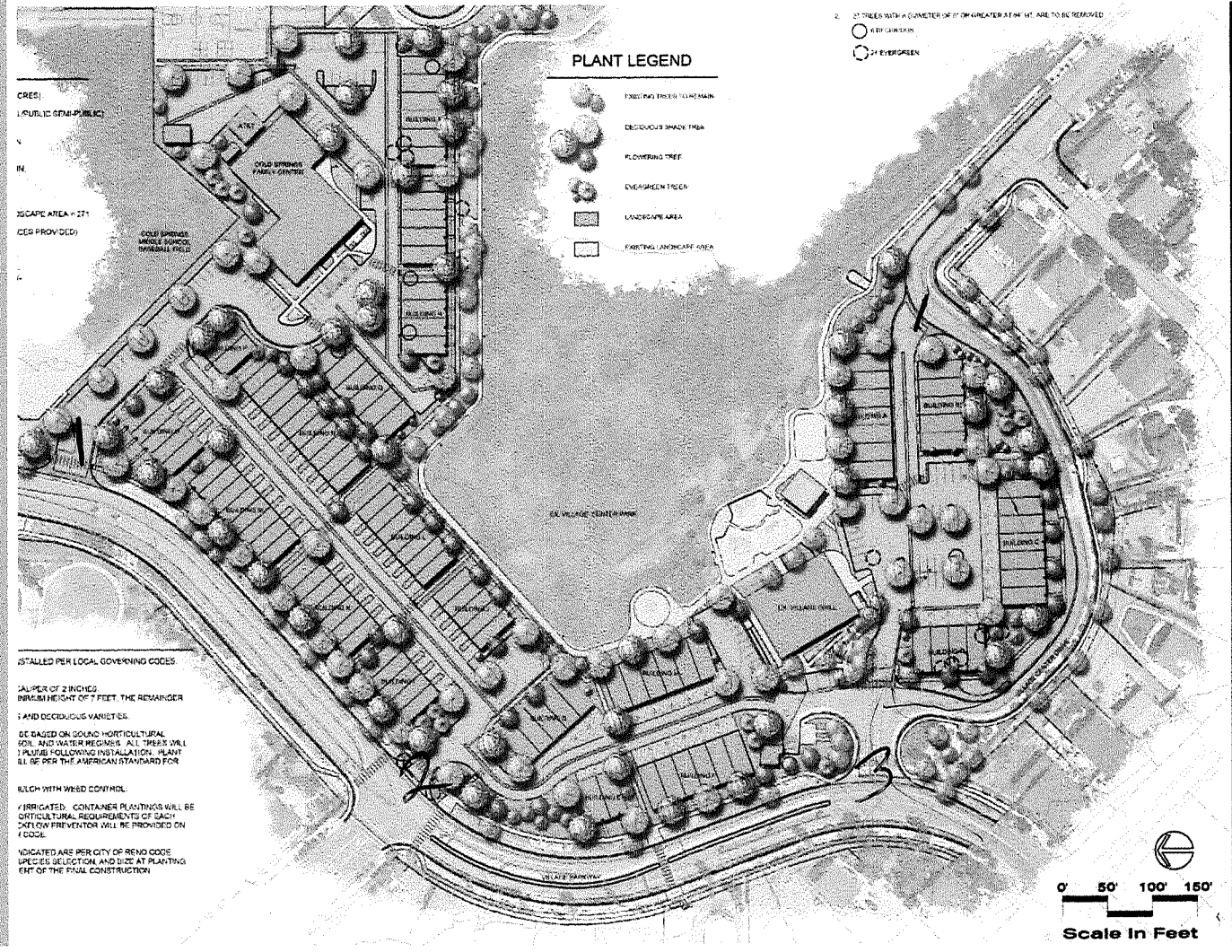
We do not feel that the evaluation of the traffic situation in Cold Springs was conducted in a transparent manner.





- Parking will not be reduced
- Parking provided 410 spaces:
 - 294 residential
 - 45 Village Grill
 - 70 Family Center
- Traffic generated will be 851 average daily trips and 71 PM peak hour trips
- Traffic improvements along Village Parkway

Project Details



15 feet which is to code. He noted only time we will use that zero setback is to lot the townhomes. He added we are meeting NC fire codes between structures. Commissioner Chvilicek inquired about the traffic flow shown in the drawing is specific to town center. Mr. Hasty confirmed that is correct.

Commissioner Donshick and Nelson asked Mr. Solaegui about RTC's questions that were asked after the traffic study was complete and if they addressed the question. Paul Solaegui stated he doesn't have a copy of the report but read the questions. He stated the number of trips on Crystal Canyon include 70% that direction, and 30% flow to Border Town. He spoke about how they came to that split. He said we did a master overview study of Woodland Village. He stated they studied all 20+ phases of that subdivision and warrants to close out on that subdivision. He said they felt good with split. He stated RTC wondered about the logic, and it was based on 20 phases and how they split the interchanges. He said he has engineering evidence the distribution was accurate. He spoke about warrants at Village Parkway, Whitelake, and Crystal Canyon, and Whitelake Parkway intersection. Those intersections were reviewed and re-evaluated along with this projects traffic, and the levels of services were appropriate and warrants of traffic signals were not met. He said he is happy to address anything further but felt it was addressed adequately.

Chair Chesney asked about CAB's recommendation. Ms. Olander stated they were unanimously in favor. They recommended approval of SUP and tentative subdivision map. Chair Chesney asked if our acceptance of this include all engineering and staff reports by developer or will there be future review as this goes through permitting and building process. Mr. Lloyd if approved, you would be approving the tentative map and SUP. It would require final design and final approval of final map and associated conditions would have to be met with reports and studies.

Commissioner Chvilicek asked Mr. Lloyd and General Counsel, in response to public comment by the residents in Cold Spring, could there be a condition that these are owner occupied or not investor purchased and resold. Mr. Hasty stated all of their developments has a rule that you have to live in the house for a full year. Mr. Lissner, owner/developer, stated we did that for the entire Woodland Village. He invited anyone to call him to discuss the concerns with the project, 775-813-0046.

Chair Chesney stated the applicant have met all requirements of Master Plan, Cold Springs Area Plan, and the findings. He stated he cannot find a finding that can be voted against. He said his heart goes out to those who purchase the single-family residences. He cannot blame those who cannot follow the process of zone changes. It's been on the map for 6-8 years.

Commissioner Chvilicek stated she looks at how an application addresses the area plans, the CAB's response and community. She stated by serving on Regional and Planning Commission, going through updates and looking at other communities, she stated she observed communities thrive when they have mixed use or mixed housing availability. She thanked planning staff for identifying that it is in the area plan and CAB supports it.

Commissioner Phillips stated she is worried about the finding: 'the issuance is not detrimental.' There are too many aspects that are detrimental that need to be corrected.

Commissioner Chvilicek asked if we can separate these motions or can they be done together. DDA Gustafson stated she can make them together or separate. Chair Chesney stated he recommends making the motion together. Mr. Lloyd suggested reading both motions.

Commissioner Chvilicek said her reasoning for making the motion is that this project is in compliance with area plan where the community provided input and CAB recommended this unanimously.