

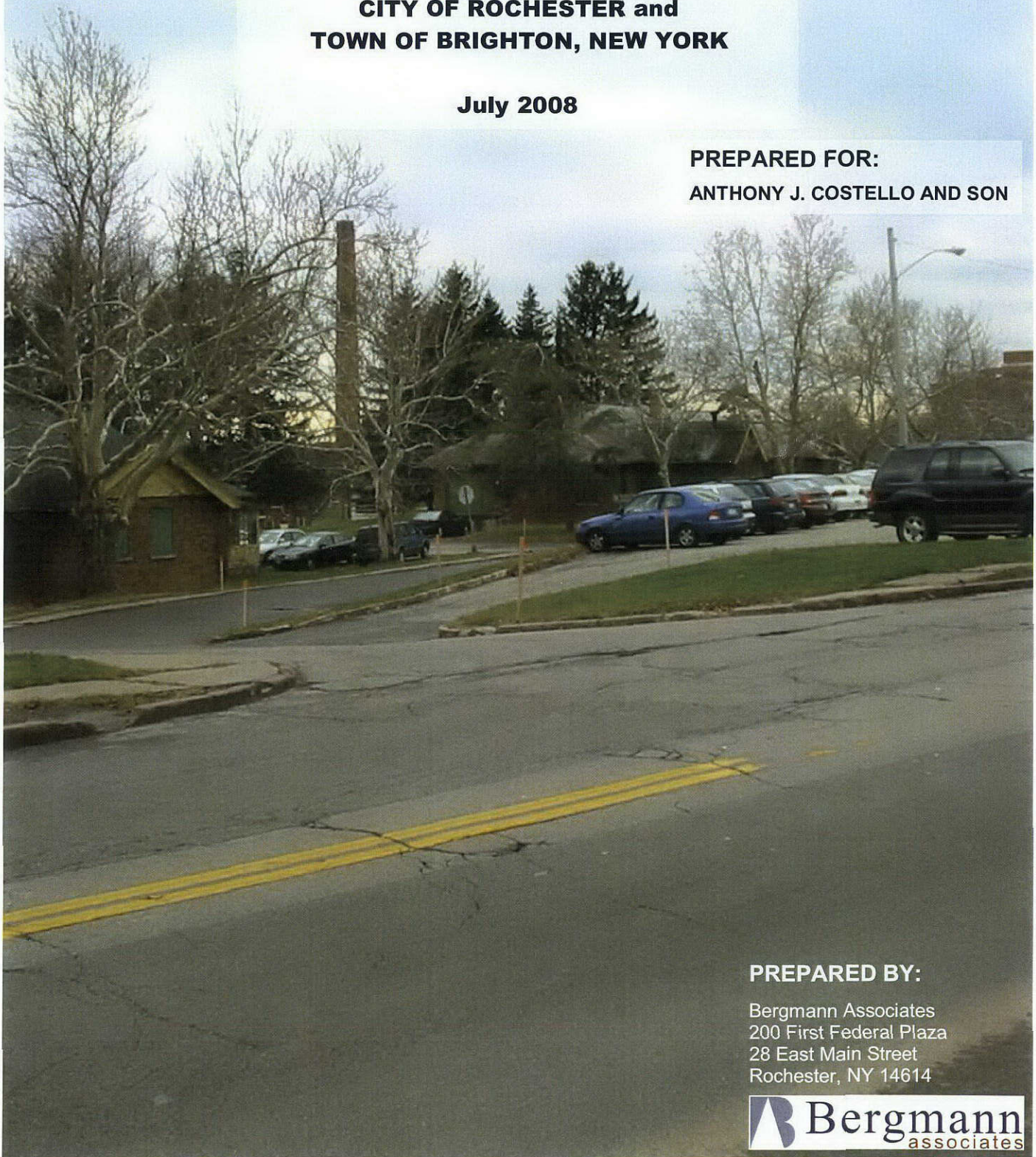
TRAFFIC IMPACT STUDY

CITYGATE

CITY OF ROCHESTER and
TOWN OF BRIGHTON, NEW YORK

July 2008

PREPARED FOR:
ANTHONY J. COSTELLO AND SON



PREPARED BY:

Bergmann Associates
200 First Federal Plaza
28 East Main Street
Rochester, NY 14614



Table of Contents

Table of Contents	i
I. Purpose and Scope	2
II. Surrounding Land Use and Transportation System	4
A. Existing Land Use	4
B. Existing Roadway System.....	5
III. Existing Traffic Conditions	5
A. Existing Traffic Volumes	6
B. Existing Levels of Service	8
IV. Trip Generation	12
V. Trip Distribution	13
VI. Future Traffic Evaluation	14
A. Sight Distance	14
B. Projected 2013 No-Build Traffic	15
C. Projected 2013 No-Build Level of Service.....	17
D. Projected 2013 Build Traffic	21
E. Projected 2013 Build Level of Service.....	23
F. Projected 2013 Build with Mitigation LOS.....	29
VII. Summary and Conclusions	31
A. Existing Conditions	31
B. Future Conditions	31
VIII. Recommendations	32

I. Purpose and Scope

The subject of this Traffic Impact Study (TIS) is the Citygate development proposed in the City of Rochester and Town of Brighton. The location of Citygate is within the southeast quadrant of the intersection of East Henrietta Road (Route 15A) with Westfall Road. A regional project location map is shown in Figure 1. See Figure 2 for the site location. The purpose of the TIS is to document the traffic conditions of the subject site area and to evaluate future traffic conditions and impacts.



Figure 1 - Regional Location Map

The proposed development action is to complete Citygate in 2013. Citygate will consist of retail, office, residential, and hotel. Vehicular access to the Citygate development will be provided by two streets on East Henrietta Road and one street and two driveways on Westfall Road. Three access driveways exist today, as shown in Figure 3. The existing access driveways are listed on the next page.