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Date: February 17, 2021
To: Andrew Wappner, Metropolitan Holdings Limited
From: Katie Dillenburg, P.E., Bayer Becker
Jenny Engels, E.I., Bayer Becker
cc: Mark Rosenberger, Bayer Becker
Subject: Additional Traffic Information for the Skytop Redevelopment Project
5218 Beechmont Avenue (S.R. 125), Anderson Township, Hamilton County, Ohio

Bayer Becker has compiled the following Additional Traffic information for the proposed Skytop redevelopment project, which is located at 5218 Beechmont Avenue (S.R. 125), in Anderson Township, Hamilton County, Ohio.

Background Information

Previously, Bayer Becker prepared a memorandum dated October 23, 2020 to present the Skytop redevelopment project and the proposed scope of work necessary to prepare a Traffic Impact Study (TIS) for the project.

- The project consists of a mixed-use development including multifamily residential, restaurant, and retail land uses. Access to the site is to be maintained at two locations along Beechmont Avenue (S.R. 125), including the signalized access located opposite Elstun Road and a full movement driveway that is shared with the existing commercial development located to the west of the site.
- The study area includes the two site access points, the intersection of Beechmont Avenue (S.R. 125) and Elstun Road and the intersection of Beechmont Avenue (S.R. 125) and the existing shared access drive.

Approval of the TIS scope of work was provided by the Ohio Department of Transportation (ODOT) via email received on December 3, 2020. ODOT noted that modifications to the existing shared access drive located to the west of the site were desired and were to be considered as part of the redevelopment project (i.e., to meet current ODOT standards). Therefore, a safety review of the west shared access is to be completed as part of the TIS.

At this time, Bayer Becker is starting work on the TIS. However, during the Anderson Township Zoning Commission meeting that was held on Monday, January 25, 2020, traffic concerns from the neighboring community, the Estates of Signal Hill, were expressed. As a result, the following Additional Traffic Information is provided.

Additional Traffic Information

As previously stated, the proposed Skytop redevelopment project is located at 5218 Beechmont Avenue (S.R. 125). Beechmont Avenue (S.R. 125) is located to the south of the site followed by commercial and residential properties. Clough Creek is also to the south. To the west, is an existing commercial development (also previously described) followed by Cincinnati-Batavia Road (S.R. 32) and the Little Miami River. In general, residential properties are located to the north, including the Estates of Signal Hill, and to the east, is Clough Creek followed by additional residential properties.

While the study area of the TIS includes the two intersections/access points along Beechmont Avenue (S.R. 125), concerns specific to Cincinnati-Batavia Road (S.R. 32) were identified by residents of Signal Hill.

Access to Cincinnati-Batavia Road (S.R. 32) from Beechmont Avenue (S.R. 125) is provided via an interchange. Beechmont Avenue (S.R. 125) is elevated relative to Cincinnati-Batavia Road (S.R. 32) and it operates uninterrupted with ramps connecting to Cincinnati-Batavia Road (S.R. 32).

6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600

110 South College Ave., Ste. 101
Oxford, OH 45056
513-523-4270

1404 Race Street, Suite 204
Cincinnati, OH 45202
513-336-6600

209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

According to data published by ODOT, retrieved from the Transportation Information Mapping System (TIMS), the following design hourly volumes (DHV) are reported along Beechmont Avenue (S.R. 125) and Cincinnati-Batavia Road (S.R. 32), measured in vehicles per hour (vph):

- 2,384 vph traveling along Beechmont Avenue (S.R. 125), southeast of the site, south of Wasigo Drive
- 5,902 vph traveling along Beechmont Avenue (S.R. 125), west of Cincinnati-Batavia Road (S.R. 32)
- 1,825 vph traveling along Cincinnati-Batavia Road (S.R. 32), northwest of the site, at Signal Hill Lane

All data was collected in 2018 and includes two-directional traffic volumes (i.e., total traffic, eastbound and westbound, or northbound and southbound).

Typically, site traffic associated with a proposed development is distributed to the adjacent roadway network based on existing traffic patterns. Per the ODOT traffic data described above, the following existing traffic patterns are apparent relative to the Skytop site study area:

- Approximately 20% of traffic enters/exits the study area from/to the east on Beechmont Avenue (S.R. 125)
- Approximately 60% of traffic enters/exits the study area from/to the west on Beechmont Avenue (S.R. 125)
- Approximately 20% of traffic enters/exits the study area from/to the north on Cincinnati-Batavia Road (S.R. 32)

Site traffic associated with the proposed Skytop substantial modification was calculated by Bayer Becker as summarized in the Traffic Information & Calculations memorandum dated February 2, 2021. Specifically, assuming 361 apartment units, high-turnover (sit-down) restaurants at 9,550 square feet (i.e., Big Ash Brewing and adjacent existing building to the west), 8,131 square feet of retail/shopping center space, and a coffee/donut shop at 2,200 square feet (with a drive-through window) (i.e., the proposed building on Lot 3 from the previously approved proposed site development), it is estimated that 491 total site trips will be generated during the weekday AM peak hour and 233 total site trips during the weekday PM peak hour.

When considering the existing site conditions and the approved proposed site (per zone change Resolution No. 18-0621-02 dated June 21st, 2018 and per FDP Resolution No. 2019-1028-02 dated October 28th, 2019), also described in the Traffic Information & Calculations memorandum, traffic volume impacts are expected as presented in the tables below. The traffic volume changes associated with Cincinnati-Batavia Road (S.R. 32) (i.e., 20% of total site traffic) are also included.

Proposed Substantial Modification vs. Existing Site Conditions

	AM Peak Total Site Trips	PM Peak Total Site Trips
Existing Site Conditions Site Trips	788	698
Proposed Substantial Modification Site Trips	491	233
Total Reduced Site Trips	-297	-465
Reduced Site Trips on S.R. 32 (20%)	-59	-93

Proposed Substantial Modification vs. Approved Proposed Site

	AM Peak Total Site Trips	PM Peak Total Site Trips
Approved Proposed Site Trips	470	201
Proposed Substantial Modification Site Trips	491	233
Total Additional Site Trips	+21	+32
Additional Site Trips on S.R. 32 (20%)	+4	+6

In conclusion, specific to traffic along Cincinnati-Batavia Road (S.R. 32), a comparison of the proposed substantial modification with the previously approved site plan results in an additional 4 site trips during the AM peak hour and an additional 6 site trips during the PM peak hour. Furthermore, an increase of 6 site trips (i.e., the higher of the AM and PM peak hour site trips) added to the existing 1,825 design hourly volume plus the approved 470 site trips indicates that a minimal increase of traffic along Cincinnati-Batavia Road (S.R. 32) is expected, at less than one percent.