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February 25, 2008

Ms. Mary Young
 Assistant Planning Director
 Town of Westport
 110 Myrtle Avenue
 Westport, Connecticut 06880

**RE: Peer Review of Westport "Y", Sunny Lane, Westport, Connecticut
 Site Plan Review Comments – Technical Review Report #3**

Dear Ms. Young:

In accord with your request, we are conducting a Peer Review of the traffic study for the Westport Weston Family "Y" proposed on Sunny Lane, near Interchange 41 on the Merritt Parkway. The existing "Y" is located in the Downtown Business District and will be relocated to the existing Mahackeno site on Sunny Lane.

Specifically, we have begun reviewing the traffic-related documents "*Traffic Impact & Access Analysis, Spring and Summer Analysis, Westport Weston Family Y – Sunny Lane, Westport, Connecticut*", *Volumes I and II, dated December 2007*, prepared by Frederick P. Clark Associates, Inc. We have also received the following documents:

- Perimeter Survey prepared by Redniss & Mead dated January 17, 2008.
- Floor Plans -Westport/Weston Family-YMCA prepared by Robert A.M. Stern Architects LLP dated March 30, 2006.
- Preliminary Landscape Plans prepared by Robert A.M. Stern Architects LLP dated November 14, 2007.
- Grading & Utilities Plans prepared by Land Tech Consultants, Inc. dated December 11, 2007.
- Erosion & Sediment Control Plan prepared by Land Tech Consultants, Inc. dated December 11, 2007.
- Improvements to Interchange 41, Merritt Parkway, Westport Weston Family Y, prepared by Land Tech Consultants, January 2008.
- Parking Requirements for Proposed Mahackeno Site, prepared by Mr. Larry Weisman dated November 2007

Our scope for this effort is to:

1. Review Traffic Impact Report(s) and the Site Plan, prepared for the planned project as submitted to the Town of Westport;
2. Assess the planned Site Plan and off-site roadway improvements, as suggested by the developer's traffic consultant to accommodate site-generated traffic volumes; recognizing existing traffic volumes and anticipated future traffic volumes generated by other land development projects approved/anticipated in the area; and,

3. Provide the Town of Westport the professional and technical assistance to enable the Town to respond to the developer's application.

Our review of the materials and Site Plan included the following disciplines and Traffic Impact Report procedures/methodologies:

- Work prepared in accord with, and using procedures generally accepted by the traffic engineering profession.
- Traffic surveys, field reconnaissance, and study area designation.
- Determination of future growth trends in traffic.
- Assessment of the existing and planned highway system and land-use development in the area as it relates to traffic.
- Traffic generation characteristics of the planned development.
- Directional distribution (approach and departure) of site-oriented traffic.
- Traffic impact/roadway adequacy analyses.
- Development of necessary site access and traffic/roadway improvements, and
- Impact of Emergency and oversized vehicles on traffic operations off site.

A field reconnaissance of the area roadways was undertaken in a manner to adequately review the roadway and traffic conditions detailed in the traffic report. In accord with Town directives, we did not conduct independent traffic counting programs, but utilized information supplied by the Town including data from the applicant for this peer review.

THE PROJECT

The existing Westport Weston Family Y will be re-located to the Mahackeno site on Sunny Lane in the Town of Westport. Access to the site is proposed via driveways on Sunny Lane. Key intersections that were studied in the applicant's traffic consultant's report include:

- ◆ Route 33 at Merritt Parkway Westbound Ramps.
- ◆ Route 33 at Redcoat Lane.
- ◆ Route 33 at Redcoat Road.
- ◆ Route 33 at Merritt Parkway Connector/Spring Hill Road.
- ◆ Route 33 at Patrick Road.
- ◆ Route 33 at Rices Lane.
- ◆ Route 33 at River Lane.
- ◆ Route 33 at State Route 57/Kings Highway North, and
- ◆ Merritt Parkway Connector/Sunny Lane at Merritt Parkway Eastbound Ramps.

This letter addresses the Site Plan portion of our peer review.

SITE PLAN PEER REVIEW

Based on our review of the Site Plan prepared by Robert A.M. Stern Architects and Land-Tech Consultants, we have the following comments:

1. The applicant should provide a Site Plan. We did not see a Site Plan as part of the submission.
2. The applicant should clarify the need for handicap spaces (2) located at the bottom of the parking lot.
3. It is our understanding that the circular roadway in front of the "Y" building is one-way oriented to the east. The applicant should provide a "Site Circulation Plan" showing on-site signage.
4. The width of driveways on Sunny Lane should be at least 22 feet. The Town of Westport regulations permit a driveway width of at least 18 feet. However, given the number of parking spaces and the anticipated traffic volumes at this site, we recommend a two-way width of at least 22 feet.

This also applies to the roadway between the reinforced and paved parking lots and the roadway between the paved parking lot and the drop-off spaces.

5. The site driveways on Sunny Lane should be controlled by a "STOP" sign and STOP bar based on Town standards.
6. The individual parking aisles should be controlled by a "STOP" sign and STOP bar based on Town standards.
7. The applicant should provide sight line measurements from the two parking lot driveways on Sunny Lane. The Town of Westport regulations require that a minimum distance of 150 feet be provided in each direction from a point 10 feet back from the traveled portion of the road. However, in this case, intersection sight lines should be based on the posted speed limit on Sunny Lane. For a 20 miles per hour posted speed limit, the sight distance requirement is 225 feet.
8. **Secondary Access** - It appears that there is an emergency access proposed via Rices Lane. The following issues should be addressed relative to this access:
 - The width of the access roadway should be adequate to accommodate emergency vehicles. The Town of Westport Fire Department should be consulted for this purpose.
 - This access should be prohibited to regular traffic and therefore, appropriate signs should be posted to this effect. The applicant should clarify if this access would be gated.

- Based on a review of existing conditions, the pavement width on Rices Lane and River Road is inadequate for emergency vehicles to maneuver through these roadways. The Town of Westport Fire Department should be consulted for this purpose.

The comments, as listed above should be addressed, in our opinion, so that a complete understanding of the traffic impacts of the project can be made. We will be forwarding additional comments upon further review of the Traffic Report.

Please do not hesitate to call if you have any questions relative to our review of the traffic-related issues associated with the Westport "Y" project.

Respectfully submitted,
WILBUR SMITH ASSOCIATES



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