

April 26, 2023

Fahey, Landolina & Associates LLC
487 Spring Street
Windsor Locks, CT 06096

Attn: Attorney Thomas Fahey

**Re: Dorsett Crossing - Lots A, F & H
Dorsett Crossing Drive and Route 10
Simsbury, CT
Our File: 04174.00**

Dear Attorney Fahey:

Pursuant to your request, our office has reviewed the potential traffic impact of a proposed modified PAD Master Plan for the Dorsett Crossing development located on Dorsett Crossing Drive and Hopmeadow Street, CT Route 10, in the Town of Simsbury, Connecticut. This letter presents our findings.

Dorsett Crossing was originally approved by the Simsbury Commissions in 2009 and was issued Certificate No. 1868 by OSTA on May 19, 2009. Subsequent approvals were issued by the Town and OSTA with the most recent OSTA approval issued in November, 2012. That approval is known as Administrative Decision No. 116 (AD 116). That approval allowed for a development consisting of 264 Apartment units, 14,500 s.f. of retail, 50,000 s.f. of medical office, 22,000 s.f. of general office and a 3,500 s.f. bank with a total of 815 parking spaces.

The current proposal involves potential additional development on Lots A, F & H which would result in a modified plan to include a total of 360 apartment units, 15,000 s.f. of medical office and 12,000 s.f. of retail / general office with a total of 741 spaces.

Our office has reviewed our files, and we have found the Trip Generation table submitted in support of the most recent town and OSTA approvals. We have also calculated the trip generation potential of the current proposed development utilizing the ITE Trip Generation Report, 11th Edition. The results are presented in Table 1.

From the table, it is evident that the proposed development will generate substantially fewer trips on a daily basis and during peak hours as compared to the current OSTA approved development. In fact, the traffic volumes will be reduced by approximately 50% over the previous approval.

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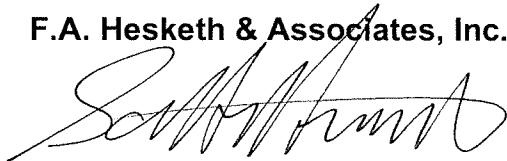
Based on the projected reduction in both daily and peak hour volumes, it is my professional opinion that the approval of the revised PAD Master Plan will not have a detrimental impact on traffic operations on area roadways.

It will be necessary to make a submission to OSTA for a new Administrative Decision for the revised Master Plan. An OSTA Application can be made to OSTA concurrent with the application to the Town for Master Plan Approval. Final action by OSTA will not take place until after the town has approved the revised Master Plan.

We appreciate the opportunity to provide this information to you. If you require any additional information related to this project, please do not hesitate to contact our office.

Sincerely,

F.A. Hesketh & Associates, Inc.



Scott F. Hesketh, P.E.
Manager of Transportation Engineering

cc: The Keystone Companies, Anthony P. Giorgio

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**Table 1
Trip Generation**

<u>Land Use</u>	<u>Building Area (s.f.)</u>	<u>Daily Traffic (ADT)</u>	<u>Weekday Traffic</u>		<u>PM Peak Hour</u>		<u>Daily Traffic</u>	<u>Saturday Traffic</u>				
			<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>		<u>Enter</u>	<u>Exit</u>	<u>Peak Hour</u>	<u>Total</u>	
Approved Development												
Medical Office	50,000	1,807	91	24	115	47	126	173	448	103	78	182
General Office	22,000	416	49	7	56	18	86	103	66	6	5	11
Pharmacy w/Drive through	14,000	1,234	21	16	37	73	73	145	1,234	55	55	110
Bank	3,500	519	24	19	43	45	45	90	302	48	45	93
Residential	264 units	2,540	49	146	195	159	93	252	2,663	130	115	245
Total		6,516	234	212	446	342	423	763	4,713	342	298	641
Proposed Development												
Medical Office	15,000	540	37	10	47	18	41	59	207	25	19	45
Residential (Multi Fam Low-Rise)	360 units	2,750	39	124	163	131	77	208	1,856	84	83	167
General Office	12,000	183	24	3	27	5	24	29	27	3	3	6
Strip Retail Plaza (<40k)^	12,000	736	19	13	32	44	45	89	736	40	39	79
Total*		4,026	95	147	242	193	163	356	2,799	149	141	291

^ - Saturday daily volume assumed equal to weekday daily volume

* - Total is sum of Medical Office, Residential and the higher of General Office or Retail for each time period