Appendix F

TRAFFIC ENGINEERING REVIEW

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November 14, 2012

Randy Nahas The Nahas Company 111 Stone Valley Road Alamo, CA 94507

Re: Traffic Engineering Review of Proposed TJ Maxx Store in the Castro Village Shopping Center

This letter has been prepared in response to questions that have been raised regarding the traffic conditions at the proposed TJ Maxx project in the Castro Village Shopping Center. In particular the traffic issues involve the impacts at site driveways and the traffic conditions on Redwood Road and Jamison Way.

Project Description

The project is a proposed 25,000 sq ft addition to the existing Castro Valley Shopping Center. **Figure 1** shows the project area and the roadway connections within the Castro Valley Shopping Center. As shown, the new store is totally contained within the existing shopping center, and backs up to Jamison Way. The parking adjacent to the new store will be reconfigured and expanded to accommodate the additional customers. An existing car wash facility that partially covers the site will be removed. Traffic gains access to this part of the shopping center from Jamison Way, Redwood Road and Castro Valley Boulevard. The primary roads that would be affected by the TJ Maxx project include:

- **Redwood Road** This is a four-lane arterial roadway that extends north-south through Castro Valley starting at I-580. Most major intersections on Redwood Road are signalized, including an existing signal at the Safeway Shopping Center driveway.
- Jamison Way This is a two-lane collector street with a combination of multifamily residential uses and commercial frontage. There is parking on both sides. Stop signs are in place at Santa Maria Road and at Redwood Road.

The project will not create any significant traffic impacts with the possible exception of the access driveways onto Redwood Road, and the addition of traffic onto Jamison Way. The driveway that will serve the project from Redwood Road is located about 100 feet from the existing traffic signal, and there is very limited room for left turn lanes (See **Figure 2**), and limited room for queued vehicles.

Traffic Volumes

Abrams Associates collected traffic volume data at the intersection of Redwood Road and the various shopping center driveways during both a morning and afternoon peak hour. In addition, AM and PM turning movement counts were made at the intersection of Redwood Road and Jamison Way. **Figure 2** shows the results of the traffic counts. The peak period of vehicle activity occurred during the late afternoon. The counts show very low traffic volumes at the unsignalized intersection to the Castro Valley Shopping Center. The morning peak hour was

relatively quiet, while the afternoon had significantly higher traffic. Field review and observations throughout the peak periods showed no unusual congestion or delay at either intersection. There were no instances observed where the left turn lanes formed a queue that interfered with through traffic on Redwood Road.

Trip Generation

The proposed project is estimated to generate traffic based on studies from the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition). The land use categories that were referenced are based on a shopping center with 200,000 square feet (LU Code 820). The results of the trip generation calculations are shown in **Table 1**.

Land Lloo	ITE	Sizo		AM	Peak H	our	PM	Peak H	our
Lanu Use	Code	Size	ADT	In	Out	Total	In	Out	Total
Trip Rates- Shopping Center	820	Trips per 1,000 sq ft	42.94	0.61	0.39	1.00	1.84	1.89	3.73
TJ Maxx (25,000 square foot building)	820	25,000 sq ft	1,073	15	10	25	46	47	93

Table 1Trip Generation Calculations

With 25,000 square feet of retail space being added to the center, an additional 93 vehicle trips will be added to the project trip generation, with 46 of these trips entering and 47 vehicles exiting the shopping center during the peak hour. It should also be noted that there will be some reduction in traffic due to the closure of the car wash, but these trips have not been considered in the analysis.

Trip Distribution

The project traffic will be distributed among six (6) driveways or access points. The trip distribution assumptions have been based on the project's proximity to local activity centers, freeway interchanges, the existing directional split at other local driveways and intersections, and the overall land use patterns in the area. Based on these factors, it is conservatively estimated that about 25 percent of the new traffic will use the driveway on Redwood Road, and that 10 percent will use the driveway on Jamison Way. This will result in about 23 vehicle trips per hour added to the various movements at the unsignalized driveway intersection on Redwood Road and (9) trips on Jamison Way.

Intersection Capacity Impacts on Redwood Road

The signalized intersection on Redwood Road that serves the Safeway operates at LOS "B" (delay = 19.5 sec) during the PM peak hour, based on the HCM Synchro traffic model. This condition remains the same with the addition of project traffic. At the unsignalized intersection where the project traffic intersects, the capacity conditions are Level of Service "A". The left turn lane has an average delay of 1.6 seconds per vehicle. The overall Level of Service and average vehicle delay remain the same both with and without the addition of the project.

Queuing at Redwood Road Driveway

At the unsignalized driveway on Redwood Road, the 95th percentile for the southbound left turn is a queue length of 23 feet (one car length). For the northbound left turn lane, the 95th percentile is a queue length of 47 feet (two car lengths). In other words, the probability of a queue of vehicles blocking a northbound lane is less than 5 percent. With the additional traffic from the TJ Maxx, the queue length will increase only minimally. This finding is consistent with observations and field review during both the AM and PM peak hours. There were few occasions where a third vehicle was present in the queue, and during these times, there was no noticeable effect on the through traffic. There are no reasonable mitigation measured that could be applied that would totally prevent this problem.

Turn restrictions on the approach exiting from the shopping center are not necessary for this intersection, and no changes are recommended. The potential for the accident rate to increase is not measurable. This turn movement has existed since the opening of the shopping center, and should continue to operate safely.

Traffic Impacts on Jamison Way

The amount of additional traffic generated by the project onto Jamison is very low such that the difference in delay as a result of traffic from the new store would be negligible. The average vehicle delay to side street traffic at Redwood Road could increase by about 2.0 seconds with the addition of 5 vehicle trips per hour. These additional trips would occur only with the diversion of traffic from other driveways. Given the relative delay and travel time for movements exiting from the shopping center, such changes are extremely speculative. As a result of the store, there is no need for changes to the traffic control devices at either intersection on Jamison Way.

The intersection of Jamison Way at Redwood Road has a stop sign on Jamison Way. **Figure 3** shows the intersection along with the traffic volumes and the capacity calculations for the intersection. The AM peak hour is very low and there are no traffic concerns. The PM peak hour calculations, however, do show some traffic issues. The results are that the overall intersection operates at LOS of "A". However, the side street on Jamison Way movement, by itself, operates at "LOS D/E", with an average vehicle delay of up to 40 seconds per vehicle. With the addition of project traffic, this delay increases by about 2 seconds per vehicle. The intersection does operate within the County's capacity standards, but these results do show that the installation of a traffic signal may be warranted.

Traffic Signal Warrants

Traffic volume counts were taken and the intersection on Jamison Way was measured against the Caltrans traffic signal warrants guidelines. The study of signal warrants show that the intersection comes very close to warranting a signal under the existing traffic conditions. It does not meet Warrant 1 – Eight-Hour Vehicular Volume, but it does come close to meeting Warrant 3 - Peak Hours, as shown on **Figure 4** which indicates the peak hour volume warrants and the traffic signal conditions at Jamison Way.

Conclusions and Findings

The results of this assessment indicate that this addition of the new TJ Maxx store to the shopping center will not result in any significant traffic or parking impacts. The new project could generate up to an additional 15 vehicle trips per hour turning left into the shopping center on Redwood Road. This does add to any queuing problems at this location. The project driveway on Redwood Road will continue to operate efficiently and the left turn movements can be made without a queuing problem. In particular, a queue will not be created that would cause blockage or backup through the Redwood Road intersection with Castro Valley Boulevard.

It is recommended that a "Keep Clear" pavement marking should be painted in the area of the project driveway. This will help to further reduce any potential delay to left turning traffic. With this exception, there are no intersection mitigation measures that should be needed to deal with this issue.

The County needs to continue to monitor the traffic conditions at the intersection of Jamison Way and Redwood Road with regard to the implementation of a new traffic signal. There may be some pavement marking changes and pedestrian crosswalk changes that could improve the safety of this intersection.

Sincerely,

Charlie Abrams, Calif CE #32500, Calif TE#1417 Principal, Abrams Associates



Castro Valley Shopping Center

Castro Valley





HCM Signalized Intersection Capacity Analysis 1: South Entrance & Redwood Rd.

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			\$		۲	≜ †⊳		۲	¢β	
Volume (vph)	116	2	164	21	1	31	191	989	42	12	791	116
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		4.0			4.0		4.0	4.0		4.0	4.0	
Lane Util. Factor		1.00			1.00		1.00	0.95		1.00	0.95	
Frt		0.92			0.92		1.00	0.99		1.00	0.98	
Flt Protected		0.98			0.98		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1682			1682		1770	3517		1770	3471	
Flt Permitted		0.86			0.82		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1474			1402		1770	3517		1770	3471	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	126	2	178	23	1	34	208	1075	46	13	860	126
RTOR Reduction (vph)	0	61	0	0	27	0	0	3	0	0	11	0
Lane Group Flow (vph)	0	245	0	0	31	0	208	1118	0	13	975	0
Turn Type	Perm			Perm			Prot			Prot		
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8								
Actuated Green, G (s)		17.7			17.7		13.8	51.3		0.7	38.2	
Effective Green, g (s)		17.7			17.7		13.8	51.3		0.7	38.2	
Actuated g/C Ratio		0.22			0.22		0.17	0.63		0.01	0.47	
Clearance Time (s)		4.0			4.0		4.0	4.0		4.0	4.0	
Vehicle Extension (s)		3.0			3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		319			304		299	2208		15	1623	
v/s Ratio Prot							c0.12	0.32		0.01	c0.28	
v/s Ratio Perm		c0.17			0.02							
v/c Ratio		0.77			0.10		0.70	0.51		0.87	0.60	
Uniform Delay, d1		30.1			25.6		32.0	8.3		40.5	16.1	
Progression Factor		1.00			1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2		10.6			0.1		6.9	0.8		162.9	1.7	
Delay (s)		40.6			25.8		38.8	9.1		203.4	17.8	
Level of Service		D			С		D	А		F	В	
Approach Delay (s)		40.6			25.8			13.8			20.2	
Approach LOS		D			С			В			С	
Intersection Summary												
HCM Average Control Delay			19.5	Н	CM Level	of Servic	e		В			
HCM Volume to Capacity ratio			0.66									
Actuated Cycle Length (s)			81.7	S	um of lost	t time (s)			12.0			
Intersection Capacity Utilization	า		67.9%	IC	CU Level o	of Service			С			
Analysis Period (min)			15									
c Critical Lane Group												

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Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			-4↑	đ₽	
Volume (veh/h)	37	41	31	441	592	24
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	40	45	34	479	643	26
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	964	335	670			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	964	335	670			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	84	93	96			
cM capacity (veh/h)	244	661	916			
Direction, Lane #	ER I	INR I	INR 2	SR I	SB 2	
Volume Total	85	193	320	429	241	
Volume Left	40	34	0	0	0	
Volume Right	45	0	0	0	26	
cSH	365	916	1700	1700	1700	
Volume to Capacity	0.23	0.04	0.19	0.25	0.14	
Queue Length 95th (ft)	22	3	0	0	0	
Control Delay (s)	17.8	1.9	0.0	0.0	0.0	
Lane LOS	С	А				
Approach Delay (s)	17.8	0.7		0.0		
Approach LOS	С					
Intersection Summary						
Average Delay			1.5			
Intersection Capacity Utiliz	zation		44.8%	IC	CU Level o	of Service
Analysis Period (min)			15			
Analysis Period (min)			15			

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Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4ħ	∱ î≽	
Volume (veh/h)	62	74	67	715	633	74
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	67	80	73	777	688	80
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1262	384	768			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1262	384	768			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	54	87	91			
cM capacity (veh/h)	148	614	841			
Direction Lane #	FB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	148	332	518	459	310	
Volume Left	67	73	0	0	0	
Volume Right	80	, 0	0	0	80	
rsH	252	841	1700	1700	1700	
Volume to Canacity	0.59	0.09	0.30	0.27	0.18	
Queue Length 95th (ft)	85	7	0.00	0.27	0.10	
Control Delay (s)	37.8	29	0.0	0.0	0.0	
Lane LOS	F	Δ.,	0.0	0.0	0.0	
Approach Delay (s)	37.8	11		0.0		
Approach LOS	E			0.0		
Intersection Summary						
Average Delay			27			
Intersection Canacity Litiliz	ation		59.5%	IC		of Service
Analysis Dariad (min)	auon		157.570			JEIVICE
Analysis Fendu (IIIII)			10			

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Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			-t‡	≜ †⊳	
Volume (veh/h)	39	43	32	441	592	27
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	42	47	35	479	643	29
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	967	336	673			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	967	336	673			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	82	93	96			
cM capacity (veh/h)	242	659	914			
Direction, Lane #	FB 1	NB 1	NB 2	SB 1	SB 2	
Volume Total	89	195	320	429	244	
Volume Left	42	35	0	0	0	
Volume Right	47	0	0	0	29	
rSH	362	914	1700	1700	1700	
Volume to Canacity	0.25	0.04	0.19	0.25	0.14	
Queue Length 95th (ft)	24	3	0	0.20	0	
Control Delay (s)	18.1	1.9	0.0	0.0	0.0	
Lane LOS	С	Α	0.0	0.0	0.0	
Approach Delay (s)	18 1	0.7		0.0		
Approach LOS	С	017		0.0		
Intersection Summary						
Average Delay			16			
Intersection Canacity Litilize	ation		45.1%	IC		of Service
Analysis Period (min)			4J.170 15			
			10			

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Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4₽	†î≽	
Volume (veh/h)	65	77	68	715	633	76
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	71	84	74	777	688	83
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1266	385	771			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1266	385	771			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	52	86	91			
cM capacity (veh/h)	147	613	840			
Direction Lane #	FR 1	NR 1	NR 2	SR 1	SR 2	
Volume Total	15/	222	518	/50	312	
Volume Loft	71	7/	0	437	0	
Volume Lett	21 21	/4	0	0	63 0	
	250	840	1700	1700	1700	
Volumo to Canacity	0.62	0.00	0.30	0.27	0.18	
Ouque Longth 95th (ff)	0.02	0.07	0.30	0.27	0.10	
Control Dolay (s)	7J /10 2	20	0.0	0.0	0	
Lano LOS	40.Z	Ζ.7	0.0	0.0	0.0	
Approach Dolay (s)	L ۱0 2	A 11		0.0		
Approach LOS	40.Z F	1.1		0.0		
	L					
Intersection Summary						
Average Delay			4.0			
Intersection Capacity Utiliza	ation		60.0%	IC	CU Level c	of Service
Analysis Period (min)			15			