TRAFFIC COMPARISON

Description	AM Peak Hour	PM Peak Hour	Daily Traffic
80 Houses Subdivision **(Using present R-20 zoning)**	*60*	*80*	**761**
Isakson Living Asserted 209 Houses (This would involve rezoning the property, and that would be contested too)	156	209	**1,989**
Isakson Living Proposal #1 (from IL Traffic Study)	*74*	*176*	**2,064**
Isakson Living Proposal #2 * (from IL Traffic Study, reduced by 15%)	*62*	*149*	**1,754**
Isakson Living Proposal #1 ** (using the CCRC 255 LUC)	*148*	*197*	**2,467**
Isakson Living Proposal #2 ** (using the CCRC 255 LUC)	*126*	*169*	**2,112**
Isakson Living Proposal #1 *** (using Senior Housing Attached 252 LUC)	*184*	*229*	**3,289**
Isakson Living Proposal #2 *** (using Senior Housing Attached 252 LUC)	*158*	*193*	**2,839**
Isakson Living Proposal #1 **** (using the Smithtown, NY CCRC study)	*242*	*247*	**3,506**
Isakson Living Proposal #2 **** (using the Smithtown, NY CCRC study)	*208*	*212*	**3,004**

*: The numbers are taken from IL Proposal #1, then reduced by 15%. This is more than fair since the second proposal actually reduces the overall number of units by only 14.4%, not the claimed 15%, and these fractions of a percent make a difference when considering such a large number of units.

** This method treats all of the units of both IL proposals as CCRC - Occupied Units (LUC 255). This is the ITE LUC that was designed to represent all the units of a CCRC.

*** This method breaks down the CCRC into is constituent parts, similar to IL's traffic study, but uses Senior Housing Attached - Occupied Dwelling Units (LUC 255) to represent the Independent Living units; Assisted Living - Occupied Beds (LUC 254) to represent the Assisted Living units; and Nursing Home - Beds to represent the Nursing Care units. IL Proposal #1 had 836 Independent Living units, 75 Assisted Living units, and 75 Nursing Care units. IL Proposal #2 has 749 Independent Living units and 96 Health Care units. It is currently unknown how the 96 Health Care units break down into Assisted Living and Nursing, so the ITE LUC for Nursing Home - Beds, which has the same or lower multipliers than Assisted Living - Occupied Beds, was used for all 96 units.

**** These numbers scaled from numbers for a proposed 199-unit CCRC in Smithtown, NY. The traffic study conducted **actual traffic counts** for a similar CCRC in nearby South Setauket, NY, then scaled those numbers to the number of units (199) of the proposed CCRC (http://www.smithtownny.gov/DocumentCenter/View/273, page 4-4). Unfortunately, the reported numbers do not include total daily trips, but that number can be roughly extrapolated by understanding that for CCRC LUC 255, Occupied Dwelling Units, the combined AM and PM peak hours account for 14% of the overall traffic ((.15 + .20)/2.50 = .14). The Smithtown, NY CCRC was estimated (based on the counts at the similar CCRC) to have 49 AM Peak Hour trips and 50 PM Peak Hour trips. One can extrapolate 707 daily trips ((49 + 50) / 14 * 100). These numbers were then scaled to the 987 units of IL Proposal #1 and the 845 units of IL Proposal #2.

TRIP GENERATION MULTIPLIERS
From *The Institute of Transportation Engineers (ITE) Trip Generation Manual*
(9th edition published September 2012)

Description	ITE Land Use Code (LUC)	Type of Units	Multipliers for Weekday Trip Rate*	AM Peak Hour Trip Rate*	PM Peak Hour Trip Rate*
Single Family Homes (See Note #1)	210	Dwelling Units	**9.52**	0.75	1.00
Continuing Care Retirement Community *(This category would have been reasonable for IL to use)*	255	**Occupied** Dwelling Units	**2.50**	0.15	0.20
Senior Adult Housing – Attached *(This category should have been used because of the low ratio of assisted/nursing units: 11-15% to independent units: 85-89%)*	252	**Occupied** Dwelling Units	**3.44**	0.19	0.23

Congregate Care Facility (*Isakson Living **did not use** this Category for their Traffic Study*)	253	**Occupied** Dwelling Units	**2.15**	0.06	0.17
Congregate Care Facility (*Isakson Living used this Category for their Traffic Study rather than Occupied, or more suitable categories*)	253	Dwelling Units	**2.02**	0.06	0.17
Assisted Living (*Isakson Living **did not use** this Category for their Traffic Study*)	254	**Occupied** Beds	**2.74**	0.18	0.29
Assisted Living (*Isakson Living used this Category for their Traffic Study rather than Occupied, or more suitable categories*)	254	Beds	**2.66**	0.14	0.22
Nursing Home (See Note #2)	620	Beds	**2.74**	0.17	0.22

*Multiply these numbers times the number of units to get the number of traffic trips
Note #1: ITE has no "Occupied Dwelling Units" unit for Single Family Homes (LUC 210).
Note #2: ITE has no "Occupied Beds" unit for Nursing Home (LUC 620).