



## MEMORANDUM

To: Cindy Petkac, AICP  
Director  
Department of Planning and Zoning  
Town of Vienna, Virginia

From: Kyle Williams, P.E.  
Kimley-Horn and Associates, Inc.

Date: 2/12/2018

Subject: Mill Street Parking Garage  
Trip Generation Memorandum Review

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The Town of Vienna is reviewing the potential to purchase one floor within a proposed building for use as public parking. The proposed building is a commercial/self-storage development with integrated parking levels. Overall, the building is anticipated to accommodate approximately 300 parking spaces. The parking floor under review by the Town includes approximately 127 spaces. As the Town reviews the project, they have asked Kimley-Horn for ongoing engineering and planning support related to this project.

It is understood through conversations with the Town of Vienna that the public has inquired if a detailed traffic impact analysis should be performed. Gorove / Slade, a consultant for the developer, submitted the 211 Mill Street Trip Generation Comparison Memorandum on September 11, 2017 summarizing the trip generation potential for the proposed commercial/self-storage development and parking garage. In the technical memorandum, the consultant provides a description of the study area roadways including daily traffic volumes, description of the proposed development and site access, and increase in new vehicle trips as provided in *ITE Trip Generation (9<sup>th</sup> Edition)*.

Kimley-Horn reviewed the technical memorandum and generally concurs with the findings and conclusions presented. The proposed land use results in a nominal increase in new traffic, and the parking garage will likely redistribute existing traffic that is already within the roadway network. While the parking garage itself does not generate traffic, it will result in the concentration of vehicular and pedestrian traffic and demand at the Mill Street/Church Street intersection. Both Mill Street and Church Street are built to their ultimate geometric condition; therefore, the installation of a traffic signal should be evaluated.

The Town of Vienna has requested that Kimley-Horn perform an operational analysis of the Mill Street/Church Street intersection for the AM and PM peak hours under existing and future conditions to include intersection control delay, level of service, and queueing. Additionally, a traffic signal warrant analysis will be performed to determine if signal warrants are met by the change of land use and addition of a parking garage near this intersection. Traffic count data is being collected the week of February 12, 2018 and the analyses will be completed by February 21, 2018 in advance of the February 26, 2018 public hearing regarding the project.

Thank you for the opportunity to be of service on this important project for the Town of Vienna. Please do not hesitate to contact us with any further questions.