A11D100 Verdot Development in CoRR for meeting 11-18-24

1. Trips are too low -Use Single Family for ITE land Use code
2. The way to look at it is that you need to make a quantitative case for adding an intersection to Unser Blvd.
	1. Per our earlier discussion: drivers are using Milky way, Sweet Dreams, Dreamy way and Pinon Azul. So you will need to capture all of those trips.
	2. Since Black Arroyo does not currently connect to Unser the best way to capture these trips is to Traffic Counts on Black Arroyo Blvd on both sides of Unser
	3. East leg of Summer Ridge at Unser.
	4. Counts on Unser south and north bound at Black Arroyo.
	5. Due to the high number of crashes on Unser in this location, unprotected left -turns may increase crashes: Michigan- left or traffic signal.
3. Will need a Work Order for asphalt and curb and gutter and sidewalk (6’) on Black Arroyo Blvd as well as for other improvements in City ROW. Add a note on the Site Plan. Have it constructed and accepted prior to CO?? **yes CORR**
4. Study area:
	1. Black Arroyo and Unser: turn bays option and traffic signal option.
	2. How does it function without modifications to Unser and with modifications to Unser:. **Michigan left or traffic signal.**
	3. This includes adding and removing trips to/from Milky Way, Sweet Dreams, Dreamy way, Pinon Azul and Summer Ridge.
	4. Don’t need analysis of site drives.
5. Trip distribution: 2 mile socio- economic.
6. Growth will be higher than usual- 2 or 3 percent? Revisit later.
7. I don’t know of any City projects in the area.
8. Include a section: Transportation Infrastructure proposed to be built with this project: list and exhibit.

Notes from mtg:

1. Use ITE 210-single family res for trip gen.
2. They offered a cut-through study. Where they see drivers entering one end and not terminating out the other end
3. They are not sure if they will construct 19th/pavilion st north of 22nd.
4. I brought up since development is in CoRR that Corr can maintain the signal. CoRR protested.
5. Since there were a few options for them to consider, it was difficult to determine the intersections to study. They will send an email with different scenarios.