Thomas development Notes

C08D002

1. 270 single family units- Am 0.21 trips/house= 57 trips, pm .28/house=76 trips- Study used ITE 210- peak hour of adjacent street **AM 184, PM 253**- 63% of trips exiting in AM at girona
2. PDN is a limited Access roadway under local jurisdictional control- COA.
3. Study calls for a left turn lane on Girona turning onto McMahon. IS there ROW? No if a sidewalk is to be built on the north side of Girona.
4. What and where is neighboring Trail tract developmetns.
5. MRCOG long range bike map has buffered bike lane on PDN
6. Can’t find PDn Access Managemant plan; Jill Cuppernell is PM for PDN.
7. Multi-use trail- I didn’t see the existing trail.
8. Can only include traff ic At woodmoent and PDN for the amount of roadway this project will build, properly sized right-turn lane for existing traffic/subdivions plus this development.
9. P.3 recommendations- “The PDN and Ventana West/Woodmont intersection performs acceptable with the all-way STOP….” It is not performing well at all right now as it isn’t built. Will be at least a couple years per J Roeder.
10. This study needs to provide v/c for Rainbow and Woodmeont
11. Dr HORton can work with other developers in the area to build it now. They just build road other develoeprs can do the trails an sidewalks…
12. “To moiitigate congestion at rainbow aand Woodmont this projecfgt will constgructg Woodmont to PDn 2 lanes undivioded with a right turn lane onto eastbound PDN>
13. Study mentions neighboring Trails Tract Developments will install eastbound and westbound left turn lanes prior to 2027…” it isn’t built until it is built.
14. This development to be built out in 2027.
15. It appear to be time to build improvements on the south side of PDN.
16. Provide the Traffic Study for the Girona Row Width west approach at Woodmont. Too many trips through Girona? Too narrow of ROW. 53’ ROW 32 ‘ F-F. CPN 740585
17. P. 17 IT appears Girona cn’t support the traffic generated by this development.
18. Study does not appear to discuss future developmetns west of this one using Girona and Girona is already too small it will be worse later.
19. This study should analze Woodmont and rainbow- see C09D015
20. C09D015 development north of Girona, BHI- Trails Trat 1 BHK April 1, 2021 (see #23 below)
	1. 333 apartmetns
	2. Suuposed to build woodmong apporaoch to PDN
	3. 2019 Rainmbow and woowdmaont v/c 0.87 AM 0.69 AM- no mor cars going this way- buld woodmondt
21. **Volcano Vista Development TIS Terry Brown 2009/Volcano Vista Materplan showed using Boulevard del oeste as the connection to PDN and a cCllector rd east to woodmon, which is now Girona Ave.**
	1. **Project was for detached housing, apartments, fast food, and restaruants**
	2. **One recommendation was to “Construct an access road from this development to Woodmot Ave. through the futue “The Trails” subdivision”.**
	3. **The other access “driveway A’ full access onto Boulevard Del Oeste.**
	4. **This is roughly the same piece of property as the Thomas Development**
22. C09D015 is development north of Girona Ave.
	1. Shows a large pond at the NW corner of Girona and Woodmont with three apartment buildings and a drive entrance west of the pond. Shows primary access onto Woodmont and secondary onto Girona.
	2. Make sure TIS includes apartments as was BHI. IT doesn’t
	3. Girona 50’ R/W. minor coolector 48-84
	4. TIS Trails Tract 1 Multi Family Development Co9D015 4-1-21
		1. Trips AM 111, PM 141
		2. Trips on Girona 36 trips AM, guessing 50 trips PM
23. Catalonia Construction Plans
	1. 53’ R/W, 32’ F-F-4 for curbs is 28’ of asphalt- want 3 lanes at intersecitn-12’ westbound, 11’ northbound and 11’ southbound equals 36’, move curb 8’ north leaves 3’ of ROW on north shoulder.