

APPENDIX – D TRAFFIC

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A **Traffic Impact Analysis (TIA) for Bluff Point** dated December 15, 2009 has been completed in accordance with Virginia Department of Transportation (VDOT) and national industry standards and requirements.

The TIA assumes worst-case traffic scenarios, using trip rates above and beyond those realistically proposed for Bluff Point. In particular, most of the 523 residential homes were assumed to generate the same daily trips as a typical, suburban single-family, detached home (primary residence) – a calculation of 4,700 trips per day. However, this is not actually the case for the proposed 523 “recreational” homes (secondary residence) at Bluff Point. Most of the proposed homes will be second homes.

Bluff Point will be a “Recreational Community” as defined in the national-standard ITE Trip Generation manual (used in the TIA) as a residential community, which is “... usually located in a resort containing local services and complete recreational facilities. These dwellings are often used by the owner periodically or rented on a seasonal basis.” According to ITE, this size and type of residential development will realistically generate 1,653 daily trips – 65 percent less residential trips than what the worst-case TIA assumed and used in its analyses. In effect, with this realistic forecast for the residential component of Bluff Point, the reduction in the amount of daily trips for the entire Bluff Point site is calculated (using VDOT-sanctioned ITE trip rates) to be 4,627 trips per day – a 36 percent reduction from the 7,204 total “site” trips within the TIA. This reduction has also been confirmed by an independent market analysis, which accounted for seasonal fluctuations of “recreational communities” such as Bluff Point, determined as much as 4,559 daily trips could be generated in a worst-case high season (Summer Holiday Weekend).