



WELLS + ASSOCIATES

December 6, 2012

Faramarz Mokhtari, PhD
Maryland-National Capital Park & Planning Commission (M-NCPPC)
Transportation Planning Section
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Subject: Response Regarding Traffic Impact Study July 10, 2012
Preliminary Plan Cafritz Property
Prince George's County, Maryland

Dear Dr. Mokhtari:

In response to your comments regarding the traffic impact study conducted for the Cafritz at Riverdale project, we have provided the corrected analysis as well as addressing all of the items in Condition 14 of the Council Resolution. MD 410/US intersection analysis was revised to take into consideration the MD SHA improvement (northbound double left-turn lanes) under background conditions. In addition, condition 14 C (6) of the Council Resolution was also included in the analysis. To assist in the review, I have also included information on how we address each of the conditions set forth in Condition 14 C (1) through (8).

Condition 14 C – Revised scoping agreement and traffic impact study that:

(1)- Reflects development proposal and phasing. The project has an anticipated build-out of six years. Both the TDM and CSX will be funded in accordance with Council Resolution Condition 17 and 25.

(2)- Eliminates corridor averaging for all intersections. Corridor averaging was not used in the July 10, 2012 report.

- (3)- Analyzes Mid-day and Saturday. As specified in the approved revised Scoping Agreement contained in the report, Mid-day and Saturday peak hours were also included in the report.
- (4)- Analyzes all proposed connections including the proposed CSX crossing and Maryland Avenue. All access points, as noted in the approved revised scoping agreement, including the CSX Crossing and the Maryland Avenue connection have been included.
- (5)- Analysis of the impact on the intersections as specified in the scoping agreement. All required intersections as stated in the approved revised scoping agreement have been included in the analysis.
- (6)- Provides for vehicle trip reduction through the use of transportation demand management techniques including enhanced transit service, bike share and rideshare programs and a shuttle or circulator bus, and the CSX crossing. The site trip generation with the TDM reductions is shown in the attached Table I. The existing US 1 traffic volumes that were assigned to the CSX Crossing for AM and PM, and for Saturday and Mid-day peak hours, are shown in Figures 1 and 2, respectively.
- (7)- Considers all future development. All approved development, as specified by MNCPPC staff and as noted in the approved revised scoping agreement, were included in the analysis.
- (8)- Does not take a discount by redirecting existing traffic on East-West Highway that would not otherwise travel up US 1. No discount was taken by redirecting such existing traffic on East-West Highway.

Taking the proposed MD SHA MD 410/US 1 intersection improvement into consideration under the background conditions results in a LOS E or better for AM, PM, Mid-day, and Saturday peak hours, as shown in the attached revised Tables 2 and 3. Taking TDM trip reductions, the CSX crossing, and the MD 410/US 1 improvement into consideration under the total future conditions results in the intersection of MD 410 /US 1 operating at LOS E or better for all peak periods as shown in Tables 2 and 3. The revised site trip generation table, revised traffic forecast sheets, background and total future CLV worksheets for all affected intersections are included in Appendix B.

Based on the revised analysis as requested, the build-out of Cafritz at Riverdale Park meets the MNCPPC standards set forth in the Guidelines.

If you have any questions or require any additional information please contact me at (410)266-5723.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Randall". The signature is fluid and elegant, with a large initial 'N' and a long, sweeping tail.

Nancy Randall
Principal Associate

CC: Jane Cafritz
Chip Reed
Eric Foster

Table I
The Cafritz Property at Riverdale Park
Site Trip Generation

Land Use	Amount	Units	AM Peak Hour		PM Peak Hour		Mid-Day Peak Hour ¹		SAT Peak Hour		Total	
			In	Out	In	Out	In	Out	In	Out		
Residential												
Senior Housing - attached	219	DU	10	18	21	14	19	19	35	31	66	
less internal capture ²			(1)	(1)	(4)	(3)	(4)	(7)	(4)	(4)	(8)	
Net Senior Housing Trips	30%		9	17	17	11	15	31	31	27	58	
less Transit & Metro Rail Reductions			(3)	(5)	(5)	(3)	(5)	(10)	(9)	(8)	(17)	
Senior Housing External Trips			6	12	12	8	10	21	22	19	41	
Faculty Housing ³	30	DU	4	17	16	8	6	12	28	23	51	
Multi-Family	606	DU	61	255	236	127	98	196	180	135	315	
Townhouses	126	DU	18	71	66	35	25	50	43	36	79	
Non-Age Restricted Residential Subtotal	762	DU	83	343	318	170	129	258	251	194	445	
less internal capture ²			(6)	(10)	(53)	(36)	(24)	(44)	(30)	(23)	(53)	
Net Residential Trips	30%		77	333	265	134	105	214	221	171	392	
less transit reduction			(23)	(100)	(80)	(40)	(32)	(64)	(66)	(51)	(117)	
Non-Age Restricted Residential External Trips			54	233	185	94	73	150	155	120	275	
All Residential External Subtotal			60	245	197	102	83	171	177	139	316	
Office (ITE 710 for SAT)	22,000	SF	40	4	8	33	14	15	5	4	9	
less internal capture ²			(3)	(1)	(3)	(8)	(5)	(8)	(2)	(1)	(3)	
Net Office Trips	30%		37	3	5	25	9	12	3	3	6	
less transit reduction			(11)	(1)	0	(8)	(3)	(3)	(1)	(1)	(2)	
Office External Trips			26	2	5	17	6	9	2	2	4	
Hotel (ITE 310 rooms for SAT)	120	Room	42	36	54	42	30	60	48	38	86	
less internal capture ²			(3)	(1)	(9)	(9)	(6)	(11)	(6)	(4)	(10)	
Net Hotel Trips	30%		39	35	45	33	24	49	42	34	76	
less transit reduction			(13)	(11)	(14)	(10)	(7)	(15)	(13)	(10)	(23)	
Hotel External Trips			26	24	31	23	17	34	29	24	53	
Retail	168,200	SF	131	83	538	538	559	1,024	625	577	1,202	
less internal capture ²			(13)	(12)	(55)	(68)	(31)	(69)	(32)	(42)	(74)	
Net Retail Trips	15%		118	71	483	470	528	955	593	535	1,128	
less transit reduction			(18)	(11)	(22)	(71)	(79)	(143)	(89)	(80)	(169)	
Retail External Trips	50%		100	60	411	399	449	812	504	455	959	
less pass-by			(50)	(30)	(206)	(200)	(153)	(276)	(171)	(155)	(326)	
Retail New External Trips			50	30	205	199	296	536	333	300	633	
Full Buildout Net New External Trips			162	301	463	341	402	756	541	465	1,006	

Note: Trip generation is based on MNCPPC rates unless otherwise noted above then used Institute of Transportation Engineers Trip Generation, 8th Edition, ITE Land Use code (LUC) # 252 used for Senior Housing (AM/PM/SAT), ITE LUC # 230 used for Faculty Housing and Townhouses; ITE LUC # 220 used for Multi-Family, ITE LUC # 710 used for Office, ITE LUC # 310 used for Hotel and ITE LUC # 820 used for Retail

1. Mid Day peak rates were determined based on review of diurnal rates from ITE 8th Edition and other sources (Included in Appendix E)

2. Internal Capture Rates were based on ITE Trip Generation Handbook

3. Townhouse rates were used for Faculty Housing

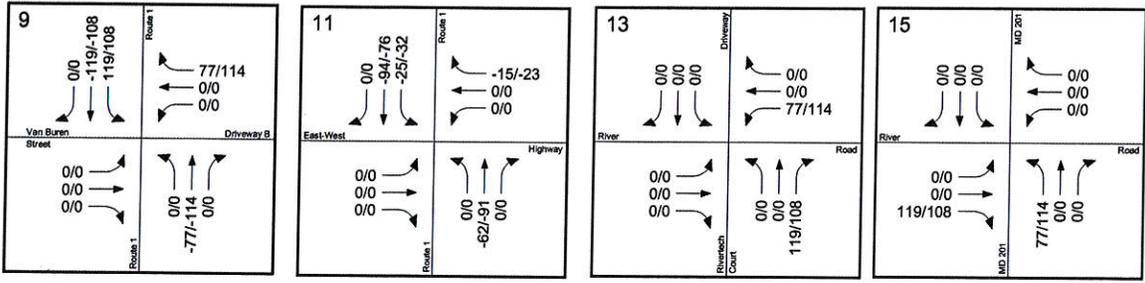
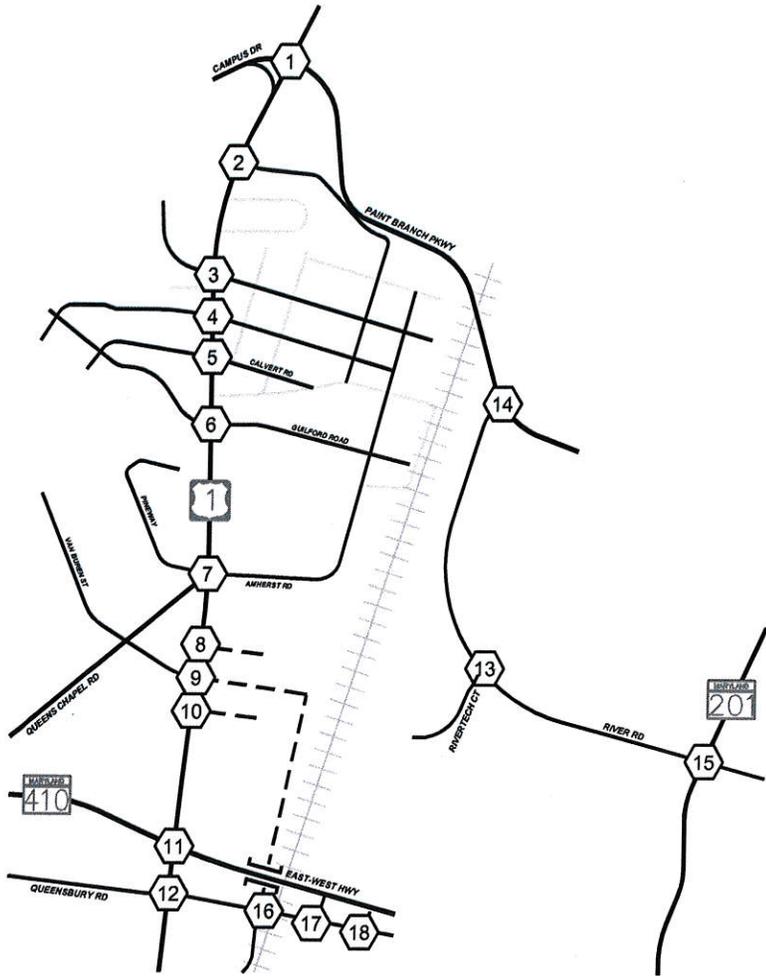


Figure 1
CSX Re-Assignments - AM and PM Peak hour

AM PEAK HOUR
PM PEAK HOUR



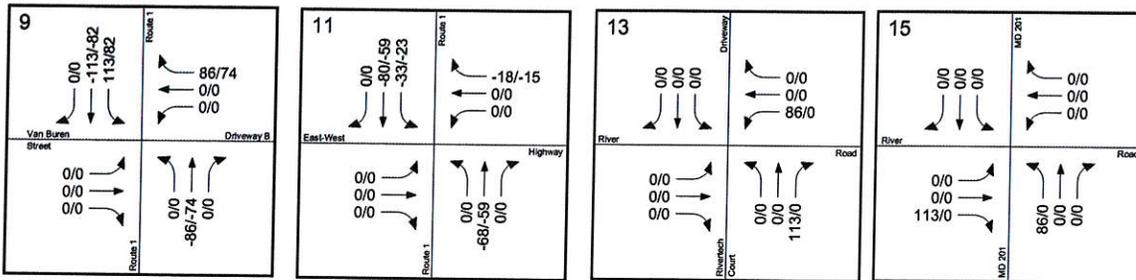
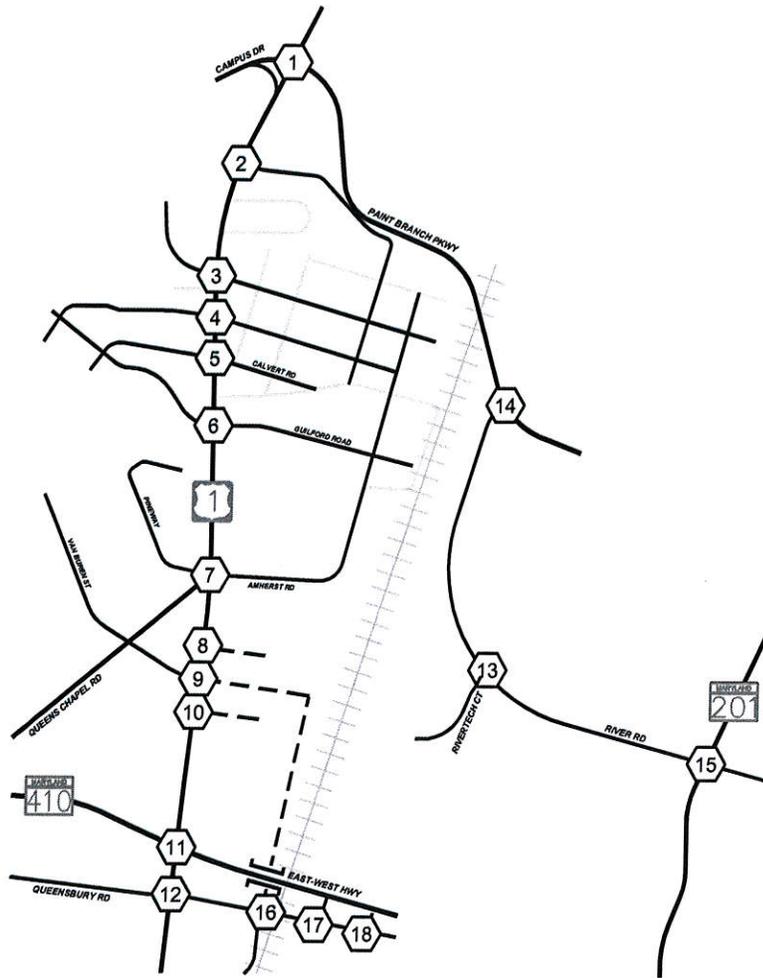


Figure 2
CSX Re-Assignments - Saturday and Midday Peak hour

SAT PEAK HOUR
MIDDAY PEAK HOUR
000/000



Notes: 1. Saturday Peak Hour Turning Movement Volumes shown for all Intersections
2. Mid-day Peak Hour Turning Movement Volumes shown for Intersections 3,7,8,9,10,11,12,16,17 & 18 per MNCPPC Scoping Agreement

Carfritz Property at Rivaldal Park
Prince Georges County, Maryland



Table 2

Cafritz Property at Riverdale Park

Total Future Intersection Level of Service Summary - AM and PM peak hours

Intersection	Operating Condition	Approach/ Movement	Existing		Background ¹		Total Future ¹	
			AM	PM	AM	PM	AM	PM
11: US 1/MD 410 With CSX Re-assignments & TDM Reductions	Signalized	Overall	E (1555)	E (1590)	E (1515)	E (1596)	E(1584) E (1516)	F(1689) E (1596)

Notes : Numbers in parentheses () represent the critical lane volume at signalized intersections.

1) Includes SHA Improvement providing second northbound left turn lane on US 1.

Table 3

Cafritz Property at Riverdale Park

Total Future Intersection Level of Service Summary - SAT and Mid-day peak hours

Intersection	Operating Condition	Approach/ Movement	<u>Existing</u>		<u>Background¹</u>		<u>Total Future¹</u>	
			SAT	MID DAY	SAT	MID DAY	SAT	MID DAY
11: US I/MD 410 With CSX re-assignments and TDM Reductions	Signalized	Overall	E (1496)	C (1164)	E (1464)	B (1119)	E (1513) E (1462)	C (1159) E (1121)

Notes : Numbers in parentheses () represent the critical lane volume at signalized intersections.
 Mid Day analysis performed only for 3,7,8,9,10,11,12,16,17 & 18 per MNCPPC Scoping Agreement
 1) Includes SHA Improvement providing second northbound left turn lane on US I.

APPENDIX A

Forecasts and CLV Worksheets

11: US I/MD 410
AM Peak Hour

Traffic Component	Southbound US 1			Westbound MD 410			Northbound US 1			Eastbound MD 410				
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left		
Existing Traffic Volume	210	628	166	101	1,633	243	107	413	289	226	862	163		
Growth		16			41			10			22			
Pipeline Developments	IN	OUT												
Garden Suites Hotel	11	9	1	1	-	-	-	2	-	-	-	-		
Northgate Residential	38	158	-	8	-	-	-	2	-	-	-	-		
Northgate Commercial	81	77	-	12	-	-	-	12	-	-	-	-		
Starview Plaza Residential	17	72	-	4	-	-	-	1	-	-	-	-		
Starview Plaza Retail	9	6	-	1	-	-	-	1	-	-	-	-		
Berwyn House	7	30	-	2	-	-	-	-	-	-	-	-		
Mosaic @ Turtle Creek	42	168	8	8	-	-	-	2	-	-	-	2		
M-Square - Riverside	1,546	172	-	9	-	-	-	77	-	-	-	-		
EYA Hyattsville Apartments	26	109	-	4	-	-	2	16	5	1	-	-		
EYA Hyattsville Townhomes	26	102	-	4	-	-	2	15	5	1	-	-		
Domain at College Park Residential	26	108	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Retail	10	6	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange	36	105	-	21	-	-	-	7	-	-	-	-		
Maryland Book Exchange Pass by	9	5	-	(3)	-	-	-	-	-	-	-	-		
Subtotal	1,875	1,122	9	71	-	4	11	135	10	2	-	2		
Background			219	715	166	101	1,674	247	118	558	299	228	884	165
Site-Office	26	2	-	-	-	3	-	-	4	-	-	-	-	4
Site - Residential & Hotel	86	269	27	41	48	16	-	-	13	-	-	-	-	9
Site Retail New Trips	50	30	2	5	3	5	-	-	8	-	-	-	-	3
Site Retail Pass-by AM	50	30	-	(13)	-	-	-	-	-	-	-	-	-	-
Site New Subtotal	162	301	29	46	51	24	-	-	25	-	-	-	-	16
CSX Re-assignments	15%			(94)	(25)	(15)			(62)					
Total Future			248	654	192	110	1,674	247	118	521	299	228	884	181

11: US I/MD 410
PM Peak Hour

Traffic Component	Southbound US 1			Westbound MD 410			Northbound US 1			Eastbound MD 410				
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left		
Existing Traffic Volume	224	506	216	151	1,179	188	96	606	282	291	1,306	244		
Growth		13			30			15			33			
Pipeline Developments	IN	OUT												
Garden Suites Hotel	14	11	1	1	-	-	-	2	-	-	-	1		
Northgate Residential	147	79	-	4	-	-	-	7	-	-	-	-		
Northgate Commercial	64	52	-	8	-	-	-	10	-	-	-	-		
Starview Plaza Residential	67	36	-	2	-	-	-	3	-	-	-	-		
Starview Plaza Retail	23	23	-	3	-	-	-	3	-	-	-	-		
Berwyn House	28	15	-	1	-	-	-	1	-	-	-	-		
Mosaic @ Turtle Creek	156	84	4	4	-	-	-	8	-	-	-	8		
M-Square - Riverside	301	1,289	-	64	-	-	-	15	-	-	-	-		
EYA Hyattsville Apartments	101	54	-	15	-	5	3	8	3	5	-	-		
EYA Hyattsville Townhomes	95	51	-	14	-	5	3	8	3	5	-	-		
Domain at College Park Residential	100	54	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Retail	24	24	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange	111	81	-	16	-	-	-	22	-	-	-	-		
Maryland Book Exchange Pass by	16	16	-	-	-	-	-	-	-	-	-	-		
Subtotal	1,231	1,853	5	132	-	10	6	87	6	10	-	9		
Background			229	651	216	151	1,209	198	102	708	288	291	1,339	253
Site-Office	5	17	3	3	2	1	-	-	1	-	-	-	-	-
Site - Residential & Hotel	228	125	13	19	23	41	-	-	34	-	-	-	-	23
Site Retail New Trips	205	199	10	30	20	21	-	-	31	-	-	-	-	10
Site Retail Pass-by PM	206	200	-	7	-	-	-	-	-	-	-	-	-	-
Site New Subtotal	438	341	26	52	45	63	-	-	66	-	-	-	-	33
CSX Re-assignments	15%			(76)	(32)	(23)			(91)					
Total Future			255	634	229	191	1,209	198	102	683	288	291	1,339	286

11: US I/MD 410
SAT Peak Hour

Traffic Component	Southbound US 1			Westbound MD 410			Northbound US 1			Eastbound MD 410				
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left		
Existing Traffic Volume	283	535	218	119	1,146	185	103	455	275	262	1,065	196		
Growth		14			29			11			27			
Pipeline Developments	IN	OUT												
Garden Suites Hotel	12	10	1	1	-	-	-	2	-	-	-	-		
Northgate Residential	112	84	-	4	-	-	-	6	-	-	-	-		
Northgate Commercial	91	85	-	13	-	-	-	14	-	-	-	-		
Starview Plaza Residential	51	38	-	2	-	-	-	3	-	-	-	-		
Starview Plaza Retail	48	45	-	7	-	-	-	7	-	-	-	-		
Berwyn House	21	16	-	1	-	-	-	1	-	-	-	-		
Mosiac @ Turtle Creek	70	60	3	3	-	-	-	4	-	-	-	4		
M-Square - Riverside	190	162	-	8	-	-	-	10	-	-	-	-		
EYA Hyattsville Apartments	77	58	-	12	-	4	3	9	3	4	-	-		
EYA Hyattsville Townhomes	52	44	-	8	-	3	2	7	2	3	-	-		
Domain at College Park Residential	76	57	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Retail	50	46	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange	100	98	-	20	-	-	-	20	-	-	-	-		
Maryland Book Exchange Pass by	29	27	-	(1)	-	-	-	-	-	-	-	-		
Subtotal	950	803	4	78	-	7	5	83	5	7	-	4		
Background	287	627	218	119	1,175	192	108	549	280	269	1,092	200		
Site-Office	2	2	1	-	-	-	-	-	-	-	-	-		
Site - Residential & Hotel	206	163	16	24	29	37	-	31	-	-	-	21		
Site Retail New Trips	333	300	15	45	30	33	-	50	-	-	-	17		
Site Retail Pass-by SAT	171	155	-	(24)	-	-	-	-	-	-	-	-		
Site New Subtotal	541	465	32	69	59	70	-	81	-	-	-	38		
CSX Re-assignments	15%			(80)	(33)	(18)		(68)						
Total Future			319	592	244	171	1,175	192	108	562	280	269	1,092	238

11: US 1/MD 410
MID DAY Peak Hour

Traffic Component	Southbound US 1			Westbound MD 410			Northbound US 1			Eastbound MD 410				
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left		
Existing Traffic Volume	183	394	153	100	760	158	56	393	278	281	747	174		
Growth		10			19			10			19			
Pipeline Developments	IN	OUT												
Garden Suites Hotel	8	8	-	1	-	-	-	1	-	-	-	-		
Northgate Residential	61	61	-	3	-	-	-	3	-	-	-	-		
Northgate Commercial	72	60	-	9	-	-	-	11	-	-	-	-		
Starview Plaza Residential	28	28	-	1	-	-	-	1	-	-	-	-		
Starview Plaza Office	-	-	-	-	-	-	-	-	-	-	-	-		
Starview Plaza Retail	25	21	-	3	-	-	-	4	-	-	-	-		
Berwyn House	12	12	-	1	-	-	-	1	-	-	-	-		
Mosaic @ Turtle Creek	60	60	3	3	-	-	-	3	-	-	-	3		
M-Square - Riverside	529	601	-	30	-	-	-	26	-	-	-	-		
EYA Hyattsville Apartments	42	42	-	6	-	2	2	6	2	2	-	-		
EYA Hyattsville Townhomes	37	37	-	6	-	2	2	6	2	2	-	-		
Domain at College Park Residential	42	42	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Retail	26	21	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange	82	80	-	16	-	-	-	16	-	-	-	-		
Maryland Book Exchange Pass by	12	10	-	(1)	-	-	-	-	-	-	-	-		
Subtotal	1,024	1,073	3	78	-	4	4	78	4	4	-	3		
Background			186	482	153	100	779	162	60	481	282	285	766	177
Site-Office	6	9	1	1	1	1	-	-	-	1	-	-	-	1
Site - Residential & Hotel	100	105	11	16	19	18	-	-	-	15	-	-	-	10
Site Retail New Trips	296	240	12	36	24	30	-	-	-	44	-	-	-	15
Site Retail passby Mid day	153	123	-	(15)	-	-	-	-	-	-	-	-	-	-
Site New Subtotal	402	354	24	53	44	49	-	-	-	60	-	-	-	26
CSX Re-assignments	15%			(59)	(23)	(15)				(59)				
Total Future			210	461	174	134	779	162	60	482	282	285	766	203

9: US 1/Van Buren/Future Site Access
AM Peak Hour

Traffic Component	Southbound US 1			Westbound Middle Site Access			Northbound US 1			Eastbound Van Buren Street				
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left		
Existing Traffic Volume	51	989	-	-	-	-	-	559	26	24	-	2		
Growth		25						14						
Pipeline Developments	IN	OUT												
Garden Suites Hotel	11	9	-	2	-	-	-	2	-	-	-	-		
Northgate Residential	38	138	-	8	-	-	-	2	-	-	-	-		
Northgate Commercial	81	77	-	12	-	-	-	12	-	-	-	-		
Starview Plaza Residential	17	72	-	4	-	-	-	1	-	-	-	-		
Starview Plaza Retail	9	6	-	1	-	-	-	1	-	-	-	-		
Berwyn House	7	30	-	2	-	-	-	-	-	-	-	-		
Mosaic @ Turtle Creek	42	168	-	17	-	-	-	4	-	-	-	-		
M-Square - Riverside	1,546	172	-	46	5	-	9	77	-	-	-	-		
EYA Hyattsville Apartments	26	109	-	4	-	-	-	16	-	-	-	-		
EYA Hyattsville Townhomes	26	102	-	4	-	-	-	15	-	-	-	-		
Domain at College Park Residential	26	108	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Retail	10	6	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange	36	105	-	21	-	-	-	7	-	-	-	-		
Maryland Book Exchange Pass by	9	5	-	(3)	-	-	-	-	-	-	-	-		
Subtotal	1,875	1,122	-	72	46	5	-	9	77	60	-	-		
Background			51	1,086	46	5	-	9	77	633	26	24	-	2
Site-Office	26	2	-	-	7	-	-	1	4	1	-	-	-	-
Site - Residential & Hotel	86	269	-	-	22	22	-	116	15	10	-	-	-	-
Site Retail New Trips	50	30	-	-	16	3	-	9	5	4	-	-	-	-
Site Retail Pass-by AM	50	30	-	(33)	33	3	-	20	5	(9)	-	-	-	-
Site New Subtotal	162	301	-	-	45	25	-	126	24	15	-	-	-	-
CSX Re-assignments	15%			(119)	119	77	-		(77)					
Total Future			51	934	243	110	-	155	106	562	26	24	-	2

9: US 1/Van Buren/Future Site Access
PM Peak Hour

Traffic Component	Southbound US 1			Westbound Middle Site Access			Northbound US 1			Eastbound Van Buren Street				
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left		
Existing Traffic Volume	10	842	-	-	-	-	-	992	26	17	-	5		
Growth		21						25						
Pipeline Developments	IN	OUT												
Garden Suites Hotel	14	11	-	2	-	-	-	3	-	-	-	-		
Northgate Residential	147	79	-	4	-	-	-	7	-	-	-	-		
Northgate Commercial	64	52	-	8	-	-	-	10	-	-	-	-		
Starview Plaza Residential	67	36	-	2	-	-	-	3	-	-	-	-		
Starview Plaza Retail	23	23	-	3	-	-	-	3	-	-	-	-		
Berwyn House	28	15	-	1	-	-	-	1	-	-	-	-		
Mosaic @ Turtle Creek	156	84	-	8	-	-	-	16	-	-	-	-		
M-Square - Riverside	301	1,289	-	9	39	-	64	15	-	-	-	-		
EYA Hyattsville Apartments	101	54	-	15	-	-	-	8	-	-	-	-		
EYA Hyattsville Townhomes	95	51	-	14	-	-	-	8	-	-	-	-		
Domain at College Park Residential	100	54	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Retail	24	24	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange	111	81	-	16	-	-	-	22	-	-	-	-		
Maryland Book Exchange Pass by	16	16	-	-	-	-	-	-	-	-	-	-		
Subtotal	1,231	1,853	-	73	9	39	-	64	15	81	-	-		
Background			10	936	9	39	-	64	15	1,098	26	17	-	5
Site-Office	5	17	-	-	2	2	-	7	1	1	-	-	-	-
Site - Residential & Hotel	228	125	-	-	55	10	-	54	41	9	-	-	-	-
Site Retail New Trips	205	199	-	-	64	20	-	60	18	18	-	-	-	-
Site Retail Pass-by PM	206	200	-	(103)	103	40	-	110	51	(62)	-	-	-	-
Site New Subtotal	438	341	-	-	121	32	-	121	60	28	-	-	-	-
CSX Re-assignments	15%			(108)	108	114	-		(114)					
Total Future			10	725	341	225	-	295	126	950	26	17	-	5

9: US I / Van Buren / Future Site Access
SAT Peak Hour

Traffic Component	Southbound US I			Westbound Middle Site Access			Northbound US I			Eastbound Van Buren Street		
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left
Existing Traffic Volume	17	981	0	0	0	0	0	761	12	6	0	4
Growth		25						19				
Pipeline Developments	IN	OUT										
Garden Suites Hotel	12	10	-	2	-	-	-	2	-	-	-	-
Northgate Residential	112	84	-	4	-	-	-	6	-	-	-	-
Northgate Commercial	91	85	-	13	-	-	-	14	-	-	-	-
Starview Plaza Residential	51	38	-	2	-	-	-	3	-	-	-	-
Starview Plaza Retail	48	45	-	7	-	-	-	7	-	-	-	-
Berwyn House	21	16	-	1	-	-	-	1	-	-	-	-
Mosiac @ Turtle Creek	70	60	-	6	-	-	-	7	-	-	-	-
M-Square - Riverside	190	162	-	-	6	5	-	8	10	-	-	-
EYA Hyattsville Apartments	77	58	-	12	-	-	-	9	-	-	-	-
EYA Hyattsville Townhomes	52	44	-	8	-	-	-	7	-	-	-	-
Domain at College Park Residential	76	57	-	-	-	-	-	-	-	-	-	-
Domain at College Park Retail	50	46	-	-	-	-	-	-	-	-	-	-
Maryland Book Exchange	100	98	-	20	-	-	-	20	-	-	-	-
Maryland Book Exchange Pass by	29	27	-	(1)	-	-	-	-	-	-	-	-
Subtotal	950	803	-	74	6	5	-	8	10	76	-	-
Background	17	1,080	6	5	-	8	10	856	12	6	-	4
Site-Office	2	2	-	-	1	-	-	1	-	-	-	-
Site - Residential & Hotel	206	163	-	-	49	13	-	70	37	9	-	-
Site Retail New Trips	333	300	-	-	103	30	-	90	30	28	-	-
Site Retail Pass-by SAT	171	155	-	(94)	94	39	-	70	43	(37)	-	-
Site New Subtotal	541	465	-	-	153	43	-	161	67	37	-	-
CSX Re-assignments	15%			(113)	113	86			(86)			
Total Future	17	873	366	173	-	239	120	770	12	6	-	4

9: US 1/Van Buren/Future Site Access
MID DAY Peak Hour

Traffic Component	Southbound US 1			Westbound Middle Site Access			Northbound US 1			Eastbound Van Buren Street		
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left
Existing Traffic Volume	5	701	-	-	-	-	-	676	9	6	-	2
Growth		18						17				
Pipeline Developments	IN	OUT										
Garden Suites Hotel	8	8	-	2	-	-	-	2	-	-	-	-
Northgate Residential	61	61	-	3	-	-	-	3	-	-	-	-
Northgate Commercial	72	60	-	9	-	-	-	11	-	-	-	-
Starview Plaza Residential	28	28	-	1	-	-	-	1	-	-	-	-
Starview Plaza Office	-	-	-	-	-	-	-	-	-	-	-	-
Starview Plaza Retail	25	21	-	3	-	-	-	4	-	-	-	-
Berwyn House	12	12	-	1	-	-	-	1	-	-	-	-
Mosiac @ Turtle Creek	60	60	-	6	-	-	-	6	-	-	-	-
M-Square - Riverside	529	601	-	-	16	18	-	30	26	-	-	-
EYA Hyattsville Apartments	42	42	-	6	-	-	-	6	-	-	-	-
EYA Hyattsville Townhomes	37	37	-	6	-	-	-	6	-	-	-	-
Domain at College Park Residential	42	42	-	-	-	-	-	-	-	-	-	-
Domain at College Park Retail	26	21	-	-	-	-	-	-	-	-	-	-
Maryland Book Exchange	82	80	-	16	-	-	-	16	-	-	-	-
Maryland Book Exchange Pass by	12	10	-	(1)	-	-	-	-	-	-	-	-
Subtotal	1,024	1,073	-	52	16	18	-	30	26	56	-	-
Background			5	771	16	18	-	30	26	749	9	6
												2
Site-Office	6	9	-	-	2	1	-	4	1	1	-	-
Site - Residential & Hotel	100	105	-	-	24	8	-	46	18	5	-	-
Site Retail New Trips	296	240	-	-	92	24	-	72	27	23	-	-
Site Retail passby Mid day	153	123	-	(77)	77	31	-	62	38	(43)	-	-
Site New Subtotal	402	354	-	-	118	33	-	122	46	29	-	-
CSX Re-assignments	15%			(82)	82	74	-		(74)			
Total Future			5	612	293	156	-	214	110	661	9	6
												2

13: Rivertech Court/River Road
AM Peak Hour

Traffic Component	Southbound Driveway			Westbound River Road			Northbound Rivertech Court			Eastbound River Road				
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left		
Existing Traffic Volume	16	7	14	50	232	272	55	18	43	59	86	42		
Growth														
Pipeline Developments	IN	OUT												
Garden Suites Hotel	11	9	-	-	-	-	-	-	-	-	-	-		
Northgate Residential	38	158	-	-	-	-	-	-	-	-	-	-		
Northgate Commercial	81	77	-	-	-	-	-	-	-	-	-	-		
Starview Plaza Residential	17	72	-	-	-	-	-	-	-	-	-	-		
Starview Plaza Office	-	-	-	-	-	-	-	-	-	-	-	-		
Starview Plaza Retail	9	6	-	-	-	-	-	-	-	-	-	-		
Mosaic @ Turtle Creek	42	168	-	-	-	-	-	-	-	-	-	-		
M-Square - Riverside	1,546	172	-	-	96	15	37	-	86	-	859	-		
EYA Hyattsville Apartments	26	109	-	-	-	-	-	-	-	-	-	-		
EYA Hyattsville Townhomes	26	102	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Residential	26	108	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Retail	10	6	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange	36	105	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange Pass by	9	5	-	-	-	-	-	-	-	-	-	-		
Subtotal	1,875	1,122	-	-	96	15	37	-	86	-	859	-		
Background			16	7	14	50	328	287	92	18	129	59	945	42
Site-Office	26	2	-	-	-	-	-	8	1	-	-	-	-	-
Site - Residential & Hotel	86	269	-	-	-	-	-	24	76	-	9	3	-	-
Site Retail New Trips	50	30	-	-	-	-	-	15	9	-	2	3	-	-
Site Retail Pass-by AM	50	30	-	-	-	-	-	-	-	-	-	-	-	-
Site New Subtotal	162	301	-	-	-	-	-	47	86	-	11	6	-	-
CSX Re-assignments	15%							77	119					
Total Future			16	7	14	50	328	411	297	18	140	65	945	42

13

13: Rivertech Court/River Road
PM Peak Hour

Traffic Component	Southbound None			Westbound River Road			Northbound Rivertech Court			Eastbound River Road				
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left		
Existing Traffic Volume	55	14	93	22	174	30	224	7	68	48	278	15		
Growth														
Pipeline Developments	IN	OUT												
Garden Suites Hotel	14	11	-	-	-	-	-	-	-	-	-	-		
Northgate Residential	147	79	-	-	-	-	-	-	-	-	-	-		
Northgate Commercial	64	52	-	-	-	-	-	-	-	-	-	-		
Starview Plaza Residential	67	36	-	-	-	-	-	-	-	-	-	-		
Starview Plaza Retail	23	23	-	-	-	-	-	-	-	-	-	-		
Berwyn House	28	15	-	-	-	-	-	-	-	-	-	-		
Mosaic @ Turtle Creek	156	84	-	-	-	-	-	-	-	-	-	-		
M-Square - Riverside	301	1,289	-	-	716	103	7	-	17	-	167	-		
EYA Hyattsville Apartments	101	54	-	-	-	-	-	-	-	-	-	-		
EYA Hyattsville Townhomes	95	51	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Residential	100	54	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Retail	24	24	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange	111	81	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange Pass by	16	16	-	-	-	-	-	-	-	-	-	-		
Subtotal	1,231	1,853	-	-	716	103	7	-	17	-	167	-		
Background			55	14	93	22	890	183	231	7	85	48	445	15
Site-Office	5	17	-	-	-	-	-	1	5	-	-	-	-	-
Site - Residential & Hotel	228	125	-	-	-	-	-	64	35	-	3	7	-	-
Site Retail New Trips	205	199	-	-	-	-	-	60	58	-	9	10	-	-
Site Retail Pass-by PM	206	200	-	-	-	-	-	-	-	-	-	-	-	-
Site New Subtotal	438	341	-	-	-	-	-	125	98	-	12	17	-	-
CSX Re-assignments	15%							114	108					
Total Future			55	14	93	22	890	422	437	7	97	65	445	15

13: Rivertech Court/River Road
SAT Peak Hour

Traffic Component	Southbound None			Westbound River Road			Northbound Rivertech Court			Eastbound River Road		
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left
Existing Traffic Volume	0	0	0	0	82	36	42	0	25	26	134	0
Growth												
Pipeline Developments	IN	OUT										
Garden Suites Hotel	12	10	-	-	-	-	-	-	-	-	-	-
Northgate Residential	112	84	-	-	-	-	-	-	-	-	-	-
Northgate Commercial	91	85	-	-	-	-	-	-	-	-	-	-
Starview Plaza Residential	51	38	-	-	-	-	-	-	-	-	-	-
Starview Plaza Retail	48	45	-	-	-	-	-	-	-	-	-	-
Berwyn House	21	16	-	-	-	-	-	-	-	-	-	-
Moslac @ Turtle Creek	70	60	-	-	-	-	-	-	-	-	-	-
M-Square - Riverside	190	162	-	-	90	13	5	-	11	-	106	-
EYA Hyattsville Apartments	77	58	-	-	-	-	-	-	-	-	-	-
EYA Hyattsville Townhomes	52	44	-	-	-	-	-	-	-	-	-	-
Domain at College Park Residential	76	57	-	-	-	-	-	-	-	-	-	-
Domain at College Park Retail	50	46	-	-	-	-	-	-	-	-	-	-
Maryland Book Exchange	100	98	-	-	-	-	-	-	-	-	-	-
Maryland Book Exchange Pass by	29	27	-	-	-	-	-	-	-	-	-	-
Subtotal	950	803	-	-	90	13	5	-	11	-	106	-
Background					172	49	47	-	36	26	240	-
Site-Office	2	2	-	-	-	1	1	-	-	-	-	-
Site - Residential & Hotel	206	163	-	-	-	58	46	-	5	7	-	-
Site Retail New Trips	333	300	-	-	-	97	87	-	15	18	-	-
Site Retail Pass-by SAT	171	155	-	-	-	-	-	-	-	-	-	-
Site Subtotal New Trips	541	465	-	-	-	156	134	-	20	25	-	-
CSX Re-assignments	15%					86	113					
Total Future					172	291	294	-	56	51	240	-

1+2+3+4

15: Kenilworth Road/River Road
AM Peak Hour

Traffic Component	Southbound Kenilworth Road			Westbound River Road			Northbound Kenilworth Road			Eastbound River Road		
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left
Existing Traffic Volume	452	1,745	-	-	1	1	1	816	312	63	-	65
Growth		44						21				
Pipeline Developments	IN	OUT										
Garden Suites Hotel	11	9	-	-	-	-	-	2	-	-	-	-
Northgate Residential	38	158	-	-	-	-	-	-	-	-	-	-
Northgate Commercial	81	77	-	-	-	-	-	4	-	-	-	-
Starview Plaza Residential	17	72	-	-	-	-	-	-	-	-	-	-
Starview Plaza Retail	9	6	-	-	-	-	-	-	-	-	-	-
Berwyn House	7	30	-	-	-	-	-	-	-	-	-	-
Mosaic @ Turtle Creek	42	168	-	-	-	-	-	-	-	-	-	-
M-Square - Riverside	1,546	172	387	-	-	-	-	-	696	77	-	43
EYA Hyattsville Apartments	26	109	-	-	-	-	-	-	-	-	-	-
EYA Hyattsville Townhomes	26	102	-	-	-	-	-	-	-	-	-	-
Domain at College Park Residential	26	108	-	-	-	-	-	-	-	-	-	-
Domain at College Park Retail	10	6	-	-	-	-	-	-	-	-	-	-
Maryland Book Exchange	36	105	-	-	-	-	-	-	-	-	-	-
Maryland Book Exchange Pass by	9	5	-	-	-	-	-	-	-	-	-	-
Subtotal	1,875	1,122	387	5	-	-	-	6	696	77	-	43
Background	839	1,794	-	-	1	1	-	843	1,008	140	-	108
Site-Office	26	2	5	-	-	-	-	-	3	-	-	-
Site - Residential & Hotel	86	269	16	-	-	-	-	-	8	25	-	51
Site Retail New Trips	50	30	9	-	-	-	-	-	5	3	-	6
Site Retail Pass-by AM	50	30	-	-	-	-	-	-	-	-	-	-
Site New Subtotal	162	301	30	-	-	-	-	-	16	28	-	57
CSX Re-assignments	15%								77	119	-	
Total Future			869	1,794	-	1	1	1	843	1,101	287	165

15: Kenilworth Road/River Road
PM Peak Hour

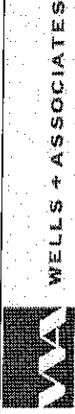
Traffic Component	Southbound Kenilworth Road			Westbound River Road			Northbound Kenilworth Road			Eastbound River Road				
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left		
Existing Traffic Volume	89	1,060	4	2	-	5	4	1,291	112	320	2	399		
Growth		27						33						
Pipeline Developments	IN	OUT												
Garden Suites Hotel	14	11	-	-	-	-	-	2	-	-	-	-		
Northgate Residential	147	79	-	-	-	-	-	-	-	-	-	-		
Northgate Commercial	64	52	-	-	-	-	-	3	-	-	-	-		
Starview Plaza Residential	67	36	-	-	-	-	-	-	-	-	-	-		
Starview Plaza Retail	23	23	-	-	-	-	-	1	-	-	-	-		
Berwyn House	28	15	-	-	-	-	-	-	-	-	-	-		
Mosaic @ Turtle Creek	156	84	-	-	-	-	-	-	-	-	-	-		
M-Square - Riverside	301	1,289	75	-	-	-	-	-	135	580	-	322		
EYA Hyattsville Apartments	101	54	-	-	-	-	-	-	-	-	-	-		
EYA Hyattsville Townhomes	95	51	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Residential	100	54	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Retail	24	24	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange	111	81	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange Pass by	16	16	-	-	-	-	-	-	-	-	-	-		
Subtotal	1,231	1,853	75	5	-	-	-	6	135	580	-	322		
Background	164	1,092	4	2	-	5	4	1,330	247	900	2	721		
Site-Office	5	17	1	-	-	-	-	-	1	2	-	3		
Site - Residential & Hotel	228	125	43	-	-	-	-	-	21	12	-	24		
Site Retail New Trips	205	199	39	-	-	-	-	-	21	20	-	38		
Site Retail Pass-by PM	206	200	-	-	-	-	-	-	-	-	-	-		
Site New Subtotal	438	341	83	-	-	-	-	-	43	34	-	65		
CSX Re-assignments	15%								114	108	-			
Total Future			247	1,092	4	2	-	5	4	1,330	404	1,042	2	786

IS: Kenilworth Road/River Road
SAT Peak Hour

Traffic Component	Southbound Kenilworth Road			Westbound River Road			Northbound Kenilworth Road			Eastbound River Road				
	Right	Through	Left	Right	Through	Left	Right	Through	Left	Right	Through	Left		
Existing Traffic Volume	41	995	3	2	-	2	5	1,019	75	138	7	52		
Growth		25						26						
Pipeline Developments	IN	OUT												
Garden Suites Hotel	12	10	-	2	-	-	-	2	-	-	-	-		
Northgate Residential	112	84	-	-	-	-	-	-	-	-	-	-		
Northgate Commercial	91	85	-	4	-	-	-	5	-	-	-	-		
Starview Plaza Residential	51	38	-	-	-	-	-	-	-	-	-	-		
Starview Plaza Retail	48	45	-	2	-	-	-	2	-	-	-	-		
Berwyn House	21	16	-	-	-	-	-	-	-	-	-	-		
Moslac @ Turtle Creek	70	60	-	-	-	-	-	-	-	-	-	-		
M-Square - Riverside	190	162	48	-	-	-	-	-	86	73	-	41		
EYA Hyattsville Apartments	77	58	-	-	-	-	-	-	-	-	-	-		
EYA Hyattsville Townhomes	52	44	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Residential	76	57	-	-	-	-	-	-	-	-	-	-		
Domain at College Park Retail	50	46	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange	100	98	-	-	-	-	-	-	-	-	-	-		
Maryland Book Exchange Pass by	29	27	-	-	-	-	-	-	-	-	-	-		
Subtotal	950	803	48	8	-	-	-	9	86	73	-	41		
1 Background			89	1,028	3	2	-	2	5	1,054	161	211	7	93
Site-Office	2	2	-	-	-	-	-	-	1	-	-	-	-	-
Site - Residential & Hotel	206	163	40	-	-	-	-	-	19	14	-	31	-	-
Site Retail New Trips	333	300	63	-	-	-	-	-	33	30	-	57	-	-
Site Retail Pass-by SAT	171	155	-	-	-	-	-	-	-	-	-	-	-	-
3 Site New Subtotal	541	465	103	-	-	-	-	-	53	44	-	88	-	-
4 CSX Re-assignments	15%								86	113				
1+2+3+4 Total Future			192	1,028	3	2	-	2	5	1,054	300	368	7	181

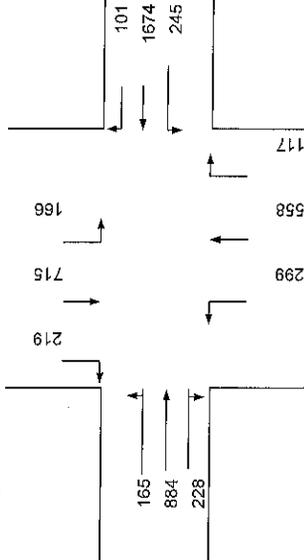
Cafritz Property at Riverdale Park
 Critical Lane Volume
 Level of Service Calculations

Intersection: 11: US 1/MD 410
 Jurisdiction: Prince George's County
 Scenario/Design Year: Background With SHA Improvements
 Computed by: SK

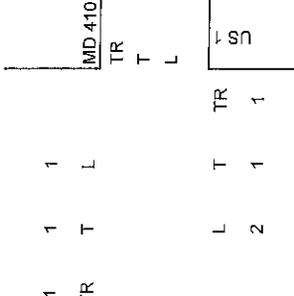


TRANSPORTATION, TRAFFIC AND PARKING CONSULTANTS
 170 Jeannier Road, Annapolis, Maryland 20401
 Phone: (410)266-5723 Fax: (410)266-9189

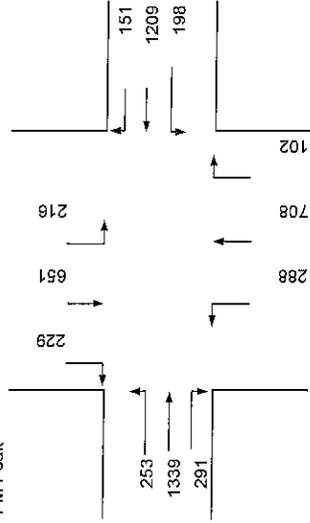
AM Peak



Lane Configuration



PM Peak



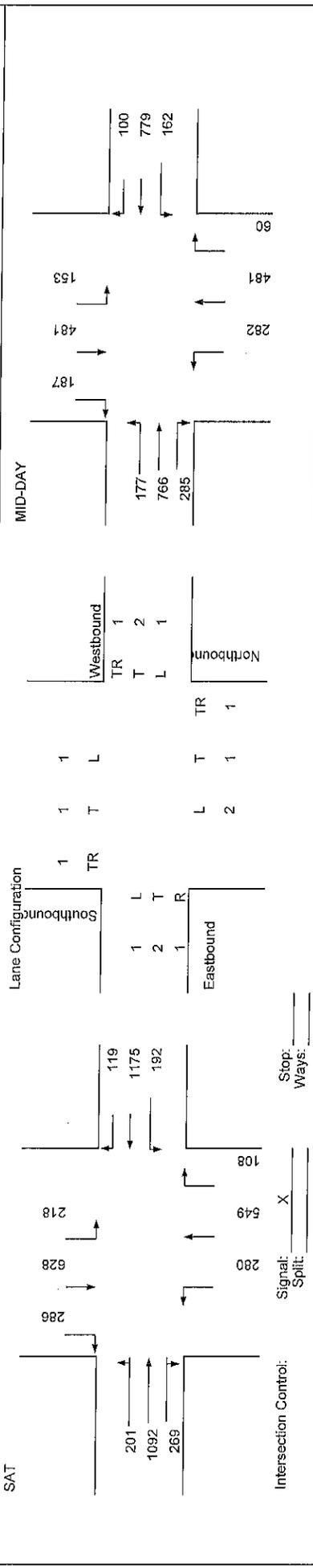
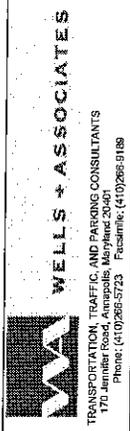
Intersection Control:

RTOR/Overlap (AM): NB 0 SB 0 EB 228
 RTOR/Overlap (PM): NB 0 SB 0 EB 288
 Shared Left PCE (AM): NB 1 SB 1 EB 1
 Shared Left PCE (PM): NB 1 SB 1 EB 1

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lane Use Factor	Opposing Lane Volume	Opposing Lefts	Opposing Lane Volume	Lane Use Factor	Opposing Lefts	Opposing Lane Volume	Critical Lane Volume	PCE			
													Opposing Volume	Critical Lane Volume		
EB	T	884	0.55	486	1.00	245	245	1339	0.55	198	736	A : 1,000	Opposing Volume	Lane Use Factor		
WB	TR	1775	0.37	657	1.00	165	165	1360	0.37	253	503	B : 1,150	Volume	Factor		
NB	TR	675	0.55	371	1.00	166	166	810	0.55	216	446	C : 1,300	Volume	Factor		
SB	TR	934	0.55	514	0.60	179	179	880	0.55	288	484	D : 1,450	Volume	Factor		
SUM												1515	1515	1515	E	
SUM												1596	1596	1596	F	

Cafritz Property at Riverdale Park
Critical Lane Volume
Level of Service Calculations

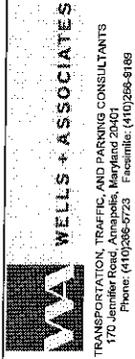
Intersection: 11: US 1/MD 410
 Jurisdiction: Prince George's County
 Scenario/Design Year: Background with SHA Improvements
 Computed by: SK



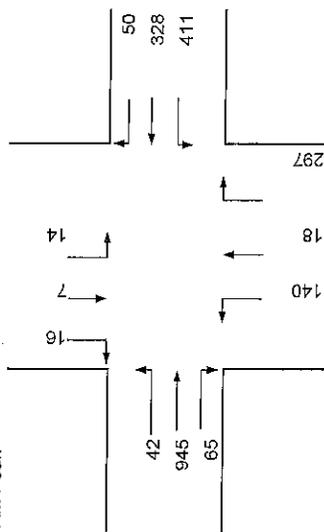
Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lane Use Factor	Opposing Lane Volume	Opposing Lane Use Factor	Opposing Lane Volume	Opposing Lane Use Factor	Opposing Lane Volume	Critical Lane Volume
EB	T	1092	0.55	601	1.00	192	1.00	192	1.00	192	793
WB	TR	1294	0.37	479	1.00	201	1.00	201	1.00	201	680
NB	TR	657	0.55	361	1.00	218	1.00	218	1.00	218	579
SB	TR	914	0.55	503	0.60	168	0.60	168	0.60	168	671
SUM											1464
Note:											E

Cafritz Property at Riverdale Park
Critical Lane Volume
Level of Service Calculations

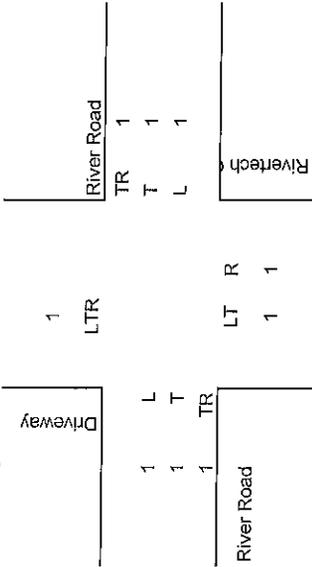
Intersection: 13. River Road/River Tech Ct
Jurisdiction: Prince George's County
Scenario/Design Year: Total Future With TDM & CSX Reductions
Computed by: SK



AM Peak



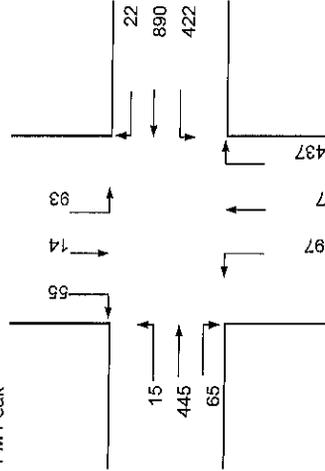
Lane Configuration



Intersection Control: Signal: X Split: X Stop: X Ways: NS

RTOR/Overlap (AM): NB 0 SB 0
RTOR/Overlap (PM): NB 0 SB 0
Shared Left PCE (AM): NB 1 SB 1
Shared Left PCE (PM): NB 1 SB 1

PM Peak



Opposing Volume	PCE	Number of Lanes	Lane Use Factor	Critical Lane Volume
<199	1.10	1	1.00	A ≤ 1,000
200-599	2.00	2	0.55	B ≤ 1,150
600-799	3.00	3	0.37	C ≤ 1,300
800-999	4.00	4	0.29	D ≤ 1,450
>999	5.00	5	0.25	E ≤ 1,600
				F > 1,600
SUM				962

Phase	Movement	Volume	Phase	Movement	Volume	Lane Use Factor	Opposing Lefts	Lane Volume	Opposing Volume	Critical Lane Volume
EB	TR	510	EB	TR	510	0.55	411	556	411	967
WB	TR	912	WB	TR	912	1.00	42	208	42	250
NB	TL	104	NB	TL	104	1.00	14	158	14	172
SB	LTR	162	SB	LTR	162	1.00	140	37	140	177
SUM										1144

Note:

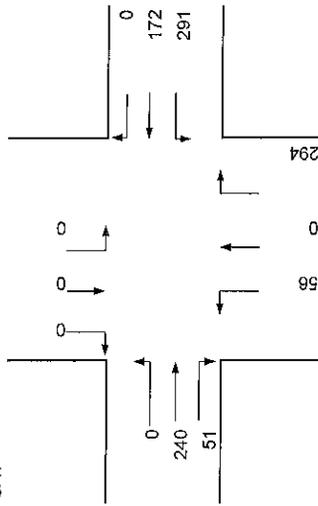
Spacing available to accommodate two lanes on north bound

Cafriz Property at Riverdale Park
 Critical Lane Volume
 Level of Service Calculations

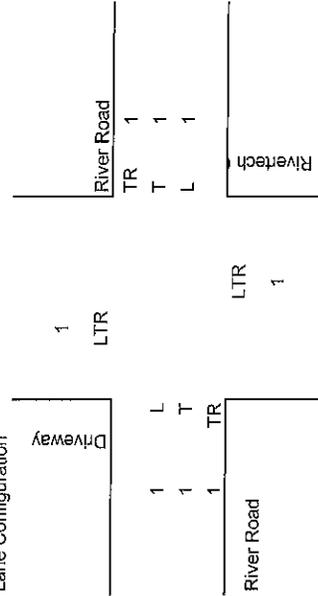
Intersection: 13. River Road/River Tech Ct
 Jurisdiction: Prince George's County
 Scenario/Design Year: Total Future With TDM and CSX Reductions
 Computed by: SK



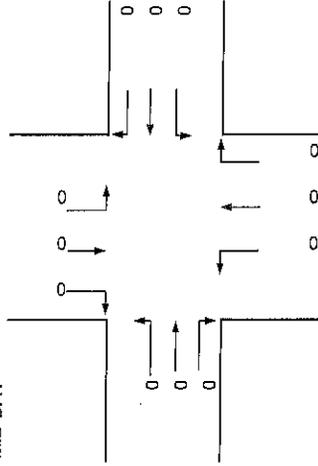
SAT



Lane Configuration



MID-DAY



Intersection Control: Signal: Split: Stop: Ways:

RTOR/Overlap (AM): NB 0 SB 0
 RTOR/Overlap (PM): NB 0 SB 0
 Shared Left PCE (AM): NB 1 SB 1
 Shared Left PCE (PM): NB 1 SB 1

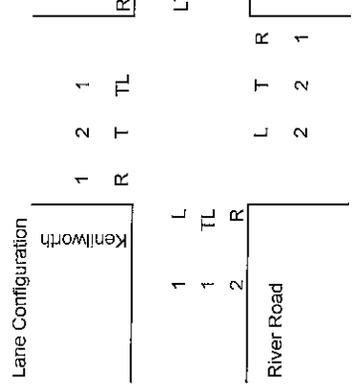
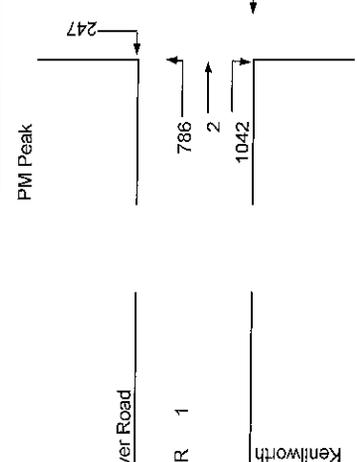
Opposing Volume	PCE	Number of Lanes	Lane Use Factor	Critical Lane Volume
<199	1.10	1	1.00	A ≤ 1,000
200-599	2.00	2	0.55	B ≤ 1,150
600-799	3.00	3	0.37	C ≤ 1,300
800-999	4.00	4	0.29	D ≤ 1,450
>999	5.00	5	0.25	E ≤ 1,600
				F > 1,600

Phase	Movement	Volume	Lane Use Factor	Opposing Volume	Critical Lane Volume	Phase	Movement	Volume	Lane Use Factor	Opposing Volume	Critical Lane Volume
EB	TR	291	1.00	291	552	EB	TR	0	1.00	0	0
WB	TR	172	1.00	0	172	WB	TR	0	1.00	0	0
NB	LTR	350	0.55	0	193	NB	LTR	0	0.55	0	0
SB	LTR	0	0.55	56	56	SB	LTR	0	0.55	0	0
				SUM	775					SUM	0
					A						

Note:

Catritz Property at Riverdale Park
 Critical Lane Volume
 Level of Service Calculations

Intersection: 15: Kenilworth Road/River Road
 Jurisdiction: Prince George's County
 Scenario/Design Year: Total Future with CSX and TDM Reductions
 Computed by: SK



Intersection Control: Signal: X X X
 Split:
 Stop Ways: EW

RTOR/Overlap (AM): NB 1 SB 165 EB 287 WB 0
 RTOR/Overlap (PM): NB 4 SB 247 EB 404 WB 0
 Shared Left PCE (AM): NB 1 SB 4 EB 1 WB 1
 Shared Left PCE (PM): NB 1 SB 5 EB 1 WB 1

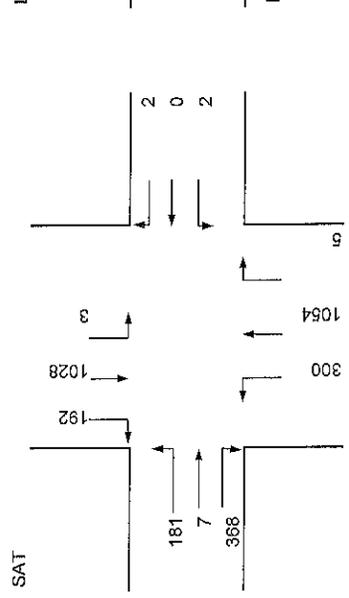
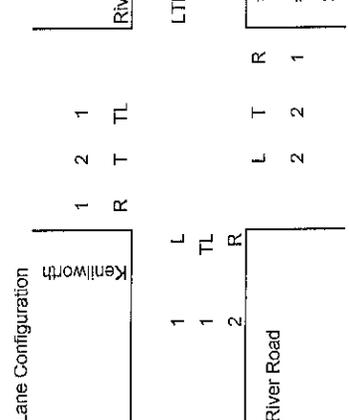
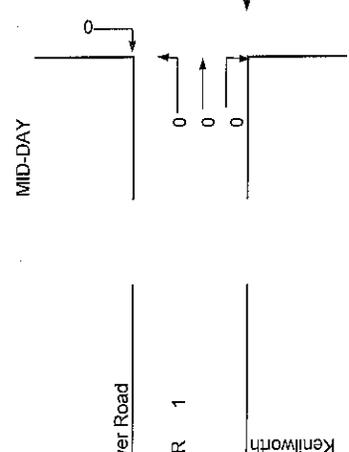
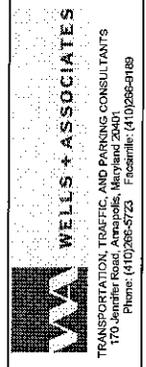
Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Lane Use Factor	Opposing Volume	Critical Lane Volume	*
EB	TL	165	0.60	99	0	1.00	0	99	*
WB	LTR	2	1.00	2	0	1.00	0	2	*
NB	T	843	0.55	464	0	1.00	0	464	*
SB	TL	1794	0.37	664	1101	0.60	661	1325	*
SUM								1426	D

Note:

Opposing Volume	PCE	Number of Lanes	Lane Use Factor	Critical Lane Volume
<199	1.10	1	1.00	A ≤ 1,000
200-599	2.00	2	0.55	B ≤ 1,150
600-799	3.00	3	0.37	C ≤ 1,300
800-999	4.00	4	0.29	D ≤ 1,450
>999	5.00	5	0.25	E ≤ 1,600
				F > 1,600
SUM				1216
				C

Cafritz Property at Riverdale Park
 Critical Lane Volume
 Level of Service Calculations

Intersection: 15: Kenilworth Road/River Road
 Jurisdiction: Prince George's County
 Scenario/Design Year: Total Future With TDM and CSX Reductions
 Computed by: SK



Intersection Control: Signal: Split: X X
 Stop: Ways: E/W

RTOR/Overlap (AM):	NB	2	SB	181	EB	300	WB	0
RTOR/Overlap (PM):	NB	0	SB	0	EB	0	WB	0
Shared Left PCE (AM):	NB	1	SB	5	EB	1	WB	1
Shared Left PCE (PM):	NB	1	SB	1.1	EB	1	WB	1

Phase	Movement	Volume	Lane Use Factor	Lane Volume	Opposing Lefts	Lane Use Factor	Opposing Volume	Critical Lane Volume
EB	TL	188	0.60	113	0	1.00	0	113
WB	LTR	4	1.00	4	0	1.00	0	4
NB	T	1054	0.55	580	3	1.00	3	583
SB	TL	1043	0.37	386	300	0.60	180	566
SUM							700	A

Note: A



Opposing Volume	PCE	Number of Lanes	Lane Use Factor	Critical Lane Volume
<199	1.10	1	1.00	A ≤ 1,000
200-599	2.00	2	0.55	B ≤ 1,150
600-799	3.00	3	0.37	C ≤ 1,300
800-999	4.00	4	0.29	D ≤ 1,450
>999	5.00	5	0.25	E ≤ 1,600
				F > 1,600

Lane Use F-factor	Lane Volume	Opposing Lefts	Lane Use Factor	Opposing Volume	Critical Lane Volume
0.60	0	0	1.00	0	*
1.00	0	0	1.00	0	*
0.55	0	0	1.00	0	*
0.37	0	0	0.60	0	*
SUM					0