


<p>22-072 Fred's Farm Fresh Condo, Windsor DATED: APRIL 23, 2024</p> <p>OPA/ZBA Stage 3, 2nd Submission Review Comments & Response</p> <p>Transportation Planning Comments Dated: November 20, 2023 (Stage 2 OPA/ZBA Pre-Submission)</p>	 <p>Baird Response</p>
<p>1 The report doesn't include Future background developments around the area.</p> <p>2 At Huron church and Northwood intersection, Westbound movements are already under stress, and no recommendations have been made.</p> <p>3 Transportation Planning would like to see a revised TIS addressing the aforementioned points.</p> <p>Transportation Planning Comments : February 27, 2024 (Stage 3 OPA/ZBA Submission)</p>	<p>Revised the traffic study, include the future background traffic.</p> <p>Signal timing improvements are recommended in revised report.</p> <p>Revised TIA is provided in this submission.</p> <p>Baird Response</p>
<p>4 The studies submitted are the same studies submitted at Pre-Consultation PC 034-23(Stage 2), therefore the comments made at Pre-consultation are still valid and still must be addressed.</p> <p>5 In addition, the consultant must ensure the same land use codes are used in the revised TIS and revised parking study.</p> <p>6 Extension of phase timing as a mitigation measure is provided to improve traffic operations at the intersection of Huron Church Road and Northwood Street. The consultant is to simulate and evaluate the proposed mitigation. Also, the consultant is to considered advanced green phase for EB as another mitigation and evaluate the intersection operation under this situation.</p> <p>7 The consultant must submit the traffic simulation files.</p>	<p>Transportation Planning comments from Stage 2 are addressed in this 2nd submission of Stage 3.</p> <p>The ITE land use codes used in the parking study are revised and are similar to TIS, based on the worst case scenario. Revised parking study is provided in this submission.</p> <p>The analysis of improved intersection timing is added in the revised report. Further, an advanced green phase EB is implemented to improve the operation of intersection. Revised TIS is provided.</p> <p>The simulation files are provided with this submission.</p>
