

New York, February 17, 2022

Andrew Banoff, President & CEO  
Jewish Senior Services  
Harry and Jeanette Weinberg Campus  
4200 Park Avenue Bridgeport, CT 06604

Subject: Update of August 5, 2019 Traffic Study by Milone & MacBroom for Senior Living Facility at 210 Long Ridge Road in Stamford, CT.

Dear Mr. Banoff:

We reviewed the above mentioned traffic study by Milone & MacBroom (M&M TIS) that addresses the impacts of 200 Senior Housing units in a multi-family setting at 210 Long Ridge Road in Stamford, CT. The M&M TIS was prepared in 2019 and was based on pre-pandemic traffic counts. It analyzed the traffic impacts of 200 additional senior living units at 210 Long Ridge Road on the intersection of Long Ridge Road with this site driveway and with Terrace Avenue and concluded that the traffic added by the proposed senior living development “can be accommodated with little to no perceptible impact”. The impact analysis was based on the traffic generation rates published in the Traffic Generation Manual by the Institute of Transportation Engineers (ITE) 10<sup>th</sup> edition. It estimated an additional 40 vehicle trips during the AM peak hour and 55 vehicle trips in the PM peak hour.

The new project for this site with the same access connection to Long Ridge Road has a total of 210 units with the following composition of unit types:

- 168 independent senior living units
- 28 assisted living or memory care units
- 14 skilled nursing units

The table on the following page compares the traffic generation volumes of the 2019 project to the current generation. The current traffic generation estimates are based on an updated version of the ITE rates (11<sup>th</sup> Edition). Please note that the assisted living/memory care units and the skilled nursing units have slightly lower traffic generation rates compared to the independent senior living units.

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Richard S. Rosen, AIA LEED AP  
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Comparison of Traffic Generation between 2019 M&M TIS and new 2022 Project									
Use	ITE Code	Units	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<b>2019 M&amp;M TIS</b>									
Senior Living Facility	252	200	15	25	40	30	25	55	
<b>2022 Project</b>									
Senior Living Facility	252	168	11	22	33	23	19	42	
Assisted Living/ Memory Care	254	28	3	2	5	3	4	7	
Skilled Nursing Units	620	14	1	1	2	1	1	2	
Total for 2022 Project		210	15	25	40	27	24	51	

Note: For the 2022 Project the traffic generation data are based on the 11th Edition of the ITE Traffic Generation Manual, whereas the 2019 M&M TIS was based on the 10th Edition.

As shown above, the new project has either the same traffic generation or a slightly lower generation compared to the 2019 version. We can therefore conclude that this project can also be accommodated with little to no perceptible impact.

Please do not hesitate to contact me at [g.jacquemart@bfjplanning.com](mailto:g.jacquemart@bfjplanning.com) or at (212) 353-7477 if you have any further questions.

Sincerely,



Georges Jacquemart, P.E., PP, AICP  
 Principal