BUTLER COUNTY ENGINEER'S OFFICE

BCEO

GREGORY J. WILKENS, P.E., P.S. BUTLER COUNTY ENGINEER

June 5, 2014

Woolpert
Attn: Mr. Brian Smallwood, PE
4454 Idea Center Blvd
Dayton, Ohio 45430

Re: iLoft at West Chester Traffic Impact Review

Dear Brian,

After much consideration, the BCEO has determined that a TIS for the proposed iLoft development at West Chester Towne Center is not required. Instead, traffic impacts from the proposed development have been internally reviewed and the following improvements must be completed to mitigate the traffic impacts of the proposed development.

1. All sight lines from exiting streets must be free and clear of any obstructions. This includes parking spaces, tall landscaping, and landscaping furniture. A marked up site plan is attached.
2. Pedestrian upgrades are required at all intersections along the perimeter of the proposed site. Pedestrian upgrades include handicap accessible curb ramps, pertinent signs, and thermoplastic crosswalk markings.
3. Traffic signal upgrades to the existing traffic signal at Union Centre Blvd (UCB) and Allen Road. The signal upgrade is the addition of a 5-section traffic signal head for both Allen Road approaches to program a protected/permissive left turn phase. Signal cabinet and vehicle detection modifications will also be necessary.
4. Traffic signal upgrades to the existing traffic signal at UCB and Floer Drive/West Chester Towne Center Blvd. The signal upgrade is the addition of a 5-section traffic signal head for both Floer Drive approach and West Chester Towne Center Blvd approach to program a protected/permissive left turn phase. Signal cabinet and vehicle detection modifications will also be necessary.
5. Roadway improvements are required on Floer Drive at UCB and West Chester Towne Center Blvd intersection. To accommodate the required left turn phase previously

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mentioned, a 175' northbound right turn lane shall be constructed on Floer Drive to achieve proper alignment of left turning vehicles and to separate northbound left turning vehicles from northbound thru/right turning vehicles. Proper alignment is a safety consideration and separating vehicular movements improves traffic signal operation. Due to roadway widening, sidewalk and curb ramp reconstruction is necessary.

The above list of improvements fulfills the developer's obligation to address traffic impacts created by the proposed development. All improvements must be completed prior to opening day. If you have any questions or concerns, please contact me at 513-785-4109. Thank you.

Respectfully,

Matthew J. Loeffler, PE
BCEO Traffic Engineer

Attachments: Drawings with comments showing required improvements (3)

Cc: Eric Pottenger – BCEO
Bryan Behrman – West Chester Township
Anthony Birkla – Anderson Birkla Investment Partners, LLC
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