



County of Albemarle
Department of Community Development

Memorandum

To: Juandiego Wade, Senior Planner, and Amy Pflaum, Senior Engineer
From: Glenn Brooks, County Engineer
Date: 1 May 2009
Subject: Arden Place, traffic study (SDP200900009)

The traffic study for Arden Place on Putt Putt Lane and Mall Drive off of Rio Road has been reviewed. The following comments are offered for your use;

1. The study provides conclusive evidence that the connection to Albemarle Square must be made. It decreases delays for exiting traffic by four times. The only complicating factor is the expected 190ft queue, and whether there is room to accommodate it.
2. The recommended paint striping on Putt Putt Lane does not mitigate the impacts. It does not, for example, improve levels of service or delay. It appears only a signal at this location would do that. A contribution should be made to this signal improvement, and if VDOT permits, the signal should be installed. It can be set to a cautionary blinking light when off peak times.
3. The impacts to already failing intersection movements at Rt. 29 and Rt. 631 (Rio Rd.) have not been mitigated. The most direct impact appears to be to the southbound lefts onto Rio, and the westbound rights onto Rt.29. (There is a mistake in the graphic summaries for this failing movement.) Contributing traffic to these already failing movements is not recommended. Further connections to Albemarle Square, a connection to Woodbrook, and/or another free-flow right turn with dedicated receiving lane on Rt. 29 should be provided. This site plan should not go forward at its present density without some mitigating improvement to this situation.