

June 14, 2019

Honorable Mayor Ray DeGraw City of Grandview Heights 1016 Grandview Avenue Grandview Heights, Ohio 43212

Dear Mayor DeGraw:

This letter shall serve as Wagenbrenner Development's commitment that we, on behalf of 810 Grandview LLC and/or the Grandview Crossing New Community Authority, will pay for any and all costs related to installing a right hand turn lane on westbound Dublin Road to northbound Grandview Avenue within the existing City Right of Way as depicted on attached Preliminary Construction Plan, Exhibit A. Said costs shall include all tasks required to construct the lane including preparation of detailed construction plans, retaining a contractor, all construction coasts, temporary work right-of way and agreements if required, necessary permits and construction inspection.

The lane may be constructed at any time during the development of the site but shall be completed before such time that the site development reaches 45 percent completion based on the attached "Grandview Crossing Impact Traffic Impact Study, Rev 4 Addendum" dated October 1, 2018 prepared by Smart Services, Inc. and approved by the City of Grandview Height and the City of Columbus. As it relates, I'm also attaching as Exhibit B, the Engineer's Estimate by EP Ferris dated 5/30/2019 for the estimated cost to complete to improvements for the right-hand turn lane.

Sincerely.

Eric Wagenbrenner

Principal of Wagenbrenner Development Managing Member of 810 Grandview LL

Accepted and Approved for the City of Grandview Heights:

Attachments:

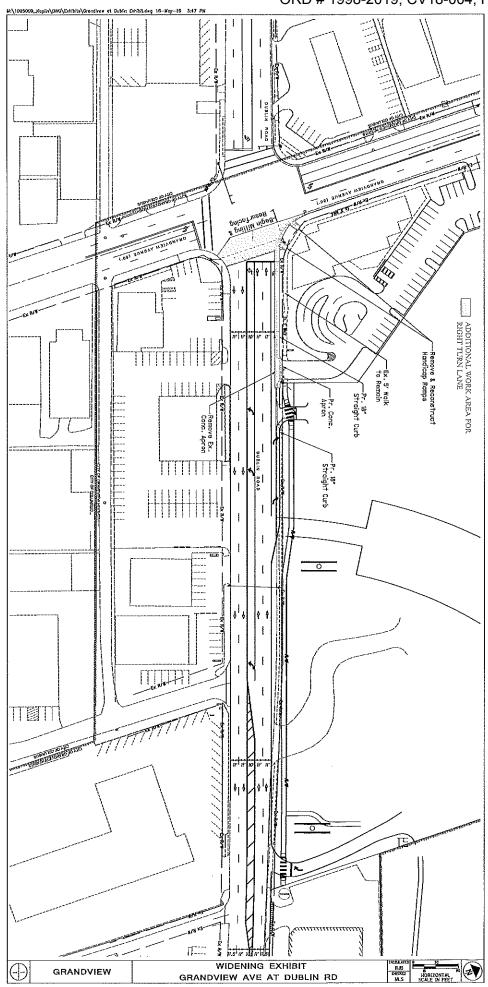
Mayor

**Exhibit A Preliminary Construction Plan** 

Exhibit B Construction Cost Estimate.

Grandview Crossing Impact Traffic Impact Study, Rev 4 Addendum" dated October 1, 2018 prepared by Smart Services, Inc.





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(8) (8)			ANE X	FOR WB DUBLIN ROAD RIGHT TURN LANE TO NB GRANDVIEW AVENUE		
			, ; ;			

\$46,000.00



October 1, 2018

Mr. Patrik G. Bowman, AICP City of Grandview Heights 1016 Grandview Avenue Grandview Heights, OH 43212

Mr. Daniel R. Blechschmidt, PE City of Columbus Department of Public Service Division of Traffic Management 111 N. Front Street, 4th Floor Columbus, OH 43215

Re: Grandview Crossing Traffic Impact Study REV 4 Addendum Cities of Grandview Heights and Columbus, Franklin County Ohio

Please consider this letter an addendum to the Grandview Crossing Traffic Impact Study REV 4 dated 8/10/2018. The addendum is per the City of Grandview Heights request in an e-mail dated 9/10/2018.

## REDUCED WESTBOUND LANE WIDTHS AFFECT ON CAPACITY

To accommodate a future westbound right turn lane, the developer is proposing to the reviewing agencies a narrowing of the westbound approach lane on Dublin Road to 10 feet for turn lanes and 11 feet for through lanes. The critical 2028 'Build' with improvements capacity analysis was revised to incorporate the reduced lane widths on the westbound approach. Since the westbound approach was not a critical approach after incorporating the proposed improvement, the westbound lane widths did not affect the overall result of the capacity analysis. The *Synchro* report is attached.

## PERCENT OF DEVELOPMENT FOR LOS DEFICIENCY

The number of trips that would cause the Grandview Avenue & Dublin Road intersection to fall below the City of Columbus's Level of Service criteria was analyzed. This was done by reducing all land use in the study to a certain percentage until the LOS fell below the threshold. Since all land uses were reduced equally, the internal capture percentages for the full development were not adjusted. The results showed that at 45% of the proposed development, the number of trips would fall below the City's LOS criteria. Attached is a trip generation summary for 45%, a Figure 6B at 45% of 'Build', and the corresponding *Synchro* output.

If you were to measure trips in the future to determine when the improvements are required, the inbound and outbound traffic would have to be measured at all access points and include both primary and pass-by trips as there would not be a way to distinguish between primary and pass-by trips in ground counts. Based on this information, the PM Peak trip threshold comparison value would be a total of 552 trips (236 Inbound and 316 outbound).

Grandview Crossing TIS REV. 4 Addendum Cities of Grandview Heights and Columbus, Franklin County, Ohio

Smart Services Inc. 10/01/2018

If you have any questions, please contact me. Thank you!

Sincerely,

SMART SERVICES, INC.

Todd J. Stanhope, PE, PTOE Director of Traffic Engineering

Submitted: One electronic copy (PDF format) via e-mail

cc: E. Wagenbrenner – Wagenbrenner Development



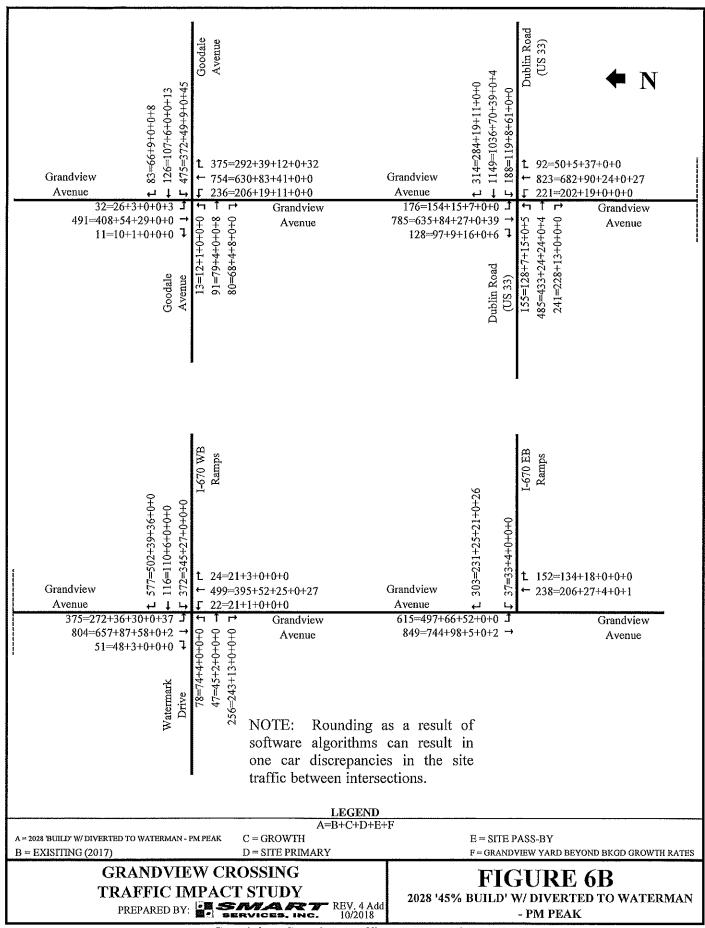
Grandview Crossing REV 3 - 2028 'Build' with WBRT - PM Peak (Adj WB Lane Widths) 4288: Grandview Ave. & Dublin Rd. (US 33)

Timings 09/24/2018

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2028 'Build' with 'No Build' Improvements 45% at 4288 - PM Peak 4288: Grandview Ave. & Dublin Rd. (US 33)

Timings 09/24/2018

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