MEMORANDUM

TO: Francis Forman, Planning & Zoning

FROM: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

DATE: January 28, 2025

SUBJECT: Marshall Pkwy at Riverland Parcel B Phase 2 (P24-020)
            Traffic Generation, Stacking & Circulation Approval

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This application and Traffic Letter prepared by Simmons & White dated October 5, 2022 (submitted with the Riverland Parcel E MPUD) has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Parcel A gave approval for 285 age restricted PM Peak hour trips. Parcel B gave approval for 877 total PM Peak hour trips (age-restricted housing, multi-family and commercial). Parcel C gave approval for 318 age restricted PM Peak hour trips. Parcel D gave approval for 341 age restricted PM Peak hour trips and Parcel E gave approval for 470 age restricted PM Peak hour trips. This brings Riverland Parcels A through E, which have been approved for a total of 6,701 age restricted single family homes, 130,000 sf Commercial, and 261 Multi-family dwelling units, to a Total of 2,291 Net External PM Peak Hour Trips.

The next roadway trigger for construction is tied to the extension of Community Blvd south from Marshall Parkway (E/W 3) to Paar Drive. This trigger is at 2,000 dwelling units or 2,023 New External PM Peak Hour trips, whichever comes last. Additionally, based on the Parcel E MPUD, the extension of Community Blvd south to E/W 3 needs to occur prior to approval of the 701st residential building permit within Parcel E.

Based on Building permits issued by the Building Department as of 12/31/2024 for the entire Riverland Development, 3,285 dwelling units have been permitted. With the Age Restricted trip counts from the ITE Trip Generation Manual, 10th edition, this equates to 1,310 PM Peak hour trips currently permitted.

No additional roadway construction is triggered at this time.