

From: Drew Laurent
Sent: Monday, August 8, 2022 3:51 PM
To: Engineering
Cc: Sarah Gold; Chelsea Cousins; Leiana Yates; Gina Balsamo; Corinne Jones; Caitlyn Ridge
Subject: RE: Gahanna Sheetz TIS
Attachments: 220715 Gahanna Sheetz TIS w Appendices.pdf; 220808 Letter of Disposition - Columbus Comments.pdf; Sheetz TIS - Review 1.xlsx

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Good afternoon,

Please see the attached, updated TIS for the proposed Sheetz development at Morse Road and Johnstown Road. This is the same submittal as what was provided on 7/15/22. However, City of Columbus comments were provided after the submittal. This submittal includes a disposition of City of Columbus comments provided on 8/3/22.

Thank you,

Drew Laurent, AICP

Carpenter Marty Transportation
(D) 614.656.2421
(M) 614.327.0709

From: Caitlyn Ridge <Caitlyn.Ridge@gahanna.gov>
Sent: Wednesday, August 3, 2022 6:54 PM
To: Drew Laurent <dlaurent@cmtran.com>
Cc: Sarah Gold <SGold@skilkengold.com>; Chelsea Cousins <ccousins@cmtran.com>; Leiana Yates <lyates@cmtran.com>; Gina Balsamo <gbalsamo@cmtran.com>
Subject: RE: Gahanna Sheetz TIS

Drew,

This is a review of the submittal the City of Gahanna already provided you comments on. As you may recall, we were waiting on Columbus comments. When you sent in your latest submittal, I requested that you wait to resubmit until you could confirm that all of the comments from Columbus were also addressed.

Please make sure all these comments are addressed and resubmit the TIS for another review from Gahanna and Columbus. If you already addressed them all, that's great! Please go ahead and resend the submittal and send it to our engineering@gahanna.gov email so it can get scheduled for review.

I will be out of the office until August 15.

Thank you,

CAITLYN RIDGE, P.E.
INTERIM CITY ENGINEER
Department of Public Service & Engineering



CITY OF GAHANNA
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From: Drew Laurent <dlaurent@cmtran.com>
Sent: Wednesday, August 3, 2022 6:29 PM
To: Caitlyn Ridge <Caitlyn.Ridge@gahanna.gov>
Cc: Sarah Gold <SGold@skilkengold.com>; Chelsea Cousins <ccousins@cmtran.com>; Leiana Yates <lyates@cmtran.com>; Gina Balsamo <gbalsamo@cmtran.com>
Subject: Re: Gahanna Sheetz TIS

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Caitlyn,

Were these comments provided by Columbus based on our most recent submittal? It seems most of them are already addressed. I'll try to call you again tomorrow to discuss.

Thanks!

Drew Laurent, AICP
Transportation Planner
Carpenter Marty Transportation
614.656.2421 | www.cmtran.com
(Sent from my iPhone)

On Aug 3, 2022, at 6:17 PM, Caitlyn Ridge <Caitlyn.Ridge@gahanna.gov> wrote:

Drew,

We have been able to review both the Sheetz and Morse Road residential development Traffic Impact Studies you submitted. Since the two projects could impact one another, we wanted to make sure our comments between the two projects made sense when looked at together. Please see below the following preliminary comments from the City of Columbus, Division of Traffic Management for the Sheetz development:

1. The recommendations of this study and any consideration for installing a traffic signal at the intersection of Morse Road and Albany Chase should consider the potential

- improvements that might be required for the proposed development located at the southwest corner of the intersection of Morse Road and Preserve Crossing Boulevard.
2. There would appear to be significant variations between the traffic volumes that were indicated to be counted along Morse Road between Albany Chase and Collingwood Pointe Place. In consideration that only a single right-in/right-out access point is present between these two intersections and the two counts were indicated to be conducted at the same time, there should be further investigation into these traffic counts to determine whether either of these traffic counts might be considered more reliable than the other.
 3. Regarding the growth rate used in this study, typically growth rates would be requested from the Mid-Ohio Regional Planning Commission for traffic impact studies within the City of Columbus.
 4. Regarding the Horizon Year used in this study, typically 10 years beyond the Opening year would be used for traffic impact studies within the City of Columbus.
 5. For consistency with review of traffic impact studies for other Sheetz locations within the City of Columbus, the trip generation estimates for this study should utilize Land Use Code 945 (VFP 9-15) and 6,070 square feet as the independent variable.
 6. Regarding the distribution of site trips for this study, the signal warrant analyses and any evaluation that would assume a traffic signal at the intersection of Morse Road and Albany Chase should assume that 25% of exiting traffic should make a northbound left turn at this intersection rather than assuming that 5% of existing traffic would make a northbound right turn and then turn around in the roundabout east of the site.
 7. The traffic signal warrant analyses for the intersection of Morse Road and Albany Chase will need to utilize 2 lanes on the minor street approach in consideration of the existing intersection configuration and the existing and anticipated intersection traffic patterns.
 8. In the hourly trip distribution for Land Use Code 945, it would appear that Land Use Code 960 is indicated for the "Weekday Entry/Exit" instead of Land Use Code 945.
 9. In the hourly trip distribution for Land Use Code 945, it would appear that the indicated percentages for GFA (2-4k) were utilized instead of the indicated percentages for GFA (4-10k).
 10. Regarding the AM and PM Build volume plates, it would appear that the diverted volumes were omitted from the westbound through movements at the intersections of Morse Road and Site Access 1 and Morse Road and Collingwood Pointe Place.
 11. A Traffic Study Scoping document was indicated to be provided in Appendix A, but the referenced document does not appear to have been included in this submittal.

CAITLYN RIDGE, P.E.
INTERIM CITY ENGINEER
Department of Public Service & Engineering



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From: Drew Laurent <dlaurent@cmtran.com>
Sent: Tuesday, July 19, 2022 11:54 AM
To: Caitlyn Ridge <Caitlyn.Ridge@gahanna.gov>
Cc: Sarah Gold <SGold@SkilkenGold.com>; Chelsea Cousins <ccousins@cmtran.com>; Leiana Yates <lyates@cmtran.com>; Gina Balsamo <gbalsamo@cmtran.com>
Subject: RE: Gahanna Sheetz TIS

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Thanks for the update, Caitlyn.

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From: Caitlyn Ridge <Caitlyn.Ridge@gahanna.gov>
Sent: Tuesday, July 19, 2022 11:48 AM
To: Drew Laurent <dlaurent@cmtran.com>
Cc: Sarah Gold <SGold@SkilkenGold.com>; Chelsea Cousins <ccousins@cmtran.com>; Leiana Yates <lyates@cmtran.com>; Gina Balsamo <gbalsamo@cmtran.com>
Subject: RE: Gahanna Sheetz TIS

Drew,

We just got back comments from Columbus on this TIS. We are meeting with them tomorrow to discuss their comments before we send them on to you. I would like to request that we hold off on reviewing the TIS you just submitted until you can incorporate comments provided by Columbus. Once we get the revised TIS with COC comments addressed, we will begin the review process. As you know COC take 30 days for each review, so it will likely be about 5 weeks from your submittal before you would get the comments back.

Also, Jared is no longer working at the City of Gahanna. Please send all your correspondence to engineering@gahanna.gov so that all requests can be routed to the correct person and responded to more quickly. If you have any further questions, please feel free to call me directly.

Thank you,

CAITLYN RIDGE, P.E.
INTERIM CITY ENGINEER
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From: Drew Laurent <dlaurent@cmtran.com>

Sent: Monday, July 18, 2022 1:16 PM

To: Jared Groves <jared.groves@gahanna.gov>; Caitlyn Ridge <Caitlyn.Ridge@gahanna.gov>

Cc: Sarah Gold <SGold@SkilkenGold.com>; Chelsea Cousins <ccousins@cmtran.com>; Leiana Yates <lyates@cmtran.com>; Gina Balsamo <gbalsamo@cmtran.com>

Subject: Gahanna Sheetz TIS

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Good afternoon Jared & Caitlyn,

I hope all is well. Please see the attached, updated TIS for the proposed Gahanna Sheetz. Let me know if you have any questions. Also, would you let me know when we can expect this review to be completed?

Thank you!

Drew Laurent, AICP

Transportation Planner



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