



October 3, 2014

Mr. Sam Gaston  
City Manager  
City of Mountain Brook  
Post Office Box 130009  
Mountain Brook, AL 35213

Subject: Traffic Study Review for Piggly Wiggly Development on Vine Street  
SA #14-0228

Dear Sam:

At the City's request, I conducted a review of the Traffic Impact Study prepared by Mr. Richard Caudle, P.E. of Skipper Consulting, Inc. for the proposed Crestline Piggly Wiggly development on Vine Street. Overall I found the study to be thorough, well documented, and in conformity with accepted traffic engineering practices.

Following is a summary of specific items that I believe are noteworthy in the Traffic Impact Study:

- Mr. Caudle used a conservatively high annual growth rate of 3.0% to predict background traffic conditions in the year 2019. My expectation is that the actual annual growth rate would be closer to 1%. This means that the traffic volume estimates may err on the high side by a slight amount.
- The study area included in the analysis is appropriate for the size and type of development.
- As noted in the report, there are existing level of service deficiencies at the intersections of Church Street with West Jackson Boulevard and with Montevallo Road that will be made slightly worse by the proposed grocery store. I agree with Mr. Caudle's assessment that there are no reasonable improvements to mitigate the traffic impacts at these locations.
- The traffic report recommends switching the orientation of stop signs at the intersection of Dexter Avenue and Vine Street. I agree with the recommendation.
- The report describes existing and future operational deficiencies at the intersection of Dexter Avenue and Church Street and recommends installation of a traffic signal to mitigate those deficiencies. I agree that traffic signal installation, if warranted according to the Manual on Uniform Traffic Control Devices, is an acceptable solution to achieve adequate levels of service. The City, however, will need to carefully consider the design implications of signalization and how installation may impact on-street parking that currently exists within the intersection as well as pedestrian crossing accommodations.
- Mr. Caudle has addressed in detail the challenges of accommodating truck deliveries to the proposed grocery store. The figures in the report clearly show that large trucks will encroach across travel lanes on Dexter Avenue and Church Street as they leave the store. These types of encroachments are typical in tight urban conditions and are a trade-off associated with urban

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infill development. I concur with Mr. Caudle's recommendation that trucks be restricted from deliveries between the hours of 6:30 a.m. and 6:00 p.m. This will limit the occurrence of encroachments to hours when traffic and parking in the village is at its lowest levels.

- The report presents a review of one-way and two-way operation on West Jackson Boulevard and Vine Street. My recommendation is to maintain two-way flow during non-school hours on Vine Street from Dexter Avenue to the eastern edge of the Piggly Wiggly property in order to facilitate neighborhood access to the recreational field and retail establishments on Vine Street. The section of West Jackson Boulevard and Vine Street adjacent to the school and Board of Education building could be converted to 24-hour one-way flow if the City desires to make that change.
- Since my review of the traffic study report, the developer has revised the site plan to eliminate one driveway to the Piggly Wiggly on Vine Street and create a circulation loop within the parking lot. I believe these changes are a good modification to the plan.

I hope this summary will be helpful to the City as you consider the development request. If you have questions or need additional assistance, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Becky White".

Becky White, PTP  
Vice President / Organization Development