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Mr. Matthew Davis  
Town Planner, Town of Hamden  
2750 Dixwell Avenue  
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RE: Traffic Summary Memo

In anticipation of the public hearing Town Staff requested a Traffic Summary memo to discuss anticipated traffic flows and its impact, if any, on the existing and future traffic patterns proximate to the site.

The site is located at 10 Hamden Hills Drive. The proposed driveway is approximately 650 feet west of the intersection of Hamden Hills Drive and Evergreen Avenue. That intersection is controlled by a traffic signal. The driveway is proposed to be directly across the street from a driveway for an age-restricted, multifamily residential development. Traffic on Hamden Hills Drive presently operates in an ordinary manner. Existing traffic patterns operate in accordance with the signalized designs.

Proposed traffic flows to and from the proposed 32 room transcendental meditation center were evaluated using the ITE Manual. The peak traffic flows will happen mostly during off peak hours, 6-9pm for guests arriving at facility on Thursday and leaving Sunday by 5pm. We are not expecting to have more than 1 trip per room as once guests arrive, most will not leave for the duration of their stay. Based upon other locations, the average expected capacity is around 18 guests at a time.

While there was not a perfect match for meditation center in the manual, some similar uses that were evaluated included a business hotel (.32 trips per room for a total of 10.2 trips), and a recreational community center (2.31 trips per 1000 sq ft for a total of 47.3 trips). It was determined that the proposed use was reasonably evaluated somewhere in the middle. Even at a conservative approach of 1 trip per bedroom, the proposed use will only produce 32 trips per day, which would be a high-end value for the proposed use. That is the equivalent of just over one trip per hour of off-peak trip generation. As a result, we do not feel that the site generated traffic will have an adverse impact on the capacity or the operation of the neighboring roadway system.

It should also be noted that our evaluation of sight visibility lines both to the east and the west were acceptable under the guidelines.

If you have any further questions or comments please feel free to contact me.

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