

Project: *Proposed Diamond Legacy Development- Boardman, Ohio
Traffic Impact Study*

Owner: Compco Land Company

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Description:

TMS Engineers, Inc. has been retained by the Compco Land Company to prepare a Traffic Impact Study for the proposed Diamond Legacy Development in Boardman, Mahoning County, Ohio. The project site is located between McClurg Road and Washington Boulevard to the east of Market Street (State Route 7).

The proposed project is a planned unit development (PUD) and is expected to consist of a 241,575 square foot office park. Three of the project's fifteen building are already completed and occupied. Since traffic from these buildings will be accounted for in the existing traffic counts, this report will study the remaining 221,932 square feet of building space that has yet to be constructed. The development is expected to be completed in various phases as market conditions dictate. For purposes of this report, it will be assumed that the first phase accounting for 25% of the new site trips will be completed by 2010 with Phase 2 (50% of site trips) being completed by 2015, Phase 3 (75% of site trips) being completed by 2020, and Phase 4 (100% of site trips) being completed 2025. In addition, a 2030 design year analysis will be performed that will incorporate the complete build-out of the site and represent twenty-years from the initial completion of Phase 1.

Access to the development will be provided by Tod Avenue which runs through the development with connections to McClurg Road and Washington Boulevard. Connections will be made to Raupp Avenue and Stadler Avenue which currently stub into the property providing additional connections to Washington Boulevard. A new driveway connection will be made to Southern Boulevard between Washington Boulevard and McClurg Road. Lastly, access will continue to exist through the Boardman Township Government Center to get between Tod Avenue and Market Street.