



Traffic Impact

1.0 EXECUTIVE SUMMARY

The proposed Planned Urban Development (PUD) Amendment to the University Bank site is located on the northeast side of Washtenaw Avenue between Devonshire and Brockman in the City of Ann Arbor. The proposal is to construct a new off-street parking area to include 14 additional parking spaces. Currently University Bank's site includes a total of 35 parking spaces located on the bank's property. The proposed additional parking spaces will be located behind the bank building. There are no alterations, additions or expansions proposed to any existing building or structure on the site. Access to the proposed parking area will be made via a driving aisle extending from the existing parking area along the southeast side of the bank building toward the new parking area. No alterations or modifications to existing access locations to Washtenaw Avenue are being proposed.

The bank building includes a total of 10,200 square feet of gross floor area. The building itself has a storied history and was originally constructed as a residence. Through time, its use has changed to a walk-up bank use, with no drive-through teller windows or automatic teller machine vehicle lanes provided. The bank is currently occupied entirely with this land use, and it is not anticipated that additional employees will be hired in response to the proposed parking area expansion. Thus, there will be no traffic impact associated with employee travel, and the additional parking spaces will accommodate banking customers. Even though it is not anticipated that the proposed parking spaces would generate additional traffic, the overall size of the bank is predicted to generate greater than 50 peak hour trips. A traffic impact report is required to analyze existing peak hour traffic at three locations: 1) Washtenaw Avenue and Devonshire/Austin Road; 2) the existing University Bank entrance on Washtenaw Avenue; and 3) Washtenaw Avenue and Brockman.

The purpose of this traffic impact report is to demonstrate the effect of operating a 10,200 square foot bank operation with a total of 49 off-street parking spaces.

CONCLUSIONS

The proposed University Bank PUD Plan Amendment, indicating the addition of fourteen off-street parking spaces, will not adversely impact traffic safety or traffic service levels at any of the three intersections included within the study area.