THE CITY OF ASHEVILLE
NORTH CAROLINA

MEMORANDUM TO: Cathy Ball, PE, Assistant City Manager

FROM: Ken Putnam, PE, Transportation Department Director

DATE: January 19, 2021

SUBJECT: AV2 - Enka Project

The purpose of this memorandum is to provide a high level summary of the traffic impact analysis (TIA) for the subject project. The proposed development, which is known as AV2, is anticipated to be completed during calendar year 2021 and will include a 118,910 square foot distribution center and 180,000 square feet of general light industrial space. My comments are listed in bulleted format for ease of review.

- The traffic impact analysis (TIA) was prepared by Ramey Kemp Associates using established North Carolina Department of Transportation (NCDOT) guidelines and procedures.
- The sealed traffic impact analysis (TIA) was submitted to the NCDOT for review and approval on November 13, 2020.
- The final decision was released on January 19, 2021.
- One of the B1 conditions (# 4) requires a traffic impact analysis (TIA) following the NCDOT process and the applicant will be required to complete any recommendations identified through the TIA review process.
- Trip Generation (anticipated site traffic).
    1. Daily traffic volumes - 1,978 vehicles per day
    2. Morning peak hour volumes - 341 vehicles per hour
    3. Afternoon peak hour volumes - 282 vehicles per hour
- Site trip distribution.
    1. 80% using the intersection of US 19-23 (Smokey Park Highway) and Enka Heritage Drive (new bridge).
    2. 20% using the intersection of NC 112 (Sand Hill Road) and Jacob Holm Way.
- TIA Conclusions
    1. The study intersections are expected to operate under acceptable levels of service except for the intersection of US 19-23 (Smoky Park Highway) and Enka Heritage Drive during the morning peak hour at buildout conditions.
    2. Traffic queuing at the intersection of US 19-23 (Smoky Park Highway) and Enka Heritage Drive could exceed 1,000 feet along the westbound and eastbound approaches occasionally during the morning peak hour.

- TIA Recommendations
    1. The NCDOT will construct Enka Heritage Drive with a three-lane cross-section from Walk Off Way to the new bridge and install a traffic signal at the intersection of US 19-23 (Smokey Park Highway) and Enka Heritage Drive under project # U-6251 (anticipated completion date October / November 2021).
    2. The NCDOT will construct Walk Off Way with a three-lane cross-section from its existing ending point to Enka Heritage Drive under project # U-6230 (anticipated completion date May / June 2021).
    3. No additional improvements were recommended to accommodate the anticipated site traffic.
- Final decision recommendations
    1. The intersection of Enka Heritage Drive and Walk Off Way should have all-way STOP control.
    2. If the improvements provided by projects # U-6230 and # U-6251 are not in place by buildout, the developer might be responsible to provide them.
- The project is now moving into the driveway access permit phase with NCDOT.
- The City needs to approve the project.

This project would only impact state-maintained streets and intersections. No city-maintained streets would be impacted.

I will be glad to reach out to the project's traffic engineer to answer any questions. Please let me know if additional information is needed.