

June 23, 2014

Mr. Duncan Barrett
Omni Development Corp.
40 Beaver Street
Albany, New York 12207

**RE: Response to City Planning, HVCC Student Housing, City of Troy,
Rensselaer County, New York; CM Project No. 113-231**

Dear Mr. Barrett:

Creighton Manning Engineering, LLP is in receipt of the letter dated May 1, 2014 from the City of Troy's Office of Planning and Economic Development. We offer the following in response to the comment below regarding traffic:

Comment 1: The College agrees its developer will provide the city with a comprehensive traffic study and analysis encompassing not just entrance and egress from the site, but inclusive of traffic patterns and movements on Morrison and Vandenburg Avenues, Mill Street and Campbell Avenue and all associated intersections. The study should make recommendations for the best method to handle traffic. Additionally, the college agrees its developer will furnish and install control devices deemed necessary by the city and/or NYS DOT.

Response: A comprehensive traffic analysis was completed and is summarized in a report dated May 23, 2014. The report provides a detailed assessment of the Vandenburg Avenue/Morrison Avenue intersection as well as a sensitivity assessment at the Morrison Avenue/Burden Avenue/NY Route 378 intersection. The results of the traffic assessment indicate that no intersection mitigation is recommended at these two intersections as a result of the re-development of the project site with a student housing facility. The traffic study also addresses pedestrian access between the site and campus and recommends that installation of pedestrian pushbuttons and countdown timers across the SEFCU driveway on Vandenburg Avenue to provide better pedestrian connectivity between the site, the campus and other retail shops.

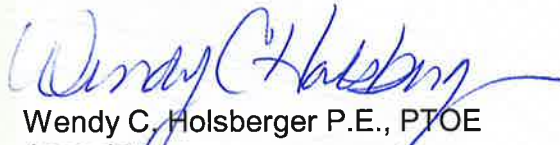
As noted in the traffic study, student housing facilities have low peak hour trip characteristics with the proposed site expecting to generate 31 AM peak hour trips (14 entering, 17 exiting) and 46 PM peak hour trips (20 entering, 26 exiting) based on site specific trip rates obtained from a similar student housing facility at Schenectady County Community College. It is anticipated that 85% of the peak hour trips will travel to and from Vandenburg Avenue to the south and the remaining 15% to and from the west on Morrison Avenue. Due to the proposed site access and restrictions on the Vandenburg Avenue driveway, it is not anticipated that typical peak hour traffic will travel to and from the site on Vandenburg Avenue to the north towards Mill Street

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and Campbell Avenue. During busy travel periods, vehicles traveling to/from areas north of the site will likely travel via Morrison Avenue and Burden Avenue. Based on the anticipated travel patterns and low trip generating characteristics at the site, travel on Mill Street and Campbell Avenue is anticipated to be low with no measurable impact.

If you have any questions regarding the above analysis, please feel free to contact our office.

Respectfully submitted,
Creighton Manning Engineering, LLP



Wendy C. Holsberger P.E., PTOE
Associate