

May 24, 2019

City of New Brunswick
Planning Board
Civic Square, 25 Kirkpatrick Street
New Brunswick, NJ 08901

**Re: Traffic Statement for
RWJ Barnabas Health
South Building Expansion
Block 24.01, Lot 1.01
Langan Project No. 130141101**

Dear Planning Board Members:

Langan Engineering & Environmental Services has prepared this traffic statement for the proposed South Building expansion along French Street. Specifically, we performed the following tasks:

- Reviewed the development proposal,
- Calculated site trip generation,
- Qualitatively assessed traffic impact, and
- Reviewed the site plan.

We have concluded that the proposed project will not generate a significant amount of new traffic to the area. As a result, we expect the proposed project will not have significant traffic impacts and area traffic operations will remain largely unchanged.

DEVELOPMENT PROPOSAL

The South Building expansion will provide an additional 29,000 SF of floor area to the hospital as well as a renovation of 60,000 SF of existing floor area. The South Building expansion will also reconfigure the layout of the existing on-site ambulance parking area. The project will restripe the site to provide five formal transport (non-emergency) ambulance parking spaces along with three overflow ambulance parking spaces at street level that will be accessed by an existing two-way curb cut along French Street.

TRIP GENERATION

To conservatively estimate trip generation for the South Building expansion, we utilized medical office trip generation rates published by the Institute of Transportation Engineers (ITE). Table 1 shows the estimated trip generation for the proposed expansion of 29,000 SF of floor area.

**Table 1 - Trip Generation Estimates
Medical Office – 29,000 SF**

Time Period	Trips
Weekday Morning Peak Hour	
Enter	63
<u>Exit</u>	<u>18</u>
Total	81
Weekday Evening Peak Hour	
Enter	28
<u>Exit</u>	<u>73</u>
Total	101

As can be seen from Table 1, the proposed project will not cause a significant increase in traffic generated by the hospital. Moreover, since hospital traffic is distributed over many roads into and out of the city, we expect any changes to area traffic operations will be imperceptible.

SITE PLAN REVIEW

We reviewed the site plan for the proposed project. In particular, our review focused on the proposed access and circulation for the street level transport ambulance parking. The following items address access and circulation:

- Access to the street level transport ambulance parking will be provided by the existing two-way curb cut along French Street. That curb cut is 24 feet wide with curb radii of 10 feet. We expect the curb cut will operate efficiently.
- The transport ambulance parking will provide five formal striped ambulance parking spaces and an area for overflow parking of three ambulances. The ambulance parking spaces will be 10 feet wide and 20 feet deep served by a circulation aisle that will be a minimum of 25 feet wide. These dimensions are consistent with widely accepted design standards and we expect the ambulance parking will operate efficiently.

CONCLUSION

We have concluded that the proposed South Building expansion will not generate a significant amount of traffic and that area traffic operations will largely remain unchanged. Moreover, we expect the proposed street level transport ambulance parking will have efficient access and circulation.

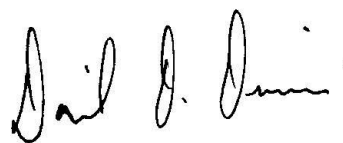
Should you have any questions or comments concerning this traffic statement, please do not hesitate to contact our office.

Very truly yours,

Langan Engineering and Environmental Services, Inc.



Christian M. Roche, P.E., LEED-AP
Senior Associate/Vice President



Daniel D. Disario, P.E., PTOE
Principal