

AM as Westgate Dental practice becomes busier in staggered fashion. An average one-hour time period is estimated between patient arrival and departure that takes into account the patient check-in, waiting, dental services performed and payment.

During peak operation several years after opening, it is anticipated that the new dental facility will generate approximately 40+/- trips during the morning and afternoon peak hours. This is based on 17 of the 19 operator rooms being fully occupied (i.e., assumes only 2 operator rooms unoccupied at any one time and being readied for use). ***It also assumes that employee arrival occurs before the morning peak hour (see traffic study addendum, 6-8-16).*** Thus, with 17 patients arriving and departing across a one hour time period approximately 34 patient generated trips would occur. ***To be conservative 6 additional patient trips (20%+) are added to account for appointment overlap that brings the total number of arriving and departing customers to 40 for the peak hour.*** This estimation is similar to ITE published trip generation data that shows an average of 2.4 (AM-Weekday) to 4.36 (PM-Weekday) trips per 1,000 sqft of building which equates to 22 to 40 trips for the 9,000 sqft+ Westgate Dental facility. Note that this trip generation represents a small number of trips relative to the peak 400 +/- vehicle trips that occur during the Esplanade center's peak morning hour.

Traffic observations/counts noted that 30% of the peak-hour morning traffic enters/exits (i.e., 100+/- trips) at the right-in-right out Esplanade intersection and 70% (i.e. 350 +/- trips) enter/exist at the northwest full entrance. Approximately 35% of the Euclid Ave. right-inbound vehicles (i.e., 20+/- vehicles) proceeded north along the east perimeter drive aisle (one vehicle every three minutes). These vehicles proceed west along the rear drive aisle to enter the Starbucks drive-thru queue. Thus, it is expected that a portion of this traffic will proceed in similar fashion past the Westgate Dental facility between 7:00 and 9 AM, although there will be signage directing Starbucks traffic to use the front drive aisles instead. Furthermore, signage will be added to slow "cut-thru" traffic.

Based on existing and proposed customer information provided by Westgate Dental owner as well as the convenient location of the new development adjacent Euclid Ave. and nearby Route 53, it is anticipated that 50% of Westgate Dental patients will arrive from the east and enter the site from Euclid Avenue. Furthermore, 50% of patients will arrive from the west and use the Salt Creek Lane entrance. This assumes an increase of patients from the west as the practice matures than what the practice experiences today.

A patient arriving from the east will enter at Euclid Ave. right-in and would most likely exit at the full entrance at Salt Creek Lane. Likewise, west arriving patients would have to use the Salt Creek Lane entrance. These patients would typically exit at the Euclid Ave. right out since the exit is immediately adjacent Westgate Dental's south customer parking lot. However, they would also have the option of using the Salt Creek Lane exit if desired as many Starbucks customers choose to do today. This allows them to avoid the traffic light at Salt Creek Lane. But since most dental visits are infrequent, this behavior is expected to occur less often than observed for Starbucks customers who are very time conscious and in routine driving patterns.