



To: Luis Laracuente – Traffic Engineer, INDOT Greenfield District

From: Keith Buck – CBBEL Indy

Subject: Revised Development Projections for SR28/US31 Development in Tipton County

Date: April 20, 2016

Project Name: SR28/US31 Development – Tipton County, Indiana

Project No.: 14-0337.00004

Cc: Chad Bruner – Love’s; John Janson – Developer; Brian McKenna - CBBEL

A Traffic Impact Study for the above referenced project was approved on, or about, July 29, 2015. The analysis in this study included 1-year and 5-year traffic projections based on the development that was assumed for this area at the time. The 5-year traffic projections represented the full build-out condition for the site. The Traffic Impact Study resulted in the 1-year analysis recommending a stop sign controlled intersection and the 5-year (full build-out) analysis recommending a roundabout intersection with the proposed access street and SR 28.

Since the Traffic Impact Study was approved, the developers for this project have been working with Tipton County to secure funding for the roundabout through a Tax Increment Financing (TIF) district. Unfortunately, an agreement on the TIF funding could not be reached and the roundabout will no longer be a feasible option for this intersection without the TIF funding.

Accordingly, the projected level of development for this area needs to be revised. The 1-year development and traffic projection analysis that was included in the Traffic Impact Study should now be considered as the proposed condition instead of the 5-year development and traffic projection. The initial 5-year projections are no longer valid, since the remainder of the site will not be developed in the near future.

This memorandum is being submitted with the full understanding that future development which would utilize this intersection, and which exceeds the revised proposed condition, may require a new traffic impact study and further improvements to the intersection. Future development would likely hinge upon available funding for the roundabout.

Therefore, we are requesting that the stop sign controlled intersection be considered as the preferred alternative for this project. Based on our recent telephone conversations, we trust that this memo is all that you require to approve the stop sign controlled intersection and issue a permit for the work.

Please advise us as to what further information and/or documentation might be needed to complete this approval.