



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

February 27, 2018

Re: SP20180001 Keswick Hall and Golf Club; Traffic Analysis Comments

Albemarle County Community Development has determined that the proposed plan would generate a level of traffic that requires a left turn lane on Louisa Road (Route 22) at Hunt Club Drive. The basis for this determination are the following factors:

The traffic volumes expected in 2019, including existing (based on November 2017 traffic counts), expected background growth, and site generated traffic from the new 38 hotel rooms and four additional spa treatment rooms appears to be at, above, or within a fraction of trips that would warrant a left-turn storage lane. Figure 14 of the Keswick Hall Traffic Analysis appears to display this for the AM Peak Hour. Even if below the level that would require left-turn storage, the county believes that the traffic levels displayed in the Analysis are unrealistically low resulting from exceptionally low traffic counts and an extremely conservative estimate of site-generated trips.

County staff checked the existing traffic counts performed for this analysis against the existing counts performed in 2000 for a previous application on the site. The traffic levels counted in that study show that of the six movements, five in the AM and three in the PM, exceeded those in the current analysis. All movements in the previous count on to or off Hunt Club Road, in both the AM and PM, except one (which was under by one), exceeded the current count.

The most reasonable explanation for this discrepancy is that the number of visitors to the club were less than typically expected, and less than will be expected following the extensive renovations of the property proposed along with this application. A reason for this discrepancy may be the time of year as well as that the counts were taken only a month and a half before the closure of Keswick Hall for a yearlong renovation, a time when visitation would likely be winding down. Supporting this conclusion is the water consumption report provided with the Special Use Permit application, which shows that water consumption in 2017 was approximately half of what it was in 2016 and 2015. Further supporting this is that the applicant made the County aware that visitation to Keswick and memberships have been on a steady decline, which is why ownership proposes this complete remodel of the property.

To further verify this, staff looked at ITE trip generation estimates for similar uses as proposed for the site. The PM peak hour trips estimated for an 86-room hotel, 18-hole golf course, 8-court Racquet Club, and a 165-seat restaurant far exceed the PM peak hour trips provided in the study as 2019 Total Traffic in Figure 8. The level of redevelopment proposed for Keswick Hall could generate a similar number of trips to those that a new development of this type would generate, making this estimate appropriate. These estimates generated by the County do not account for the single-family residential uses accessed from Hunt Club Road, nor does it account for additional uses at Keswick Hall such as the aquatics center, full spa, event space, or the additional bar and grill seats scattered throughout the site.

The crash history at the intersection of Louisa Road and Hunt Club Road shows nine crashes attributable to turning movements onto Hunt Club Road in the past five years. This number concerns the County enough to warrant the recommendation for inclusion of the left-turn lane at the described location.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

1601 Orange Road
Culpeper, Virginia 22701

Stephen C. Brich, P.E.
Commissioner

April 12, 2018

County of Albemarle
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902
Attn: Megan Nedostup

Re: Keswick Hall & Golf Club – Special Use Permit
SP-2018-00001
Review #2

Dear Ms. Nedostup:

The Department of Transportation, Charlottesville Residency Transportation and Land Use Section, has reviewed the above referenced plan and accompanying traffic study dated 19 March 2018, and offers the following comments:

- The Department has reviewed the TIA for the studied intersection in addition to a memo dated 28 March, 2018 containing additional comments on the crash history and associated FR-300 Crash reports.
- The above referenced memo does not meet VDOT's standard criteria for an intersection safety study. Most notably, the memo does not compare the crash history to other similar intersections as a basis of comparison and does not appear to consider the severity of the crashes. If the county would like VDOT to perform a safety study, the scope and schedule for it can be discussed separately.
- Although the proposed development does not trip the left turn lane warrant, and the study suggests there will be little or no operational concerns (congestion/delay), the estimated traffic does lie very near the warrant line plot. To demonstrate, a future increase from the expected 309 VPH southbound to 375 VPH would trigger the turn lane warrant. This informs and contributes to the Department's recommendations.
- The intersection's position on the District's PSI (Potential for Safety Improvements) Top 100 list and its crash history suggest that regardless of additional development safety improvements should be considered at some point in the future should funding become available.
- The Department recommends that a left turn lane and right turn taper be installed at the intersection of Route 22 and Route 744. This recommendation is based on the intersection's position on the District's PSI Top 100 list, a review of the applicable crash history, and the expectation that additional traffic added to the intersection will likely result in an increase in crashes.

April 12, 2018
Megan Nedostup
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If further information is desired, please contact Adam Moore at 434-422-9782.

A VDOT Land Use Permit will be required prior to any work within the right-of-way. The owner/developer must contact the Charlottesville Residency Transportation and Land Use Section at (434) 422-9399 for information pertaining to this process.

Sincerely,



Adam J. Moore, P.E.
Area Land Use Engineer
Charlottesville Residency