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Memorandum

Date: March 30th, 2023

To: Mr. Adam Meinstein – Equilibrium Equities

Re: Triumph Business Center Traffic Generation Review

As requested, Tri-State Traffic Data was contracted to collect existing traffic generation counts for the Triumph Business Center on Grossett Drive in the Town of Kirkwood. Tri-State is a professional data collection firm out of Pennsylvania that has been collecting data for area engineering firms for over 28 years. The data collection was completed using automated traffic recorders (road tubes) for a one week period between Friday, March 17th and Friday, March 24th, 2023. The counts were collected just south of the Triumph driveways to avoid capturing any of the other business traffic along Grossett Drive.

The Triumph Business Center currently has 436,814 SF of occupied space, which is comparable to the proposed 463,750 SF Five Mile Point warehouse. Based on the data collected, the existing Triumph Business Center development generally generates less than 20 trips entering and exiting per hour over the course of a typical weekday, with approximately 20-25 total trips entering and exiting during the weekday morning and evening peak commuter hours. The following provides a summary of the daily and peak hour traffic volumes generated during each day between the 17th and the 24th.

Saturday – March 18th, 2023
- Total Trips Generated = 203 vehicles – 107 Entering / 96 Exiting
    - 8:00-9:00am – 7 vehicles entered / 4 vehicles exited
    - 4:00-5:00pm – 1 vehicles entered / 2 vehicles exited

Sunday – March 19th, 2023
- Total Trips Generated = 179 vehicles – 95 Entering / 84 Exiting
    - 8:00-9:00am – 6 vehicles entered / 6 vehicles exited
    - 4:00-5:00pm – 4 vehicles entered / 5 vehicles exited

Monday – March 20th, 2023
- Total Trips Generated = 500 vehicles – 256 Entering / 244 Exiting
    - 8:00-9:00am – 20 vehicles entered / 10 vehicles exited
    - 4:00-5:00pm – 20 vehicles entered / 23 vehicles exited

Tuesday – March 21st, 2023
- Total Trips Generated = 451 vehicles – 227 Entering / 224 Exiting
    - 8:00-9:00am – 24 vehicles entered / 12 vehicles exited
    - 4:00-5:00pm – 14 vehicles entered / 16 vehicles exited

Wednesday – March 22nd, 2023
- Total Trips Generated = 510 vehicles – 269 Entering / 241 Exiting
    - 8:00-9:00am – 29 vehicles entered / 16 vehicles exited
    - 4:00-5:00pm – 12 vehicles entered / 12 vehicles exited

Thursday – March 23rd, 2023
- Total Trips Generated = 553 vehicles – 287 Entering / 266 Exiting
    - 8:00-9:00am – 24 vehicles entered / 11 vehicles exited
    - 4:00-5:00pm – 14 vehicles entered / 23 vehicles exited

Memorandum – Mr. Adam Meinstein – March 30th, 2015

Re: **Triumph Business Center Traffic Generation Review**

Friday – March 19th, 2023 Morning Hours plus March 24th, 2023 – Afternoon/Evening Hours

- Total Trips Generated = 459 vehicles – 259 Entering / 200 Exiting
  - o 8:00-9:00am – 19 vehicles entered / 10 vehicles exited
  - o 4:00-5:00pm – 12 vehicles entered / 18 vehicles exited

Based on the count data collected at the Triumph Business Center, the existing development is generating an average of 23 vehicles entering/ 12 vehicles exiting during the weekday morning peak hour and 14 vehicles entering / 18 vehicles exiting during the weekday evening peak hour.

The detailed hourly count data is summarized below.

Hour Beginning	Fri – 3/17		Sat – 3/18		Sun – 3/19		Mon – 3/20		Tues – 3/21		Wed – 3/22		Thurs – 3/23		Fri – 3/24	
	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
12am	-	-	2	2	2	2	4	2	7	2	5	3	3	1	7	3
1am	-	-	0	0	5	1	4	0	3	4	0	3	2	3	0	6
2am	-	-	3	1	0	1	10	6	8	4	11	2	11	5	10	3
3am	-	-	2	3	3	3	8	3	7	5	10	4	7	2	3	4
4am	-	-	5	4	5	3	2	3	5	4	7	8	3	3	4	2
5am	-	-	9	1	6	5	11	5	9	6	9	4	11	7	16	8
6am	-	-	15	5	14	9	19	10	22	10	26	11	28	14	25	13
7am	-	-	5	9	3	4	13	9	12	8	15	8	14	7	13	8
8am	-	-	7	4	6	6	20	10	24	12	29	16	24	11	19	10
9am	-	-	7	4	2	2	17	12	10	9	18	12	16	8	24	13
10am	-	-	4	3	3	2	22	17	11	13	10	10	21	21	11	15
11am	-	-	12	12	2	4	12	16	17	14	24	23	26	22	15	16
12pm	23	25	8	11	7	2	20	26	15	22	10	19	16	28	-	-
1pm	12	12	1	2	3	4	11	12	14	12	14	12	9	12	-	-
2pm	11	16	4	10	7	8	17	17	15	15	17	16	23	18	-	-
3pm	12	22	2	3	1	4	17	22	14	33	10	26	17	22	-	-
4pm	12	18	1	2	4	5	20	23	14	16	12	12	14	23	-	-
5pm	12	15	2	2	7	5	11	24	6	16	16	21	13	21	-	-
6pm	8	9	4	6	4	6	7	11	7	7	8	13	10	11	-	-
7pm	2	3	2	2	0	1	2	4	2	5	2	2	3	5	-	-
8pm	3	3	0	1	1	0	3	1	2	2	3	5	2	4	-	-
9pm	2	3	4	1	4	3	3	4	1	3	4	4	6	5	-	-
10pm	2	2	5	6	3	2	0	1	0	1	6	3	5	9	-	-
11pm	3	1	3	2	3	2	3	6	2	1	3	4	3	4	-	-

Please let me know if you have any questions or additional concerns.

Prepared by - Gordon Stansbury – GTS Consulting