

EXECUTIVE SUMMARY

A&F Engineering Co., LLC prepared a traffic impact study for the proposed mixed-use development located east of USA Parkway in Fishers, Indiana in June 2022 at the request of the City of Fishers, Indiana. The proposed mixed-use development known as “Project Swordfish” will consist of an event center that will seat an average of 3,700 attendees, approximately 260 apartment units, 60 townhomes, 36,000 square feet of office space, a 150-room hotel, and various retail land uses. This executive summary details the purpose, scope of work, and the results of the study.

The purpose of the study was to determine the impact of traffic generated by the proposed development would have on the existing adjacent roadway system. This analysis identifies any existing and potential roadway deficiencies that may occur when the proposed development is constructed and operational. The traffic impact fee study determined what modifications to the roadway system would be required for any identified deficiencies. Recommendations were made addressing the feasible roadway system improvements necessary to provide safe ingress and egress, to and from the proposed development with minimal interference to existing traffic on the public roadway system.

In May 2022, A&F Engineering obtained existing traffic volume data between the hours of 4:00 PM to 7:30 PM during a typical weekday at the study intersections of USA Parkway & USA Drive and USA Parkway & Flint Drive. A&F Engineering applied an annual growth rate to the existing traffic volumes collected in May 2022 and added generated traffic volumes from future nearby developments identified by the City of Fishers to estimate the anticipated traffic volumes at the study intersections in the year 2032 without the proposed “Project Swordfish” development.

Next, A&F Engineering estimated the peak hour traffic volumes that will be generated by the proposed development. Because the majority of this development’s activity is expected to occur in the evenings, in either the PM peak hour or later, only the PM peak hour traffic volumes were analyzed. Although, the event center portion of the development will generate the heaviest traffic volumes outside of the PM peak hour, in order to create a “worse-case” traffic volume scenario, A&F Engineering analyzed the traffic calculations and data assuming that the traffic volumes entering the event center would occur during the PM peak hour. The traffic volumes exiting the event center were not included as they would occur much later in the evening.

The *ITE Trip Generation Manual 11th Edition* was used to estimate the PM peak hour traffic volumes that the proposed development will generate. However, the traffic volumes generated by the event center portion of the development were estimated using data from the Federal Highway Administration and the developer due to a lack of data in the *ITE Trip Generation Manual 11th Edition*. The estimated traffic volumes generated from the proposed development were then assigned to proposed access drives and then distributed to the study intersections.

A&F Engineering completed a capacity analysis and level of service analysis based on the sum of the anticipated traffic volumes in the year 2032 generated without the proposed development and the traffic volumes generated from the proposed development using the recognized traffic computer software *Synchro/SimTraffic* at the following intersections:

- USA Parkway & USA Drive/Access Drive
- USA Parkway & Access Drive
- USA Parkway & Flint Drive

The capacity analysis determines how much traffic an intersection can accommodate. The level of service analysis determines what level an intersection functions at based on the amount of delay vehicles encounter determined by the capacity analysis. A&F Engineering utilized these analyses to make recommendations for the roadway geometrics needed to accommodate the total traffic volumes once the proposed development is constructed.

All data, analyses, conclusions, and recommendations to provide for safe and efficient movement of traffic through the study area were prepared and documented in a **Traffic Impact Study** report. The results of the Traffic Impact Study report found that the study area will operate in an acceptable manner with the recommended roadway and traffic system improvements once the proposed “Project Swordfish” development is completed.