

Executive Summary

Davey Resource Group (DRG) has been retained by Redwood Apartment Neighborhoods to evaluate existing and future traffic conditions for a proposed residential development in the City of Ontario, Richland County, Ohio. This study has been undertaken to determine how traffic generated by the new construction will impact traffic operations in the vicinity of the site and whether any roadway improvements are necessary to accommodate the site-generated traffic and the proposed access plan. This study conforms with the ODOT SHAMM and the Memorandum of Understanding (MOU) comments received from the Ontario City Engineer on November 21, 2025.

Site Location, Access Plan and Study Area

The developer has proposed construction of a Redwood Apartment community on a 34-acre site located on the north side of Walker Lake Road and west of Spring Village Drive. The developer is proposing two access points to the site with one serving as primary access and the other as emergency access. The study area has been defined as the following signalized and unsignalized intersections; Walker Lake Road & Menards Drive, Walker Lake Road & N. Home Road, Walker Lake Road & Site Drive.

Existing Roadway Function and Traffic Control

Within the study area, Walker Lake Road is an east-west route classified as a Major Collector route by the ODOT Transportation Information Mapping System (TIMS). It carried a 2023 Annual Average Daily Traffic (AADT) volume of 5,095 vehicles. N. Home Road is also classified as a Major Collector and generally runs north and south. The posted legal speed is also 35 mph. The Menards Drive serves the Menards home improvement store as well as a furniture store/warehouse and does not function as a through route. The intersection of Walker Lake Road & Menards Drive is controlled by a traffic signal. The intersection of Walker Lake Road & N Home Road is a two way stop controlled intersection.

Proposed Development and Site Traffic Generation

Vehicular trip generation was completed for the site using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. Based upon the type of development, Land Use Code (LUC) 215, *Single-Family Attached Housing* was selected to generate trips for the 113 units. The development is expected to generate 51 trips (13 entering & 38 exiting) in the AM Peak and 57 trips (32 entering & 25 exiting) in the PM Peak.

Findings

A summary of the study findings is demonstrated below:

- Acceptable levels of service in both the *No Build* and *Build* scenarios are anticipated within the study area.
- No turn lanes are warranted at the intersections within the study area.

Conclusions and Recommendations

Based upon the findings presented above, DRG concludes that traffic operations within the study area are anticipated to operate acceptably should the development be constructed and that no offsite improvements are necessary.