



WELLS + ASSOCIATES

March 28, 2013

ELECTRONIC DELIVERY

Ed Johnson
The JBG Companies
4445 Willard Road
Suite 400
Chevy Chase, Maryland 20814

Re: Indian Ridge Road/Sunrise Valley Drive
Operations Study;
Fairfax County, Virginia

Dear Ed:

As requested, Wells + Associates have prepared an assessment of the traffic operations at the Indian Ridge Road/Sunrise Valley Drive intersection in proximity to the planned redevelopment of Reston Heights. This data is provided at the request of the community that has raised concerns regarding delay, operations, queuing, and the potential need for a traffic signal at this location.

Wells + Associates collected traffic count and queuing data on Thursday, March 21, 2013 under fair weather conditions during the morning, midday, and evening hours to identify current operations and assess the potential need for a traffic signal.

This data was then evaluated based on standard techniques published in the Manual on Uniform Traffic Control Devices (MUTCD) recognized by the Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT).

The results indicate that warrants for signalization are not currently satisfied based on existing traffic conditions. The AM and PM peak hour volumes and delay realized at the intersection are within acceptable standards (defined as Level of Service (LOS) "D" or better) and were verified through field observations. The queuing observations showed that a maximum queue of one (1) to two (2) vehicles was realized during the AM and/or PM peak hours waiting to exit from Indian Ridge Road to Sunrise Valley Drive.

The existing traffic volumes were adjusted to account for the planned redevelopment of Reston Heights. The results indicate that warrants for signalization would not be satisfied based on

these forecasts. The calculated side-street delays for residents exiting from Indian Ridge Road are projected to operate near capacity (at LOS "E") during the AM peak hour and within acceptable limits during the PM peak hour.

In addition to the traffic volume warrants, accident experience was also evaluated at the intersection. This was prepared by obtaining crash data through VDOT for a five-year period. The results show that there were two (2) reported accidents at the intersection between 2007 and 2012. Since there were fewer than five (5) reported crashes within a consecutive 12-month period, the crash experience warrant would not be met.

Based on field observations, it appears that adequate sight distance is available in both directions for residents turning left and right from Indian Ridge Road. However, it also appears that vehicles traveling along this section of Sunrise Valley Drive exceed the posted speed limit of 35 miles per hour (mph) given the four-lane road section and absence of driveways in this area. In addition, there do not appear to be any speed limit signs within the immediate vicinity of the Indian Ridge Road intersection.

Thus, although warrants for signalization are not met, it may be beneficial to request VDOT to install additional "Speed Limit 35 MPH" signs in both directions on Sunrise Valley Drive, in a manner similar to other locations with signs located in both the median and shoulder. Larger than normal sized signs should also be requested. Also, "Cross Road" warning signs may be appropriate to alert motorists that vehicles may be entering and exiting at Indian Ridge Road and the office building on the north side of Sunrise Valley Drive. A request can be submitted to VDOT's Customer Service Center at 1-800-FOR-ROAD (1-800-367-7623) or on their website at <http://www.virginiadot.org/info/contactus.asp>.

Supporting documentation regarding this analysis is attached for reviewing purposes. Please feel free to call or email me at 703-917-6620 or Mjworkosky@mjwells.com with any questions.

Sincerely,



Michael J. Workosky, PTP, TOPS, TSOS
Vice President