June 11, 2021

Georgette Gonzalez Lugo
Chairwomen
C/O Monae Whitehead
Planning Board Clerk
City of Elizabeth
50 Winfield Scott Plaza
Elizabeth, NJ 07201

Re: Traffic Impact Summary
New Union County Government Complex
City of Elizabeth, Union County, NJ
Langan Project No.: 100889101

Dear Madam Chair and Planning Board Members:

Union County proposes to construct a new county government complex to be located at 61-99 West Grand Street. The Union County Government Complex will consist of two separate buildings with supporting parking. Building One consists of a five story structure with a total area of approx. 79,370 s.f. (inclusive of underground floor and ground floor lobby area/public space) and occupies the west end of the site. Building Two, (administration building) will house all the county’s administrative staff (67,980 s.f. office space) that includes a commissioners public meeting room and café. Building Two (human services building) will provide 136,405 s.f. (inclusive of 9,647 s.f. of ground floor public space/lobby) and will contain two public lobbies, a café with shared facilities for training and conferences and house all the County’s social services staff (126,758 s.f. office space). A raised outdoor plaza located between the buildings is accessed from Building One.

Overall, the project will provide approximately 194,738 s.f. of County Government office space and additional public lobby and support space. The project will be supported by 120 on-site parking spaces for visitors and employees. Additional parking will be provided by the existing Midtown public garage located at W. Grand Street and Union Street and the J. Christian Bollwage public parking garage located at Caldwell Place. The Government Complex on-site employee parking will be provided access from two driveways located along West Grand Street. Each driveway will provide one entry lane and one exit lane. The western driveway will be signed for no left turns entering from West Grand Street and right turn exiting movements only. On-site drop off/pick up areas are provided to the west and east side of each building respectively.

Based upon data published by the Institute of Transportation Engineers in the publication Trip Generation, 10th Edition, the proposed complex providing 194,738 s.f. of office space will generate approximately 487 arriving trips and 163 departing trips during the weekday morning peak commuter hour. During the weekday evening peak commuter hour the complex will generate 77 arriving trips and 232 departing to the surrounding roadway network. Since Union County currently maintains many of the services that will be housed in the New County...
Government Complex in the existing administrative building located in the City of Elizabeth, much of the above estimated peak hour traffic generation is already traveling the adjacent roadways. Further, the traffic generated by the Complex will not all enter and exit the proposed driveways on West Grand Street. Much of the traffic will be distributed to the area parking garages that are currently being used by the existing County complex in addition to the on-site parking, further distributing and minimizing the concentration of traffic flow and traffic impact.

The adjacent roadway system is a grid system that provides the ability for traffic to dissipate on multiple different travel paths to and from their origins and destinations minimizing the impacts associated with the project. The existing public parking garages that will also be utilized have been designed with access locations and geometry to accommodate the area businesses and existing County complex that they support. Regionally, much of the traffic generated by the proposed New County Complex is already on the adjacent roads and already are using the same parking facilities. Accordingly, the proposed project will not have a significant impact on the surrounding roadway system.

The proposed access and on-site parking circulation aisles are designed to provide efficient access and circulation. Safe sight lines are provided at the driveways. The projects traffic will dissipate in multiple directions and will be accommodated on the surrounding roadways.

Sincerely,
Langan Engineering and Environmental Services, Inc.

Karl A. Pehnke, P.E., PTOE
Vice President

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NJ Certificate of Authorization No. 24GA27996400
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