

**PLZ-18-13****City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation****City Council Hearing Date: July 17, 2018****GENERAL INFORMATION**

APPLICANT	Friends Homes, Inc
HEARING TYPE	Rezoning Request
REQUEST	CD-O (Conditional District – Office), CD-PI (Conditional District – Public and Institutional), and R-3 (Residential Single-family - 3) to CD-PI (Conditional District – Public and Institutional) with the following condition:
CONDITIONS	<ol style="list-style-type: none">1. All uses in the PI zoning district shall be allowed except shooting ranges; correctional institutions; and auditoriums, coliseums and stadiums (as principal use).2. Any vehicular connections to Woodbrook Drive shall be through an approved private street or private drive.
LOCATION	6010-6100 West Friendly Avenue, 6010 Near - 6100 Near West Friendly Avenue, 1-9999 Friends Home, and 909-911 Woodbrook Drive
PARCEL ID NUMBER(S)	7835520246, 7835423712, 7835521741, 7835434850, 7835433558, 7835439610, and 7835438792
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 294 notices were mailed to those property owners in the mailing area.
TRACT SIZE	56.65 Acres
TOPOGRAPHY	Undulating
VEGETATION	Residential

SITE DATA

Existing Use	Assisted Living Facility, Single-family Residence, and Vacant Land.
---------------------	---

	Adjacent Zoning	Adjacent Land Uses
N	R-3 (Residential Single-family – 3) CD-RM-5 (Residential Multi-family – 5)	Single-family Dwellings Multi-family Dwellings
E	R-3 (Residential Single-family – 3) CD-RM-12 (Residential Multi-family – 12)	Single-family Dwellings Multi-family Dwellings
W	R-3 (Residential Single-family – 3)	Single-family Dwellings
S	R-3 (Residential Single-family – 3) CD-RM-18 (Residential Multi-family – 12) RM-18 (Residential Multi-family – 12)	Single-family Dwellings Multi-family Dwellings Multi-family Dwellings

Zoning History

Case #	Date	Request Summary
2249	January, 25, 1990	A portion of the property was rezoned to CD-O and limited uses to 210 congregate living units, 40 home for the Aged units and 60 nursing units for a maximum total of 310 units, and accessory uses. All buildings shall be limited to four stories in height.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (R-3)	Existing (CD-O)	Requested (CD-PI)
Max. Density:	3 units per acre	N/A	N/A
Typical Uses	Primarily intended to accommodate single-family and similar residential uses at a density of 3.0 units per acre or less.	The existing CD-O zoning district limits uses to 210 congregate living units, 40 home for the Aged units and 60 nursing units for a maximum total of 310 units, and accessory uses. All buildings shall be limited to four stories in height.	All uses in the PI zoning district shall be allowed except shooting ranges; correctional institutions; and auditoriums, coliseums and stadiums (as principal use). Any vehicular connections to Woodbrook Drive shall be through an approved private street or private drive.

**These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

The subject site is partially located (approximately the southern three-quarters) within the West Friendly Avenue Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

Environmental/Soils

Water Supply Site drains to Greensboro Watersupply Watershed WS-III, Horsepen Creek Watershed

Floodplains >2000LF

Streams Stream onsite requires a 50ft stream buffer on each side measured from top of stream bank.

Other: Site must meet current Watershed requirements, Water Quality and Water Quantity must be addressed. Max.High Density BUA is 70%, Low Density is 24%. Site is located within the PTI 5 mile statue radius. Any new BUA must be treated by a State approved Water Quality BMP and any existing BUA that would drain to the device treated to the maximum extent practicable.

Utilities (Availability)

Potable Water Available

Waste Water Available

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements**Landscaping:****Street Yards:**

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:

There are potentially multiple uses with different Land Use Codes that could be placed on these parcels (office or medical facility = LUC 3, housing for elderly = LUC 2), and different buffer yard requirements for each. The buffer yard requirements will be finalized when site plans are submitted for review. For this report the highest LUC, and therefore the most restrictive requirements, has been used:

Adjacent to single-family or multi-family residential: Type B buffer yard, with an average width of 25', a minimum width of 20', and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 l.f.

Adjacent to vacant property: Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Parking Lots:

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 56.65 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: West Friendly Avenue – Major Thoroughfare.
Woodbrook Drive – Local Street.
Elizabethan Drive – Local Street.

Site Access: All access(s) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: West Friendly Avenue AADT = 19,000 (NCDOT, 2016)

Trip Generation: 24 Hour = 1,194, AM Peak Hour = 84, PM Peak Hour = 117.

Sidewalks: Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. Sidewalk does exist along the Friendly Avenue frontage of this property.

Transit in Vicinity: Yes. GTA Route 7 (Friendly Avenue) serves the subject property directly.

Traffic Impact Study: Yes, required per TIS Ordinance. Please see the end of this staff report (TIS) for the Executive Summary of the **DRAFT** TIS.

Street Connectivity: There are no plans for public streets on this site.

Other: The 2015 BiPed Plan recommends bike lanes along New Garden Road. However, there is no project planned and implementation would need to be studied for feasibility.

A future greenway is planned to pass through the subject site however there is no timeline for construction.

IMPACT/POLICY ANALYSIS**Land Use Compatibility**

The proposed **CD-PI (Conditional District – Public and Institutional)** zoning, as conditioned, would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Institutional** and **Low Residential (3-5 d.u./acre)**. The requested **CD-PI (Conditional District – Public and Institutional)** zoning district, as conditioned is generally consistent with the **Institutional** GFLUM designation, but is inconsistent with the **Low Residential (3-5 d.u./acre)** GFLUM designation. However, the applicant has concurrently submitted a request (CP 18-05) to amend the GFLUM designation on relevant portions of the subject site to **Public and Institutional** which, if approved, would resolve this inconsistency. The Growth Strategy Map identifies the subject site as being located partially within the **West Friendly Avenue / Guilford College Road Activity Center** area.

Connections 2025 Written Policies

Land Use Goal 4.1 – Growth Strategy: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Policy 4A: Remove present impediments to infill and investment in urban areas.

Policy 4B: Target capital investments to leverage private investment in urban areas.

Policy 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Policy 4D: Identify potential opportunities and selectively target, plan and promote development/reuse initiatives.

Community Character, Goal 5.2 – Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

Policy 5E: Improve the aesthetic quality of publicly owned and maintained landscapes.

Policy 5F: Implement and improve design standards governing the appearance of development from public roadways.

Housing and Neighborhoods, Goal 6: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Policy 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Economic Development, Goal 7: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Policy 7A: Target city investment and regulatory policies for economic development.

Policy 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Transportation, Goal 8: Develop and maintain a safe, efficient, and environmentally sound transportation system that provides convenient choices for accessing destinations

throughout Greensboro and the Triad, including a range of well-integrated transit, pedestrian, and bicycle linkages.

Policy 8A: Maintain a roadway network that safely and efficiently accommodates vehicular traffic while supporting other community objectives defined in the Comprehensive Plan.

Connections 2025 Map Policies

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
n/a	n/a	n/a

Applicant Stated Reasons for Request

"Friends Homes was developed 50 years ago, and many of its buildings have become obsolete and in need of major rehabilitation. Each of these properties is part of a rezoning application filed by Friends Homes, Inc. that places all Friends Homes properties into a common zoning district with common conditions that are consistent with expansion and growth plans needed to plan for more modern facilities. Part of Friends Homes transitional planning includes less dense development in this area, but the underlying zoning would nonetheless be consistent with the West and Guilford campuses.

Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application

"Friends Homes must grow and accommodate changing trends and demographics or it will decline, which is not in the interests of the neighborhood. Many of the properties owned by Friends Homes along the streets between the campuses were purchased after residents approached Friends Homes. This requested GFLUM amendment only enables these lots to

be considered part of the same rezoning with the same conditions as other parts of Friends Homes.”

COMPREHENSIVE PLAN POLICY ANALYSIS

Need for Proposed Change

The requested **CD-PI (Conditional District – Public and Institutional)** zoning district, as conditioned, would allow uses that are incompatible with the portion of the subject site currently designated by the GFLUM as **Low Residential (3-5 d.u./acre)**. If approved, the requested GFLUM amendment (**CP 18-05**) to **Institutional** would resolve this inconsistency.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service).

n/a

Implications, if any, the Amendment may have for Other Parts of the Plan

n/a

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3)

n/a

PLANNING BOARD COMMENTS

The Planning Board reviewed the GLFUM amendment request **CP 18-05** associated with this rezoning request during its meeting on May 16, 2018. Planning Board members expressed concern about adjacent single family residential areas becoming divided by the proposed change and that access to a more comprehensive long-term view of the applicant's intentions might help to allay those concerns. The Board also noted that Friends Homes have been good neighbors and that the request seems logical and is congruent with existing development in the area. The Board further commented that Friends Homes is an institutional use primarily for elderly residents, and with an aging population, such facilities need to be able to expand their services. Finally, the Board stated that the subject site currently offers no reasonable direction for future growth; the requested change is a logical way to do so.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Element 2) Green Jobs and Buildings:

Policy 3) Develop a coordinated City program to provide technical support, energy audits and education and outreach to increase energy efficiency and conservation in commercial and residential buildings.

Policy 4) Use a combination of code changes, incentives, partnerships and education to promote green building in Greensboro.

Policy 6) Promote more efficient use of water through education, partnerships and pilot projects.

Element 3) Waste Reduction and Recycling:

Policy 7) Employ a combination of expanded recycling infrastructure, regulations and incentives to increase Greensboro's solid waste diversion and recycling rates.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties, and with representatives of the nearby Quaker Acres neighborhood (located to the west) and Long View Hills neighborhood (located to the north).

Staff Analysis

The 56.65-acre subject property is made up of 6 individual parcels. Existing uses on these parcels include an assisted living facility, single-family residences, and vacant land. North of the request are single-family dwellings (zoned R-3) and Multi-family dwellings (zoned CD-RM-5). East of the request are single-family dwellings (zoned R-3) and Multi-family dwellings (zoned CD-RM-12). and south of the request are single-family dwellings (zoned R-3) and Multi-family dwellings (zoned RM-12). West of the request single-family dwellings (zoned R-3).

The Comprehensive Plan's Future Land Use Map designates the majority of the subject properties as Institutional. Institutional applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

The Comprehensive Plan's Future Land Use Map designates this area as Low Residential. Low Residential includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within a density of 3-5 dwelling units per acre. The applicant has requested a GFLUM amendment (CP 18-05) to Institutional. The Planning Board reviewed the proposed GFLUM amendment at their May 16, 2018 meeting and commented that this plan may divide existing residential neighborhood, but that this request presents a logical way for Friends Homes to grow.

The Growth Strategy Map identifies the subject site as being located partially within the **West Friendly Avenue / Guilford College Road Activity Center** area. Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City.

The proposed CD-PI, as conditioned, allows all uses permitted in the Public and Institutional zoning district except shooting ranges; correctional institutions; and auditoriums, coliseums and stadiums (as principal use). The request further limits any access to Woodbrook Drive to be an approved private drive or private street. These conditions limit negative impacts on surrounding residential uses. The Public and Institutional zoning district is primarily intended to accommodate mid- and large-sized (over 5 acres) public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas. Additionally, a goal of the Comprehensive Plan is to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. The services and housing offered by this request allows Greensboro citizens a way to age in place.

The request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (Connections 2025) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation

Staff recommends **approval** of the requested **CD-PI** (Conditional District – Public and Institutional) zoning district.

Additional Information

Friends Homes Expansion – Transportation Impact Analysis - DRAFT **Greensboro, NC**

Prepared for Friends Homes, Inc.

Original: April 30, 2018

Revised: June 7, 2018

Executive Summary

Friends Homes is a retirement community located off West Friendly Avenue and New Garden Road in Greensboro, NC. Friends Homes is working on its Master Plan and proposes to expand its two (2) existing campuses: Friends Homes at Guilford and Friends Homes West. The site expansion is planned to accommodate the addition of 20 senior detached dwelling units, 35 senior attached dwelling units and 40 skilled nursing beds to the Friends Homes at Guilford campus. Friends Homes West campus expansion will include addition of 64 senior detached dwelling units, 72 senior attached dwelling units, 12,600 square feet of auditorium and the wellness facility expansion for on-campus use.

The site currently has four (4) main accesses: one (1) on West Friendly Avenue, one (1) on New Garden Road, one (1) on Arcadia Drive and one (1) on Ridgecrest Drive. With the site expansion, the existing access connection to Friends Homes West campus along West Friendly Avenue will be closed and a new driveway connection is being proposed along West Friendly Avenue directly across from Lindley Drive. This new access is expected to be the primary entrance to the campus with the build out of the site. Figure 1 shows the site location, and Figure 2 presents the vicinity map.

The Master Plan proposes a private road connection through the new development to tie to Woodbrook Drive. The private connector road will provide connectivity to both campuses.

A traffic impact analysis (TIA) was originally prepared and dated April 30, 2018. This TIA was updated on June 7, 2018 to address review comments.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

- Arcadia Drive at Woodbrook Drive
- Arcadia Drive at Ridgecrest Drive
- Arcadia Drive at Friendshome
- New Garden Road at Arcadia Drive/George Fox Road
- New Garden Road at Friends Home
- West Friendly Avenue at New Garden Road
- West Friendly Avenue at Lindley Road/ Site Access
- West Friendly Avenue at Friends Home West

The development is planned to be constructed over a period of many years. For analysis purposes, the year 2023 was assumed for analysis of full build-out of the site. The intersections were analyzed during the AM (7-9 AM) and PM (4-6 PM) peaks for the following conditions:

- 2018 Existing Conditions
- 2023 Future No Build Conditions
- 2023 Future Build Conditions
- 2023 Future Build Condition with Mitigation (as necessary)

This Transportation Impact Analysis (TIA) was carried out based on Greensboro Department of Transportation (GDOT) and North Carolina Department of Transportation (NCDOT) standards. Information regarding the property was provided by Stimmel Associates.

Discussion of Results

The results of the level of service analysis are discussed by intersection below.

Arcadia Drive at Woodbrook Drive

This unsignalized intersection currently operates at LOS A during the AM and PM peaks. In 2023 future no-build and build conditions, with the growth in background traffic and addition of site trips, this is expected to remain unchanged. No improvements are recommended.

Arcadia Drive at Ridgecrest Drive

In existing conditions, this unsignalized intersection operates at LOS A during the AM and PM peaks. In 2023 future no-build conditions and build conditions, with the growth in background traffic and addition of site trips, the AM and PM peaks are anticipated to remain at LOS A. No improvements are recommended.

Arcadia Drive at Friends Home

This existing unsignalized intersection currently operates at LOS A during the AM and PM peaks. In 2023 future no-build conditions and build conditions, with the growth in background traffic and addition of site-generated trips, LOS A is expected to be maintained during both the peaks. No improvements are recommended.

Arcadia Drive at New Garden Road

In existing conditions, this signalized intersection operates at LOS A during the AM peak and LOS B during the PM peak. The level of service is expected to remain unchanged in 2023 future no-build and build conditions. No improvements are recommended.

New Garden Road at Friends Home (Right-In/Right-Out)

This existing right-in / right-out intersection operates at LOS B during both the peaks. In 2023 future no-build

and build conditions, with the growth in background traffic and addition of site-generated trips, this is expected to remain unchanged. No improvements are recommended.

West Friendly Avenue at New Garden Road

This signalized intersection operates at LOS D during the AM and PM peaks. With the growth in background traffic and addition of site traffic, the level of service is maintained during both the peaks. No improvements are recommended.

West Friendly Avenue at Lindley Road/ Site Access

LOS B and LOS C currently occurs at this unsignalized intersection during the AM and PM peaks, respectively. In 2023 future no-build conditions, with the growth in background traffic, the level of service maintained during both the peaks. With the addition of site traffic, this intersection operates at LOS C during the AM peak and LOS D during the PM peak. Based on the projected volumes, this intersection meets the peak hour signal warrant thresholds in future build conditions. Therefore, it is recommended to signalize this intersection. It is also recommended to align the site access across from Lindley Road intersection.

With signalization in place, this intersection is expected to operate at LOS A during both the peaks. Analysis indicates that the existing center two-way left turn lane will be sufficient to accommodate the eastbound left turning traffic into the site during future build condition. The need for an auxiliary right turn lane for this intersection was evaluated based on the GDOT Driveway Manual. Based on projected volumes, this access did not warrant a right turn auxiliary turn lane. The site access should be designed in accordance with NCDOT and GDOT standards where applicable.

West Friendly Avenue at Friends Home West

In existing conditions, this signalized intersection operates at LOS A during both the peaks. In 2023 future no-build, with the growth in background traffic, the AM and PM peaks are anticipated to remain at LOS A. In future build conditions, the existing access connection to Friends Homes West campus along West Friendly Avenue will be closed and a new driveway connection is being proposed along West Friendly Avenue directly across from Lindley Drive. Therefore, it is recommended to remove the existing signal at this intersection and relocate it to the intersection of West Friendly Avenue and Lindley Road/Site Access. Additionally, it is recommended to provide appropriate restriping on West Friendly Avenue when the existing signal is relocated.

Level of Service Summary

Table A summarizes the level of service analysis at the study intersections:

Table A - Level of Service Summary				
AM Peak	2018 Existing	2023 No Build	2023 Build	2023 Build with Improvements
Arcadia Drive at Woodbrook Drive	A (8.5) NB Approach	A (8.5) NB Approach	A (8.5) NB Approach	
Arcadia Drive at Ridgcrest Drive	A (9) SB Approach	A (9.1) SB Approach	A (9.1) SB Approach	
Arcadia Drive at Friends Home	A (8.5) NB Approach	A (8.5) NB Approach	A (8.6) NB Approach	
Arcadia Drive at New Garden Road	A (8.2)	A (8.8)	A (9.3)	
New Garden Road at Friends Home	B (10.5) EB Approach	B (10.5) EB Approach	B (10.4) EB Approach	
New Garden Road at Friendly Avenue	D (40.4)	D (42.1)	D (42.5)	

Friendly Avenue at Lindley Road/ Site Access	B (13.8) NB Approach	B (14.7) NB Approach	C (23.1) SB Approach	A (5.1) Signalized
Friendly Avenue at Friends Home West	A (3.9)	A (4.1)		
PM Peak	2018 Existing	2023 No Build	2023 Build	2023 Build with Improvements
Arcadia Drive at Woodbrook Drive	A (8.5) NB Approach	A (8.5) NB Approach	A (8.6) NB Approach	
Arcadia Drive at Ridgecrest Drive	A (9.3) SB Approach	A (9.3) SB Approach	A (9.4) SB Approach	
Arcadia Drive at Friends Home	A (8.5) NB Approach	A (8.6) NB Approach	A (8.7) NB Approach	
Arcadia Drive at New Garden Road	B (11.4)	B (13.3)	B (13.8)	
New Garden Road at Friends Home	B (10.4) EB Approach	B (10.3) EB Approach	B (10.4) EB Approach	
New Garden Road at Friendly Avenue	D (42.8)	D (46)	D (46.8)	
Friendly Avenue at Lindley Road/ Site Access	C (16.3) NB Approach	C (18.1) NB Approach	D (27.6) SB Approach	A (6) Signalized
Friendly Avenue at Friends Home West	A (5.9)	A (6.3)		
LOS (delay in seconds) Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay				

Proposed Site Access Throat Distances

The internal throat distance for the site accesses was reviewed based on the GDOT Driveway Manual, which states that the distance from the adjacent street right of way to the near side of any internal service drive or parking aisle should be 25 feet, or greater than the expected inbound queue at the location. The expected inbound queue is calculated as the peak hour volume entering the site access multiplied by a factor of 0.833. Table B below summarizes the peak hour volumes and the required throat distances which were calculated. The access points should be designed according to the NCDOT and GDOT standards, as applicable.

Table B - Site Access Throat Queuing				
Driveway	Adjacent Street	Entry Volume	Calculated Inbound Queue*	Recommended Clear Throat Distance (feet)
		AM / PM Peaks		
Existing Friendshome Access	Arcadia Drive	36 / 23	30 / 20	50
Existing Friendshome Access	New Garden Road	14 / 3	12 / 3	25
Site Access	West Friendly Avenue	79 / 65	66 / 55	75
* Inbound Queue = (5/6)(Entry Volume)				

Bus Accommodations

Greensboro Transit Authority (GTA) provides bus transit service in the City of Greensboro and currently offers 16 routes. GTA Route 7 provides service to Friendly Avenue and has a designated stop at the existing Friends Homes West campus bus stop. It is recommended to relocate the existing bus stop at Friends Homes West campus on W. Friendly Avenue with the future GTA route to serve the Friends Homes West campus. Additionally, it is recommended the future GTA route on New Garden Road should include a bus stop at Friends Home East campus.

Summary and Conclusion

Friends Homes is a retirement community located off West Friendly Avenue and New Garden Road in Greensboro, NC. Friends Homes is working on its Master Plan and proposes to expand its two (2) existing campuses: Friends Homes at Guilford and Friends Homes West. The site expansion is planned to accommodate the addition of 20 senior detached dwelling units, 35 senior attached dwelling units and 40 skilled nursing beds to the Friends Homes at Guilford campus. Friends Homes West campus expansion will include addition of 64 senior detached dwelling units, 72 senior attached dwelling units, 12,600 square feet of auditorium and the wellness facility expansion for on-campus use.

The site currently has four (4) main accesses: one (1) on West Friendly Avenue, one (1) on New Garden Road, one (1) on Arcadia Drive and one (1) on Ridgecrest Drive. With the site expansion, the existing access connection to Friends Homes West campus along West Friendly Avenue will be closed and a new driveway connection is being proposed along West Friendly Avenue directly across from Lindley Drive. This new access is expected to be the primary entrance to the campus with the build out of the site.

The Master Plan proposes a private road connection through the new development to tie to Woodbrook Drive. The private connector road will provide connectivity to both campuses.

Based on trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 9th Edition), this development has a trip generation potential of 84 trips in the AM peak and 117 trips in the PM peak.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify any transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. Overall, the analysis indicates adequate capacity at the study intersections.

In conclusion, this analysis has been conducted based on NCDOT and GDOT guidelines and has determined the potential traffic impacts of this development. With the build-out of the site, the analysis indicates there will be adequate capacity to accommodate future traffic. It is recommended that all site accesses be designed in accordance with NCDOT and GDOT standards where applicable.

Table C – Recommended Improvements	
	RECOMMENDATIONS
West Friendly Avenue at Lindley Road/ Site Access	<ul style="list-style-type: none"> Align the site access across from Lindley Road and signalize this intersection.
West Friendly Avenue at Friends Home West	<ul style="list-style-type: none"> Remove the existing signal at this intersection and relocate it to the intersection of West Friendly Avenue and Lindley Road/Site Access. Provide appropriate restriping along West Friendly Avenue when the existing signal is relocated.
Bus Accommodations	<ul style="list-style-type: none"> Relocate the existing bus stop at Friends Homes West campus on W. Friendly Avenue with the future GTA route to serve the Friends Homes West campus. Provide a new bus stop at Friends Homes East campus with the future GTA route on New Garden Road.