



October 23, 2025

Mr. Tim Crockett, P.E.
Crockett Engineering
1000 West Nifong Boulevard, Building 1
Columbia, MO 65203

RE: Trip Memo - Proposed Ashford Place
Columbia, Missouri
CBB Job No. 102-25

Dear Mr. Crockett:

As requested, CBB has prepared this memo to address the adequacy of the roadways within The Brooks development to accommodate the proposed Ashford Place residential development in Columbia, Missouri. The proposed development is located just north of The Brooks subdivision at Broadway and Hoylake Drive. The location of the site in relation to the surrounding road system is depicted in **Figure 1**.

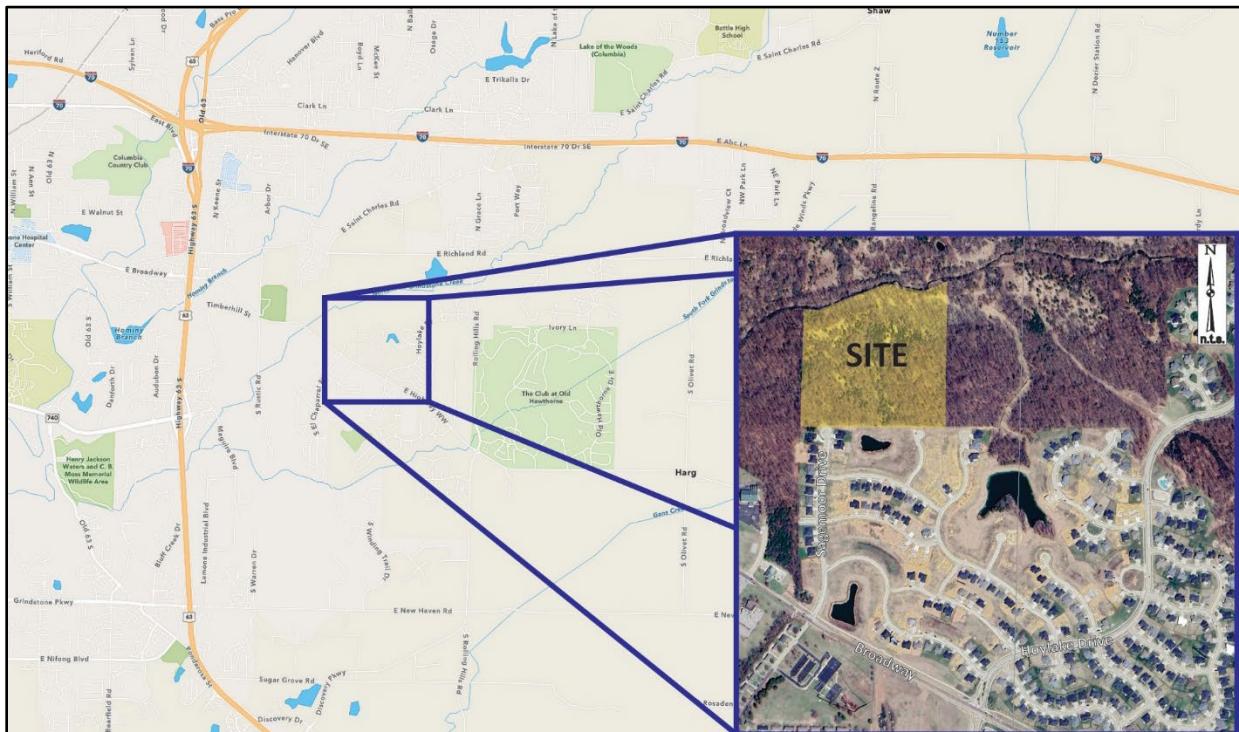


Figure 1: Project Location Map



Based on the site plan provided by Crockett Engineering, the proposed development would consist of 77 single-family attached homes. Access is proposed via connections to two existing stub streets in The Brooks subdivision: Sagemoor Drive and Bethpage Road. A schematic of the concept plan is shown in **Figure 2**.

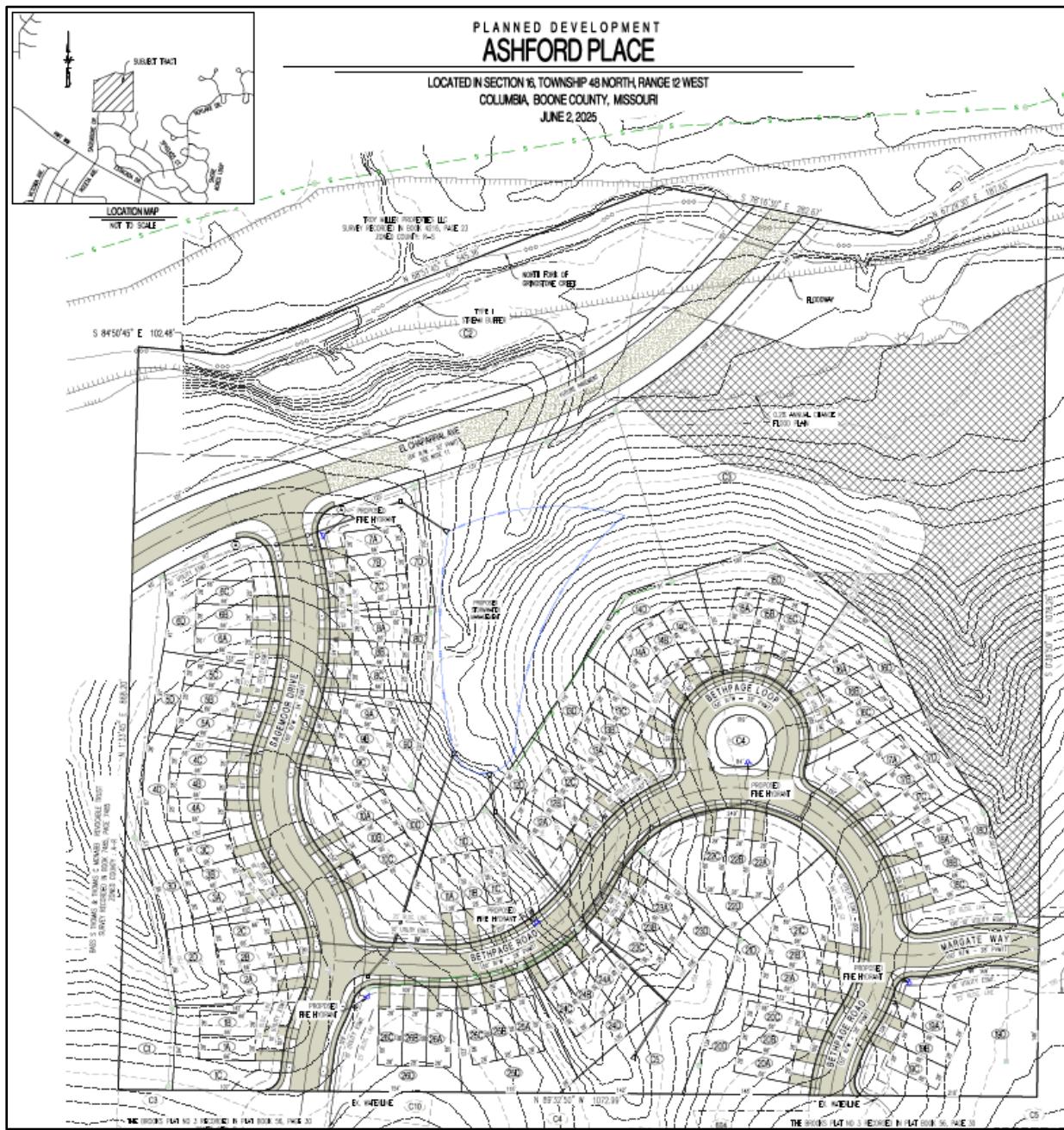


Figure 2: Preliminary Site Plan (Provided by Others)

It is our understanding that concerns have been raised as to the adequacy of Sagemoor Drive to accommodate the additional trips associated with the proposed Ashford Place development.

CBB previously completed a Traffic Impact Study (TIS) for The Brooks subdivision in January 2017. As part of that study, the City requested a 20-year scenario be analyzed to include the impact of adjacent developments. As such, a future scenario was evaluated to include the development of the vacant tracts to the north (referred to as the North Tract), west (referred to as the El Chaparral Tract) and south (referred to as the Elk Park Tract), as well as the build out of The Brooks phases I and II. The development tracts included in the 20-year scenario are shown in **Figure 3**.

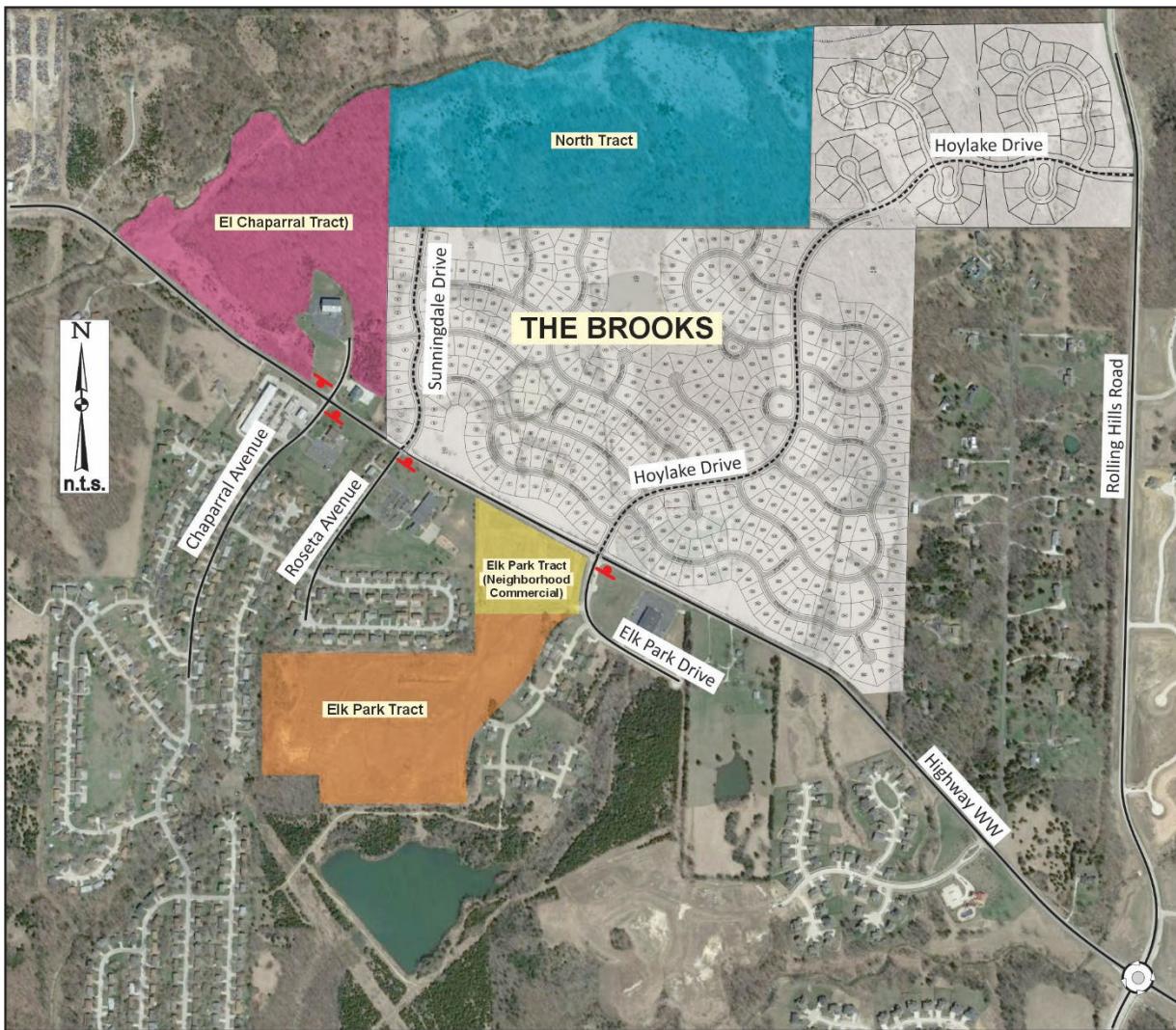


Figure 3: Adjacent Development Tracts (From 2017 The Brooks TIS)

As part of the 2017 TIS, the City requested that the roadways within The Brooks subdivision be evaluated to ensure that the internal subdivision roadway network would be sufficient to

accommodate the adjacent future developments. Based on the recommendations of the 2017 TIS, Hoylake Drive and Sagemoor Drive were constructed as collector roadways.

As a worst-case scenario the 2017 TIS included a scenario that assumed the North Tract (the current location of the proposed Ashford Place) developed according to the maximum zoning allowed. The North Tract consists of 69 acres zoned for up to 4 units per acre for a total of up to 276 units. **Figure 4** depicts the estimated Average Daily Traffic (ADT) on the internal subdivision streets between Rolling Hills Road and Broadway if the North Tract developed with 276 units.



Figure 4: Average Daily Traffic Volumes – Max Build Out of the North Tract (From 2017 The Brooks TIS)

As shown, the estimated ADT on Hoylake Drive would be 3,110 vehicles per day (vpd) which is within the City's Neighborhood Collector volume range of 1,500 to 3,500 vpd and would still adequately serve the North Tract as a Neighborhood Collector.

The estimated ADT on Sagemoor Drive would be 1,910 vpd which is also well within the City's Neighborhood Collector volume range of 1,500 to 3,500 vpd. As such, even if the North Tract,



the current location of the proposed Ashford Place, developed with the maximum allowed units of 276 single-family homes, the ADT on Sagemoor Drive would still be at the low end of the recommended ADT for a Neighborhood Collector.

As such, the existing design of both Hoylake Drive and Sagemoor Drive did consider future development north of The Brooks and both roadways are forecasted to have an ADT well within the City's recommended volume for a collector roadway even if the North Tract were to develop with the allowable 276 homes. To reiterate the proposed Ashford Place development is only 77 homes versus the maximum allowed of 276.

We trust this memo regarding the adequacy of the roadways within The Brooks development to accommodate the proposed Ashford Place trips is helpful in your review of the proposed Ashford Place residential development in Columbia, Missouri. If additional information is desired, please feel free to contact me at 314-449-9572 or swhite@cbbtraffic.com.

Sincerely,

Shawn Lerai White, P.E., PTOE
Associate - Senior Traffic Engineer