HILLWOOD MUSEUM AND GARDENS
Transportation Study

Prepared for:
Hillwood Museum and Gardens

Prepared by:
Wells & Associates, LLC

October 12, 2004

BZA
Case No. 17229
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO. 17229
EXHIBIT NO. 38

Hillwood Museum and Gardens
Transportation Study
District of Columbia

TABLE OF CONTENTS

Section 1 – INTRODUCTION 1

Section 2 – BACKGROUND DATA 5

- OVERVIEW 5
- PUBLIC STREET 5
- VISITATION ATTENDANCE 5
  - Days And Hours Of Operation 5
  - Annual And Monthly Visitation 5
  - Daily Visitation 5
  - Wait List 6
- EMPLOYEES 6
- VOLUNTEERS 6
- PARKING 6
- TRAFFIC COUNTS 6
  - Attendance 6
  - Manual Turning Movement Counts 6
- MONITORING 9
- PARKING COUNTS 9
  - Parking Supply 9
  - Occupancy Counts 9

Section 3 – ANALYSIS 10

- OVERVIEW 10
- EXISTING LEVELS OF SERVICE 10
- PEAK HOURS 10
- SITE TRIP GENERATION 10
- TRIP GENERATION RATES 10
- AVERAGE VEHICLE OCCUPANCY 11
- SITE TRIP DISTRIBUTION 11
- HILLWOOD TRAFFIC IMPACTS 12
- PARKING GENERATION 12

CONCLUSIONS 13

Hillwood Museum and Gardens
Transportation Study
District of Columbia

LIST OF FIGURES

Figure	Title	Page
1-1	Site Location	3
1-2	Site Plan	4
3-1	Existing Traffic Volumes, Peak hours, and Levels of Service (2003)	7
3-2	Existing Traffic Volumes, Peak hours, and Levels of Service (2004)	8

LIST OF TABLES

Table	Title	Page
2-1	Daily Traffic Counts on Linnean Avenue, North of Tilden Street	8
3-1	Hillwood Driveway Traffic	11
3-2	Hillwood Vehicle-Trip Generation Rates	11
3-3	Hillwood Parking Generation	12

LIST OF APPENDICES

Appendix	
A	2003 and 2004 Daily Attendance
B	Existing Traffic Counts (2003 and 2004)
C	Existing Mechanical Traffic Counts (2003 and 2004)
D	Existing HCS Analyses and Levels of Service (2003 and 2004)

Section 1
INTRODUCTION

Hillwood Museum and Gardens was opened to the public in 1977. Hillwood features the most comprehensive collection of 18th- and 19th-century Russian imperial art outside of Russia and one of the world's most important collections of 18th-century French decorative arts.



Hillwood Museum

Hillwood is located adjacent to Rock Creek Park in the northwest section of Washington, D.C., as shown on Figure 1-1.

The museum, pleasure gardens, café, administration building, visitor center, maintenance buildings, meandering foot paths, roadways, and parking are situated on 25 acres, as shown on Figure 1-2.

The District of Columbia Board of Zoning Adjustment (BZA) order under which Hillwood operates restricts daily attendance to 250 persons per day. Events are further restricted to 16 evenings and 10 Sundays per year. The museum can host only one fundraiser per year.

Hillwood presently has the capacity under the BZA order to accommodate approximately 65,000 visitors. Hillwood attracted approximately 43,000 visitors in 2003, which is about two thirds of capacity.

Hillwood is not able to meet current peak season demands under the current daily cap of 250 visitors. Accordingly, Hillwood proposes to limit its visitors by restricting attendance based on the on-site parking capacity. Hillwood would count cars, not visitors. This method would directly link attendance to the parking supply, thereby minimizing any potential adverse traffic and spillover parking impacts.

Visitors would continue to be required to make reservations. Hillwood staff responding to reservation inquiries would ask each caller how many cars he/she is planning to use to travel to the museum. If, for example, a party of five (5) visitors plans to travel in two (2) cars, staff would reserve two (2) visitor parking spaces for that day. Staff would accept no more reservations than there are available visitor spaces.

Staff would inform callers that free on-site parking is available. Hillwood guards would continue to closely monitor, including the installation of closed-circuit television equipment in the gate houses. Guards would approach visitors attempting to park on the street and inform them that they must park on the museum grounds. If requested by neighbors, and if approved by the District Department of Transportation (DDOT), Hillwood would post signs on the street and at the gate house indicating that visitors must park on the museum grounds.

Hillwood also seeks permission to increase the number of evening and Sunday events, from 16 to 50 evening events and 10 to 25 Sunday events.

The purposes of this study are to: (1) document Hillwood's current traffic and parking impact and (2) evaluate the traffic and parking impacts of increased attendance on the surrounding neighborhood.

Sources of data for this study included traffic and parking occupancy counts conducted by Wells & Associates, Hillwood Museum and Gardens, and the District Department of Transportation (DDOT).

The conclusions of this study are as follows:

1. ***Hillwood attracted nearly 43,000 visitors in 2003. Average weekday, Saturday, and Sunday attendance was 156, 272, and 179 visitors, respectively.***

2. ***Wells & Associates conducted traffic and parking counts on a typical weekday and Saturday during the Fall, 2003 and Spring, 2004. Attendance on these days were as follows:***

   A. ***Wednesday, Nov. 12, 2003: 103***
   B. ***Saturday, Nov. 15, 2003: 274***
   C. ***Saturday, April 24, 2004: 310***
   D. ***Tuesday, April 2, 2004: 245***

3. ***The Hillwood weekday peak traffic hours do not coincide with the critical weekday street peak hours. The Hillwood weekday morning peak hour occurred 1:00 to 1:15 hours after the street peak hour. The Hillwood weekday afternoon peak hour occurred 2:00 hours before the street peak hour.***

   The Hillwood Saturday peak hours more or less coincided with the Saturday street peak hours.

3. ***Parking was more than adequate on the survey days. Maximum parking occupancy on the survey days were as follows:***

   A. ***Wed., Nov. 12, 2003: 65 (48%)***
   B. ***Sat., Nov. 15, 2003: 84 (62%)***
   C. ***Sat., April 24, 2004: 112 (83%)***
   D. ***Tues., April 27, 2004: 100 (74%)***

4. ***Hillwood accounts for most of the low volume of traffic on Linnean Avenue, but very little of the traffic on Tilden Street. Hillwood accounts for 17 to 54 percent of all traffic on Linnean Avenue during weekday peak hours and 70 to 85 percent of all traffic on Linnean Avenue during Saturday peak hours.***

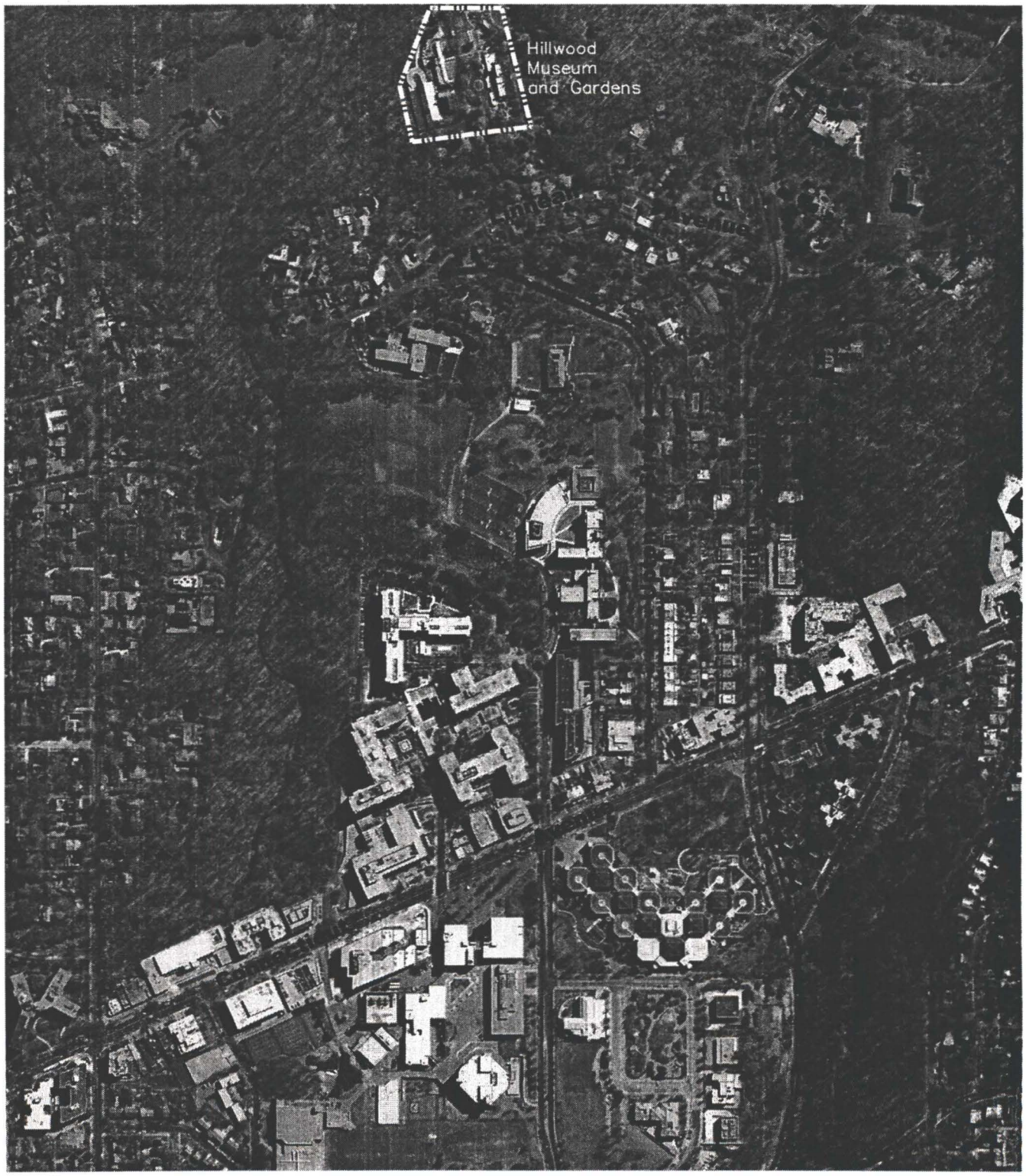
   Hillwood accounts for less than four percent of all peak hour trips passing through the Tilden Street/Linnean Avenue intersection on weekdays, and six to eight percent of all peak hour trips on Saturdays.

5. ***Linnean Avenue carries modest traffic volumes. Average weekday traffic in the Fall, 2003 was 50 vehicles per day (vpd) and in the Spring, 2004 was 92 vpd. Saturday volumes were 44 vpd and 61 vpd, respectively; Sunday volumes were 16 vpd and 33 vpd, respectively.***

6. ***Hillwood had no adverse traffic impacts on the survey days. Linnean Avenue, the Tilden Street/Linnean Avenue intersection, and the Hillwood driveways currently operate at an acceptable level of service (LOS) "C" or better at all times.***

7. ***These acceptable levels of service can be maintained in the future under the requested modifications to the BZA order.***

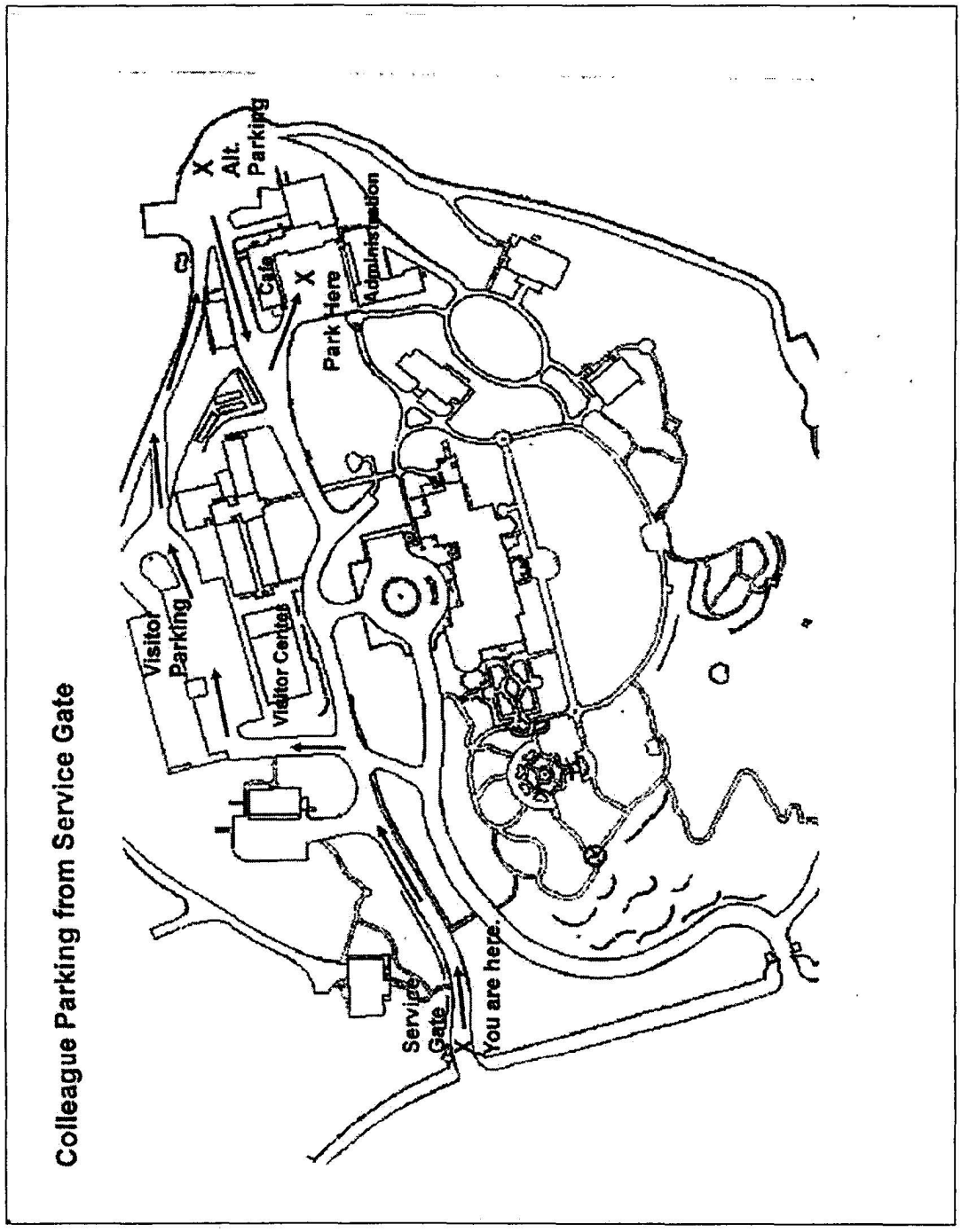
8. ***The existing parking supply can adequately accommodate increased daily visitation under the requested modifications to the BZA order.***



O:\Projects\2501-3000\2259 Hillwood Museum and Gardens\Graphics\Site Location

Figure 1–1
Site Location

North
Schematic



O:\Projects\2501-3000\2259 Hillwood Museum and Gardens\Graphics\Peaks.dwg

Figure 1-2
Site Plan

North
Schematic

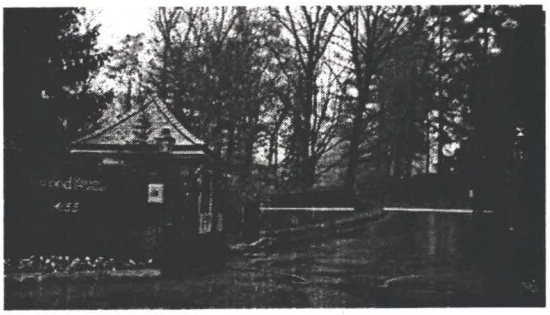
Section 2
BACKGROUND DATA

OVERVIEW

This section describes the public street network in the site vicinity, 2003 attendance, number of Hillwood employees and volunteers, the existing parking supply, and traffic and parking counts.

PUBLIC STREETS

Hillwood is located at 4155 Linnean Avenue, within a connected network of local and arterial streets.

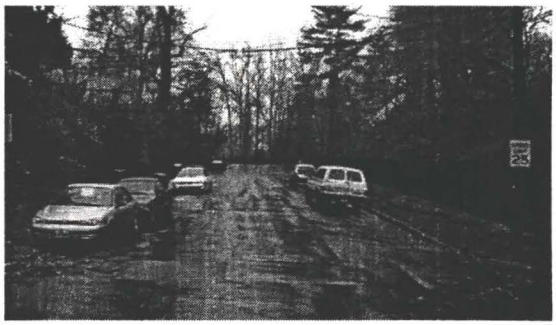


North Entrance

Site Driveways. The site is served by two driveways on Linnean Avenue. The northern driveway is used primarily by service vehicles, buses, and staff. The southern driveway is used primarily by visitors.

Linnean Avenue is a two-way, two-lane, local street with a posted speed limit of 25 miles per hour (mph). Curb parking is permitted on both sides of the street.

Tilden Street is a two-way, two-lane, divided, minor arterial with a posted speed limit of 25 mph. All-day parking is permitted on both sides of the street between Reno Road and 28th Place. Parking is not permitted on the north side of the street between Linnean Avenue and 28th Place.



Linnean Avenue Along Hillwood Frontage

VISITATION ATTENDANCE

Days and Hours of Operation. Patron visits are by reservation only. Hillwood is open to the public between 9:30 AM and 5:00 PM. It is closed on Mondays and most Sundays. Staff maintains records of daily attendance. Hillwood was open 11 months in 2003; it was closed during the month of January.

Annual and Monthly Visitation. Hillwood attracted nearly 43,000 visitors in 2003, as presented in detail in Appendix A. Average monthly attendance was 4,123 visitors.

Spring is the peak season. The peak months were May (6,863 visitors) and April (6,370 visitors).

Daily Visitation. Hillwood was open 181 days in 2003, on 133 weekdays, 34 Saturdays, and seven Sundays. It was closed five days in February due to snow and three days in September due to Hurricane Isabelle.

Average weekday, Saturday, and Sunday attendance was 156, 272, and 179 visitors, respectively.

Wait List. Hillwood cannot accommodate all of those wishing to visit. Persons were placed on a wait list one of more days during 18 (or 38 percent) of the 48 weeks Hillwood was open in 2003. Not surprisingly, most of these weeks were during the peak spring season. A total of 1,914 visitors were turned away in 2003, according to Hillwood.

EMPLOYEES

Hillwood employs approximately 80 full-time and 15 part-time workers. Employees arrive as early as 5:30 AM and leave by 5:00 PM. There are no more than 60 employees on site at any time.

VOLUNTEERS

Approximately 275 persons volunteer services at Hillwood. Fifteen to 20 volunteers are on the grounds at peak times.

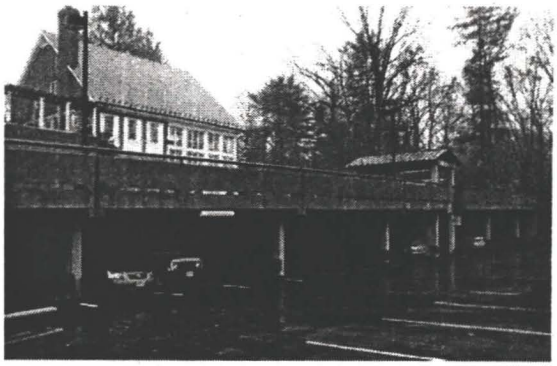
PARKING

All visitors and staff park on the grounds; none park on neighborhood streets. Approximately 68 deck parking spaces and 67 surface parking spaces are provided on the grounds for cars and buses. There are a total of 135 marked parking spaces. Another 37 unmarked spaces are provided for a total parking supply of 172 spaces.

TRAFFIC COUNTS

Attendance. Daily attendance on the days Wells & Associates conducted traffic and parking counts were as follows:

A. Wednesday, Nov. 12, 2003: 103
B. Saturday, Nov. 15, 2003: 274
C. Saturday, April 24, 2004: 310
D. Tuesday, April 27, 2004: 245



Visitor Center Parking Deck

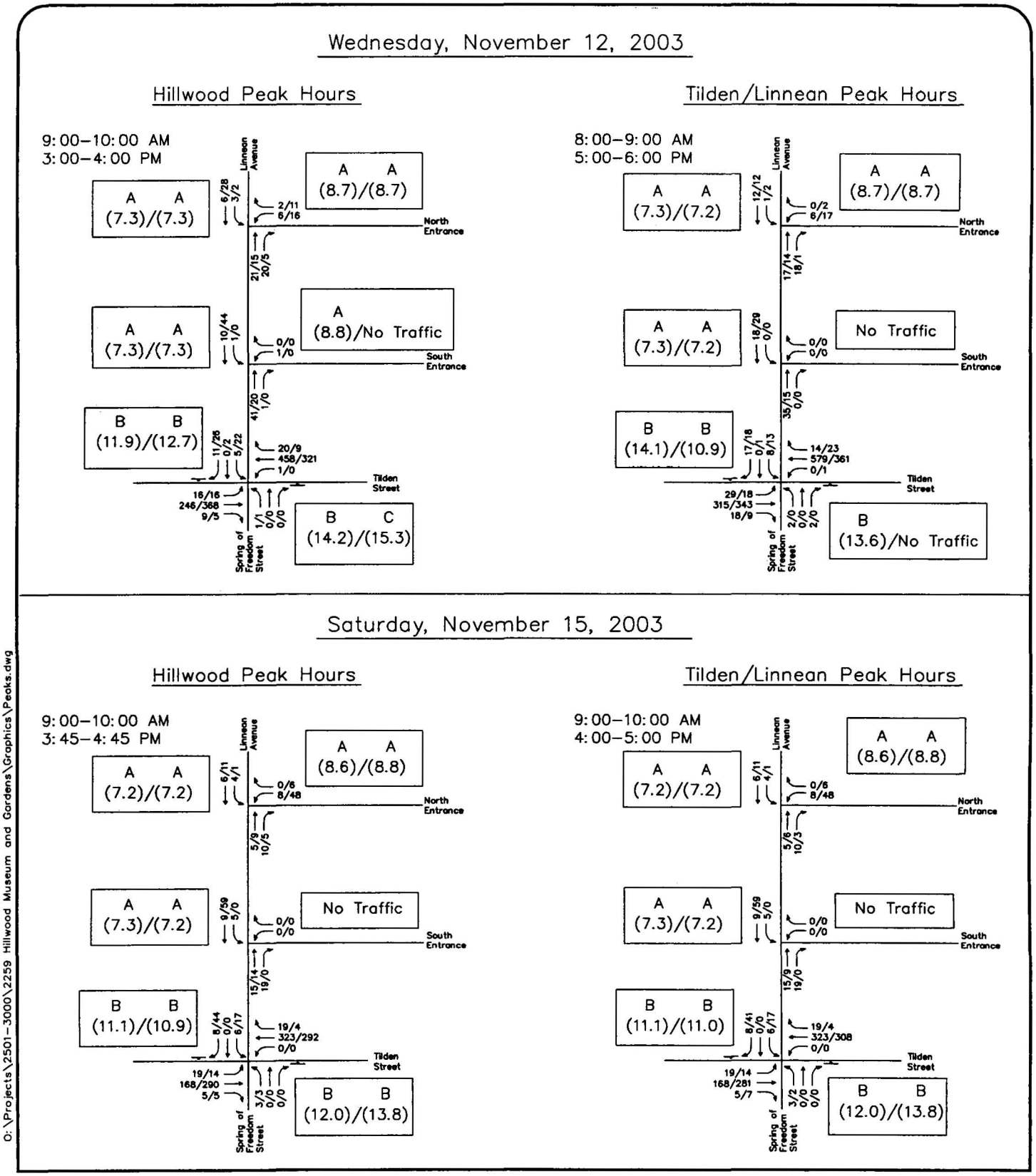
Manual Turning Movement Counts. Manual turning movement counts at the Tilden Street/ Linnean Avenue intersection and the Hillwood driveways were conducted by Wells & Associates on these dates. The results are presented in Appendix B. The Fall 2003 counts are summarized on Figure 3-1; the Spring, 2004 results are summarized on Figure 3-2.

The weekday peak hours on the public street network, as measured at the Tilden Street/Linnean Avenue intersection, began at 7:45 or 8:00 AM and at 5:00 PM, respectively. The Saturday peak hours began at 8:30 or 9:00 AM and at 4:00 or 4:30 PM.

The Hillwood weekday peak hours, as measured at the Hillwood driveways, began at 9:00 AM and 3:00 PM, respectively. The Saturday peak hour began at 8:45 or 9:00 AM and at 3:45 or 4:30 PM.

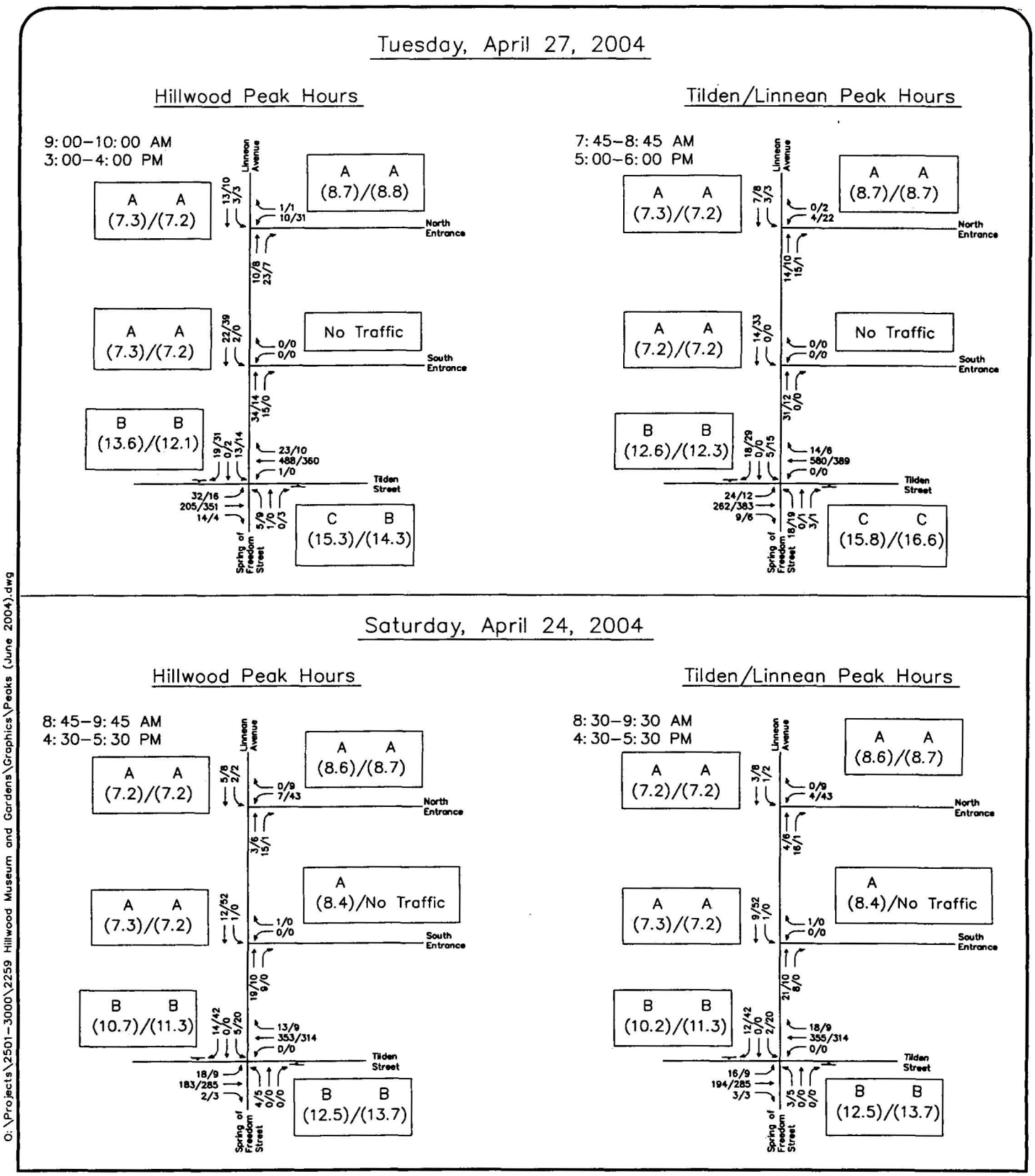
The Hillwood weekday peak hours do not coincide with the critical weekday street peak hours. The Hillwood weekday morning peak hour occurred 1:00 to 1:15 hours ***after*** the street peak hour. The Hillwood weekday afternoon peak hour occurred 2:00 hours ***before*** the street peak hour.

The Hillwood Saturday peak hours more or less coincided with the Saturday street peak hours.



O:\Projects\2501-3000\2259 Hillwood Museum and Gardens\Graphics\Peaks.dwg

Figure 3-1
Existing Traffic Volumes, Peak Hours, and Levels of Service (2003)



O:\Projects\2501-3000\2259 Hillwood Museum and Gardens\Graphics\Peaks (June 2004).dwg

Figure 3–2
Existing Traffic Volumes, Peak Hours, and Levels of Service (2004)

Linnean Avenue. Wells & Associates conducted mechanical traffic counts on Linnean Avenue, north of Tilden Street, from Wednesday, November 12 through Tuesday, November 18, 2003, and from Saturday, April 24 through Friday, April 30, 2004. The results are presented in Appendix C and summarized in Table 2-1.

Table 2-1
Daily Traffic Counts on Linnean Avenue, North of Tilden Street

Day/Date	South-Bound	North-bound	Total
Fall, 2003			
Wednesday, Nov. 12	83	286	369
Thursday, Nov. 13	248	246	494
Friday, Nov. 14	286	205	491
Saturday, Nov. 15	259	220	479
Sunday, Nov. 17	97	63	160
Monday, Nov. 17	253	158	411
Tuesday, Nov. 18	335	189	524
Average Weekday	241	217	458
Spring, 2004			
Saturday, April 24	307	418	725
Sunday, April 25	161	156	317
Monday, April 26	254	356	610
Tuesday, April 27	494	323	817
Wednesday, April 28	470	376	846
Thursday, April 29	366	512	878
Friday, April 30	465	741	1,206
Average Weekday	311	437	747

Daily Counts. Traffic volumes on Linnean Avenue are modest. Fall, 2003 weekday, ***24-hour counts*** ranged from 369 to 524 vehicles; average daily traffic was 458 vehicles. Saturday 24-hour traffic was 479 vehicles; Sunday 24-hour traffic was only 160 vehicles.

Spring, 2004 volumes were higher. Weekday, ***24-hour counts*** ranged from 610 to 1,206 vehicles; average daily traffic was 458 vehicles. Saturday 24-hour traffic was 725 vehicles; Sunday 24-hour traffic was 317 vehicles.

Peak Hour Counts. Fall, 2003 weekday peak hours began at 8:30, 8:45, 9:15 or 9:45 AM, Monday through Friday. Weekday ***peak hour counts*** ranged from 41 to 55 vehicles; the average, weekday, peak hour count was 50 vehicles. A peak hour count of 56 vehicles was measured on Saturday at 9:30 AM; a peak hour count of 20 vehicles was measured on Sunday at 3:00 PM. Evening peak hour counts across the week were generally low, ranging from only 7 vehicles on Sunday to 25 vehicles on Saturday.

Spring, 2004 weekday peak hours began at 9:30 or 10:00 AM, Monday through Thursday and at 12:15 PM on Friday. Weekday ***peak hour counts*** ranged from 63 to 127 vehicles; the average, weekday, peak hour count was 92 vehicles. A peak hour count of 78 vehicles was measured on Saturday at 1:15 PM; a peak hour count of 45 vehicles was measured on Sunday at 4:00 PM. Evening peak hour counts across the week were generally low, ranging from only 21 vehicles on Sunday to 89 vehicles on Friday.

MONITORING

Quarterly meetings are held with neighbors. Few traffic complaints, and no parking complaints, have recently been made in the quarterly meetings.

PARKING COUNTS

Parking Supply. Approximately 135 marked parking spaces are provided on the museum grounds. Sixty-eight spaces are provided in a structured parking deck. The remaining 104 spaces are provided in a series of marked and unmarked surface parking areas.

Occupancy Counts. Maximum parking occupancy in the marked spaces on the survey days were as follows:

A. Wed., Nov. 12, 2003: 65 (48%)
B. Sat., Nov. 15, 2003: 84 (62%)
C. Sat., April 24, 2004: 112 (83%)
D. Tues., April 27, 2004: 100 (74%)

Section 3
ANALYSIS

Overview

This section: (1) evaluates existing traffic conditions on Linnean Avenue and Tilden Street, (2) identifies (and distinguishes between) the Hillwood and street traffic peaks, (3) identifies existing Hillwood trip patterns, (4) evaluates the impact of those trips on public streets, and (5) evaluates the ability of existing public streets to accommodate addition Hillwood traffic.

Existing Levels of Service

Existing levels of service were calculated at the Tilden Street/Linnean Avenue and Hillwood driveway intersections based on existing intersection geometrics, existing traffic controls, existing traffic counts, and the Synchro software, Highway Capacity Manual (HCM) method. The results are presented in Appendix D and summarized on Figure 3-1.

Traffic on Tilden Street flows freely, without stopping at Linnean Avenue. Traffic on both approaches of Linnean Avenue/Spring of Freedom Street, which are controlled by STOP signs, currently operate at an acceptable level of service (LOS) "C" or better at all times of day on weekdays and Saturdays. Both Hillwood driveway intersections with Linnean Avenue operate at LOS "A" at all times of day.

Peak Hours

The peak hours of traffic at the Hillwood driveways on Wednesday, November 12 occurred at 9:00 to 10:00 AM and 3:00 to 4:00 PM. The peak hours on Saturday, November 15 occurred at 9:00 to 10:00 AM and 3:45 to 4:45 PM.

The peak hours at the more heavily traveled Tilden Street/Linnean Avenue intersection occurred at 8:00 to 9:00 AM and 5:00 to 6:00 PM on Wednesday, November 12, and at 9:00 to 10:00 AM and 4:00 to 5:00 PM on Saturday, November 15.

Thus, the Hillwood traffic peak hours occurred one hour later than the morning commuter peak hour, and two hours earlier than the afternoon commuter peak hour, on Wednesday, November 12. The Saturday Hillwood and street peak hours were more or less coincident.

Site Trip Generation

Peak hour volumes at the Hillwood driveways were observed to be 34 vehicle-trips during both the AM and PM peak hours on Wednesday, November 12, as shown in Table 3-1. Hillwood generated only 22 to 25 vehicle-trips during the commuter peak hours.

Peak hour volumes at the Hillwood driveways were 46 to 60 vehicles on Saturday, November 15. Hillwood generated 46 and 58 vehicles-trips during the street peak hours.

Trip Generation Rates

Observed trip generation rates, expressing in terms of trips per hour per visitor, are presented in Table 3-2.

Table 3-1
Hillwood Driveway Traffic
(Trips per Hour)

Date/Time	In	Out	Total
Wednesday, Nov. 12, 2003			
Hillwood Peak Hours			
9:00 to 10:00 AM	25	9	34
3:00 to 4:00 PM	7	27	34
Street Peak Hours			
8:00 to 9:00 AM	19	6	25
5:00 to 6:00 PM	3	19	22
Saturday, Nov. 15, 2003			
Hillwood Peak Hours			
9:00 to 10:00 AM	38	8	46
3:45 to 4:45 PM	6	54	60
Street Peak Hours			
9:00 to 10:00 AM	38	8	46
4:00 to 5:00 PM	4	54	58
Tuesday, April 27, 2004			
Hillwood Peak Hours			
9:00 to 10:00 AM	43	11	54
3:00 to 4:00 PM	10	23	33
Street Peak Hours			
7:45 to 8:45 AM	18	4	22
5:00 to 6:00 PM	4	24	28
Saturday, April 24, 2004			
Hillwood Peak Hours			
8:45 to 9:45 AM	27	8	35
4:30 to 5:30 PM	3	52	55
Street Peak Hours			
8:30 to 9:30 AM	26	5	31
4:30 to 5:30 PM	3	52	55

Table 3-2
Hillwood Vehicle-Trip Generation Rates
(Trips per Hour per Visitor)

Date/Time	In	Out	Total
Wednesday, Nov. 12, 2003			
Hillwood Peak Hours			
9:00 to 10:00 AM	0.17	0.06	0.23
3:00 to 4:00 PM	0.05	0.18	0.23
Street Peak Hours			
8:00 to 9:00 AM	0.13	0.04	0.17
5:00 to 6:00 PM	0.02	0.13	0.15
Saturday, Nov. 15, 2003			
Hillwood Peak Hours			
9:00 to 10:00 AM	0.17	0.04	0.21
3:45 to 4:45 PM	0.03	0.25	0.27
Street Peak Hours			
9:00 to 10:00 AM	0.17	0.04	0.21
4:00 to 5:00 PM	0.02	0.25	0.26
Tuesday, April 27, 2004			
Hillwood Peak Hours			
9:00 to 10:00 AM	0.29	0.07	0.36
3:00 to 4:00 PM	0.07	0.15	0.22
Street Peak Hours			
7:45 to 8:45 AM	0.12	0.03	0.15
5:00 to 6:00 PM	0.03	0.16	0.19
Saturday, April 24, 2004			
Hillwood Peak Hours			
8:45 to 9:45 AM	0.12	0.04	0.16
4:30 to 5:30 PM	0.01	0.24	0.25
Street Peak Hours			
8:30 to 9:30 AM	0.12	0.02	0.14
4:30 to 5:30 PM	0.01	0.24	0.25

AVERAGE VEHICLE OCCUPANCY

Previous traffic studies found that visitors arrive on average with 2.4 persons per car. Not all visitors are on the grounds at the same time.

SITE TRIP DISTRIBUTION

Most of the traffic generated by Hillwood is oriented to and from the south, towards Tilden Street. Only a small proportion of Hillwood traffic comes from the north, from Upton Street.

On weekdays, approximately 84 to 95 percent of all inbound traffic and 59 to 89 percent of all outbound traffic, is oriented towards Tilden Street. Approximately five to 16 percent of all inbound traffic and 21 to 41 percent of all outbound traffic is oriented towards Upton Street.

On Saturdays, approximately 76 percent of all inbound traffic and 89 percent of all outbound traffic is oriented towards Tilden Street. Approximately 24 percent of all inbound traffic and 11 percent of all outbound traffic, is oriented towards Upton Street.

HILLWOOD TRAFFIC IMPACTS

Percentage of all Traffic. Hillwood accounts for most of the low volume of traffic on Linnean Avenue, but very little of the traffic on Tilden Street. Hillwood accounts for 17 to 54 percent of all traffic on Linnean Avenue on weekday peak hours, and 70 to 85 percent of all traffic on Linnean Avenue on Saturday peak hours.

Hillwood accounts for less than four percent of all peak hour trips passing through the Tilden Street/Linnean Avenue intersection on weekdays, and six to eight percent of all peak hour trips on Saturdays.

Intersection Levels of Service. As noted earlier in this report, traffic on Tilden Street flows freely, without stopping at Linnean Avenue. Traffic on both approaches of Linnean Avenue/Spring of Freedom Street, which are controlled by STOP signs, currently operate at an acceptable level of service (LOS) "C" or better at all times of day on weekdays and Saturdays. Both Hillwood driveway intersections with Linnean Avenue operate at LOS "A" at all times of day.

PARKING GENERATION

The parking generation rates observed on the survey days are presented in Table 3-3. Weekday rates were 0.41 to 0.63 occupied spaces per daily visitor. Saturday rates were 0.31 to 0.36 occupied spaces per daily visitor.

Table 3-3
Hillwood Parking Generation

Day/Date	Attendance	Parking Generation Rate (Spaces Per Visitor)	Parking Demand (Spaces)
Wednesday, Nov. 12, 2003	103	0.63	65
Saturday, Nov. 15, 2003	274	0.31	84
Saturday, April 24, 2004	310	0.36	112
Tuesday, April 27, 2004	245	0.41	100

Section 4
CONCLUSIONS

The conclusions of this study are as follows:

1. Hillwood attracted nearly 43,000 visitors in 2003. Average weekday, Saturday, and Sunday attendance was 156, 272, and 179 visitors, respectively.

2. Wells & Associates conducted traffic and parking counts on a typical weekday and Saturday during the Fall, 2003 and Spring, 2004. Attendance on these days were as follows:

   a. Wednesday, Nov. 12, 2003: 103
   b. Saturday, Nov. 15, 2003: 274
   c. Saturday, April 24, 2004: 310
   d. Tuesday, April 2, 2004: 245

3. The Hillwood weekday peak traffic hours do not coincide with the critical weekday street peak hours. The Hillwood weekday morning peak hour occurred 1:00 to 1:15 hours after the street peak hour. The Hillwood weekday afternoon peak hour occurred 2:00 hours before the street peak hour.

   The Hillwood Saturday peak hours more or less coincided with the Saturday street peak hours.

4. Parking was more than adequate on the survey days. Maximum parking occupancy on the survey days were as follows:

   a. Wed., Nov. 12, 2003: 65 (48%)
   b. Sat., Nov. 15, 2003: 84 (62%)
   c. Sat., April 24, 2004: 112 (83%)
   d. Tues., April 27, 2004: 100 (74%)

5. Hillwood accounts for most of the low volume of traffic on Linnean Avenue, but very little of the traffic on Tilden Street. Hillwood accounts for 17 to 54 percent of all traffic on Linnean Avenue during weekday peak hours and 70 to 85 percent of all peak hour traffic on Linnean Avenue during Saturday peak hours.

6. Hillwood accounts for less than four percent of all peak hour trips passing through the Tilden Street/Linnean Avenue intersection on weekdays, and six to eight percent of all peak hour trips on Saturdays.

7. Linnean Avenue carries modest traffic volumes. Average weekday traffic in the Fall, 2003 was 50 vehicles per day (vpd) and in the Spring, 2004 was 92 vpd. Saturday volumes were 44 vpd and 61 vpd, respectively; Sunday volumes were 16 vpd and 33 vpd, respectively.

8. Hillwood had no adverse traffic impacts on the survey days. Linnean Avenue, the Tilden Street/Linnean Avenue intersection, and the Hillwood driveways currently operate at an acceptable level of service (LOS) "C" or better at all times.

9. These acceptable levels of service can be maintained in the future under the requested modifications to the BZA order.

   The existing parking supply can adequately accommodate increased daily visitation under the requested modifications to the BZA order.