

STAPLES MILL CENTRE – TRAFFIC FACTS

Gumenick Properties has not only worked to maximize Staples Mill Centre's appeal to potential customers, the company also has tried to minimize its impact on nearby neighborhoods. Planners especially focused attention on developing a comprehensive traffic strategy to meet local needs. This strategy will result in better area traffic flow. Key elements of the traffic plan include:

- Creation of a connector road that will link Libbie Avenue to Staples Mill Road via a main thoroughfare spanning Staples Mill Centre. Built at company expense, this Libbie connector will move Staples Mill Centre residents and visitors into and out of the community on this main road rather than through nearby neighborhoods.
- The Libbie connector and the community's main thoroughfare will be built early in the project. This will allow it to help with Staples Mill Centre traffic from the initial development phase to completion.
- The company will pay for a traffic light where the main Staples Mill Centre thoroughfare intersects with Staples Mill Road. This will allow for smooth, regulated traffic through the community. It also will avoid a potential traffic bottleneck at Staples Mill Centre.

- The overall road plan aims to calm traffic in Staples Mill Centre. This will reduce speeding in the area and discourage drivers from using the community's side streets as short cuts into and through nearby neighborhoods.
- Staples Mill Centre shops with plentiful parking will be located along Staples Mill Road. Retail establishments will meet local needs and **will not include** "Big Box" stores.
- Improvements on Staples Mill Road and Bethlehem Road will improve traffic flow on both these streets.
- Staples Mill Centre will be designed to be pedestrian-friendly. This will reduce greatly the need for automobile traffic for trips within the community.