



MEMORANDUM

DATE: August 26, 2009

TO: Tom Rowland, Partners by Design

FROM: Michael J. Rechterik, P.E., PTOE

CC: Barry Chapman, Navistar
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RE: Navistar Headquarters
Lisle, IL
Traffic Assessment

This memorandum has been prepared to estimate and evaluate the trip generation for the proposed Navistar Headquarters located north of Warrenville Road and east of Naperville Road in Lisle, Illinois. The site was the former Network Software Center campus for Lucent Technologies that currently has approximately 1.2 million square feet of office space within nine buildings on the campus. A Traffic Impact Assessment (TIA) was prepared by Barton-Aschman Associates, Inc. for the Indian Hill Main/Network Software Center Expansion for Lucent Technologies in January 1998. The Indian Hill Main campus is located north of Warrenville Road and west of Naperville Road in Naperville, Illinois.

The 1998 TIA indicated that the expansion of the subject properties would result in an additional 1.95 million square feet of office space and the addition of 5,100 employees. On the Network Software Center campus alone, an additional 1.35 million square feet (Phase I - 600,000 square feet and Phase II - 750,000 square feet) of office space was planned with an addition of 4,600 employees. Between the two campuses, the ultimate number of employees was estimated to increase from 6,864 to 11,964.

Phase II (2,600 future employees) expansion was never constructed on the Network Software Center campus resulting in approximately 1.2 million square feet of office space as noted above. Navistar's current development plan for the campus will consist of demolishing two

existing buildings totaling approximately 156,000 square feet and building a 335,000 square foot Advanced Technology Center, a 20,000 square foot Design Lab and a 25,000 square foot Vehicle Preparation Center. The remaining seven buildings will continue to be utilized, totaling approximately 998,000 square feet of office space. At total build out of the Navistar Headquarters, there will be a total of 4,000 employees. The trip generation assessment provided herein includes an evaluation of access and a comparison of traffic projections between the 1998 TIA for the Lucent Technologies expansion and the current development plan.

Access to Site and Existing Conditions

Access to the site will be provided by the existing intersections of Warrenville Road/Forbes Drive, Warrenville Road/E. Lucent Lane and Naperville Road/E. Lucent Lane. In the vicinity of the site, Warrenville Road has two lanes in each direction with left-turn lanes at full access driveways. The intersections of Warrenville Road/E. Lucent Lane and Warrenville Road/Naperville Road are currently signalized. At the intersection of Warrenville Road/Naperville Road, there are dual left-turn lanes and exclusive right-turn lanes for all approaches. Naperville Road also has two lanes in each direction adjacent to the site except for the approach to Warrenville Road where three lanes are provided in the southbound direction. The intersection of Naperville Road/E. Lucent Lane is currently signalized. Recently, the I-88/Naperville Road interchange was reconfigured to allow only I-88 eastbound access from Naperville Road. Access to westbound I-88 is now provided opposite to the Warrenville Road/Indian Hill Main access intersection (Freedom Drive) west of Naperville Road.

The 1998 TIA recommended the following roadway improvements to mitigate the traffic impacts of the Lucent Technologies expansion project and the other planned developments in the area:

- Provide an additional northbound and southbound through lane on Naperville Road from Ogden Avenue to Naperville Road/E. Lucent Lane intersection;
- Provide an additional eastbound and westbound through lane on Warrenville Road from the Warrenville Road/Indian Hill Main access intersection west of Naperville Road to Forbes Drive;
- Add an additional left-turn lane and exclusive right-turn lanes for every approach at the intersection of Warrenville Road/Naperville Road;
- Add exclusive eastbound and westbound left-turn lanes at the intersection of Naperville Road/E. Lucent Lane;
- Add additional turning lanes at the I-88/Naperville Road interchange;
- Add an additional eastbound left-turn lane at the intersection of Warrenville Road/Indian Hill Main access;

- Install a new traffic signal at the intersection of Naperville Road/E. Lucent Lane when warranted; and
- Install a new traffic signal at the intersection of Warrenville Road/Forbes Drive when warranted.

All of the improvements listed above have been implemented with the exception of the additional through lanes on Warrenville Road and Naperville Road and the traffic signal at the intersection of Warrenville Road/Forbes Drive.

Trip Generation

As stated earlier, the current development plan will consist of approximately 998,000 square feet of office space, a 335,000 square foot Advanced Technology Center, a 20,000 square foot Design Lab and a 25,000 square foot Vehicle Preparation Center. The total number of employees is anticipated to be 4,000. Project traffic was estimated using the Institute of Transportation Engineers Trip Generation Manual.

Provided in Table 1 is the trip generation data for the proposed Navistar Headquarters. For comparison purposes, the trip generation estimates from the 1998 TIA have also been included for the Network Software Center campus expansion only.

**TABLE 1
 TRIP GENERATION COMPARISON**

Land Use		AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Navistar Headquarters							
Corporate Headquarters	3,717 employees	1,556	117	1,673	155	1,258	1,413
Advanced Technology Center	283 employees	105	17	122	12	104	116
Design Lab	0 employees *	0	0	0	0	0	0
Vehicle Preparation Center	0 employees *	0	0	0	0	0	0
TOTAL TRIPS		1,661	134	1,795	167	1,362	1,529
TIA (Network Software Center)							
Corporate Headquarters - Phase I	2,000 employees	805	195	1,000	235	555	790
Corporate Headquarters - Phase II	2,600 employees	1,050	255	1,305	300	725	1,025
TOTAL TRIPS		1,855	450	2,305	535	1,280	1,815

Note: * Employees are included in the Corporate Headquarters group.

A review of Table 1 indicates that there will be 510 and 286 fewer trips during the a.m. and p.m. peak hours, respectively, when comparing the current development plan to the Network Software Center campus expansion in the 1998 TIA. It is important to note that although the

Lucent Technologies' Phase II was not constructed, the analysis accounted for 4,600 new employees for the campus. In addition, the campus expansion trip generation projections did not include the existing Lucent employees which was stated as 6,864, split between the two campuses.

In summary, the 1998 TIA was prepared for Lucent Technologies Indian Hill Main/Network Software Center campus expansion to accommodate an ultimate employee projection of 11,964 between the campuses. Recommended roadway and intersection improvements were provided to mitigate the traffic impacts of Lucent's expansion as well as other planned developments in the area. All of the roadway improvements in the 1998 TIA were constructed with the exception of the additional through lanes on Warrenville Road and Naperville Road and a new traffic signal at the intersection of Warrenville Road/Forbes Drive. Due to the interchange reconfiguration at I-88/Naperville Road/Freedom Drive, it is our opinion that the additional through lanes along these roadways were not warranted and therefore not constructed with the I-88 project. The number of employees projected for Navistar is 4,000 at total build out, which is significantly lower than what this site was originally designed to accommodate.

End of Memorandum