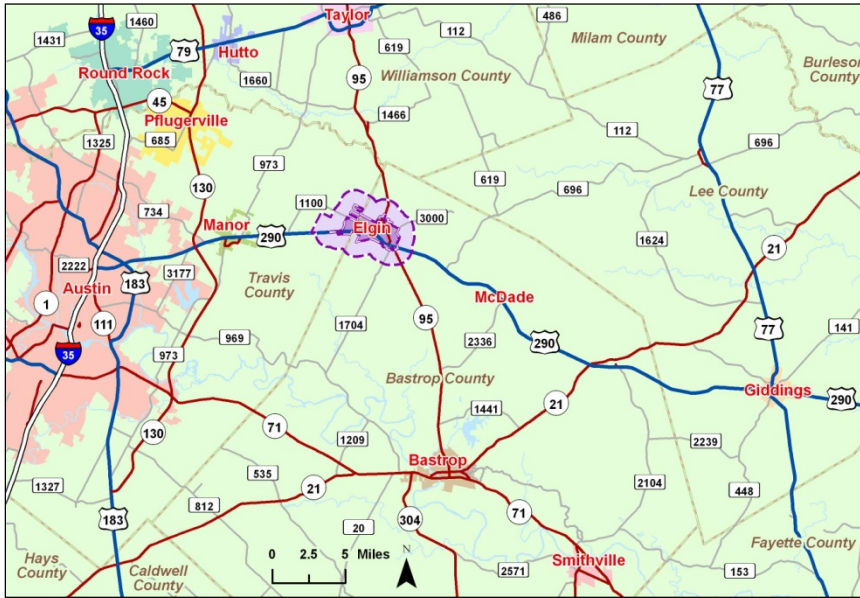


### Exhibit 5.1: City of Elgin in its Regional Context



Source: Wilbur Smith Associates, 2009.

As regional through traffic increases along US 290 and SH 95, travel times increase for Elgin residents and safety hazards increase making turns to access land uses along these facilities a potential safety issue.

#### Existing and Future Traffic

Stakeholders often mentioned increased traffic as a concern in the Plan meetings, with good reason. As shown in **Exhibit 5.2: Historic Traffic Growth 1996 to 2006 Average Annual Growth Rate**, since 1996 Elgin-area roadways have experienced annual average growth rates of four and five percent along US 290 and SH 95 and a high 15 percent along FM 1100. These rates have resulted in the observed 2006 traffic volumes shown in **Exhibit 5.3: Year 2006 Daily Traffic Volumes**.

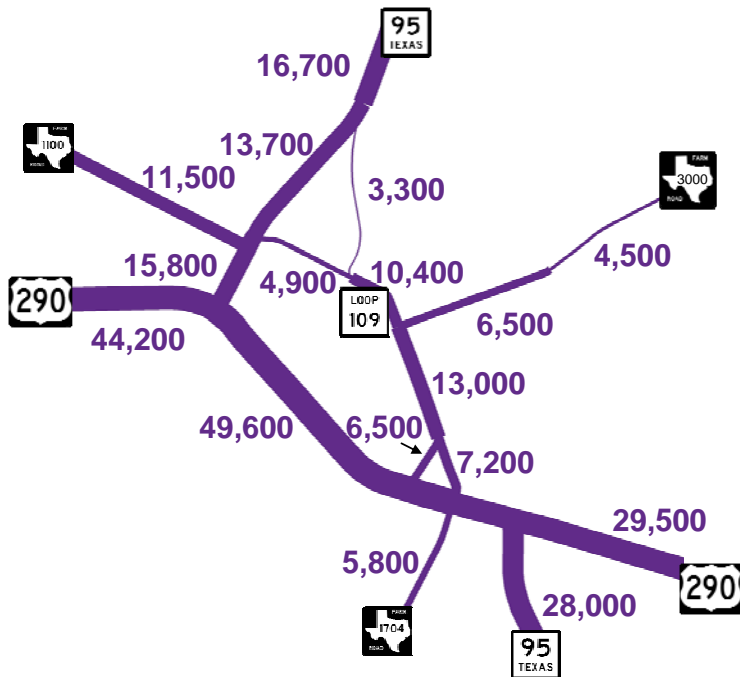


1100. Additional contributors to FM 1100 traffic include a recently completed subdivision, other residential development, as well as commercial development along this roadway and County Line Road. This type of growth in traffic is typical for developing areas and demonstrates the need for the City of Elgin to be able to preserve right of way for future expansion along routes like FM 1100 as this type of development occurs.

The ten-year historic trend from 1996 to 2006 was applied to derive the forecast daily traffic volumes in 2016. Owing to the uncertainty of current trends being accurate predictors further into the future, these growth rates were halved for the following ten years. The year 2020 forecast daily traffic volumes shown in **Exhibit 5.4: Year 2020 Forecast Daily Traffic Volumes**, are the result of this approach. The only exception is for FM 1100, for which a more modest growth rate was applied, assuming that the increase due to recent development may not represent long-term growth trends.

As **Exhibit 5.4** demonstrates, even this relatively conservative forecast results in a substantial increase in daily traffic along roadways that represent the City of Elgin’s primary routes for longer local trips.

**Exhibit 5.4: Year 2020 Forecast Daily Traffic Volumes**



Source: Wilbur Smith Associates, 2008.