

Traffic Impact Study

The project involves a 1.008 acre lot located near the intersection of Terminal Avenue and Amelia Street. The project area is zoned for Light Industrial and General Office usage which will have minimal traffic trips generated. The estimated trips per day for each lot will be under 100. Per Section B.1.2.B.1.2 of the ECM, a traffic impact study is not required based on the following criteria:

Vehicular Traffic:

- (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10.
- (2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways.
- (3) The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends.
- (4) The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property.
- (5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained.
- (6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems.
- (7) There is no change of land use with access to a State Highway.

Proposed building size for Light Industrial/General Office (2):

Lot 2 43,907 SF = 10,800 SF Trip Generation = $11 \times 5 = 55$


Pedestrian Traffic: The proposed use will not generate any new pedestrian traffic.

Bicycle Traffic: The proposed use will not generate any new bicycle traffic.

Notes:

Source: Based on Trip Generation, 10th Edition, ITE Land Use No. 720 –General Office

General Office is not an appropriate use for this submittal. Also, General Office generates approximately 10 trips per 1000 sq. ft. of office space. Revise to use either Light Industrial use trip generation or a use which more closely relates to the proposed use with this submittal. Based on the EA notes, the proposed use is closely related to warehouse.



Markup Summary

dsdgrimm (2)

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Source: Based on Trip Generation, 30th Edition, ITE Land Use No. 750 - General Office
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