

## HOW MUCH TRAFFIC WILL THAT NEW DEVELOPMENT GENERATE?

Many variables affecting traffic generation make it difficult to predict the precise amount of traffic to be generated by a project. However, transportation studies have quantified, in general terms, the volume generated for different types of land use. The Institute of Transportation Engineers (ITE) has compiled a listing of trip generation rates for various land uses. These rates were developed from studies conducted throughout the country. Trip Generation Rates for residential land uses are usually expressed as average weekday vehicle Trip Ends per Dwelling Unit (TE/DU) while those for commercial developments are typically expressed as average weekday vehicle Trip Ends per 1,000 Gross Square Feet of Leasable Area (KGSFLA), Trip Ends per 1,000 Square Feet of Gross Floor Area (KSFGFA), Trip Ends per 1,000 Square Feet of Building Area (KSFBA) or Trip Ends per 1,000 Gross Square Feet (KGSF). A "Trip End" is defined as a single or one-direction vehicle movement, into or out of the site. The table below is a summary of trip generation rates presented in the 1997 ITE publication entitled *Trip Generation - 6th Edition*.

<u>LAND USE/BUILDING TYPE (ITE CODE)</u>	<u>Average Weekday Average</u>	<u>Vehicle Trip Ends Range</u>	<u>Studies</u>
<b><u>RESIDENTIAL</u></b>			
Single Family Detached (210)	9.57 TE/DU	4.31-21.85	348
Apartment - General (220)	6.63 TE/DU	2.00-11.81	80
Low Rise Apartment (221)	6.59 TE/DU	5.10-9.24	22
High Rise Apartment (222)	4.20 TE/DU	3.00-6.45	9
Residential Condominium (230)	5.86 TE/DU	1.83-11.79	53
Mobile Home Park (240)	4.81 TE/DU	2.29-10.42	37
Recreational Home (260)	3.16 TE/DU	3.00-3.24	2
Residential Planned Unit Development (270)	7.50 TE/DU	5.79-14.38	13
<b><u>RETAIL</u></b>			
Shopping Center (820)	42.92 TE/KGSFLA	12.50-270.89	299
Specialty Retail Center (814)	40.67 TE/KGSFLA	21.30-50.94	3
Discount Store (815)	56.63 TE/KGSFLA	25.53-106.88	20
Restaurant-Quality (831)	2.86 TE/SEAT	1.77-5.50	11
Restaurant-Quality (831)	89.95 TE/KSFGFA	33.41-139.80	15
Restaurant-High Turnover Sit Down (832)	130.34 TE/KSFGFA	73.51-246.00	12
Restaurant-Fast Food w/Drive Thru (834)	496.12 TE/KSFGFA	195.98-1132.92	21
Convenience Market - 24 Hr Open (851)	737.99 TE/KGSF	330.00-1,438.00	8
<b><u>OFFICE</u></b>			
General Office (710)	11.01 TE/KGSF	3.58-28.80	78
Medical-Dental Office Building (720)	36.13 TE/KGSF	23.16-50.51	10
Government Office Building (730)	68.93 TE/KGSF		1
U.S. Post Office (732)	108.19 TE/KSFGFA	35.57-352.42	8
Office Park (750)	11.42 TE/KSFGFA	7.56-30.30	12
<b><u>SERVICE</u></b>			
Bank (Walk-In) (911)	156.48 TE/KGSF		1
Bank (Drive-In) (912)	265.21 TE/KGSF	150.86-817.00	14
<b><u>LODGING</u></b>			
Hotel (310)	8.23 TE/Room	3.47-9.58	9
Motel (320)	9.11 TE/Occ. Rm	4.13-14.64	15
<b><u>MEDICAL</u></b>			
Hospital (610)	11.77 TE/Bed	3.00-32.83	20
Hospital (610)	16.78 TE/KGSFA	11.40-45.14	14
Nursing Home (620)	2.61 TE/Bed	1.88-3.97	20
Clinic (630)	31.45 TE/KGSFA	23.79-50.74	2
<b><u>INDUSTRIAL</u></b>			
General Light Industrial (110)	6.97 TE/KGSF	1.58-16.88	18
General Heavy Industrial (120)	1.50 TE/KGSF	0.58-1.84	3
Industrial Park (130)	6.96 TE/KGSFBA0.91-36.97	49	
Manufacturing (140)	3.82 TE/KGSF	0.50-52.05	62
Warehousing (150)	4.96 TE/KGSF	1.51-17.00	16