

Appendix N

NO BUILD PROJECT TRAFFIC
INFORMATION

Appendix N - No-Build Trip Generation

Table N-1 Trip Generation Rates For Other Area Development Projects						
Land Uses (ITE Trip Code)	Trips Rates					
	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Saturday Peak Hour	
	IN (Trips/ Unit*)	OUT (Trips/ Units*)	IN (Trips/ Unit*)	OUT (Trips/ Units*)	IN (Trips/ Unit*)	OUT (Trips/ Units*)
The Reserve - mixed use (see Appendix O)	**	**	**	**	**	**
Patterson Crossing Retail Center - 405,850 square feet. {820}	0.545	0.349	1.866	2.022	2.757	2.545
Gateway Summit - mixed use (see Table N-3)	***	***	***	***	***	***
Fairways senior housing - 150 dwelling units {252}	0.122	0.149	0.189	0.121	0.150	0.150
Salem Hunt Townhouses - up to 90 residential units {230}	0.090	0.438	0.410	0.202	0.413	0.357
Orchard Hill - Golf Course Conference Center (220 room Conference Center) See Table N-2.	****	****	****	****	****	****
Peach Lake Commons - (5,250 square feet retail) {820}	3.103	1.984	8.815	8.867	11.272	10.866
Peach Lake Commons - (6,740 square feet office) {710}	2.831	0.386	2.178	10.635	0.333	0.284
* units are based on: dwelling units for residential 1,000 square feet of gross floor area for retail, and office.						
** See Appendix O						
*** See Table N-3						
**** See Table N-2						

**Table N-2
Trips Generated For Other Area Development Projects**

Land Uses	Trips								
	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Saturday Peak Hour		
	IN (Trips)	OUT (Trips)	Total (Trips)	IN (Trips)	OUT (Trips)	Total (Trips)	IN (Trips)	OUT (Trips)	Total (Trips)
The Reserve - mixed use *	1709	994	2703	1238	1916	3154	988	865	1853
Patterson Crossing Retail Center - 405,850 square feet.	221	142	363	757	821	1578	1119	1033	2152
Gateway Summit - mixed use **	171	111	282	210	231	441	235	210	445
Fairways senior housing - 150 dwelling units	18	22	40	28	18	46	23	23	46
Salem Hunt Townhouses - up to 90 residential units ***	8	39	47	37	18	55	37	32	69
Orchard Hill - Golf Course Conference Center (220 room Conference Center) ****	146	59	205	103	141	244	212	130	342
Peach Lake Commons - (5,250 square feet retail) **	16	10	26	43	47	90	62	54	119
Peach Lake Commons - (6,740 square feet office) **	19	3	22	15	72	87	2	2	4

Trip Generation, Institute of Transportation Engineers, 7th edition, Washington, DC, 2003.
 * Includes internal trips that do not leave the site. See Appendix O for additional details.
 ** Includes internal trips that do not leave the site and trips already passing the location (passby trips).
 *** This project has since been reduced to 75 units.
 **** Source: Buckhurst Fish & Jacquemart Inc., (BFJ Planning), Orchard Hill Conference Center ,Traffic Impact Study.

Table N-3 Gateway Summit Trip Rates						
Land Uses and Size {ITE Code} ¹ Potential Land Uses	Trips Rates					
	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Saturday Peak Hour	
	IN (Trips/ unit **)	OUT (Trips/ unit **)	IN (Trips/ unit **)	OUT (Trips/ unit **)	IN (Trips/ unit **)	OUT (Trips/ unit **)
Hotel - 150 rooms, Conference Center, and Banquet Facility {310}	0.274	0.176	0.313*	0.277*	0.403	0.317
Quality Restaurant - 7,600 square feet {931}	0.664*	0.146*	5.018*	2.472*	6.378	4.432
Pharmacy - 15,000 square feet {881}	1.516*	1.144*	4.224*	4.396*	3.925*	3.925*
Office - 6,000 square feet {710}	2.897	0.395	0.253*	1.237*	0.341	0.290
Recreational Community Center - 68,000 square feet {495}	0.988	0.632	0.476*	1.164*	0.627*	0.653*
Senior Housing - 150 dwelling units {252}***	0.122	0.149	0.189	0.121	0.150*	0.150*
* Equations rates not available, based on average rates.						
** units are based on: dwelling units for residential rooms for hotel 1,000 square feet of gross floor area for office, restaurant, and recreational community center.						
*** Maximum rate for a.m. and p.m.						
Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.						

Table N-4 Gateway Summit Modified Road Configuration Alternative Pharmacy Option Trip Generation Summary									
Land Uses and Size (Potential Uses)	Trips								
	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Saturday Peak Hour		
	IN (Trips)	OUT (Trips)	Total (Trips)	IN (Trips)	OUT (Trips)	Total (Trips)	IN (Trips)	OUT (Trips)	Total (Trips)
Gateway Summit									
Hotel - 150 rooms, Conference Center, and Banquet Facility	41	26	67	47	42	89	60	48	108
Quality Restaurant - 7,600 square feet	5	1	6	38	19	57	48	34	82
Pharmacy - 15,000 square feet	23	17	40	63	66	129	59	59	118
Offices - 6,000 square feet	17	2	19	2	7	9	2	2	4
Recreational Community Center - 68,000 square feet	67	43	110	32	79	111	43	44	87
Senior Housing - 150 dwelling units	18	22	40	28	18	46	23	23	46
Total	171	111	282	210	231	441	235	210	445
Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.									

