

KBP CONSULTING, INC.

June 30, 2022

Ms. Anthea Gianniotis, AICP
Development Services Director
City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

**Re: Proposed Automotive Site – Delray Beach, Florida
Traffic Statement for Rezoning Application – REVISED**

Dear Anthea:

There are seven (7) vacant parcels of land located on the east side of N. Federal Highway (US 1 / State Road 5) approximately 900 feet south of Gulfstream Boulevard in Delray Beach, Palm Beach County, Florida. More specifically, the subject parcels are located at 2419 through 2613 N. Federal Highway and the Parcel Control Numbers are:

- 12-43-46-04-08-000-0351
- 12-43-46-04-08-000-0352
- 12-43-46-04-08-000-0300
- 12-43-46-04-08-000-0310
- 12-43-46-04-08-000-0320
- 12-43-46-04-08-000-0330
- 12-43-46-04-08-000-0340

The total land area of these parcels is approximately 191,150 square feet (+/- 4.39 acres) and the current zoning of these parcels is General Commercial (GC). There is a conceptual plan to develop an automobile dealership on this site which will necessitate a zoning change to Automotive Commercial (AC). The maximum allowable Floor Area Ratio (FAR) for the GC land use is 3.0 which yields 573,450 square feet. The maximum allowable FAR for the AC land use is also 3.0 (573,450 square feet). The purpose of this technical memorandum (i.e. traffic statement) is to document the trip generation characteristics of the current and proposed zoning designations. A project location map is presented in Attachment A to this memorandum and the site surveys are presented in Attachment B.

Trip Generation Analysis

Consistent with the foregoing description of the current and the proposed zoning designations for the subject site, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in Palm Beach County's Trip Generation Rates table which is based upon the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. According to the subject Palm Beach County table and ITE manual, the most appropriate land use categories for this analysis are Land Use #820 – General Commercial and Land Use #840 – Automobile Sales (New). The trip generation rates / equations used to determine the number daily vehicle trips associated with this analysis are presented on the following page.

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 560-7103 Fax: (954) 582-0989

General Commercial (Shopping Center) – ITE Land Use #820

- Daily: $\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57$
where T = number of trips and X = 1,000 square feet of gross leasable area
- Pass-By: $83.18 - 9.30 \text{Ln}(A)$

Automobile Sales (New) – ITE Land Use #840

- Daily: $T = 27.84 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- Pass-By: 15%

Table 1 below summarizes the trip generation characteristics for the current and proposed zoning designations associated with the subject site in Delray Beach, Florida. Palm Beach County trip generation rates and relevant excerpts from the referenced ITE manual are presented in Attachment C to this memorandum.

Table 1 Trip Generation Summary Automotive Site - Delray Beach, Florida		
Zoning	Size	Daily Trips
Current		
General Commercial	573,450 SF	19,715
<i>Pass-By (-24.11%)</i>		<i>(4,753)</i>
Sub Total		14,962
Proposed		
Automotive Sales (New)	573,450 SF	15,965
<i>Pass-By (-15%)</i>		<i>(2,395)</i>
Sub Total		13,570
Difference (Proposed - Current)		(1,392)

Compiled by: KBP Consulting, Inc. (June 2022).

Source: Palm Beach County Traffic Division & ITE Trip Generation Manual (10th Edition).

As indicated in Table 1 above, the proposed zoning designation (Automotive Commercial) is estimated to generate 13,570 net daily vehicle trips and the current zoning designation (General Commercial) is estimated to generate 14,962 net daily vehicle trips. As such, the proposed zoning designation is projected to generate 1,392 fewer daily vehicle trips when compared with the current zoning designation.

Current ADT Volumes

Consistent with the City's Code relative to traffic statements for rezoning applications, the current (latest) daily traffic volumes have been obtained from Palm Beach County. According to the latest (2020) approved traffic volume report, US 1 / N. Federal Highway in the immediate vicinity of the subject site has a daily traffic volume of 25,281 vehicles.

KBP CONSULTING, INC.

Conclusions

The trip generation analysis for the proposed rezoning (from GC to AC) of property located at 2419 through 2613 N. Federal Highway in Delray Beach, Florida indicates that the proposed zoning designation will generate 1,392 fewer daily vehicle trips when compared with the current zoning designation.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

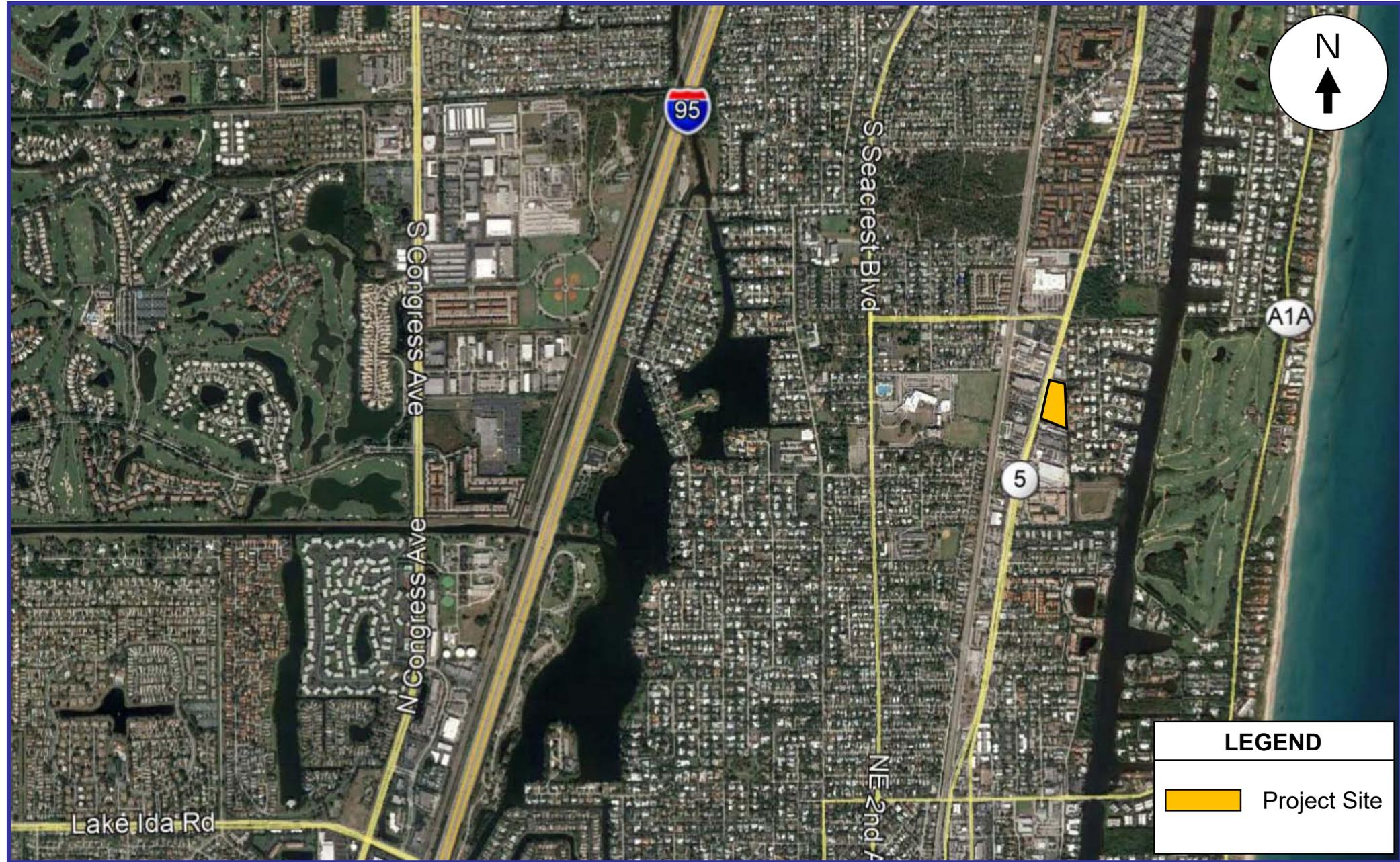
A handwritten signature in blue ink, appearing to read 'Karl B. Peterson', with a stylized flourish extending to the right.

Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Attachment A

Proposed Automotive Site – Delray Beach, Florida

Project Location Map



KBP
CONSULTING, INC.

Project Location Map

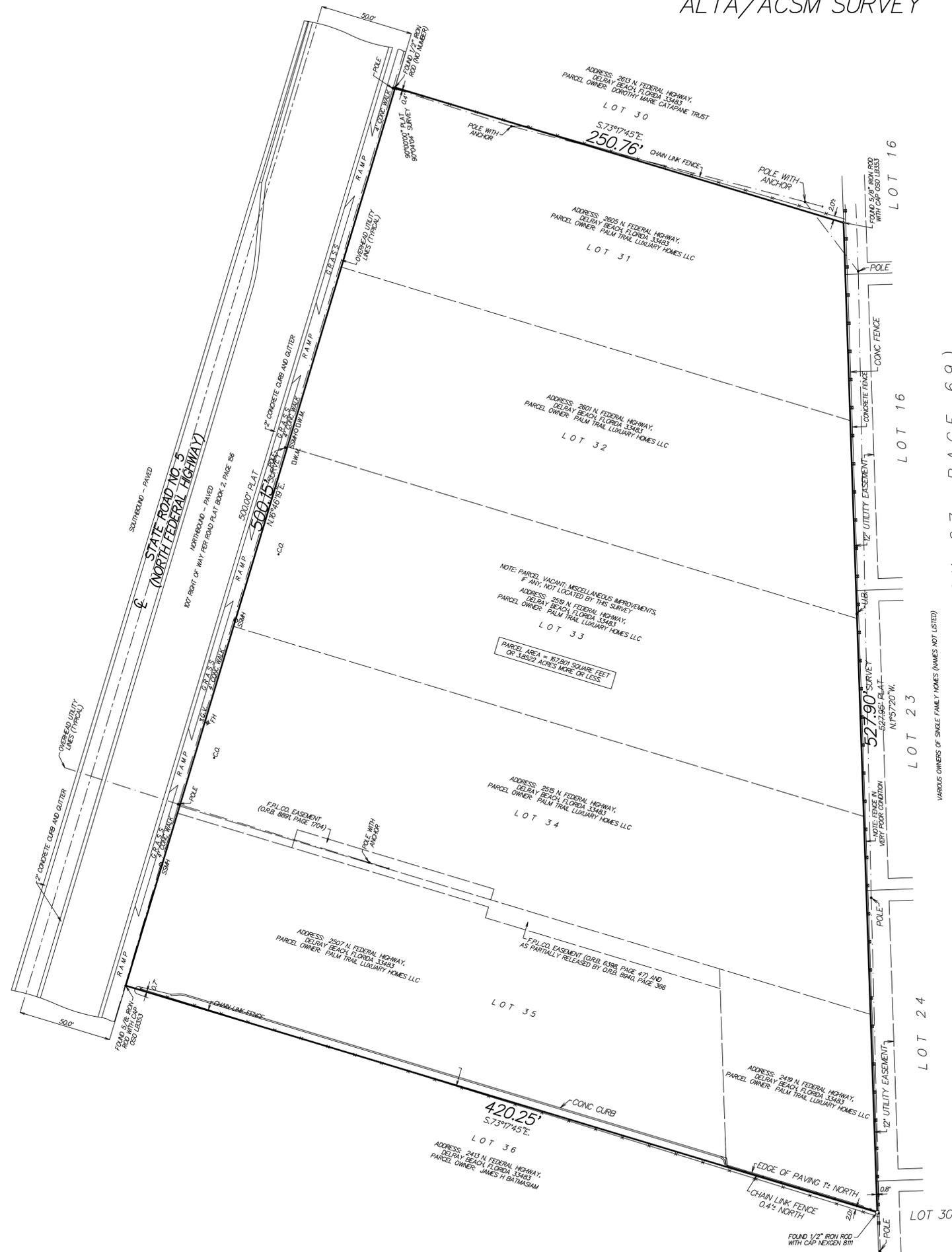
Attachment A
Automotive Site
Delray Beach, Florida

Attachment B

Proposed Automotive Site – Delray Beach, Florida

Site Surveys

ALTA/ACSM SURVEY



LEGEND:

- CL = CENTERLINE
- WM = WATER METER
- F.H. = FIRE HYDRANT
- G.V. = GATE VALVE
- SSMH = SANITARY SEWER MANHOLE
- CONC = CONCRETE
- C.O. = SANITARY SEWER CLEAN OUT

FLOOD ZONE: X
 COMMUNITY PANEL NO. 125102
 MAP NO.: 12099C0977
 EFFECTIVE DATE: OCTOBER 5, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

DESCRIPTION:

LOTS 31, 32, 33, 34 AND 35, DELRAY BEACH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE NOTES:

THIS SURVEY SHOWS ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN ON SCHEDULE B-II OF THE AMERICAN LAND TITLE ASSOCIATION TITLE COMMITMENT NO. 1173803, DATED OCTOBER 29, 2021.

PARCEL SUBJECT TO DEDICATIONS AND RESERVATION AS SHOWN ON PLAT BOOK 21, PAGE 13.

PARCEL SUBJECT TO AGREEMENT FOR WATER SERVICE AS RECORDED IN O.R.B. 3926, PAGE 1748 (LOT 33) AND O.R.B. 3380, PAGE 1397 (LOT 34).

PARCEL SUBJECT TO CONDITIONS AS CONTAINED IN RESOLUTION FIXING SETBACKS REQUIREMENTS AS RECORDED IN DEED BOOK 1157, PAGE 618.

PARCEL SUBJECT TO METAL, MINERAL AND PETROLEUM RESERVATIONS AS CONTAINED IN O.R.B. 6398, PAGE 48.

NOTE: ALL DOCUMENTS REFERENCED AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PAUL D. ENGLE
 SURVEYOR & MAPPER #5708

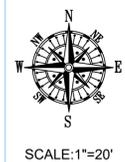
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL (BASED) SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ENGLE LAND SURVEYING LLC
 LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION #LB447
 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445
 (561) 276-4501 732-3279 FAX 276-2390

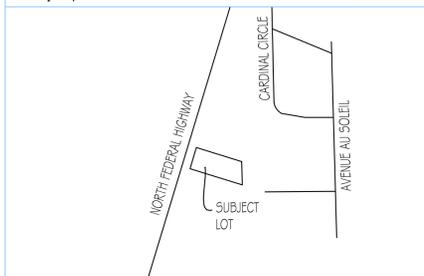
DATE OF SURVEY DECEMBER 10, 2021	SCALE: 1" = 30'
FIELD BOOK ELS D-1	PAGE NO. 6
ORDER NO. 21-182b	

X:\Drawing\GENERAL CAD\2021\18-28011 N FED HWY\DWG - 10/10/2021 - 12:37 PM - Sheet 1 - 36010000

Aerial Photograph
May not show latest improvements. Not-to-scale.



Vicinity Map Not-to-Scale



Survey Related Information

LEGAL DESCRIPTION:
Lot 30, Block metes and bounds, Delray Beach Estates, as recorded in Plat Book 21, Page(s) 13, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

PROPERTY ADDRESS:
2613 NORTH FEDERAL HIGHWAY
DELRAY BEACH, FL 33484

INVOICE NUMBER: 130877-SE
DATE OF FIELD WORK: 11/29/2021

CLIENT FILE:

CERTIFIED TO
PLATINUM TITLE INSURERS, LLC
WESTCOTR LAND TITLE INSURANCE COMPANY
ABC JS AUTO IMPORTS, LLC

FLOOD ZONE: x
FLOOD MAP: 12099C
PANEL: 0977
SUFFIX: F
PANEL DATE: 10/05/2017

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

29 BUILDING SET BACK LINE ALONG WESTERLY BOUNDARY LINE AS SHOWN

Surveyor Observed Possible Encroachments

NONE FOUND

3 Flood Information

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 120199 (0977 F), WHICH BEARS AN EFFECTIVE DATE OF 10/05/2017, AND IS IN MODERATE AND MINIMAL RISK AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS, NO SFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES. ZONE X (UNSHADED) IS USED ON NEW AND REVISED MAPS IN PLACE OF ZONE C.

7 Surveyors Certificate

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 2, 3, 4, 6, (a)(b) (NO REPORT PROVIDED), 7(a)(b)(c), 8, 9, 13, 14, 16, & 17, of Table A thereof. The field work was completed on 12/23/2021 Date of Plat or Map.

SIGNED: [Signature] DATE: 12/23/2021
AUBREY SHAPIRO PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 52539 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

4 Land Area

23881.85± SQUARE FEET 0.536± ACRES

6Diig Surveyor's Notes

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY" IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION.
PURPOSES, RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASUREMENTS AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5638.

9 Parking Spaces

REGULAR = 5 HANDICAP = 1 TOTAL = 6

5F Cemetery Note

THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.

5Biii Access to Property

THE SUBJECT PROPERTY HAS DIRECT AND PHYSICAL ACCESS TO US-HIGHWAY 1 A DEDICATED PUBLIC HIGHWAY UNLESS SHOWN HEREON.

6Biv Bearing Basis

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY. ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

6Bvii Contiguity Statement

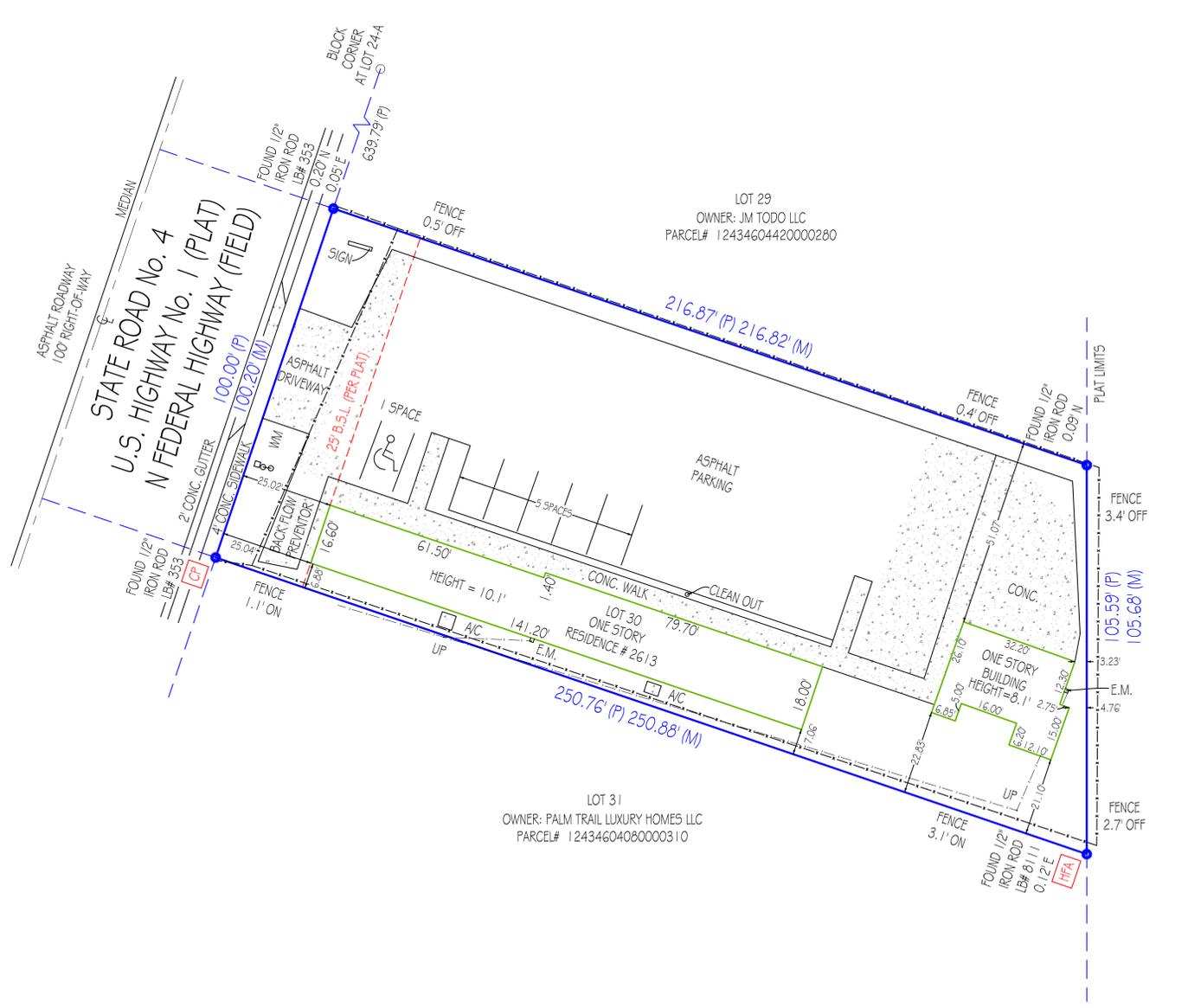
THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS UNLESS SHOWN HEREON.

6Cvii Platted Setback or Recorded Building Restriction Lines

NONE PROVIDED TO THIS SURVEYOR.

ALTA/NSPS LAND TITLE BOUNDARY SURVEY

ALL BOUNDARY MONUMENTS SHOWN HEREON HAVE BEEN COMPUTED TO MEET OR EXCEED A 95% CONFIDENCE LEVEL WITH REGARD TO RELATIVE POSITIONAL PRECISION



LOT 29
OWNER: JM TODO LLC
PARCEL# 12434604420000280

LOT 31
OWNER: PALM TRAIL LUXURY HOMES LLC
PARCEL# 12434604080000310

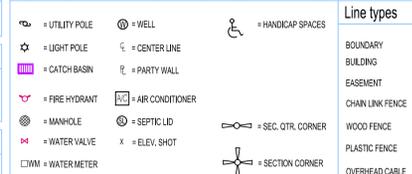
OWNER: LAMPERT PHYLIS ET. ALL
PARCEL# 20434604220000150

SCHEDULE B-II TITLE COMMITMENT REVIEW FINDINGS PER TITLE COMMITMENT ISSUED BY WESTCOTE LAND TITLE ASSOCIATION

Table with 2 columns: ITEM NO. and COMMENTS. Contains 12 items detailing title commitment review findings.

LEGEND
△ DENOTES EXCEPTION NUMBER

Symbols (Some items in legend may not appear on drawing - Not to Scale)



Abbreviation Legend (Some items in legend may not appear on drawing)

Table of abbreviations for surveying terms such as CA (Central Angle), OF (Calculated from Field), CH (Chord Distance), etc.

Table with columns for Job Number, Date, Revision, and Tech. Includes drawing information for S. Guemro.

Printing Instructions
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

This survey has been issued by the following Landtec Surveying office:
700 E. Hillsboro Blvd. Ste 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com
Licensed Business # 8007



Attachment C

Proposed Automotive Site – Delray Beach, Florida

Palm Beach County Trip Generation Rates

ITE Trip Generation Manual (10th Edition) – Relevant Excerpts

Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.20$
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	Church/Synagogue ^a	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
Office	General Office (>5,000 SF GFA)	710	1000 S.F.	$\text{Ln}(T) = 0.97 \text{Ln}(X) + 2.50$	10%	86/14	$T = 0.94(X) + 26.49$	16/84	1.15
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced) ^b	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	N/A ⁱ	2.82	N/A ⁱ	8.06
	Nursery (Wholesale)	818	Acre	19.5 ^c	0%	N/A ⁱ	0.26	N/A ⁱ	0.45
	Landscape Services	PBC	Acre ^m	121.70	0%	40/60	34.4	58/42	15.1
	Gen. Commercial	820	1000 S.F.	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57^{\text{d}}$	Note e	62/38	0.94	48/52	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89^{\text{f}}$
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.87	40/60	2.43
	Automobile Parts Sales	843	1000 S.F.	55.34	28%	55/45	2.59	48/52	4.91
	Tire Store	848	1000 S.F.	28.52	28%	64/36	2.72	43/57	3.98
	Pharmacy + DT	881	1000 S.F.	109.16	50%	53/47	3.84	50/50	10.29
Services	Drive-In Bank ^g	912	1000 S.F.	100.03	47%	58/42	9.5	50/50	20.45
	Quality Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	112.18	43%	55/45	9.94	62/38	9.77
	Fast Food Restaurant w/o DT	933	1000 S.F.	346.23	45%	60/40	25.1	50/50	28.34
	Fast Food Restaurant + DT	934	1000 S.F.	470.95	49%	51/49	40.19	52/48	32.67
	Coffee/Donut Shop w/o DT	936	1000 S.F.	686.67 ^h	45%	51/49	101.14	50/50	36.31
	Coffee/Donut Shop + DT	937	1000 S.F.	820.38	49%	51/49	88.99	50/50	43.38
	Gas Station w/Convenience Store ⁱ	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note j	50/50	12.3*FP+15.5*(X)
Carwash (Automated) ^k	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65	

Modification History
3/26/2019: First published
3/2/2020: Added Landscape Services, modification history, edited formatting,

Footnotes

- a) Weekend peak hour rate = 9.99 per 1,000 s.f. with a 48/52 directional split
- b) To be used only when adjacent to hospital, for Med. Office square footage not to exceed 44% of the hospital square footage
- c) Use caution when using because of very low sample data. Consult with the County before using.
- d) For intensities under 10,000 s.f., use a rate of 125.61 / 1,000 S.F. instead of the equation.
- e) Pass-by percent = 62% for 10,000 s.f. or less, otherwise = $83.18 - 9.30 * \text{Ln}(A)$ where A is 1,000 s.f. of leasable area
- f) For intensities under 10,000 s.f., use a rate of 9.9 / 1,000 s.f. instead of the equation.
- g) Use these rates for a drive-in bank with up to 4 drive-thru lanes (excl. ATM lane). For additional drive-thru lanes, use per lane rates from ITE Code 912 (124.76 daily, 8.83 AM, 27.15 PM. Use same in/out splits)
- h) ITE rate NA. Rate derived using PM to Daily ratio for ITE Code 937
- i) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.
- j) Use PM rates
- k) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate
- l) Assume 50/50
- m) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

Land Use: 820

Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

Shopping Center (820)

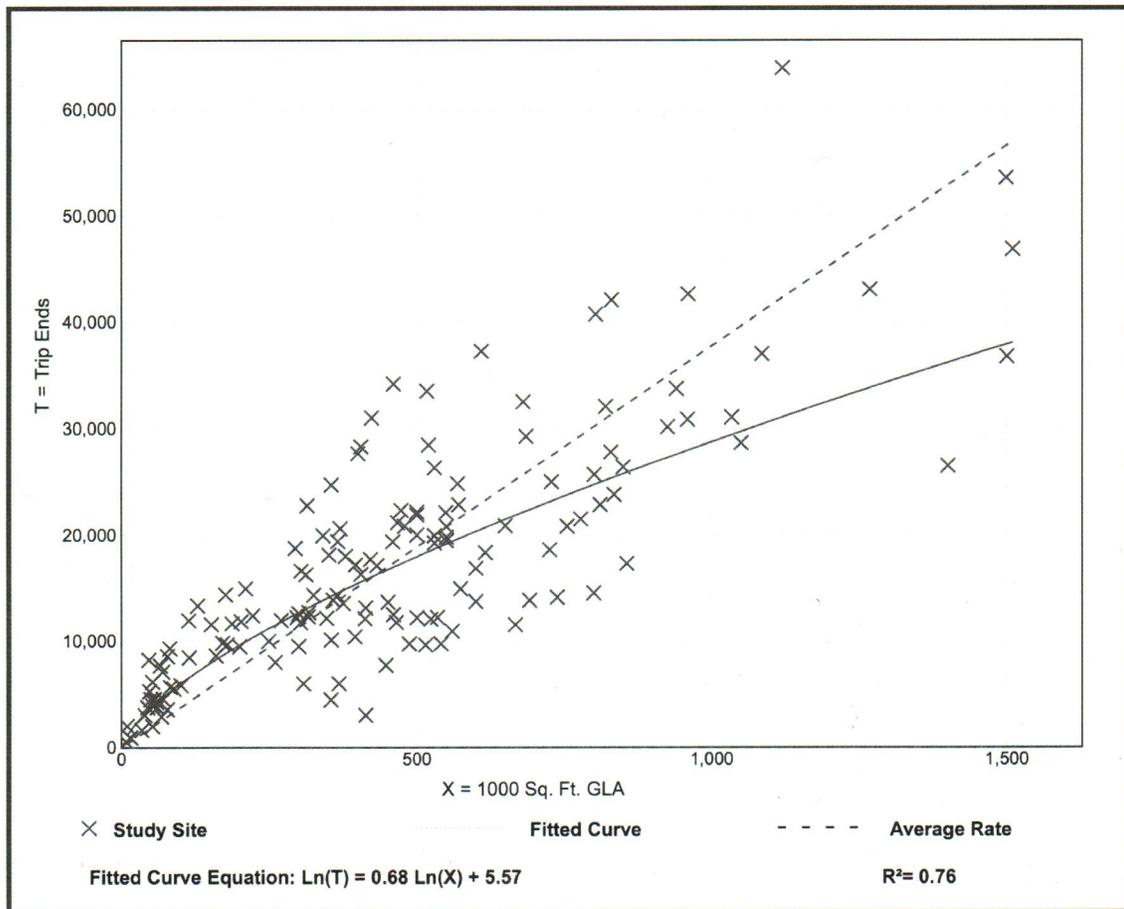
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



Land Use: 840 Automobile Sales (New)

Description

A new automobile sales dealership is typically located along a major arterial street characterized by abundant commercial development. The sale or leasing of new cars is the primary business at these facilities; however, automobile services, parts sales, and used car sales may also be available. Some dealerships also include leasing options, truck sales, and servicing. Automobile sales (used) (Land Use 841) and recreational vehicle sales (Land Use 842) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:15 a.m. and 12:15 p.m. and 1:45 and 2:45 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, Georgia, Indiana, New York, North Carolina, Oregon, Texas, Vermont, and Virginia.

Source Numbers

260, 271, 280, 328, 414, 424, 427, 438, 440, 507, 571, 583, 612, 715, 728, 880, 881, 936, 974, 975

Automobile Sales (New) (840)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
1000 Sq. Ft. GFA: 36
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
27.84	14.98 - 41.78	7.01

Data Plot and Equation

