



Search Here...

Review of ITE's New Recommended Practice – Transportation Impact Analyses for Site Development

f Share

t Tweet

in Share

By Mike Spack
November 3, 2010

🔗 Transportation Impact Analyses for Site
Development Traffic Study

The Institute of Transportation Engineers' just published a Recommended Practice report titled *Transportation Impact Analyses for Site Development*. This is an update to the PROPOSED Recommended Practice published in 2006. Both reports are worthwhile references for anyone involved in preparing traffic studies.

The new version has the same table of contents and is the same length as the previous version. I looked closely at all of the tables and figures, comparing each version side by side. The only changes appear to be updating references to the *Trip Generation* report to the 8th Edition published in 2008 (hence the minor tweak to Table 2-2). I believe all of the other tables and figures are consistent between the two versions.

If you own the Proposed Recommended Practice, don't waste \$35 buying the new version. Simply cross out the word Proposed on the cover and replace Table 2-2 with the update below.

Table 2-2. Land Use Thresholds Based Upon Weekday Trip Generation Characteristics

Land Use	≤ 100 Peak-Hour Trips	≤ 500 Peak-Hour Trips
Residential:		
Single-Family Home	95 units	565 units
Apartment	150 units	880 units
Condominium/Townhouse	190 units	1,320 units
Mobile Home Park	170 units	N/A
Shopping Center (GLA)	6,000 sq. ft.	70,000 sq. ft.
Fast-Food Restaurant with Drive-In (GFA)	3,000 sq. ft.	N/A
Gas Station with Convenience Store (Fueling Positions)	7 fueling positions	N/A
Bank with Drive-In (GFA)	3,900 sq. ft.	N/A
General Office (GFA)	67,000 sq. ft.	376,000 sq. ft.
Medical/Dentist Office (GFA)	31,000 sq. ft.	N/A
Research and Development Facility (GFA)	73,000 sq. ft.	518,000 sq. ft.
Light Industrial/Warehousing (GFA)	180,000 sq. ft.	460,000 sq. ft.
Manufacturing Plant (GFA)	149,000 sq. ft.	661,000 sq. ft.
Park-and-Ride Lot with Bus Service	170 parking spaces	655 parking spaces

NOTES:
Rate/Equations used to calculate above thresholds (for all uses but park-and-ride lot with bus service) are from Trip Generation for the weekday p.m. peak hour of the adjacent street (Institute of Transportation Engineers, 2008). For the park-and-ride lot with bus service, the weekday a.m. peak hour of the adjacent street was used. For a shopping center, the Saturday peak hour of the generator produces more trips than the weekday p.m. peak hour of the adjacent street. Vehicle trip generation rates for most land uses decrease as the size of the development increases. Thus, the size of a development generating 500 trips is expected to be more than five times the size of a development generating 100 trips.

sq. ft. = square foot
GLA = gross leasable area
GFA = gross floor area
N/A = not available

SOURCE: Stover and Koepke, 2002 (adjusted to reflect rates and equations in Trip Generation, 2008).



3 comments

Oldest ▼ comments first

Enter your comment...

Tim Monger

November 22, 2010

Mike,
I'm trying to get some "rule of thumb" numbers for the number of employees per square foot for Office uses, including HQ, R&D facilities, and educational facilities.
Thanks Tim

Share ▼

↩ Reply to Tim Monger

Kevin

October 9, 2017

Mike,
I'm looking for guidance on mode share for proposed new developments, specifically for shopping centers. Would the Transportation Impact Analyses for Site Development have any guidance on this subject?
Cheers
Kevin

Share ▼

Reply to Kevin

Mike Spack

October 9, 2017

Hi Kevin – I didn't see any mode split data in the ITE guide. You may want to check out <http://ultrans.its.ucdavis.edu/projects/smart-growth-trip-generation>. Mike

Share ▼

Reply to Mike Spack

Add your comment...

Powered by [Thrive Comments](#)



Mike Spack

My mission is to help traffic engineers, transportation planners,
and other transportation professionals improve our world.

[Learn More About Me](#)



Get these blog posts sent to your email! Si

Type your email here...



Sign Up for My Posts In Your Inbox!

Email Address

