



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



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.

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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 Apartment Condominium/Townhouse Mobile Home Park	95 units 150 units 190 units 170 units	565 units 880 units 1,320 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.	NA		
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 Industria/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:

Retelectuations used to calculate above thresholds (for all uses but park-and-ride lot with bus service) are from *Thip Generation* for the seekely print peak hour of the adjacent street institute of Transportation Engineers, 2008). For the park-and-ride lot with bus service, the solvedy arm peak hour of the adjacent street was used. For a chopoling center, the Saturday peak hour of the printer produces more trips than the veckelday print, 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 feet 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).

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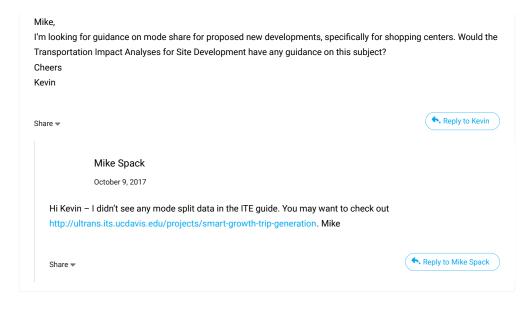
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Tim Monger November 22, 2010 Mike, I'm trying to get some "rule of thumb" numbers for the number of employees per square foot for Office uses, including HQ, R&D facilities, and educational facilities. Thanks Tim • Reply to Tim Monger Share ▼

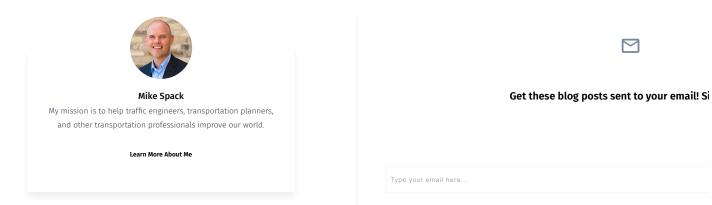
Kevin October 9, 2017

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