

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study. Unified Development Code, Article V, Section 35-502.

Project Name: _____

Location: _____

Applicant: _____ Owner or Agent

Address: _____ Phone Number: _____

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

Zoning #:	MDP # or POADP#:	Plat #:	Bldg Permit #:	Other:
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Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

Anticipated Land/Building Use/Zoning	Project Size			Peak Hour?	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
							ITE Code:

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

Previous Land/Building Use/Zoning	Size			Peak Hour?	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
							ITE Code:

Previous TIA Report (If property has a TIA on file) TIA # _____

Peak Hour Trips Projected in TIA on file	Peak Hour Trips Projected in <i>Updated</i> Development Plan

Difference in PHT (Proposed PHT – Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (If over 100 additional trips or 10% of Level 3 TIA, a new TIA is required)

Information Regarding the Person/Agency, who prepared the TIA

Prepared by: _____	Date: _____
Comments: _____	

(For Official Use Only, Do Not Write in this Box)

<input type="checkbox"/>	A TIA report is required. The consultant preparing the study must first meet with City staff to discuss the scope and requirements prior to submittal.
<input type="checkbox"/>	A TIA report is not required . The traffic generated by the proposed development does not exceed the threshold requirements.
<input type="checkbox"/>	The traffic impact analysis has been waived for the following reason(s): _____ _____
Reviewed by: _____	
Date: _____	

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, *Trip Generation*, 8th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050. (Level 1 TIA required 101-500PHT, Level 2 TIA 501-1000 PHT, Level 3 TIA over 1000 PHT)

PEAK HOUR TRIP RATES FOR COMMON LAND USES

Land Use	Peak Hour	Peak Hour Trip Rate	%Entering %Exiting	ITE Code
Apartments, High Rise	PM	0.35 Per Unit	61/39	222
Apartments, Low Rise	PM	0.58 Per Unit	65/35	221
Automobile Care Center	PM	3.38 Per 1,000 Sq. Ft.	50/50	942
Automobile Parts Sales and Service Center	PM	4.46 Per 1,000 Sq. Ft.	42/58	943
Automobile Sales (New)	PM	2.59 Per 1,000 Sq. Ft.	39/61	841
Bank with ATMs and Drive-Through	PM	26.69 Per 1,000 Sq. Ft.	51/49	912
Business Park	AM	1.43 Per 1,000 Sq. Ft.	84/16	770
Car Wash, Self Service	SAT	20.60 Per Wash Stall	50/50	947
Church	AM	0.56 Per 1,000 Sq. Ft.	62/38	560
Convenience Store	AM	67.03 Per 1,000 Sq. Ft.	50/50	851
Convenience Store with Gas Pumps	PM	59.69 Per 1,000 Sq. Ft.	50/50	853
Day Care Center	PM	12.46 Per 1,000 Sq. Ft.	47/53	565
Discount Store	PM	5.00 Per 1,000 Sq. Ft.	50/50	815
Drinking Place	PM	11.34 Per 1,000 Sq. Ft.	66/34	925
Golf Course	PM	0.30 Per Acre	34/66	430
Hospital	PM	1.14 Per 1,000 Sq. Ft.	42/58	610
Hotel	PM	0.59 Per Room	53/47	310
Industrial Park	PM	0.86 Per 1,000 Sq. Ft.	21/79	130
Industrial, Heavy	AM	0.51 Per 1,000 Sq. Ft.	N/A	120
Industrial, Light	PM	0.97 Per 1,000 Sq. Ft.	12/88	110
Manufacturing	PM	0.73 Per 1,000 Sq. Ft.	36/64	140
Mobile Home Park	PM	0.59 Per Unit	62/38	240
Motel	AM	0.64 Per Room	36/64	320
Movie Theater with Matinee	PM	102.87 Per Screen	58/42	444
Office Building, General	AM	1.55 Per 1,000 Sq. Ft.	88/12	710
Office Building, Medical-Dental	PM	3.46 Per 1,000 Sq. Ft.	27/73	720
Office Building, Single Tenant	AM	1.80 Per 1,000 Sq. Ft.	89/11	715
Office Park	AM	1.71 Per 1,000 Sq. Ft.	89/11	750
Pharmacy, without Drive-through	PM	8.42 Per 1,000 Sq. Ft.	50/50	880
Pharmacy, with Drive-through	PM	10.35 Per 1,000 Sq. Ft.	50/50	881
Quick Lubrication Vehicle Shop	PM	5.19 Per Bay	55/45	941
Recreational Community Center	PM	1.64 Per 1,000 Sq. Ft.	29/71	495
Residential, Multi-Use, Retail Mixed Development (PUD)	PM	0.62 Per Unit	65/35	270
Residential, Single Family	PM	1.01 Per Unit	63/37	210
Restaurant, Fast-Food (with Drive-Through)	AM	53.11 Per 1,000 Sq. Ft.	51/49	934
Restaurant, High Turnover	PM	20.00 Per 1,000 Sq. Ft.	63/37	932
School, Elementary	AM	0.42 Per Student	55/45	520
School, High	AM	0.41 Per Student	69/31	530
School, Middle/Junior High	AM	0.53 Per Student	55/45	522
Service Station, with Convenience Market (with Car Wash)	PM	13.33 Per Fueling Position	50/50	946
Service Station, with Convenience Market (without Car Wash)	PM	96.37 Per 1,000 Sq. Ft.	50/50	945
Shopping Center	PM	3.75 Per 1,000 Sq. Ft.	48/52	820
Specialty Retail Center	PM	2.71 Per 1,000 Sq. Ft.	44/56	814
Supermarket	PM	10.45 Per 1,000 Sq. Ft.	51/49	850
Video Rental	PM	13.60 Per 1,000 Sq. Ft.	46/54	896
Warehousing, General	PM	0.47 Per 1,000 Sq. Ft.	25/75	150
Warehousing, Mini	PM	0.26 Per 1,000 Sq. Ft.	51/49	151

These are some of the values from the 8th Edition ITE Manual – Refer to ITE for additional trip rates