



KRAAIDESIGN

ARCHITECTURE

2394 Patterson Rd, STE 201  
GRAND JUNCTION, CO 81505

Date: 4-8-25

## **1215 Chambers- Trip Generation Letter**

The following letter is to address the Trip Generation for 1215 Chambers Avenue, the associated commercial units within 1215 Chambers. Please find the attached Institute of Transportation Engineers Common Trip Generation Rates (PM Peak Hour) attached. The Project is a total of 127,430 square feet and has 3 uses: Warehouse/storage, Retail, and Office.

As the tenant spaces have not yet been defined, the anticipated uses are divided by percentages of the buildings.

Warehouse/Storage 70% = 89,201 square feet

Retail 15%- 19,114 square feet

Office 15%- 19,114 square feet

### **COMMON TRIP GENERATION RATES**

<u>The overall area by use:</u>	<u>total area of unit/# of dwelling units</u>	<u>trip rate</u>	<u>total by use</u>
Warehouse		0.32/1000 sf	28.54 Trips
Retail		4.49/1000 sf	85.82 Trips
Office		1.49/1000 sf	28.48 Trips
<b><u>Total anticipated Trips during peak hours</u></b>			<b><u>143 Trips</u></b>

These calcs are from the table attached by ITE as called for in **Section E** of the Land Use Code.

### **E.**

**Traffic Impact Study.** Proposed developments that are expected to generate more than four hundred (400) vehicle trips per day shall conduct a traffic impact analysis to determine the need for additional improvements on roadways affected by the proposed development.

- 1. Trip Generation Rates.** The basis for projected volumes of traffic shall be the trip generation rates for various land use categories found in the latest edition of **TRIP GENERATION**, published by ITE.

**INSTITUTE OF TRANSPORTATION ENGINEERS**  
**COMMON TRIP GENERATION RATES (PM Peak Hour)**

(Trip Generation Manual, 9th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Code	Description	Unit of Measure	Trips Per Unit				
<b>PORT AND TERMINAL</b>											
30	Truck Terminal	Acres	6.55	432	Golf Driving Range	Tees / Driving Positions	1.25				
90	Park and Ride Lot with Bus Service	Parking Spaces	0.62	433	Batting Cages	Cages	2.22				
<b>INDUSTRIAL</b>											
110	General Light Industrial	1,000 SF	0.97	435	Multi-Purpose Recreational Facility	Acres	5.77				
120	General Heavy Industrial	Acres	2.16	437	Bowling Alley	1,000 SF	1.71				
130	Industrial Park	1,000 SF	0.85	441	Live Theater	Seats	0.02				
140	Manufacturing	1,000 SF	0.73	443	Movie Theater without Matinee	1,000 SF	6.16				
150	Warehousing	1,000 SF	0.32	444	Movie Theater with Matinee	1,000 SF	3.80				
151	Mini-Warehouse	1,000 SF	0.26	445	Multiplex Movie Theater	1,000 SF	4.91				
152	High-Cube Warehouse	1,000 SF	0.12	452	Horse Race Track	Acres	4.30				
170	Utilities	1,000 SF	0.76	454	Dog Race Track	Attendance Capacity	0.15				
<b>RESIDENTIAL</b>											
210	Single-Family Detached Housing	Dwelling Units	1.00	460	Arena	Acres	3.33				
220	Apartment	Dwelling Units	0.62	473	Casino / Video Lottery Establishment	1,000 SF	13.43				
221	Low-Rise Apartment	Dwelling Units	0.58	480	Amusement Park	Acres	3.95				
230	Residential Condominium / Townhouse	Dwelling Units	0.52	488	Soccer Complex	Fields	17.70				
240	Mobile Home Park	Dwelling Units	0.59	490	Tennis Courts	Courts	3.88				
251	Senior Adult Housing - Detached	Dwelling Units	0.27	491	Racquet / Tennis Club	Courts	3.35				
252	Senior Adult Housing - Attached	Dwelling Units	0.25	492	Health / Fitness Club	1,000 SF	3.53				
253	Congregate Care Facility	Dwelling Units	0.17	493	Athletic Club	1,000 SF	5.96				
254	Assisted Living	Beds	0.22	495	Recreational Community Center	1,000 SF	1.45				
255	Continuing Care Retirement Community	Dwelling Units	0.16	<b>INSTITUTIONAL</b>							
<b>LODGING</b>											
310	Hotel	Rooms	0.60	520	Elementary School	1,000 SF	1.21				
320	Motel	Rooms	0.47	522	Middle School / Junior High School	1,000 SF	1.19				
330	Resort Hotel	Rooms	0.42	530	High School	1,000 SF	0.97				
<b>RECREATIONAL</b>											
411	City Park	Acres	0.19	536	Private School (K-12)	Students	0.17				
412	County Park	Acres	0.09	540	Junior / Community College	1,000 SF	2.54				
413	State Park	Acres	0.07	560	Church	1,000 SF	0.55				
415	Beach Park	Acres	1.30	565	Daycare Center	1,000 SF	12.46				
416	Campground / Recreation Vehicle Park	Camp Sites	0.27	566	Cemetery	Acres	0.84				
417	Regional Park	Acres	0.20	571	Prison	1,000 SF	2.91				
420	Marina	Berths	0.19	580	Museum	1,000 SF	0.18				
430	Golf Course	Acres	0.30	590	Library	1,000 SF	7.30				
431	Miniature Golf Course	Holes	0.33	591	Lodge / Fraternal Organization	Members	0.03				
<b>MEDICAL</b>											
610	Hospital	1,000 SF	0.93	<b>RECREATIONAL</b>							
620	Nursing Home	1,000 SF	0.74	630	Clinic	1,000 SF	5.18	640	Animal Hospital / Veterinary Clinic	1,000 SF	4.72
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Code	Description	Unit of Measure	Trips Per Unit
<b>OFFICE</b>			
710	General Office Building	1,000 SF	1.49
714	Corporate Headquarters Building	1,000 SF	1.41
715	Single Tenant Office Building	1,000 SF	1.74
720	Medical-Dental Office Building	1,000 SF	3.57
730	Government Office Building	1,000 SF	1.21
732	United States Post Office	1,000 SF	1.22
733	Government Office Complex	1,000 SF	2.85
750	Office Park	1,000 SF	1.48
760	Research and Development Center	1,000 SF	1.07
770	Business Park	1,000 SF	1.29
<b>RETAIL</b>			
812	Building Materials and Lumber Store	1,000 SF	4.49
813	Free-Standing Discount Superstore	1,000 SF	4.35
814	Variety Store	1,000 SF	6.82
815	Free Standing Discount Store	1,000 SF	4.98
816	Hardware / Paint Store	1,000 SF	4.84
817	Nursery (Garden Center)	1,000 SF	6.94
818	Nursery (Wholesale)	1,000 SF	5.17
820	Shopping Center	1,000 SF	3.71
823	Factory Outlet Center	1,000 SF	2.29
826	Specialty Retail Center	1,000 SF	2.71
841	New Car Sales	1,000 SF	2.62
842	Recreational Vehicle Sales	1,000 SF	2.54
843	Automobile Parts Sales	1,000 SF	5.98
848	Tire Store	1,000 SF	4.15
850	Supermarket	1,000 SF	9.48
851	Convenience Market (Open 24 Hours)	1,000 SF	52.41
852	Convenience Market (Open 15-16 Hours)	1,000 SF	34.57
853	Convenience Market with Gasoline Pumps	1,000 SF	50.92
854	Discount Supermarket	1,000 SF	8.34
857	Discount Club	1,000 SF	4.18
860	Wholesale Market	1,000 SF	0.88
861	Sporting Goods Superstore	1,000 SF	1.84
862	Home Improvement Superstore	1,000 SF	2.33
863	Electronics Superstore	1,000 SF	4.50
864	Toy / Children's Superstore	1,000 SF	4.99
866	Pet Supply Superstore	1,000 SF	3.38
867	Office Supply Superstore	1,000 SF	3.40
875	Department Store	1,000 SF	1.87

Code	Description	Unit of Measure	Trips Per Unit
876	Apparel Store	1,000 SF	3.83
879	Arts and Craft Store	1,000 SF	6.21
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF	8.4
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF	9.91
890	Furniture Store	1,000 SF	0.45
896	DVD/Video Rental Store	1,000 SF	13.60
<b>SERVICES</b>			
911	Walk-In Bank	1,000 SF	12.13
912	Drive-In Bank	1,000 SF	24.30
918	Hair Salon	1,000 SF	1.93
925	Drinking Place	1,000 SF	11.34
931	Quality Restaurant	1,000 SF	7.49
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	11.15
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	26.15
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	33.84
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF	153.85
936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	40.75
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	42.8
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	75
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF	18.99
941	Quick Lubrication Vehicle Shop	Service Bays	5.19
942	Automobile Care Center	1,000 SF	3.11
943	Automobile Parts and Service Center	1,000 SF	4.46
944	Gasoline / Service Station	Fueling Positions	13.87
945	Gasoline / Service Station with Convenience Market	Fueling Positions	13.51
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Positions	13.94
947	Self Service Car Wash	Stalls	5.54
948	Automated Car Wash	1,000 SF	14.12
950	Truck Stop	1,000 SF	13.63

**Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft<sup>2</sup> or a reduction of 40% if equal to or greater than 50,000 ft<sup>2</sup>.**

\* Approximated by 10% of Weekday average rate.