



Patricia "Trish" Sesta, Planner | Planning Division
 Engineering Design & Construction, Inc.
 10250 SW Village Parkway - Suite 201
 Port Saint Lucie, Florida 34987

**Re: Tradition Commerce Park [Tambone Parcel B]
 SOUTHERN GROVE DRI
 Traffic Impact Statement
 Parcel ID: 4315-804-0003-000-8**

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with City of Port St Lucie ULDC standards associated with the Site Plan application for 62,750 SF of Warehouse development on 5.86 Acres of Tract "B" at the Tradition Commerce Park property.

The Tradition Commerce Park property is located just east of SW Village Pkwy, ±1.5 miles south of Tradition Pkwy in the City of Port Saint Lucie, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel ID associated with this project is 4315-804-0003-000-8. A copy of the property appraiser information for the site is included as Exhibit 1. Exhibit 2 includes a copy of the plat while Exhibit 3 includes a draft site plan of the proposed project.



Figure 1 : Project Location

Project trip generation rates used for this analysis were based on the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Exhibit 4 includes a copy of the Trip Generation Rates used in this analysis. Table 1 shows the equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Warehousing	150	$T=1.58(X)+38.29$	77%	23%	$T=0.12(X)+23.62$	28%	72%	$T=0.12(X)+26.48$
General Office	710	$\ln(T)=0.87\ln(X)+3.05$	88%	12%	$\ln(T)=0.86\ln(X)+1.16$	17%	83%	$\ln(T)=0.83\ln(X)+1.29$

According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 283, 54 (44 In/10 Out) and 58 (13 In/45 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Warehousing	52,320 SF	121	23	7	30	9	24	33
General Office Building	10,430 SF	162	21	3	24	4	21	25
Σ	62,750 SF	283	44	10	54	13	45	58

Driveways are being proposed aligning with the proposed driveways across the street. Figure 2 and 3 provide Daily, AM and PM peak hour driveway volumes for the *Tradition Commerce Park* property.

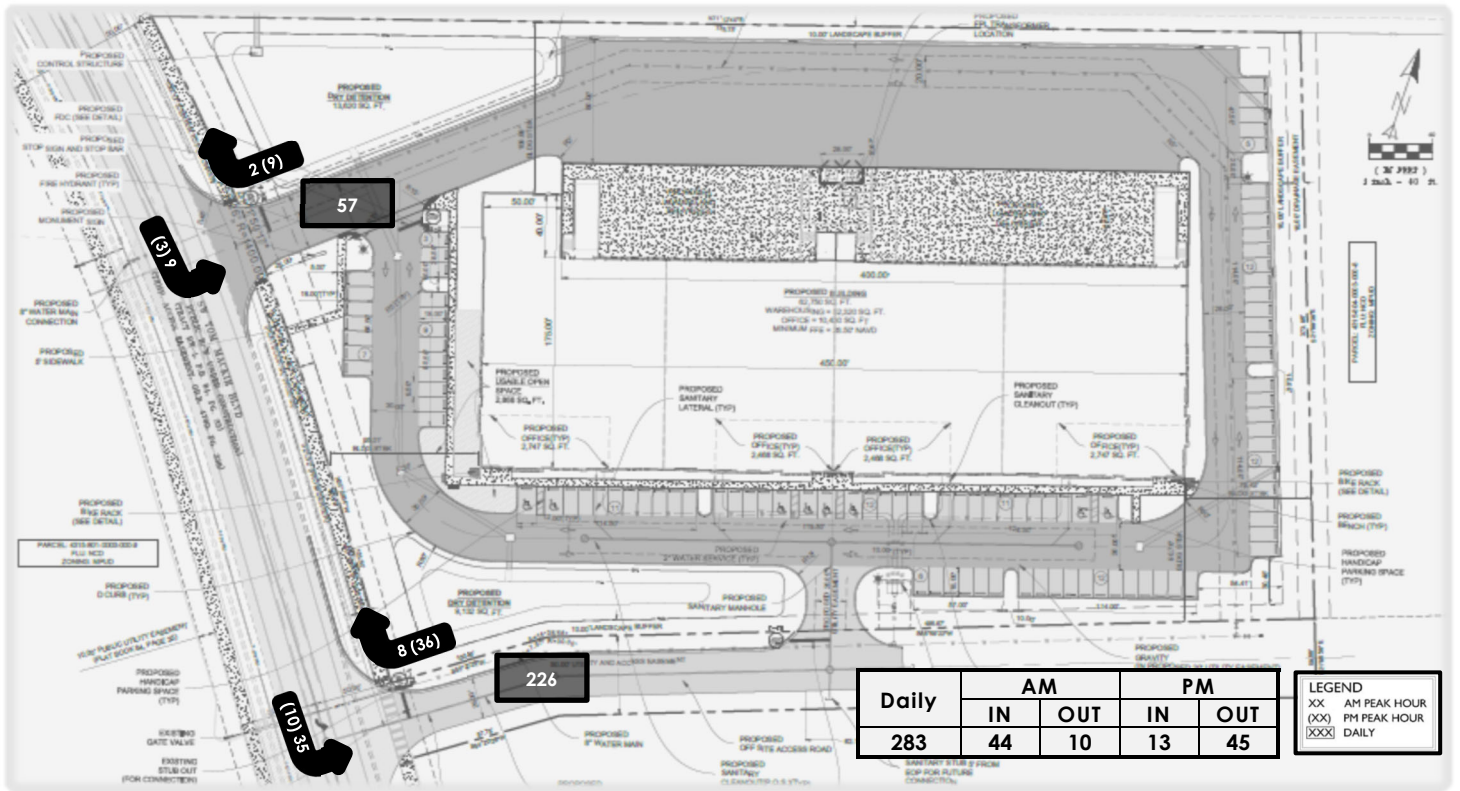


Figure 2: Project Driveway Volumes W/O Hegener Drive Extension to Village Pkwy

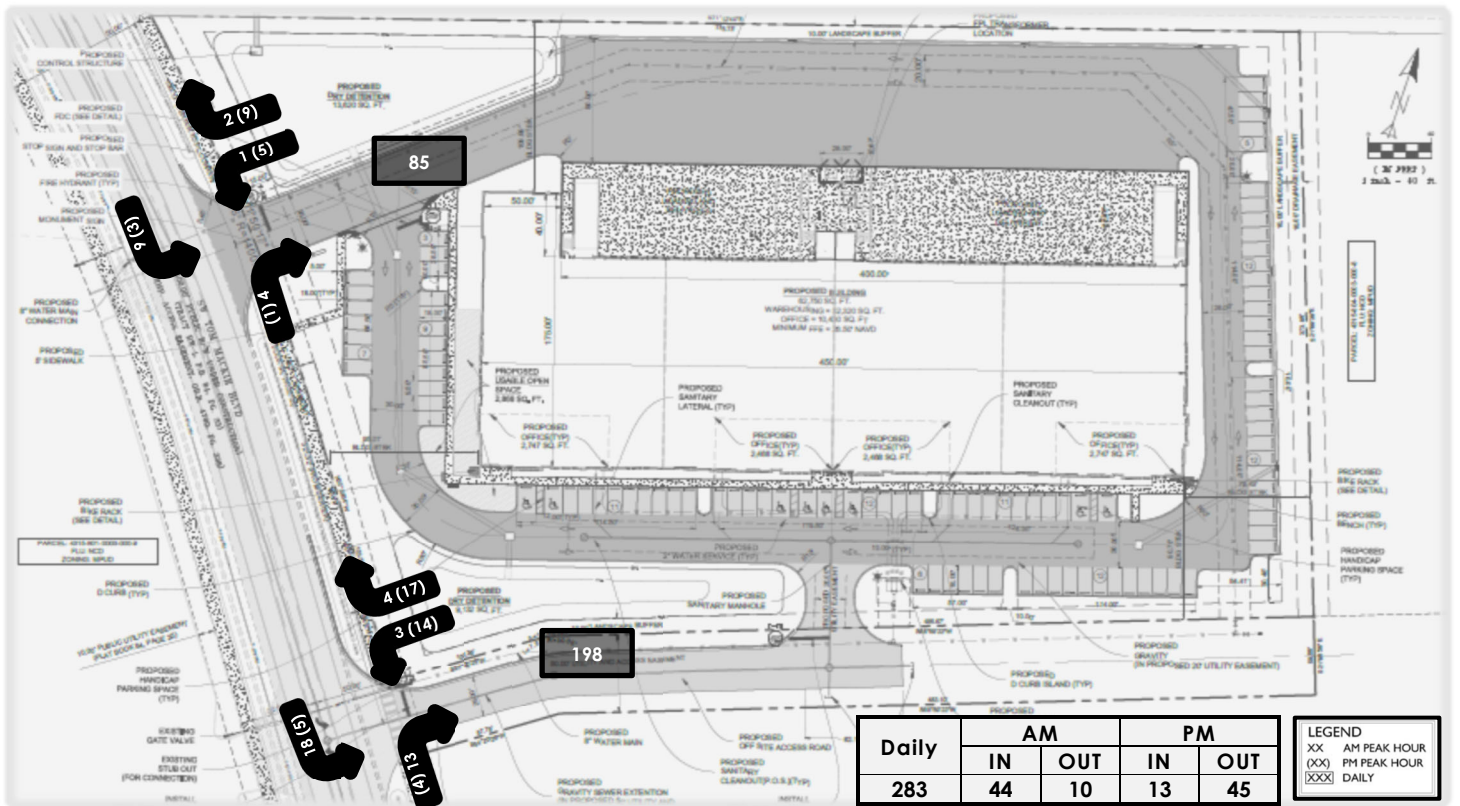


Figure 3: Project Driveway Volumes W/ Hegener Drive Extension to Village Pkwy

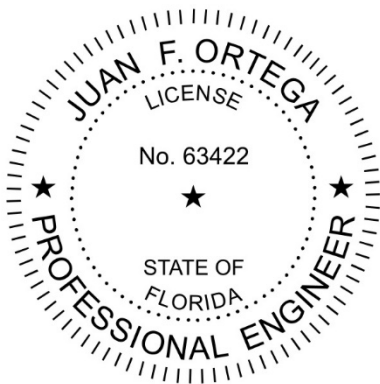
According to the City of Port St Lucie Engineering standards, exclusive right turn lanes for driveways are required when the operational aspects of the driveway meet the volume and speed criteria presented in Table 8-5 of Section 8.12.7, where a traffic study indicates that the LOS is degraded by the proposed development, or where required for safety reasons even though the peak hour turn volumes may be lower than specified in Table 8-5. Hegener Drive in front of the subject site will have a design speed of 40 MPH and a posted speed limit of 30 MPH. Consequently, based on the posted speed limit, right turn lanes are warranted on unsignalized driveways when the number of right turns per hour are 35-55¹.

Given the driveway volumes shown on Figure 3 and the City of Port St Lucie Engineering standards, exclusive right turn lanes will not be required at the project driveway, even when assuming the office component of the warehouses as General Office Buildings. On the other hand, as required by the City, a continuous southbound left turn lane will be built in front of the site.

As part of a conservative analysis and as typically requested by the City, the proposed 62,750 SF Warehouse development was divided into 52,320 SF Warehouse and 10,430 SF Office for trip generation purposes. The net Daily, AM and PM peak trips potentially generated due to the proposed 62,750 SF Warehouse development at Tract "B" of the *Tradition Commerce Park* are 283, 54 (44 In/10 Out) and 58 (13 In/45 Out) trips respectively. Traffic concurrency for this site is vested through the Southern Grove DRI².

Sincerely,

JFO GROUP INC
COA Number 32276



- Enclosures:
- Exhibit 1: Property Appraiser Information
 - Exhibit 2: Plat
 - Exhibit 3: Site Plan
 - Exhibit 4: ITE Trip Generation Rates

¹ The lower threshold of thirty-five right turn vehicles per hour would be most appropriately used on higher volume two lane roadways where lateral movement is restricted. The fifty-five right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (fifty feet or greater).

² According to the Treasure Coast Regional Planning Council (2021), the Southern Grove DRI included ±3,600 acres originally approved for 7,400 residential units, 3.7 million SF of retail, 2.4 million SF of office, 2.5 million SF of research and development, 4.6 million SF of warehouse/industrial, nearly 800 hotel rooms, and a 300-bed hospital.

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on August 11, 2023 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: TBD
 Sec/Town/Range: 22/37S/39E
 Parcel ID: 4315-804-0003-000-8
 Jurisdiction: Port Saint Lucie

Use Type: 6999
 Account #: 194190
 Map ID: 43/22N
 Zoning:

Ownership

Tradition Commerce Park LLC
 5750 Powerline RD
 Fort Lauderdale, FL 33309

Legal Description

SOUTHERN GROVE PLAT NO. 40 (PB 102-39) PARCEL 1

Current Values

Just/Market Value: \$2,807,368
 Assessed Value: \$11,003
 Exemptions: \$0
 Taxable Value: \$11,003

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.



Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 40.03
 Land Size (SF): 1,743,707

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 10, 2022	4790 / 0324	0118	SPWD	Port St Lucie Governmental Finance Corp	\$4,969,600

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values


Current Values Breakdown

Building:	\$0
Land:	\$2,807,368
Just/Market:	\$2,807,368
Ag Credit:	\$2,796,365
Save Our Homes or 10% Cap:	\$0
Assessed:	\$11,003
Exemption(s):	\$0
Taxable:	\$11,003

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2022	0093	0	Southern Grove Bond	\$0.00
Start Year	AssessCode	Units	Description	Amount
2022	0080	115.08	PSL Stormwater in Southern Grove	\$19,333.44
Start Year	AssessCode	Units	Description	Amount
2022	0092	20960.74268	Southern Grove CDD	\$20,960.74

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$2,807,368	\$11,003	\$0	\$11,003

Permits

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Port Saint Lucie

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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NOTE:

DESCRIPTION NOT
VALID WITHOUT
SKETCH.

THIS IS NOT A SURVEY

DESCRIPTION:

PROPOSED TRACT "B" OF THE PROPOSED PLAT OF SOUTHERN GROVE PLAT NO. 42, ALSO BEING A PORTION OF PARCEL 1, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 1, SAID CORNER BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HEGENER DRIVE (A 100.00-FOOT-WIDE RIGHT-OF-WAY, AS SHOWN IN PLAT BOOK 84, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) AND THE NORTH LINE OF SAID PARCEL 1; THENCE NORTH 71°12'40" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 733.73 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 21°00'38" EAST, A DISTANCE OF 373.86 FEET; THENCE SOUTH 68°59'22" WEST, A DISTANCE OF 485.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°38'56", AN ARC DISTANCE OF 7.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54°20'26" WEST, A DISTANCE OF 100.36 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF HEGENER DRIVE; THENCE NORTH 35°39'34" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 163.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,400.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°50'17", AN ARC DISTANCE OF 289.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.86 ACRES (255,144.87 SQUARE FEET), MORE OR LESS.

Michael T. Owen
 MICHAEL T. OWEN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION #5556

8/12/2022
 SIGNATURE DATE

SKETCH & DESCRIPTION OF:
PROPOSED TRACT "B"
SOUTHERN GROVE PLAT NO. 42

PREPARED FOR:
TRADITION COMMERCE PARK

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



REVISIONS

PROJ. #: 21-370 DATE: 8/11/2022 DRAWN BY: SPT CHECKED BY: MTO SCALE: 1"=150' CAD FILE: 21-325 Tract B.dwg
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SHEET
1 OF 2

THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE

0 150

Scale in feet
1 Inch = 150 Feet



ABBREVIATION LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- CL CENTER LINE
- S/D SUBDIVISION
- NR NOT RADIAL

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE PARCEL 1 AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

WATER
MANAGEMENT
TRACT-1
SOUTHERN GROVE
PLAT NO. 32
P.B. 90, PG. 12

NORTH LINE PARCEL 1

PARCEL 1
SOUTHERN GROVE PLAT NO. 40
P.B. 102, PG. 39

S21°00'38"E 373.86'

S68°59'22"W 485.67'

N71°12'40"E 733.73'

TRACT "B"
5.86 ACRES

L=7.67' R=30.00'
Δ=14°38'56"

S54°20'26"W 100.36'

N35°39'34"W
163.65'

L=289.26' R=1400.00'
Δ=11°50'17"

40.00' WATER
MANAGEMENT EASEMENT
(PLAT BOOK 71, PAGE 35)

P.O.B.
N.W. CORNER
PARCEL 1

EAST RIGHT-OF-WAY LINE

HEGENER DRIVE
(100.00' R/W - P.B. 84, PG. 35)

SKETCH & DESCRIPTION OF:
PROPOSED TRACT "B"
SOUTHERN GROVE PLAT NO. 42

PREPARED FOR:

TRADITION COMMERCE PARK

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com



ENGINEERS & SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

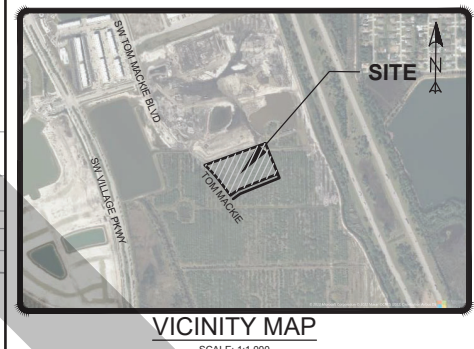
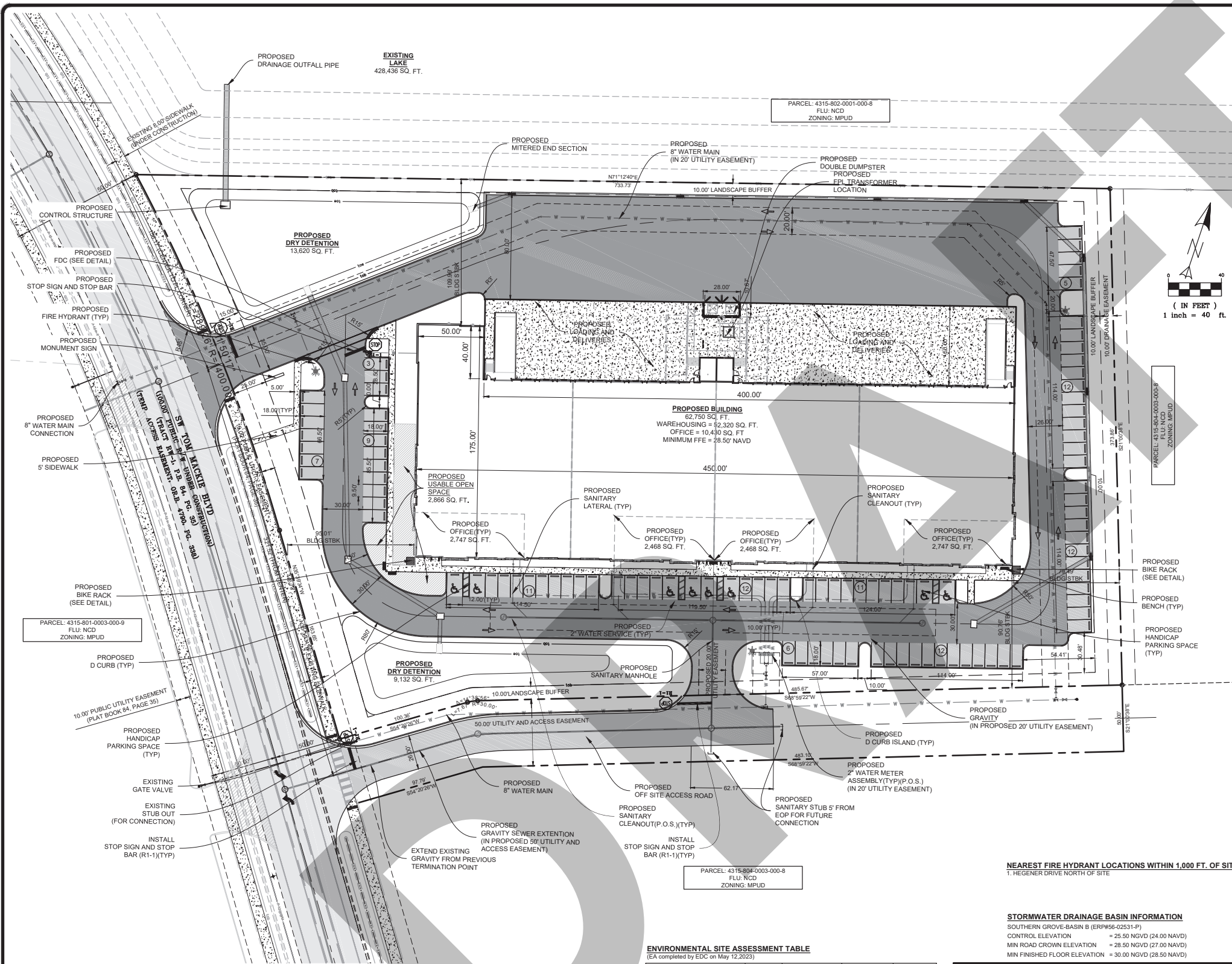
REVISIONS

PROJ. #: 21-370 DATE: 8/11/2022 DRAWN BY: SPT CHECKED BY: MTO SCALE: 1"=150' CAD FILE: 21-325 Tract B.dwg
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SHEET
2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC\2023\23-398 - Tambone - TCC Parcel B\ENGINEERING\CAD\DWG\23-398 Tambone Parcel B 5/22/2023 11:37:14 AM James EDC, Inc. EDC, Inc.



SITE DATA
LEGAL DESCRIPTION
 A PORTION OF PARCEL 1, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 40, AS RECORDED IN PLAT BOOK 102, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 1, SAID CORNER BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HEGENER DRIVE (A 100.00-FOOT-WIDE RIGHT-OF-WAY, AS SHOWN IN PLAT BOOK 84, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) AND THE NORTH LINE OF SAID PARCEL 1; THENCE NORTH 71°12'40" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 733.73 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 21°00'38" EAST, A DISTANCE OF 373.86 FEET; THENCE SOUTH 68°59'22" WEST, A DISTANCE OF 485.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°38'56", AN ARC DISTANCE OF 7.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54°20'26" WEST, A DISTANCE OF 100.36 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF HEGENER DRIVE; THENCE NORTH 55°39'34" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 183.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,400.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°50'17", AN ARC DISTANCE OF 289.26 FEET TO THE POINT OF BEGINNING.
 CONTAINING 5.86 ACRES, MORE OR LESS.

PARCEL ID #: 4315-804-0003-010-1
PROJECT NAME: TCC TRACT B
OWNER: PSL 1850 LLC
 3710 BUCKEYE ST. SUITE 100
 PALM BEACH GARDENS, FL 33410
FUTURE LAND USE: (NCD) NEW COMMUNITY DEVELOPMENT
ZONING: (MPUD) MASTER PLANNED UNIT DEVELOPMENT
LAND SIZE: 255,145 S.F. (5.857 AC)

BUILDING DATA
 GROSS SQUARE FOOTAGE: 62,750 S.F. (24.59 AC)
 PROPOSED BUILDING: 62,750 S.F. (1.44 AC)
 OFFICE: 10,430 S.F. (0.24 AC)
 WAREHOUSING: 52,320 S.F. (1.20 AC)

ZONING CODE FOR: (MPUD) MASTER PLANNED UNIT DEVELOPMENT					
YARD SETBACKS	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)	USABLE	
FRONT 25	REAR 10	SIDE 10	80% MAX.	50' MAX.	10% MIN.(MPUD) 5% (MIN)
PROPOSED 95	79	90	24.59%	-	21.34%

SITE AREA DATA			
IMPERVIOUS DATA	255,145 S.F.	5.86 AC	100.00%
PROPOSED BUILDINGS	177,942 S.F.	4.08 AC	69.74%
PROPOSED PAVEMENT	62,750 S.F.	1.44 AC	24.59%
PROPOSED CONCRETE	89,030 S.F.	2.04 AC	34.89%
PERVIOUS DATA	26,162 S.F.	0.60 AC	10.25%
OPEN SPACE	77,203 S.F.	1.77 AC	30.26%
PROPOSED DETENTION	54,451 S.F.	1.25 AC	21.34%
	22,752 S.F.	0.52 AC	8.92%

PROVIDER OF UTILITIES:
 OWNER: PLSUSD
 WASTEWATER: PLSUSD
 IRRIGATION: WELL

PARKING DATA
 PARKING REQUIRED
 WAREHOUSING (52,320 @ 1 SPACE/1,000 SQ. FT.) 53 SPACES
 OFFICE (10,430 @ 4 SPACES/1,000 SQ. FT.) 42 SPACES
 TOTAL REQUIRED PARKING SPACES 95 SPACES (5 HC)

PARKING PROVIDED 100 SPACES (8 HC)

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE
 1. HEGENER DRIVE NORTH OF SITE

STORMWATER DRAINAGE BASIN INFORMATION
 SOUTHERN GROVE-BASIN B (ERP#95-02531-P)
 CONTROL ELEVATION = 25.50 NGVD (24.00 NAVD)
 MIN ROAD CROWN ELEVATION = 28.50 NGVD (27.00 NAVD)
 MIN FINISHED FLOOR ELEVATION = 30.00 NGVD (28.50 NAVD)

HAZARDOUS WASTE:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
 REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

ENVIRONMENTAL SITE ASSESSMENT TABLE
 (EA completed by EDC on May 12, 2023)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	YES	EA completed by EDC on May 12, 2023 MITIGATED: ACDE PERMIT SA-2020-0048 (IP-ACD)	YES	
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	NO			

VERTICAL DATUM NOTE:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 *GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY.

LEGEND

EXISTING METER	EXISTING UTILITY POLE
PROPOSED SIGN	PROPOSED DRAINAGE INLET
PROPOSED MITERED END SECTION	EXIST. DRAINAGE INLET
HANDICAP PARKING SYMBOL	EXISTING STREET LIGHT
EXISTING CONCRETE	PROPOSED LIGHT POLE (SINGLE)
EXISTING PAVEMENT	DRAINAGE FLOW ARROW
PROPOSED CONCRETE	PROPOSED LIGHT POLE (DOUBLE)
PROPOSED PAVEMENT	PARKING STALL COUNT
PROPOSED H.DUTY PAVEMENT	EXISTING DRAINAGE
	PROPOSED DRAINAGE PIPE

10250 VILLAGE PARKWAY
 SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILE NAME	DATE
		23-398 Tambone Parcel B 5/22/23	

NO.	DATE	REVISION COMMENTS

**TAMBONE - TCC TRACT B
 SOUTHERN GROVE PLAT 42 TRACT B
 TRADITION COMMERCIAL CHARTER
 SITE PLAN**

FLORIDA
 PORT ST. LUCIE

10250 SW VILLAGE PKWY - SUITE 201
 PORT SAINT LUCIE, FL
 772-462-2455

22-398

1 OF 2



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Land Use: 150

Warehousing

Description

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

184, 331, 406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940, 1050

Warehousing (150)

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

Setting/Location: General Urban/Suburban

Number of Studies: 31

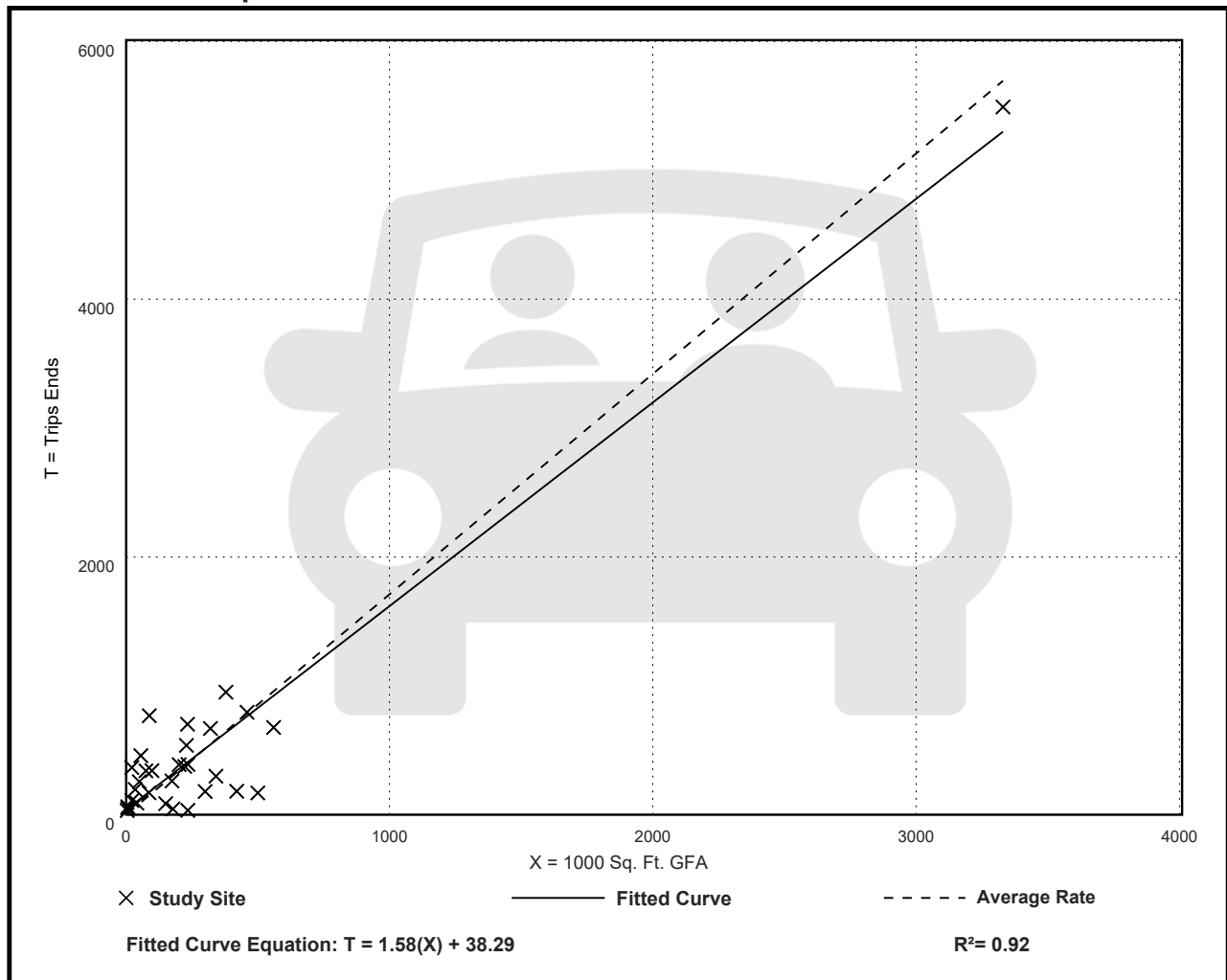
Avg. 1000 Sq. Ft. GFA: 292

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 36

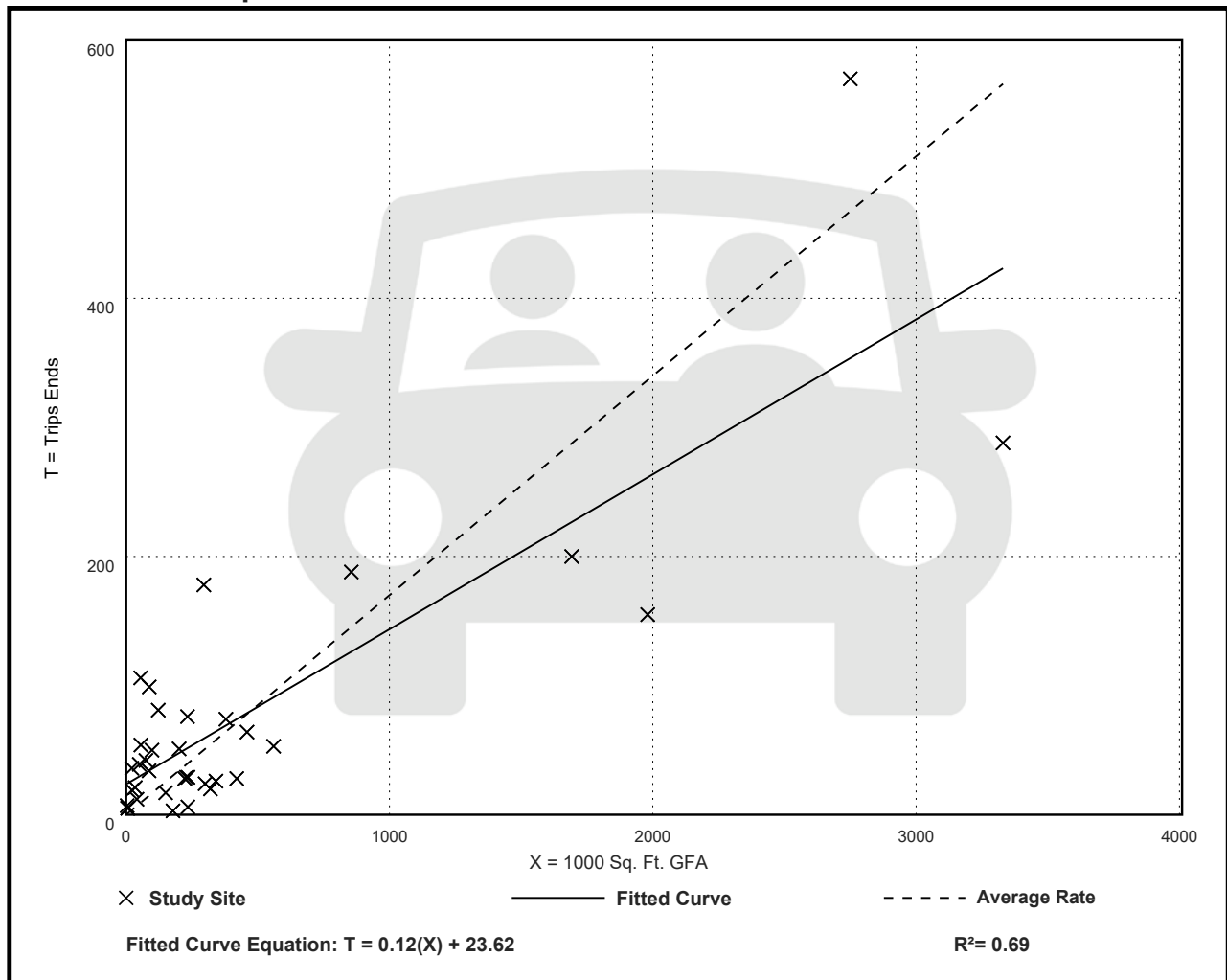
Avg. 1000 Sq. Ft. GFA: 448

Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

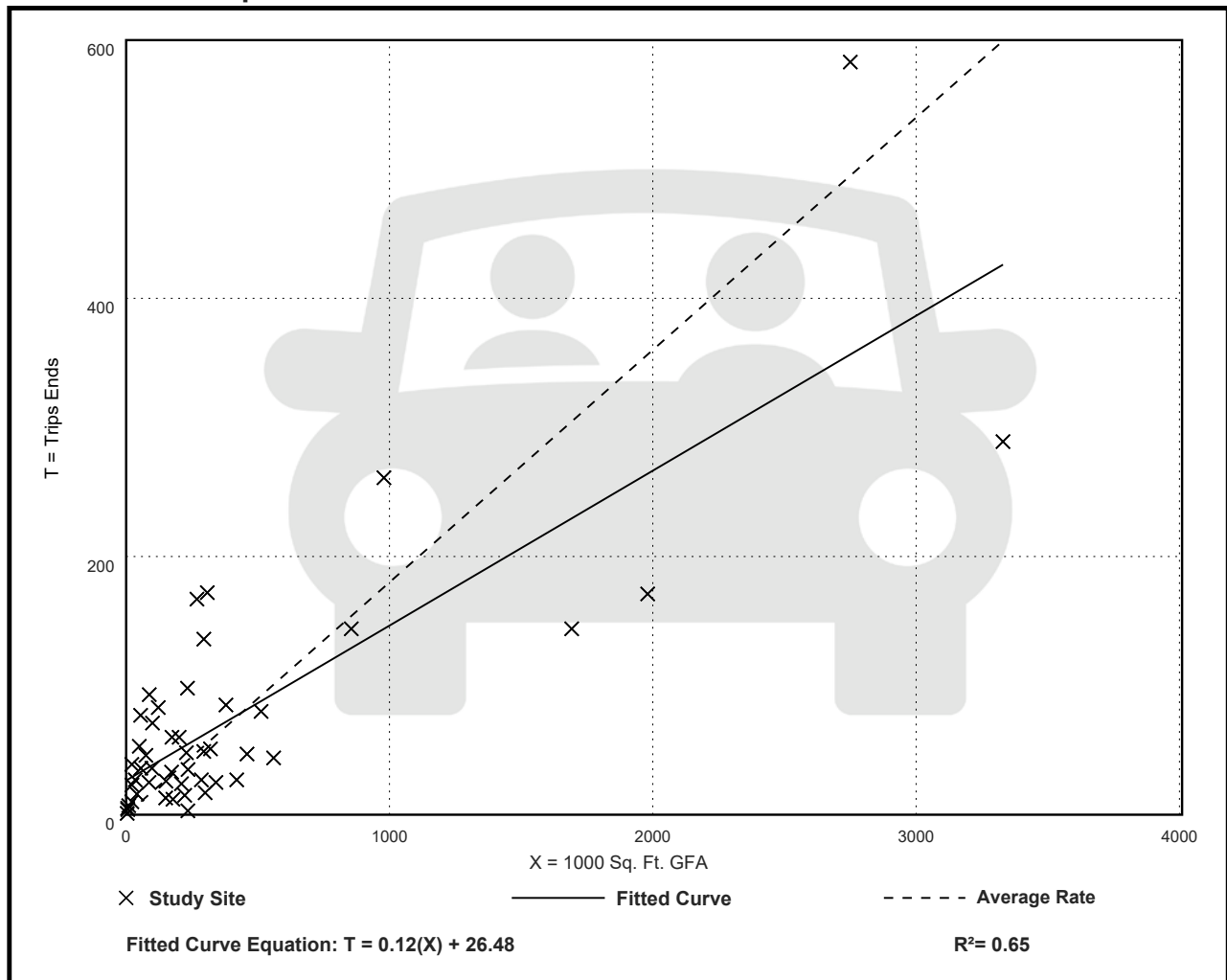
Avg. 1000 Sq. Ft. GFA: 400

Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation



Land Use: 710

General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN) Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building (710)

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

Setting/Location: General Urban/Suburban

Number of Studies: 59

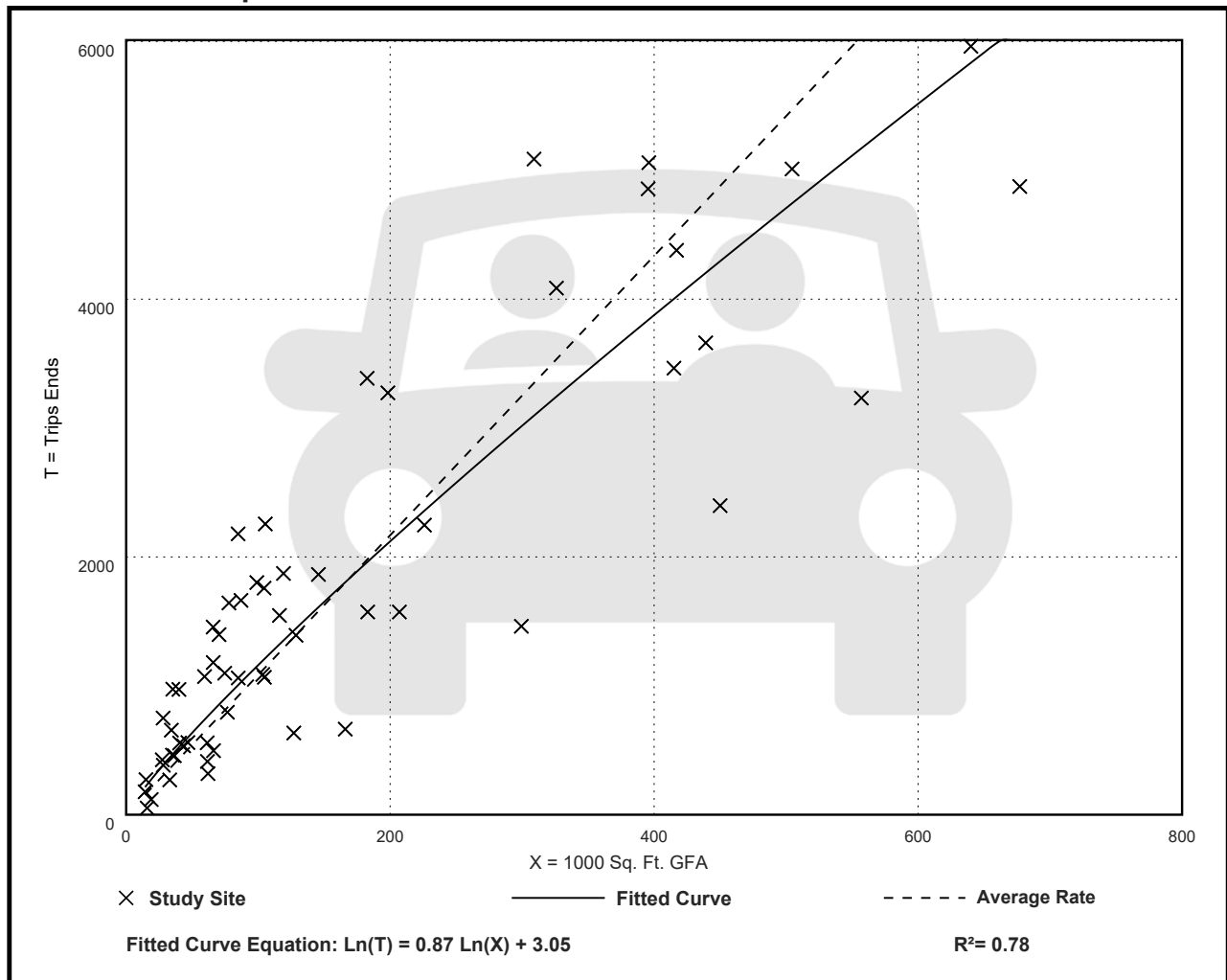
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 221

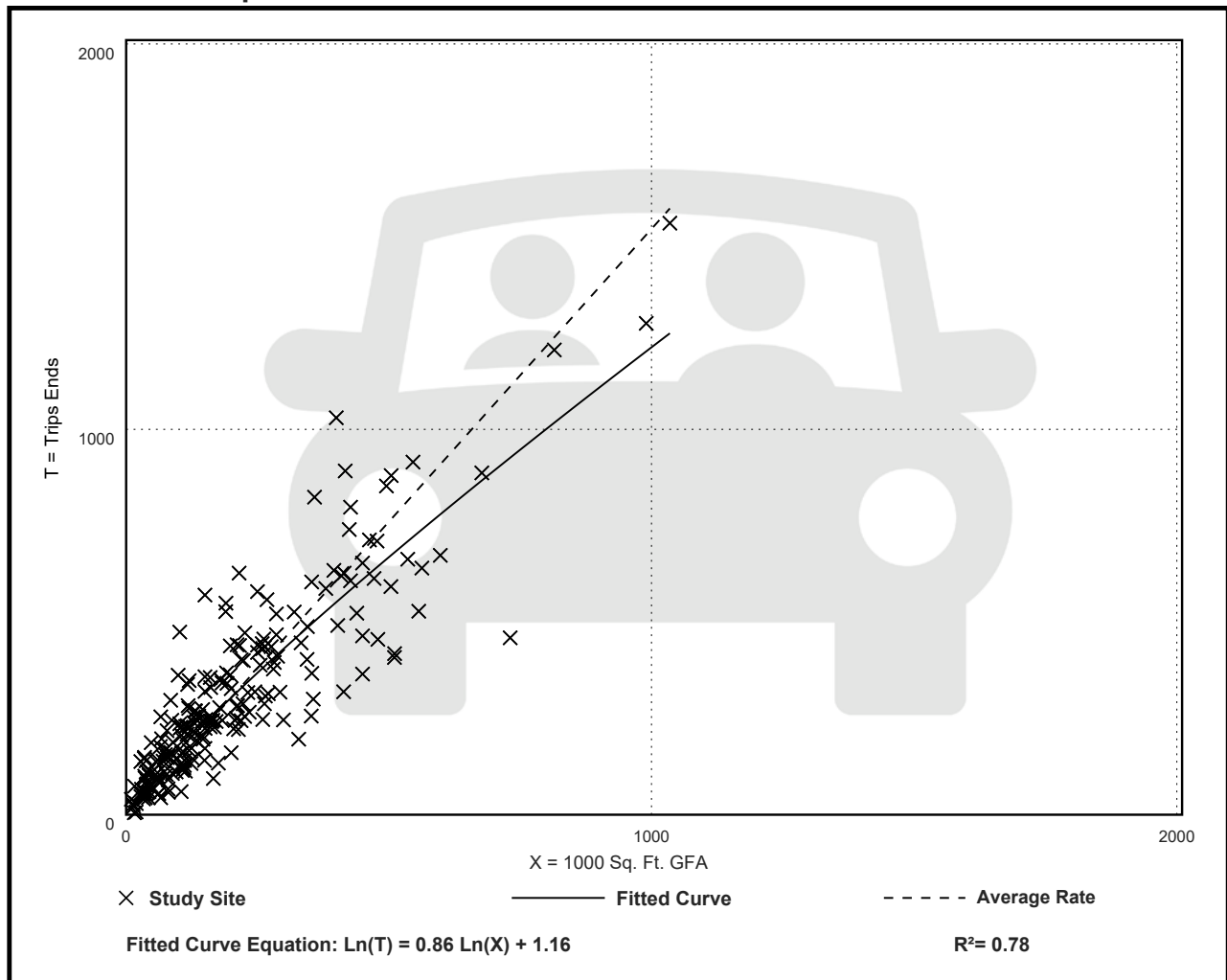
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 232

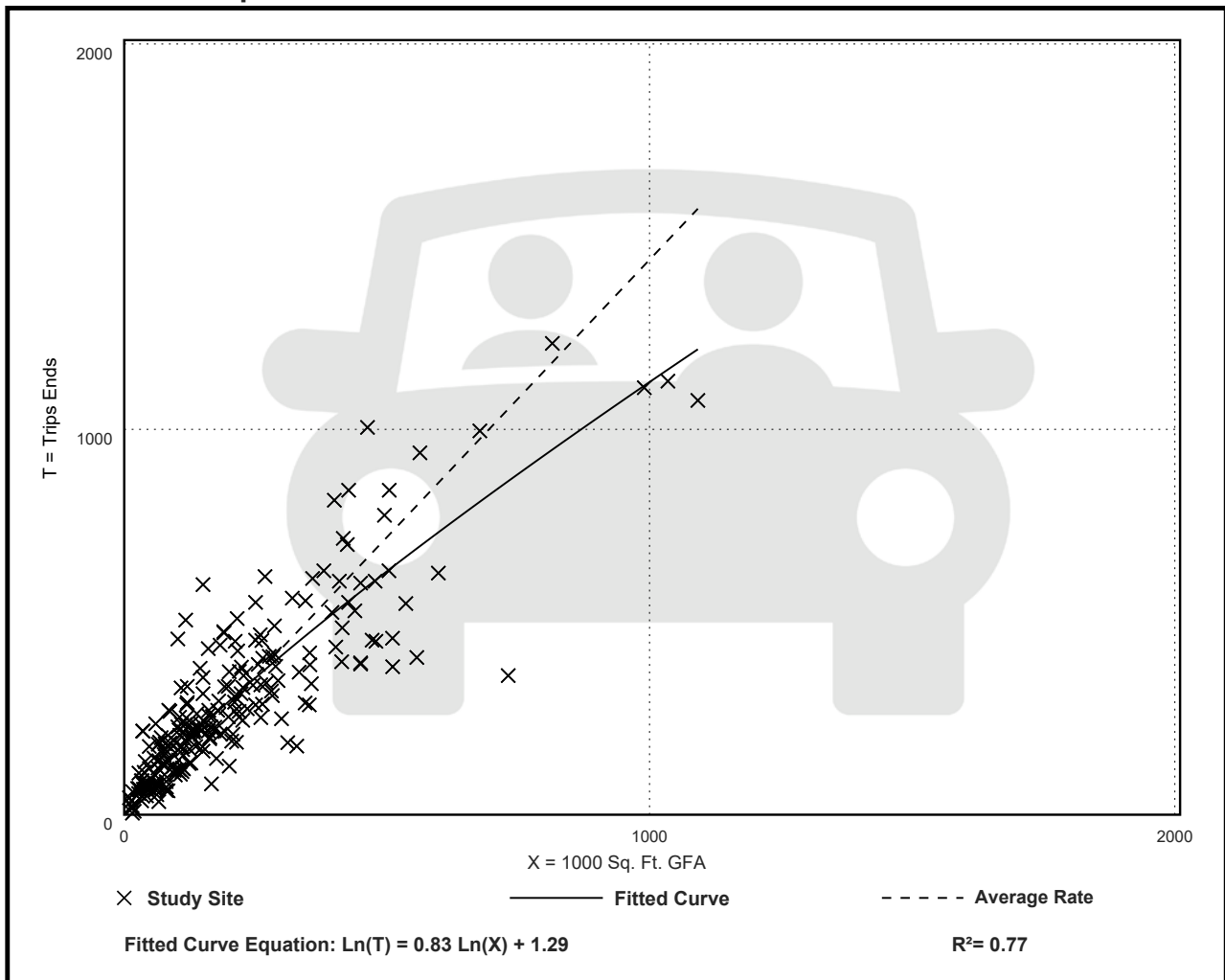
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



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