Example Trip Generation Average Rates

Land Use	ITE Land Use Code	Daily Trip Rate	PM Peak Hour Trip Rate	Unit of Measure
Industrial:				
General Light Industrial	110	6.97	0.97	1000 SF GFA
Industrial Park	130	6.83	0.85	1000 SF GFA
Manufacturing	140	3.82	0.73	1000 SF GFA
Warehousing	150	3.56	0.32	1000 SF GFA
Mini-Warehouse	151	2.50	0.26	1000 SF GFA
High Cube Warehouse/ Distribution Center	152	1.68	0.12	1000 SF GFA
Residential:				
Single-Family	210	9.52	1.00	Dwelling unit
Apartment	220	6.65	0.62	Dwelling unit
Townhouse/Condominium	230	5.81	0.52	Dwelling unit
Business/Commercial:				
Hotel	310	8.17	0.60	Room
All-Suites Hotel	311	4.90	0.40	Room
Discount Superstore	813	50.75	4.35	1000 SF GFA
Nursery	817	68.10	6.94	1000 SF GFA
Specialty Retail Center	826	44.32	2.71	1000 SF GFA
Supermarket	850	102.24	9.48	1000 SF GFA
Home Improvement Superstore	862	30.74	2.33	1000 SF GFA
Pharmacy Drug Store w/Drive-Through	881	96.91	9.91	1000 SF GFA
Drive-In Bank	912	148.15	24.30	1000 SF GFA
High Turnover Sit-Down Restaurant	932	127.15	9.85	1000 SF GFA
Coffee/Donut Shop w/Drive-Through	937	818.58	42.80	1000 SF GFA
Office:				
Clinic	630	8.01	0.96	Employee
General Office Building	710	11.03	1.49	1000 SF GFA
Medical-Dental Office Building	720	36.13	3.57	1000 SF GFA
Research & Development Center	760	8.11	1.07	1000 SF GFA
Business Park	770	12.44	1.26	1000 SF GFA

Notes:

1. Source: ITE *Trip Generation* manual (9th Edition, 2012)
2. PM peak hour: 4-6 PM
3. SF = square feet; GFA = gross floor area
4. Average trip rates shown for all uses; use of fitted curve equations could result in higher or lower values per unit of measure
5. No pass-by trip reductions shown when applicable

Development Examples

Past proposal – First Park Northwest Landing – 3,300,000 SF:
1,200,000 SF Warehouse
300,000 SF Business Park
630,000 SF Research and Development Center
1,180,000 SF Office
Total daily trips = 22,000
Total PM peak hour trips = 2900

Example 1 – 3,000,000 SF General Office Building
Daily Trips = 33,090 (17,410 using fitted curve equation)
PM peak hour trips = 4470 (3440 using fitted curve equation)

Example 2 – 3,000,000 SF Research and Development Center
Daily Trips = 24,330 (16,900 using fitted curve equation)
PM peak hour trips = 3210 (2220 using fitted curve equation)

Example 3 – 3,000,000 SF Industrial Park
Daily Trips = 20,490 (15,650 using fitted curve equation)
PM peak hour trips = 2550 (2370 using fitted curve equation)

Example 4 – 3,000,000 SF Warehousing
Daily Trips = 10,680 (9,190 using fitted curve equation)
PM peak hour trips = 960 (525 using fitted curve equation)