



For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name:	Valley Engineering, PLC			
Telephone:	540-434-6365			
E-mail:	csynder@valleyesp.com			
Owner Name:	MG Harrisonburg LLC / Martha E Grover Trustee			
Telephone:				
E-mail:				
Project Information				
Project Name:	Blue Ridge Drive Site			
Project Address:	28 G 1 / 28 G 2			
TM #:				
Existing Land Use(s):	Truck Terminal			
Proposed Land Use(s): (if applicable)	Residential Apartments			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Proposed rezoning (R-1 to R-5) for residential use of land.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	39			
PM Peak Hour Trips:	51			

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jakob van Felde

Date: 10/26/20

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Multifamily Housing (Mid-Rise)	221	Dwelling Units	140	50	62
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					50	62
8	Existing #1	Intermodal Truck Terminal	30	1000 SF GFA	5.7	11	11
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					11	11
15	Final Total (Total New – Total Existing)					39	51

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.