

COMPREHENSIVE TRANSPORTATION REVIEW LOW INTENSITY DEVELOPMENT TRIP THRESHOLDS

Land Use	Setting	Tier 1 (Mitigation Points: 3)	Tier 2 (Mitigation Points: 6)	Tier 3 (Mitigation Points: 9)
RESIDENTIAL		≥ 750 daily trips	≥ 1,500 daily trips	≥ 2,000 daily trips
Single Family Detached Housing	General Urban/Suburban	73 Dwelling Units	154 Dwelling Units	211 Dwelling Units
Single Family Attached Housing	General Urban/Suburban	105 Dwelling Units	204 Dwelling Units	270 Dwelling Units
	Dense Multi-Use Urban*	127 Dwelling Units	254 Dwelling Units	339 Dwelling Units
Multifamily (Low-Rise) Housing (1-3 floors)	General Urban/Suburban	106 Dwelling Units	223 Dwelling Units	301 Dwelling Units
Multifamily (Mid-Rise) Housing (4-10 floors)	General Urban/Suburban	167 Dwelling Units	325 Dwelling Units	429 Dwelling Units
	Dense Multi-Use Urban*	256 Dwelling Units	512 Dwelling Units	683 Dwelling Units
Multifamily (High-Rise) Housing (10 floors and above)	General Urban/Suburban	100 Dwelling Units	299 Dwelling Units	432 Dwelling Units
	Dense Multi-Use Urban*	397 Dwelling Units	794 Dwelling Units	1,058 Dwelling Units
Senior Adult Housing - Single Family	General Urban/Suburban	132 Dwelling Units	299 Dwelling Units	419 Dwelling Units
Senior Adult Housing - Multifamily	General Urban/Suburban	251 Dwelling Units	511 Dwelling Units	684 Dwelling Units
COMMERCIAL		≥ 1,000 daily trips	≥ 1,250 daily trips	≥ 1,500 daily trips
Hotel	General Urban/Suburban	132 Rooms	155 Rooms	178 Rooms
Retail (>150K SF)		Any development with these uses will trigger Tier 3 mitigation		
Retail (40K-150K SF)				
Retail (<40K SF)		18,300 SF	24,200 SF	30,100 SF
Supermarket		5,600 SF	8,600 SF	11,600 SF
Pharmacy with Drive-Through		8,600 SF	11,600 SF	14,800 SF
Fast Casual Restaurant		10,300 SF	12,900 SF	15,500 SF
Fine Dining Restaurant		11,940 SF	14,910 SF	17,900 SF
High Turnover (Sit-Down) Restaurant		9,400 SF	11,660 SF	14,000 SF
Fast Food with Drive-Through Window		2,140 SF	2,680 SF	3,210 SF
Coffee/Donut Shop with Drive-Through		1,880 SF	2,350 SF	2,820 SF
OFFICE		≥ 100 peak hour trips	≥ 125 peak hour trips	≥ 150 peak hour trips
General Office Building	General Urban/Suburban	54,000 SF	71,000 SF	88,000 SF
	Dense Multi-Use Urban*	104,000 SF	138,000 SF	173,000 SF
Medical-Dental Office Building	General Urban/Suburban	26,000 SF	32,000 SF	38,000 SF
INDUSTRIAL		≥ 1,000 daily trips	≥ 1,250 daily trips	≥ 1,500 daily trips
General Light Industrial	General Urban/Suburban	253,000 SF	319,000 SF	386,000 SF
Manufacturing		212,000 SF	278,000 SF	345,000 SF
Warehousing		609,000 SF	767,000 SF	925,000 SF
High-Cube Fulfillment Center Warehouse		553,000 SF	691,000 SF	829,000 SF

All per ITE 11th Edition Trip Generation Manual and NCDOT Rate vs. Equation Sheet

*Dense Multi-Use Urban setting can be applied to developments in the South End and South Park areas

COMPREHENSIVE TRANSPORTATION REVIEW MEDIUM TO HIGH INTENSITY DEVELOPMENT TRIP THRESHOLDS				
Land Use	Setting	Tier 1 (Multimodal Mitigation Points: 5) (TDM Mitigation Points: 2)	Tier 2 (Multimodal Mitigation Points: 9) (TDM Mitigation Points: 4)	Tier 3 (Multimodal Mitigation Points: 14) (TDM Mitigation Points: 6)
RESIDENTIAL		≥ 350 daily trips	≥ 750 daily trips	≥ 1,100 daily trips
Single Family Detached Housing	General Urban/Suburban	47 Dwelling Units	107 Dwelling Units	162 Dwelling Units
Single Family Attached Housing	General Urban/Suburban	73 Dwelling Units	148 Dwelling Units	213 Dwelling Units
	Dense Multi-Use Urban*	85 Dwelling Units	182 Dwelling Units	266 Dwelling Units
Multifamily (Low-Rise) Housing (1-3 floors)	General Urban/Suburban	67 Dwelling Units	156 Dwelling Units	234 Dwelling Units
Multifamily (Mid-Rise) Housing (4-10 floors)	General Urban/Suburban	115 Dwelling Units	235 Dwelling Units	339 Dwelling Units
	Dense Multi-Use Urban*	171 Dwelling Units	366 Dwelling Units	537 Dwelling Units
Multifamily (High-Rise) Housing (10 floors and above)	General Urban/Suburban	33 Dwelling Units	185 Dwelling Units	318 Dwelling Units
	Dense Multi-Use Urban*	265 Dwelling Units	567 Dwelling Units	832 Dwelling Units
Senior Adult Housing - Single Family	General Urban/Suburban	82 Dwelling Units	201 Dwelling Units	315 Dwelling Units
Senior Adult Housing - Multifamily	General Urban/Suburban	165 Dwelling Units	362 Dwelling Units	535 Dwelling Units
COMMERCIAL		≥ 1,000 daily trips	≥ 1,250 daily trips	≥ 1,500 daily trips
Hotel	General Urban/Suburban	171 Rooms	204 Rooms	237 Rooms
Retail (>150K SF)		Any development with these uses will trigger Tier 3 mitigation		
Retail (40K-150K SF)				
Retail (<40K SF)		28,400 SF	36,900 SF	No development less than 40K SF will trigger Tier 3
Supermarket		10,700 SF	15,000 SF	19,300 SF
Pharmacy with Drive-Through		13,900 SF	18,700 SF	24,000 SF
Fast Casual Restaurant		14,700 SF	18,400 SF	22,100 SF
Fine Dining Restaurant		17,100 SF	21,300 SF	25,600 SF
High Turnover (Sit-Down) Restaurant		13,400 SF	16,700 SF	20,000 SF
Fast Food with Drive-Through Window		3,060 SF	3,820 SF	4,600 SF
Coffee/Donut Shop with Drive-Through		2,700 SF	3,350 SF	4,020 SF
OFFICE		≥ 100 peak hour trips	≥ 125 peak hour trips	≥ 150 peak hour trips
General Office Building	General Urban/Suburban	84,000 SF	108,000 SF	133,000 SF
	Dense Multi-Use Urban*	165,000 SF	206,000 SF	249,000 SF
Medical-Dental Office Building	General Urban/Suburban	36,000 SF	44,500 SF	53,500 SF
INDUSTRIAL		≥ 1,000 daily trips	≥ 1,250 daily trips	≥ 1,500 daily trips
General Light Industrial	General Urban/Suburban	367,000 SF	462,000 SF	556,500 SF
Manufacturing		326,000 SF	420,000 SF	515,000 SF
Warehousing		880,000 SF	1,106,000 SF	1,335,000 SF
High-Cube Fulfillment Center Warehouse		790,000 SF	986,000 SF	1,184,000 SF

All per ITE 11th Edition Trip Generation Manual and NCDOT Rate vs. Equation Sheet

*Dense Multi-Use Urban setting can be applied to developments in the South End and South Park areas

30% TDM Reduction applied to all Medium to High Intensity Land Uses for Multimodal/TDM Assessments