

**Minimum Threshold Values to Achieve 100 Vehicle Trip Ends by Generators
During the Highest Weekday AM / PM Peak Hour of Adjacent Street Traffic
Based on ITE Trip Generation Manual, 7th Edition (ITE Code)¹**

PORT AND TERMINAL

(090) Park/Ride Lot with Bus Service

- 2.05 Acres
- 166 Parking Spaces*

INDUSTRIAL

(110) General Light Industrial

- 13.32 Acres
- 161K GSF Floor Area*
- 110 Employees*

(120) General Heavy Industrial

- 46.30 Acres
- 197K GSF Floor Area
- 114 Employees

(130) Industrial Park

- 11.32 Acres
- 117K GSF Floor Area
- 163 Employees*

(140) Manufacturing

- 11.95 Acres
- 145K GSF Floor Area*
- 199 Employees*

(150) Warehousing

- 6.65 Acres*
- 130K GSF Floor Area*
- 96 Employees*

(151) Mini-Warehouse

- 14.01 Acres*
- 385K GSF Floor Area
- 3,334 Storage Units
- 19 Employees

RESIDENTIAL

(210) Single-Family Detached

- 36.50 Acres
- 93 Dwelling Units*

(220) Apartment

- 150 Dwelling Units*

(230) Condominium / Townhouse

- 187 Dwelling Units*

(240) Mobile Home Park

- 22.48 Acres
- 172 Dwelling Units*

(251) Sr. Adult Housing: Detached

- 268 Dwelling Units*

(253) Congregate Care Facility

- 589 Dwelling Units

(254) Assisted Living

- 455 Beds

(270) Planned Unit Dev. (PUD)

- 26.46 Acres*
- 138 Dwelling Units*

LODGING

(310) Hotel

- 170 Rooms*
- 118 Employees*

(320) Motel

- 213 Rooms
- 77 Employees*

RECREATIONAL

(430) Golf Course

- 528.47 Acres*
- 37 Holes
- 68 Employees

(445) Multiplex Movie Theater

- 28K GSF Floor Area*
- 5 Movie Screens
- 1,000 Seats
- 27 Employees*

(488) Soccer Complex

- 5 Fields

(490) Tennis Courts

- 26 Tennis Courts

(492) Health / Fitness Club

- 25K GSF Floor Area

(495) Rec. Community Center

- 61K GSF Floor Area
- 38 Employees

INSTITUTIONAL

(560) Church

- 139K GSF Floor Area

(565) Day Care Center

- 8K GSF Floor Area
- 122 Students
- 21 Employees

(590) Library

- 15K GSF Floor Area
- 22 Employees

MEDICAL

(610) Hospital

- 84K GSF Floor Area
- 77 Beds
- 203 Employees

(620) Nursing Home

- 239K GSF Floor Area
- 455 Beds

(630) Clinic

- 20K GSF Floor Area
- 27 Full-Time Doctors
- 82 Employees

OFFICE

(710) General Office Building

- 19K GSF Floor Area*

(715) Single Tenant Building

- 43K GSF Floor Area*

(720) Medical-Dental Office

- 30K GSF Floor Area*
- 105 Employees*

(750) Office Park

- 3.54 Acres
- 40K GSF Floor Area*

(770) Business Park

- 5.31 Acres
- 64K GSF Floor Area

RETAIL

(814) Specialty Retail Center

- 33K GSF Floor Area

(817) Nursery (Garden Center)

- 13.30 Acres
- 27K GSF Floor Area
- 51 Employees

(820) Shopping Center

- 7K GSF Leasable Area*

(823) Factory Outlet Center

- 44K GSF Floor Area

(850) Supermarket

- 6K GSF Floor Area

(851) Convenience Market (24 Hours)

- 2K GSF Floor Area

(861) Discount Club

- 24K GSF Floor Area
- 28 Employees

(862) Home Improvement Superstore

- 41K GSF Floor Area

(863) Electronics Superstore

- 23K GSF Floor Area

(864) Toy / Children's Superstore

- 21K GSF Floor Area

(867) Office Supply Superstore

- 30K GSF Floor Area

(870) Apparel Store

- 27K GSF Floor Area

(879) Arts and Crafts Store

- 17K GSF Floor Area

(881) Pharmacy / Drugstore with Drive-Through Window

- 12K GSF Floor Area

(890) Furniture Store

- 218K GSF Floor Area
- 91 Employees

(896) Video Rental Store

- 9K GSF Floor Area*
- 17 Employees

SERVICES

(912) Drive-In Bank

- 3K GSF Floor Area
- 2 Drive-In Lanes
- 12 Employees

(931) Quality Restaurant

- 14K GSF Floor Area
- 385 Seats

(932) High-Turnover (Sit-Down) Restaurant

- 9K GSF Floor Area
- 213 Seats

(934) Fast-Food Restaurant with Drive-Through Window

- 2K GSF Floor Area
- 76 Seats

(944) Gasoline / Service Station

- 8 Vehicle Fueling Positions

¹This information was prepared by the TSITE Technical Committee. Consult ITE's Trip Generation Manual for other generators.

*Based on Fitted Curve Equation ($R^2 \geq 0.75$).