



Traffic Impact Statement

Youth Haven Planned Unit Development Amendment (PUDA)

Collier County, FL
04/24/2018

Prepared for:

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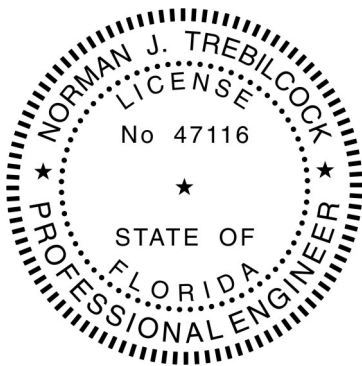
Prepared by:

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Collier County Transportation Methodology Fee – \$500.00
Collier County Transportation Review Fee – Small Scale Study – No Fee

Statement of Certification

I certify that this Traffic Impact Statement has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.



This item has been electronically signed and sealed by Norman J. Trebilcock, PE using a *SHA-1* authentication code.

Printed copies of this document are not considered signed and sealed, and the *SHA-1* authentication code must be verified on any electronic copies.

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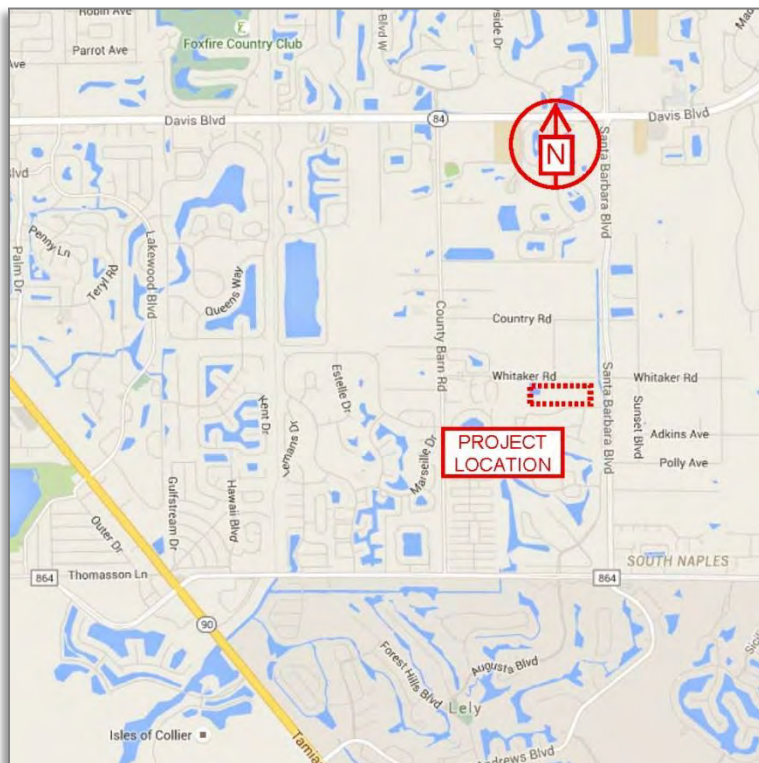
Project Description

The Youth Haven project is an existing approved Planned Unit Development (PUD) pursuant to Collier County Ordinance No. 1989–12, as may be amended. The subject parcel has a total gross area of approximately 24 acres.

The project site is located on the south side of Whitaker Road, approximately $\frac{3}{4}$ mile east of County Barn Road, in Section 17, Township 50 South, Range 26 East, in Collier County.

Refer to **Fig. 1 – Project Location Map**, which follows, and **Appendix A: Development Master Plan**.

Fig. 1 – Project Location Map



The Collier County approved PUD ordinance currently allows the 24 acre site to be developed with a maximum density of 10 children per acre plus staff adults as necessary or required by law. The aforementioned PUD was approved for Group Care Facilities and any other use which is comparable in nature.

Currently, the Youth Haven development consists of 69 beds providing dormitory and supporting facilities for live-in youths. Consistent with the approved Youth Haven Traffic Impact Statement (TIS) prepared by Davidson Engineering, Inc., dated March 1, 2016, the traffic

generation associated with the Youth Haven development utilizes the Institute of Transportation Engineers (ITE) Land Use Code (LUC) 254 – Assisted Living.

The PUD Amendment (PUDA) application requests a 1 acre parcel located between the Youth Haven PUD site and Santa Barbara Boulevard to be added to the PUD area. This parcel is currently zoned Residential Multi-Family (RMF)–6(3) District. The PUDA request is to change its zoning from RMF-6(3) to PUD.

The addition would increase the PUD area to 25 acres. The PUDA requests to change the density to allow a maximum of 250 individuals consisting of both children and senior adult memory care individuals to be housed in group care facilities.

The project provides the highest and best use scenario with respect to the project’s proposed trip generation. For the purpose of this report, the ITE LUC 254 – Assisted Living is utilized as a representative trip generator for both children and senior adult memory care individuals. The ancillary uses commonly associated with group care facilities (such as administrative office space, monitored supervision for some residents, etc.) are considered passive incidental to the proposed residential land use and are not included in the trip generation analysis.

For the purposes of this evaluation, the project build-out year is assumed to be consistent with the Collier County 2023 planning horizon.

The development program is illustrated in **Table 1**.

Table 1
Development Program

Development	ITE Land Use	ITE Land Use Code	Total Size
Zoning Allowed ⁽¹⁾	Assisted Living	254	240 beds
	Single-Family Detached Housing	210	3 dwelling units
Proposed PUDA	Assisted Living	254	250 beds

Note(s): ⁽¹⁾ Approved PUD 24 ac – 240 beds; additional 1 ac parcel RMF – 6(3) allows up to 3 single family dwelling units.

A methodology meeting was held with the Collier County Transportation Planning staff on March 22, 2017, via email – refer to **Appendix B: Initial Meeting Checklist (Methodology Meeting)**.

For the purposes of this zoning application, no changes to the previously approved accesses per Collier County Ordinance No. 1989–12 are requested.

Trip Generation

The project’s site trip generation is based on the ITE Trip Generation Manual, 10th Edition, and the software program OTISS (Online Traffic Impact Study Software, most current version). The ITE rates and equations are used for the trip generation calculations, as applicable. The ITE – OTISS trip generation calculation worksheets are provided in **Appendix C: Trip Generation Calculations ITE 10th Edition**.

Based on ITE User’s Guide and Handbook recommendations and Collier County TIS Guidelines and Procedures, no reductions for internal capture or pass-by trips have been taken into consideration.

In order to provide the most intense trip generation for the proposed PUDA project, the “occupied beds” variable is chosen for the ITE LUC 254 – Assisted Living.

The estimated trip generation associated with the proposed PUDA development scenario is illustrated in **Table 2A**.

Table 2A
Trip Generation - (Proposed PUDA Conditions) — Average Weekday

Proposed PUDA		24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
ITE Land Use	Size		Enter	Exit	Total	Enter	Exit	Total
Assisted Living	250 ob ⁽¹⁾	1,035	31	14	45	36	36	72

Note(s): ⁽¹⁾ ob = occupied beds variable for ITE LUC 254.

The trip generation analysis based on approved zoning conditions is shown in **Table 2B**.

Table 2B
Trip Generation - (Zoning Allowed Conditions) — Average Weekday

Zoning Allowed		24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
ITE Land Use	Size		Enter	Exit	Total	Enter	Exit	Total
Assisted Living	240 ob ⁽¹⁾	994	29	14	43	35	35	70
Single-Family Detached Housing	3 du ⁽²⁾	28	1	1	2	2	1	3
Total		1,022	30	15	45	37	36	73

Note(s): ⁽¹⁾ ob = occupied beds variable for ITE LUC 254; ⁽²⁾ du = dwelling unit variable for ITE LUC 210.

The trip generation associated with the PUD developed conditions is illustrated in **Table 2C**.

Table 2C
Trip Generation - (Existing Developed Conditions) — Average Weekday

Existing Developed		24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
ITE Land Use	Size		Enter	Exit	Total	Enter	Exit	Total
Assisted Living	69 ob ⁽¹⁾	286	8	4	12	10	10	20

Note(s): ⁽¹⁾ ob = occupied beds variable for ITE LUC 254.

Zoning Planning Analysis

For planning purposes, a traffic impact comparison is provided between the proposed PUD development versus the existing allowed PUD scenario, as illustrated in **Table 2D** (the difference between **Table 2A** and **Table 2B**).

Table 2D
Trip Generation (Net New Traffic - Zoning) – Average Weekday

Development	24 Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed PUDA	1,035	31	14	45	36	36	72
Zoning Allowed	1,022	30	15	45	37	36	73
Net New Traffic Net Increase /(Net Decrease)	13	1	(1)	(0)	(1)	0	(1)

From a traffic standpoint and for planning purposes, based on the net new traffic peak hour results illustrated in **Table 2D**, the proposed PUDA development is less intensive when compared to the zoning allowed development scenario.

In addition, the development shall be limited to 72 two-way unadjusted PM weekday peak hour trips, allowing for unforeseen impacts on the adjacent roadway network. Per Collier County TIS Guidelines and Procedures, the most current ITE Trip Generation Manual shall be utilized for traffic generation purposes.

Transportation Concurrency Analysis

In agreement with the Collier County TIS guidelines, significantly impacted roadways are identified based on the proposed project highest peak hour trip generation and consistent with the peak hour of the adjacent street traffic. Based on the information contained in Collier County 2017 Annual Update and Inventory Report (AUIR), the peak hour for adjacent roadway network is PM.

For concurrency analysis purposes,, the potential project’s traffic impact is analyzed based on estimated PM peak hour net new traffic between the proposed PUD development versus the existing developed PUD scenario, as illustrated in **Table 2E** (the difference between **Table 2A** and **Table 2C**).

Table 2E
Trip Generation (Net New Traffic – Concurrency) – Average Weekday

Development	PM Peak Hour		
	Enter	Exit	Total
Proposed PUDA	36	36	72
Existing PUD Developed	10	10	20
Estimated New Net Traffic Net Increase /(Net Decrease)	26	26	52

Trip Distribution and Assignment

The projected net new traffic generated by the proposed PUDA project is empirically assigned to the adjacent roadways using the knowledge of the area and as coordinated during the methodology meeting with Collier County staff.

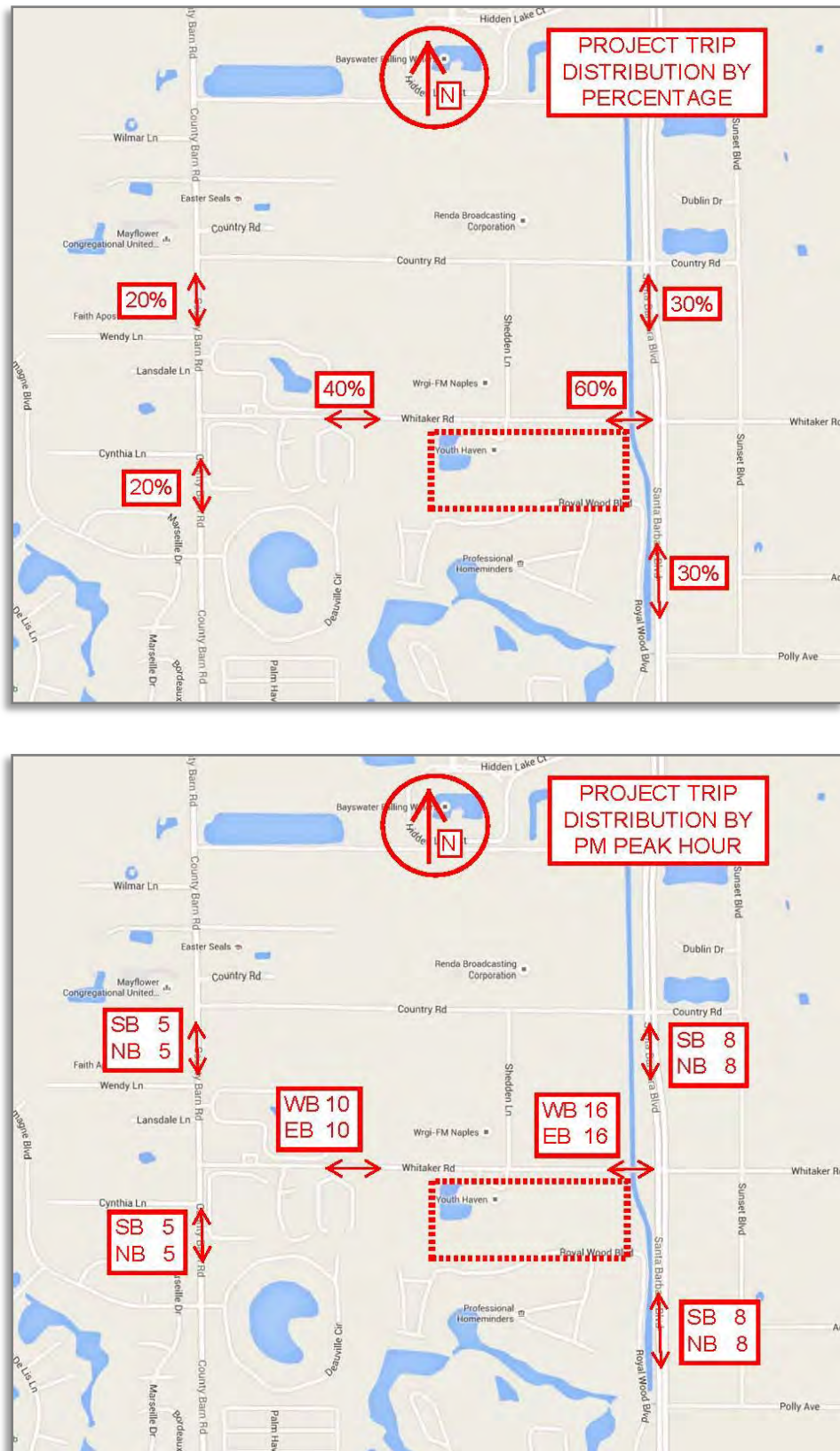
The site-generated trip distribution is shown in **Table 3, Project Traffic Distribution for Peak Hour** and is graphically depicted in **Fig. 2 – Project Distribution by Percentage and By PM Peak Hour**.

Table 3 – Project Traffic Distribution for Peak Hour*

Roadway Link	Collier County Link No.	Roadway Link Location	Distribution of Project Traffic	PM Peak Hr Project Vol.	
				Enter	Exit
Whitaker Rd.**	N/A	Project to Santa Barbara Blvd.	60%	WB – 16	EB – 16
Whitaker Rd.**	N/A	Project Entrance West to County Barn Rd.	40%	EB – 10	WB – 10
Santa Barbara Blvd.	79.0	North of Whitaker Rd. to Davis Blvd.	30%	<u>SB – 8</u>	NB – 8
Santa Barbara Blvd.	79.0	South of Whitaker Rd. to Polly Ave	30%	NB – 8	<u>SB – 8</u>
County Barn Rd.	10.0	North of Whitaker Rd.	20%	<u>SB – 5</u>	NB – 5
County Barn Rd.	10.0	South of Whitaker Rd.	20%	NB – 5	<u>SB – 5</u>

Note(s): *Peak hour, peak direction traffic volumes are **underlined** and **bold** to be used in Roadway Link Level of Service calculations.
 **Not a Collier County monitored roadway.

Fig. 2 – Project Distribution by Percentage and By PM Peak Hour



Background Traffic

Average background traffic growth rates were estimated for the segments of the roadway network in the study area using the Collier County Transportation Planning Staff guidance of a minimum 2% growth rate, or the historical growth rate from peak hour peak direction volume (estimated from 2008 through 2017), whichever is greater.

Another way to derive the background traffic is to use the 2017 AUIR volume plus the trip bank volume. **Table 4, Background Traffic without Project** illustrates the application of projected growth rates to generate the projected background (without project) peak hour peak direction traffic volume for the build-out year 2023.

Table 4
Background Traffic without Project (2017 - 2023)

Roadway Link	CC AUIR Link ID #	Roadway Link Location	2017 AUIR Pk Hr, Pk Dir Background Traffic Volume (trips/hr)	Projected Traffic Annual Growth Rate (%/yr)*	Growth Factor	2023 Projected Pk Hr, Peak Dir Background Traffic Volume w/out Project (trips/hr) Growth Factor**	Trip Bank	2023 Projected Pk Hr, Peak Dir Background Traffic Volume w/out Project (trips/hr) Trip Bank***
Santa Barbara Blvd.	79.0	North of Whitaker Rd. to Davis Blvd.	890	4.0%	1.2653	<u>1,127</u>	112	1,002
Santa Barbara Blvd.	79.0	South of Whitaker Rd. to Polly Ave	890	4.0%	1.2653	<u>1,127</u>	113	1,002
County Barn Rd.	10.0	North of Whitaker Rd. to Davis Blvd.	326	2.0%	1.1262	368	65	<u>391</u>
County Barn Rd.	10.0	South of Whitaker Rd. to Rattlesnake Hammock Rd.	326	2.0%	1.1262	368	65	<u>391</u>

Note(s): * Annual Growth Rate - from 2017 AUIR, 2% minimum.

** Growth Factor = $(1 + \text{Annual Growth Rate})^6$. 2023 Projected Volume = 2017 AUIR Volume x Growth Factor.

*** 2023 Projected Volume = 2017 AUIR Volume + Trip Bank.

The projected 2023 Peak Hour – Peak Direction Background Traffic is the greater of the Growth Factor or Trip Bank calculation, which is **underlined** and **bold** as applicable.

Existing and Future Roadway Network

The existing roadway conditions are extracted from the 2017 Annual Update and Inventory Report (AUIR) and the project roadway conditions are based on the current Collier County 5-Year Work Program. Roadway improvements that are currently under construction or are scheduled to be constructed within the five-year Transportation Improvement Plan (TIP) or Capital Improvement program (CIP) are considered to be committed improvements. As no such improvements were identified in the Collier County 2017 AUIR, the evaluated roadways are anticipated to remain as such through project build-out. The existing and future roadway conditions are illustrated in **Table 5, Existing and Future Roadway Conditions**.

Table 5
Existing and Future Roadway Conditions

Roadway Link	CC AUIR Link ID #	Roadway Link Location	Exist Roadway	Min. Standard LOS	Exist Peak Dir, Peak Hr Capacity Volume	Future Project Build out Roadway
Santa Barbara Blvd.	79.0	North of Whitaker Rd. to Davis Blvd.	6D	E	3,100 (SB)	6D
Santa Barbara Blvd.	79.0	South of Whitaker Rd. to Polly Ave	6D	E	3,100 (SB)	6D
County Barn Rd.	10.0	North of Whitaker Rd. to Davis Blvd.	2U	D	900 (SB)	2U
County Barn Rd.	10.0	South of Whitaker Rd. to Rattlesnake Hammock Rd.	2U	D	900 (SB)	2U

Note(s): 2U = 2-lane undivided roadway; 4D, 6D, 8D = 4-lane, 6-lane, 8-lane divided roadway, respectively; LOS = Level of Service

Project Impacts to Area Roadway Network-Link Analysis

The Collier County Transportation Planning Services developed Level of Service (LOS) volumes for the roadway links impacted by the project, which were evaluated to determine the project impacts to the area roadway network in the future year 2023. The Collier County Transportation Planning Services guidelines have determined that a project will be considered to have a significant and adverse impact if **both** the percentage volume capacity exceeds 2% of the capacity for the link directly accessed by the project and for the link adjacent to the link

directly accessed by the project; 3% for other subsequent links **and** if the roadway is projected to operate below the adopted LOS standard.

Based on these criteria, this project does not create any significant and adverse impacts to the area roadway network. **Table 6, Roadway Link Level of Service** illustrates the LOS impacts of the project on the roadway network closest to the project. All analyzed roadway links are projected to operate above the adopted LOS standard with or without the project at 2023 future build-out conditions.

As illustrated in Collier County Land Development Code (LDC), Chapter 6.02.02 – M.2., once traffic from a development has been shown to be less than significant on any segment using Collier County TIS criterion, the development's impact is not required to be analyzed further on any additional segments.

Table 6
Roadway Link Level of Service (LOS) – With Project in the Year 2023

Roadway Link	CC AUIR Link ID #	Roadway Link Location	2017 Peak Dir, Peak Hr Capacity Volume	Roadway Link, Peak Dir, Peak Hr (Project Vol Added)*	2023 Peak Dir, Peak Hr Volume w/Project **	% Vol Capacity Impact by Project	Min LOS exceeded without Project? Yes/No	Min LOS exceeded with Project? Yes/No
Santa Barbara Blvd.	79.0	North of Whitaker Rd. to Davis Blvd.	3,100 (S)	<u>SB – 8</u>	<u>1,135</u>	0.3%	No	No
Santa Barbara Blvd.	79.0	South of Whitaker Rd. to Polly Ave	3,100 (S)	<u>SB – 8</u>	<u>1,135</u>	0.3%	No	No
County Barn Rd.	10.0	North of Whitaker Rd. to Davis Blvd.	900 (S)	<u>SB – 5</u>	<u>396</u>	0.6%	No	No
County Barn Rd.	10.0	South of Whitaker Rd. to Rattlesnake Hammock Rd.	900 (S)	<u>SB – 5</u>	<u>396</u>	0.6%	No	No

Note(s): * Refer to **Table 3** from this report.

** 2023 Projected Volume= 2023 background (refer to **Table 4**) + Project Volume added.

Improvement Analysis

Based on the concurrency analysis results, the proposed project is not a significant or adverse traffic generator for the roadway network at this location. There is adequate and sufficient roadway capacity to accommodate the proposed development generated trips without adversely affecting adjacent roadway network level of service.

Based on the results of this analysis, the development shall be limited to 72 unadjusted two-way PM weekday peak hour trips at PUDA buildout conditions.

For the purposes of this zoning application, no changes to the previously approved accesses are requested.

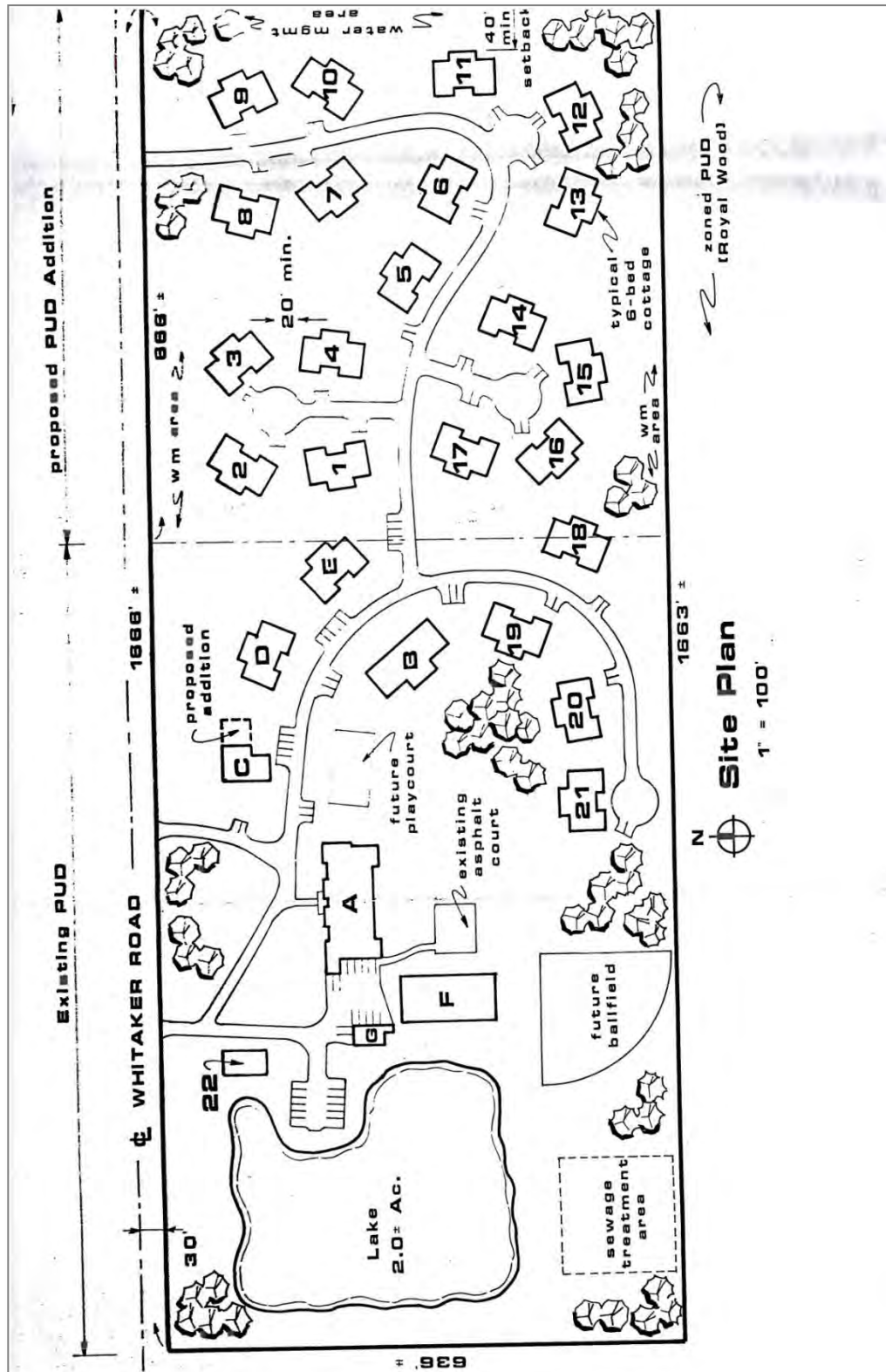
A detailed evaluation of applicable access points – turn lane requirements will be performed at the time of site development permitting/platting when more specific development parameters will be made available, as applicable.

Mitigation of Impact

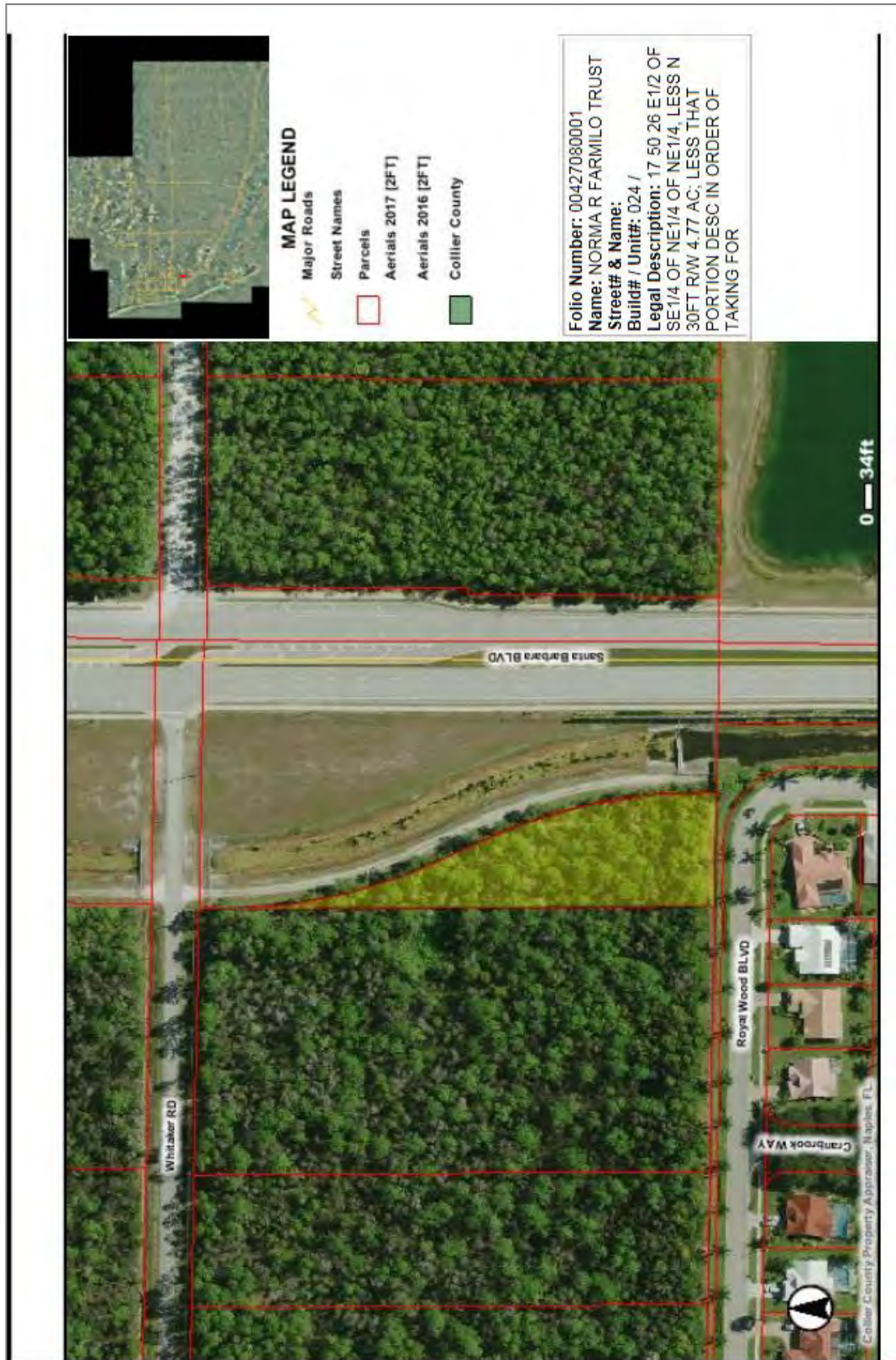
The developer proposes to pay the appropriate Collier County Road Impact Fee as building permits are issued for the project.

Appendix A: Development Master Plan

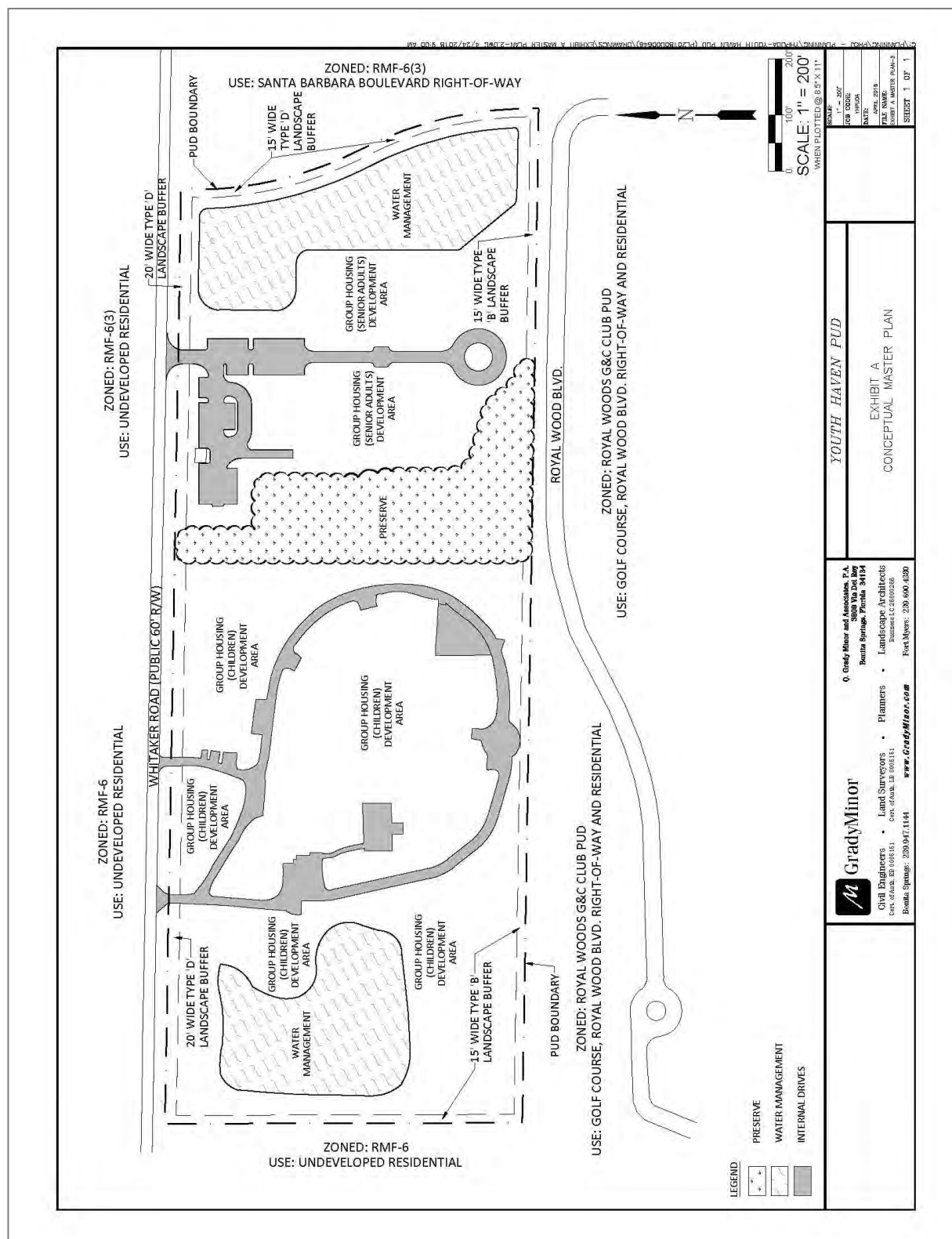
PUD Approved Master Plan



Proposed Additional Parcel



Proposed PUDA Master Plan



Appendix B: Initial Meeting Checklist (Methodology Meeting)

INITIAL MEETING CHECKLIST

Suggestion: Use this Appendix as a worksheet to ensure that no important elements are overlooked. Cross out the items that do not apply, or N/A (not applicable).

Date: March 22, 2018 Time: N/A

Location: N/A – Via Email

People Attending:

Name, Organization, and Telephone Numbers

- 1) Michael Sawyer, Collier County Transportation Planning Department
- 2) Norman Trebilcock, TCS
- 3) Julio F. Ordonez, TCS

Study Preparer:

Preparer's Name and Title: Norman Trebilcock, AICP, PE

Organization: Trebilcock Consulting Solutions, PA

Address & Telephone Number: 1205 Piper Boulevard, Suite 202, Naples, FL 34110; ph 239-566-9551

Reviewer(s):

Reviewer's Name & Title: Michael Sawyer, Project Manager

Organization & Telephone Number: Collier County Transportation Planning Department 239-252-2926

Applicant:

Applicant's Name: Pigeon – Roberts & Assoc., LLC

Address: 925 SE 17th Street, Suite A, Ocala, FL 34471

Telephone Number: 352-861-7799

Proposed Development:

Name: Youth Haven Planned Unit Development Amendment (PUDA)

Location: South side of Whitaker Road, just west of Santa Barbara Blvd. – (refer to Fig.1)

Land Use Type: Assisted Living

ITE Code #: LUC 254

Description: The existing approved Youth Haven PUD is approximately 24.0 acres in size and allows for maximum density of 10 children per acre plus staff (Ord. #89-12). This PUD was approved for Group Care Facilities and any other use which is comparable in nature.

This PUDA requests a 1 acre parcel (located between the Youth Haven PUD site and Santa Barbara Blvd.) to be added to the PUD area. This parcel is currently zoned RMF-6. The PUDA request is to change its zoning from RMF-6 to PUD.

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The addition would increase the PUD area to 25 acres. The PUDA requests to change the density to allow a maximum of 250 individuals consisting of both children and senior adult memory care individuals to be housed in group care facilities. Presently, the Youth Haven facility provides dormitory and supporting facilities for live-in youths. Consistent with the approved Youth Haven TIS dated March 1, 2016, the traffic generation associated with the Youth Haven development utilizes ITE LUC 254 – Assisted Living. No new traffic accesses are proposed as part of this PUDA application.

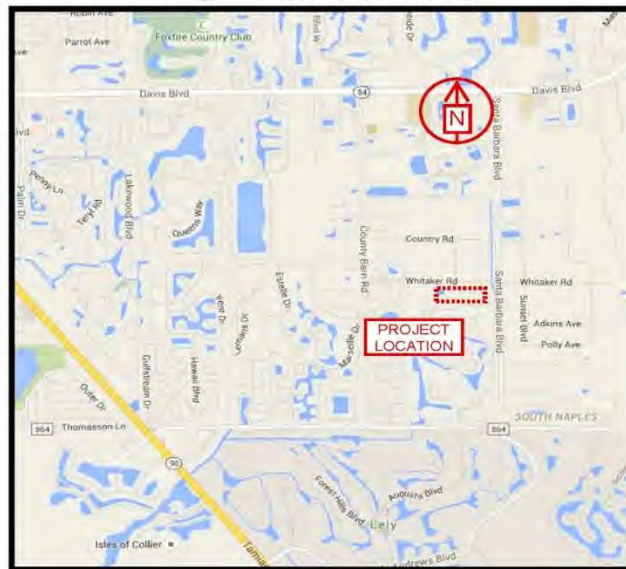
Zoning

Existing: Approved PUD CC Ord. #89-12 & RMF-6

Comprehensive plan recommendation: N/A

Requested: To allow rezone request.

Fig.1 – Project Location Map



Findings of the Preliminary Study:

Since estimated net new project traffic for the additional facility is less than 50 peak hour trips, this study qualifies for a Small scale TIS. The TIS will include AM-PM peak hour trip generation, traffic distribution and assignments, significance test (based on 2%/2%/3% criterion)

Zoning Planning – Traffic Impact – Traffic comparison between existing PUD allowed versus proposed PUDA developments – net new PM peak hour. The study type is determined based on this estimate. .

Concurrency analysis – based on estimated net new PM peak hour traffic. Traffic impact is determined as the difference between projected PUDA traffic versus the trips associated with the PUD existing – built conditions. Currently, the Youth Haven provides 69 beds on site.

Operational Analysis – at time of future SDP applications when more accurate parameters become available.

Consistent with ITE User's Guide and Handbook recommendations and Collier County TIS Guidelines and Procedures, internal capture and pass-by reductions are not considered for this study.

Study Type: (if not net increase, operational study)

Small Scale TIS

☒

Minor TIS

☐

Major TIS

☐

Study Area:

Boundaries: north – Whitaker Rd.

Additional intersections to be analyzed: N/A

Planning Horizon Year: 2023

Analysis Time Period(s): PM Peak Hour

Future Off-Site Developments: N/A

Source of Trip Generation Rates: ITE 10th Edition

Reductions in Trip Generation Rates:

None: N/A

Pass-by trips: N/A

Internal trips (PUD): N/A

Transit use: N/A

Other: N/A

Horizon Year Roadway Network Improvements: 2023

Methodology & Assumptions:

Non-site traffic estimates: Collier County traffic counts and/or 2017 AUIR

Site-trip generation: OTISS Software, LUC 254 – ITE 10th Edition

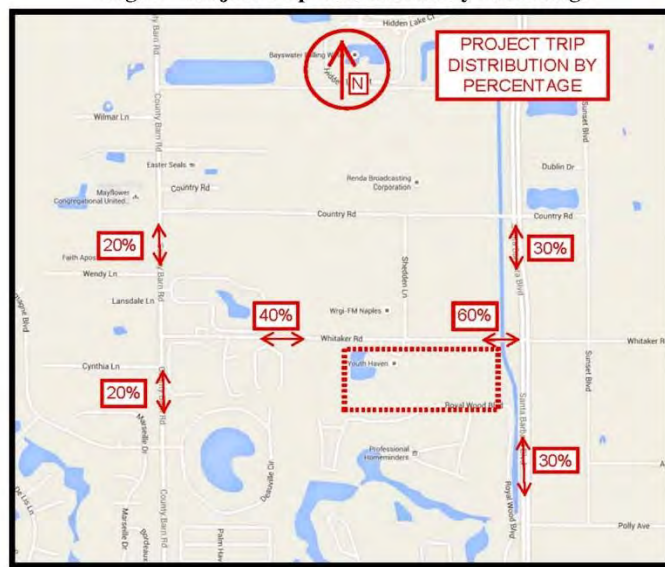
Trip distribution method: Engineer's estimate – refer to Fig. 2

Traffic assignment method: Engineer's estimate

Traffic growth rate: historical growth rate or 2% minimum

Project Turning Movements: N/A

Fig. 2 – Project Trip Distribution by Percentage



Special Features: (from preliminary study or prior experience)

Accidents locations: N/A

Sight distance: N/A

Queuing: N/A

Access location & configuration: Per existing approved PUD

Traffic control: MUTCD

Signal system location & progression needs: N/A

On-site parking needs: N/A

Data Sources: CC 2017 AUIR; CC Traffic Counts

Base maps: N/A

Prior study reports: N/A

Access policy and jurisdiction: CC Access Management; CC LDC

Review process: N/A

Requirements: N/A

Miscellaneous: N/A

Small Scale Study – No Fee	<u>X</u>
Minor Study - \$750.00	<u> </u>
Major Study - \$1,500.00	<u> </u>
Methodology Fee \$500	<u>X</u>
Includes 0 intersections	<u> </u>
Additional Intersections - \$500.00 each	<u> </u>

All fees will be agreed to during the Methodology meeting and must be paid to Transportation prior to our sign-off on the application.

SIGNATURES

Norman Trebilcock

Study Preparer—Norman Trebilcock

Reviewer(s)

Applicant

EXHIBIT A
Collier County
Traffic Impact Study Review Fee Schedule

Fees will be paid incrementally as the development proceeds: Methodology Review, Analysis Review, and Sufficiency Reviews. Fees for additional meetings or other optional services are also provided below.

Methodology Review - \$500 Fee

Methodology Review includes review of a submitted methodology statement, including review of submitted trip generation estimate(s), distribution, assignment, and review of a "Small Scale Study" determination, written approval/comments on a proposed methodology statement, and written confirmation of a re-submitted, amended methodology statement, and one meeting in Collier County, if needed.

"Small Scale Study" Review - No Additional Fee (Includes one sufficiency review)

Upon approval of the methodology review, the applicant may submit the study. The review includes: a concurrency determination, site access inspection and confirmation of the study compliance with trip generation, distribution and maximum threshold compliance.

"Minor Study Review" - \$750 Fee (Includes one sufficiency review)

Review of the submitted traffic analysis includes: optional field visit to site, confirmation of trip generation, distribution, and assignment, concurrency determination, confirmation of committed improvements, review of traffic volume data collected/assembled, review of off-site improvements within the right-of-way, review of site access and circulation, and preparation and review of "sufficiency" comments/questions.

"Major Study Review" - \$1,500 Fee (Includes two intersection analysis and two sufficiency reviews)

Review of the submitted traffic analysis includes: field visit to site, confirmation of trip generation, special trip generation and/or trip length study, distribution and assignment, concurrency determination, confirmation of committed improvements, review of traffic volume data collected/assembled, review of traffic growth analysis, review of off-site roadway operations and capacity analysis, review of site access and circulation, neighborhood traffic intrusion issues, any necessary improvement proposals and associated cost estimates, and preparation and review of up to two rounds of "sufficiency" comments/questions and/or recommended conditions of approval.

"Additional Intersection Review" - \$500 Fee

The review of additional intersections shall include the same parameters as outlined in the "Major Study Review" and shall apply to each intersection above the first two intersections included in the "Major Study Review"

"Additional Sufficiency Reviews" - \$500 Fee

Additional sufficiency reviews beyond those initially included in the appropriate study shall require the additional Fee prior to the completion of the review.

Appendix C: Trip Generation Calculations ITE 10th Edition

Approved PUD Development – Allowed Density

Project Name:	Youth Haven PUDA - Existing Allowed	No:	
Date:	3/29/2018	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	ITE-TGM 10th Edition

LAND USE	SIZE	DAILY ⁽¹⁾		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing (General Urban/Suburban)	3 ⁽⁰⁾	14	14	1	1	2	1
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		14	14	1	1	2	1
254 - Assisted Living (General Urban/Suburban)	240 ⁽⁰⁾	497	497	29	14	35	35
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		497	497	29	14	35	35
Total		511	511	30	15	37	36
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		511	511	30	15	37	36

(1) Dwelling Units
(2) Occupied Beds

PERIOD SETTING

✓ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: YOUTH HAVEN PUDA - EXISTING ALLOWED

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	LOCATION	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
210 - Single-Family Detached Housing	Dwelling Units	3 ⁽⁰⁾	General Urban/Suburban	Weekday	Average	14	14	28
254 - Assisted Living	Occupied Beds	240 ⁽⁰⁾	General Urban/Suburban	Weekday	Average	497 ⁽¹⁾	497 ⁽¹⁾	994 ⁽¹⁾

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

PERIOD SETTING

✓ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: YOUTH HAVEN PUDA - EXISTING ALLOWED

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	LOCATION	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
210 - Single-Family Detached Housing	Dwelling Units	3 ⁽⁰⁾	General Urban/Suburban	Weekday, Peak Hour	Average	1	1	2
254 - Assisted Living	Occupied Beds	240 ⁽⁰⁾	General Urban/Suburban	Weekday, Peak Hour	Average	29 ⁽¹⁾	14 ⁽¹⁾	43 ⁽¹⁾

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

PERIOD SETTING

✓ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: YOUTH HAVEN PUDA - EXISTING ALLOWED

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	LOCATION	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
210 - Single-Family Detached Housing	<input type="text" value="Dwelling Units"/>	3 ⁽⁰⁾	General Urban/Suburban	<input type="text" value="Weekday, Peak Hour"/>	<input type="text" value="Average"/> 0.99	2	1	3
254 - Assisted Living	<input type="text" value="Occupied Beds"/>	240 ⁽⁰⁾	General Urban/Suburban	<input type="text" value="Weekday, Peak Hour"/>	<input type="text" value="Average"/> 0.29	35 ⁽¹⁾	35 ⁽¹⁾	70 ⁽¹⁾

(0) Indicates size out of range.
(1) indicates small sample size, use carefully.

Proposed PUDA Development

Project Name: Youth Haven PUDA - Proposed

Date: 3/21/2018

State/Province:

Country:

Analyst's Name:

No:

City:

Zip/Postal Code:

Client Name:

Edition: ITE-TGM 10th Edition

LAND USE	SIZE	DAILY		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
254 - Assisted Living (General Urban/Suburban)	250 ⁽⁰⁾	518	517	31	14	36	36
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		518	517	31	14	36	36
Total		518	517	31	14	36	36
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		518	517	31	14	36	36

(1) Occupied Beds

PERIOD SETTING

✓ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: YOUTH HAVEN PUDA - PROPOSED

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	LOCATION	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
254 - Assisted Living	<input type="text" value="Occupied Beds"/>	250 ⁽⁰⁾	General Urban/Suburban	<input type="text" value="Weekday"/>	<input type="text" value="Average"/> 4.14	518 ⁽¹⁾	517 ⁽¹⁾	1035 ⁽¹⁾

(0) Indicates size out of range.
(1) indicates small sample size, use carefully.

PERIOD SETTING

DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: YOUTH HAVEN PUDA - PROPOSED

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	LOCATION	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
254 - Assisted Living	Occupied Beds	250 ⁽⁰⁾	General Urban/Suburban	Weekday, Peak Hour	Average 0.18	31 ⁽¹⁾	14 ⁽¹⁾	45 ⁽¹⁾

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

PERIOD SETTING

DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: YOUTH HAVEN PUDA - PROPOSED

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	LOCATION	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
254 - Assisted Living	Occupied Beds	250 ⁽⁰⁾	General Urban/Suburban	Weekday, Peak Hour	Average 0.29	36 ⁽¹⁾	36 ⁽¹⁾	72 ⁽¹⁾

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

PUD Existing Developed

Project Name:	Youth Haven PUDA - Existing Developed		No:	
Date:	3/21/2018		City:	
State/Province:			Zip/Postal Code:	
Country:			Client Name:	
Analyst's Name:			Edition:	ITE-TGM 10th Edition

LAND USE	SIZE	DAILY		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
254 - Assisted Living (General Urban/Suburban)	69 ⁽¹⁾	143	143	8	4	10	10
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		143	143	8	4	10	10
Total		143	143	8	4	10	10
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		143	143	8	4	10	10

(1) Occupied Beds

PERIOD SETTING ✔ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: YOUTH HAVEN PUDA - EXISTING DEVELOPED

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	LOCATION	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
254 - Assisted Living	Occupied Beds <input checked="" type="checkbox"/>	69 ⁽⁰⁾	General Urban/Suburban	Weekday <input checked="" type="checkbox"/>	Average <input checked="" type="checkbox"/> 4.14	143 ⁽¹⁾	143 ⁽¹⁾	286 ⁽¹⁾

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

PERIOD SETTING ✔ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: YOUTH HAVEN PUDA - EXISTING DEVELOPED

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	LOCATION	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
254 - Assisted Living	Occupied Beds <input checked="" type="checkbox"/>	69	General Urban/Suburban	Weekday, Peak Hour <input checked="" type="checkbox"/>	Average <input checked="" type="checkbox"/> 0.18	8 ⁽⁰⁾	4 ⁽⁰⁾	12 ⁽⁰⁾

(0) indicates small sample size, use carefully.

PERIOD SETTING ✔ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: YOUTH HAVEN PUDA - EXISTING DEVELOPED

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	LOCATION	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
254 - Assisted Living	Occupied Beds <input checked="" type="checkbox"/>	69	General Urban/Suburban	Weekday, Peak Hour <input checked="" type="checkbox"/>	Average <input checked="" type="checkbox"/> 0.29	10 ⁽⁰⁾	10 ⁽⁰⁾	20 ⁽⁰⁾

(0) indicates small sample size, use carefully.