



**KRAAIDESIGN
ARCHITECTURE**

2394 Patterson Rd, STE 201
GRAND JUNCTION, CO 81505
Date: 2-10-26

1215 Chambers- Trip Generation Letter

The following letter is to address the Trip Generation for 1215 Chambers Avenue, the associated commercial units within 1215 Chambers. Please find the attached Institute of Transportation Engineers Common Trip Generation Rates (PM Peak Hour) attached. The Project is a total of 94,415 square feet and has 3 uses: Warehouse/storage, Retail, and Office.

As the tenant spaces have not yet been defined, the anticipated uses are divided by percentages of the buildings.

Warehouse/Storage 70% = 66,090 square feet

Retail 15%- 14,163 square feet

Office 15%- 14,163 square feet

COMMON TRIP GENERATION RATES

The overall area by use:	total area of unit/# of dwelling units	trip rate	total by use
Warehouse		0.32/1000 sf	21.15 Trips
Retail		4.49/1000 sf	63.60 Trips
Office		1.49/1000 sf	21.10 Trips
Total anticipated Trips during peak hours			106 Trips

These calcs are from the table attached by ITE as called for in **Section E** of the Land Use Code.

E.

Traffic Impact Study. Proposed developments that are expected to generate more than four hundred (400) vehicle trips per day shall conduct a traffic impact analysis to determine the need for additional improvements on roadways affected by the proposed development.

- 1. Trip Generation Rates.** The basis for projected volumes of traffic shall be the trip generation rates for various land use categories found in the latest edition of **TRIP GENERATION**, published by ITE.