Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study. Unified Development Code, Article V, Section 35-502.

Project Name:	Threshold Worksheet Prepared by:	
Project Location:	Company:	□ Owner or □ Owner's Agent
Is this? □ C.O.S.A □ San Antonio ETJ □ Bexar County □ Other Municipality	Address:	
Date:	Email:	Phone:

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

	Zoning #:		MDP # or POADP#:		Plat #:		Bldg Permit #:		Other:

Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

Anticipated Land/Building Use/Zoning	Project Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
							ITE Code:

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

Previous Land/Building Use/Zoning	Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
							ITE Code:

Previous TIA Report (If property has a TIA on file) TIA # _____

Peak Hour Trips Projected in TIA on File	Peak Hour Trips Projected in *Updated* Development Plan

Difference in PHT (Proposed PHT – Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)

Turn Lane Requirements for Developments with Less Than 76 PHT (for developments with 76 or more PHT, this analysis will be included in the TIA)

Requirement	Right-turn lanes required at: (identify street/driveway name)	Left-turn lanes required at: (identify street/driveway name)
Median Openings	N/A	□ _____ □ _____ □ None
Driveways or streets with a daily entering right- or left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips	□ _____ □ _____ □ None	□ _____ □ _____ □ None
Required by TxDOT	□ _____ □ _____ □ None	□ _____ □ _____ □ None
Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)	□ _____ □ _____ □ None	□ _____ □ _____ □ None

Comments

(For Official Use Only, Do Not Write in this Box)

□ TIA report is required. □ A TIA report is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

□ The traffic impact analysis has been waived for the following reasons: _____

Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, *Trip Generation*, 8th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

PEAK HOUR TRIP RATES FOR COMMON LAND USES

Land Use	Critical Peak Hour	Peak Hour Trip Rate	%Entering %Exiting	ITE Code
Apartments, High Rise	PM	0.35 Per Unit	61/39	222
Apartments, Low Rise	PM	0.58 Per Unit	65/35	221
Automobile Care Center	PM	3.38 Per 1,000 Sq. Ft.	50/50	942
Automobile Parts Sales and Service Center	PM	4.46 Per 1,000 Sq. Ft.	42/58	943
Automobile Sales (New)	PM	2.59 Per 1,000 Sq. Ft.	39/61	841
Bank with ATMs and Drive-Through	PM	27.41 Per Lane	51/49	912
Business Park	AM	1.43 Per 1,000 Sq. Ft.	84/16	770
Car Wash, Self Service	SAT	20.60 Per Wash Stall	50/50	947
Church	SUN	11.76 Per 1,000 Sq. Ft.	50/50	560
Convenience Store	AM	67.03 Per 1,000 Sq. Ft.	50/50	851
Convenience Store with Gas Pumps	PM	59.69 Per 1,000 Sq. Ft.	50/50	853
Day Care Center	PM	12.46 Per 1,000 Sq. Ft.	47/53	565
Discount Store	PM	5.00 Per 1,000 Sq. Ft.	50/50	815
Drinking Place	PM	15.49 Per 1,000 Sq. Ft.	66/34	925
Golf Course	PM	0.30 Per Acre	34/66	430
Hospital	PM	1.14 Per 1,000 Sq. Ft.	42/58	610
Hotel	PM	0.59 Per Room	53/47	310
Industrial Park	PM	0.86 Per 1,000 Sq. Ft.	21/79	130
Industrial, Heavy	AM	0.51 Per 1,000 Sq. Ft.	N/A	120
Industrial, Light	PM	0.97 Per 1,000 Sq. Ft.	12/88	110
Manufacturing	PM	0.73 Per 1,000 Sq. Ft.	36/64	140
Mobile Home Park	PM	0.59 Per Unit	62/38	240
Motel	AM	0.64 Per Room	36/64	320
Movie Theater with Matinee	PM	102.87 Per Screen	58/42	444
Office Building, General	AM	1.55 Per 1,000 Sq. Ft.	88/12	710
Office Building, Medical-Dental	PM	3.46 Per 1,000 Sq. Ft.	27/73	720
Office Building, Single Tenant	AM	1.80 Per 1,000 Sq. Ft.	89/11	715
Office Park	AM	1.71 Per 1,000 Sq. Ft.	89/11	750
Pharmacy, without Drive-through	PM	8.42 Per 1,000 Sq. Ft.	50/50	880
Pharmacy, with Drive-through	PM	10.35 Per 1,000 Sq. Ft.	50/50	881
Quick Lubrication Vehicle Shop	PM	5.19 Per Bay	55/45	941
Recreational Community Center	PM	1.45 Per 1,000 Sq. Ft.	29/71	495
Residential, Multi-Use, Retail Mixed Development (PUD)	PM	0.62 Per Unit	65/35	270
Residential, Single Family	PM	1.01 Per Unit	63/37	210
Restaurant, Fast-Food (with Drive-Through)	AM	49.36 Per 1,000 Sq. Ft.	51/49	934
Restaurant, High Turnover	PM	18.49 Per 1,000 Sq. Ft.	63/37	932
School, Elementary	AM	0.45 Per Student	55/45	520
School, High	AM	0.42 Per Student	69/31	530
School, Middle/Junior High	AM	0.54 Per Student	55/45	522
Service Station, with Convenience Market (with Car Wash)	PM	13.94 Per Fueling Position	50/50	946
Service Station, with Convenience Market (without Car Wash)	PM	13.38 Per 1,000 Sq. Ft.	50/50	945
Shopping Center	SAT	4.89 Per 1,000 Sq. Ft.	48/52	820
Specialty Retail Center	PM	2.71 Per 1,000 Sq. Ft.	44/56	814
Supermarket	PM	11.85 Per 1,000 Sq. Ft.	51/49	850
Video Rental	PM	13.60 Per 1,000 Sq. Ft.	46/54	896
Warehousing, General	PM	0.32 Per 1,000 Sq. Ft.	25/75	150
Warehousing, Mini	PM	0.26 Per 1,000 Sq. Ft.	51/49	151

These are some of the values from the 8th Edition ITE Manual – Refer to ITE for additional trip rates