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January 29, 2015

Wayne Herron
 Town of Cornelius
 Planning Department
 21445 Catawba Avenue
 Cornelius, NC 28031
 704-896-2461

Reference: Smith Circle Community Center
 Cornelius, North Carolina

Subject: **Trip Generation Assessment**

Dear Mr. Herron:

The contents of this letter present the findings of a trip generation assessment that was conducted for the proposed Smith Circle Community Center, which is proposed to be located in the existing structure located at 19711 Smith Circle in Cornelius, North Carolina. It is our understanding that a trip generation assessment was requested to evaluate the potential traffic generation for the proposed development in order to determine whether a full traffic study would be warranted. The purpose of this assessment is to present a trip generation summary of the Smith Circle Community Center.

Trip Generation

Trip generation for the development was completed utilizing the 9th Edition of the *ITE Trip Generation* manual. Trips were generated using ITE land use 495: Recreational Community Center. It is our understanding that the proposed community center will be located in an existing 1,512 square foot structure that is currently located at 19711 Smith Circle. Refer to Table 1 below for a summary of the trip generation results for the proposed Smith Circle Community Center.

**Table 1
 Site Trip Generation**

Land Use (ITE Code)	Size	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Recreational Community Center (495)	1,512 Sq. Ft.	52	2	1	3	2	2	4

Trip generation calculations indicate that the proposed development could generate approximately 52 daily trips, with 3 trips during the AM peak hour and 4 trips during the PM peak hour. While the actual daily and peak hour traffic volumes can be expected to be greater than what the manual calculates due to the different services the community center will provide, a good amount of the traffic accessing the development will consist of pedestrians. The location of the center provides

residents in the community the ability to walk to it, which will also factor into the amount of vehicular traffic that could be generated.

Conclusions

Based on Town of Cornelius guidelines, a full traffic impact study may be warranted if a development generates 100 or more peak hour trips or more than 1,000 daily trips, per Section 13.1, Item M of the Town of Cornelius Land Development Code. Based on the results of this assessment, the Smith Circle Community Center is not expected to reach these thresholds even with the expectation that the actual vehicular traffic generated by the proposed development will be greater than the volumes calculated using the *ITE Trip Generation* manual. The traffic generations are more than 90% lower than the standard threshold volumes; therefore, a full traffic study is not warranted.

If you should have any questions or comments regarding this assessment, please contact me.

Sincerely,
Ramey Kemp and Associates, Inc.


Jayson B. Clapp, Jr., P.E., P.T.D.E.
Regional Manager



1-29-15