



TRIP GENERATION WORKSHEET

Department of Sustainable Development and Construction
 1500 Marilla Street, Room 5BN • (214) 671.5115

Instructions to determine if a Traffic Impact Analysis (TIA) needs to be submitted with your zoning application:

1. Read uses in column A and check the box of each use that best characterizes the proposed development;
2. Fill in the corresponding amounts (i.e. number of units or gross square footage) of each use in column C;
3. Multiply values in column B by the corresponding amount(s) in column C and enter result(s) in column D;
4. Total all trip ends in the space at the bottom of column D, rounded to the nearest whole number.

Zoning applications must include a TIA when the proposed development generates more than 1,000 vehicle trip ends per day or 100 vehicle trip ends per hour or at the discretion of the director. TIA waivers will be considered on a case-by-case basis when prepared by a licensed Professional Engineer registered in the State of Texas with specific expertise in transportation and traffic engineering, preferably certified as a Professional Traffic Operations Engineer.

Land Use [A]	Base Rate* [B]	Amount [C]	Trip Ends [D]
Industrial Uses			
Industrial (Inside, Outside) <input type="checkbox"/>	10 per 1,000 SF		
Institutional and Community Service Uses			
Church <input type="checkbox"/>	100 per 1,000 SF		
Library, art gallery, museum <input type="checkbox"/>	80 per 1,000 SF		
Public or private school <input type="checkbox"/>	TRAFFIC STUDY REQUIRED		
Lodging Uses			
Hotel or motel <input type="checkbox"/>	8 per room		
Office Uses			
Financial institution <input type="checkbox"/>	200 per 1,000 SF		
Medical clinic <input type="checkbox"/>	35 per 1,000 SF		
Office <input type="checkbox"/>	12 per 1,000 SF		
Residential Uses			
Multifamily <input type="checkbox"/>	7 per DU		
Retirement housing <input type="checkbox"/>	5 per DU		
Single family <input type="checkbox"/>	10 per DU		
Retail and Personal Service Uses			
Auto service center <input type="checkbox"/>	22 per 1,000 SF		
Bar, lounge, or tavern <input type="checkbox"/>	150 per 1,000 SF		
Commercial amusement (inside) <input type="checkbox"/>	150 per 1,000 SF		
General merchandise/personal service <input type="checkbox"/>	140 per 1,000 SF		
Restaurant without drive-thru <input type="checkbox"/>	350 per 1,000 SF		
Restaurant with drive-thru <input type="checkbox"/>	500 per 1,000 SF		
Coffee shop with drive-thru <input type="checkbox"/>	1,500 per 1,000 SF		
Motor vehicle fueling station <input type="checkbox"/>	200 per pump		
Vehicle display, sales, and service <input type="checkbox"/>	30 per 1,000 SF		
Wholesale, Distribution and Storage Uses			
Warehouse, Mini-warehouse <input type="checkbox"/>	2 per 1,000 SF		
Other			
<input type="checkbox"/>			
Total Trip Ends:			

*IMPORANT: Average rates are based on selected uses from the ITE Trip Generation Manual, 10th Edition (2017) and may not necessarily apply to specific developments. Trip rates for uses not listed therein must be determined from surveys of similar existing uses. Applicant must consult with staff before assuming any other average trip generation rates or equations (where applicable) and/or any adjustments thereof (including pass-by, internal capture, or mode split reductions). The director reserves the right to review and approve any deviations from these base rates.

APPLICANT:		CASE NUMBER:	
LOCATION:		PHONE NUMBER:	



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APPROXIMATE AMOUNTS REQUIRING TRAFFIC STUDY

Industrial



100,000 SF

Warehouse



500,000 SF

Lodging



125 rooms

Financial Institution



5,000 SF

Medical Clinic



28,000 SF

Office



83,000 SF

Multifamily



140 D.U.

Single Family



100 D.U.

Retirement Housing



200 D.U.

General Retail



7,000 SF

Commercial Amusement



6,500 SF

Bar, Lounge or Tavern



6,500 SF

Restaurant w/o Drive-Thru



2,900 SF

Restaurant w/ Drive-Thru

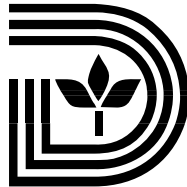


2,000 SF

Coffee Shop w/ Drive-Thru



667 SF



CITY OF DALLAS

SUSTAINABLE DEVELOPMENT & CONSTRUCTION ENGINEERING WAIVER OF TRAFFIC IMPACT ANALYSIS

Applicant:	Telephone #:
Project Location:	
Lot/Block #:	MAPSCO #:
Description of Request:	
EXISTING Zoning: _____	Max trips/day: _____ based on existing uses.
PROPOSED Zoning: _____	Max trips/day: _____ based on proposed uses.

The Engineering Section has been requested to determine if a Traffic Impact Analysis (TIA) will be required for this zoning change. Based on information provided to us, we have determined that a TIA is not required for the following reason(s):

- The proposal generates fewer than 1,000 trips/day or 100 trips/hour and is not a school.
- The proposal consists of low/medium density residential uses and will not have a significant impact on the street system.
- The proposal generates more than 1,000 additional trips/day or 100 trips/hour; however, the street system will have sufficient capacity.
- The proposal generates more than 1,000 additional trips/day or 100 trips/hour; however, a previous study provides enough information for us to properly review the request.

COMMENTS:

Senior Transportation Engineer: _____ Date: _____
David Nevarez, P.E., PTOE

NOTE: Waiver is valid for zoning applications submitted within 180 days of approval date.
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