

MEMORANDUM

Ref: 1813A

To: Wayne Morrill, Vice President
Jones & Beach Engineers, Inc.

From: Stephen G. Pernaw, P.E., PTOE

Subject: Proposed Continuing Care Retirement Community
New London, New Hampshire

Date: August 2, 2022

On July 2, 2018, Pernaw & Company, Inc. prepared a *"Traffic Impact Assessment"* memorandum to quantify the traffic impacts associated with the proposed Continuing Care Retirement Community (CCRC) located on Parkside Road in New London, New Hampshire. At that time the development proposal included a CCRC with 120-units. The current development has been recently modified and now includes 178-units, comprised of 106 independent living in larger building, 60 memory care units and 12 independent living cottages (see Attachment 1). Since publication of the initial study, the ITE Trip Generation Manual has been updated and the latest edition (11th) has been utilized.

Table 1 shows the updated trip generation summary with increases of +3 vehicle-trips during the AM peak hour period and -22 vehicle-trips during PM peak hour period (see Attachments 2-17).

Three additional vehicle-trips during the AM peak hour translates into one additional trip every 20 minutes, on average, during this peak hour period. These additional vehicle-trips will not alter the intersection capacity and Level of Service results contained in our previous memorandum in a meaningful way. Trip reductions are anticipated during the worst-case PM peak hour period. From a driver's perspective traversing the study area, the impact on traffic operations will be de minimis. The findings and recommendations contained in our original report remain valid in light of this recent change.

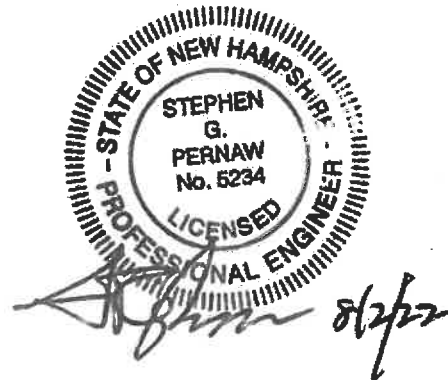


Table 1 **Trip Generation Summary**

	Previous Development Proposal ¹ (120 Units)	Current Development Proposal ¹ (178 Units)	Change
Weekday AM Peak Hour			
Entering	24 veh	16 veh	-8 veh
Exiting	<u>13 veh</u>	<u>24 veh</u>	<u>+11 veh</u>
Total	37 trips	40 trips	+3 trips
Weekday PM Peak Hour			
Entering	28 veh	25 veh	-3 veh
Exiting	<u>43 veh</u>	<u>24 veh</u>	<u>-19 veh</u>
Total	71 trips	49 trips	-22 trips
Weekday Total (24 hrs.)			
Entering	233 veh	293 veh	+60 veh
Exiting	<u>233 veh</u>	<u>293 veh</u>	<u>+60 veh</u>
Total	466 trips	586 trips	+120 trips

¹ITE Land Use Code 255 - Continuing Care Retirement Community
²ITE Land Use Code 251- Senior Adult Housing - Single-Family (12 Dwelling Units) See attachment 2
²ITE Land Use Code 252 - Senior Adult Housing - Multifamily (106 Dwelling Units) See attachment 3
⁴ITE Land Use Code 254 - Assisted Living - See attachment 4
⁵ITE Land Use Code 255 - CCRC (previous proposal was 120 dwelling units) See attachment 5

ATTACHMENTS

Land Use: 251

Senior Adult Housing—Single-Family

Description

12 DU

Senior adult housing—single-family sites are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household.

Residents in these communities are typically considered active and requiring little to no medical supervision. The percentage of retired residents varies by development. The development may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreational facilities. They generally lack centralized dining and on-site health facilities.

The dwelling units can be either detached or attached. The types of housing types represented by sites in the database include traditional single-family detached homes, patio homes, duplexes, and townhouses. Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Senior adult housing—multifamily (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related land uses.

Additional Data

Caution should be used when applying trip rates for this land use as it may contain a wide variety of studies ranging from communities with very active, working residents to communities with older, retired residents. As more data become available, consideration will be given to future stratification of this land use.

Many factors affected the trip rates for detached senior adult housing. Factors such as the average age of residents, development location and size, affluence of residents, employment status, and vehicular access should be taken into consideration when conducting an analysis. Some developments were located within close proximity to medical facilities, restaurants, shopping centers, banks, and recreational activities.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the six sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 98 percent of the units were occupied.

Land Use: 252

Senior Adult Housing—Multifamily

Description

Senior adult housing—multifamily sites are ^{106 DU} independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household.

Residents in these communities are typically considered active and requiring little to no medical supervision. The percentage of retired residents varies by development. The development may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreational facilities. They generally lack centralized dining and on-site health facilities.

The dwelling units share both floors and walls with other units in the residential building. Senior adult housing—single-family (Land Use 251), congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related land uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, and the 2000s in Alberta (CAN), California, Maryland, New Hampshire, New Jersey, Ontario (CAN), and Pennsylvania.

Source Numbers

237, 272, 576, 703, 734, 970, 1060

Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation. 60 BOD?

The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents.

Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Oregon, Pennsylvania, Tennessee, Texas, and Utah.

Source Numbers

244, 573, 581, 611, 725, 876, 877, 912, 1016, 1029

Land Use: 255

Continuing Care Retirement Community

Description

Prev. proposal was 120 units

A continuing care retirement community (CCRC) is a land use that provides multiple elements of senior adult living. A CCRC enables a resident to transition in place from independent living to increased care as the medical needs of the resident change. Housing options may include various combinations of senior adult housing (both single-family and multifamily), congregate care, assisted living, and nursing home. The community may also contain special services such as medical, dining, recreational, communal transportation, and some limited, supporting retail facilities. A CCRC is usually a self-contained village. Senior adult housing—single-family (Land Use 251), senior adult housing—multifamily (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254), and nursing home (Land Use 620) are related uses.

Additional Data

Caution should be used when applying these data. CCRC developments consist of various housing components (dwelling units, rooms, and beds) that often exist in varying proportions. Therefore, the use of a single housing component may not fully represent the trip generation characteristics of these communities. The comprehensive independent variable—units—is the descriptor used in the data plots. This variable represents an aggregate of dwelling units for the single-family and congregate components of the CCRC and the beds in the assisted living component. To illustrate the varying proportions of housing options that exist in the database, the following table describes the residential units for nine of the CCRCs in the database.

Living Accommodations at CCRCs		
Dwelling Units	Beds	Total CCRC Units
215 (82%)	46 (18%)	261
220 (59%)	151 (41%)	371
620 (86%)	100 (14%)	720
312 (65%)	166 (35%)	478
210 (85%)	37 (15%)	247
323 (73%)	120 (27%)	443
233 (66%)	121 (34%)	354
209 (86%)	33 (14%)	242
234 (71%)	94 (29%)	328

A complete study of CCRCs requires future analysis of their various components. Therefore, it is important to collect as much information as possible. At the very least, the total number of

Graph Look Up

Query

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 251

LAND USE GROUP: (200-299) Residential

LAND USE: 251 - Senior Adult Housing - Single-Family

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 12

Data Plot and Equation

DATA STATISTICS

Land Use: Senior Adult Housing - Single-Family (251) [Click for Description and Data Plots](#)

Independent Variable: Dwelling Units

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 15

Avg. Num. of Dwelling Units: 646

Average Rate: 4.31

Range of Rates: 2.90 - 6.66

Standard Deviation: 1.07

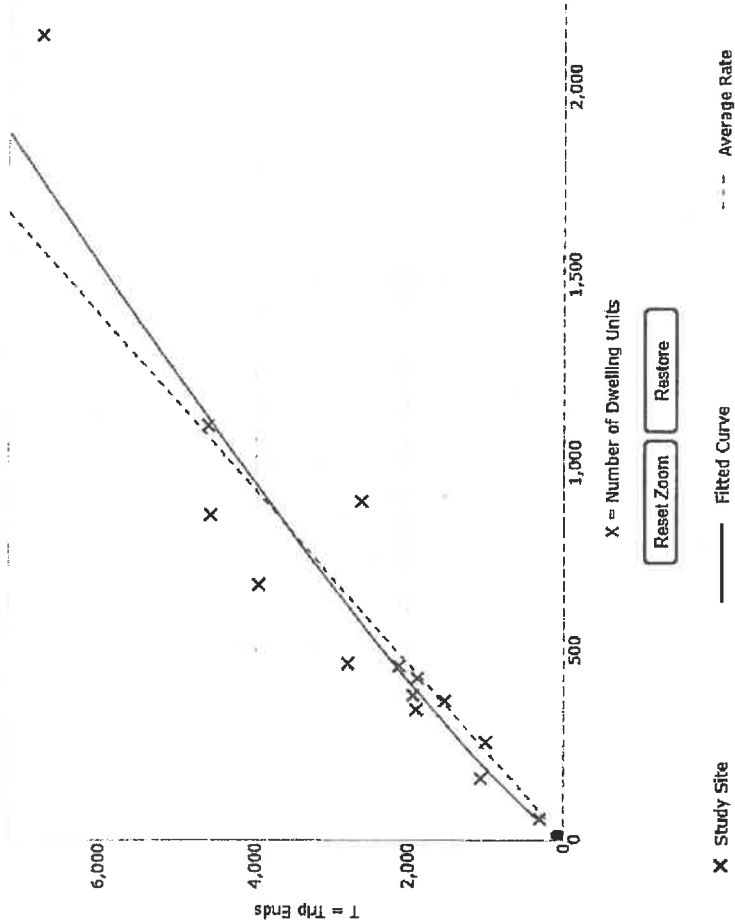
Fitted Curve Equation: $\ln(T) = 0.85 \ln(X) + 2.47$

R²: 0.94

Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends: Average Rate: 52 (Total), 26 (Entry), 26 (Exit)

Fitted Curve: 98 (Total), 49 (Entry), 49 (Exit)



Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Graph Look Up

Query

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 251

LAND USE GROUP: (200-299) Residential

LAND USE: 251 - Senior Adult Housing - Single-Family

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

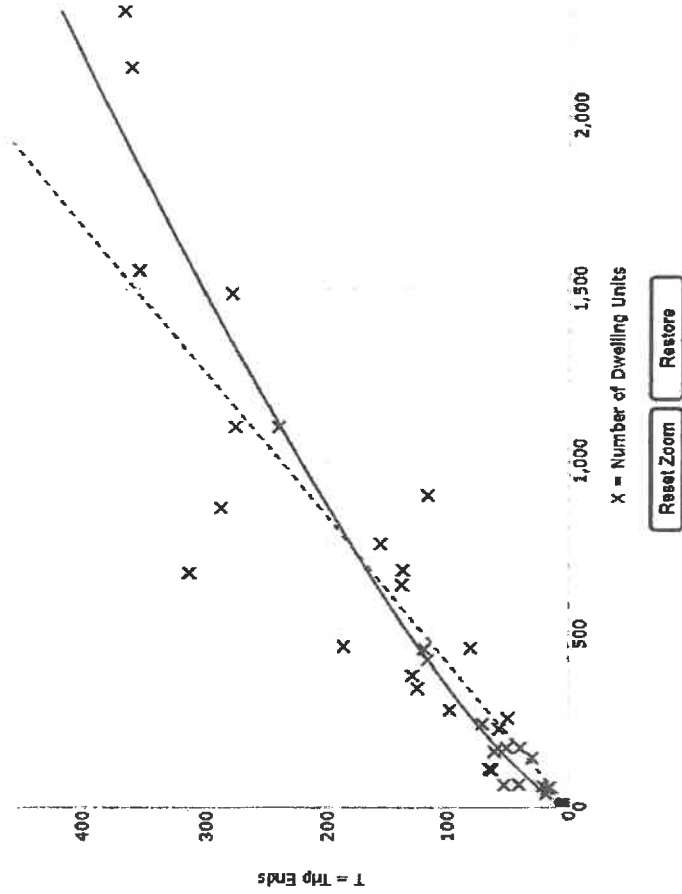
INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIP S: 12

Data Plot and Equation



DATA STATISTICS

Land Use: Senior Adult Housing - Single-Family (251) [Click for Description and Data Files](#)

Independent Variable: Dwelling Units

Time Period: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 34

Avg. Num. of Dwelling Units: 557

Average Rate: 0.24

Range of Rates: 0.13 - 0.84

Standard Deviation: 0.10

Fitted Curve Equation:
 $\ln(T) = 0.76 \ln(X) + 0.18$

R²: 0.99

Directional Distribution:
33% entering, 67% exiting

Calculated Trip Ends:
Average Rate: 3 (Total), 1 (Entry), 2 (Exit)
Fitted Curve: 6 (Total), 3 (Entry), 5 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Query

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 251

LAND USE GROUP: (200-299) Residential

LAND USE: 251 - Senior Adult Housing - Single-Family

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

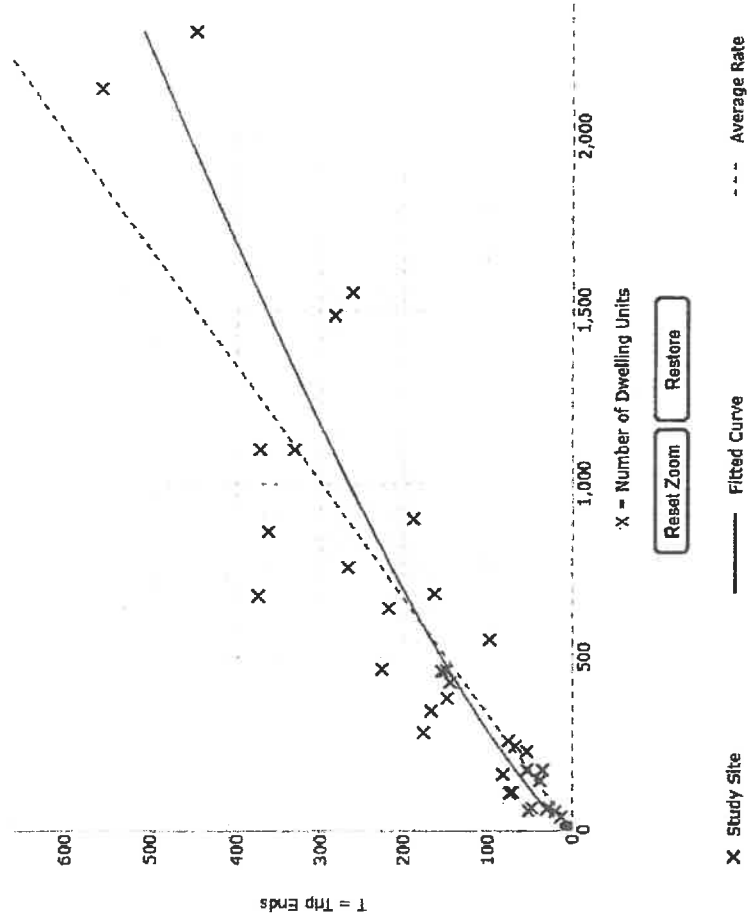
INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 12 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Senior Adult Housing - Single-Family (251) [Click for Description and Data Plots](#)

Independent Variable: Dwelling Units

Time Period: Weekday

Peak Hour of Adjacent Street Traffic: One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 35

Avg. Num. of Dwelling Units: 556

Average Rate: 0.30

Range of Rates: 0.17 - 0.95

Standard Deviation: 0.12

Fitted Curve Equation: $\ln(T) = 0.78 \ln(X) + 0.20$

R²: 0.86

Directional Distribution: 61% entering, 39% exiting

Calculated Trip Ends: Average Rate: 4 (Total), 2 (Entry), 2 (Exit)
Fitted Curve: 6 (Total), 5 (Entry), 3 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.



Query

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 252

LAND USE GROUP: (200-299) Residential

LAND USE: 252 - Senior Adult Housing - Multifamily

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

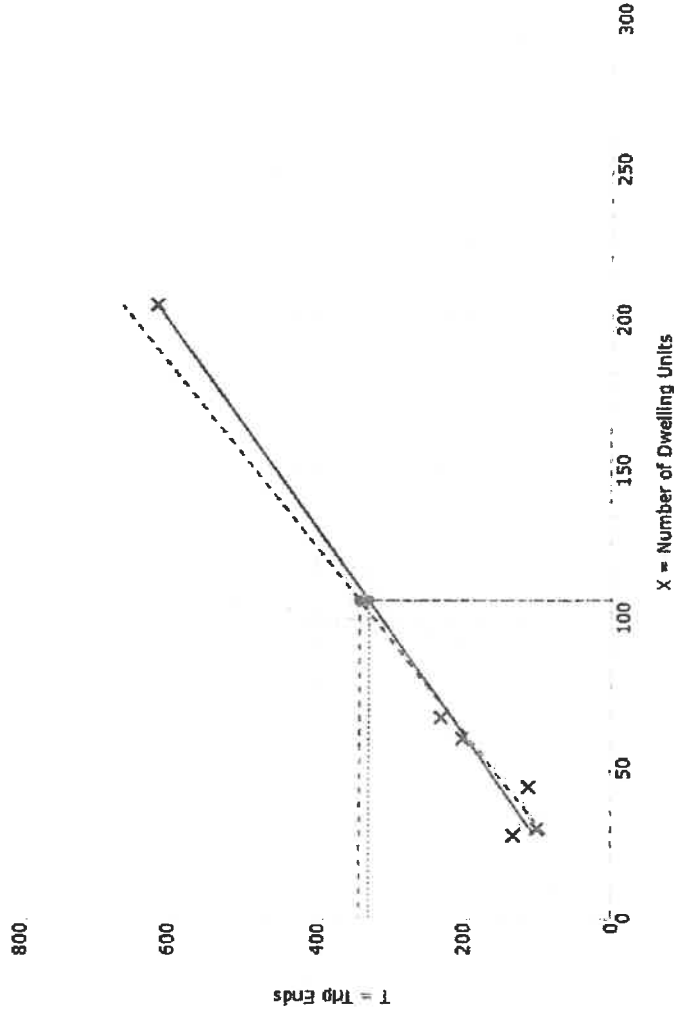
INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 106

Data Plot and Equation



X Study Site --- Fitted Curve - - - - Average Rate

DATA STATISTICS

Land Use: Senior Adult Housing - Multifamily (252) [Click for Description and Data File](#)

Independent Variable: Dwelling Units

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 6

Avg. Num. of Dwelling Units: 72

Average Rate: 3.24

Range of Rates: 2.59 - 4.79

Standard Deviation: 0.53

Fitted Curve Equation: $T = 2.89(X) + 24.82$

R²: 0.99

Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends: Average Rate: 343 (Total), 171 (Entry), 172 (Exit)
Fitted Curve: 331 (Total), 165 (Entry), 166 (Exit)



Query

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 252

LAND USE GROUP: (200-299) Residential

LAND USE: 252 - Senior Adult Housing - Multifamily

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 106 Calculate

DATA STATISTICS

Land Use: Senior Adult Housing - Multifamily (252) [Click for Description and Data Plot](#)

Independent Variable: Dwelling Units

Time Period: Weekday

Peak Hour of Adjacent Street Traffic: One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 9

Avg. Num. of Dwelling Units: 73

Average Rate: 0.20

Range of Rates: 0.13 - 0.27

Standard Deviation: 0.04

Fitted Curve Equation: $T = 0.19(X) + 0.90$

R^2 : 0.85

Directional Distribution: 34% entering, 66% exiting

Calculated Trip Ends: Average Rate 21 (Total) 7 (Entry), 14 (Exit)

Fitted Curve 21 (Total) 7 (Entry), 14 (Exit)

Data Plot and Equation

$T = \text{Trip Ends}$

$X = \text{Number of Dwelling Units}$

Reset Zoom Reset Restore

X Study Site — Fitted Curve - - - Average Rate



Query

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
252

LAND USE GROUP:
(200-299) Residential

LAND USE:
252 - Senior Adult Housing - Multifamily

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
106

DATA STATISTICS

Land Use:
Senior Adult Housing - Multifamily (252) [Click for Description and Data Plots](#)

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
9

Avg. Num. of Dwelling Units:
73

Average Rate:
0.25

Range of Rates:
0.16 - 0.36

Standard Deviation:
0.06

Fitted Curve Equation:
 $T = 0.25(X) + 0.07$

R²:
0.84

Directional Distribution:
56% entering, 44% exiting

Calculated Trip Ends:
Average Rate: 27 (Total), 15 (Entry), 12 (Exit)
Fitted Curve: 27 (Total), 15 (Entry), 12 (Exit)

Data Plot and Equation

X = Number of Dwelling Units

Graph Look Up

Query

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 254

LAND USE GROUP: (200-299) Residential

LAND USE: 254 - Assisted Living

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): Beds

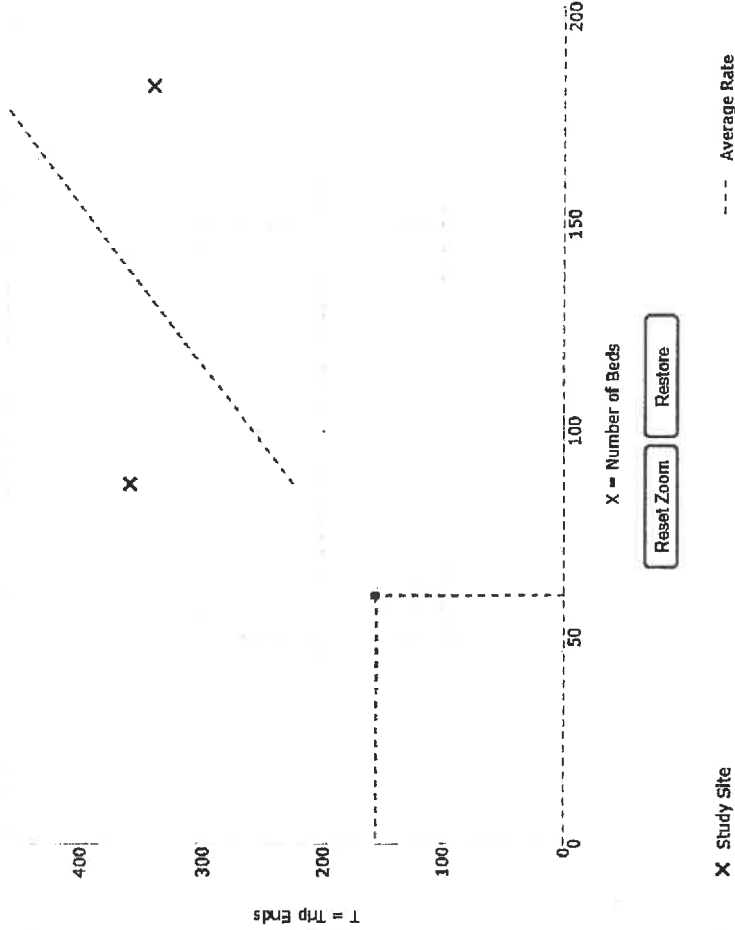
TIME PERIOD: Weekday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 60

Data Plot and Equation

Caution -- Small Sample Size



DATA STATISTICS

Land Use: Assisted Living (254). [Click for Description and Data Plots](#)

Independent Variable: Beds

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 2

Avg. Num. of Beds: 135

Average Rate: 2.80

Range of Rates: 1.88 - 4.14

Standard Deviation: .***

Fitted Curve Equation:

Not Given

R²: .***

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 156 (Total), 78 (Entry), 78 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Graph Look Up

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

LAND USE GROUP: (200-299) Residential

LAND USE: 254 - Assisted Living

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

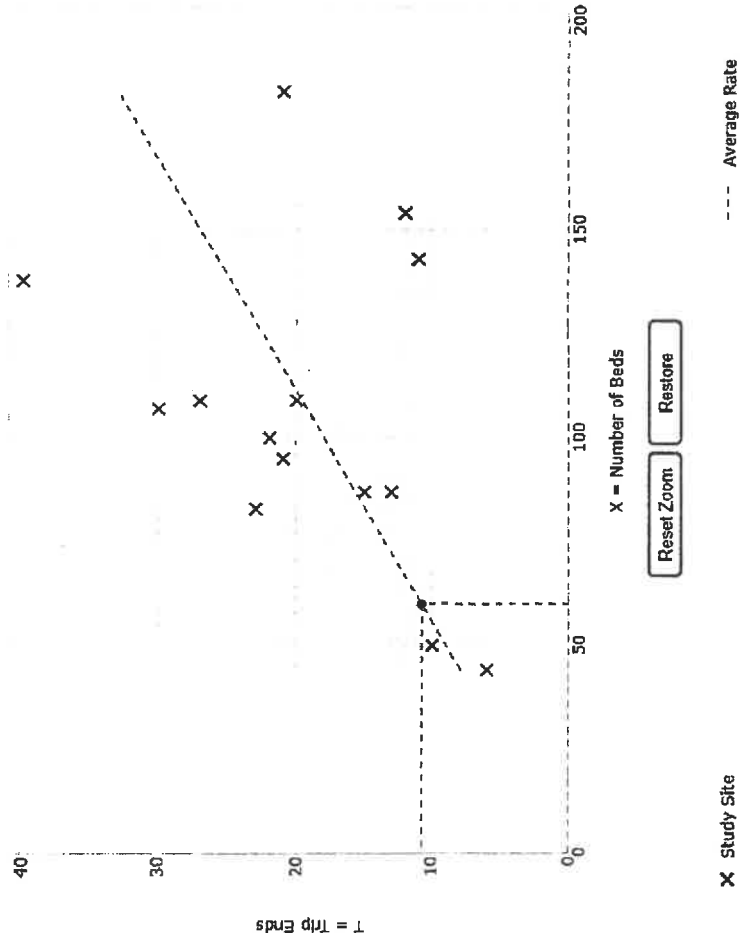
INDEPENDENT VARIABLE (IV): Beds

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

Data Plot and Equation



DATA STATISTICS

Land Use: Assisted Living (254) [Click for Description and Data Fields](#)

Independent Variable: Beds

Time Period: Weekday
 Peak Hour of Adjacent Street Traffic
 One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 14

Avg. Num. of Beds: 106

Average Rate: 0.18

Range of Rates: 0.08 - 0.29

Standard Deviation: 0.08

Fitted Curve Equation: Not Given

R²: ***

Directional Distribution: 60% entering, 40% exiting

Calculated Trip Ends:
 Average Rate: 11 (Total), 6 (Entry), 5 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Graph Look Up

Query

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 254

LAND USE GROUP: (200-299) Residential

LAND USE: 254 - Assisted Living

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

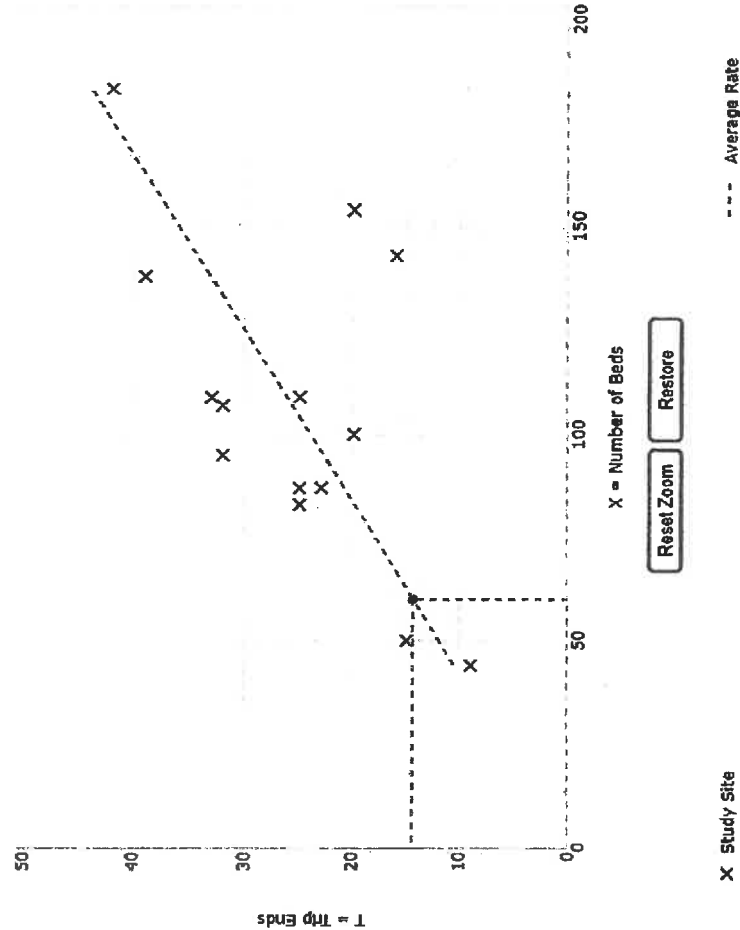
INDEPENDENT VARIABLE (IV): Beds

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 60

Data Plot and Equation



DATA STATISTICS

Land Use: Assisted Living (254) [Click for Description and Data Plots](#)

Independent Variable: Beds

Time Period: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 14

Avg. Num. of Beds: 106

Average Rate: 0.24

Range of Rates: 0.11 - 0.34

Standard Deviation: 0.07

Fitted Curve Equation: Not Given

R²:

Directional Distribution: 39% entering, 61% exiting

Calculated Trip Ends: Average Rate: 14 (Total), 5 (Entry), 9 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Graph Look Up

Query

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 255

LAND USE GROUP: (200-299) Residential

LAND USE: 255 - Continuing Care Retirement Community

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): Units

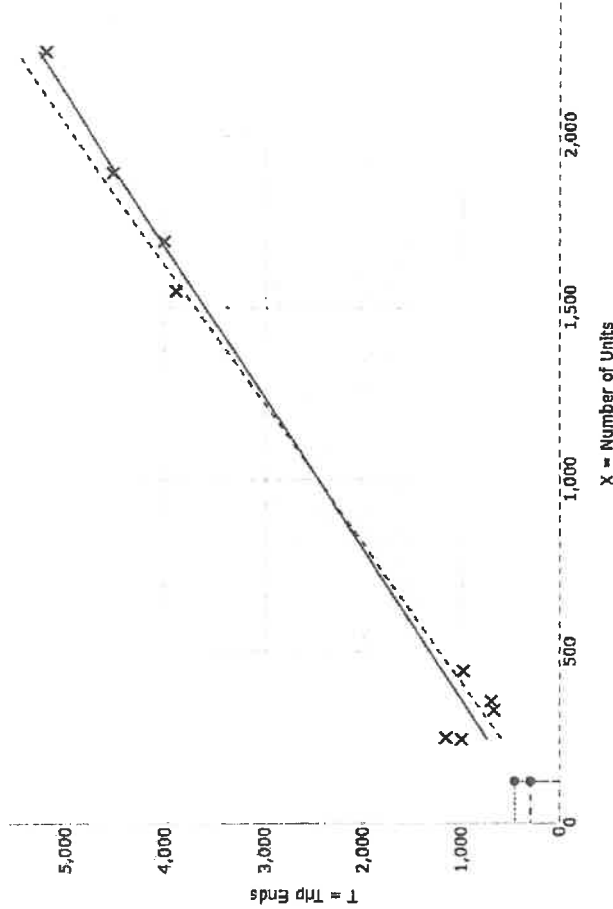
TIME PERIOD: Weekday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 120

Calculate

Data Plot and Equation



Reset Zoom Restore

X Study Site Fitted Curve Average Rate

DATA STATISTICS

Land Use: Continuing Care Retirement Community (255) Click for Description and Data Plots

Independent Variable: Units

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 9

Avg. Num. of Units: 998

Average Rate: 2.47

Range of Rates: 1.98 - 4.71

Standard Deviation: 0.52

Fitted Curve Equation: $T = 2.28(X) + 191.69$

R²: 0.98

Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends: Average Rate: 2.46 (Fitted: 1.10 (Entry), 4.19 (Exit))
 Fitted Curve: 465 (Total), 232 (Entry), 233 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

Query

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 255

LAND USE GROUP: (200-299) Residential

LAND USE: 255 - Continuing Care Retirement Community

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

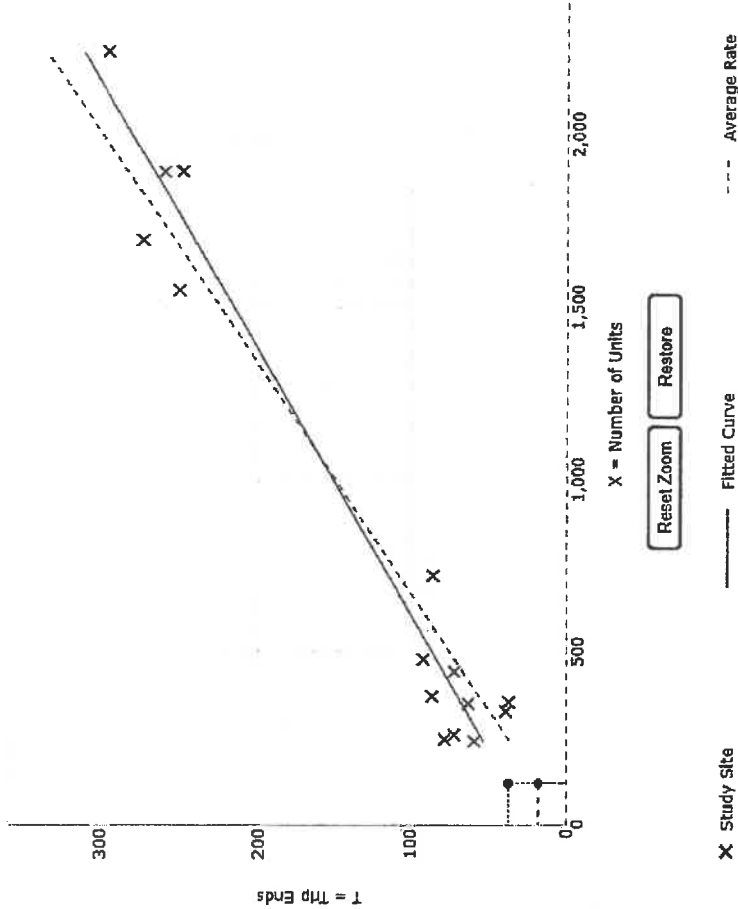
INDEPENDENT VARIABLE (IV): Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 120 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Continuing Care Retirement Community (255) Click for Description and Data Plots

Independent Variable: Units

Time Period: Weekday

Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 15

Avg. Num. of Units: 871

Average Rate: 0.15

Range of Rates: 0.10 - 0.32

Standard Deviation: 0.04

Fitted Curve Equation: $T = 0.13(X) + 21.60$

R²: 0.95

Directional Distribution: 65% entering, 35% exiting

Calculated Trip Ends:

Average Rate: 18 (Total), 12 (Entry), 6 (Exit)
Fitted Curve: 37 (Total), 24 (Entry), 13 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Query

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 255

LAND USE GROUP: (200-299) Residential

LAND USE: 255 - Continuing Care Retirement Community

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

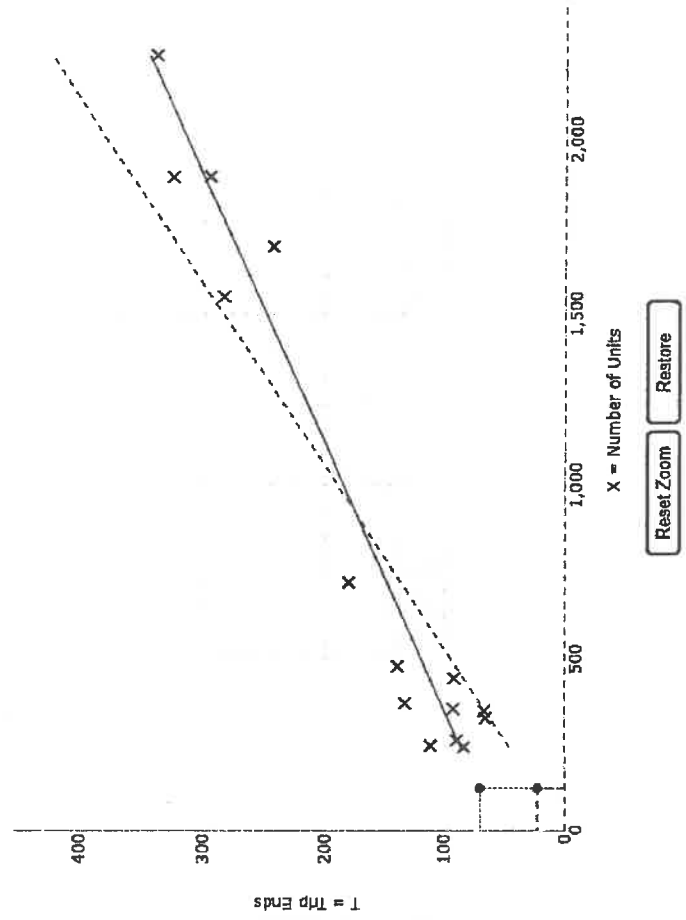
INDEPENDENT VARIABLE (IV): Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 120 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use: Continuing Care Retirement Community (255) Click for Description and Data Plots

Independent Variable: Units

Time Period: Weekday
 Peak Hour of Adjacent Street Traffic
 One Hour between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 15

Avg. Num. of Units: 871

Average Rate: 0.19

Range of Rates: 0.14 - 0.45

Standard Deviation: 0.07

Fitted Curve Equation: $T = 0.13(X) + 55.26$

R^2 : 0.94

Directional Distribution: 39% entering, 61% exiting

Calculated Trip Ends:
 Average Rate: 20 (Total): 9 (Entry), 11 (Exit)
 Fitted Curve: 71 (Total), 28 (Entry), 43 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.