

MEMORANDUM

TO: Jon Riewald
The Pizzuti Companies

FROM: Doyle Clear
Trans Associates, Inc.

DATE: September 28, 2020

SUBJECT: Giant Eagle, German Village, Columbus, Ohio
Vehicle-Trip Generation Comparison
Existing vs Proposed Use
Pizzuti00-19208

It is our understanding the existing Giant Eagle located in Schumacher Place (see Figure 1) may or may not renew their lease that is scheduled to expire on 12/31/2020. Accordingly, The Pizzuti Companies are exploring potential redevelopment opportunities that would change the land-use to multi-family residential with retail. This memorandum compares the volume of vehicular traffic generated by the site associated with the existing and proposed land-uses. These comparisons are based on trip generation factors as published by the Institute of Transportation Engineers,

Existing Use

The current land-use is a Giant Eagle grocery store. The size of the existing Giant Eagle store was taken from the Franklin County Auditor's website which identifies the building as 30,300 square feet.

Proposed Use

The proposed use is based on a site plan prepared by NBBJ regarding a development option as provided by Pizzuti Companies. As proposed, the 5-story development would contain 344 residential units and 7,500 square feet of retail space on the ground level.

ITE Trip Rates

The calculation of traffic volumes associated with the existing and proposed developments were based on factors contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition*.

The ITE trip generation factors as applied to the development components are shown in the following table. The resultant calculated traffic volumes, on daily and peak hour bases, are also presented.

Vehicle-Trip Generation

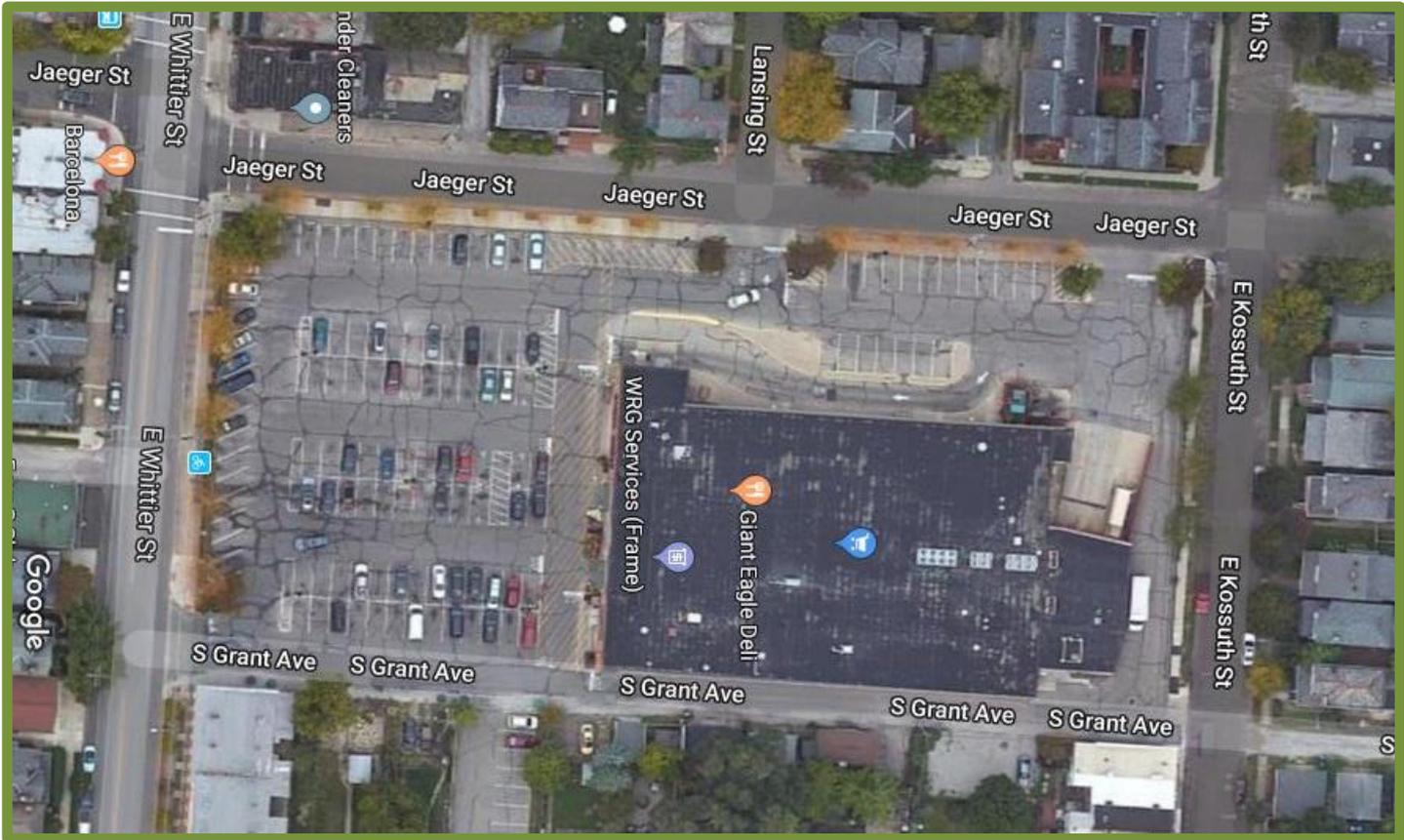
ITE Land Use	Generation Rate			Variable	Trips		
	Daily	AM	PM		Daily	AM	PM
850 Supermarket	106.78	3.82	9.24	30.3 KSF	3,235	116	280
EXISTING LAND USE TRIPS					3,235	116	280
221 Multifamily, Mid Rise	5.44	0.36	0.44	344 DU	1,871	124	151
814 Variety Store	63.47	3.18	6.84	7.5 KSF	476	24	51
PROPOSED LAND USE TRIPS					2,347	148	202

As the table shows, the proposed land-use is expected to generate fewer daily and PM peak hour trips -- and just slightly more trips during the AM peak hour. It should be noted, however, that the estimates associated with the proposed retail component were based on ITE land-use code 814 which has one of the higher trip rates for retail.

Additionally, TA understands that Pizzuti Companies believe that the actual number of trips generated by the Giant Eagle site is higher than the trips estimated using the ITE trip rates because the Giant Eagle parking lot is being used by customers going to adjacent businesses. While changing this site land-use would prevent those people from using this surface lot, it would not eliminate those trips from the roadway network as they would just park someplace else.

Summary

Based on ITE trip generation factors, the existing development generates about 3,240 daily trips whereas the proposed use would generate about 2,350 daily trips. That results in about 890 fewer daily trips – or about 72% of the traffic associated with the current use.



 SCALE: N.T.S.	 Small Firm Client Experience, Big Firm Capabilities 941 Chatham Lane, Suite 319 Columbus, Ohio, 43221 / (614) 459-7930	PROJECT NO. PIZZUT100-19208	FIGURE
		PROJECT: Giant Eagle-German Village	1
TITLE: Existing Site		D.B. <u>DI</u>	C.B. <u>SPK</u>
		REV. <u> </u>	