



June 27, 2016

Ms. Margaret Haugh, AICP  
 Town of Hillsborough  
 Planning Department  
 101 E. Orange Street  
 Hillsborough, NC 27278



Re: Waterstone Lots 15 & 17

Dear Margaret,

The purpose of this letter report is to assess the trip generation of Waterstone Lots 15 and 17 under previous and current zoning conditions.

Under the previous zoning Lot 15 was allowed to develop up to 240,000 SF of non-residential. Lot 17 was allowed to develop as either non-residential at a 0.25 FAR (a maximum of 272,250 SF) or multifamily at 12 units per acre (a maximum of 300 units).

It is our understanding that the current zoning redefined the size and allowable development intensity of these parcels generally as follows.

- Lot 15 – approximately 4 acres; a maximum of 100,000 SF of non-residential
- Lot 17 – approximately 48.75 acres; a maximum of 200 single family units (attached or detached)

Table 1 Waterstone Lots 15 & 17 ITE Traffic Generation (Vehicles)								
Land Use Code	Land Use	Intensity	Daily		AM Peak Hour		PM Peak Hour	
			In	Out	In	Out	In	Out
<b>Previous Zoning Conditions</b>								
710	General Office	240,000 SF	1406	1406	375	51	65	318
220	Apartments	300 Units	971	971	30	121	119	64
<b>Total Previous Zoning</b>			<b>2377</b>	<b>2377</b>	<b>405</b>	<b>172</b>	<b>184</b>	<b>382</b>
<b>Current Zoning Conditions</b>								
710	General Office	100,000 SF	657	657	168	23	32	158
230	Townhomes	200 Units	588	588	15	75	71	35
<b>Total Current Zoning</b>			<b>1245</b>	<b>1245</b>	<b>183</b>	<b>98</b>	<b>103</b>	<b>193</b>
<b>Trip Reduction Percentage</b>			<b>-47.6%</b>		<b>-51.3%</b>		<b>-47.7%</b>	

A trip generation analysis was conducted for the two zoning scenarios using the rates and equations presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition. As reflected in the table above, the current zoning scenario is expected to generate 2490 daily trips, 281 AM peak hour trips and 296 PM peak hour trips, whereas the previous zoning condition would generate 4754 daily trips, 577 AM peak hour trips and 566 PM peak hour trips. In general, the current zoning results in a trip reduction of approximately a 50%.

Note that, for a more conservative comparison, I have assumed the less intense (residential) option for Lot 17 under the previous zoning condition. If the more intense (nonresidential) land use were assumed, the resulting trip reduction would be even more dramatic. If you have additional questions please contact me at (919) 653-5874.

Sincerely,

KIMLEY-HORN AND ASSOCIATES



Earl Lewellyn, P.E.  
Associate

ec: Mr. Mitch Huff, Lennar  
Mr. Ryan Akers, McAdams Co.  
Mr. Brian Purdy, McAdams Co.