
January 20, 2023
Via Hand Delivery

City of Fairfax
Department of Community Development & Planning
10455 Armstrong Street
Fairfax, VA 22030

Attn: Brooke Hardin, AICP, Director

**Re: Trip Generation Comparison
Taco Bell Fast Food Restaurant
w/ Drive-Thru
Boulevard Marketplace; Parcel D
10120 Fairfax Boulevard
City of Fairfax, Fairfax County, VA
DT # 3486 22-02730**

Dear Mr. Hardin:

Dynamic Traffic has prepared the following assessment to determine the traffic impact associated with development of a site located along the westbound side of Fairfax Boulevard (US Route 50) in the City of Fairfax, Fairfax County, Virginia. The site is designated as Boulevard Marketplace; Parcel D and is located within the CR – Commercial Retail zone. The site is currently developed with a parking area and has been previously approved for the construction of a 5,055 SF Retail Building and separately, a 3,500 SF Bank with Drive-Thru; however, the previously approved uses have not been constructed. It is proposed to construct a 2,256 SF Taco Bell Fast Food Restaurant with Drive-Thru (The Project). Access to the site is currently provided via one full movement driveway and two right in/right out driveways along Fairfax Boulevard (US Route 50) and one full movement driveway along Plantation Parkway. As part of The Project, no changes are proposed to the existing access points.

Trip Generation Comparison

Trip generation projections were prepared utilizing trip generation research data as published in the Institute of Transportation Engineers' (ITE) publication, *Trip Generation, 11th Edition*. This publication sets forth trip generation rates based on empirical traffic count data conducted at numerous research sites. Trip generation projections for the Project were prepared utilizing Land Use Code (LUC) 934 – Fast-Food Restaurant with Drive-Through Window and trip generation projections for a comparable permitted use were prepared utilizing LUC 822 – Strip Retail Plaza and LUC 912 – Drive-In Bank. The following compares the anticipated site generated trips for the proposed use and the previously approved uses on the site.

**Table I
 Trip Generation Comparison**

Use	Trip Type	AM PSH			PM PSH		
		In	Out	Total	In	Out	Total
5,055 SF Retail (Previously Approved)	Total	7	5	12	24	24	48
	Passby	-	-	-	-	-	-
	Primary	7	5	12	24	24	48
3,500 SF Bank w/ Drive-Thru (Previously Approved)	Total	20	15	35	37	37	74
	Passby	6	4	10	13	13	26
	Primary	14	11	25	24	24	48
2,256 SF Taco Bell w/ Drive – Thru (Proposed)	Total	52	49	101	39	36	75
	Passby	26	25	51	21	20	41
	Primary	26	24	50	18	16	34

As shown in the table above, the proposed use is anticipated to generate an increase of 25 primary peak hour trips during the weekday morning peak hour compared to the previously approved bank use and a reduction of 14 primary peak hour trips during the weekday evening peak hour compared to both previously approved uses. It should be noted that the difference in number of new trips falls below the industry accepted standard of a significant increase in traffic of 100 trips. Based on *Transportation Impact Analysis for Site Development*, published by the ITE “it is suggested that a transportation impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during the adjacent roadways’ peak hour or the development’s peak hour.” Hence, it is not anticipated that the change in use have any perceptible impact on the traffic operation of the adjacent roadway network. This level of trip generation will not create any discernible impact on existing traffic flows.

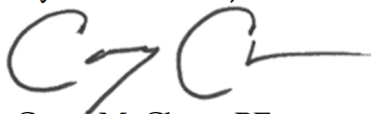
Conclusion

Based upon our Trip Generation Comparison as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system of the City of Fairfax and the Virginia Department of Transportation (VDOT) will not experience any significant degradation in operating conditions with the development of the site.

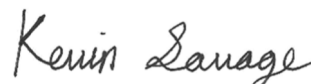
If you have any questions on the above, please do not hesitate to contact me.

Sincerely,

Dynamic Traffic, LLC



Corey M. Chase, PE
 Principal



Kevin M. Savage, PE, PTOE
 Principal