

**STANISLAUS COUNCIL OF GOVERNMENTS
CONGESTION MANAGEMENT PROGRAM
TRIP GENERATION
THRESHOLD WORKSHEET**

Project: _____ Jurisdiction: _____

	(1)	(2)	(3)=(1) x (2)	(4)	(5)=(3) x (4)
RESIDENTIAL	Acres	DUs/Acre	DUs	Trip Rate	Trips/Day
Agricultural				10	
Estates				10	
Low Density (<8 du / ac)				10	
Medium Density (8-15 du / ac)				10	
High Density (>15 du / ac)				6	

	Acres	GFA/Acre	1000 SF	Trip Rate	Trips / Day
COMMERCIAL					
Retail Center < 50,000 sf				130	
“ “ 50-99,000 sf				80	
“ “ 100 – 300,000 sf				60	
“ “ > 300,000 sf				45	
Specialty Retail				40	
Downtown Commercial				25	
Service Commercial				25	
Highway Commercial				50	

	Acres	GFA/Acre	1000 SF	Trip Rate	Trips / Day
INDUSTRIAL					
Light (incl. Warehouse)				7	
Heavy				1.5	
Industrial Park				7	
Mini Storage				3	

	Acres	GFA/Acre	1000 SF	Trip Rate	Trips / Day
OFFICE					
General (incl. Office or Business Park)				15	
Medical				34	
Government				69	

	Schools	Students / Schools	Students	Trip Rate	Trips / Day
EDUCATION					
Elementary				1.1	
Junior High				1.1	
High School				1.4	

	Acres	_____ per Acre	_____	Trip Rate	Trips / Day
OTHER					

TOTAL

**STANISLAUS COUNCIL OF GOVERNMENTS
CONGESTION MANAGEMENT PROGRAM
GENERAL PLAN AMENDMENT
MODEL UPDATE DATA SHEET**

JURISDICTION

TRAFFIC ZONE
(StanCOG will fill in)

Project Description: _____

Site Size (acres): _____

(1)	(2)	(3)	(4)	(5) = (3) x (4)	(6)
PROPOSED GPA Designations	Land Use	Acres	DUs / Ac GPA/ Ac or FAR	Size DUs, SF etc.	Pop /DU or Emps/1000 sf

CURRENT Gen Plan Designations	Land Use	Acres	DUs / Ac GPA/ Ac or FAR	Size DUs, SF etc.	Pop /DU or Emps/1000 sf

NOTES:

Model Update Data Sheet

The sole purpose of the Model Update Data Sheet is to provide the basic information needed to update the transportation model to include those GPAs which are approved by the agencies. It is anticipated that this sheet will be filled out at the same time the Threshold Worksheet is prepared for submittal to StanCOG. Therefore, “proposed” refers to the proposed general plan designations for the site at that point in time, and “current” refers to the current general plan designations for the site at that point in time. If the agency does not approve the GPA, then this information will not be used in the annual model update.

Column 1 – This is the General Plan designation for the site of the proposed GPA. It is not the zoning category, although it will be closely related to it.

Column 2 – This is the land use category (e.g., SF residential, specialty retail, general office, industrial park). Feel free to use easily understood abbreviations.

Column 3 – This is the size of the land use in acres. If there are several uses, show the size of each use. The total of this column should add up to the total size of the GPA site.

Column 4 – This is the development density of the land use. For residential uses, this is expressed in dwelling units per acre (DU/Acre). For most non-residential uses, this is expressed in gross floor area per acre (GFA/Acre) of buildings. You may also use a floor area ratio (FAR) if that is available.

Column 5 – This is the result of multiplying Column 3 by Column 4. It is the number of dwelling units, the gross floor area expressed in thousands, the number of students, etc.

Column 6 – This is the population density (persons per household) or the employment density (employees per 1,000 square feet) for the land use. These values are critical for updating the transportation model, because the input data to the model are households, population, and employees.

StanCOG staff will carry the calculation to the next step and compute the number of employees or population by multiplying Column 5 by Column 6. It is not necessary to calculate the trip generation difference on this sheet, because the model does this automatically.

**TRIP GENERATION THRESHOLD WORKSHEET
LAND USE CATEGORY DEFINITIONS**

RESIDENTIAL

Agricultural	Housing that is incidental to agricultural uses in areas with an agricultural designation
Estates	Rural residential units on large parcels (up to 5 acres)
Low Density	Single family housing, with a density of less than 8 dwellings per acre
Medium Density	Single family or multiple family housing, with a density in the range of 8 to 15 dwellings per acre
High Density	Single family or multiple family housing, with a density of more than 15 dwellings per acre

COMMERCIAL

Retail Center	Use these categories for shopping center developments within the various size ranges shown. This category does not apply to stand alone, single tenant developments.
Specialty	Use this category for stand alone, single family developments which tend to specialize in the sale of particular merchandise (e.g., garden supplies, hardware/paint, apparel, etc.)
Downtown	Use this category for commercial uses in the downtown core; normally a wide range of commercial uses are permitted in areas with this designation. This is a commercial category and should not be used for uses that are clearly not commercial/retail in nature.
Service	Use this category for service commercial uses (e.g., appliance repair, auto repair, plumbing repair).
Highway	Use this category for commercial land uses which tend to derive their patronage primarily from traffic traveling on adjacent highways. This category would typically apply to outlying developments, and would not apply to commercial uses in an urban, downtown, or strip commercial setting.

INDUSTRIAL

- Light** Use this category for those industrial uses which typically produce small manufactured goods, which don't typically require large open areas for material and equipment storage, and which tend to have relatively high employee densities. Include areas which are expected to have warehouse uses.
- Heavy** Use this category for industrial uses which produce large manufactured goods, require large open areas on-site, and which tend to have low employee densities.
- Ind. Park** Use this category for mixed use developments which may have a variety of industrial uses, including light and heavy industrial warehousing, manufacturing, and perhaps a limited amount of offices.
- Mini Storage** Use this category for mini warehouse and storage uses, regardless of size.

OFFICE

- General** Use this category for typical general office uses, including business services, real estate offices, insurance offices, etc. Also use this category for Office parks or business parks, which are expected to have mixed uses, but with a large percentage being offices.
- Medical** Use this category for medical offices, including doctors, dentists, medical services, veterinarians, etc.
- Government** Use this category for post offices, city halls, county welfare offices, county courthouses, police stations, fire department administrative offices, etc. (Treat fire stations as general offices.)

EDUCATION

These categories apply to stand-alone public or private school campuses. Other school uses (such as churches with a private school, preschools, business colleges, truck driving schools, uses that include classroom space in addition to other uses) should be treated as distinctly different uses in the "OTHER" category. School department administrative offices belong in the General Office category.

OTHER

For land use designations not covered by the categories above, supply the needed information about size, density, and trip rate. Include such uses as mixed use developments, uses for which more project-specific trip rates are available, and any use which just doesn't seem to clearly fit in the other categories.