RAMEY KEMP ASSOCIATES
Moving forward.

T 336 725 5470

PO Box 26932
Winston Salem, NC 27114

May 4, 2021

Mr. Jeffrey Fansler
Deputy Director of Transportation - Winston Salem
101 N Main Street
Winston Salem, North Carolina 27101

Subject: Trip Generation Comparison – Front Street Capital
Forsyth County, North Carolina

Dear Mr. Fansler:

This letter provides a summary of the trip generation comparison between land uses / densities from the previously approved Traffic Assessment for the Wallburg Road Site [submitted by RKA on June 10, 2019], and the land uses / densities shown in the most recent site plan. The property in question is located on the east side of Wallburg Road north of Sherlie Weavil Road in Forsyth County, North Carolina. See attached for most recent site plan.

Trip Generation

Based on the previously submitted traffic study, the development was expected to consist of up to four (4) buildings with up to a total of 660,000 square feet of manufacturing space. The square footage for each building can be found below:

- Building 1 ("Distribution Warehouse") - 500,000 square feet
- Building 2 ("Warehouse 1") – 30,800 square feet
- Building 3 ("Warehouse 2") – 100,000 square feet
- Building 4 ("Warehouse 3") – 25,000 square feet

In order to provide a conservative estimate of the trip generation potential for the site, it was assumed that all 660,000 square feet of the site would operate as manufacturing. The average weekday AM and PM peak hour trips were estimated using methodology contained within the ITE Trip Generation Manual, 10th Edition. Table 1 summarizes the trip generation potential from the previously approved study.

RAMEY KEMP ASSOCIATES
Moving forward.

T 336 725 5470

PO Box 26932
Winston Salem, NC 27114

Table 1: Previously Approved Trip Generation Potential

Land Use (ITE Code)	Density	Weekday 24 Hour Volumes	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Manufacturing (140)	660,000 Square Feet	2,246	315	122	188	250

It is our understanding that there has been a modification in terms of both density and usage. Based on the most recent coordination with Stimmel Associates, PA, the proposed development is now anticipated to consist of up to three (3) buildings that total up to 751,050 square feet. The square footage for each building can be found below:

- Building 1 ("Distribution Warehouse") - 610,000 square feet
- Building 2 ("Warehouse 1") – 30,800 square feet
- Building 3 ("Warehouse 2") – 110,250 square feet

With the updated site plan, it is our understanding that Building 1 (610,000 square feet) will operate as a distribution facility, while Buildings 2 and 3 (141,050 total square feet) could still operate under the manufacturing land use. The average weekday AM and PM peak hour trips were again estimated using methodology contained within the ITE Trip Generation Manual, 10th Edition. Table 2 summarizes the trip generation potential based on most recent discussions.

Table 2: New Trip Generation Potential

Land Use (ITE Code)	Density	Weekday 24 Hour Volumes	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Manufacturing (140)	141,050 Square Feet	606	86	34	50	66
General Office (710)	610,000 Square Feet	854	38	11	17	44
TOTAL		1,460	124	45	67	110

RAMEY KEMP ASSOCIATES
Moving forward.

T 336 725 5470

PO Box 26932
Winston Salem, NC 27114

Table 3: Trip Generation Comparison

Trip Generation Scenario	Weekday Trips	Weekday AM Peak Hour Trips	Weekday PM Peak Hour Trips
Previously Submitted Traffic Assessment	2,246	437	438
Most Recent Site Plan	1,460	169	177
Difference in Trips	-786	-268	-261

Findings and Summary

The calculations provided in this letter are estimations of the trip generation potential for the site based on the ITE Trip Generation Manual, 10th Edition data and provide a comparison between the previously approved trip generation potential and the updated trip generation potential. Based on the trip generation results, the proposed site is expected to generate approximately 786 less trips over a typical 24-hour weekday, approximately 268 less trips during the AM peak hour, and approximately 261 less trips during the PM peak hour.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,
Ramey Kemp Associates

Chase Smith, P.E.
Traffic Engineering Project Manager

Attachments: Updated Site Plan