

September 21, 2020

County of Albemarle
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

RE: Premier Apartments – Trip Generation

To Whom It May Concern:

The Project will connect to Premier Circle, an existing private road with two connections to Route 29. One connection is a right-in right-out only. The second connection, further north on Route 29, is a full-signalized intersection. A sidewalk will be added along the property frontage on Premier Circle. This will provide pedestrian access from the site to the existing sidewalk along Route 29.

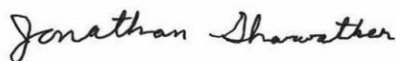
The current commercial zoning, Highway Commercial, allows for uses such as a grocery store. There was a site plan submitted for a Lidl Grocery store submitted to Albemarle County in 2017 (SDP201700007). Per the table below the proposed development under this rezoning will generate approximately 1 third as many trips as that by right development would have generated. Thus, the added traffic will be much less than uses allowed by right.

LAND USE	ITE CODE	AMOUNT	UNITS	ADT	WEEKDAY					
					AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Existing Zoning										
Supermarket	850	35,962	SF (GFA)	3,840	82	55	137	186	178	364
TOTAL				3,840	82	55	137	186	178	364
Proposed Zoning										
General Office	710	15,000	SF (GFA)	168	35	6	41	3	16	19
Multi-Family Housing (Low-Rise)	221	140	Dwelling Units	1,018	15	51	66	50	29	80
TOTAL				1,186	50	56	106	53	45	98
Net Difference - Trips				-2,654	-32	1	-31	-132	-133	-265
% Difference				-69.1%	-39.3%	2.4%	-22.7%	-71.3%	-74.6%	-72.9%

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 10th Edition (2017)

If you have any questions or comments, please feel free to give me a call at 434.327.1681.

Sincerely,



Jonathan Showalter, PE
Project Manager