



Site Plan Review – Traffic Impact Analysis (TIA)



PURPOSE

Assess the expected traffic impact of a project under review, with a specific development program identifying the type and amount of each land use. This review is conducted with a specified build out year.

STUDY LEVEL



- Approval of conceptual site plan showing specific land uses and access layout for the site.



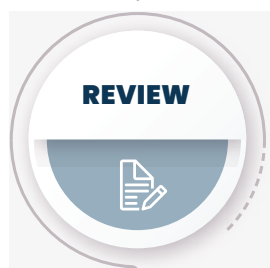
- Trip Distribution (where will the trips go) - using Urban Area Model or Manual Distribution?
- Trip Generation (how many trips will there be, and when?) - Institute of Transportation Engineers' (ITE) rates or specific rate for unclassified/unique uses
- Study area (where will the trips impact) - based on number and distribution. Look at (1) road segments and (2) intersections for impacts



- Historical traffic counts - used to develop traffic growth rates
- Current daily traffic counts - provided by state or local government sources
- Peak-hour counts - provided by Traffic Engineer from field



- Develop background growth - apply growth rates to existing counts
- Review conditions - show (1) current roadway needs, (2) needs based on background growth, and (3) needs based on project
- Analyze - Intersections, Road Segments, and Multi-modal needs



- Provide draft analysis to local government, County, and state (as applicable) for review
- Respond to technical review comments
- Finalize report and identify improvements needed to roadway system as a result of the project - identify their proportionate share of impacts.

WHAT IS A PROPORTIONATE SHARE?

*Florida state law provides that a development must show that adequate roadway infrastructure is in place, or planned and funded, prior to a development moving forward. However, the law provides that a project is only liable for their share of the impact on a roadway, and that payment of their **proportionate share** qualifies as meeting their obligations.*

01

Using approved TIA, identify the roadway segments and intersections that are failing as a result of (1) existing conditions, (2) background traffic growth, and (3) the proposed project

02

Exclude any segments that are failing as a result of current conditions or background growth, as required by Florida Statutes.

03

Calculate the percentage of impact that the proposed project has on the failing segment or intersection.

04

Apply the project's percentage to the costs to upgrade the segment or intersection.

05

Enter into an agreement for payment or construction of improvements, which is Impact Fee Creditable.