Memorandum

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FROM:        William B. Page, P.E.
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SUBJECT:     308 Anderson, LLC – Trip Generation/Traffic Study
DATE:        15 July 2020

TRIP GENERATION
As per ITE Land Use Code: Apartment (220) of Trip Generation, we offer the following conclusions regarding the impact on the traffic of the proposed apartment building on Anderson Street and Lookout Avenue in Hackensack, NJ:

Weekday – A.M. Peak Hour
Number of Dwelling Units: 15
Average Rate: 0.55
Directional Distribution: 29% Entering, 71% Exiting
Total Entering: (15 x 0.55) 29% = 2.3925 = 3 cars
Total Exiting: (15 x 0.55) 71% = 5.8575 = 6 cars
Assume 50% of cars enter from/exit to Anderson Street, 50% of cars enter from/exit to Lookout Avenue

Weekday – P.M. Peak Hour
Number of Dwelling Units: 15
Average Rate 0.67
Directional Distribution: 61% Entering, 39% Exiting
Total Entering: (15 x 0.67) 61% = 6.1305 = 7 cars
Total Exiting: (15 x 0.67) 39% = 3.9195 = 4 cars
Assume 50% of cars enter from/exit to Anderson Street, 50% of cars enter from/exit to Lookout Avenue
Saturday – Peak Hour
Number of Dwelling Units: 15
Average Rate 0.52
Directional Distribution: 50% Entering, 50% Exiting
Total Entering: (15 x 0.52) 50% = 3.9 = 4 cars
TotalExiting: (15 x 0.52) 50% = 3.9 = 4 cars
Assume 50% of cars enter from/exit to Anderson Street, 50% of cars enter from/exit to Lookout Avenue

Based on our findings, the apartment building has an exceptionally low impact on the traffic of Anderson Street and Lookout Avenue. Assuming 50% of the cars enter from/exit to Anderson Street and the other 50% of the cars enter from/exit to Lookout Avenue, the traffic on each way is minimized even further.

In addition, given that the building is in close proximity to a train station, some of the tenants could just walk from the building to the station which generates even less trips compared to our findings.