Table 4
Permitted Use Traffic Volumes

Use	Size	Trip Type	Morning Peak			Evening Peak		
			In	Out	Total	In	Out	Total
Office (1)	228,500 sq. ft	New	207	34	241	40	200	240
Total Trips			**207**	**34**	**241**	**40**	**200**	**240**

(1) ITE Land Use Code 710 – Office Building

Table 5
Comparison of New Trips Generated

Scenario	Morning Peak			Evening Peak		
	In	Out	Total	In	Out	Total
Proposed Use	79	62	141	54	59	113
Prior Use – Bank/Office	79	35	114	72	88	160
Difference	-	-27	-27	+18	+29	+47
Permitted Use –Office	207	34	241	40	200	240
Difference	+128	-28	+100	-14	+141	+127

The prior use of the site by PNC/office building generates less morning traffic (-27 vph) and more evening traffic (+47). An office building with a maximum floor area ratio would have 100 to 127 more peak-hour trips with a greater impact on projected traffic conditions along Washington Street and Gartner Road compared to the proposed or prior uses for the site. A smaller office building of 120,000 square feet could be built with a similar trip generation of the proposed use.

Trip Distribution

The trip distribution for a commercial development is based on a combination of the existing traffic volumes going by the site and the road network. The existing traffic flows heavily influenced the distribution of site traffic. The trip distribution for the site is shown on **Table 6** and **Figure 4**.