

# VETTRA Co. *Transportation Planning & Engineering Services*

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August 25, 2021

*via Email*

IVI Strategies, LLC  
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*email [BFlynn@enggroupe.com](mailto:BFlynn@enggroupe.com)*

RE: **Project Ivy (previously Sycamore Grove/Oakenwold)**  
Stafford County, Virginia

SUBJ: **Trip Generation Comparison**

Dear Sir/Madam:

I am pleased to provide this memo providing a *ITE Trip Generation (10<sup>th</sup> Edition)* comparison of the newly proposed use versus the previously approved TIA for the referenced property in central Stafford County, Virginia. Also included in the proposed project are trips to/from the proposed off-site 633-space storage lot located on Mountain View Road. These storage space trips are based on a traffic study by VETTRA Company for the Potomac Creek Storage Lot project located nearby along Centreport Parkway.

In place of the previously proposed mix-use (residential/office/retail) the current proposal consists of a 933,120 gsf (gross square feet) Non-Sort "High-Cube Fulfillment Center" (ITE # 155). Following is a brief comparison of these two (2) proposals:

	<u>AM Pk.Hr.</u>	<u>PM Pk.Hr.</u>	<u>SAT Pk.Hr.</u>	<u>Daily (VPD)</u>
Previously Approved:	341	955	1,180	9,796
Currently Proposed:	214	185	260	2,353

Results show significantly less trips with the currently proposed use.

I trust that this provides pertinent information as requested. Please feel free to call me if you have any questions.

Sincerely,  
**VETTRA Company**

*Vernon E. Torney*

Vernon E. Torney, M.ASCE  
President/Owner

cc:

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