

Pothes Land Development Talking Points

June 12, 2023

The following summary addresses comments relating to the potential land use developments for the Pothes development site.

Volume Impact

- The table below compares the total trips generated for the Pothes development site between the currently proposed development and a 150,000 square foot shopping center.
- The proposed development includes multi-family housing for up to 440 units, up to 20,000 square feet of commercial and retail space, a 50-unit hotel, and a food cart area. It also assumes the removal of the existing Orchard View Shopping Center and any associated existing trips.
- The total building footprint for the proposed development buildings is approximately 176,000 square feet.
- The difference in volumes shows that commercial developments typically generate significantly larger amounts of traffic than residential developments and are likely to have a greater impact on the traffic operations of the surrounding roadway network.

Pothes Development Comparison												
	Weekday Trips			AM Peak Hour Trips			PM Peak Hour Trips			Sat Peak Hour Trips		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Total Trips for Proposed Development	1,220	1,220	2,440	20	110	130	105	60	165	65	70	135
Total Commercial Trips (150,000 sq. ft.)*	5,065	5,065	10,130	160	100	260	380	400	780	485	450	935
Difference in Total Trips Generated	3,845	3,845	7,690	140	-10	130	275	340	615	420	380	800

*Total trips based off a 150,000 square foot shopping center