



TRIUMPH

Triumph Engineering & Design, Inc.

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MEMORANDUM

Date: August 25, 2022
From: Triumph Engineering & Design, Inc.
Andrew Andre, P.E.
Subject: Trip Generation Analysis
3860 Research Park Drive
Marijuana Dispensary



INTRODUCTION

This Memorandum presents the result of the trip generation evaluation for the proposed change of use at 3860 Research Park Drive, Ann Arbor, MI from Restaurant and Retail Center to Adult Use and Medical Marijuana Dispensary and Consumption Lounge.

- The project is located near the southeast intersection of S. State Street and Research Park Drive.
- The proposed development includes 4,560 square feet of Adult Use and Medical Marijuana Dispensary on the first floor and 4,560 square feet for a consumption lounge on the second floor.
- In August 2015, the City of Ann Arbor approved the site plan which included an all-suite Staybridge Suites hotel and two-story 9,120 square foot retail building.
- The purpose of the evaluation is to conduct a comparison between the uses within the 9,120 square foot building from the approved retail to the proposed Adult Use and Medical Marijuana Dispensary.
- The "Trip Generation Manual", 11th Edition used land code 882 for the Adult Use and Medical Marijuana Dispensary and land use code 971 (brewery tap room) to estimate the trips generated from the Consumption Lounge on the second floor.



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- It is understood that a full transportation analysis is only required by the City of Ann Arbor if the proposed use exceeds 50 additional trips from the previously submitted Traffic Impact Study dated April 3, 2015 with retail use within the 9,120 square foot building.

EVALUATION

Approved Trip Generation

The April 3, 2015 Traffic Impact Study for the 9,120 square foot building was estimated to generate (247) trips in the AM Peak and (93) trips in the PM peak.:

Table 1: 2015 Approved Trip Generation

Land Use	Land Use Code	Unit	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Coffee/Donut without Drive-thru	936	2,280 S.F.	126	121	247	46	47	93
Specialty Retail Center	826	6,840 S.F.	0	0	0	8	11	19
Total Trips-Developments			126	121	247	46	47	93

Proposed Trip Generation

The number of AM and PM peak hour trips that would be generated by the proposed developments was forecast based on data published by ITE in the “Trip Generation Manual”, 11th Edition. The number of trips expected to be generated by the proposed project during the weekday AM peak and PM peak was calculated. The trip generation shown represents the trip generation using ITE land use code 882 and 971. The modified land use development is estimated to generate (51) trips in the AM Peak and (131) trips in the PM peak.



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Table 2: Trip Generation

Land Use	Land Use Code	Unit	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Consumption Lounge (Brewery Tap Room)	971	4,570 S.F.	3	0	3	26	19	45
Marijuana Dispensary	882	4,570 S.F.	25	23	48	43	43	86
Total Trips-Developments			28	23	51	69	62	131

SUMMARY

Modifying the land use from Coffee/Donut shop and Specialty Retail Center to Adult Use and Medical Marijuana Dispensary and Consumption Lounge will reduce the number of trips by 247 during AM Peak and 35 Trips during PM Peak.