Land Use: 710
General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Additional Data

If two or more general office buildings are in close physical proximity (within walking distance) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

The average building occupancy varies considerably among the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Connecticut, Georgia, Indiana, Kentucky, Maine, Minnesota, Montana, New Hampshire, New Jersey, Ontario (CAN), Texas, Utah, and Virginia.

Source Numbers

404, 407, 408, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061, 1219, 1221

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DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 710

LAND USE GROUP: (700-799) Office

LAND USE : 710 - General Office Building

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

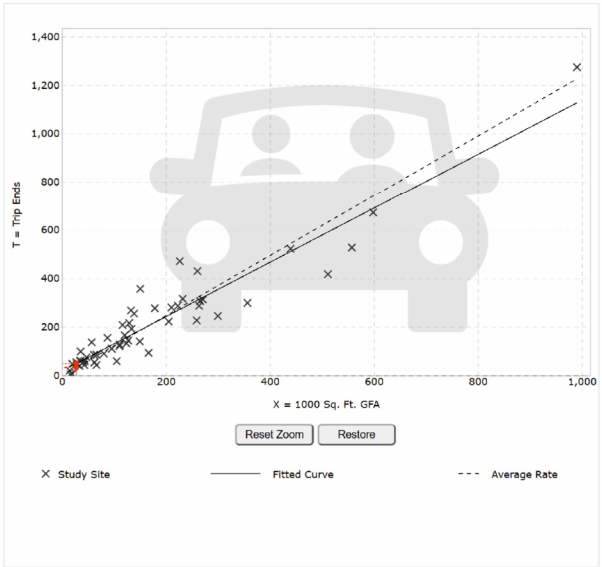
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Stre

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 27 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
General Office Building (710) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
54

Avg. 1000 Sq. Ft. GFA:
170

Average Rate:
1.24

Range of Rates:
0.32 - 2.83

Standard Deviation:
0.40

Fitted Curve Equation:
T = 1.12(X) + 19.95

R^2:
0.89

Directional Distribution:
88% entering, 12% exiting

Calculated Trip Ends:
Average Rate: 33 (Total), 29 (Entry), 4 (Exit)
Fitted Curve: 50 (Total), 44 (Entry), 6 (Exit)

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Query | Filter

DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 710

LAND USE GROUP: (700-799) Office

LAND USE : 710 - General Office Building

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

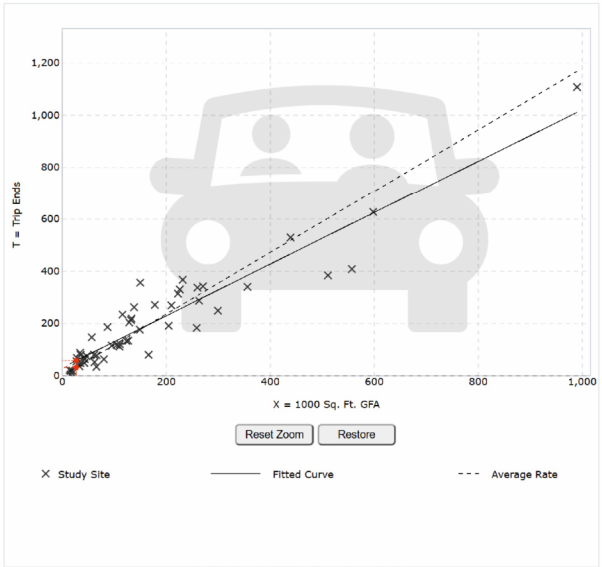
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Stre

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 27 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
General Office Building (710) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
53

Avg. 1000 Sq. Ft. GFA:
166

Average Rate:
1.18

Range of Rates:
0.26 - 2.59

Standard Deviation:
0.41

Fitted Curve Equation:
T = 0.99(X) + 31.14

R^2:
0.89

Directional Distribution:
16% entering, 84% exiting

Calculated Trip Ends:
Average Rate: 32 (Total), 5 (Entry), 27 (Exit)
Fitted Curve: 58 (Total), 9 (Entry), 49 (Exit)

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Land Use: 714
Corporate Headquarters Building

Description

A corporate headquarters building is a single tenant office building with a gross floor area that is larger than 10,000 square feet and houses the corporate headquarters of a company or organization. The building generally consists of offices, meeting rooms, space for file storage and data processing, a restaurant or cafeteria, and other service functions.

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Connecticut, New Jersey, New York, Ohio, Oregon, Pennsylvania, and Vermont.

Source Numbers

406, 444, 524, 552, 717, 862, 904, 1219

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DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 714

LAND USE GROUP: (700-799) Office

LAND USE : 714 - Corporate Headquarters Buildin

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

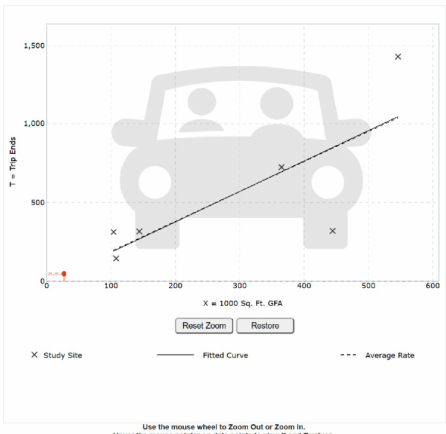
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Stre

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 77 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Corporate Headquarters Building (714) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
6

Avg. 1000 Sq. Ft. GFA:
285

Average Rate:
1.80

Range of Rates:
0.72 - 3.01

Standard Deviation:
0.87

Fitted Curve Equation:
T = 1.93(X) - 9.01

R^2:
0.80

Directional Distribution:
98% entering, 5% exiting

Calculated Trip Ends:
Average Rate: 51 (Total), 49 (Entry), 2 (Exit)
Fitted Curve: 43 (Total), 41 (Entry), 2 (Exit)

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DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 714

LAND USE GROUP: (700-799) Office

LAND USE : 714 - Corporate Headquarters Building

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

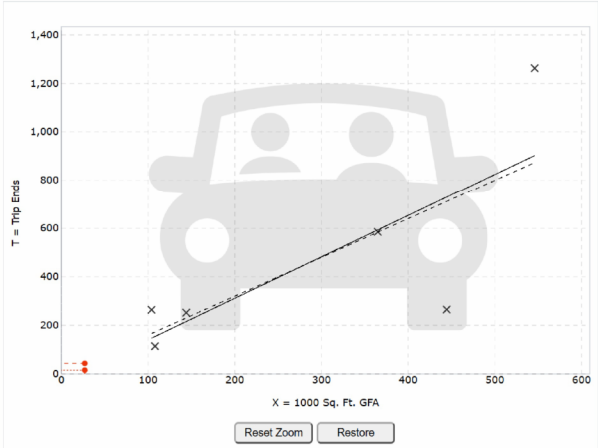
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Stre

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 27 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Corporate Headquarters Building (714) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
6

Avg. 1000 Sq. Ft. GFA:
285

Average Rate:
1.60

Range of Rates:
0.60 - 2.54

Standard Deviation:
0.77

Fitted Curve Equation:
T = 1.71(X) - 30.70

R^2:
0.60

Directional Distribution:
8% entering, 92% exiting

Calculated Trip Ends:
Average Rate: 43 (Total), 3 (Entry), 40 (Exit)
Fitted Curve: 15 (Total), 1 (Entry), 14 (Exit)

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Land Use: 715
Single Tenant Office Building

Description

A single tenant office building has a gross floor area that is greater than 10,000 square feet and contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria.

Additional Data

The sites were surveyed in the 1990s and the 2000s in Missouri, New Jersey, and New York.

Source Numbers

407, 510, 701

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DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 715

LAND USE GROUP: (700-799) Office

LAND USE : 715 - Single Tenant Office Building

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

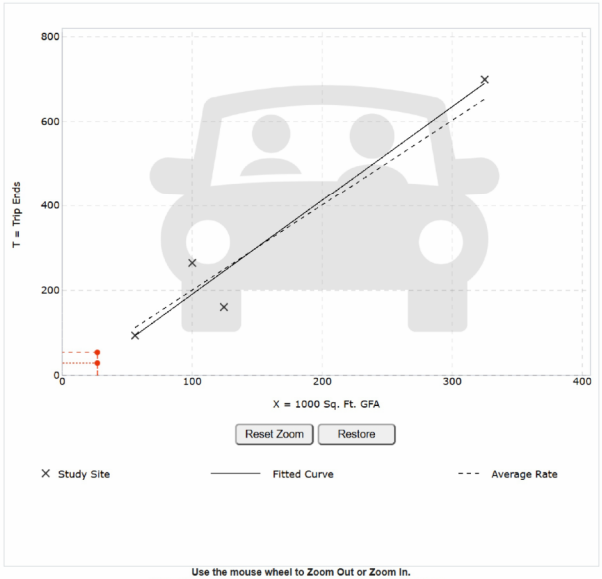
TIME PERIOD: Weekday, Peak Hour of Adjacent Stre

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 27 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Single Tenant Office Building (715) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
4

Avg. 1000 Sq. Ft. GFA:
151

Average Rate:
2.01

Range of Rates:
1.29 - 2.65

Standard Deviation:
0.51

Fitted Curve Equation:
T = 2.22(X) - 30.81

R^2:
0.94

Directional Distribution:
69% entering, 11% exiting

Calculated Trip Ends:
Average Rate: 54 (Total), 48 (Entry), 6 (Exit)
Fitted Curve: 29 (Total), 26 (Entry), 3 (Exit)

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DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 715

LAND USE GROUP: (700-799) Office

LAND USE : 715 - Single Tenant Office Building

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

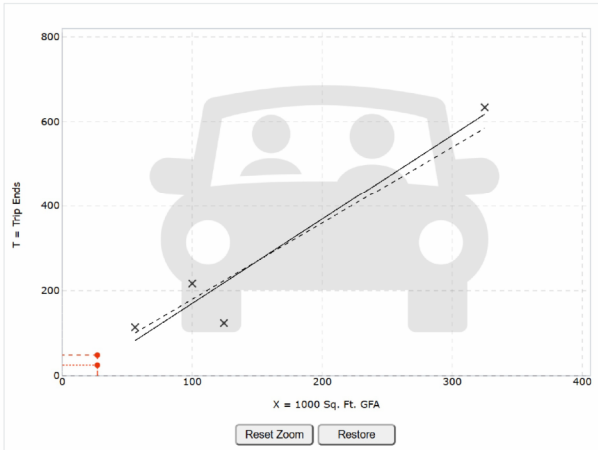
TIME PERIOD: Weekday, Peak Hour of Adjacent Stre

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 27 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Single Tenant Office Building (715) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
4

Avg. 1000 Sq. Ft. GFA:
151

Average Rate:
1.80

Range of Rates:
1.00 - 2.17

Standard Deviation:
0.48

Fitted Curve Equation:
T = 1.99(X) - 28.75

R^2:
0.93

Directional Distribution:
15% entering, 85% exiting

Calculated Trip Ends:
Average Rate: 49 (Total), 7 (Entry), 42 (Exit)
Fitted Curve: 25 (Total), 4 (Entry), 21 (Exit)

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Land Use: 730
Government Office Building

Description

A government office building is an individual building containing either the entire function or simply one agency of a city, county, state, federal, or other governmental unit.

Additional Data

Each study site in the current database serves a municipal or county agency.

The sites were surveyed in the 2000s and the 2010s in Oregon and Texas.

Source Numbers

579, 889

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DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 730

LAND USE GROUP: (700-799) Office

LAND USE : 730 - Government Office Building

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

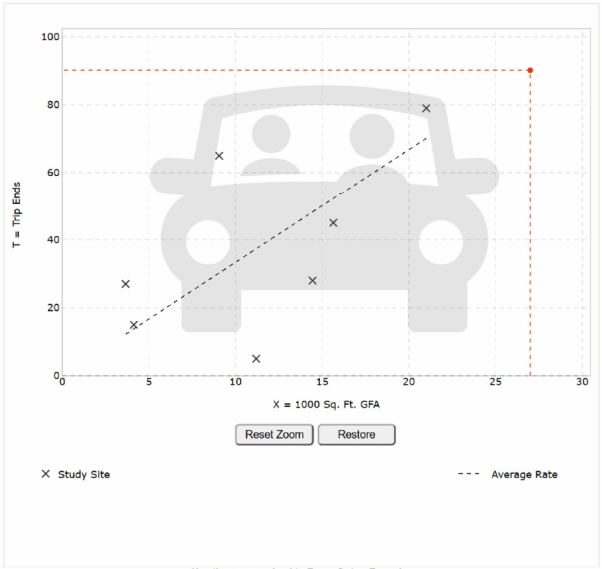
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Stre

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 27 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom in.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Government Office Building (730) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
7

Avg. 1000 Sq. Ft. GFA:
11

Average Rate:
3.34

Range of Rates:
0.45 - 7.38

Standard Deviation:
2.18

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
75% entering, 25% exiting

Calculated Trip Ends:
Average Rate: 90 (Total), 68 (Entry), 22 (Exit)

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DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 730

LAND USE GROUP: (700-799) Office

LAND USE : 730 - Government Office Building

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

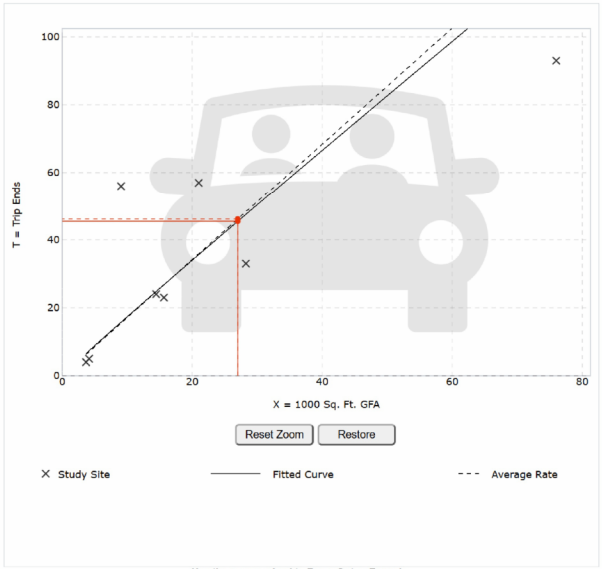
INDEPENDENT VARIABLE (IV): 1000 Sq. Ft. GFA

TIME PERIOD: Weekday, Peak Hour of Adjacent Stre

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 27 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom in.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Government Office Building (730) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
8

Avg. 1000 Sq. Ft. GFA:
22

Average Rate:
1.71

Range of Rates:
1.09 - 6.19

Standard Deviation:
1.24

Fitted Curve Equation:
Ln(T) = 0.97 Ln(X) + 0.62

R^2:
0.73

Directional Distribution:
25% entering, 75% exiting

Calculated Trip Ends:
Average Rate: 46 (Total), 12 (Entry), 34 (Exit)
Fitted Curve: 45 (Total), 11 (Entry), 34 (Exit)

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increased traffic levels resulting from a proposed project may also require parking lots or garages.

Answering Question D.2.j.

As a starting place, use the table below to determine if your project is likely to have significant increases in traffic. This table uses the number of new vehicle trips made during peak traffic hours (early morning and late afternoon) to help you determine if a substantial increase in traffic is likely to occur as a result of your proposed activity. This table assumes that a project generating fewer than 100 peak hour vehicle trips per day will not result in any significant increases in traffic.

1. In the table below, match your project as closely as possible to the LAND USES identified in the table
2. Look at column 2 (THRESHOLDS). If your proposed project is less than this number of units or square feet, then it will generate less than 100 peak hour trips. For some of the questions, a definition of gross floor area has been discussed in the DEC Handbook
3. If your project is below the threshold shown in column two, your project will not result in a substantial increase to traffic and you should check 'no'

If your project is at or exceeds the threshold in column 2, then your project should be considered to result in a substantial increase in traffic and you should answer 'yes'. In this case, it is likely a traffic impact analysis will be needed to fully evaluate potential traffic impacts.

Land Use

Land Use	**> Greater than or = equal to 100 Peak Hour Trip Thresholds**
Single Family Home	95 units
Apartment	150 units
Condominium/Townhouse	190 units
Mobile Home Park	170 units
Shopping Center	6,000 square feet (gross floor area)
Fast Food Restaurant with Drive-in	3,000 square feet (gross floor area)
Gas Station with Convenience Store (Fueling Positions)	7 fueling positions
Bank with Drive-in	3,000 square feet (gross floor area)
General Office	67,000 square feet (gross floor area)
Medical/Dental Office	31,000 square feet (gross floor area)
Research and Development Facility	73,000 square feet (gross floor area)
Light Industrial/Warehousing	180,000 square feet (gross floor area)
Manufacturing Plant	149,000 square feet (gross floor area)
Park-and-Ride Lot with Bus Service	170 parking spaces
Hotel/Motel	250 rooms