Conditional Use Permit Narrative, Parking Justification, and Site Plan Review Determination

Applicant: Red Eagle Management LLC
Property: 92 South Street, Concord NH 03301
Zoning: CN (Neighborhood Commercial District)

1. Project Overview

The applicant proposes a change of use within an existing 16,982 square foot commercial building located in the CN (Neighborhood Commercial) zoning district in Concord, New Hampshire.

The building was previously occupied by a national chain “Rite Aid” pharmacy, which included both retail sales of healthcare products and prescription medication with an internal medical clinic component (“Redi-Clinic”), operating under the zoning classifications of “H: Retail Trade” and secondarily “E: Office of Healthcare Professionals.”

The proposed project consists of the interior fit-up of approximately 8,500 square feet to accommodate a local optometry practice, including eye examinations and a retail optical sales component. The proposed use maintains the same zoning classifications previously utilized at the site, with the proposed being:

- Primary use: Office of Healthcare Professionals
- Secondary use: Retail Trade

This represents a reallocation of use within the same established classifications, rather than the introduction of a new or incompatible use for the district and the neighborhood.

The remaining ~8,482 square feet of the building is not part of the current tenant fit-up. The remaining space is retained by the landlord and is not proposed for active occupancy under this application. This area will not be accessible to the public as part of the proposed use. Accordingly, for purposes of this application, the proposed use should be evaluated based on only the active ~8,500 sq feet and not as occupancy of the full building or of any future additional tenant area. Any future active occupancy by a tenant or use of this remaining space will be subject to separate review and compliance with applicable zoning, parking, and other requirements in effect at that time.

No changes are proposed to the building exterior, structure, parking lot, curb, or site circulation.

2. Conditional Use Permit Requirement

The proposed primary use, “office of healthcare professionals, including clinics and outpatient healthcare,” is permitted in the CN district by Conditional Use Permit.

This application is submitted in accordance with Article 28-9-4(b) of the Concord Zoning Ordinance to demonstrate compliance with all required criteria.

3. Multi-Tenant and Future Use Clarification

Pursuant to Section 28-7-2(c), parking is cumulative for multiple uses. The project does not constitute a multi-tenant condition at this time, as only ~8,500 square feet is proposed to be actively occupied

The remaining ~8,482 square feet, retained by the landlord, will not generate parking demand.

Any future conversion of this space to an active tenant use will require separate review. The site demonstrates sufficient capacity to accommodate such future demand consistent with Section 28-7-11(b) or by adding physical spots to available area not currently used for parking.

4. Existing Parking Supply

The property currently provides:

- 63 on-site parking spaces with proper ADA accessible spots

Additional nearby parking includes:

- 6 on-street spaces along South Street adjacent to building
- 10 on-street spaces near McKee Square across street from building

On-street parking is considered supplemental information and is not relied upon to satisfy minimum parking requirements.

The site demonstrates the ability to achieve full ordinance compliance (75 spaces) supporting the requested relief under Section 28-7-11(b) through:

- Removal of drive-through on side of building: +7 spaces → 71 spaces
- Removal of drive-through on side of building and back of building canopy: +11 spaces → 75 spaces

5. Prior Use Parking Context

Under prior retail requirements for Rite Aid (approximately 1 space per 250 square feet for Retail Trade 28-7-2(e)):

- 16,982 ÷ 250 = 67.93 → 68 spaces required

The Rite Aid operated with 63 spaces, below the calculated requirement, without any documented parking deficiencies. This demonstrates that the site historically supported a higher-intensity, full-building use, with fewer spaces than required by the city.

6. Off-Street Parking Requirements for Proposed active use (Article 28-7-2)

Pursuant to Section 28-7-2(a) and the Table of Off-Street Parking Requirements in Section 28-7-2(e), parking for healthcare offices is required at:

One (1) space per 225 square feet of gross floor area.

Parking calculations are as follows: (calculated in accordance with Section 28-7-2(a) rounding provisions)

- Full building area (16,982 SF):
  16,982 ÷ 225 = 75.48 → 75 spaces required if full building for healthcare use

- Proposed active tenant space (8,500 SF):
  8,500 ÷ 225 = 37.78 → 38 spaces required for just the healthcare use

- The site currently provides ADA-compliant accessible parking spaces in accordance with applicable requirements

In accordance with Section 28-7-2(c), multiple uses would normally require cumulative parking; however, the remaining is inactive space and additional relief is requested under Section 28-7-11 if needed, as described below

7. Alternative Parking Request (Article 28-7-11(b))

While the proposed use already complies with parking requirements based on the 8,500 sq feet of active tenant space, the applicant requests, if needed, approval under Section 28-7-11(b), Construction of Fewer Parking Spaces, which allows the Planning Board to authorize fewer parking spaces where projected demand is lower and sufficient land area is reserved for future parking.

The proposal provides parking based on 8,500 SF tenant use (38 spaces required). It also maintains 63 on-site spaces, exceeding current tenant demand. Additionally it demonstrates the ability to expand to 75 spaces if required.

The applicant acknowledges that the City may require construction of additional parking up to full ordinance requirements if conditions change should the board elect classify entire building (active and inactive space) as Office of Healthcare professionals.

8. Traffic and Operational Characteristics

8A. Operational Characteristics and Peak Demand

The proposed use is a scheduled, appointment-based, optometry practice and will not operate as a walk-in clinic or urgent care facility. Hours of operation are from 8:30am to 6pm M-F and 8:30am-1pm Saturday. Closed Sundays. The practice has been serving the Concord NH community since 1990. The practice currently includes two (2) full-time providers and one (1) part-time provider, supported by two (2) part time and twelve (12) full time staff members. Currently the staffing is managed through a rotating schedule, resulting in a maximum of approximately thirteen (13) total employees on-site at any given time.

At peak operation, the practice is expected to accommodate approximately four (4) to six (6) patients at one time, in addition to staff. The facility includes a maximum of ten (10) examination rooms, which inherently limit patient throughput and further control peak demand. Due to scheduled appointments and staggered patient arrivals, patient overlap is limited and controlled. Walk-in activity associated with the accessory optical retail component does not contribute materially to peak demand.

Peak parking demand is therefore estimated as:

- ~13 staff vehicles per day
- ~4–6 patient vehicles per hour

For a total of approximately 17–19 vehicles, representing less than 30% utilization of the current available on-site parking supply.

This is well below both:

- The 38 spaces required under Section 28-7-2(e), and
- The 63 existing on-site parking spaces currently available

8B. Traffic Generation and Intensity Comparison

The proposed use will generate significantly lower traffic volumes than the prior Rite Aid retail pharmacy use. The previous use occupied approximately 16,982 square feet and generated continuous, high-turnover, walk-in traffic throughout the day.

In contrast, the proposed use:

- Operates on a scheduled, appointment-based model
- Produces staggered and predictable traffic patterns
- Occupies only ~8,500 square feet of the 16,982 (only ~50% of total floor area that was used in the study attached)

A trip generation assessment completed in 2025 by a NH stamped Professional Engineer (PE) indicates an approximate 68% reduction in traffic volume compared to the prior national pharmacy use. The study was conducted on the entire building.

The proposed use:

- Eliminates high-turnover retail activity
- Eliminates drive-through operations and associated vehicle idling and queuing
- Reduces overall site activity intensity

Accordingly, the proposed use represents a substantial reduction in traffic generation, utility demand for water/sewer, and parking demand due to the substantial reduction in daily customer activity.

Additionally, the hours of operation for the national pharmacy was 8am-9pm, 7 days a week. The proposed use is 5.5 days a week with much less operational hours overall.

9. Compliance with Conditional Use Permit Criteria (Article 28-9-4(b))

The proposal satisfies the criteria for issuance of a Conditional Use Permit as follows:

- Permitted Use: The use is expressly permitted as a conditional use in the CN district.
- Compliance with Ordinance: The project complies with applicable zoning provisions, with appropriate relief requested under Section 28-7-11(b).
- Public Health and Safety: The use is a standard outpatient healthcare office with no hazardous operations. No major surgical procedures performed. This use will not adversely affect public health or safety

- Neighborhood Compatibility: The use is consistent with neighborhood-scale commercial activity and represents a reduction in intensity from the prior use. This will not negatively effect surrounding property values.

- Traffic and Parking: Traffic volumes are significantly reduced and adequate parking is provided.

- Location: Site located nearby multiple local outpatient clinics within a 5 min drive operating in the same neighborhood area. Importantly, one of the current abutters to the proposed site, is already an outpatient healthcare professionals facility (office of physical therapy).

- Environmental Impact: No site disturbance or environmental impact is proposed. No medical waste produced. No sounds or smells produced.

- Adequacy of Services: Existing utilities and infrastructure are sufficient.

10. Site Plan Review Trigger

While this application is submitted for a Conditional Use Permit pursuant to Article 28-9-4 of the Concord Zoning Ordinance, the proposed project does not trigger major or minor Site Plan Review, as it does not involve development, redevelopment, or a change of use resulting in increased site impacts.

Proposed change does not include:

1. New construction of a nonresidential structure
2. *Expansion or addition to existing nonresidential structure*
3. *Construction of new parking lot*
4. *Installation of impervious surface in conjunction with a nonresidential use*
5. *New construction of nonresidential use to facilitate a nonresidential use generating 200 vehicle trips per day or 20 vehicle trip ends during peak hour*
6. *Construction of drive-through windows (using existing building)*
7. *New planned unit development or modification to an existing planned unit development*
8. *New construction for five or more dwelling units*
9. *Conversion of existing structure to accommodate five or more dwelling/rooming units*
10. *Increase of 5,000 square feet of lot coverage in an existing planned unit development*
11. *Change in use classification that will result in a use of greater intensity as determined by any of the following: an increase in vehicle trips greater than 200 vehicle trip ends per day or greater than 20 peak hour trip ends; or an increase in the demand for water supply or sewage disposal facilities.*

We reduced active floor area, reduced traffic to a minimum of 68% reduction, and subsequently reduced the demand for utilities by way of greatly decreased active daily visits. Accordingly, the proposed use does not constitute an increase in intensity as defined by the ordinance thresholds. As a result the project is limited to Conditional Use Permit review.

11. Conclusion

The proposed use of the approximately 8,500 square feet of active space for an optometry business maintains a compatible commercial and healthcare use while significantly reducing traffic, daily active visits, and overall operational intensity compared to the prior pharmacy use. The existing site provides adequate parking for the presently proposed occupied area, and the application demonstrates the site’s ability to address any additional parking needs, if required. The remaining approximately 8,482 square feet is not proposed for occupancy under this application and will remain inactive unless and until a future separate application is submitted. The applicant therefore respectfully requests approval of the Conditional Use Permit for operation of Office of Healthcare Professionals inside the property at 92 South Street, Concord, New Hampshire.

MEMORANDUM

TO: Capital Vision Center PC
c/o Mr. Tyler Weber
153 Manchester Street
Concord, NH 03301

FROM: Mr. Jeffrey S. Dirk, P.E.*, PTOE, FITE
Managing Partner
Vanasse & Associates, Inc.
35 New England Business Center Drive
Suite 140
Andover, MA 01810-1066
(978) 269-6830
jdirk@rdva.com
*Professional Engineer in CT, MA, ME, NH, RI, and VA

JSD

STATE OF NEW HAMPSHIRE – JEFFREY S. DIRK No. 9822 LICENSED PROFESSIONAL ENGINEER
8-27-25

DATE: August 27, 2025

RE: 10472

SUBJECT: Trip-Generation Assessment
Proposed Medical Office Building - 92 South Street
Concord, New Hampshire

Vanasse & Associates, Inc. (VAI) has prepared a Trip-Generation Assessment in order to define the traffic characteristics associated with the proposed renovation of the former Rite Aid Pharmacy building located at 92 South Street in Concord, New Hampshire, to accommodate a medical office use (hereafter referred to as the "Project"). Specifically, this assessment provides trip calculations for the proposed medical office use and compares the trip estimates to those of the former Rite Aid Pharmacy.

Based on this assessment we have concluded that the proposed renovation of the former Rite Aid Pharmacy building to accommodate a medical office use will result in significantly lower traffic volumes on both an average weekday and on a Saturday, as well as during the weekday and Saturday peak hours and, as such, will also be significantly less impactful on the transportation infrastructure.

The following details our assessment of the trip characteristics of the Project.

PROJECT DESCRIPTION

The Project will include the renovation of the former Rite Aid Pharmacy building located at 92 South Street in Concord, New Hampshire, to accommodate a medical office use. The existing building contains 16,982± square feet (sf) of space[1] and included a retail pharmacy and a medical clinic (Redi-Clinic). The Project site encompasses approximately 1.3± acres of land that is bounded by commercial properties to the north; Avon Street to the south and west; and South Street to the east. The Project is currently improved with the subject building and supporting surface parking and appurtenances.

[1]Based on City of Concord Assessing Department records.

Imagery ©2025 Google

Access to the Project will continue to be provided by way of the existing driveway that intersects the west side of South Street opposite West Street. On-site parking will be provided within the existing surface parking lot that serves the Project site.

PROJECT-GENERATED TRAFFIC

In order to develop the traffic characteristics of the Project and those of the former Rite Aid Pharmacy, trip-generation statistics published by the Institute of Transportation Engineers (ITE)[2] were used. For the Project, ITE Land Use Code (LUC) 720, *Medical-Dental Office Building*, was used. For the former Rite Aid Pharmacy, LUC 881, *Pharmacy/Drugstore with Drive-Through Window*, was used. Table 1 summarizes and compares the traffic characteristics of the Project and those of the former Rite Aid Pharmacy.

[2]*Trip Generation*, 12th Edition; Institute of Transportation Engineers; Washington, DC; August 2025.

Table 1
TRIP GENERATION SUMMARY AND COMPARISON

Time Period/Direction	Vehicle Trips (A) Proposed Medical Office (16,982 sf)[a]	(B) Former Rite Aid Pharmacy (16,982 sf)[b]	(A - B) Difference
Average Weekday:			
Entering	289	910	
Exiting	289	910	
Total	578	1,820	-1,242
Weekday Morning Peak-Hour:			
Entering	38	34	
Exiting	10	31	
Total	48	65	-17
Weekday Evening Peak-Hour:			
Entering	17	87	
Exiting	40	87	
Total	57	174	-117
Saturday:			
Entering	45	976	
Exiting	45	976	
Total	90	1,952	-1,862
Saturday Midday Peak-Hour:			
Entering	10	74	
Exiting	7	77	
Total	17	151	-134

[a]Based on ITE LUC 720, *Medical-Dental Office Building*.
[b]Based on ITE LUC 881, *Pharmacy/Drugstore with Drive-Through Window*.

Project-Generated Traffic-Volume Summary

As can be seen in Table 1, the Project is predicted to generate approximately 578 vehicle trips on an average weekday and 90 vehicle trips on a Saturday, (two-way volumes over the operational day of the Project), with 48 vehicle trips (38 vehicles entering and 10 exiting) expected during the weekday morning peak-hour, 57 vehicle trips (17 vehicles entering and 40 exiting) expected during the weekday evening peak-hour and 17 vehicle trips (10 vehicles entering and 7 exiting) expected during the Saturday midday peak-hour

In comparison to the former Rite Aid Pharmacy, the Project is expected to generate 1,242 *fewer* vehicle trips on an average weekday (an approximate 68% reduction) and 1,862 *fewer* vehicle trips on a Saturday (an approximate 95% reduction), with 17 *fewer* vehicle trips during the weekday morning peak-hour (an approximate 26% reduction), 117 *fewer* vehicle trips during the weekday evening peak-hour (an approximate 67% reduction) and 134 *fewer* vehicle trips during the Saturday midday peak-hour (an approximate 89% reduction).

It is clear based on this comparison that the Project (renovation of the existing building to accommodate a medical office use) will generate significantly fewer vehicle tips on a daily and peak-hour basis than the former Rite Aid Pharmacy and, as such, will also be less impactful on the transportation infrastructure.

SUMMARY

VAI has prepared a Trip-Generation Assessment in order to define the traffic characteristics associated with the proposed renovation of the former Rite Aid Pharmacy building located at 92 South Street in Concord, New Hampshire, to accommodate a medical office use. This assessment has provided trip calculations for the proposed medical office use and compared the trip estimates to those of the former Rite Aid Pharmacy. Based on this assessment we have concluded that the proposed renovation of the former Rite Aid Pharmacy building to accommodate a medical office use will result in significantly lower traffic volumes on both an average weekday and on a Saturday, as well as during the weekday and Saturday peak hours and, as such, will also be significantly less impactful on the transportation infrastructure.

Attachments: Trip-Generation Calculations

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
720

LAND USE GROUP:
(700-799) Office

LAND USE :
720 - Medical-Dental Office Building

LAND USE SUBCATEGORY:
Stand-Alone

SETTING/LOCATION:
General Urban/Suburban

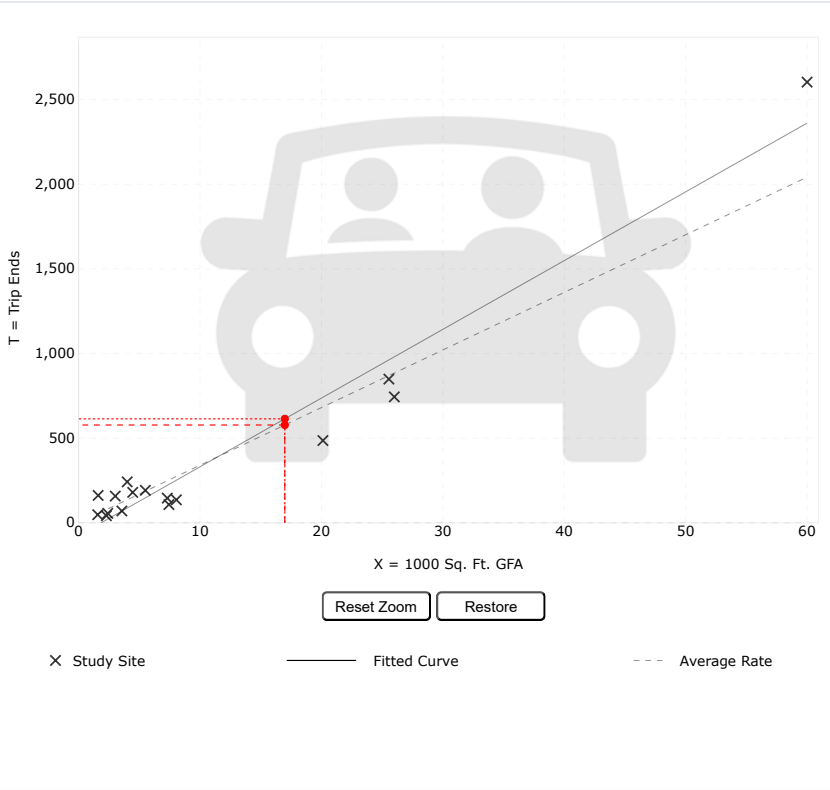
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
16.98 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:
Medical-Dental Office Building - Stand-Alone (720)
Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
16

Avg. 1000 Sq. Ft. GFA:
11

Average Rate:
34.03

Range of Rates:
14.52 - 100.75

Standard Deviation:
12.64

Fitted Curve Equation:
T = 40.60(X) - 75.15

R^2:
0.95

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 578 (Total), 289 (Entry), 289 (Exit)
Fitted Curve: 614 (Total), 307 (Entry), 307 (Exit)

Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use *ITETripGen*

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Add-ons to do more

Try OTISS Pro

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
720

LAND USE GROUP:
(700-799) Office

LAND USE :
720 - Medical-Dental Office Building

LAND USE SUBCATEGORY:
Stand-Alone

SETTING/LOCATION:
General Urban/Suburban

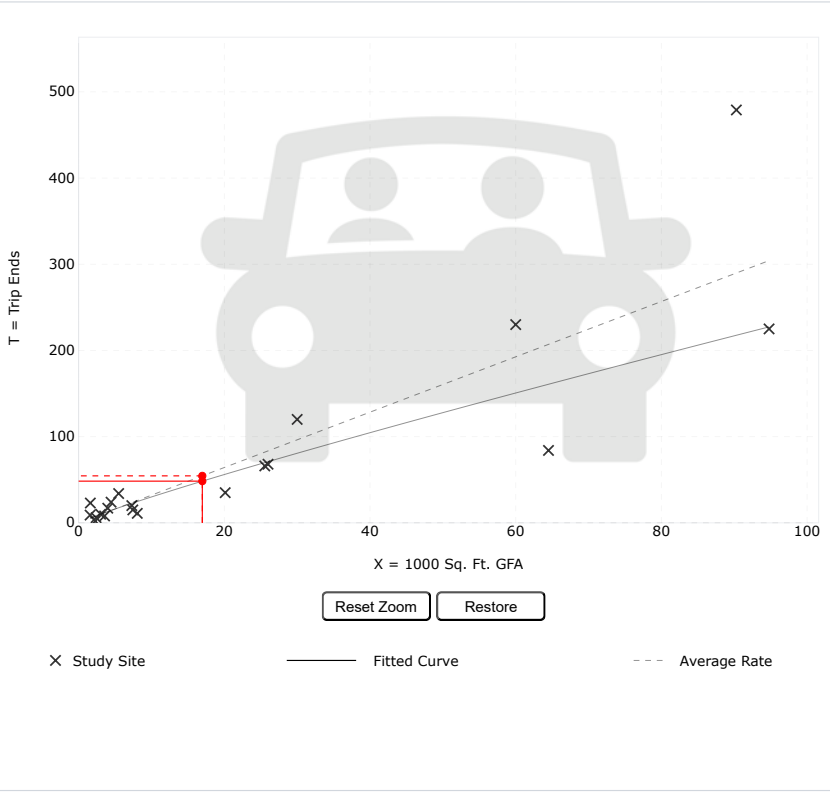
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Stree

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
16.98 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:
Medical-Dental Office Building - Stand-Alone (720)
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:
20

Avg. 1000 Sq. Ft. GFA:
23

Average Rate:
3.21

Range of Rates:
0.87 - 14.30

Standard Deviation:
1.61

Fitted Curve Equation:
Ln(T) = 0.90 Ln(X) + 1.33

R^2:
0.80

Directional Distribution:
78% entering, 22% exiting

Calculated Trip Ends:
Average Rate: 55 (Total), 43 (Entry), 12 (Exit)
Fitted Curve: 48 (Total), 38 (Entry), 10 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
720

LAND USE GROUP:
(700-799) Office

LAND USE :
720 - Medical-Dental Office Building

LAND USE SUBCATEGORY:
Stand-Alone

SETTING/LOCATION:
General Urban/Suburban

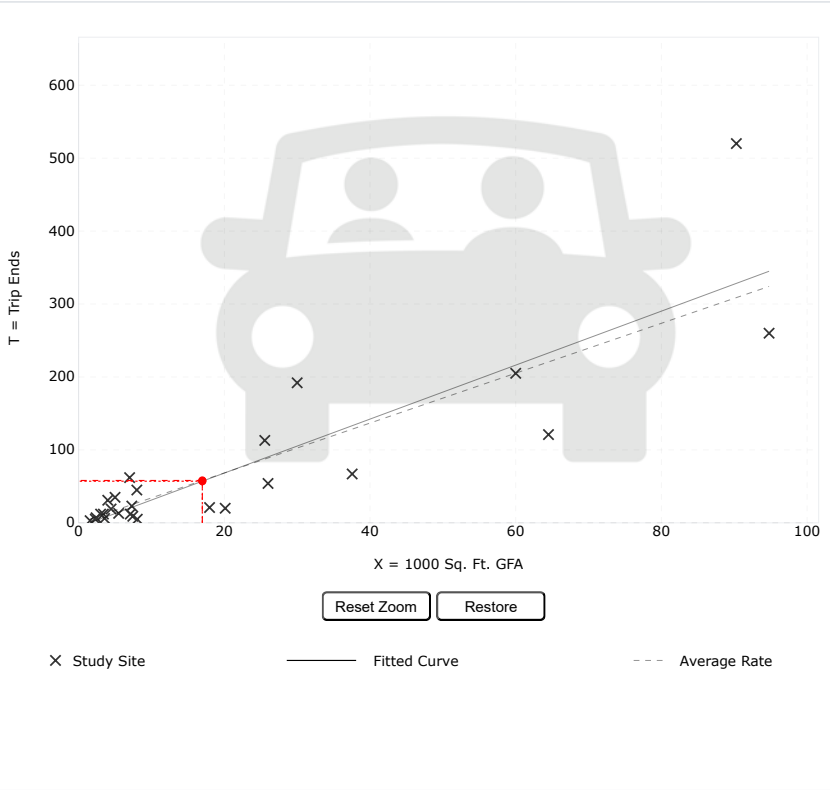
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Stree

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
16.98 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:
Medical-Dental Office Building - Stand-Alone (720)
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:
26

Avg. 1000 Sq. Ft. GFA:
21

Average Rate:
3.42

Range of Rates:
0.62 - 8.86

Standard Deviation:
1.89

Fitted Curve Equation:
T = 3.70(X) - 5.75

R^2:
0.76

Directional Distribution:
30% entering, 70% exiting

Calculated Trip Ends:
Average Rate: 58 (Total), 17 (Entry), 41 (Exit)
Fitted Curve: 57 (Total), 17 (Entry), 40 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 720

LAND USE GROUP: (700-799) Office

LAND USE : 720 - Medical-Dental Office Building

LAND USE SUBCATEGORY: Stand-Alone

SETTING/LOCATION: General Urban/Suburban

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

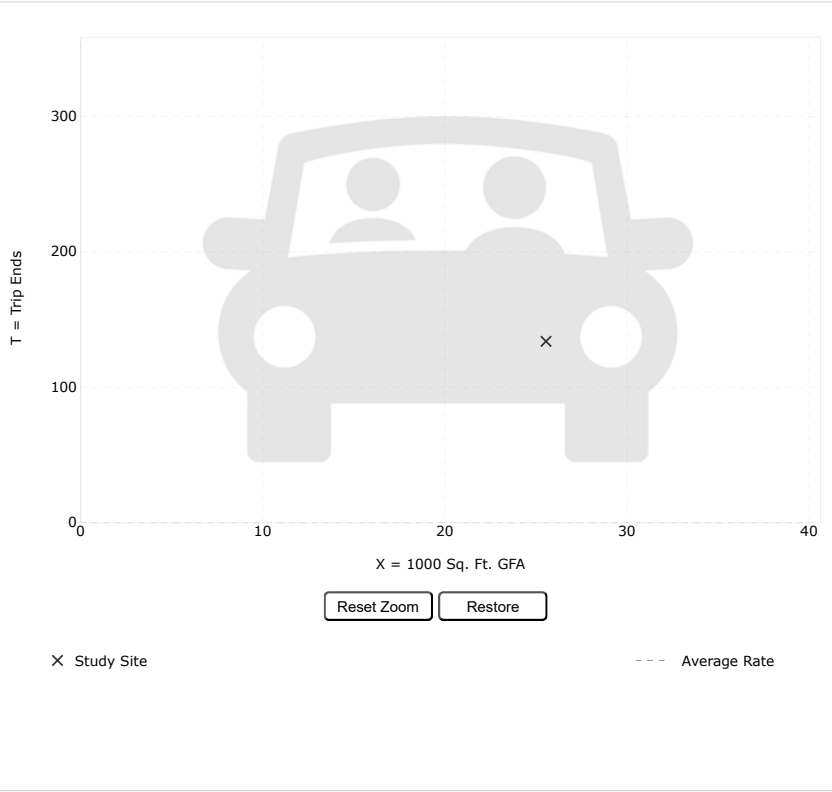
TIME PERIOD: Saturday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 16.98 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:
Medical-Dental Office Building - Stand-Alone (720)
Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Saturday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
1

Avg. 1000 Sq. Ft. GFA:
26

Average Rate:
5.24

Range of Rates:
5.24 - 5.24

Standard Deviation:
****

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 89 (Total), 44 (Entry), 45 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 720

LAND USE GROUP: (700-799) Office

LAND USE : 720 - Medical-Dental Office Building

LAND USE SUBCATEGORY: Stand-Alone

SETTING/LOCATION: General Urban/Suburban

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

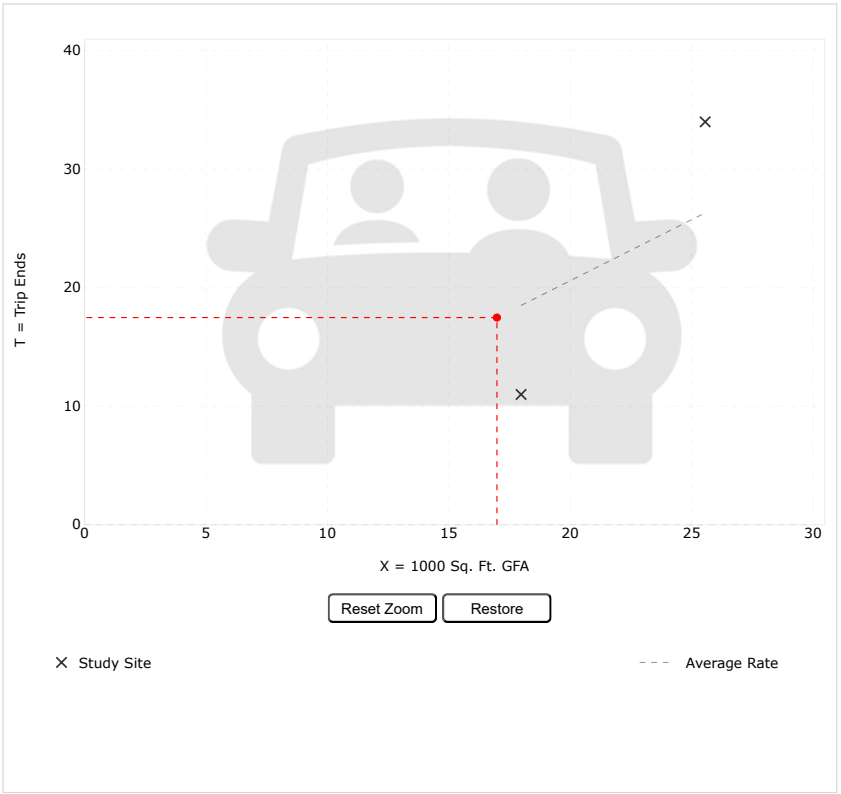
TIME PERIOD: Saturday, Peak Hour of Generator

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 16.98 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:
Medical-Dental Office Building - Stand-Alone (720)
Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Saturday
Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
2

Avg. 1000 Sq. Ft. GFA:
22

Average Rate:
1.03

Range of Rates:
0.61 - 1.33

Standard Deviation:
****

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
55% entering, 45% exiting

Calculated Trip Ends:
Average Rate: 17 (Total), 10 (Entry), 7 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
881

LAND USE GROUP:
(800-899) Retail

LAND USE :
881 - Pharmacy/Drugstore with Drive-

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

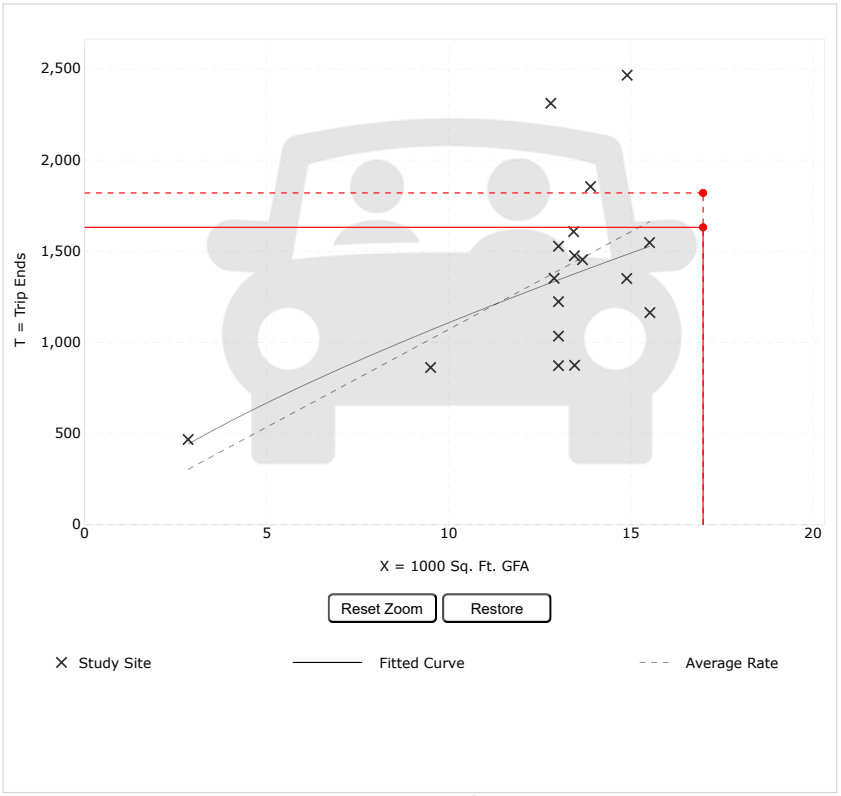
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
16.98 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:
Pharmacy/Drugstore with Drive-Through Window (881) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
17

Avg. 1000 Sq. Ft. GFA:
13

Average Rate:
107.20

Range of Rates:
65.05 - 180.63

Standard Deviation:
32.90

Fitted Curve Equation:
Ln(T) = 0.73 Ln(X) + 5.33

R^2:
0.50

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1820 (Total), 910 (Entry), 910 (Exit)
Fitted Curve: 1632 (Total), 816 (Entry), 816 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
881

LAND USE GROUP:
(800-899) Retail

LAND USE :
881 - Pharmacy/Drugstore with Drive-

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

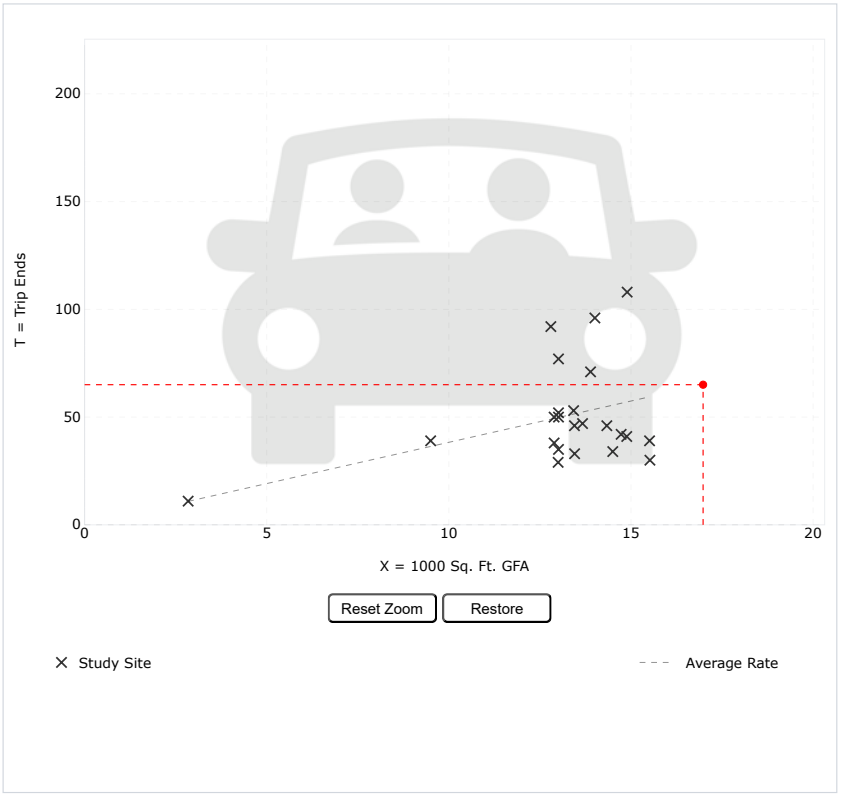
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Stree

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
16.98 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:
Pharmacy/Drugstore with Drive-Through Window (881) 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:
23

Avg. 1000 Sq. Ft. GFA:
13

Average Rate:
3.83

Range of Rates:
1.93 - 7.25

Standard Deviation:
1.63

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
52% entering, 48% exiting

Calculated Trip Ends:
Average Rate: 65 (Total), 34 (Entry), 31 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
881

LAND USE GROUP:
(800-899) Retail

LAND USE :
881 - Pharmacy/Drugstore with Drive-

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

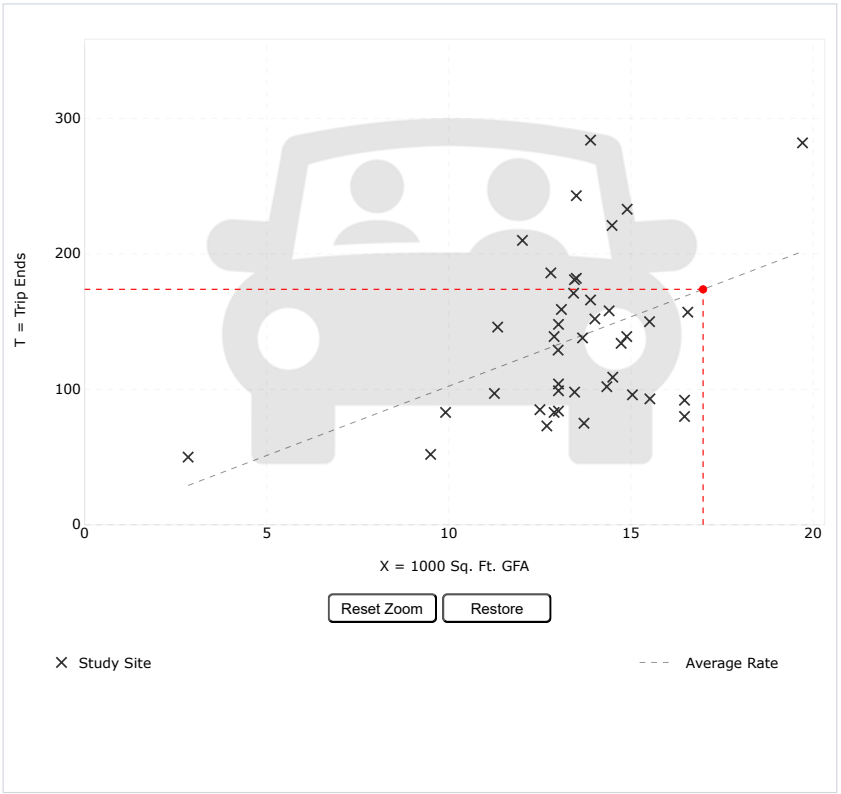
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Stree

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
16.98 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:
Pharmacy/Drugstore with Drive-Through Window (881) 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:
41

Avg. 1000 Sq. Ft. GFA:
13

Average Rate:
10.24

Range of Rates:
4.86 - 20.45

Standard Deviation:
3.91

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 174 (Total), 87 (Entry), 87 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE: Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE: 881

LAND USE GROUP: (800-899) Retail

LAND USE : 881 - Pharmacy/Drugstore with Drive-

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

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

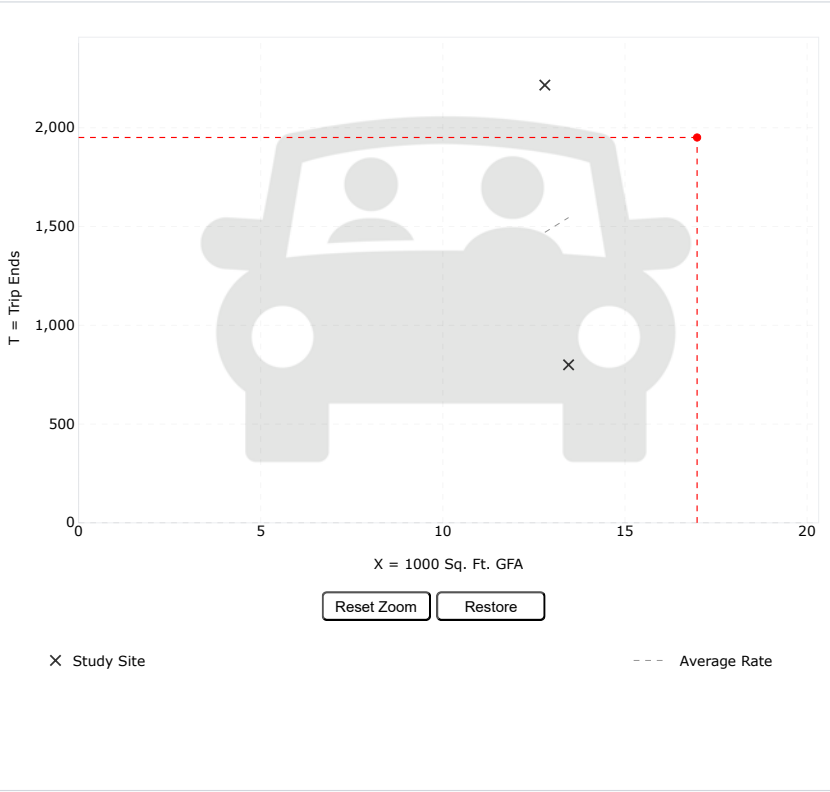
TIME PERIOD: Saturday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 16.98 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:
Pharmacy/Drugstore with Drive-Through Window (881) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Saturday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
2

Avg. 1000 Sq. Ft. GFA:
13

Average Rate:
114.89

Range of Rates:
59.47 - 173.13

Standard Deviation:
****

Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1951 (Total), 975 (Entry), 976 (Exit)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Generation Manual, 12th Ed

SEARCH BY LAND USE CODE:
881

LAND USE GROUP:
(800-899) Retail

LAND USE :
881 - Pharmacy/Drugstore with Drive-

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

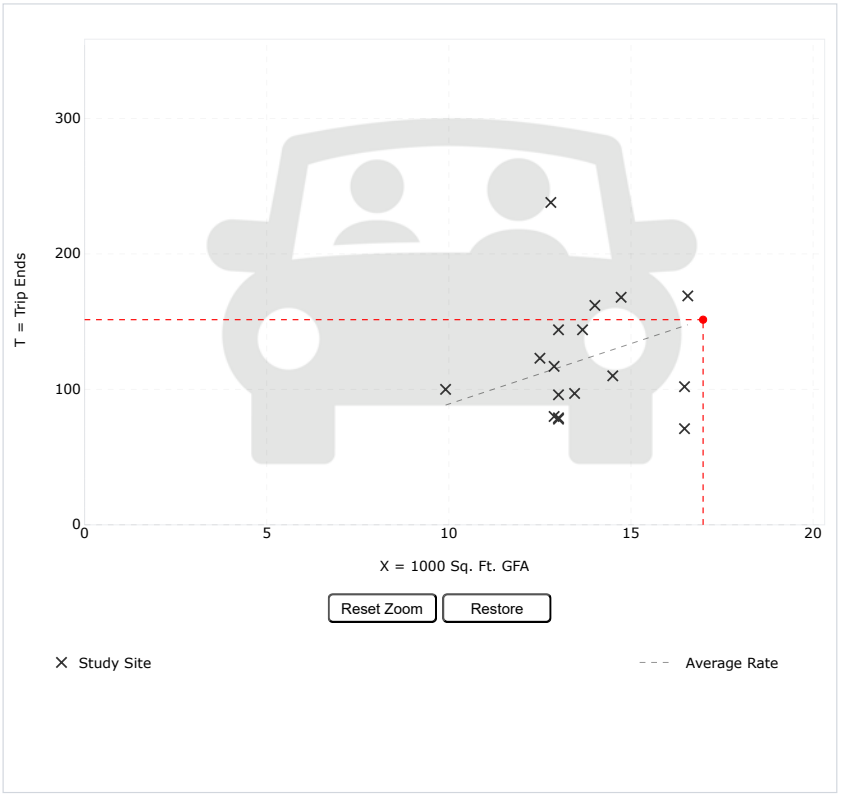
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Saturday, Peak Hour of Generator

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
16.98 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:
Pharmacy/Drugstore with Drive-Through Window (881) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:
Saturday
Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
17

Avg. 1000 Sq. Ft. GFA:
14

Average Rate:
8.92

Range of Rates:
4.31 - 18.59

Standard Deviation:
3.32

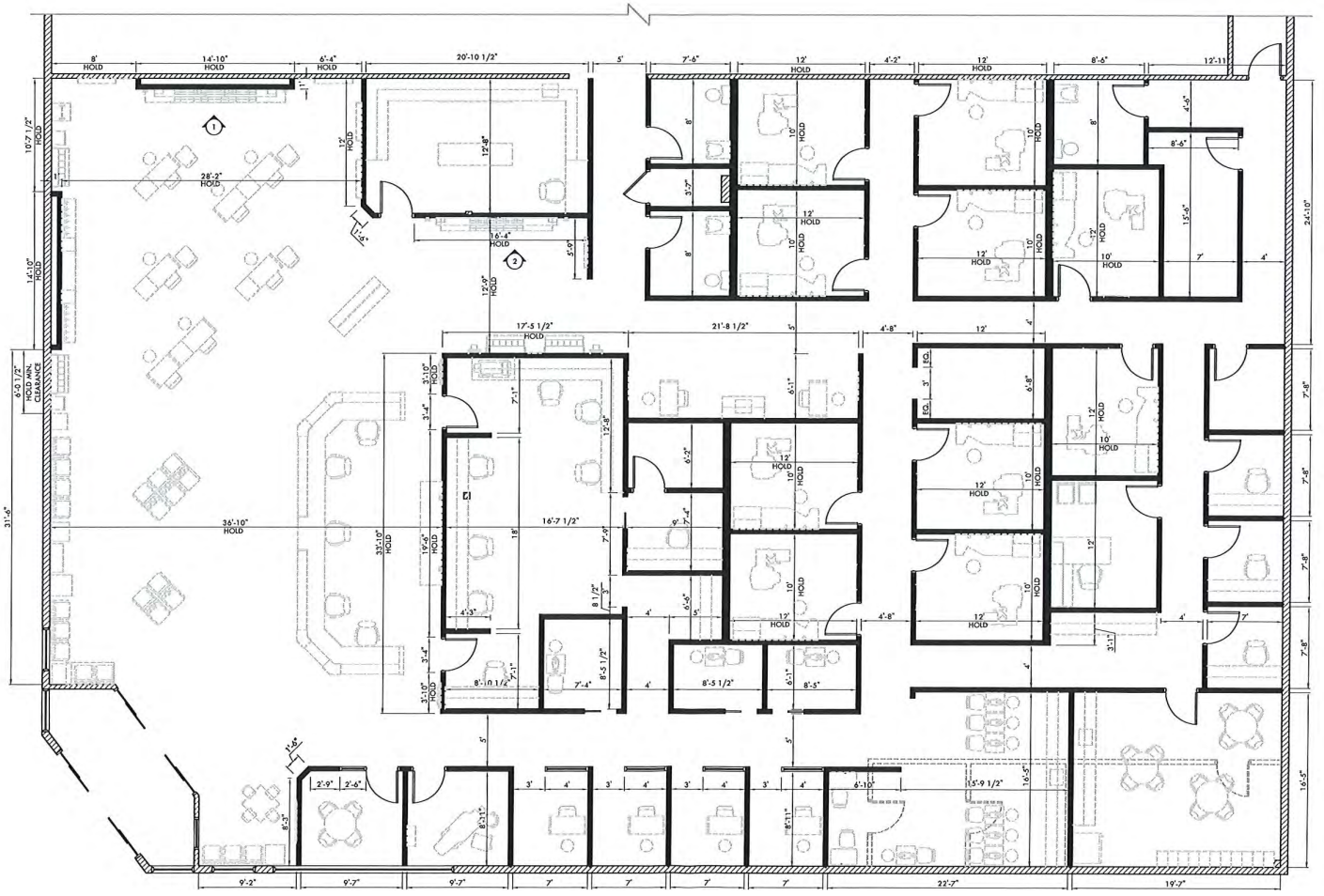
Fitted Curve Equation:
Not Given

R^2:
****

Directional Distribution:
49% entering, 51% exiting

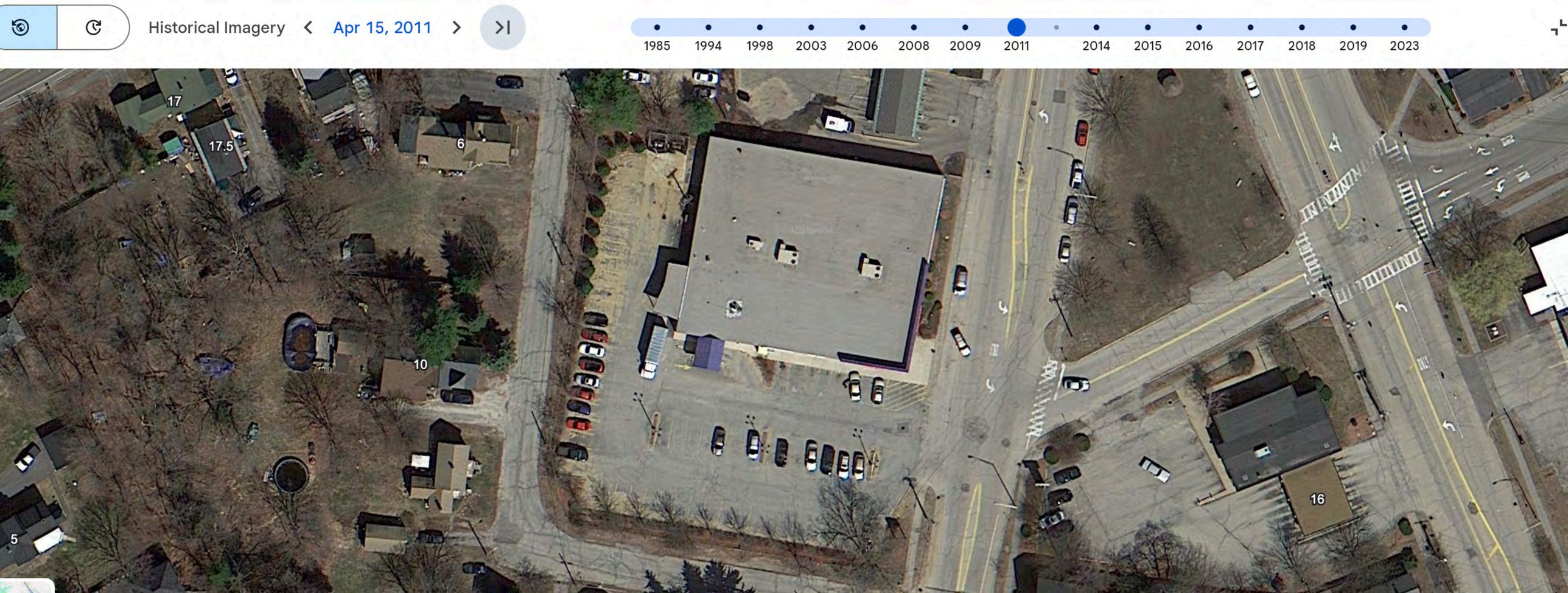
Calculated Trip Ends:
Average Rate: 151 (Total), 74 (Entry), 77 (Exit)

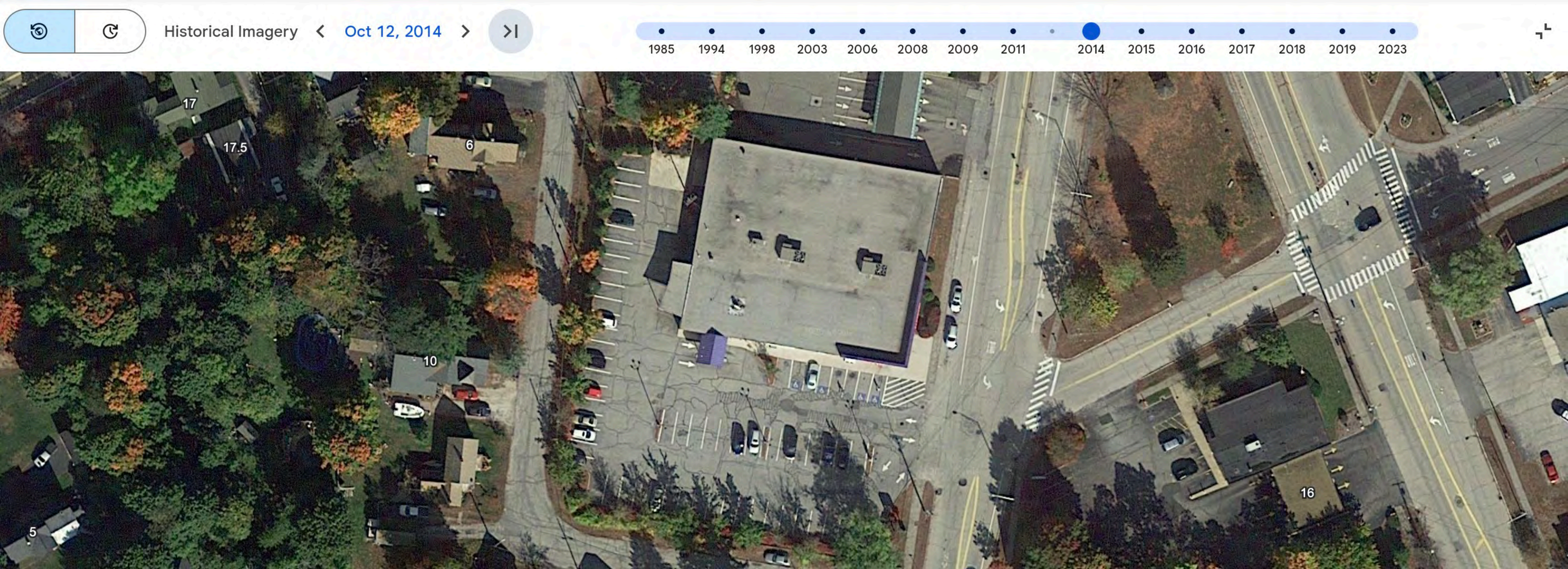
PROJECT
LOCATION:
CONCORD, NH

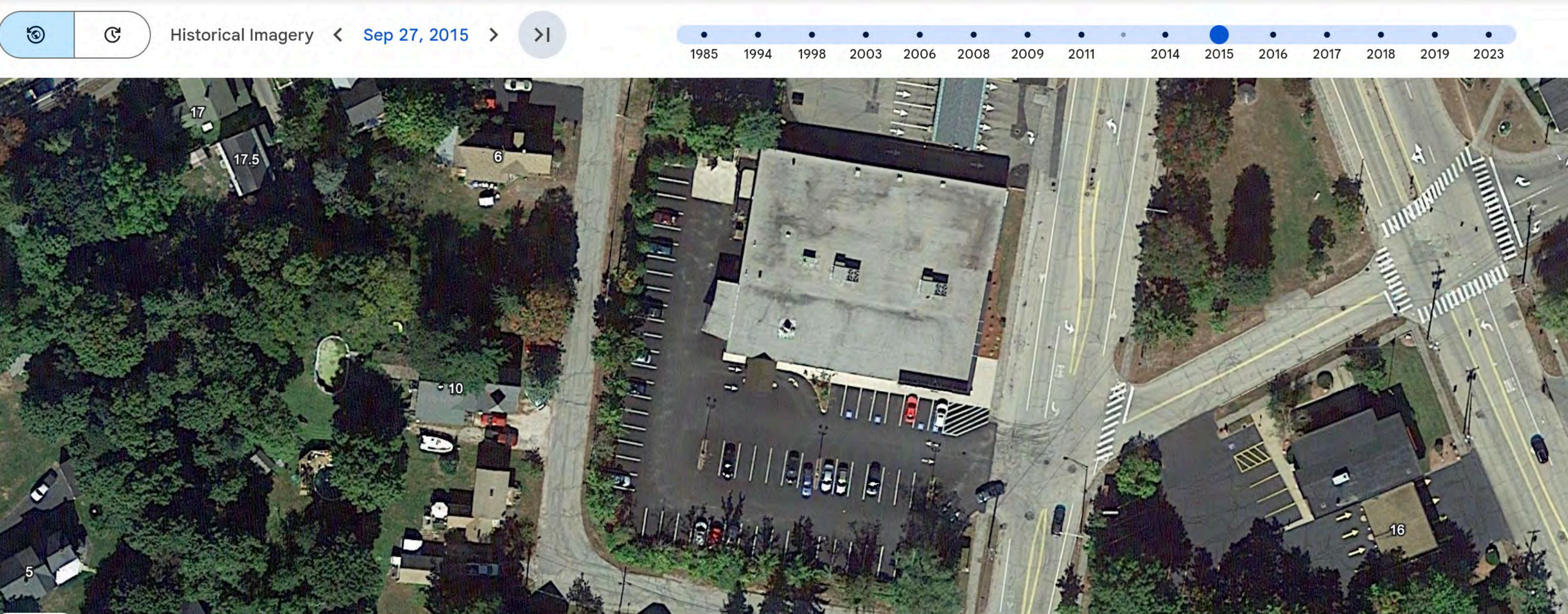


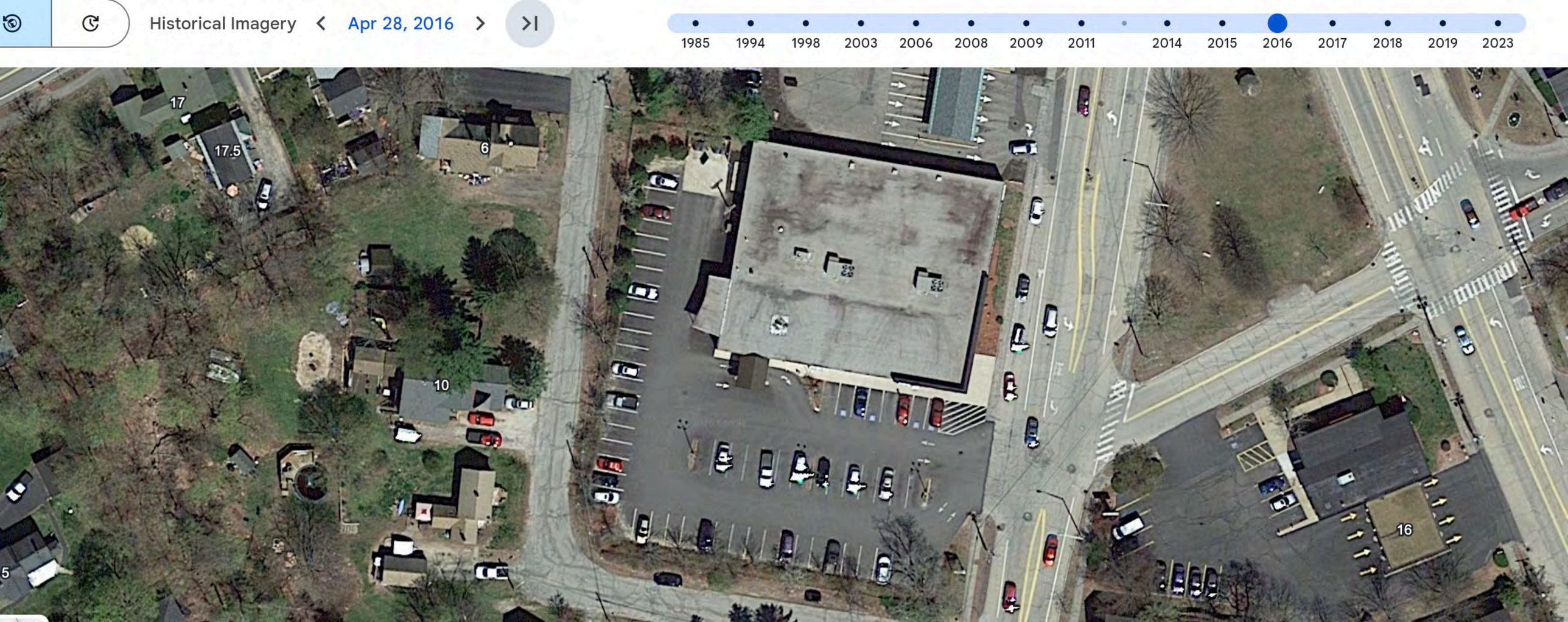

RITE AID
DRIVE THRU
RITE AID

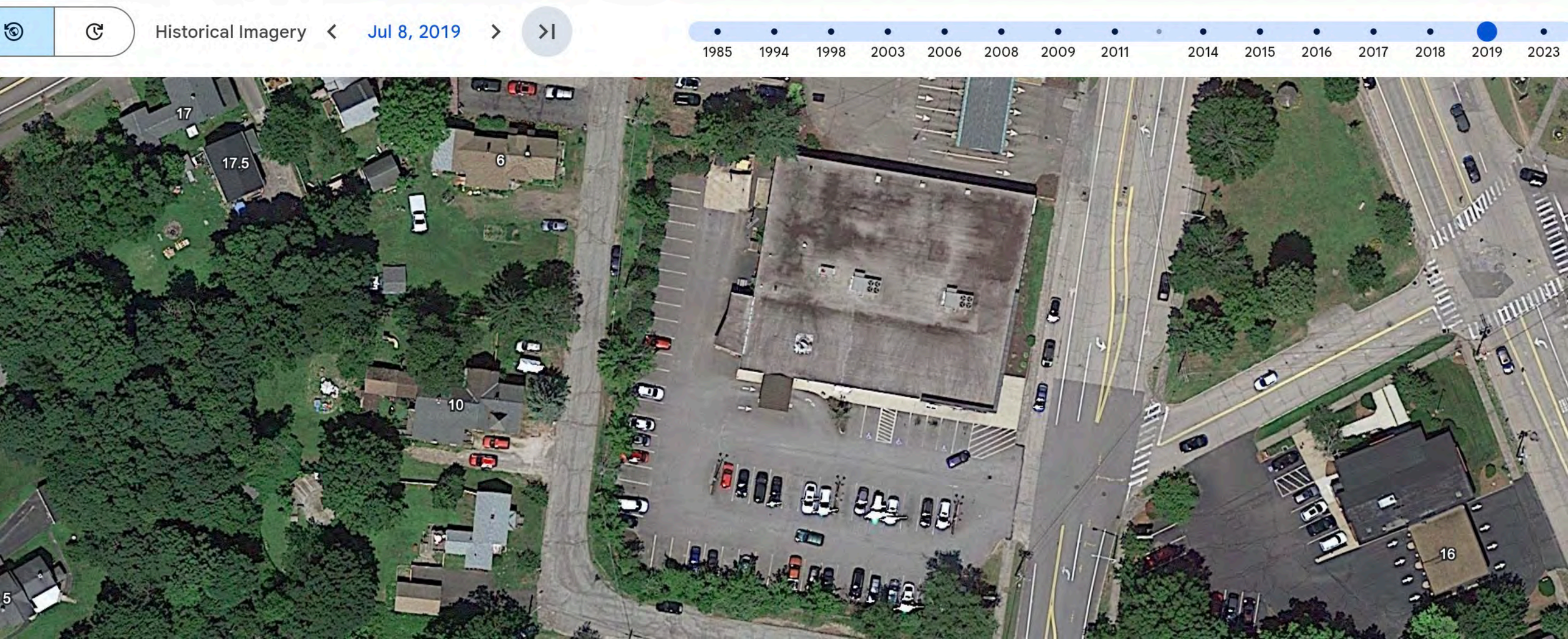

RITE AID
DRIVE THRU

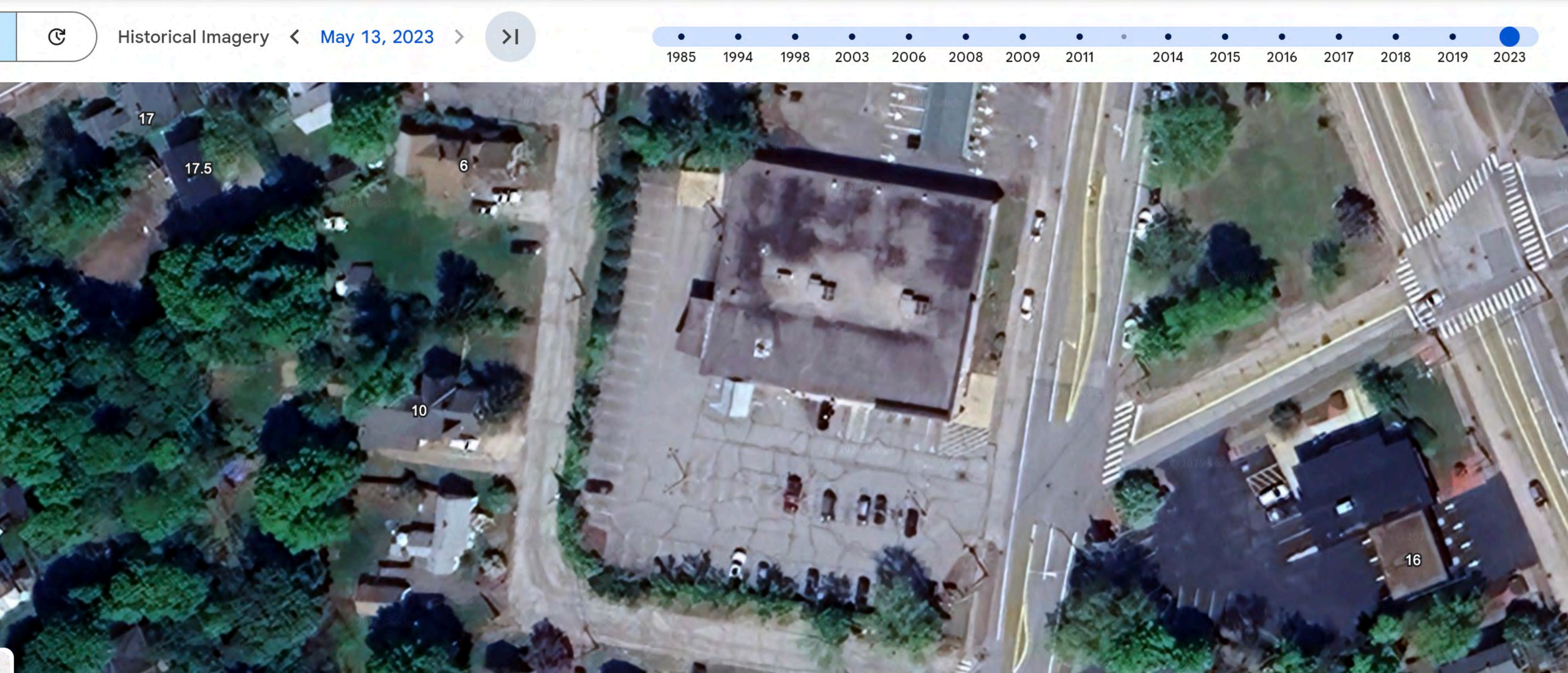

Historical Imagery
Apr 15, 2011
1985
1994
1998
2003
2006
2008
2009
2011
2014
2015
2016
2017
2018
2019
2023
17
17.5
6
10
5
16


Historical Imagery
Oct 12, 2014
1985
1994
1998
2003
2006
2008
2009
2011
2014
2015
2016
2017
2018
2019
2023
17
17.5
6
10
5
16


Historical Imagery
Sep 27, 2015
1985
1994
1998
2003
2006
2008
2009
2011
2014
2015
2016
2017
2018
2019
2023
17
17.5
6
10
5
16


Historical Imagery
Apr 28, 2016
1985
1994
1998
2003
2006
2008
2009
2011
2014
2015
2016
2017
2018
2019
2023
17
17.5
6
10
16
5


Historical Imagery
Jul 8, 2019
1985
1994
1998
2003
2006
2008
2009
2011
2014
2015
2016
2017
2018
2019
2023
17
17.5
6
10
16
5


Historical Imagery
May 13, 2023
1985
1994
1998
2003
2006
2008
2009
2011
2014
2015
2016
2017
2018
2019
2023
17
17.5
6
10
16