



MEMORANDUM

TO: Brian Groth, Town Planner
FROM: Gregg Lantos, Principal Transportation Planner
SUBJECT: Revised Trip Generation, Hudson Distribution Center
DATE: March 31, 2021

The Nashua Regional Planning Commission has reviewed a memo from Langan to the NH Department of Transportation which provides supplemental analysis of trip generation based on total building area of 1.33 million square feet, compared with the original analysis based on 1.08 million square feet. NRPC concurs that the 23% difference does not appreciably impact the likely number of trips to be generated by the Amazon facility, if at all. We base this conclusion on the following:

- Tenant-specific trip rates, if based on a sufficient sample size, are much more reliable than generalized ITE rates for a generic business type. Amazon, with numerous facilities throughout the country, obviously meets the sample criterium. The tenant’s estimate for employee and truck trip generation by time of day is much more precise than would be estimated by the ITE manual.
- The number of employees remains unchanged from the original analysis. Employees are the primary trip generator and are estimated by the tenant based upon the level of operations to be undertaken from the facility, rather than the square footage of the facility.
- Even if the higher building square footage total is applied using general ITE trip rates, it only exceeds the tenant trip generation estimate for the peak hour of the facility generation and remains lower than the adjacent street peak hour. The latter is what we are primarily concerned with, as current drivers are those that are impacted by the additional traffic. Much of the employee travel to and from the facility will occur outside of regular peak commute periods.

We concur with NHDOT’s statement that “the proposed geometric modifications and adaptive signal control will handle the existing and added traffic reasonably well and is supportive of the proposed development and traffic mitigation.”