



H. Wesley Parham, PE
City of Durham
Transportation Division



TIA Thresholds

- City/County Zoning Ordinance
 - Developments which generate 150 or more peak-hour trips
 - Includes re-development of the site for the same or new use
 - Exempt Projects
 - Sites in the Downtown District
 - Single-Family, Duplex, Triplex Development



TIA Thresholds

- Zoning Applications with Development Plans
 - Requires designating uses, points of access, and committing to road improvements necessary to mitigate impacts
- Site Plans
 - Exempt if TIA Submitted with Development Plan



NCDOT Project Coordination

- Concurrent TIA submittal to the NCDOT is Required (95% of all cases)
 - District Engineer determines NCDOT Congestion Management Review
 - City issues draft TIA findings (requirements)
 - City issues final TIA findings upon receipt of NCDOT comments



Who Prepares the Study?

- The Applicant

- Study must be prepared by a N. C. Registered Professional Engineer
- Cost of preparing the study is at the applicant's expense
- Study procedures established by written guidelines
- TIA pre-submittal conference and MOA required
- TIA submitted with site plan or development plan
- Submittal Fees
 - 24-hour ADT < 1,000 -- \$3,500
 - 24-hour ADT >= 1,000 -- \$5,000



Planning Horizons

- Existing
- No Build (Existing + Background)
 - One year beyond build-out
 - 3%/year background growth rate
- Build (Existing + Background + Site)
- Build Improved (Build + Improvements)



Mitigation Requirements

- City/County adopted LOS D standard
- Must meet overall LOS D for signalized intersections
- Must have adequate turn bay storage for each approach
- May be required to provide signal warrants studies for unsignalized intersections



Review Process

- On-Call Consultants Conduct City's TIA Review
 - Review study in accordance with City criteria
 - Review consistency with the assumptions agreed to in the study MOA
 - Prepare a “TIA Memo” identifying and reporting the LOS results, required road improvements, q/c study and identify any additional recommendations



Review Process

- City staff reviews and issues Draft TIA memo
 - Shared concurrently with NCDOT and the applicant
 - Provides an opportunity to address questions, reach consensus on project requirements
 - Provides City input to NCDOT prior to NCDOT issues findings



Review Process

- Sequence and timeframes
 - Pre-submittal conference (7 days)
 - TIA MOA (2 days)
 - TIA Submitted with Site/Development Plan
 - TIA Review and Draft TIA Memo (60 days)
 - NCDOT Comments (?)
 - Issue Final TIA Memo and requirements (7 days)



Special Requirements

- MOA
 - Trip Generation Rates
 - Internal Capture, Pass-by trips, alternative modes
 - Study Area (10% rule)
 - Distribution
 - Other Approved Development
 - CIP, TIP, and Other Development Improvements



Special Requirements

- Phasing Analyses

- Required for projects if phasing of required road improvements is desired by the applicant
- Separate from the TIA
- Improvements are triggered at points when LOS standards become inadequate
- Improvements must be proportionate with site development



Frequent Sticking Points

- TIA does not match site plan or development plan
- TIA does not include a copy of the site plan
- Study is submitted without a MOA
- Field conditions/measurements not verified
- Not reviewing study results for storage length requirements



On-Call Consultant Role

- Supplements staff resources
- Provides more detailed review
- Reduces review time
- 15-20 TIA reviews per year
- \$80,000 annual, direct expenses to the City
- Conflicts of Interest