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August 18, 2023  
Project #1072123.000

Mr. Dan Harvey  
Healthy Minds Partners, LLC  
57 South Point Drive, Unit 1003  
Miami, FL 33139

Dear Mr. Harvey:

**RE: HEALTHY MINDS TREATMENT CENTER**  
Smithfield Township, Monroe County, Pennsylvania  
Trip Generation Assessment

Barry Isett & Associates, Inc. (Isett) has performed a trip generation assessment for the proposed Drug and Alcohol Treatment Center project. The following is a summary of our investigation.

The project site will be located on a portion of the Water Gap Country Club. The facility is proposed at the southwest corner of Cherry Valley Road (SR 2006) and Totts Gap Road with an area of 33.74 acres (ac.). The facility will consist of a 19,000 square foot (sf) Treatment Center and associated access, parking, sewage, and stormwater facility's needs. This facility anticipates a maximum of 60 employees, and a total of 60 beds. It is anticipated that the facility will operate with two 30 employee shifts, however, for trip generation purposes, the maximum number of 60 employees was utilized to determine the maximum anticipated daily vehicular trips.

The site generated trips were determined using the Institute of Transportation Engineers (ITE), 11th edition, *Trip Generation* manual. This nationally recognized manual complies traffic data from similar land uses around the United States and Canada. The ITE's Trip Generation manual does not have data on a Drug and Alcohol Treatment Center, however, Land Use Code (LUC) 620 – Nursing Home is a comparable comparison.

The ITE's description for LUC 620 – Nursing Home has been attached to this letter, but is also summarized by the following:

“A nursing home is a facility whose primary function is to provide care for persons who are unable to care for themselves. Skilled nurses and aides are present 24 hours a day at these sites. Residents often require treatment from a registered healthcare professional for ongoing medical issues. A nursing home resident is not capable of operating a vehicle. Traffic is entirely generated by employees, visitors, and deliveries.”

The operation of the proposed treatment facility will function similarly to the nursing home land use such as, the residents will be dropped off by family or friends and will not be driving to the facility on a daily basis. The traffic generated to the site will be from employees, visitors, and delivery vehicles. In addition, patrons of the proposed treatment facility will be treated by healthcare professionals over multiple days. Isett concluded that other land uses like clinics or hospitals would not function in the same way as the

proposed treatment facility. Patrons of these land uses could drive themselves and stay on-site, typically a few hours, for the treatment of their condition and are then released to return to their residents.

The ITE's LUC 620 – Nursing Home trip generation data is categorized by the building square footage, number of employees, and number of beds. The chart below depicts the anticipated trip generation of the proposed facility under all three criteria.

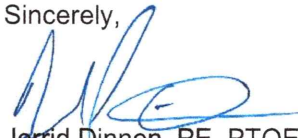
Land Use	Weekday (Daily vehicular trips)
19,000 SF	142 veh/day
60 EMPLOYEES (max.)	264 veh/day
60 BEDS	184 veh/day
<b>Anticipated Daily Vehicular Trips</b>	264 veh/day

As depicted in the above table, the proposed facility is anticipated to generate up to 264 veh/day under the employee trip generation methodology of the ITE Trip Generation manual.

According to the Smithfield Township Ordinance Section 27-404 A. Traffic Impact Study Requirement, “a traffic impact study shall be required for all subdivisions and land developments that, at build-out, are projected to generate 500 or more trip-ends per day based on the latest edition of the Trip Generation published by the Institute of Transportation Engineers.” As depicted in the table above, the proposed facility will not generate more than 500 trips and therefore a Traffic Impact Study is not required for this development.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



Jerrid Dinnen, PE, PTOE  
Operations Manager, Transportation

Attachments

[\\biaces.com\work\Projects\2023\1072123.000\\_WGW\\_Treatment\\_Cond\\_Use\WORK\\_PRODUCT\LAND\docs\Ltr](\\biaces.com\work\Projects\2023\1072123.000_WGW_Treatment_Cond_Use\WORK_PRODUCT\LAND\docs\Ltr)

# Land Use: 620 Nursing Home

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## Description

A nursing home is a facility whose primary function is to provide care for persons who are unable to care for themselves. Examples include rest homes, chronic care, and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Residents often require treatment from a registered healthcare professional for ongoing medical issues. A nursing home resident is not capable of operating a vehicle. Traffic is entirely generated by employees, visitors, and deliveries. Assisted living (Land Use 254) and continuing care retirement community (Land Use 255) are related uses.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The average numbers of person trips per vehicle trip at the three general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.0 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.1 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Florida, New Hampshire, New Jersey, New York, Ontario, Canada, and Texas.

## Source Numbers

436, 502, 598, 734, 878, 971, 972

# Nursing Home (620)

**Vehicle Trip Ends vs: Beds**  
**On a: Weekday**

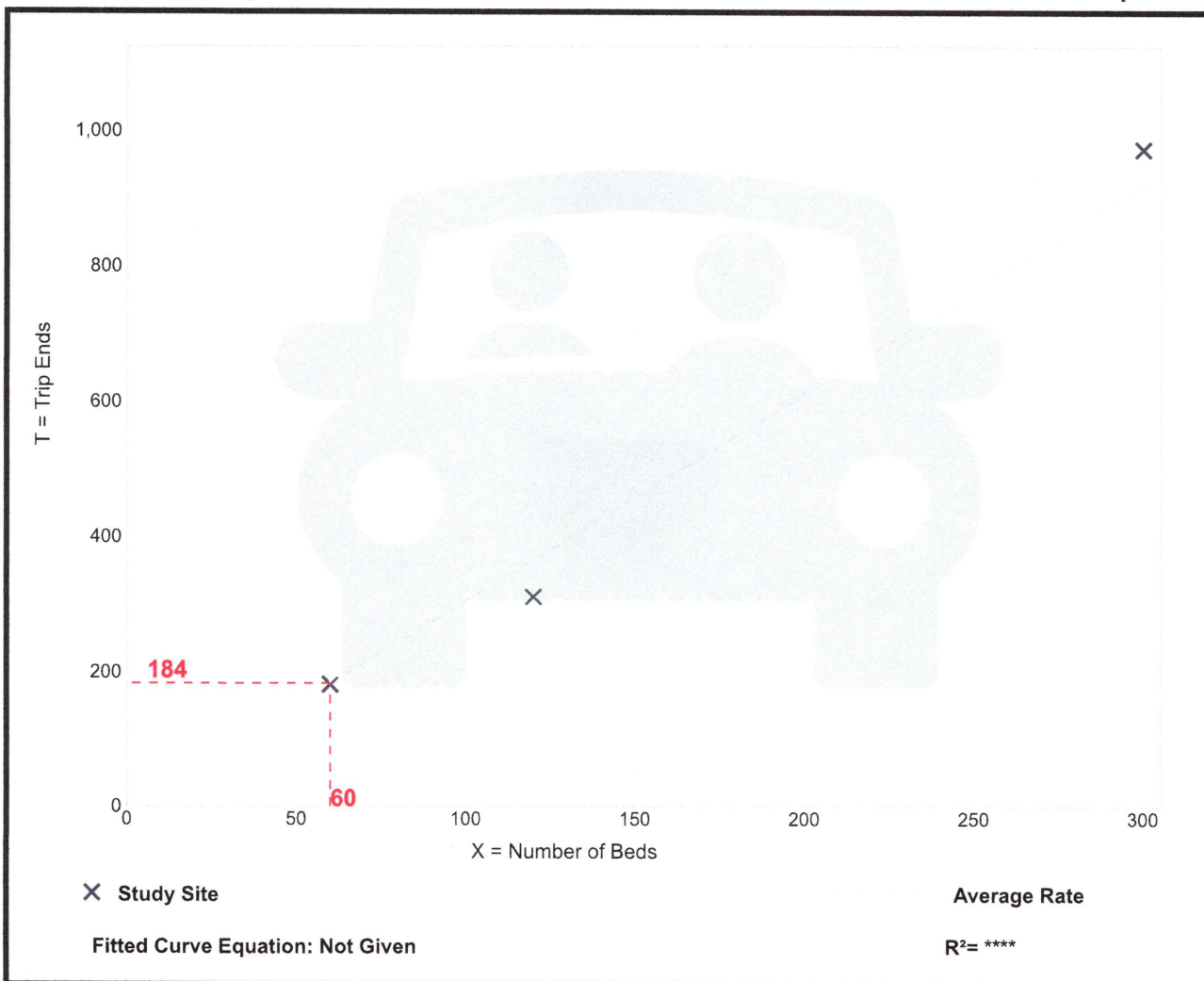
**Setting/Location: General Urban/Suburban**  
Number of Studies: 3  
Avg. Num. of Beds: 160  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
3.06	2.60 - 3.25	0.33

## Data Plot and Equation

*Caution – Small Sample Size*



# Nursing Home (620)

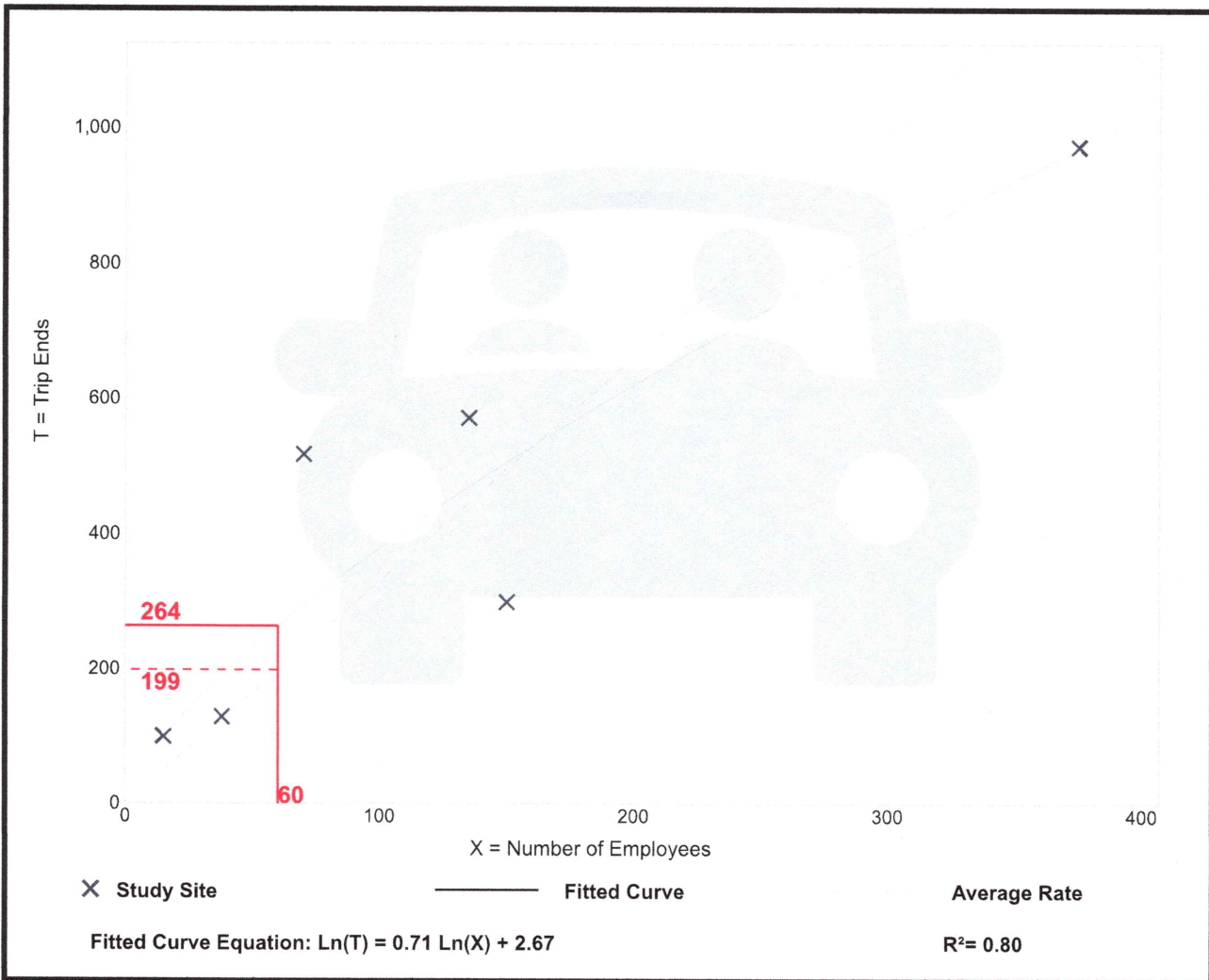
**Vehicle Trip Ends vs: Employees**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 6  
Avg. Num. of Employees: 131  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.31	2.00 - 7.40	1.71

## Data Plot and Equation



# Nursing Home (620)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 9  
Avg. 1000 Sq. Ft. GFA: 58  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.75	2.54 - 13.70	3.26

## Data Plot and Equation

