

RE: Brezza Lofts @ Ward Farm Town Center



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To: John Plageman
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Brezza_Lofts_Ward_Farm_Trip_Gen_2026-03-05.pdf
97 KB

We reviewed the trip generation and the proposed site falls below the 400 daily trip threshold. The Town will not require a TIA.

Trip Generation Summary
(Brezza Lofts at Ward Farm Town Center - Swansboro, NC)

ITE Land Use Code	Independent Variable	AM Peak Hour			PM Peak Hour			Daily Traffic
		In	Out	Total	In	Out	Total	
710 - General Office Building	13,200 SF	31	4	35	7	37	44	290
215 - Single Family Attached Housing	13 units	2*	4*	6*	4*	3*	7*	88
Total Primary Trips		33	8	41	11	40	51	378

SOURCE: ITE Trip Generation Manual 12th Edition (2025)

* Average rates shown