

MODIFIED TRIP GENERATION REPORT

FLYTZ USA GYMNASTICS

5282 HUDSON DRIVE
HUDSON, OHIO

Prepared For:
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PURPOSE

This Modified Trip Generation Report has been prepared in support of a Conditional Use Permit application for Flytz USA Gymnastics to relocate its existing gymnastics training facility from 2900 State Road in Cuyahoga Falls, Ohio, to 5282 Hudson Drive in Hudson, Ohio. This report has been prepared in response to comments provided by the City of Hudson requesting a modified trip generation analysis in lieu of a traditional Traffic Impact Study. This report is not intended to serve as a traditional Traffic Impact Study requiring intersection capacity analysis, turning movement counts, or roadway simulation modeling. The purpose of this report is to evaluate anticipated traffic operations associated with the proposed relocation and demonstrate that the proposed use will not adversely impact Hudson Drive, adjacent properties, or on-site circulation patterns. The report includes a comparison of the existing State Road facility and the proposed Hudson Drive facility, including roadway characteristics, operational/traffic characteristics, parking demand, and site circulation.

PROJECT DESCRIPTION

Flytz USA Gymnastics proposes to relocate its existing gymnastics training facility from 2900 State Road in Cuyahoga Falls, Ohio, to an existing 10,600-square-foot tenant space located within an existing multi-tenant commercial building at 5282 Hudson Drive in Hudson, Ohio. The existing building contains three tenant spaces as summarized below.

Tenant	Area (SF)
Flytz USA Gymnastics	10,600
Studio Luminance	7,400
Future Tenant (currently vacant)	7,400
Total Building Area	25,400

Flytz USA Gymnastics provides instructional gymnastics training for children approximately 2 to 18 years of age. The facility operates primarily through scheduled instructional classes rather than unscheduled walk-in activity. The existing State Road facility occupies approximately 37,000 square feet and has proven to be substantially larger than operational needs. The proposed Hudson location represents a reduction in building area while maintaining substantially similar operations. Typical operations include:

Weekday

- Up to 42 students
- Up to 8 instructors
- 9am to 8pm

Saturday

Two (2) Sessions, Morning and Afternoon:

- Up to 42 students
- Up to 8 instructors

The proposed Hudson location will maintain operational characteristics substantially similar to those of the existing State Road facility. No increases in enrollment, class sizes, staffing levels, operating hours, or operational intensity are anticipated as a result of the relocation.

EXISTING AND PROPOSED LOCATION AND STREET COMPARISON

Existing Location – 2900 State Road

The existing Flytz USA Gymnastics facility is located along State Road in Cuyahoga Falls, Ohio. State Road functions as a higher-order roadway serving greater volumes of through traffic and regional traffic movements than the proposed Hudson location. The existing facility has operated successfully without documented traffic concerns, parking deficiencies, police involvement, roadway queuing, or complaints from neighboring businesses.

Proposed Location – 5282 Hudson Drive

Hudson Drive is a two-lane local roadway serving primarily industrial, office, and business park uses. The proposed site is located within an existing multi-tenant commercial building and utilizes existing access drives, parking facilities, and internal circulation patterns. Because Flytz USA Gymnastics operates through scheduled instructional classes with staggered arrivals and departures, traffic generated by the facility is anticipated to be compatible with the existing roadway network. No unusual traffic demands are anticipated.

Comparative Evaluation

Flytz USA Gymnastics is an existing operation relocating from a larger facility to a smaller facility while maintaining substantially the same operational characteristics. Several factors indicate that adverse traffic impacts are unlikely.

- The proposed facility is significantly smaller than the existing facility (10,600 square feet versus approximately 37,000 square feet).
- Maximum participant levels remain unchanged.
- No increase in staffing is anticipated.
- No changes in operating hours are proposed.
- The existing facility has operated without traffic or parking issues.
- The proposed location provides more parking supply. See Shared Parking Analysis section for more information.

See comparison information summary in the table on the following page.

Characteristic	Existing State Road	Proposed Hudson Drive
Building Area	37,000 SF	10,600 SF
Maximum Students	42	42
Maximum Instructors	8	8
Peak Day	Saturday	Saturday
Parking Supply	52 Spaces	78 Total Spaces, 49 Spaces adjacent to Tenant Space
Peak Vehicles Parked	23 Vehicles (based on observations and review of historical imagery)	Similar Operations Anticipated
Traffic Issues	None	None Anticipated
Neighbor Complaints	None	None Anticipated
Police Calls	None	None Anticipated
Vehicle Queuing	None	None Anticipated

OPERATIONAL AND TRAFFIC CHARACTERISTICS

Flytz USA Gymnastics operates through scheduled instructional classes that naturally distribute traffic throughout the day. Participant arrivals and departures occur in connection with scheduled class times and are staggered throughout the day. The facility does not function as an event venue, stadium, assembly use, or destination that attracts large simultaneous crowds.

Parent Attendance Characteristics

Approximately:

- Seventy-five percent (75%) of students arrive and depart by parent drop-off and pick up activity.
- Approximately twenty-five percent (25%) of participants have a parent remain onsite during classes, primarily for children younger than ten years of age.

These operational characteristics reduce the potential for concentrated traffic surges. The presence of parents remaining onsite further reduces vehicle turnover and repeat trips during class periods. Operations at the Hudson location are anticipated to remain substantially identical to those at the existing State Road facility.

Trip Generation

ITE Trip Generation Manual Land Use Cod 495 (Recreational Community Center) was reviewed for general comparison purposes, however, actual operational characteristics were determined to be more representative of anticipated traffic conditions due to the scheduled instructional nature of the proposed use. The operational characteristics of Flytz indicate traffic generation will be substantially lower than many permitted office and industrial uses that could otherwise occupy the building.

Traffic generated by Flytz consists primarily of:

- Parent drop-off and pick-up activity
- Employee arrivals and departures
- Parents remaining onsite during younger age group classes

The use does not generate significant truck traffic, deliveries, or large simultaneous event traffic. Based upon the anticipated occupancy and scheduled class structure, no adverse impacts to Hudson Drive are anticipated.

SHARED PARKING ANALYSIS

The proposed site contains 78 total parking spaces serving the three tenant spaces. The City of Hudson minimum requirement is noted in the pre-application letter as one space for each three persons at capacity. Flytz USA Gymnastics will occupy a 10,600 SF tenant space and will accommodate a maximum of 50 persons, consisting of 42 students and 8 instructors. Studio Luminance occupies 7,400 SF and for purposes of this analysis, will be evaluated at an operational intensity proportional to the Flytz USA Gymnastics. A similar assumption will also be applied to the currently vacant 7,400 SF space. Parking requirements are summarized below:

Tenant	Area (SF)	Assumed Occupancy	Required Parking
Flytz USA Gymnastics	10,600	50	17
Studio Luminance	7,400	35	12
Future Tenant (Vacant)	7,400	35	12
Total	25,400	120	41

The Hudson location contains 78 parking spaces, exceeding the minimum requirements by 37 spaces.

The existing State Road facility contains 52 parking spaces and experiences peak parking demands of approximately 23 vehicles based on historical observations. Although the proposed Hudson facility is substantially smaller than the existing State Road facility, the site provides a greater parking supply. Based on the assumptions above and the minimum parking requirements suggested by the City of Hudson, adequate parking is available to accommodate Flytz USA Gymnastics, Studio Luminance, and the future occupancy of the currently vacant tenant space.

SITE CIRCULATION AND PICK-UP/DROP-OFF OPERATIONS

The subject site consists of an existing multi-tenant building with parking surrounding all four sides of the structure. Vehicular access is provided by an existing full-access driveway connecting directly to Hudson Drive. The parking lot configuration allows vehicles to circulate around the entire building, minimizing the potential for conflicts between entering, exiting, and parked vehicles. Passenger loading and unloading associated with children's classes can occur within the existing parking lot without interfering with Hudson Drive traffic operations.

Several characteristics support safe and efficient operations.

- A single well-defined access point serves the site.
- Parking is distributed around multiple sides of the building.
- Internal circulation is available around the entire structure.
- Pedestrian movements can occur within the parking areas without conflicting with through traffic.
- No roadway queuing onto Hudson Drive is anticipated.

Based upon the existing site layout and operational characteristics of Flytz USA Gymnastics, no site circulation improvements are recommended.

CONCLUSION

The proposed relocation of Flytz USA Gymnastics to 5282 Hudson Drive is not anticipated to adversely impact surrounding roadways, adjacent intersections, or on-site circulation patterns. Flytz USA Gymnastics represents an established business with a successful operating history and no documented traffic concerns at its existing location. The proposed Hudson location will operate in a substantially similar manner while occupying a significantly smaller facility and utilizing a site with increased parking capacity and efficient internal circulation. Sufficient parking exists to support the multi-tenant building. Based upon this analysis, the proposed use is compatible with Hudson Drive and the surrounding transportation network. Accordingly, no roadway improvements, traffic mitigation measures, or additional traffic studies are recommended.