

PROPOSED PROJECT TRIP GENERATION SUMMARY - from 5/11/2018 Traffic Memo

Land Use	ITE LU Code	Units²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Rates¹									
Mid-Rise Residential with 1st-Floor Commercial	231	DU	0.08	0.22	0.30	0.25	0.11	0.36	3.44
Hotel	310	Room	0.28	0.19	0.47	0.31	0.29	0.60	8.36
Health/Fitness Club³	492	TSF	0.67	0.64	1.31	1.97	1.48	3.45	34.50
Proposed Project Trip Generation Summary									
Mid-Rise Residential with 1st-Floor Commercial	95	DU	8	21	29	24	10	34	327
Internal Capture with Health Club⁴			0	0	0	-11	-4	-15	-144
Hotel	215	Room	60	41	101	66	63	129	1,797
Internal Capture with Health Club⁴			-1	0	-1	-3	-2	-5	-70
Health/Fitness Club	46.273	TSF	31	30	61	91	69	160	1,596
Internal Capture with Hotel⁴			0	-1	-1	-2	-3	-5	-50
Internal Capture with Residential⁴			0	0	0	-4	-11	-15	-150
Currently Proposed Total			98	91	189	161	122	283	3,307
Total from 2016 Traffic Study (See Table 2)			196	62	258	90	193	283	2,689
VARIANCE (Proposed - Traffic Study)⁴			-98	29	-69	71	-71	0	618

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² DU = Dwelling Units; TSF = Thousand Square Feet

³ Daily trip generation rate not available. Estimated at 10 times the PM peak hour rate.

⁴ Internal capture calculated per the ITE's recommended methodology using NCHRP 684 (Internal Trip Capture Estimation Tool).

⁵ Negative value for the variance reflects a reduction from the 2016 Traffic Study.

PROPOSED PROJECT TRIP GENERATION SUMMARY - from 6/22/2020

PROPOSED PROJECT TRIP GENERATION SUMMARY - TRAFFIC STUDY

Land Use	ITE LU Code	Units²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Rates¹									
Mid-Rise Residential with 1st-Floor Commercial	231	DU	0.08	0.22	0.30	0.25	0.11	0.36	3.44
Hotel	310	Room	0.28	0.19	0.47	0.31	0.29	0.60	8.36
Health/Fitness Club³	492	TSF	0.67	0.64	1.31	1.97	1.48	3.45	34.50
Proposed Project Trip Generation Summary									
Mid-Rise Residential with 1st-Floor Commercial	105	DU	8	23	32	26	12	38	361
Internal Capture with Health Club⁴			0	0	0	-11	-4	-15	-144
Hotel	215	Room	60	41	101	67	62	129	1797
Internal Capture with Health Club⁴			-1	0	-1	-3	-2	-5	-70
Health/Fitness Club	34.908	TSF	23	22	46	69	52	120	1204
Internal Capture with Hotel⁴			0	-1	-1	-2	-3	-5	-50
Internal Capture with Residential⁴			0	0	0	-4	-11	-15	-150
Currently Proposed Total			91	85	176	142	106	247	2,949
Total from 2016 Traffic Study (See Table 2)			196	62	258	90	193	283	2,689
VARIANCE (Proposed - Traffic Study)⁴			-105	23	-82	52	-87	-36	260

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² DU = Dwelling Units; TSF = Thousand Square Feet

³ Daily trip generation rate not available. Estimated at 10 times the PM peak hour rate.

⁴ Internal capture calculated per the ITE's recommended methodology using NCHRP 684 (Internal Trip Capture Estimation Tool).

⁵ Negative value for the variance reflects a reduction from the 2016 Traffic Study.