

## **APPENDIX D**

# **PM PEAK HOUR TRIP GENERATION**

# **PM PEAK HOUR TRIP GENERATION**

The Reserve DRI - PM Peak Hour Trip Generation  
Buildout

TAZ 368 (SLC 218)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips		
			Total	In	Total	In	Total	In	Total	In	Out
Industrial	110	500,000 SF	553	66	487	0	0	0	553	66	487
Baseball World	.		304	152	152	0	0	0	304	152	152
<b>Totals</b>			<b>857</b>	<b>218</b>	<b>639</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>857</b>	<b>218</b>	<b>639</b>

Land Use	ITE Code	Rate	Peak Hour Trips		Internal Capture	Pass-By Trip Rate
			In	Out		
Industrial	110	T = 1.433(X) - 163.421	12%	88%	0%	0%
Baseball World	.				0%	0%

\* Information provided by KHA.

The Reserve DRI - PM Peak Hour Trip Generation  
Buildout

TAZ 341 (SLC 191)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips			
			Total	In	Total	In	Total	In	Total	In	Out	
Residential Single Family	210	2,200 Dus	1,739	1,113	626	196	123	73	0	1,543	990	553
Residential Multi Family	230	1,000 Dus	412	276	136	47	31	16	0	365	245	120
Office	710	100,000 SF	191	32	159	22	4	18	0	169	28	141
Retail	820	290,000 SF	1,268	609	659	243	112	131	256	769	373	396
Hotel	310	250 Rooms	178	87	91	22	12	10	0	156	75	81
Golf Course	430	72 Holes	197	87	110	101	46	55	0	96	41	55
PGA Learning Center	*		174	60	114	89	32	57	0	85	28	57
<b>Totals</b>			<b>4,159</b>	<b>2,264</b>	<b>1,896</b>	<b>720</b>	<b>360</b>	<b>360</b>	<b>256</b>	<b>3,183</b>	<b>1,780</b>	<b>1,403</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Residential Single Family	210	$\text{Ln}(T) = 0.901\text{Ln}(X) + 0.527$	64%	36%	0%
Residential Multi Family	230	$\text{Ln}(T) = 0.827\text{Ln}(X) + 0.309$	67%	33%	0%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	0%
Retail	820	$\text{Ln}(T) = 0.660\text{Ln}(X) + 3.403$	48%	52%	25%
Hotel	310	0.71/Room	49%	51%	0%
Golf Course	430	2.74/Hole	44%	56%	0%
PGA Learning Center	*				

\* Information provided by KHA.

**PGA Village DRI - PM Peak Hour Trip Generation  
Buildout**

**TAZ 367 (SLC 217)**

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips				
			Total	In	Out	Total	In	Out	Total	In	Out		
Residential Single Family	210	5,240 Dus	3,802	2,433	1,369	346	189	157	0	0	3,456	2,244	1,212
Residential Multi Family	230	760 Dus	329	220	109	30	17	13	0	0	299	203	96
Retail	820	50,000 SF	397	191	206	108	50	58	0	0	289	141	148
Retail	820	200,000 SF	992	476	516	268	123	145	181	88	543	265	278
Hotel	310	350 Rooms	249	122	127	72	36	36	0	0	177	86	91
Golf Course	430	54 Holes	148	65	83	66	30	36	0	0	82	35	47
<b>Totals</b>			<b>5,917</b>	<b>3,507</b>	<b>2,410</b>	<b>890</b>	<b>445</b>	<b>445</b>	<b>181</b>	<b>88</b>	<b>4,846</b>	<b>2,974</b>	<b>1,872</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Residential Single Family	210	$\text{Ln}(T) = 0.901 \text{Ln}(X) + 0.527$	64%	36%	0%
Residential Multi Family	230	$\text{Ln}(T) = 0.827 \text{Ln}(X) + 0.309$	67%	33%	0%
Retail	820	$\text{Ln}(T) = 0.660 \text{Ln}(X) + 3.403$	48%	52%	0%
Retail	820	$\text{Ln}(T) = 0.660 \text{Ln}(X) + 3.403$	48%	52%	25%
Hotel	310	0.71/Room	49%	51%	0%
Golf Course	430	2.74/Hole	44%	56%	0%

LTC Ranch DRI - PM Peak Hour Trip Generation  
Buildout

TAZ 333 (SLC 183)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips					
			Total	In	Out	Total	In	Out	Total	In	Out			
Retail	820	500,000 SF	1,816	872	944	31	27	4	446	211	235	1,339	634	705
Industrial - Heavy	120	650,000 SF	117	14	103	3	0	3	0	0	0	114	14	100
Industrial - Light	110	850,000 SF	1,055	127	928	28	5	23	0	0	0	1,027	122	905
Utilities - Water Plant	170	45 Employees	34	5	29	2	0	2	0	0	0	32	5	27
<b>Totals</b>			<b>3,022</b>	<b>1,018</b>	<b>2,004</b>	<b>64</b>	<b>32</b>	<b>32</b>	<b>446</b>	<b>211</b>	<b>235</b>	<b>2,512</b>	<b>775</b>	<b>1,737</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Retail	820	$\ln(T) = 0.660 \ln(X) + 3.403$	48%	52%	25%
Industrial - Heavy	120	0.18/1000SF	12%	88%	0%
Industrial - Light	110	$T = 1.433(X) - 163.421$	12%	88%	0%
Utilities - Water Plant	170	0.76/Employee	15%	85%	0%

Note:

Trip Generation Rate for heavy industrial not available for PM peak  
Use 12% of daily trip gen = 0.18 with in/out splits from light industrial.

LTC Ranch DRI - PM Peak Hour Trip Generation  
Buildout

TAZ 334 (SLC 184)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips				
			Total	In	Out	Total	In	Out	Total	In	Out		
Residential Single Family	210	2,787 Dus	2,152	1,377	775	236	143	93	0	0	1,916	1,234	682
Residential Multi Family	230	1,184 Dus	474	318	156	52	33	19	0	0	422	285	137
Middle School	522	800 Students	128	60	68	40	19	21	0	0	88	41	47
Park	411	110 Acres	18	9	9	6	3	3	0	0	12	6	6
Retail	820	400,000 SF	1,568	753	815	288	113	175	160	160	960	480	480
<b>Totals</b>			<b>4,340</b>	<b>2,517</b>	<b>1,823</b>	<b>622</b>	<b>311</b>	<b>311</b>	<b>160</b>	<b>160</b>	<b>3,398</b>	<b>2,046</b>	<b>1,352</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Residential Single Family	210	$\text{Ln}(T) = 0.901\text{Ln}(X) + 0.527$	64%	36%	0%
Residential Multi Family	230	$\text{Ln}(T) = 0.827\text{Ln}(X) + 0.309$	67%	33%	0%
Middle School	522	$T = .16 (X)$	47%	53%	0%
Park	411	$T = .16 (X)$	50%	50%	0%
Retail	820	$\text{Ln}(T) = 0.660 \text{Ln}(X) + 3.403$	48%	52%	25%

Note:  
Trip generation rate for park not available during PM peak  
Use 10% of daily with 50/50 in/out splits

St.Lucie West DRI - PM Peak Hour Trip Generation Buildout (Year 2022)

TAZ 337 (SLC 187)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips			
			In	Out	Total	In	Out	Total	In	Out		
Residential Single Family	210	- d.u.	0	0	0	0	0	0	0	0		
Residential Multi Family( Condo)	230	- d.u.	0	0	0	0	0	0	0	0		
Residential Multi Family (Apartm)	220	530 d.u.	305	204	101	72	50	22	0	233		
RV Park	260	525 spaces	137	56	81	31	14	17	0	106		
Hotel/Motel	310	220 rooms	156	76	80	36	19	17	0	120		
Commercial Retail	820	1,191,730 sq.ft	3,222	1,547	1,675	412	257	155	380	2,107		
Office	710	175,567 sq.ft	276	47	229	52	8	44	0	224		
Industrial	130	1,856,947 sq.ft	1,261	265	996	257	71	186	0	1,004		
Movie Theater	444	14 screens	623	324	299	146	91	55	0	477		
Community College	540	1,200 students	204	139	65	51	39	12	0	153		
University	550	4,525 students	950	285	665	203	80	123	0	747		
Stadium	*	5,000 seats	50	25	25	12	7	5	0	38		
<b>Totals</b>			<b>7,184</b>	<b>2,968</b>	<b>4,216</b>	<b>1,272</b>	<b>636</b>	<b>636</b>	<b>323</b>	<b>5,209</b>	<b>2,009</b>	<b>3,200</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Residential Single Family	210	$\ln(T) = 0.901\ln(X) + 0.527$	64%	36%	0%
Residential Multi Family( Condo)	230	$\ln(T) = 0.827\ln(X) + 0.309$	67%	33%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	0%
RV Park	260	0.26/DU	41%	59%	0%
Hotel/Motel	310	0.71/Room	49%	51%	0%
Commercial Retail	820	$\ln(T) = 0.660\ln(X) + 3.403$	48%	52%	25%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	0%
Industrial	130	$\ln(T) = 0.854\ln(X) + 0.712$	21%	79%	0%
Movie Theater	444	44.53/Screen	52%	48%	0%
Community College	540	0.17/Student	68%	32%	0%
University	550	0.21/Student	30%	70%	0%
Stadium	*	0.01	50%	50%	0%

Note: Trip generation rate for stadium was developed using 10% of daily with 50/50 in/out splits.



St.Lucie West DRI - PM Peak Hour Trip Generation Buildout (Year 2022)

TAZ 336 (SLC 186)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips			
			Total	In	Out	Total	In	Out	Total	In	Out	
Residential Single Family	210	2,680 d.u.	2,078	1,330	748	315	197	118	0	1,763	1,133	630
Residential Multi Family( Condo)	230	631 d.u.	282	189	93	43	28	15	0	239	161	78
Residential Multi Family (Apartm)	220	170 d.u.	111	74	37	17	11	6	0	94	63	31
RV Park	260	- spaces	0	0	0	0	0	0	0	0	0	0
Hotel/Motel	310	- rooms	0	0	0	0	0	0	0	0	0	0
Commercial Retail	820	394,002 sq.ft	1,552	745	807	375	166	209	145	882	434	448
Office	710	337,893 sq.ft	458	78	380	82	14	68	0	376	64	312
Industrial	130	- sq.ft	0	0	0	0	0	0	0	0	0	0
Movie Theater	444	- screens	0	0	0	0	0	0	0	0	0	0
Community College	540	- students	0	0	0	0	0	0	0	0	0	0
University	550	- students	0	0	0	0	0	0	0	0	0	0
Stadium	*	- seats	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>4,481</b>	<b>2,416</b>	<b>2,065</b>	<b>832</b>	<b>416</b>	<b>416</b>	<b>145</b>	<b>295</b>	<b>150</b>	<b>1,499</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Residential Single Family	210	$\ln(T) = 0.901\ln(X) + 0.527$	64%	36%	0%
Residential Multi Family( Condo)	230	$\ln(T) = 0.827\ln(X) + 0.309$	67%	33%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	0%
RV Park	260	0.26/DU	41%	59%	0%
Hotel/Motel	310	0.71/Room	49%	51%	0%
Commercial Retail	820	$\ln(T) = 0.660\ln(X) + 3.403$	48%	52%	25%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	0%
Industrial	130	$\ln(T) = 0.854\ln(X) + 0.712$	21%	79%	0%
Movie Theater	444	44.53/Screen	52%	48%	0%
Community College	540	0.17/Student	68%	32%	0%
University	550	0.21/Student	30%	70%	0%
Stadium	*	0.01	50%	50%	0%

Note:  
Trip generation rate for stadium was developed using 10% of daily with 50/50 in/out splits.

St.Lucie West DRI - PM Peak Hour Trip Generation Buildout (Year 2022)

TAZ 335 (SLC 185)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips		
			Total	In	Out	Total	In	Out	Total	In	Out
Residential Single Family	210	- d.u.	0	0	0	0	0	0	0	0	0
Residential Multi Family( Condo)	230	- d.u.	0	0	0	0	0	0	0	0	0
Residential Multi Family (Apartm)	220	- d.u.	0	0	0	0	0	0	0	0	0
RV Park	260	- spaces	0	0	0	0	0	0	0	0	0
Hotel/Motel	310	- rooms	0	0	0	0	0	0	0	0	0
Commercial Retail	820	237,620 sq.ft	1,112	534	578	0	279	134	145	833	400
Office	710	- sq.ft	0	0	0	0	0	0	0	0	0
Industrial	130	- sq.ft	0	0	0	0	0	0	0	0	0
Movie Theater	444	- screens	0	0	0	0	0	0	0	0	0
Community College	540	- students	0	0	0	0	0	0	0	0	0
University	550	- students	0	0	0	0	0	0	0	0	0
Stadium	*	- seats	0	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>1,112</b>	<b>534</b>	<b>578</b>	<b>0</b>	<b>279</b>	<b>134</b>	<b>145</b>	<b>833</b>	<b>400</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Residential Single Family	210	$\ln(T) = 0.901\ln(X) + 0.527$	64%	36%	0%
Residential Multi Family( Condo)	230	$\ln(T) = 0.827\ln(X) + 0.309$	67%	33%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	0%
RV Park	260	0.26/DU	41%	59%	0%
Hotel/Motel	310	0.71/Room	49%	51%	0%
Commercial Retail	820	$\ln(T) = 0.660\ln(X) + 3.403$	48%	52%	25%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	0%
Industrial	130	$\ln(T) = 0.854\ln(X) + 0.712$	21%	79%	0%
Movie Theater	444	44.53/Screen	52%	48%	0%
Community College	540	0.17/Student	68%	32%	0%
University	550	0.21/Student	30%	70%	0%
Stadium	*	0.01			0%

Note:  
Trip generation rate for stadium was developed using 10% of daily with 50/50 in/out splits.

St.Lucie West DRI - PM Peak Hour Trip Generation Buildout (Year 2022)

TAZ 360 (SLC 210)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips			
			Total	In	Out	Total	In	Out	Total	In	Out	
Residential Single Family	210	1,001 d.u.	856	548	308	129	85	44	0	727	463	264
Residential Multi Family( Condo)	230	102 d.u.	62	42	20	9	6	3	0	53	36	17
Residential Multi Family (Apartm)	220	444 d.u.	259	174	85	39	27	12	0	220	147	73
RV Park	260	- spaces	0	0	0	0	0	0	0	0	0	0
Hotel/Motel	310	422 rooms	300	147	153	50	27	23	0	250	120	130
Commercial Retail	820	121,402 sq.ft	714	343	371	177	79	98	66	403	198	205
Office	710	381,089 sq.ft	506	86	420	74	15	59	0	432	71	361
Industrial	130	- sq.ft	0	0	0	0	0	0	0	0	0	0
Movie Theater	444	- screens	0	0	0	0	0	0	0	0	0	0
Community College	540	- students	0	0	0	0	0	0	0	0	0	0
University	550	- students	0	0	0	0	0	0	0	0	0	0
Stadium	.	- seats	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>2,697</b>	<b>1,340</b>	<b>1,357</b>	<b>478</b>	<b>239</b>	<b>239</b>	<b>134</b>	<b>66</b>	<b>1,035</b>	<b>1,050</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	PM Peak Hour Trips		Internal Capture	Pass-By Trip Rate
			In	Out		
Residential Single Family	210	$\ln(T) = 0.901\ln(X) + 0.527$	64%	36%	15%	0%
Residential Multi Family( Condo)	230	$\ln(T) = 0.827\ln(X) + 0.309$	67%	33%	15%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	15%	0%
RV Park	260	0.26/DU	41%	59%	0%	0%
Hotel/Motel	310	0.71/Room	49%	51%	17%	0%
Commercial Retail	820	$\ln(T) = 0.660\ln(X) + 3.403$	48%	52%	25%	25%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	15%	0%
Industrial	130	$\ln(T) = 0.854\ln(X) + 0.712$	21%	79%	0%	0%
Movie Theater	444	44.53/Screen	52%	48%	0%	0%
Community College	540	0.17/Student	68%	32%	0%	0%
University	550	0.21/Student	30%	70%	0%	0%
Stadium	.	0.01	50%	50%	0%	0%

Note:  
Trip generation rate for stadium was developed using 10% of daily with 50/50 in/out splits.

St.Lucie West DRI - PM Peak Hour Trip Generation Buildout (Year 2022)

TAZ\_338 (SLC 188)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips			
			Total	In	Out	Total	In	Out	Total	In	Out	
Residential Single Family	210	1,179 d.u.	992	635	357	181	119	62	0	811	516	295
Residential Multi Family( Condo)	230	44 d.u.	31	21	10	6	4	2	0	25	17	8
Residential Multi Family (Apartm)	220	380 d.u.	224	150	74	41	28	13	0	183	122	61
RV Park	260	- spaces	0	0	0	0	0	0	0	0	0	0
Hotel/Motel	310	- rooms	0	0	0	0	0	0	0	0	0	0
Commercial Retail	820	233,198 sq.ft	1,098	527	571	227	93	134	109	653	325	328
Office	710	126,518 sq.ft	221	38	183	54	10	44	0	167	28	139
Industrial	130	- sq.ft	0	0	0	0	0	0	0	0	0	0
Movie Theater	444	- screens	0	0	0	0	0	0	0	0	0	0
Community College	540	- students	0	0	0	0	0	0	0	0	0	0
University	550	- students	0	0	0	0	0	0	0	0	0	0
Stadium	.	- seats	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>2,566</b>	<b>1,371</b>	<b>1,195</b>	<b>509</b>	<b>254</b>	<b>255</b>	<b>218</b>	<b>1,839</b>	<b>1,008</b>	<b>831</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	PM Peak Hour Trips		Internal Capture	Pass-By Trip Rate
			In	Out		
Residential Single Family	210	$\ln(T) = 0.901\ln(X) + 0.527$	64%	36%	18%	0%
Residential Multi Family( Condo)	230	$\ln(T) = 0.827\ln(X) + 0.309$	67%	33%	18%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	18%	0%
RV Park	260	0.26/DU	41%	59%	0%	0%
Hotel/Motel	310	0.71/Room	49%	51%	0%	0%
Commercial Retail	820	$\ln(T) = 0.660\ln(X) + 3.403$	48%	52%	21%	25%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	24%	0%
Industrial	130	$\ln(T) = 0.854\ln(X) + 0.712$	21%	79%	0%	0%
Movie Theater	444	44.53/Screen	52%	48%	0%	0%
Community College	540	0.17/Student	68%	32%	0%	0%
University	550	0.21/Student	30%	70%	0%	0%
Stadium	.	0.01	50%	50%	0%	0%

Note:  
Trip generation rate for stadium was developed using 10% of daily with 50/50 in/out splits.

St.Lucie West DRI - PM Peak Hour Trip Generation Buildout (Year 2022)

TAZ 339 (SLC 189)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips			
			Total	In	Out	Total	In	Out	Total	In	Out	
Residential Single Family	210	549 d.u.	498	319	179	70	36	34	0	428	283	145
Residential Multi Family( Condo)	230	150 d.u.	86	58	28	11	6	5	0	75	52	23
Residential Multi Family (Apartm)	220	- d.u.	0	0	0	0	0	0	0	0	0	0
RV Park	260	- spaces	0	0	0	0	0	0	0	0	0	0
Hotel/Motel	310	- rooms	0	0	0	0	0	0	0	0	0	0
Commercial Retail	820	145,064 sq.ft	803	385	418	81	39	42	181	541	259	282
Office	710	- sq.ft	0	0	0	0	0	0	0	0	0	0
Industrial	130	- sq.ft	0	0	0	0	0	0	0	0	0	0
Movie Theater	444	- screens	0	0	0	0	0	0	0	0	0	0
Community College	540	- students	0	0	0	0	0	0	0	0	0	0
University	550	- students	0	0	0	0	0	0	0	0	0	0
Stadium	*	- seats	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>1,387</b>	<b>762</b>	<b>625</b>	<b>162</b>	<b>81</b>	<b>81</b>	<b>181</b>	<b>1,044</b>	<b>594</b>	<b>450</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Residential Single Family	210	$\ln(T) = 0.901\ln(X) + 0.527$	64%	36%	0%
Residential Multi Family( Condo)	230	$\ln(T) = 0.827\ln(X) + 0.309$	67%	33%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	0%
RV Park	260	0.26/DU	41%	59%	0%
Hotel/Motel	310	0.71/Room	49%	51%	0%
Commercial Retail	820	$\ln(T) = 0.660\ln(X) + 3.403$	48%	52%	25%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	0%
Industrial	130	$\ln(T) = 0.854\ln(X) + 0.712$	21%	79%	0%
Movie Theater	444	44.53/Screen	52%	48%	0%
Community College	540	0.17/Student	68%	32%	0%
University	550	0.21/Student	30%	70%	0%
Stadium	*	0.01	50%	50%	0%

Note:  
Trip generation rate for stadium was developed using 10% of daily with 50/50 in/out splits.

Westchester DRI - PM Peak Hour Trip Generation Buildout

TAZ 362 (SLC 212)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips				
			Total	In	Out	Total	In	Out	Total	In	Out		
Residential Single Family	210	0 Dus	0	0	0	0	0	0	0	0			
Residential Multi Family( Condo)	230	- d.u.	0	0	0	0	0	0	0	0			
Residential Multi Family (Apartm)	220	- d.u.	0	0	0	0	0	0	0	0			
Office	710	636,847 SF	793	135	658	122	28	94	0	107			
Retail	820	398,176 SF	1,563	750	813	122	96	26	24	634			
Students	522	1,200 students	192	90	102	29	14	15	0	76			
Hotel	310	200 Rooms	142	70	72	19	10	9	0	60			
Church	560	0 SF	0	0	0	0	0	0	0	0			
Hospital	610	200 Beds	113	38	75	4	0	4	0	38			
ALF	252	0 Unit	0	0	0	0	0	0	0	0			
Water Treatment Plant	170	0 Employees	0	0	0	0	0	0	0	0			
Park	411	0 Acres	0	0	0	0	0	0	0	0			
<b>Totals</b>			<b>2,803</b>	<b>1,083</b>	<b>1,720</b>	<b>296</b>	<b>148</b>	<b>148</b>	<b>20</b>	<b>24</b>	<b>2,463</b>	<b>915</b>	<b>1,548</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Residential Single Family	210	$\ln(T) = 0.901\ln(X) + 0.527$	64%	36%	0%
Residential Multi Family( Condo)	230	$\ln(T) = 0.827\ln(X) + 0.309$	67%	33%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	0%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	0%
Retail	820	$\ln(T) = 0.660\ln(X) + 3.403$	48%	52%	3%
Students	522	0.16/Student	47%	53%	0%
Hotel	310	0.71/Room	49%	51%	0%
Church	560	0.66/ 1000	54%	46%	0%
Hospital	610	$T = 1.639(X) - 214.556$	34%	66%	0%
ALF	252	0.17/unit	56%	44%	0%
Water Treatment Plant	170	0.761/Employee	15%	85%	0%
Park	411	0.16/Acre	50%	50%	0%

Note:  
 Trip generation rate for park not available during PM peak  
 Use 10% of daily with 50/50 in/out splits

Westchester DRI - PM Peak Hour Trip Generation Buildout

TAZ 365 (SLC 215)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips		
			Total	In	Out	Total	In	Out	Total	In	Out
Residential Single Family	210	1,676 Dus	1,361	871	490	57	34	23	0	837	467
Residential Multi Family( Condo)	230	200 d.u.	109	73	36	5	3	2	0	70	34
Residential Multi Family (Apartm)	220	230 d.u.	143	96	47	6	4	2	0	92	45
Office	710	0 SF	0	0	0	0	0	0	0	0	0
Retail	820	76,012 SF	524	252	272	67	28	39	14	217	226
Students		0 students	0	0	0	0	0	0	0	0	0
Hotel	310	0 Rooms	0	0	0	0	0	0	0	0	0
Church	560	0 SF	0	0	0	0	0	0	0	0	0
Hospital	610	0 Beds	0	0	0	0	0	0	0	0	0
ALF	252	300 Unit	51	29	22	14	9	5	0	20	17
Water Treatment Plant	170	45 Employees	34	5	29	12	3	9	0	22	20
Park	411	12 Acres	2	1	1	0	0	0	0	1	1
<b>Totals</b>			<b>2,224</b>	<b>1,327</b>	<b>897</b>	<b>161</b>	<b>81</b>	<b>80</b>	<b>14</b>	<b>1,239</b>	<b>810</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Residential Single Family	210	$\ln(T) = 0.901\ln(X) + 0.527$	64%	36%	0%
Residential Multi Family( Condo)	230	$\ln(T) = 0.827\ln(X) + 0.309$	67%	33%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	0%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	0%
Retail	820	$\ln(T) = 0.660\ln(X) + 3.403$	48%	52%	3%
Students	522	0.16/Student	47%	53%	0%
Hotel	310	0.71/Room	49%	51%	0%
Church	560	0.66/1000	54%	46%	0%
Hospital	610	$T = 1.639(X) - 214.556$	34%	66%	0%
ALF	252	0.17/unit	56%	44%	0%
Water Treatment Plant	170	0.761/Employee	15%	85%	0%
Park	411	0.16/Acre	50%	50%	0%

Note:

Trip generation rate for park not available during PM peak

Use 10% of daily with 50/50 in/out splits

Westchester DRI - PM Peak Hour Trip Generation Buildout

TAZ 366 (SLC 216)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips			
			Total	In	Total	In	Total	In	Total	In	Out	
Residential Single Family	210	1,569 DUs	1,283	821	462	36	21	15	0	1,247	800	447
Residential Multi Family( Condo)	230	75 d.u.	48	32	16	2	1	1	0	46	31	15
Residential Multi Family (Apartm)	220	130 d.u.	89	60	29	3	2	1	0	86	58	28
Office	710	0 SF	0	0	0	0	0	0	0	0	0	0
Retail	820	26,136 SF	259	124	135	39	16	23	3	214	105	109
Students		0 students	0	0	0	0	0	0	0	0	0	0
Hotel	310	0 Rooms	0	0	0	0	0	0	0	0	0	0
Church	560	20,000 SF	13	7	6	4	2	2	0	9	5	4
Hospital	610	0 Beds	0	0	0	0	0	0	0	0	0	0
ALF	252	0 Unit	0	0	0	0	0	0	0	0	0	0
Water Treatment Plant	170	0 Employees	0	0	0	0	0	0	0	0	0	0
Park	411	0 Acres	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>1,692</b>	<b>1,044</b>	<b>648</b>	<b>84</b>	<b>42</b>	<b>42</b>	<b>6</b>	<b>1,602</b>	<b>999</b>	<b>603</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	Internal Capture		Pass-By Trip Rate
			In	Out	
Residential Single Family	210	$\text{Ln}(T) = 0.901\text{Ln}(X) + 0.527$	64%	36%	0%
Residential Multi Family( Condo)	230	$\text{Ln}(T) = 0.827\text{Ln}(X) + 0.309$	67%	33%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	0%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	0%
Retail	820	$\text{Ln}(T) = 0.660\text{Ln}(X) + 3.403$	48%	52%	3%
Students	522	0.16/Student	47%	53%	0%
Hotel	310	0.71/Room	49%	51%	0%
Church	560	0.66/1000	54%	46%	0%
Hospital	610	$T = 1.639(X) - 214.556$	34%	66%	0%
ALF	252	0.17/unit	56%	44%	0%
Water Treatment Plant	170	0.761/Employee	15%	85%	0%
Park	411	0.16/Acre	50%	50%	0%

Note:  
 Trip generation rate for park not available during PM peak  
 Use 10% of daily with 50/50 in/out splits



Westchester DRI - PM Peak Hour Trip Generation Buildout

TAZ 363 (SLC 213)

Land Use	ITE Code	Intensity	Total Trips		Internal Trips		Pass-By Trips		New Trips			
			Total	In	Out	Total	In	Out	Total	In	Out	
Residential Single Family	210	800 Dus	689	447	252	41	26	15	0	658	421	237
Residential Multi Family( Condo)	230	85 d.u.	54	36	18	3	2	1	0	51	34	17
Residential Multi Family (Apartm)	220	- d.u.	0	0	0	0	0	0	0	0	0	0
Office	710	557,568 SF	704	120	584	61	19	42	0	643	101	542
Retail	820	47,916 SF	386	185	201	61	36	25	9	316	145	171
Students		0 students	0	0	0	0	0	0	0	0	0	0
Hotel	310	0 Rooms	0	0	0	0	0	0	0	0	0	0
Church	560	0 SF	0	0	0	0	0	0	0	0	0	0
Hospital	610	0 Beds	0	0	0	0	0	0	0	0	0	0
ALF	252	0 Unit	0	0	0	0	0	0	0	0	0	0
Water Treatment Plant	170	0 Employees	0	0	0	0	0	0	0	0	0	0
Park	411	0 Acres	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>1,843</b>	<b>788</b>	<b>1,055</b>	<b>166</b>	<b>83</b>	<b>83</b>	<b>9</b>	<b>4</b>	<b>701</b>	<b>967</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	PM Peak Hour Trips		Internal Capture	Pass-By Trip Rate
			In	Out		
Residential Single Family	210	$\text{Ln}(T) = 0.901\text{Ln}(X) + 0.527$	64%	36%	6%	0%
Residential Multi Family( Condo)	230	$\text{Ln}(T) = 0.827\text{Ln}(X) + 0.309$	67%	33%	6%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	0%	0%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	9%	0%
Retail	820	$\text{Ln}(T) = 0.660\text{Ln}(X) + 3.403$	48%	52%	16%	3%
Students	522	0.16/Student	47%	53%	0%	0%
Hotel	310	0.71/Room	49%	51%	0%	0%
Church	560	0.66/1000	54%	46%	0%	0%
Hospital	610	$T = 1.639(X) - 214.556$	34%	66%	0%	0%
ALF	252	0.17/unit	56%	44%	0%	0%
Water Treatment Plant	170	0.761/Employee	15%	85%	0%	0%
Park	411	0.16/Acre	50%	50%	0%	0%

Note:  
 Trip generation rate for park not available during PM peak  
 Use 10% of daily with 50/50 in/out splits

Westchester DRI - PM Peak Hour Trip Generation Buildout

TAZ 361 (SLC 211)

Land Use	ITE Code	Intensity	PM Peak Hour		Internal Trips		Pass-By Trips		New Trips	
			Total	Out	Total	Out	Total	Out	Total	Out
Residential Single Family	210	1,000 Dus	855	308	0	0	0	0	855	308
Residential Multi Family( Condo)	230	- d.u.	0	0	0	0	0	0	0	0
Residential Multi Family (Apartm)	220	- d.u.	0	0	0	0	0	0	0	0
Office	710	0 SF	0	0	0	0	0	0	0	0
Retail	820	0 SF	0	0	0	0	0	0	0	0
Students		0 students	0	0	0	0	0	0	0	0
Hotel	310	0 Rooms	0	0	0	0	0	0	0	0
Church	560	0 SF	0	0	0	0	0	0	0	0
Hospital	610	0 Beds	0	0	0	0	0	0	0	0
ALF	252	0 Unit	0	0	0	0	0	0	0	0
Water Treatment Plant	170	0 Employees	0	0	0	0	0	0	0	0
Park	411	0 Acres	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>855</b>	<b>308</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>855</b>	<b>308</b>

Land Use	ITE Code	PM Peak Hour Trips Rate	PM Peak Hour Trips		Internal Capture	Pass-By Trip Rate
			In	Out		
Residential Single Family	210	$L_n(T) = 0.901 \ln(X) + 0.527$	64%	36%	0%	0%
Residential Multi Family( Condo)	230	$L_n(T) = 0.827 \ln(X) + 0.309$	67%	33%	0%	0%
Residential Multi Family (Apartm)	220	$T = 0.541(X) + 18.743$	67%	33%	0%	0%
Office	710	$T = 1.121(X) + 79.295$	17%	83%	0%	0%
Retail	820	$L_n(T) = 0.660 \ln(X) + 3.403$	48%	52%	0%	3%
Students	522	0.16/Student	47%	53%	0%	0%
Hotel	310	0.71/Room	49%	51%	0%	0%
Church	560	0.66/ 1000	54%	46%	0%	0%
Hospital	610	$T = 1.639(X) - 214.556$	34%	66%	0%	0%
ALF	252	0.17/unit	56%	44%	0%	0%
Water Treatment Plant	170	0.761/Employee	15%	85%	0%	0%
Park	411	0.16/Acre	50%	50%	0%	0%

Note:  
 Trip generation rate for park not available during PM peak  
 Use 10% of daily with 50/50 in/out splits