

Table 2a Trip Generation - Daily

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips (2)				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total		
Warehouse	150	1,500,000 SF	$L_n(T)=0.86n(x)+2.24$	50%	50%	2,531	2,530	5,061	144	131	275	5.4%	2,387	2,399	4,786	479	10.0%	2,154	2,153	4,307
Apartment	220	650 DU	$T=6.06(x)+123.56$	50%	50%	2,032	2,031	4,063	793	709	1,502	37.0%	1,239	1,322	2,561	0	0.0%	1,281	1,280	2,561
Shopping Center	820	160,000 SF	$L_n(T)=0.65Ln(x)+5.83$	50%	50%	4,469	4,469	8,938	706	792	1,498	16.3%	3,903	3,817	7,720	2623	34.0%	2,548	2,547	5,095
General Light Industrial *	110	1,200,000 SF	$T=7.47(x)-101.92$	50%	50%	4,431	4,431	8,862	253	229	482	5.4%	4,178	4,202	8,380	838	10.0%	3,771	3,771	7,542
Convenience Store	851	5,000 SF	$T=737.99(x)$	50%	50%	1,845	1,845	3,690	282	317	599	16.2%	1,563	1,528	3,091	1886	61.0%	603	602	1,205
Fast Food Restaurant	934	10,000 SF	$T=496.12(x)$	50%	50%	2,481	2,480	4,961	508	508	1,016	20.5%	1,973	1,972	3,945	1933	49.0%	1,006	1,006	2,012
High Turnover Restaurant	932	25,000 SF	$T=127.15(x)$	50%	50%	1,590	1,589	3,179	326	326	652	20.5%	1,264	1,263	2,527	1087	43.0%	720	720	1,440
TOTAL						19,519	19,515	39,034	3,012	3,012	6,024	15.4%	16,507	16,503	33,010	8848	26.8%	12,083	12,079	24,162

Table 2b Trip Generation - AM

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips (2)				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total		
Warehouse	150	1,500,000 SF	$L_n(T)=0.55Ln(x)+1.88$	79%	21%	289	77	366	24	22	46	12.6%	265	55	320	32	10.0%	228	60	288
Apartment	220	650 DU	$T=0.49Ln(x)+3.73$	29%	80%	64	258	322	4	60	64	19.9%	60	198	258	0	0.0%	52	206	258
Shopping Center	820	160,000 SF	$L_n(T)=0.61Ln(x)+2.24$	62%	38%	129	79	208	35	28	63	30.3%	94	51	145	49	34.0%	60	36	96
General Light Industrial *	110	1,200,000 SF	$T=1.18(x)-89.28$	88%	12%	1,168	159	1,327	86	78	164	12.4%	1,082	81	1,163	116	10.0%	921	126	1,047
Convenience Store	851	5,000 SF	$T=67.03(x)$	50%	50%	168	167	335	46	59	105	31.3%	122	108	230	140	61.0%	45	45	90
Fast Food Restaurant	934	10,000 SF	$T=45.42(x)$	51%	49%	232	222	454	82	49	131	28.9%	150	173	323	158	49.0%	84	81	165
High Turnover Restaurant	932	25,000 SF	$T=10.81(x)$	55%	45%	149	121	270	48	29	77	28.5%	101	92	193	83	43.0%	61	49	110
TOTAL						2,199	1,083	3,282	325	325	650	19.8%	1,874	758	2,632	578	22.0%	1,451	603	2,054

Table 2c Trip Generation - PM

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips (2)				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total		
Warehouse	150	1,500,000 SF	$L_n(T)=0.64Ln(x)-1.14$	25%	75%	84	253	337	4	10	14	4.2%	80	243	323	32	10.0%	73	218	291
Apartment	220	650 DU	$T=0.55Ln(x)+17.65$	65%	35%	244	131	375	86	61	147	39.2%	158	70	228	0	0.0%	148	80	228
Shopping Center	820	160,000 SF	$L_n(T)=0.67Ln(x)+3.31$	48%	52%	394	427	821	100	88	188	22.9%	294	339	633	215	34.0%	201	217	418
General Light Industrial *	110	1,200,000 SF	$T=1.43(x)-157.36$	12%	88%	187	1,372	1,559	20	48	68	4.4%	167	1,324	1,491	149	10.0%	161	1,181	1,342
Convenience Store	851	5,000 SF	$T=52.41(x)$	51%	49%	134	128	262	34	27	61	23.3%	100	101	201	123	61.0%	40	38	78
Fast Food Restaurant	934	10,000 SF	$T=32.65(x)$	52%	48%	170	157	327	58	63	121	37.0%	112	94	206	101	49.0%	55	50	105
High Turnover Restaurant	932	25,000 SF	$T=9.85(x)$	55%	45%	135	111	246	43	48	91	37.0%	92	63	155	67	43.0%	48	40	88
TOTAL						1,348	2,579	3,927	345	345	690	17.6%	1,003	2,234	3,237	687	21.2%	726	1,824	2,550

Table 2d Trip Generation - Other Allowed Uses

	ITE Code	Units	Rate	In	Out
Daily	Hotel	310 Occupied Rooms	$T=8.92(x)$	50%	50%
AM	Hotel	310 Occupied Rooms	$T=67(x)$	58%	42%
PM	Hotel	310 Occupied Rooms	$T=70(x)$	51%	49%
Daily	Office	710 SF	$L_n(T)=.76Ln(x)+3.68, T=11.03(x)$	50%	50%
AM	Office	710 SF	$L_n(T)=.8Ln(x)+1.57, T=1.39(x)$	88%	12%
PM	Office	710 SF	$T=1.49(x)$	17%	83%

*PD allows stand alone office building within the Flex Office/ General Light Industrial Area
Office has similar distribution and assignment but a higher rate
Similarly Hotel is allowed as a commercial use. These uses will be allowed by conversion