

City of Ramsey
Agenda
Housing and Redevelopment Authority (HRA)
Work Session
Tuesday May 1, 2012
Immediately Following City Council Work Session
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Topics for Discussion**
 1. Presentation regarding potential Athletic Facility in The COR
 2. Review Comprehensive Plan Amendment for The COR
- 3. Executive Director's Report**
- 4. Commissioner Input**
- 5. Adjournment**

HRA Work Session**2. 1.****Meeting Date:** 05/01/2012**By:** Darren Lazan, Housing &
Redevelopment Authority

Information**Title:**

Presentation regarding potential Athletic Facility in The COR

Background:

For the past several months, the Development team has been working with a group interested in building a multi-function athletic facility in The COR. Their focus is predominantly 'court sports' including basketball and volleyball, but they have expressed an interest in a collaboration with the YMCA to include aquatics, fitness, and community spaces that have been under past consideration for a Ramsey facility.

The group has also had discussions with Anoka County and has been encouraged to make an application for their consideration as a county EDA collaboration on the project.

The development team has met with this group on three occasions, including meetings with their architects and financial partners. They have developed some graphics and done some programming for this project to help size the facility.

The group would like to meet with the HRA to present their concept and receive feedback. If the project receives favorable feedback from the HRA, they intend to pursue support from, and collaboration with potential users of the facility such as PACT, Legacy, YMCA, Athletic Associations, and others.

Notification:**Observations:**

This group has considered multiple locations for this project including Andover, where they currently have some operations ongoing. Their early concepts contained a variety of support services including restaurants, retail space, a hotel, etc.. After touring and considering The COR, they are attracted to the 'campus' concept that allows them to build only their facility and rely on (and support) these uses in the downtown area. This project has the potential to create tremendous recognition for The COR, as well as add traffic at key night and weekend timeframes.

The site plan included was their first run at sizing the facility, and does not necessarily reflect the best layout and/or configuration for the facility. If the project proceeds, we will work with their design team to consider both modifications to this plan as well as alternative sites.

Recommendation:

The development team recommends the HRA consider the presentation and provide feedback and direction for this group to consider in their pursuit of this project.

Funding Source:

N/A

Council Action:

Consider presentation and provide feedback.

Attachments

Site Concept

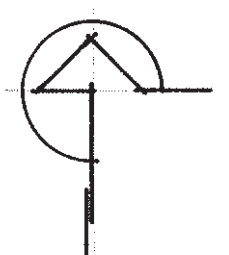
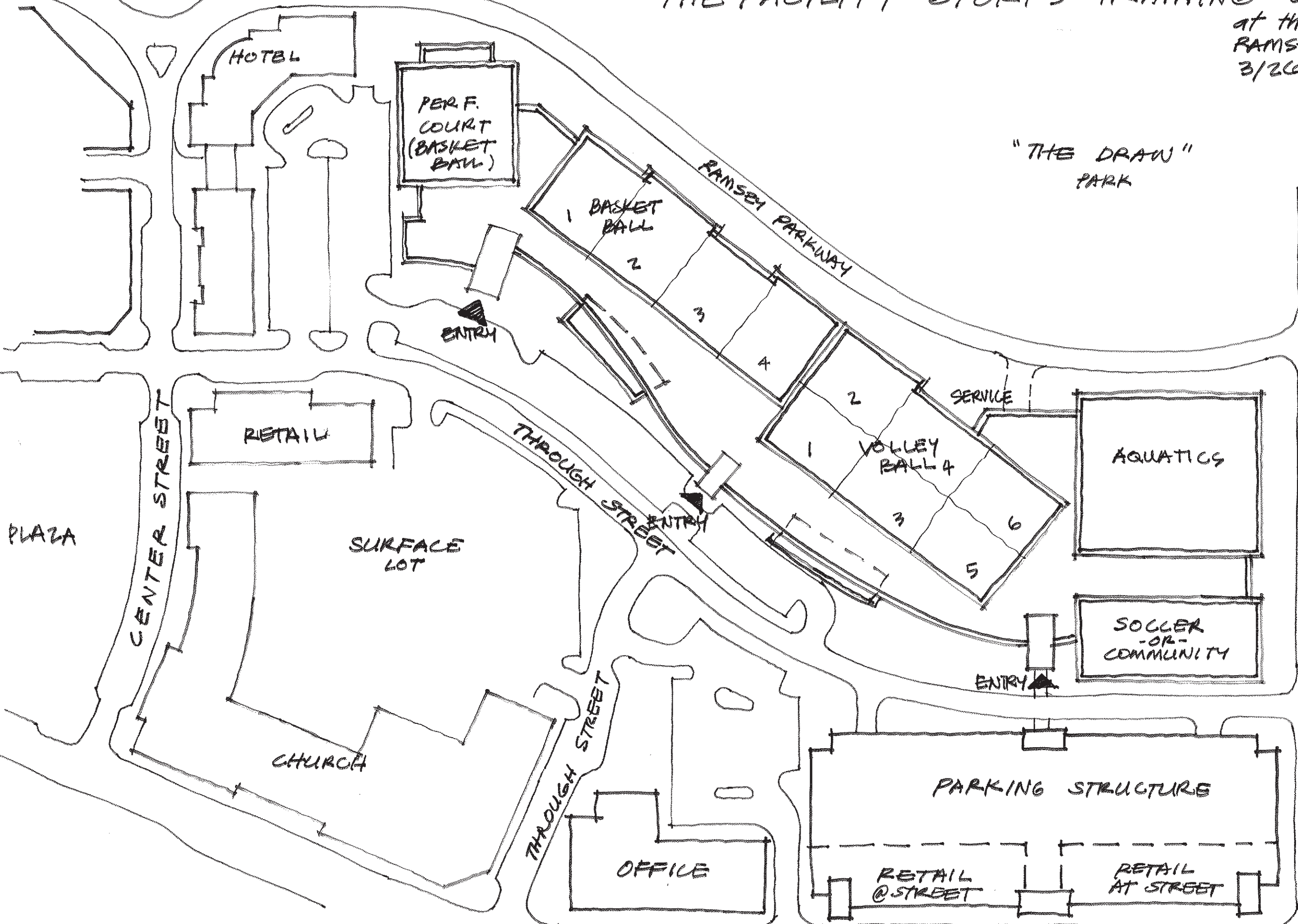
The Facility Building Program

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/26/2012 03:52 PM
Form Started By: Darren Lazan		Started On: 04/26/2012 01:28 PM
	Final Approval Date: 04/26/2012	

THE FACILITY - SPORTS TRAINING COMPLEX

at the COR
RAMSEY, MN
3/26/12



Mohagen
Hansen
Architectural
Group



Preliminary Space Program

The Facility

M/H Project 12066.pBDI

Issued: 2/24/12 (Revised 3/5/12)

Program Analysis

Room/Area	FTE	Proposed			Actual		Actual PGRM NSF	Comments
		PGRM QTY	PGRM Size	PGRM NSF	Actual QTY	Actual Size		
Hospitality/Reception								
Building Vestibule		1	220	220			0	
Lobby/Commons		1	1500	1,500			0	Space to accommodate multi-event traffic
Reception Area		1	140	140			0	
Coat Check		1	300	300			0	Open for special events
Public Toilets		2	220	440			0	Men's and Women's facilities - general use
Front Office		3	120	360			0	Business office for The Facility
Work Room		1	100	100			0	
Storage		1	100	100			0	
Conference Room		1	280	280			0	
Subtotal	-			3,440			0	Hospitality/Reception
Performance Venues								
Basketball Court - Pro/Int'l		1	16000	16,000			0	Seating for 3,000 to 5,000 spectators; with cross-courts
Locker Rooms/Team Rooms		2	700	1,400			0	Fully outfitted club rooms
Basketball Courts - High School		2	9400	18,800			0	Seating for 600 to 750 spectators; option for 2 more in future
Team Rooms - Basketball		10	300	3,000			0	Modest, for hosting tournament teams
Volleyball Courts		6	6120	36,720			0	Seating for 60 -80 per court; portable bleachers
Team Rooms - Volleyball		12	280	3,360			0	Modest, for hosting tournament teams
Basketball Storage		2	100	200			0	Storage for ball racks, event tables, chairs
Volleyball Storage		2	120	240			0	Storage for ball racks, nets, poles, judges stands, chairs
Ticketing		1	120	120			0	Located to serve all major venues
League Office		1	385	385			0	Shared space; 3 work stations and a work area
Soccer Field		0	17000	-			0	Future Indoor Soccer field with team boxes and scorers box
Soccer Storage		0	120	-			0	Future Storage for balls, training accessories
Subtotal	-			80,225			0	Performance Venues
Training Venues								
Basketball		4	2000	8,000			0	Half-court with 3-pt. line, single hoop training/lesson area
Basketball Storage		1	90	90			0	
Baseball Clinic		1	3600	3,600			0	2 batting cages, 1 training cage, 1 throwing cage, golf sim.
Baseball Storage		1	90	90			0	Storage for trainer's private equipment
Running Track		1	0	-			0	Suspended track (around/over another venue)
Trainer's Office		2	120	240			0	
		0	0	-			0	
Subtotal	0			12,020			0	Training Venues

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Program Analysis

Room/Area	FTE	Proposed			Actual QTY	Actual Size	Actual PGRM NSF	Comments
		PGRM QTY	PGRM Size	PGRM NSF				
Retail Business/Office								
Tenant Suites		5	1625	8,125			0	Lease spaces for related businesses - one for embroidery
Executive Office - Suite/Skybox		1	3000	3,000			0	Office area with skybox for 6; 2 bedroom residential suite
Executive Office - Skybox		2	500	1,000			0	Skybox lounge/office with seating for 6
Conference Center		3	960	2,880			0	Operable walls; venue to be convertible to single venue for dance competitions; assumes portable stage for maximum flexibility
Storage		3	120	360			0	Chair and table storage
A/V Control Room		1	140	140			0	Central A/V equipment serving all three rooms
Residential Unit for Live/Work		1	450	450			0	Live/Work unit for embroidery shop operator
		0	0	-			0	
Subtotal	0			15,955			0	Retail Business/Office
Services								
Barber Shop (Suite)		1	600	600			0	4 chair barber shop, waiting, toilet, office and storage
Shoe Shine		1	120	120			0	Integrated into Barber Shop
Rehab Suite		1	2000	2,000			0	2 pvt. Treatment bays, equipment, toilet, office, etc.; co- located with Fitness Center
		0	0	-			0	
		0	0	-			0	
		0	0	-			0	
Subtotal	0			2,720			0	Services

Preliminary Space Program

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Issued: 2/24/12 (Revised 3/5/12)



Program Analysis

Room/Area	FTE	Proposed			Actual QTY	Actual Size	Actual PGRM NSF	Comments
		PGRM QTY	PGRM Size	PGRM NSF				
Amenities								
Fitness Center		1	3000	3,000			0	24 hours; co-located with Rehab Suite
Locker Rooms		2	1100	2,200			0	Lockers; showers, steam, sauna, whirlpool - per gender
Activity Center		1	200	200			0	Game Room
Café		1	200	200			0	Outside vendor (Starbucks)
Lounge		1	300	300			0	Courtside views
Restaurant		1	6000	6,000			0	Dining and commercial kitchen; bathrooms
Education/Computer Center		1	400	400			0	Space for 25; includes storage areas in millwork
		0	0	-			0	
		0	0	-			0	
		0	0	-			0	
		0	0	-			0	
Subtotal	-			12,300			0	Amenities
Housing								
Sleeping Suites		13	800	10,400			0	2 bed suites with kitchennette, sitting room
Front Desk/Check-in		1	150	150			0	
Office/Work		1	150	150			0	
Lounge/Gathering		1	375	375			0	Continental breakfast room/casual space
Vending		1	50	50			0	Ice, drinks, snacks
Laundry - guests		1	100	100			0	Coin-op laundry for guests
Laundry - building		1	150	150			0	Co-locate with housekeeping space
Housekeeping		1	150	150			0	Cart storage, cleaning supplies, janitor sink, etc
Storage - general		1	150	150			0	Building Supplies
Serving Kitchen		1	150	150			0	Serving for breakfast, coffee, events
Computer Center		1	120	120			0	Computer access and printer for guests
Mechanical/Electrical Room		1	200	200			0	Independent from main campus utilities
		0	0	-			0	
		0	0	-			0	
Subtotal	-			12,145			0	Housing

Consider athlete housing as a freestanding facility

Preliminary Space Program

The Facility

M/H Project 12066.pBDI
 Issued: 2/24/12 (Revised 3/5/12)



Program Analysis

Room/Area	FTE	Proposed			Actual QTY	Actual Size	Actual PGRM NSF	Comments
		PGRM QTY	PGRM Size	PGRM NSF				
Building Support								
Mechanical Room		1	600	600			0	Consider for geo-thermal systems
Electrical Room		1	150	150			0	
IT/Phone		1	100	100			0	
Sprinkler System		1	100	100			0	
Housekeeping - Central		1	300	300			0	
Janitor Closets - Decentralized		4	80	320			0	
Delivery/Staging/Receiving		1	300	300			0	
General Storage		3	120	360			0	Locate around building to support functions
Subtotal	0			2,230			0	Building Support

DGSF Summary

Hospitality/Reception	0	3,440	1.120	3,853			0
Performance Venues	0	80,225	1.120	89,852			0
Training Venues	0	12,020	1.120	13,462			0
Retail Business/Office	0	15,955	1.150	18,348			0
Services	0	2,720	1.200	3,264			0
Amenities	0	12,300	1.200	14,760			0
Housing	0	12,145	1.250	15,181			0
Building Support	0	2,230	1.120	2,498			0
Totals (DGSF)	0	141,035	1.340	161,218	0		0

General Notes

1. Parking to be determined based on zoning ordinance of municipality where facility is located. 500 stalls minimum required by Owner.
2. Program includes a number of ancillary and support spaces that need to be considered further with respect to operations.
3. Consideration of how the housing functions are incorporated into the project is required. Code and cost related issues will come into play.

Meeting Date: 05/01/2012**By:** Tim Gladhill, Community Development

Information**Title:**

Review Comprehensive Plan Amendment for The COR

Background:

In August, 2011, the City Council approved a Comprehensive Plan Amendment for adjacent jurisdiction review. The Amendment included officially implementing Development Plan 5.03 for The COR. Over the next several months following the approval for adjacent review, Staff continued to review household and employment forecasts prior to officially sending for adjacent review and then pre-meeting with Metropolitan Council Staff and Staff from said adjacent jurisdictions. There was no known opposition during the official comment period, which was extended an additional two (2) weeks to allow the remaining two (2) jurisdictions time to submit comments.

Upon completion of the comment period, Staff officially submitted the request to the Metropolitan Council. At that time, Metropolitan Council Staff requested additional information in regard to the potential reduction in housing units based on the new Development Plan. City Staff met with Metropolitan Council Staff on Monday, April 23rd. Metropolitan Council Staff noted that the proposed plan and reduction in housing units would be acceptable in terms of overall forecasts and future land use plan; however, noted there may be some concern of their policy makers in terms of the relation to the funding recommendations of the TOD Grant. Metropolitan Council Staff wants to ensure that the potential reduction in housing numbers through 2030 is consistent with their funding recommendations under the Livable Communities Program.

Notification:

No notification required.

Observations:

As part of the Amendment process, a contract was approved with Landform Professional Services to conduct a population forecast and traffic analysis as part of the Sunwood Realignment Feasibility Study. Based on that analysis, a conservative forecast of 1,500 households was used. The analysis identified potential issues with capacity. Although various documents differ in the actual number, it appears that the Metropolitan Council will likely use 2,500 households noted in the original Master Plan Document as a starting point for discussion. In addition, it can be assumed that additional growth in The COR above the 1,500 households could be experienced beyond the current planning period (through 2030), with an ultimate growth of something closer to the originally forecasted 2,500.

Staff believes that it is extremely important to note that the Development Plan and Development Framework provide for and encourage a much higher number of households than what was included in the traffic analysis through 2030. In the discussions with the Metropolitan Council Staff, it appears that they believe that the 'Mixed-Use' land use designation and associated Development Plan can be accomplished without a change in household forecast.

Staff would like to discuss with the HRA two (2) potential policy directives:

1. Review forecast methodology in the center of the project to account for additional vertical density
2. Review site layout of Development Plan 5.03 for potential future 'in-fill' development in the retail portion of the project

The Development Manager will be available to discuss current efforts on a revised Development Plan and how this discussion can be incorporated. Staff would also like to discuss strategies of the current Amendment and current

TOD Grant recommendations.

Recommendation:

Based on discussion.

Funding Source:

Preparation of the Comprehensive Plan Amendment is being handled as part of regular Staff duties. Discussions with the Metropolitan Council are also being assisted as part of the Development Management Services contract with Landform Professional Services.

Council Action:

Comment on potential direction in regard to the Comprehensive Plan Amendment specific to Development Plan 5.03. Specifically, Staff is looking for direction on potential amendments to Development Plan 5.03 in land use/site layout as well as forecasting additional units in the center (COR-1/downtown) portion of the project. If additional units above 1,500 forecasted, Staff will need to analyze potential impacts to the traffic analysis as well.

Attachments

Development Plan 5.03

Former Master Plan

COR Traffic Analystist

Form Review

Inbox	Reviewed By	Date
Darren Lazan	Darren Lazan	04/26/2012 12:36 PM
Kurt Ulrich	Kurt Ulrich	04/26/2012 03:38 PM
Form Started By: Tim Gladhill		Started On: 04/23/2012 01:31 PM

Final Approval Date: 04/26/2012

THE COR

RAMSEY, MINNESOTA



LAND DESIGNATION

- PARK/PUBLIC SPACES
- PARCELS FOR SALE
- PARCELS OWNED BY OTHERS

DEVELOPMENT STATUS

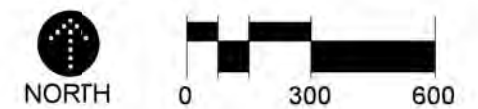
- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- F FULL INTERSECTION
- 3/4 NO LEFT OUTBOUND MOVEMENTS
- P PARKING RAMP

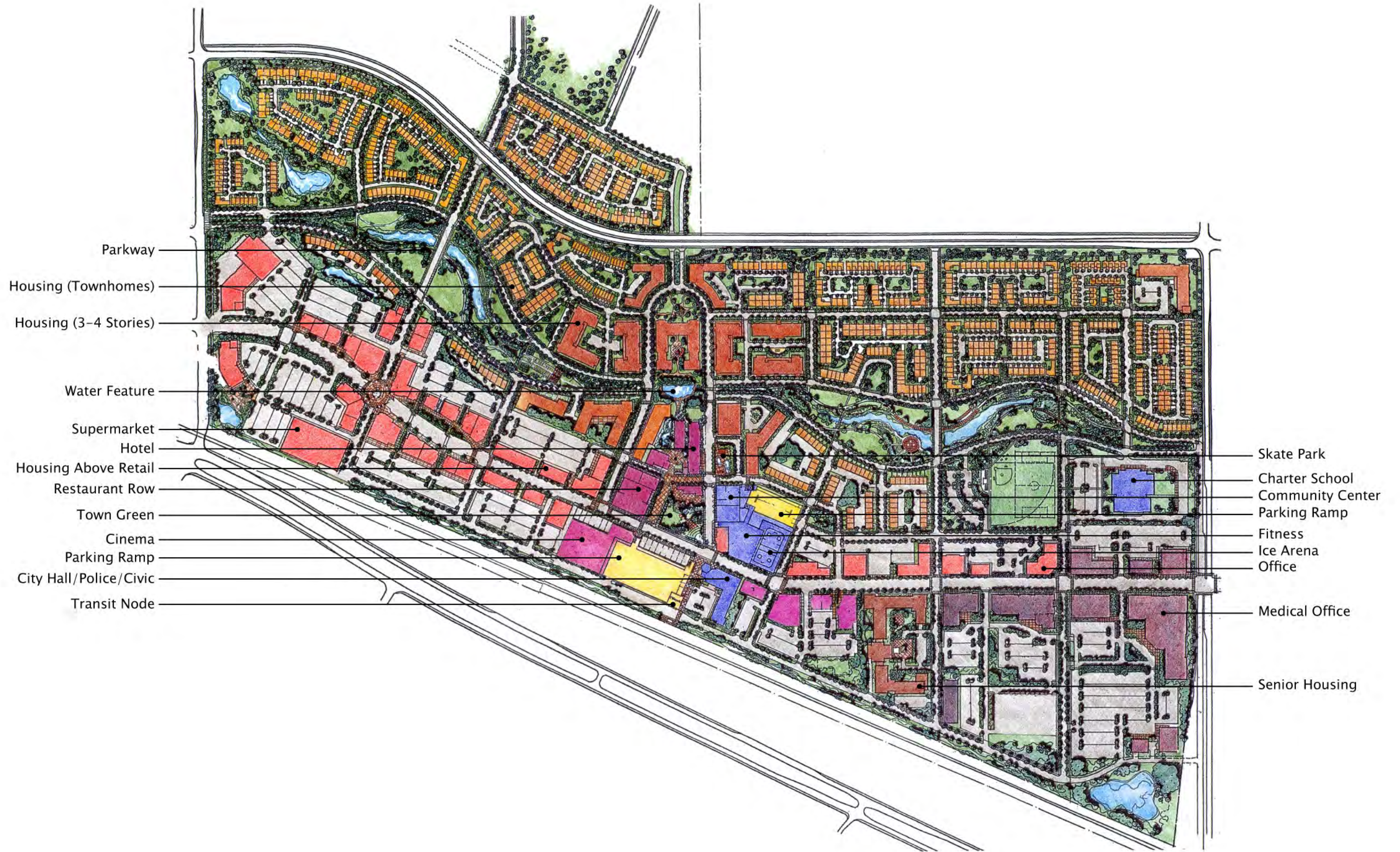
TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES



DEVELOPMENT PLAN 5.03

05.19.2011



12 March 2004

Technical Memorandum

To: Bob Schunicht, P.E., Landform
From: Mike Spack, P.E., P.T.O.E.
Date: September 2, 2011
Re: The COR Traffic Generation in Ramsey, MN

Per your request, this technical memorandum provides traffic generation forecasts for Development Plan 5.03 of The COR along with traffic forecasts necessary to design the proposed roundabout at Ramsey Parkway and Sunwood Drive.

Traffic Forecast Results

Build out of The COR is forecast to generate approximately 3,700 vehicles in the a.m. peak hour, 5,600 vehicles in the p.m. peak hour, and 57,700 vehicles per day. The build out (2030) forecasts needed to design the roundabout at the Ramsey Parkway/Sunwood Drive intersection are shown in Figure 1 (a.m. peak hour turning movement volumes), Figure 2 (p.m. peak hour turning movement volumes), and Figure 3 (daily traffic volumes). The traffic forecasts are based on the methodology discussed in the next section.

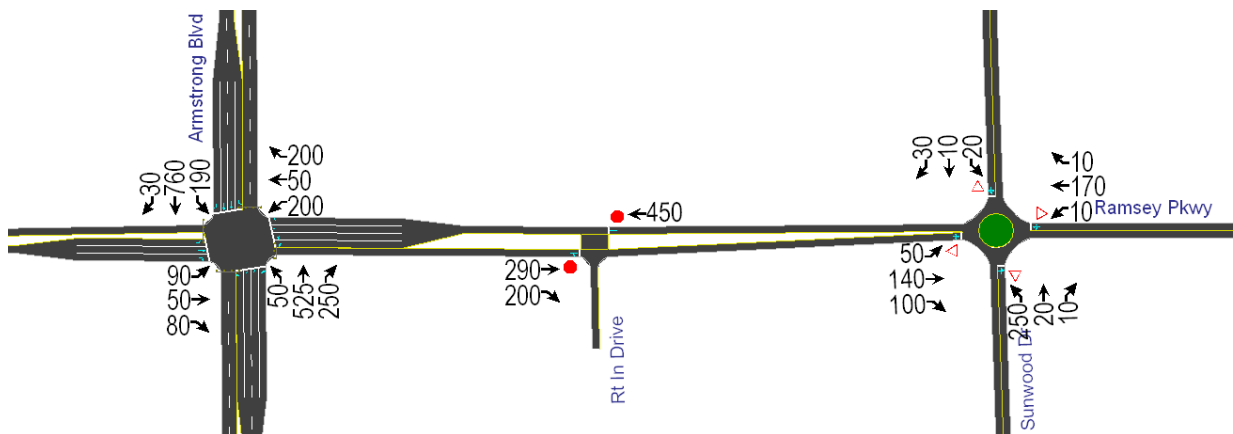


Figure 1 – Build Out A.M. Peak Hour Turning Movement Volumes

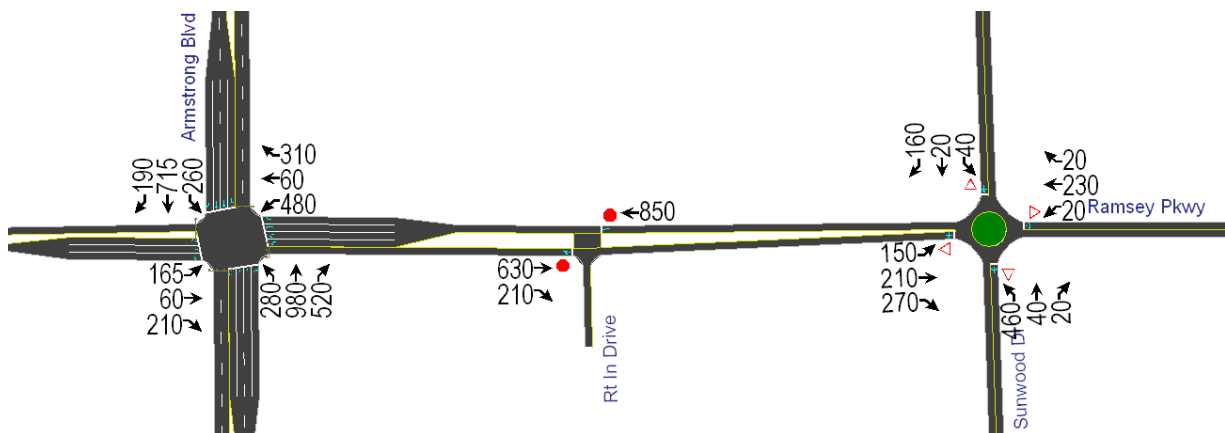


Figure 2 – Build Out P.M. Peak Hour Turning Movement Volumes

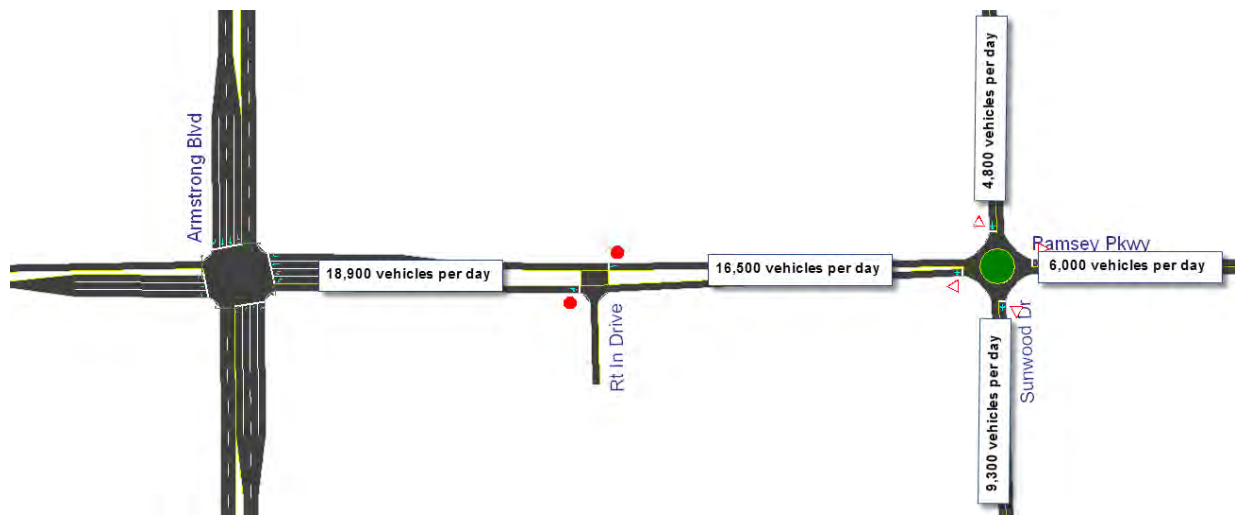


Figure 3 – Build Out Daily Traffic Volumes

Traffic Forecast Methodology

Landform provided details for The COR, including the Traffic Analysis Zones (TAZs) shown in Figure 4 and individual land uses/square footages per TAZ as shown in Table 1. A trip generation analysis was performed for The COR based on the methods and average rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 8th Edition*. Based on data in the Institute of Transportation Engineers (ITE) *Trip Generation Handbook, 2nd Edition*, a 20% reduction was applied to the trips generated by the development to account for internal, multi-purpose trips. The resultant trip generation per TAZ as well as totals for the whole development is shown in Table 1.

WSB & Associates prepared 2030 turning movement volume forecasts for the Armstrong Boulevard/Ramsey Parkway intersection in the *US 10 at Armstrong Boulevard Traffic Operations Memo*. The volumes entering/exiting The COR at the intersection were based on the March 24, 2003 *Ramsey Town Center Traffic Analysis* (The COR's previously proposed development plan). The *Ramsey Town Center Traffic Analysis* calculated the development will generate 51,186 vehicles per day whereas The COR is forecast to generate 57,739 vehicles per day. Since The COR is forecast to generate 12.8% more traffic than the Ramsey Town Center, the 2030 turning movement volumes entering/exiting The COR in the *US 10 at Armstrong Boulevard Traffic Operations Memo* were factored up by 12.8%. The resultant turning movement volumes for the Armstrong Boulevard/Ramsey Parkway intersection are shown in Figures 1 and 2.

The turning movement volume forecasts in Figures 1 and 2 for the Ramsey Parkway/Right-In Access intersection and the Ramsey Parkway/Sunwood Drive intersection were prepared by distributing the peak hour traffic volumes from Table 1 per the trip distribution percentages contained in the March 24, 2003 *Ramsey Town Center Traffic Analysis*.

According to Table 41 from *NCHRP Report 365 – Travel Estimation Techniques for Urban Planning*, 8.95% of the daily traffic volumes would be expected to use the roadway network through The COR in the p.m. peak hour. The p.m. peak hour volumes from Figure 2 were factored by this ratio (11.17 x p.m. peak hour volume = daily traffic volume) to develop the daily traffic volumes shown in Figure 3.



LAND DESIGNATION

- PARK/PUBLIC SPACES
- PARCELS FOR SALE
- PARCELS OWNED BY OTHERS

DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- FULL INTERSECTION
- NO LEFT OUTBOUND MOVEMENTS
- PARKING RAMP

TRAFFIC INFORMATION

ADT (INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES)

NORTH 0 300 600

FORM

DEVELOPMENT PLAN 5.03

29

Figure 4 - Traffic Analysis Zones

Table 1 - Land Uses and Traffic Generation

Zone/Block	Code	Land Use	Dwelling Units	Sq. ft.	Park Area ¹ (sq. ft.)	ITE Code ²	AM Peak			PM Peak			Daily
							Total	In	Out	Total	In	Out	Total
1a	3	Retail		11,882		820	10	6	4	35	17	18	408
1b	3	Retail		9,022		820	7	4	3	27	13	14	310
1c	3	Supermarket		62,396		850	179	109	70	524	267	257	5103
1d	3	Retail		13,283		820	11	6	4	40	19	20	456
1e	3	Retail		7,300		820	6	4	2	22	11	11	251
2a	3	Retail		5,248		820	4	3	2	16	8	8	180
2b	3	Retail		39,000		820	31	19	12	116	57	59	1340
2c	2	Daycare Center		10,320		565	101	54	48	103	48	55	654
2d	1	Senior Housing - Assisted Living	84			254	9	6	3	15	7	8	179
3a	1	Luxury Apartments / Townhomes	230			220	94	19	75	114	74	40	1224
3a	3	Retail		67,085		820	54	33	21	200	98	102	2305
3b	2	Government Office Building		49,107		730	231	194	37	48	15	33	2708
3c	0	Park & Ride (Northstar) ³											
4a	2	Clinic		50,092		720	92	73	19	139	37	101	1448
4b	3	Sit Down Restaurant		9,037		931	6	3	3	54	36	18	650
4c	3	Hotel ⁴		24,900		310	14	9	6	15	8	7	209
4d	3	Convention Center ⁵		110,000		310	34	20	13	35	19	17	490
5a	2	Office		17,598		710	22	19	3	21	4	17	155
5b	2	Business Park		93,871		770	107	90	17	97	22	75	958
6a	2	School		44,827		520	186	104	82	43	20	24	553
6b	3	Retail		13,070		820	10	6	4	39	19	20	449
6c	3	Retail		17,987		820	14	9	6	54	26	27	618
6d	3	Retail		17,987		820	14	9	6	54	26	27	618
7a	2	Charter School ⁶		50,511		534	468	258	211	264	129	135	1405
7b	2	Medical Office		33,374		720	61	49	13	92	25	67	965
7c	3	Retail		24,780		820	20	12	8	74	36	38	851
8a	0	City Park w/ Lake			430,000								
8b	2	General Office		43,584		710	54	48	6	52	9	43	384
8c	2	General Office		43,584		710	54	48	6	52	9	43	384
9a	0	City Park w/ Lake			171,445								
9b	1	Apartments	95			220	39	8	31	47	31	16	505
9c	2	Recreational Community Center		107,556		495	139	85	54	125	46	79	1969
9d	2	General Office		59,696		710	74	65	9	71	12	59	526
9e	2	General Office		42,765		710	53	47	6	51	9	42	377
9f	2	General Office		59,208		710	73	65	9	71	12	59	522
10a	0	City Park			3,500								
10b	2	General Office		8,400		710	10	9	1	10	2	8	74
10b	3	Specialty Retail		4,200		820	3	2	1	13	6	6	144
10c	2	General Office		40,800		710	51	45	6	49	8	40	359
10c	1	Apartments	120			220	49	10	39	60	39	21	638
10d	2	General Office		11,500		710	14	13	2	14	2	11	101
10d	3	Specialty Retail		11,500		820	9	6	4	34	17	18	395
10e	2	General Office		8,500		710	11	9	1	10	2	8	75
10e	3	Specialty Retail		4,250		820	3	2	1	13	6	6	146
10f	2	General Office		11,900		710	15	13	2	14	2	12	105
10f	3	Specialty Retail		8,500		820	7	4	3	25	12	13	292
10f	1	Apartments	14			220	6	1	5	7	5	2	74
10g	3	Specialty Retail		7,600		820	6	4	2	23	11	12	261
10g	2	General Office		7,600		710	9	8	1	9	2	8	67
10g	1	Apartments	18			220	7	1	6	9	6	3	96
10h	3	Specialty Retail		6,300		820	5	3	2	19	9	10	216
10i	3	Specialty Retail		6,100		820	5	3	2	18	9	9	210
10i	2	General Office		6,100		710	8	7	1	7	1	6	54
10i	1	Apartments	26			220	11	2	8	13	8	5	138
11a	3	Specialty Retail		17,000		820	14	8	5	51	25	26	584
11a	1	Apartments	89			220	36	7	29	44	29	15	473
11b	2	General Office		11,000		710	14	12	2	13	2	11	97
11b	1	Apartments	13			220	5	1	4	6	4	2	69
11c	2	General Office		20,700		710	26	23	3	25	4	20	182
11d	2	General Office		10,700		710	13	12	2	13	2	11	94
11d	3	Specialty Retail		10,700		820	9	5	3	32	16	16	368
11e	2	General Office		5,900		710	7	6	1	7	1	6	52
11e	3	Specialty Retail		11,800		820	9	6	4	35	17	18	405
11e	1	Apartments	14			220	6	1	5	7	5	2	74
11f	3	Specialty Retail		11,800		820	9	6	4	35	17	18	405
11f	2	General Office		5,900		710	7	6	1	7	1	6	52
11f	1	Apartments	14			220	6	1	5	7	5	2	74
11g	0	City Park			82,804								
12a	3	Sit Down Restaurant		23,355		931	15	8	8	140	94	46	1681
12b	3	Sit Down Restaurant		8,805		931	6	3	3	53	35	17	634
12c	3	Movie Theater ⁷		74,071		444	0	0	0	225	144	81	1733
13a	3	Retail		19,200		820	15	9	6	57	28	29	660
13b	3	Retail		16,664		820	13	8	5	50	24	25	572
14a	3	Gas Station w/Convenience Store ⁸		5,000		945	317	162	155	388	194	194	1563
14b	3	Retail		10,628		820	9	5	3	32	16	16	365
14c	3	Fast Food Restaurant w/Drive-Through		4,800		934	190	97	93	129	67	62	1905
15	3	Shopping Center		135,986		820	109	66	42	406	199	207	4671
16	3	Retail		94,960		820	76	46	30	283	139	145	3262

Table 1 - Land Uses and Traffic Generation

Zone/Block	Code	Land Use	Dwelling Units	Sq. ft.	Park Area ¹ (sq. ft.)	ITE Code ²	AM Peak			PM Peak			Daily
							Total	In	Out	Total	In	Out	Total
17a	3	Sit Down Restaurant		6,000		931	4	2	2	36	24	12	432
17b	3	Sit Down Restaurant		5,470		931	4	2	2	33	22	11	394
17c	3	Sit Down Restaurant		5,470		931	4	2	2	33	22	11	394
17d	0	City Park w/ Lake			480,000								
18a	1	Condos	80			230	28	5	23	33	22	11	372
18b	1	Condos	69			230	24	4	20	29	19	9	321
18c	1	Condos	48			230	17	3	14	20	13	7	223
18d	1	Townhomes	32			230	11	2	9	13	9	4	149
19a	1	Townhomes	52			230	18	3	15	22	14	7	242
19b	1	Single Family - Detached	14			210	8	2	6	11	7	4	107
19c	1	Townhomes	31			230	11	2	9	13	9	4	144
20a	1	Townhomes	42			230	15	3	12	17	12	6	195
20b	1	Single Family - Detached	14			210	8	2	6	11	7	4	107
20c	1	Townhomes	28			230	10	2	8	12	8	4	130
21a	1	Townhomes	77			230	27	5	22	32	21	11	358
21b	1	Townhomes	90			230	32	5	26	37	25	12	418
22a	1	Single Family - Detached	23			210	14	3	10	19	12	7	176
22b	1	Townhomes	72			230	25	4	21	30	20	10	335
23a	1	Single Family - Detached	44			210	26	7	20	36	22	13	337
23b	1	Single Family - Detached	19			210	11	3	9	15	10	6	145
24a	1	Single Family - Detached	7			210	4	1	3	6	4	2	54
24b	0	City Park w/ Lake & Amphitheater			320,000								
24c	1	Single Family - Detached	17			210	10	3	8	14	9	5	130
Total			1,476	1,798,229	1,487,749		3,726	2,186	1,540	5,571	2,696	2,875	57,739
Residential Total (Code 1)			1,476	0			569	116	453	699	454	245	7,489
Office Total (Code 2)			0	855,093			1,903	1,360	543	1,406	427	979	14,319
Retail Total (Code 3)			0	943,136			1,255	710	544	3,467	1,815	1,651	35,930
			1,476	1,798,229			3,726	2,186	1,540	5,571	2,696	2,875	57,739

Notes:

¹ Due to the minimal amount of traffic generated by parks, they were not considered traffic generators in the original study. Likewise, parks are not considered traffic generators in this forecast.

² The trip generation was based on the methods and average rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition*.

³ The traffic generated by the park and ride was included in the analysis of the original study, however the unspecified volumes were added directly to the intersection traffic assignment instead of being listed with the other trip generation numbers. Accordingly, the traffic volumes generated by the park and ride facility are not considered with the rest of the generated traffic in this forecast.

⁴ The number of dwelling units (DU) for the hotel was obtained by proportioning the proposed hotel to the hotel in the original study via their respective footprints. The hotel was modeled as having 32 rooms.

⁵ Currently, there is no data for traffic volumes generated by Convention Centers. The Convention Center was modeled as a 75-unit Hotel (310).

⁶ Currently, there is no data for daily traffic volumes generated by 534 - Private School (K-8). For public elementary, junior high, and high schools, the ratio of the total daily traffic to the A.M. peak hour traffic is approximately 3.0. The total daily traffic generated by the charter school was calculated by multiplying the A.M. peak hour traffic by a factor of 3.0.

⁷ Due to the lack of data for the proposed theater type (445 - Multiplex Movie Theater), the daily and P.M. peak hour trips generated by the theater were obtained by scaling up the figures found in the original study using the theaters' respective footprints.

⁸ Due to the lack of data for total weekday trips generated by 945 - Gas Station w/Convenience Store using square footage, the total weekday trips were calculated using the number of fueling positions. Based on the typical size of gas stations currently being constructed, it was assumed that new gas station will have 12 fueling positions.

The forecasts reflect a 20% reduction for internal, multi-purpose trips.