

Table 4 – Trip Generation							
Land Use	Size	ITE Land Use Type Assumed	Daily	AM Enter	AM Exit	PM Enter	PM Exit
Hotel	200	Hotel	1,832	57	38	64	60
Retail	111,700	Specialty Retail	4,817	0	0	128	162
Retail	23,200	High Turnover Restaurant	2,603	128	103	141	86
Retail	26,200	Fast Food with Drive-Thru	12,339	538	515	446	410
Residential	108	Apartments/Corporate Stay	776	12	40	41	23
Employment	714,250	Office	7,145	601	97	119	619
Employment	219,500	Manufacturing/Industrial Park	1,141	72	16	19	69
Trip Generation			30,926	1,408	809	958	1,429

For reference, total square footage for each SDL is listed by land use in Table 5 below. The overall conceptual site plan is located in Appendix C.

Table 5 – Land Use Square Footage by SDL						
	Restaurant	Drive-Thru	Retail	Office	Hotel	Manufacturing
SDL 1	8,200	13,000	39,800	240,000	50,000	-
SDL 1-A	-	-	-	28,500	-	10,700
SDL 2	9,600	5,400	31,100	108,250	-	50,400
SDL 3	-	-	-	175,600	-	-
SDL 4	5,400	7,800	40,800	124,400	50,000	-
SDL 5	-	-	-	37,500	-	112,500
Total	23,200	26,200	111,700	714,250	100,000	173,600

2. TRIP REDUCTIONS

a) *Internal Capture*

The Transportation Research Board (TRB) National Cooperative Highway Research Program (NCHRP) Report 684 defines methodology for estimating internal trip capture within developments with multiple land uses, such as this project.

A multi-use development, as defined by the ITE *Trip Generation Handbook*, is a single real-estate project that consists of two or more ITE land use classifications between which trips can be made without using the off-site road system.