

13. Master Plan Weekday Trip Generation Tables



San Juan Capistrano Town Center Master Plan
 Trip Generation Forecasts - Weekday
 Revised - August 5, 2010

Block		New Trips						
		Weekday	AM			PM		
			Total	In	Out	Total	In	Out
1	New	0	0	0	0	0	0	0
	Removed	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
	Reduced	0	0	0	0	0	0	0
	Net - Reduced	0	0	0	0	0	0	0
2	New	1,317	79	50	29	92	41	49
	Removed	740	30	18	12	45	20	25
	Net	577	49	32	17	47	21	23
	Reduced	173	15	10	5	14	6	7
	Net - Reduced	404	34	22	12	33	15	16
3	New	0	0	0	0	0	0	0
	Removed	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
	Reduced	0	0	0	0	0	0	0
	Net - Reduced	0	0	0	0	0	0	0
4	New	166	13	3	10	16	10	5
	Removed	0	0	0	0	0	0	0
	Net	166	13	3	10	16	10	5
	Reduced	17	1	0	1	2	1	1
	Net - Reduced	150	11	2	9	14	9	5
5	New	2,578	91	55	35	265	135	130
	Removed	1,480	108	61	47	120	108	110
	Net	1,099	(17)	(6)	(12)	145	27	20
	Reduced	110	0	0	0	15	3	2
	Net - Reduced	989	(17)	(6)	(12)	131	25	18
6	New	169	7	4	3	10	5	6
	Removed	49	2	1	1	3	1	2
	Net	120	5	3	2	7	3	4
	Reduced	42	2	1	1	3	1	1
	Net - Reduced	78	3	2	1	5	2	3
7	New	0	0	0	0	0	0	0
	Removed	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
	Reduced	0	0	0	0	0	0	0
	Net - Reduced	0	0	0	0	0	0	0
8	New	766	7	3	3	64	0	21
	Removed	0	0	0	0	0	0	0
	Net	766	7	3	3	64	0	21
	Reduced	268	2	1	1	22	0	7
	Net - Reduced	498	4	2	2	41	0	14
9	New	516	31	23	8	39	13	26
	Removed	0	0	0	0	0	0	0
	Net	516	31	23	8	39	13	26
	Reduced	103	6	5	2	8	3	5
	Net - Reduced	413	25	18	7	31	11	21

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Block		New Trips						
		Weekday	AM			PM		
			Total	In	Out	Total	In	Out
10	New	2,741	175	130	44	215	70	144
	Removed	1,559	152	78	74	106	55	51
	Net	1,182	23	52	(29)	110	15	93
	Reduced	236	5	10	0	22	3	19
	Net - Reduced	946	18	42	(29)	88	12	75
11	New	634	38	28	10	48	17	32
	Removed	0	0	0	0	0	0	0
	Net	634	38	28	10	48	17	32
	Reduced	159	10	7	3	12	4	8
	Net - Reduced	476	29	21	8	36	12	24
12	New	4,663	401	268	133	186	86	97
	Removed	0	0	0	0	0	0	0
	Net	4,663	401	268	133	186	86	97
	Reduced	1,665	141	97	43	61	27	32
	Net - Reduced	2,998	261	171	90	125	59	65
13	New	469	29	20	9	36	13	23
	Removed	0	0	0	0	0	0	0
	Net	469	29	20	9	36	13	23
	Reduced	94	6	4	2	7	3	5
	Net - Reduced	375	23	16	7	29	11	18
14	New	597	60	41	19	64	22	42
	Removed	135	19	17	2	18	3	15
	Net	462	41	24	17	46	19	27
	Reduced	115	10	6	4	11	5	7
	Net - Reduced	346	31	18	12	34	14	20
15	New	2,057	75	45	29	189	89	95
	Removed	7,991	750	386	364	575	339	322
	Net	(5,935)	(675)	(341)	(335)	(385)	(250)	(227)
	Reduced	0	0	0	0	0	0	0
	Net - Reduced	(5,935)	(675)	(341)	(335)	(385)	(250)	(227)
16	New	1,819	107	48	59	140	71	69
	Removed	3,226	129	77	52	197	87	110
	Net	(1,407)	(22)	(29)	7	(57)	(16)	(41)
	Reduced	0	0	0	2	0	0	0
	Net - Reduced	(1,407)	(22)	(29)	5	(57)	(16)	(41)
17	New	0	0	0	0	0	0	0
	Removed	0	0	0	0	0	0	0
	Net	0	0	0	0	0	0	0
	Reduced	0	0	0	0	0	0	0
	Net - Reduced	0	0	0	0	0	0	0
18	New	1,449	70	45	24	98	38	58
	Removed	1,303	52	31	21	80	35	45
	Net	146	18	14	4	18	3	14
	Reduced	36	4	4	1	4	1	3
	Net - Reduced	109	13	11	3	13	2	10

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Block		New Trips						
		Weekday	AM			PM		
			Total	In	Out	Total	In	Out
19	New	333	26	5	20	31	20	11
	Removed	2,018	68	40	28	189	94	94
	Net	(1,686)	(42)	(35)	(7)	(158)	(74)	(83)
	Reduced	0	0	0	0	0	0	0
	Net - Reduced	(1,686)	(42)	(35)	(7)	(158)	(74)	(83)

Overall

New	20,272	1,207	769	438	1,494	630	808
Removed	18,502	1,309	709	600	1,332	742	774
Net	1,771	(102)	60	(162)	161	(112)	34
Reduced	3,018	201	145	65	181	57	97
Net - Reduced	(1,247)	(304)	(85)	(227)	(19)	(168)	(63)

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ITE Trip Generation Land Use Codes and Rates

ITE Land Uses		ITE Trip Generation Rates											Reduction
		Weekday	AM				PM						
			Total	%	Rate	%	Rate	Total	%	Rate	%	Rate	
Code	Name												
220	Apartment	6.65	0.51	0.20	0.10	0.80	0.41	0.62	0.65	0.40	0.35	0.22	
220+	Apartment Live/Work	6.65	0.51	0.20	0.10	0.80	0.41	0.62	0.65	0.40	0.35	0.22	0.5
310	Hotel	8.17	0.56	0.61	0.34	0.39	0.22	0.59	0.53	0.31	0.47	0.28	
560	Playhouse	9.11	0.56	0.62	0.35	0.38	0.21	0.55	0.48	0.26	0.52	0.29	
710	Commercial/Office	11.01	1.55	0.88	1.36	0.12	0.19	1.49	0.17	0.25	0.83	1.24	
730	Government Office	68.93	5.88	0.84	4.94	0.16	0.94	1.21	0.31	0.38	0.69	0.83	
814	Specialty Retail	44.32	1.77	0.60	1.06	0.40	0.71	2.71	0.44	1.19	0.56	1.52	
816	Hardware Store	51.29	1.08	0.50	0.54	0.50	0.54	4.84	0.47	2.27	0.53	2.57	
850	Super Market	102.24	3.59	0.61	2.19	0.39	1.40	10.50	0.51	5.36	0.49	5.15	
880	Pharmacy/Drugstore	90.06	3.02	0.59	1.78	0.41	1.24	8.42	0.50	4.21	0.50	4.21	
931	Restaurant - Quality	89.95	0.81	0.50	0.41	0.50	0.41	7.49	0.67	5.02	0.33	2.47	
932	Restaurant - High Turnover	127.15	11.52	0.52	5.99	0.48	5.53	11.15	0.59	6.58	0.41	4.57	
934	Fast Food w/Drive Through	496.12	49.35	0.51	25.17	0.49	24.18	33.84	0.52	17.60	0.48	16.24	
945	Gas Station	162.78	10.16	0.50	5.08	0.50	5.08	13.38	0.50	6.69	0.50	6.69	
911	Drive-in Bank	148.15	12.35	0.56	6.92	0.44	5.43	25.82	0.50	12.91	0.50	12.91	

ITE Land Uses		ITE Trip Generation Rates							Reduction
		Weekday	AM			PM			
			Total	In	Out	Total	In	Out	
Code	Name								
220	Apartment	6.65	0.51	0.10	0.41	0.62	0.40	0.22	
220+	Apartment Live/Work	6.65	0.51	0.10	0.41	0.62	0.40	0.22	
310	Hotel	8.17	0.56	0.34	0.22	0.59	0.31	0.28	
560	Playhouse	9.11	0.56	0.35	0.21	0.55	0.26	0.29	
710	General/Office	11.01	1.55	1.36	0.19	1.49	0.25	1.24	
730	Government Office	68.93	5.88	4.94	0.94	1.21	0.38	0.83	
814	Specialty Retail	44.32	1.77	1.06	0.71	2.71	1.19	1.52	
816	Hardware Store	51.29	1.08	0.54	0.54	4.84	2.20	2.27	
880	Pharmacy/Drugstore	90.06	3.02	1.78	1.24	8.42	4.21	4.21	
850	Super Market	102.24	3.59	2.19	1.40	10.50	5.36	5.15	
931	Restaurant - Quality	89.95	0.81	0.41	0.41	7.49	5.02	2.47	
932	Restaurant - High Turnover	127.15	11.56	5.99	5.53	10.92	6.58	4.57	
934	Fast Food w/Drive Through	496.12	49.35	25.17	24.18	33.84	17.60	16.24	
945	Gas Station	162.78	10.16	5.08	5.08	13.38	6.69	6.69	
911	Drive-In Bank	148.15	12.35	6.92	5.43	12.91	12.91	12.91	

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Block 1

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
	Name	Code	SF	Factor	Data	Weekday	AM			PM		
							Total	In	Out	Total	In	Out
1	a				0.000	0	0	0	0	0	0	0
	b											
	c											
2	a					0	0	0	0	0	0	0
	b											
	c											
3	a				0.000	0	0	0	0	0	0	0
	b				0.000	0	0	0	0	0	0	0
	c											
4	a				0.000	0	0	0	0	0	0	0
	b											
	c											
Total Gross Trips						0	0	0	0	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips							
Name	Code	SF	Factor	Data	Weekday	AM			PM			
						Total	In	Out	Total	In	Out	
a				0.000	0	0	0	0	0	0	0	0
b												
c												
d												
e												
Total Removed					0	0	0	0	0	0	0	0
Total Net New Trips					0	0	0	0	0	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips							
		Weekday	Total	AM		PM			
				In	Out	Total	In	Out	
Transit		0	0	0	0	0	0	0	0
Internal Capture		0	0	0	0	0	0	0	0
Pass-By		0	0	0	0	0	0	0	0
Total Reductions		0	0	0	0	0	0	0	0
Reduced New Trips		0	0	0	0	0	0	0	0

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Block 2

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
	Name	Code	SF	Factor	Data	Weekday	Total	AM		PM			
								In	Out	Total	In	Out	
1	a	Specialty Retail	814	5,544	SF/K	5.544	246	10	6	4	15	7	8
	b												
	c												
2	a	Hotel	310	55,903	Units	90.000	735	50	31	20	53	28	25
	b												
	c												
3	a	Specialty Retail	814	4,581	SF/K	4.581	203	8	5	3	12	5	7
	b	General Office	710	4,581	SF/K	4.581	50	7	6	1	7	1	6
	c												
4	a	Specialty Retail	814	1,857	SF/K	1.857	82	3	2	1	5		3
	b												
	c												
Total Gross Trips							1,317	79	50	29	92	41	49

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips							
Name	Code	SF	Factor	Data	Weekday	Total	AM		PM			
							In	Out	Total	In	Out	
a	Specialty Retail	814	16,701	SF/K	16.701	740	30	18	12	45	20	25
b												
c												
d												
e												
Total Removed						740	30	18	12	45	20	25
Total Net New Trips						577	49	32	17	47	21	23

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekday	Total	AM		PM		
				In	Out	Total	In	Out
Transit	10%	58	5	3	2	5	2	2
Internal Capture	15%	86	7	5	3	7	3	4
Pass-By	5%	29	2	2	1	2	1	1
Total Reductions		173	15	10	5	14	6	7
Reduced New Trips		404	34	22	12	33	15	16

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Block 3

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
						AM			PM			
	Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
1	a											
	b											
	c											
2	a											
	b											
	c											
3	a											
	b											
	c											
4	a											
	b											
	c											
Total Gross Trips						0	0	0	0	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
					AM			PM			
Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
a											
b											
c											
d											
e											
Total Removed					0	0	0	0	0	0	0
Total Net New Trips					0	0	0	0	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips								
		AM			PM					
		Weekday	Total	In	Out	Total	In	Out		
Transit		0	0	0	0	0	0	0	0	0
Internal Capture		0	0	0	0	0	0	0	0	0
Pass-By		0	0	0	0	0	0	0	0	0
Total Reductions		0	0	0	0	0	0	0	0	0
Reduced New Trips		0	0	0	0	0	0	0	0	0

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Block 4

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						AM			PM				
						Weekday	Total	In	Out	Total	In	Out	
1	a	Apartment	220		Units	25.000	166	13	3	10	16	10	5
	b												
	c												
2	a	Parking Structure (N/A)											
	b												
	c												
3	a												
	b												
	c												
4	a												
	b												
	c												
Total Gross Trips							166	13	3	10	16	10	5

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips								
					AM			PM					
					Weekday	Total	In	Out	Total	In	Out		
a	Non-Functioning		2,353										
b													
c													
d													
e													
Total Removed							0	0	0	0	0	0	0
Total Net New Trips							166	13	3	10	16	10	5

Existing bar

TRIP REDUCTIONS

Strategy	% Reduction	Trips								
		AM			PM					
		Weekday	Total	In	Out	Total	In	Out		
Transit	10%	17	1	0	1	2	1	1		
Internal Capture		0	0	0	0	0	0	0		
Pass-By		0	0	0	0	0	0	0		
Total Reductions		17	1	0	1	2	1	1		
Reduced New Trips		150	11	2	9	14	9	5		

San Juan Capistrano Town Center Master Plan
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Block 5

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
						AM			PM			
	Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
1	a Super Market	850	14,620	SF/K	14.620	1,495	52	32	20	154	78	75
	b											
	c											
2	a Super Market	850	3,000	SF/K	3.000	307	11	7	4	32	16	15
	b											
	c											
3	a Super Market	850	7,600	SF/K	7.600	777	27	17	11	80	41	39
	b											
	c											
4	a											
	b											
	c											
Total Gross Trips						2,578	91	55	35	265	135	130

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

Name	ITE Land Use		Program Data			Trips						
						AM			PM			
	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out	
a Specialty Retail	814	7,987	SF/K	7.987	354	14	8	6	22	10	12	
b Drive-in Bank	710	7,600	SF/K	7.600	1,126	94	53	41	98	98	98	
c												
d												
e												
Total Removed						1,480	108	61	47	120	108	110
Total Net New Trips						1,099	-17	-6	-12	145	27	20

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		AM			PM			
		Weekday	Total	In	Out	Total	In	Out
Transit	5%	55	-1	0	-1	7	1	1
Internal Capture		0	0	0	0	0	0	0
Pass-By	5%	55	-1	0	-1	7	1	1
Total Reductions		110	0	0	0	15	3	2
Reduced New Trips		989	-17	-6	-12	131	25	18

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Block 6

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						AM			PM				
	Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out	
1	a	Specialty Retail	814	3,822	SF/K	3.822	169	7	4	3	10	5	6
	b												
	c												
2	a												
	b												
	c												
3	a												
	b												
	c												
4	a												
	b												
	c												
Total Gross Trips						169	7	4	3	10	5	6	

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips							
					AM			PM				
Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out	
a	Specialty Retail	814	1,116	SF/K	1.116	49	2	1	1	3	1	2
b												
c												
d												
e												
Total Removed					49	2	1	1	3	1	2	
Total Net New Trips					120	5	3	2	7	3	4	

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		AM			PM			
		Weekday	Total	In	Out	Total	In	Out
Transit	10%	12	0	0	0	1	0	0
Internal Capture	20%	24	1	1	0	1	1	1
Pass-By	5%	6	0	0	0	0	0	0
Total Reductions		42	2	1	1	3	1	1
Reduced New Trips		78	3	2	1	5	2	3

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Block 7

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
						AM			PM			
	Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
1	a											
	b											
	c											
2	a											
	b											
	c											
3	a											
	b											
	c											
4	a											
	b											
	c											
Total Gross Trips						0	0	0	0	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
					AM			PM			
Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
a											
b											
c											
d											
e											
Total Removed					0	0	0	0	0	0	0
Total Net New Trips					0	0	0	0	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips								
		AM			PM					
		Weekday	Total	In	Out	Total	In	Out		
Transit		0	0	0	0	0	0	0	0	0
Internal Capture		0	0	0	0	0	0	0	0	0
Pass-By		0	0	0	0	0	0	0	0	0
Total Reductions		0	0	0	0	0	0	0	0	0
Reduced New Trips		0	0	0	0	0	0	0	0	0

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Block 8

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
	Name	Code	SF	Factor	Data	Weekday	Total	AM		PM			
								In	Out	Total	In	Out	
1	a	Hotel											Assumed as Related Pi
	b												
	c												
2	a	Specialty Retail											Assumed as Related Pi
	b												
	c												
3	a	Specialty Retail											Assumed as Related Pi
	b												
	c												
4	a	Restaurant - Quality	931	SF/K	8.512	766	7	3	3	64		21	
	b												
	c												
Total Gross Trips						766	7	3	3	64	0	21	

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

Name	ITE Land Use		Program Data			Trips							
	Code	SF	Factor	Data	Weekday	Total	AM		PM				
							In	Out	Total	In	Out		
a	Non-Functioning	2,125											Existing unused motel
b													
c													
d													
e													
Total Removed						0	0	0	0	0	0	0	
Total Net New Trips						766	7	3	3	64	0	21	

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekday	Total	AM		PM		
				In	Out	Total	In	Out
Transit	10%	77	1	0	0	6	0	2
Internal Capture	15%	115	1	1	1	10	0	3
Pass-By	10%	77	1	0	0	6	0	2
Total Reductions		268	2	1	1	22	0	7
Reduced New Trips		498	4	2	2	41	0	14

San Juan Capistrano Town Center Master Plan
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Block 9

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						Weekday	AM			PM			
							Total	In	Out	Total	In	Out	
1	a	Specialty Retail	814	4,460	SF/K	4.460	198	8	5	3	12	5	7
	b	Commercial/Office	710	4,460	SF/K	4.460	49	7	6	1	7	1	6
	c												
2	a	Specialty Retail	814	4,860	SF/K	4.860	215	9	5	3	13	6	7
	b	Commercial/Office	710	4,860	SF/K	4.860	54	8	7	1	7	1	6
	c												
3	a												
	b												
	c												
4	a												
	b												
	c												
Total Gross Trips						516	31	23	8	39	13	26	

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips							
					Weekday	AM			PM			
						Total	In	Out	Total	In	Out	
Name	Code	SF	Factor	Data								
a												
b												
c												
d												
e												
Total Removed					0	0	0	0	0	0	0	0
Total Net New Trips					516	31	23	8	39	13	26	

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekday	AM			PM		
			Total	In	Out	Total	In	Out
Transit	10%	52	3	2	1	4	1	3
Internal Capture	10%	52	3	2	1	4	1	3
Pass-By	0%	0	0	0	0	0	0	0
Total Reductions		103	6	5	2	8	3	5
Reduced New Trips		413	25	18	7	31	11	21

San Juan Capistrano Town Center Master Plan
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Block 10

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
	Name	Code	SF	Factor	Data	Weekday	AM			PM			
							Total	In	Out	Total	In	Out	
1	a	Parking Structure (NA)											
	b												
	c												
2	a	Specialty Retail	814	SF/K	47.273	2,095	84	50	33	128	56	72	
	b	Commercial/Office	710	SF/K	47.273	520	73	64	9	70	12	58	
	c												
3	a	Commercial/Office	710	SF/K	5.376	59	8	7	1	8	1	7	
	b												
	c												
4	a	Commercial/Office	710	SF/K	6.000	66	9	8	1	9		7	
	b												
	c												
Total Gross Trips						2,741	175	130	44	215	70	144	

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
a	Playhouse	560	SF/K	16.192	148	9	6	3	9	4	5
b	Fast Food - Drive-Thr.	934	SF/K	4.939	2,450	244	124	119	167	87	80
c											
d											
e											
Total Removed (Gross)					2,598	253	130	123	176	91	85
Pass-By 40%					1,039	101	52	49	70	36	34
Total Removed (Net)					1,559	152	78	74	106	55	51
Total Net New Trips					1182	23	52	-29	110	15	93

Assumes Church Trip Generations
 Jack in the Box and Taco Bell

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekday	Total	AM		PM		
				In	Out	Total	In	Out
Transit	10%	118	2	5	-3	11	1	9
Internal Capture	5%	59	1	3	-1	5	1	5
Pass-By	5%	59	1	3	-1	5	1	5
Total Reductions		236	5	10	0	22	3	19
Reduced New Trips		946	18	42	-29	88	12	75

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Block 11

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						AM			PM				
	Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out	
1	a	Specialty Retail	814	3,800	SF/K	3.800	168	7	4	3	10	5	6
	b	Commercial/Office	710	3,800	SF/K	3.800	42	6	5	1	6	1	5
	c												
2	a	Specialty Retail	814	3,200	SF/K	3.200	142	6	3	2	9	4	5
	b	Commercial/Office	710	3,200	SF/K	3.200	35	5	4	1	5	1	4
	c												
3	a	Specialty Retail	814	4,460	SF/K	4.460	198	8	5	3	12	5	7
	b	Commercial/Office	710	4,460	SF/K	4.460	49	7	6	1	7	1	6
	c												
4	a												
	b												
	c												
Total Gross Trips						634	38	28	10	48	17	32	

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
					AM			PM			
Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
a											
b											
c											
d											
e											
Total Removed					0	0	0	0	0	0	0
Total Net New Trips					634	38	28	10	48	17	32

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		AM			PM			
		Weekday	Total	In	Out	Total	In	Out
Transit	10%	63	4	3	1	5	2	3
Internal Capture	10%	63	4	3	1	5	2	3
Pass-By	5%	32	2	1	1	2	1	2
Total Reductions		159	10	7	3	12	4	8
Reduced New Trips		476	29	21	8	36	12	24

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Block 12

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
	Name	Code	SF	Factor	Data	Weekday	AM			PM			
							Total	In	Out	Total	In	Out	
1	a	Government Office	730	33,288	SF/K	33.288	2,295	196	164	31	40	12	28
	b												
	c												
2	a	Government Office	730	3,565	SF/K	3.565	246	0	0	0	0	0	0
	b	(Council Chamber)											
	c												
3	a	Apartment	220		DU	7.000	47	4	1	3	4	3	2
	b												
	c												
4	a	Specialty Retail	814	1,676	SF/K	1.676	74	3	2	1	5		3
	b												
	c												
5	a	Fast Food - Drive-Thr.	934	4036	SF/K	4.036	2,002	199	102	98	137	71	66
	b												
	c												
Total Gross Trips							4663	401	268	133	186	86	97

Council Chamber

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips							
Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out	
a	Restaurant - High Turn.	Vacant	8,519	SF/K	0.000	0	0	0	0	0	0	0
b												
c												
d												
e												
Total Removed						0	0	0	0	0	0	0
Total Net New Trips						4663	401	268	133	186	86	97

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekday	Total	AM		Total	PM	
				In	Out		In	Out
Transit	10%	466	40	27	13	19	9	10
Internal Capture	20%	933	80	54	27	37	17	19
Pass-By	10%	266	20	17	4	5	2	3
Pass-By (In-N-Out)	40%	801	80	41	39	55	28	26
Total Reductions		1665	141	97	43	61	27	32
Reduced New Trips		2998	261	171	90	125	59	65

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Block 13

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
						Weekday	AM			PM		
							Total	In	Out	Total	In	Out
1	a	Specialty Retail	814	SF/K	3,880	172	7	4	3	11	5	6
	b	Commercial/Office	710	SF/K	3,880	43	6	5	1	6	1	5
	c											
2	a	Apartment	220	DU	5,000	33	3	1	2	3	2	1
	b											
	c											
3	a	Specialty Retail	814	SF/K	3,990	177	7	4	3	11	5	6
	b	Commercial/Office	710	SF/K	3,990	44	6	5	1	6	1	5
	c											
4	a											
	b											
	c											
Total Gross Trips						469	29	20	9	36	13	23

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips							
					Weekday	AM			PM			
						Total	In	Out	Total	In	Out	
Name	Code	SF	Factor	Data								
a												
b												
c												
d												
e												
Total Removed					0	0	0	0	0	0	0	0
Total Net New Trips					469	29	20	9	36	13	23	

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekday	AM			PM		
			Total	In	Out	Total	In	Out
Transit	5%	23	1	1	0	2	1	1
Internal Capture	10%	47	3	2	1	4	1	2
Pass-By	5%	23	1	1	0	2	1	1
Total Reductions		94	6	4	2	7	3	5
Reduced New Trips		375	23	16	7	29	11	18

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Block 14

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
	Name	Code	SF	Factor	Data	Weekday	AM			PM		
							Total	In	Out	Total	In	Out
1	a Commercial/Office	710	23,400	SF/K	23.400	258	36	32	4	35	6	29
	b			SF/K								
	c											
2	a Apartment	220		DU	30.000	200	15	3	12	19	12	7
	b											
	c											
3	a Specialty Retail	814	2,520	SF/K	2.520	112	4	3	2	7	3	4
	b Commercial/Office	710	2,520	SF/K	2.520	28	4	3	0	4	1	3
	c											
4	a											
	b											
	c											
Total Gross Trips						597	60	41	19	64	22	42

12000
 11400
 23400

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
Name	Code	SF	Factor	Data	Weekday	AM			PM		
						Total	In	Out	Total	In	Out
a Commercial/Office	710	12,249	SF/K	12.249	135	19	17	2	18	3	15
b											
c											
d											
e											
Total Removed					135	19	17	2	18	3	15
Total Net New Trips					462	41	24	17	46	19	27

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekday	AM			PM		
			Total	In	Out	Total	In	Out
Transit	10%	46	4	2	2	5	2	3
Internal Capture	10%	46	4	2	2	5	2	3
Pass-By	5%	23	2	1	1	2	1	1
Total Reductions		115	10	6	4	11	5	7
Reduced New Trips		346	31	18	12	34	14	20

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Block 15

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
	Name	Code	SF	Factor	Data	Weekday	AM			PM		
							Total	In	Out	Total	In	Out
1	a Super Market	850	15,000	SF/K	15.000	1,534	54	33	21	158	80	77
	b											
	c											
2	a Specialty Retail	814	2,200	SF/K	2.200	98	4	2	2	6	3	3
	b											
	c											
3	a Specialty Retail	814	2,400	SF/K	2.400	106	4	3	2	7	3	4
	b											
	c											
4	a Specialty Retail	814	4,400	SF/K	4.400	195	8	5	3	12		7
	b											
	c											
5	a Specialty Retail	814	2800	SF/K	2.8	124	5	3	2	8	3	4
	b											
	c											
Total Gross Trips						2057	75	45	29	189	89	95

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use	Name	Code	Program Data			Trips						
			SF	Factor	Data	Weekday	AM			PM		
							Total	In	Out	Total	In	Out
a	Restaurant Drive-Thr.	934	12,549	SF/K	12.549	6,226	619	316	303	425	221	204
b	Gas Station	945	2,328	Pump	8.000	1,302	81	41	41	107	54	54
c	Drive-In Bank	912	6,642	SF/K	6.642	984	82	46	36	86	86	86
d												
e												
Total Removed (Gross)						8,512	783	402	380	617	360	343
Pass-By 40%						521	33	16	16	43	21	21
Total Removed (Net)						7,991	750	386	364	575	339	322
Total Net New Trips						-5,935	-675	-341	-335	-385	-250	-227

Arby, Del Taco, McDonalds, Karl's Jr

TRIP REDUCTIONS

Strategy	% Reduction	Trips									
		Weekday	Total	AM		PM		Total	In	Out	
				In	Out	In	Out				
Transit	5%	-297	-34	-17	-17	-19	-12	-11			
Internal Capture	10%	-593	-68	-34	-33	-39	-25	-23			
Pass-By	20%	-1187	-135	-68	-67	-77	-50	-45			
Total Reductions		0	0	0	0	0	0	0			
Reduced New Trips		-5935	-675	-341	-335	-385	-250	-227			

Balances with removed trip reduction.

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Block 16

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
	Name	Code	SF	Factor	Data	Weekday	AM			PM		
							Total	In	Out	Total	In	Out
1	a Apartment	220		DU	25.00	166	13	3	10	16	10	5
	b											
2	a Apartment	220		DU	20.00	133	10	2	8	12	8	4
	b											
3	a Apartment	220		DU	20.00	133	10	2	8	12	8	4
	b											
4	a Apartment	220		DU	23.00	153	12	2	9	14	9	5
	b											
5	a Apartment Live/Work	220+		DU	17.00	57	4	1	3	5	3	2
	b											
6	a Apartment	220		DU	2.00	13	1	0	1	1	1	0
	b											
7	a Specialty Retail	814	9,900.00	SF/K	9.90	439	18	11	7	27	12	15
	b General/Office	710	9,500.00	SF/K	9.50	105	15	13	2	14	2	12
	c											
8	a Specialty Retail	814	7,000.00	SF/K	7.00	310	12	7	5	19	8	11
	b General/Office	710	7,000.00	SF/K	7.00	310	12	7	5	19	8	11
	c											
Total Gross Trips						1,819	107	48	59	140	71	69

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
a Specialty Retail	814	72,789	SF/K	72.789	3,226	129	77	52	197	87	110
b											
c											
d											
e											
Total Removed - Net					3,226	129	77	52	197	87	110
Total Net New Trips					-1,407	-22	-29	7	-57	-16	-41

TRIP REDUCTIONS

Strategy	% Reduction	Trips								
		Weekday	Total	AM			PM			
				In	Out	Total	In	Out		
Transit	5%	-70	-1	-1	0	-3	-1	-2		
Internal Capture	20%	-281	-4	-6	1	-11	-3	-8		
Pass-By	5%	-70	-1	-1	0	-3	-1	-2		
Total Reductions		0	0	0	2	0	0	0		
Reduced New Trips		-1,407	-22	-29	5	-57	-16	-41		

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Block 17

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
						AM			PM			
	Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
1	a											
	b											
	c											
2	a											
	b											
	c											
3	a											
	b											
	c											
4	a											
	b											
	c											
Total Gross Trips						0	0	0	0	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
					AM			PM			
Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
a											
b											
c											
d											
e											
Total Removed					0	0	0	0	0	0	0
Total Net New Trips					0	0	0	0	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips								
		AM			PM					
		Weekday	Total	In	Out	Total	In	Out		
Transit		0	0	0	0	0	0	0	0	0
Internal Capture		0	0	0	0	0	0	0	0	0
Pass-By		0	0	0	0	0	0	0	0	0
Total Reductions		0	0	0	0	0	0	0	0	0
Reduced New Trips		0	0	0	0	0	0	0	0	0

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Block 18

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
	Name	Code	SF	Factor	Data	Weekday	AM			PM		
							Total	In	Out	Total	In	Out
1	a Specialty Retail	814	3,500	SF/K	3.500	155	6	4	2	9	4	5
	b											
	c											
2	a Specialty Retail	814	9,900	SF/K	9.900	439	18	11	7	27	12	15
	b General/Office	770	5,000	SF/K	5.000	55	8	7	1	7	1	6
	c											
3	a Specialty Retail	814	16,200	SF/K	16.200	718	29	17	11	44	19	25
	b General/Office	770	16,200	SF/K	16.200	55	8	7	1	7	1	6
	c											
4	a Apartment Live-Work	220+		Unit	8.000	27	2	0	2	2		1
	b											
	c											
Total Gross Trips						1,449	70	45	24	98	38	58

Assumes 50% Live-Work Reductio

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out
a Specialty Retail	814	13,530	SF/K	13.530	600	24	14	10	37	16	21
b Specialty Retail	814	2,055	SF/K	2.055	91	4	2	1	6	2	3
c Specialty Retail	814	12,457	SF/K	12.457	552	22	13	9	34	15	19
d Specialty Retail	814	1,358	SF/K	1.358	60	2	1	1	4	2	2
e											
Total Removed					1,303	52	31	21	80	35	45
Total Net New Trips					146	18	14	4	18	3	14

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekday	AM			PM		
			Total	In	Out	Total	In	Out
Transit	5%	7	1	1	0	1	0	1
Internal Capture	15%	22	3	2	1	3	0	2
Pass-By	5%	7	1	1	0	1	0	1
Total Reductions		36	4	4	1	4	1	3
Reduced New Trips		109	13	11	3	13	2	10

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Block 19

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						AM			PM				
	Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out	
1	a	Apartment	220		DU	30.000	200	15	3	12	19	12	7
	b												
	c												
2	a	Apartment	220		DU	20.000	133	10	2	8	12	8	4
	b												
	c												
3	a												
	b												
	c												
4	a												
	b												
	c												
Total Gross Trips						333	26	5	20	31	20	11	

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

Name	ITE Land Use		Program Data			Trips							
						AM			PM				
	Name	Code	SF	Factor	Data	Weekday	Total	In	Out	Total	In	Out	
a	Pharmacy/Drgustore	880	22,410		SF/K	22.410	2,018	68	40	28	189	94	94
b													
c													
d													
e													
Total Removed						2,018	68	40	28	189	94	94	
Total Net New Trips						-1,686	-42	-35	-7	-158	-74	-83	

TRIP REDUCTIONS

Strategy	% Reduction	Trips									
		AM			PM						
		Weekday	Total	In	Out	Total	In	Out			
Transit	5%	-84	-2	-2	0	-8	-4	-4			
Internal Capture	0%	0	0	0	0	0	0				
Pass-By	0%	0	0	0	0	0	0				
Total Reductions		0	0	0	0	0	0				
Reduced New Trips		-1,686	-42	-35	-7	-158	-83				