

14. Master Plan Saturday Trip Generation Tables



San Juan Capistrano Town Center Master Plan
 Trip Generation Forecast - Weekend
 August 5, 2010

Trip Generation Summary

Block		New Trips						
		Weekend	Peak			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	523	60	31	29	0	0	0
	Removed	702	79	41	38	0	0	0
	Net	(179)	(20)	(10)	(10)	0	0	0
	Reduced	0	0	0	0	0	0	0
	Net - Reduced	(179)	(20)	(10)	(10)	0	0	0
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	160	13	7	7	0	0	0
	Removed	0	0	0	0	0	0	0
	Net	160	13	7	7	0	0	0
	Reduced	16	1	1	1	0	0	0
	Net - Reduced	144	12	6	6	0	0	0
5	New	4,479	274	140	134	0	0	0
	Removed	1,015	240	125	115	0	0	0
	Net	3,464	34	15	19	0	0	0
	Reduced	346	3	1	2	0	0	0
	Net - Reduced	3,118	31	13	17	0	0	0
6	New	161	18	9	9	0	0	0
	Removed	47	5	3	3	0	0	0
	Net	114	13	7	6	0	0	0
	Reduced	40	5	2	2	0	0	0
	Net - Reduced	74	8	4	4	0	0	0
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	803	92	54	38	0	0	0
	Removed	0	0	0	0	0	0	0
	Net	803	92	54	38	0	0	0
	Reduced	257	29	17	12	0	0	0
	Net - Reduced	546	63	37	26	0	0	0
9	New	414	48	25	23	0	0	0
	Removed	0	0	0	0	0	0	0
	Net	414	48	25	23	0	0	0
	Reduced	70	8	4	4	0	0	0
	Net - Reduced	344	40	21	19	0	0	0

San Juan Capistrano Town Center Master Plan
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Trip Generation Summary

Block		New Trips						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
10	New	2,126	249	130	119	0	0	0
	Removed	2,240	210	114	96	0	0	0
	Net	(114)	39	16	23	0	0	0
	Reduced	0	9	3	5	0	0	0
	Net - Reduced	(114)	30	12	18	0	0	0
11	New	509	59	31	28	0	0	0
	Removed	0	0	0	0	0	0	0
	Net	509	59	31	28	0	0	0
	Reduced	112	13	7	6	0	0	0
	Net - Reduced	397	46	24	22	0	0	0
12	New	3,029	251	128	123	0	0	0
	Removed	0	0	0	0	0	0	0
	Net	3,029	251	128	123	0	0	0
	Reduced	1,541	151	77	74	0	0	0
	Net - Reduced	1,489	100	51	49	0	0	0
13	New	381	43	23	21	0	0	0
	Removed	0	0	0	0	0	0	0
	Net	381	43	23	21	0	0	0
	Reduced	76	9	5	4	0	0	0
	Net - Reduced	305	35	18	17	0	0	0
14	New	359	38	20	18	0	0	0
	Removed	29	5	3	2	0	0	0
	Net	330	33	17	16	0	0	0
	Reduced	73	7	4	4	0	0	0
	Net - Reduced	257	26	13	13	0	0	0
15	New	3,160	219	112	107	0	0	0
	Removed	5,587	1,476	743	733	0	0	0
	Net	(2,427)	(1,257)	(631)	(626)	0	0	0
	Reduced	0	0	0	0	0	0	0
	Net - Reduced	(2,427)	(1,257)	(631)	(626)	0	0	0
16	New	1,380	245	127	118	0	0	0
	Removed	3,060	346	180	166	0	0	0
	Net	(1,680)	(102)	(54)	(48)	0	0	0
	Reduced	0	0	0	0	0	0	0
	Net - Reduced	(1,680)	(102)	(54)	(48)	0	0	0
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	1,320	152	79	73	0	0	0
	Removed	1,234	140	73	67	0	0	0
	Net	86	12	6	6	0	0	0
	Reduced	22	3	2	1	0	0	0
	Net - Reduced	65	9	5	4	0	0	0

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 Trip Generation Forecast - Weekend
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Trip Generation Summary

Block		New Trips						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
19	New	320	26	13	13	0	0	0
	Removed	2,446	239	117	122	0	0	0
	Net	(2,126)	(213)	(104)	(109)	0	0	0
	Reduced	0	0	0	0	0	0	0
	Net - Reduced	(2,126)	(213)	(104)	(109)	0	0	0

Overall

New	19,124	1,787	928	859	0	0	0
Removed	16,360	2,741	1,398	1,343	0	0	0
Net	2,764	(954)	(470)	(484)	0	0	0
Reduced	2,553	239	123	115	0	0	0
Net - Reduced	211	(1,193)	(594)	(599)	0	0	0

San Juan Capistrano Town Center Master Plan
 Trip Generation Forecast - Weekend
 8/5/2010

ITE Trip Generation Land Use Codes and Rates

ITE Land Uses		ITE Trip Generation Rates											Reduction
		Weekend	Weekend Peak					PM					
			Total	In %	Rate	Out %	Rate	Total	In %	Rate	Out %	Rate	
Code	Name												
220	Apartment	6.39	0.52	0.50	0.26	0.50	0.26			0.00		0.00	
220+	Apartment Live/Work	6.39	0.52	0.50	0.26	0.50	0.26			0.00		0.00	0.5
310	Hotel	8.19	0.72	0.56	0.40	0.44	0.32			0.00		0.00	
560	Playhouse	10.37	3.54	0.71	2.51	0.29	1.03			0.00		0.00	
710	General/Office	2.37	0.41	0.54	0.22	0.46	0.19			0.00		0.00	
730	Government Office				0.00		0.00			0.00		0.00	
814	Specialty Retail	42.04	4.76	0.52	2.48	0.48	2.28			0.00		0.00	
816	Hardware Store	82.52	11.80	0.50	5.90	0.50	5.90			0.00		0.00	
850	Super Market	177.59	10.85	0.51	5.53	0.49	5.32			0.00		0.00	
880	Pharmacy/Drugstore	109.14	10.68	0.49	5.23	0.51	5.45			0.00		0.00	
931	Restaurant - Quality	94.36	10.82	0.59	6.38	0.41	4.44			0.00		0.00	
932	Restaurant - High Turnover	158.37	14.07	0.53	7.46	0.47	6.61			0.00		0.00	
934	Fast Food w/Drive Through	722.03	59.39	0.51	30.29	0.49	29.10			0.00		0.00	
945	Gas Station	20.21	211.00	0.50	105.50	0.50	105.50			0.00		0.00	
912	Drive-in Bank	89.32	26.53	0.52	13.80	0.48	12.73						

ITE Land Uses		ITE Trip Generation Rates							Reduction
		Weekend	Weekend Peak			PM			
Code	Name		Total	In	Out	Total	In	Out	
220	Apartment	6.39	0.52	0.26	0.26	0.00	0.00	0.00	
220+	Apartment Live/Work	6.39	0.52	0.26	0.26	0.00	0.00	0.00	0.50
310	Hotel	8.19	0.72	0.40	0.32	0.00	0.00	0.00	
560	Playhouse	10.37	3.54	2.51	1.03	0.00	0.00	0.00	
710	General/Office	2.37	0.41	0.22	0.19	0.00	0.00	0.00	
730	Government Office	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
814	Specialty Retail	42.04	4.76	2.48	2.28	0.00	0.00	0.00	
816	Hardware Store	82.52	11.80	5.90	5.90	0.00	0.00	0.00	
880	Pharmacy/Drugstore	109.14	10.68	5.23	5.45	0.00	0.00	0.00	
850	Super Market	177.59	10.85	5.53	5.32	0.00	0.00	0.00	
931	Restaurant - Quality	94.36	10.82	6.38	4.44	0.00	0.00	0.00	
932	Restaurant - High Turnover	158.37	14.07	7.46	6.61	0.00	0.00	0.00	
934	Fast Food w/Drive Through	722.03	59.39	30.29	29.10	0.00	0.00	0.00	
945	Gas Station	20.21	211.00	105.50	105.50	0.00	0.00	0.00	
912	Drive-in Bank	89.32	26.53	13.80	12.73				

San Juan Capistrano Town Center Master Plan
 Trip Generation Forecast - Weekend
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Block 1

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
						Weekend	Peak			Total	In	Out
	Name	Code	SF	Factor	Data		Total	In	Out			
1	a				0	0	0	0	0	0	0	0
	b											
	c											
2	a					0	0	0	0	0	0	0
	b											
	c											
3	a				0	0	0	0	0	0	0	0
	b				0	0	0	0	0	0	0	0
	c											
4	a				0	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							
					Weekend	Peak			Total	In	Out	
Name	Code	SF	Factor	Data		Total	In	Out				
a				0	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						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit		0	0	0	0	0	0	0
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	0
Reduced New Trips		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	Weekend	Peak			Total	In	Out
							Total	In	Out			
1	a Specialty Retail	814	5,544	SF/K	5.544	233	26	14	13	0	0	0
	b											
	c											
2	a Hotel	310	55,903	Units	90	8	1	0	0	0	0	0
	b											
	c											
3	a Specialty Retail	814	4,581	SF/K	4.581	193	22	11	10	0	0	0
	b General Office	710	4,581	SF/K	4.581	11	2	1	1	0	0	0
	c											
4	a Specialty Retail	814	1,857	SF/K	1.857	78	9	5	4	0	0	0
	b											
	c											
Total Gross Trips						523	60	31	29	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
Name	Code	SF	Factor	Data	Weekend	Peak			Total	In	Out
						Total	In	Out			
a Specialty Retail	814	16,701	SF/K	16.701	702	79	41	38	0	0	0
b											
c											
d											
e											
Total Removed					702	79	41	38	0	0	0
Total Net New Trips					-179	-20	-10	-10	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit	10%	-18	-2	-1	-1	0	0	0
Internal Capture	15%	-27	-3	-2	-1	0	0	0
Pass-By	5%	-9	-1	-1	0	0	0	0
Total Reductions		0	0	0	0	0	0	0
Reduced New Trips		-179	-20	-10	-10	0	0	0

San Juan Capistrano Town Center Master Plan
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Block 3

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
						Weekend	Peak			Total	In	Out
	Name	Code	SF	Factor	Data		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							
					Weekend	Peak			Total	In	Out	
Name	Code	SF	Factor	Data		Total	In	Out				Total
a												
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						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit		0	0	0	0	0	0	0
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	0
Reduced New Trips		0	0	0	0	0	0	0

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Block 4

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
	Name	Code	SF	Factor	Data	Weekend	Peak			Total	In	Out
							Total	In	Out			
1	a Apartment	220		Units	25	160	13	7	7	0	0	0
	b											
	c											
2	a Parking Structure (N/A)											
	b											
	c											
3	a											
	b											
	c											
4	a											
	b											
	c											
Total Gross Trips						160	13	7	7	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips							
Name	Code	SF	Factor	Data	Weekend	Peak			Total	In	Out	
						Total	In	Out				
a Non-Functioning		2,353										
b												
c												
d												
e												
Total Removed					0	0	0	0	0	0	0	0
Total Net New Trips					160	13	7	7	0	0	0	0

Existing bar

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Total	Peak		Total	In	Out
				In	Out			
Transit	5%	8	1	0	0	0	0	0
Internal Capture	5%	8	1	0	0	0	0	0
Pass-By		0	0	0	0	0	0	0
Total Reductions		16	1	1	1	0	0	0
Reduced New Trips		144	12	6	6	0	0	0

San Juan Capistrano Town Center Master Plan
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Block 5

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						Weekend	Peak			Total	In	Out	
							Total	In	Out				
1	a	Super Market	850	14,620	SF/K	14.62	2,596	159	81	78	0	0	0
	b												
	c												
2	a	Super Market	850	3,000	SF/K	3.00	533	33	17	16	0	0	0
	b												
	c												
3	a	Super Market	850	7,600	SF/K	7.60	1,350	82	42	40	0	0	0
	b												
	c												
4	a												
	b												
	c												
Total Gross Trips							4,479	274	140	134	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips								
					Weekend	Peak			Total	In	Out		
						Total	In	Out					
a	Specialty Retail	814	7,987	SF/K	7.987	336	38	20	18	0	0	0	
b	Drive-in Bank	912	7,600	SF/K	7.6	679	202	105	97	0	0	0	
c													
d													
e													
Total Removed							1,015	240	125	115	0	0	0
Total Net New Trips							3,464	34	15	19	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit	5%	173	2	1	1	0	0	0
Internal Capture		0	0	0	0	0	0	0
Pass-By	5%	173	2	1	1	0	0	0
Total Reductions		346	3	1	2	0	0	0
Reduced New Trips		3,118	31	13	17	0	0	0

San Juan Capistrano Town Center Master Plan
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Block 6

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						Weekend	Peak			Total	In	Out	
	Name	Code	SF	Factor	Data		Total	In	Out				Total
1	a	Specialty Retail	814	3,822	SF/K	3.822	161	18	9	9	0	0	0
	b												
	c												
2	a												
	b												
	c												
3	a												
	b												
	c												
4	a												
	b												
	c												
Total Gross Trips							161	18	9	9	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips							
					Weekend	Peak			Total	In	Out	
Name	Code	SF	Factor	Data		Total	In	Out				Total
a	Specialty Retail	814	1,116	SF/K	1.116	47	5	3	3	0	0	0
b												
c												
d												
e												
Total Removed						47	5	3	3	0	0	0
Total Net New Trips						114	13	7	6	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit	10%	11	1	1	1	0	0	0
Internal Capture	20%	23	3	1	1	0	0	0
Pass-By	5%	6	1	0	0	0	0	0
Total Reductions		40	5	2	2	0	0	0
Reduced New Trips		74	8	4	4	0	0	0

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Block 7

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
						Weekend	Peak			Total	In	Out
	Name	Code	SF	Factor	Data		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							
					Weekend	Peak			Total	In	Out	
Name	Code	SF	Factor	Data		Total	In	Out				Total
a												
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						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit		0	0	0	0	0	0	0
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	0
Reduced New Trips		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	Weekend	Total	Peak		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	803	92	54	38	0	0	0	
	b												
	c												
Total Gross Trips						803	92	54	38	0	0	0	

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use	Program Data	Trips												
		Name	Code	SF	Factor	Data	Weekend	Total	Peak		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						803	92	54	38	0	0	0		

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Total	Peak		Total	In	Out
Transit	7%	56	6	4	3	0	0	0
Internal Capture	15%	120	14	8	6	0	0	0
Pass-By	10%	80	9	5	4	0	0	0
Total Reductions		257	29	17	12	0	0	0
Reduced New Trips		546	63	37	26	0	0	0

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Block 9

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						Weekend	Peak			Total	In	Out	
							Total	In	Out				
1	a	Specialty Retail	814	4,460	SF/K	4.46	187	21	11	10	0	0	0
	b	Commercial/Office	710	4,460	SF/K	4.46	11	2	1	1	0	0	0
	c												
2	a	Specialty Retail	814	4,860	SF/K	4.86	204	23	12	11	0	0	0
	b	Commercial/Office	710	4,860	SF/K	4.86	12	2	1	1	0	0	0
	c												
3	a												
	b												
	c												
4	a												
	b												
	c												
Total Gross Trips						414	48	25	23	0	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
					Weekend	Peak			Total	In	Out
						Total	In	Out			
Name	Code	SF	Factor	Data	Weekend	Total	In	Out	Total	In	Out
a											
b											
c											
d											
e											
Total Removed					0	0	0	0	0	0	0
Total Net New Trips					414	48	25	23	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Total	Peak		Total	In	Out
				In	Out			
Transit	7%	29	3	2	2	0	0	0
Internal Capture	10%	41	5	3	2	0	0	0
Pass-By	0%	0	0	0	0	0	0	0
Total Reductions		70	8	4	4	0	0	0
Reduced New Trips		344	40	21	19	0	0	0

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Block 10

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
	Name	Code	SF	Factor	Data	Weekend	Total	In	Out	Total	In	Out
1	a	Parking Structure (NA)										
	b											
	c											
2	a	Specialty Retail	814	SF/K	47.273	1,987	225	117	108	0	0	0
	b	Commercial/Office	710	SF/K	47.273	112	19	10	9	0	0	0
	c											
3	a	Commercial/Office	710	SF/K	5.376	13	2	1	1	0	0	0
	b											
	c											
4	a	Commercial/Office	710	SF/K	6.000	14	2	1	1	0	0	0
	b											
	c											
Total Gross Trips						2,126	249	130	119	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
Name	Code	SF	Factor	Data	Weekend	Total	In	Out	Total	In	Out
a	Playhouse	560	SF/K	16.192	168	57	41	17	0	0	0
b	Fast Food - Drive-Thr.	934	SF/K	4.939	3,566	293	150	144	0	0	0
c											
d											
e											
Total Removed (Gross)					3,734	351	190	160			
Pass-By 40%					1,494	140	76	64			
Total Removed (Net)					2,240	210	114	96	0	0	0
Total Net New Trips					-114	39	16	23	0	0	0

Assumes Church Trip Generations
 Jack in the Box and Taco Bell

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Total	In	Out	Total	In	Out
Transit	7%	-8	3	1	2	0	0	0
Internal Capture	10%	-11	4	2	2	0	0	0
Pass-By	5%	-6	2	1	1	0	0	0
Total Reductions		0	9	3	5	0	0	0
Reduced New Trips		-114	30	12	18	0	0	0

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Block 11

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						Weekend	Peak			Total	In	Out	
	Name	Code	SF	Factor	Data		Total	In	Out				Total
1	a	Specialty Retail	814	3,800	SF/K	3.8	160	18	9	9	0	0	0
	b	Commercial/Office	710	3,800	SF/K	3.8	9	2	1	1	0	0	0
	c												
2	a	Specialty Retail	814	3,200	SF/K	3.2	135	15	8	7	0	0	0
	b	Commercial/Office	710	3,200	SF/K	3.2	8	1	1	1	0	0	0
	c												
3	a	Specialty Retail	814	4,460	SF/K	4.46	187	21	11	10	0	0	0
	b	Commercial/Office	710	4,460	SF/K	4.46	11	2	1	1	0	0	0
	c												
4	a												
	b												
	c												
Total Gross Trips							509	59	31	28	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips								
					Weekend	Peak			Total	In	Out		
Name	Code	SF	Factor	Data		Total	In	Out				Total	In
a													
b													
c													
d													
e													
Total Removed							0	0	0	0	0	0	0
Total Net New Trips							509	59	31	28	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit	7%	36	4	2	2	0	0	0
Internal Capture	10%	51	6	3	3	0	0	0
Pass-By	5%	25	3	2	1	0	0	0
Total Reductions		112	13	7	6	0	0	0
Reduced New Trips		397	46	24	22	0	0	0

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Block 12

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips								
	Name	Code	SF	Factor	Data	Weekend	Peak			Total	In	Out		
							Total	In	Out					
1	a	Government Office	730	33,288	SF/K	33,288	0	0	0	0	0	0	0	0
	b													
	c													
2	a	Government Office	730	3,565	SF/K	3,565	0	0	0	0	0	0	0	0
	b													
	c													
3	a	Apartment	220		DU	7	45	4	2	2	0	0	0	0
	b													
	c													
4	a	Specialty Retail	814	1,676	SF/K	1,676	70	8	4	4	0	0	0	0
	b													
	c													
5	a	Fast Food - Drive-Thr.	934	4036	SF/K	4,036	2,914	240	122	117	0	0	0	0
	b													
	c													
Total Gross Trips							3029	251	128	123	0	0	0	0

Council Chamber

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips							
Name	Code	SF	Factor	Data	Weekend	Total	In	Out	Total	In	Out	
a	Restaurant - High Turn.	Vacant	0	SF/K	0	0	0	0	0	0	0	0
b												
c												
d												
e												
Total Removed						0	0	0	0	0	0	0
Total Net New Trips						3029	251	128	123	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Total	In	Out	Total	In	Out
Transit	7%	212	18	9	9	0	0	0
Internal Capture	5%	151	13	6	6	0	0	0
Pass-By	10%	12	25	13	12	0	0	0
Pass-By (In-N-Out)	40%	1166	96	49	47			
Total Reductions		1541	151	77	74	0	0	0
Reduced New Trips		1489	100	51	49	0	0	0

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Block 13

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
						Weekend	Peak			Total	In	Out
							Total	In	Out			
1	a	Specialty Retail	814	SF/K	3.88	163	18	10	9	0	0	0
	b	Commercial/Office	710	SF/K	3.88	9	2	1	1	0	0	0
	c											
2	a	Apartment	220	DU	5	32	3	1	1	0	0	0
	b											
	c											
3	a	Specialty Retail	814	SF/K	3.99	168	19	10	9	0	0	0
	b	Commercial/Office	710	SF/K	3.99	9	2	1	1	0	0	0
	c											
4	a											
	b											
	c											
Total Gross Trips						381	43	23	21	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips							
					Weekend	Peak			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					381	43	23	21	0	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit	5%	19	2	1	1	0	0	0
Internal Capture	10%	38	4	2	2	0	0	0
Pass-By	5%	19	2	1	1	0	0	0
Total Reductions		76	9	5	4	0	0	0
Reduced New Trips		305	35	18	17	0	0	0

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Block 14

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						Weekend	Peak			Total	In	Out	
							Total	In	Out				
1	a	Commercial/Office	710	23,400	SF/K	23.400	55	10	5	4	0	0	0
	b				SF/K								
	c												
2	a	Apartment	220		DU	30.000	192	16	8	8	0	0	0
	b												
	c												
3	a	Specialty Retail	814	2,520	SF/K	2.520	106	12	6	6	0	0	0
	b	Commercial/Office	710	2,520	SF/K	2.520	6	1	1	0	0	0	0
	c												
4	a												
	b												
	c												
Total Gross Trips							359	38	20	18	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips								
					Weekend	Peak			Total	In	Out		
						Total	In	Out					
a	Commercial/Office	710	12,249	SF/K	12.249	29	5	3	2	0	0	0	
b													
c													
d													
e													
Total Removed							29	5	3	2	0	0	0
Total Net New Trips							330	33	17	16	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit	7%	23	2	1	1	0	0	0
Internal Capture	10%	33	3	2	2	0	0	0
Pass-By	5%	17	2	1	1	0	0	0
Total Reductions		73	7	4	4	0	0	0
Reduced New Trips		257	26	13	13	0	0	0

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Block 15

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
	Name	Code	SF	Factor	Data	Weekend	Total	In	Out	Total	In	Out
1	a Super Market	850	15,000	SF/K	15	2,664	163	83	80	0	0	0
	b											
	c											
2	a Specialty Retail	814	2,200	SF/K	2.2	92	10	5	5	0	0	0
	b											
	c											
3	a Specialty Retail	814	2,400	SF/K	2.4	101	11	6	5	0	0	0
	b											
	c											
4	a Specialty Retail	814	4,400	SF/K	4.4	185	21	11	10	0	0	0
	b											
	c											
5	a Specialty Retail	814	2800	SF/K	2.8	118	13	7	6	0	0	0
	b											
	c											
Total Gross Trips						3160	219	112	107	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
Name	Code	SF	Factor	Data	Weekend	Total	In	Out	Total	In	Out
a Restaurant Drive-Thr.	934	12,549	SF/K	12.549	9,061	745	380	365	0	0	0
b Gas Station	945	2,328	Pump	8	162	1,688	844	844	0	0	0
c Drive-in Bank	812	6,642	SF/K	6.642	89	27	14	13	0	0	0
d											
e											
Total Removed (Gross)					9,312	2,460	1,238	1,222	0	0	0
Pass-By				40%	3,725	984	495	489	0	0	0
Total Removed (Net)					5,587	1,476	743	733	0	0	0
Total Net New Trips					-2,427	-1,257	-631	-626	0	0	0

Arby, Del Taco, McDonalds, Karl's

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Total	In	Out	Total	In	Out
Transit	5%	-121	-63	-32	-31	0	0	0
Internal Capture	10%	-243	-126	-63	-63	0	0	0
Pass-By	30%	-728	-377	-189	-188	0	0	0
Total Reductions		0	0	0	0	0	0	0
Reduced New Trips		-2,427	-1,257	-631	-626	0	0	0

Balances with removed trip reduc

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Block 16

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
	Name	Code	SF	Factor	Data	Weekend	Peak			Total	In	Out
							Total	In	Out			
1	a Apartment	220		Unit	25.00	160	119	62	57	0	0	0
	b											
2	a Apartment	220		Unit	20.00	128	10	5	5	0	0	0
	b											
3	a Apartment	220		Unit	20.00	128	10	5	5	0	0	0
	b											
4	a Apartment	220		Unit	23.00	147	12	6	6	0	0	0
	b											
5	a Apartment Live/Work	220+		Unit	17.00	54	4	2	2	0	0	0
	b											
6	a Apartment	220		Unit	2.00	13	1	1	1	0	0	0
	b											
7	a Specialty Retail	814	9,900	SK/K	9.90	416	47	25	23	0	0	0
	b General/Office	770	9,900	SK/K	9.90	23	4	2	2	0	0	0
	c											
8	a Specialty Retail	814	7,000	SF/K	7.00	294	33	17	16	0	0	0
	b General/Office	770	7,000	SF/K	7.00	17	3	2	1	0	0	0
	c											
Total Gross Trips						1,380	245	127	118	0	0	0

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

ITE Land Use		Program Data			Trips						
Name	Code	SF	Factor	Data	Weekend	Total	In	Out	Total	In	Out
a Specialty Retail	814	72,789	SF/K	72.789	3,060	346	180	166	0	0	0
b											
c											
d											
e											
Total Removed					3,060	346	180	166	0	0	0
Total Net New Trips					-1,680	-102	-54	-48	0	0	0

TRIP REDUCTIONS

Strategy	% Reduction	Trips								
		Weekend	Total	Peak			Total	In	Out	
				In	Out	Out				
Transit	5%	-84	-5	-3	-2	0	0	0		
Internal Capture	20%	-336	-20	-11	-10	0	0	0		
Pass-By	5%	-84	-5	-3	-2	0	0	0		
Total Reductions		0	0	0	0	0	0	0		
Reduced New Trips		-1,680	-102	-54	-48	0	0	0		

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Block 17

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips						
						Weekend	Peak			Total	In	Out
	Name	Code	SF	Factor	Data		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							
					Weekend	Peak			Total	In	Out	
Name	Code	SF	Factor	Data		Total	In	Out				
a												
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						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit		0	0	0	0	0	0	0
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	0
Reduced New Trips		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	Weekend	Peak			Total	In	Out
							Total	In	Out			
1	a Specialty Retail	814	3,500	SF/K	3.500	147	17	9	8	0	0	0
	b											
	c											
2	a Specialty Retail	814	9,900	SF/K	9.900	416	47	25	23	0	0	0
	b General Office	770	5,000	SF/K	5.000	12	2	1	1	0	0	0
	c											
3	a Specialty Retail	814	16,200	SF/K	16.200	681	77	40	37	0	0	0
	b General Office	770	16,200	SF/K	16.200	38	7	4	3	0	0	0
	c											
4	a Apartment Live-Work	220+		Unit	8.000	26	2	1	1	0	0	0
	b											
	c											
Total Gross Trips						1,320	152	79	73	0	0	0

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	Weekend	Peak			Total	In	Out	
						Total	In	Out				
a Specialty Retail	814	13,530	SF/K	13.53	569	64	33	31	0	0	0	
b Specialty Retail	814	2,005	SF/K	2.005	84	10	5	5	0	0	0	
c Specialty Retail	814	12,457	SF/K	12.457	524	59	31	28	0	0	0	
d Specialty Retail	814	1,358	SF/K	1.358	57	6	3	3	0	0	0	
e												
Total Removed					1,234	140	73	67	0	0	0	
Total Net New Trips					86	12	6	6	0	0	0	

TRIP REDUCTIONS

Strategy	% Reduction	Trips								
		Weekend	Peak			Total	In	Out		
			Total	In	Out					
Transit	5%	4	1	0	0	0	0	0	0	
Internal Capture	15%	13	2	1	1	0	0	0	0	
Pass-By	5%	4	1	0	0	0	0	0	0	
Total Reductions		22	3	2	1	0	0	0	0	
Reduced New Trips		65	9	5	4	0	0	0	0	

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Block 19

NEW TRIPS - GROSS

Building	ITE Land Use		Program Data			Trips							
						Weekend	Peak			Total	In	Out	
	Name	Code	SF	Factor	Data		Total	In	Out				Total
1	a	Apartment	220		DU	30	192	16	8	8	0	0	0
	b												
	c												
2	a	Apartment	220		DU	20	128	10	5	5	0	0	0
	b												
	c												
3	a												
	b												
	c												
4	a												
	b												
	c												
Total Gross Trips						320	26	13	13	0	0	0	

TRIP DEDUCTION - DUE TO REMOVAL OF EXISTING LAND USES

Name	ITE Land Use		Program Data			Trips							
						Weekend	Peak			Total	In	Out	
	Code	SF	Factor	Data	Total		In	Out	Total				In
a	Pharmacy/Drgustore	880	22,410		SF/K	22.41	2,446	239	117	122	0	0	0
b													
c													
d													
e													
Total Removed						2,446	239	117	122	0	0	0	
Total Net New Trips						-2,126	-213	-104	-109	0	0	0	

TRIP REDUCTIONS

Strategy	% Reduction	Trips						
		Weekend	Peak			Total	In	Out
			Total	In	Out			
Transit	5%	-106	-11	-5	-5	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
Reduced New Trips		-2,126	-213	-104	-109	0	0	0