



Appendix G - Realistic Development Scenario Trip Generation

EXISTING TRIP GENERATION*																								
Site	Land Use	% of LU	Existing Use	# of Units	Unit Type	ITE Code/Description	AM Rate			PM Rate			Weekday	AM Trips			PM Trips			Weekday Trips				
							In	Out	Rate	In	Out	Rate		In	Out	Total	In	Out	Total					
Central Entrance 6-1/4 Mile Project Nodes	Residential Land Use	67%	Single-Family Homes	2,391	Dwelling Units	210 - Single-Family Detached Housing	0.25	0.75	0.74	0.63	0.37	0.99	9.44	443	1,327	1,770	1,492	876	2,368	22,569				
		33%	Multi-Family Homes	1,195	Dwelling Units	221 - Multi-Family Housing (Mid-Rise)	0.26	0.74	0.36	0.61	0.39	0.44	5.44	112	319	431	321	206	527	6,502				
	SUBTOTAL				3,586										555	1,645	2,201	1,813	1,082	2,895	29,071			
	Mixed-Use Land Use	60%	Retail Shops	3,393.27	KSF	820 - Shopping Center	0.62	0.38	0.94	0.48	0.52	3.81	37.75	1,978	1,212	3,190	6,206	6,723	12,929	128,096				
		5%	Sit-down Restaurant	282.77	KSF	931 - Quality Restaurant	0.5	0.5	0.73	0.67	0.33	7.8	83.84	104	103	207	1,478	728	2,206	23,708				
		5%	High-Turnover Restaurant	282.77	KSF	932 - High-Turnover (Sit-Down) Restaurant	0.55	0.45	9.94	0.62	0.38	9.77	112.18	1,546	1,265	2,811	1,713	1,050	2,763	31,721				
		5%	Fast Food Restaurant	282.77	KSF	934 - Fast-Food Restaurant w/ drive-through	0.51	0.49	40.19	0.52	0.48	32.67	470.95	5,796	5,569	11,365	4,804	4,435	9,239	133,172				
		5%	Hotel**	282.77	KSF	310 - Hotel	0.59	0.41	0.47	0.51	0.49	0.6	8.36	139	96.4	235	153	147	300	4,180				
		10%	Office	565.54	KSF	710 - General Office Building	0.86	0.14	1.16	0.16	0.84	1.15	9.74	565	92	657	105	547	652	5,509				
		10%	Clinics	565.54	KSF	630 - Clinic	0.78	0.22	3.69	0.29	0.71	3.28	38.16	1628	459.2	2087	538	1318	1856	21,581				
	SUBTOTAL				5,655										11,756	8,797	20,552	14,997	14,948	29,945	347,966			
	TOTAL																	12,311	10,442	22,753	16,810	16,030	32,840	377,037

*Trip generation based on a high level estimation of existing land uses.

**based on 500 hotel rooms, not SF

TRIP GENERATION FOR REALISTIC DEVELOPMENT SCENARIO (GROWTH OVER 25 YEARS)*																							
Site	Land Use	% of LU	Existing Use	# of Units	Unit Type	ITE Code/Description	AM Rate			PM Rate			Weekday	AM Trips			PM Trips			Weekday Trips			
							In	Out	Rate	In	Out	Rate		In	Out	Total	In	Out	Total				
Central Entrance 6-1/4 Mile Project Nodes	Residential	100%	Multi-Family Homes	825	Dwelling Units	221 - Multi-Family Housing (Mid-Rise)	0.26	0.74	0.36	0.61	0.39	0.44	5.44	78	220	298	222	142	364	4,488			
	SUBTOTAL				825										78	220	298	222	142	364	4,488		
	Mixed-Use Land Use	60%	Retail Shops	175.20	KSF	820 - Shopping Center	0.62	0.38	0.94	0.48	0.52	3.81	37.75	103	63	166	321	348	669	6,614			
		10%	Sit-down Restaurant	29.20	KSF	931 - Quality Restaurant	0.5	0.5	0.73	0.67	0.33	7.8	83.84	11	11	22	153	76	229	2,448			
		10%	High-Turnover Restaurant	29.20	KSF	932 - High-Turnover (Sit-Down) Restaurant	0.55	0.45	9.94	0.62	0.38	9.77	112.18	160	131	291	177	109	286	3,276			
		20%	Office	58.40	KSF	710 - General Office Building	0.86	0.14	1.16	0.16	0.84	1.15	9.74	59	10	69	11	57	68	569			
	SUBTOTAL				292										333	214	548	662	590	1,252	12,907		
TOTAL																	411	433	846	884	732	1,616	17,395

*Trip generation based on a high level estimation of future land uses.