

# **APPENDIX U-1**

**Trip Generation Tables**

**TABLE U-1  
FEIS Proposed Action**

**860 Unit (65% Rental/35% Ownership)/250 Room Hotel**

Project Component	Component Size	ITE Trip Volumes			AM Trip Reduction			PM Trip Reduction			Saturday Trip			Trip Volumes After Reductions								
		AM Peak Hour		PM Peak Hour		Saturday Peak Hour		Trans-it	Inter-nal	Total	Trans-it	Inter-nal	Total	Trans-it	Inter-nal	Total	AM Peak Hour		PM Peak Hour		Saturday Peak Hour	
APARTMENTS ITE # 220 Apartment	560 Units	Fitted Curve		Fitted Curve		Fitted Curve		5%	5%	10%	5%	8%	13%	0%	5%	5%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		20%	80%	65%	35%	54%	46%										50	201	184	99	128	109
		Total = 279		Total = 326		Total = 250										Total = 251		Total = 283		Total = 237		
RESIDENTIAL ITE # 230 Condos/Townhouses	300 Units	Fitted Curve		Fitted Curve		Fitted Curve		5%	5%	10%	5%	8%	13%	0%	5%	5%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		17%	83%	67%	33%	54%	46%										20	94	87	43	67	57
		Total = 126		Total = 149		Total = 131										Total = 114		Total = 130		Total = 124		
HOTEL ITE # 310 Hotel	250 Rooms	Rate = 0.56		Rate = 0.59		Rate = 0.72		5%	2%	7%	5%	5%	10%	0%	5%	5%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		61%	39%	53%	47%	56%	44%										79	51	70	63	96	75
		Total = 140		Total = 148		Total = 180										Total = 130		Total = 133		Total = 171		
MARINA ITE # 420 Marina	85 Berths	Rate = 0.08		Rate = 0.19		Rate = 0.27		0%	0%	0%	0%	5%	5%	0%	5%	5%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		33%	67%	60%	40%	44%	56%										2	5	10	7	10	12
		Total = 7		Total = 17		Total = 23										Total = 7		Total = 17		Total = 22		
OFFICE/COMMERCIAL ITE # 710 General Office Building	50,000 SF	Fitted Curve		Fitted Curve		Fitted Curve		0%	0%	0%	0%	8%	8%	0%	0%	0%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		88%	12%	17%	83%	54%	46%										95	13	21	103	11	9
		Total = 108		Total = 135		Total = 20										Total = 108		Total = 124		Total = 20		
RETAIL SPACE ITE # 820 Shopping Center	20,000 SF	Fitted Curve		Fitted Curve		Fitted Curve		0%	10%	10%	0%	8%	8%	0%	10%	10%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		61%	39%	48%	52%	52%	48%										33	22	96	104	143	131
		Total = 61		Total = 217		Total = 305										Total = 55		Total = 200		Total = 274		
RESTAURANT ITE # 931 Quality Restaurant	5,000 SF	Rate = 0.81		Rate = 7.49		Rate = 10.82		0%	0%	0%	0%	10%	10%	0%	10%	10%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		67%	33%	67%	33%	59%	41%										3	2	23	12	29	21
		Total = 5		Total = 38		Total = 55										Total = 5		Total = 35		Total = 50		
TOTALS		AM Peak Hour Trips		PM Peak Hour Trips		Sat Peak Hour Trips		3.8%	4.0%	7.8%	3.8%	7.4%	11.2%	0.0%	4.7%	4.7%	AM Peak Hour Trips		PM Peak Hour Trips		Sat Peak Hour Trips	
		Entering	Exiting	Entering	Exiting	Entering	Exiting										Entering	Exiting	Entering	Exiting	Entering	Exiting
		300	426	552	478	519	445										282	388	491	431	484	414
		726		1,030		964										670		922		898		

Source: Trip Generation (ITE, Seventh Edition, 2003). Rates are for weekday AM and PM peak hours of adjacent street traffic, and Saturday peak hour of generator. Rates for building areas are per 1,000 square feet.

Note: For Apartments - ITE # 220, the Saturday directional distribution is not given and so was estimated instead.

Note: For Quality Restaurant - ITE # 931, the AM directional distribution is not given and so was estimated instead.

**TABLE U-2**  
**FEIS Alternative 1**

**860 Unit (21% Rental/79% Ownership)/250 Room Hotel**

Project Component	Component Size	ITE Trip Volumes			AM Trip Reduction			PM Trip Reduction			Saturday Trip			Trip Volumes After Reductions								
		AM Peak Hour	PM Peak Hour	Saturday Peak Hour	Trans-it	Inter-nal	Total	Trans-it	Inter-nal	Total	Trans-it	Inter-nal	Total	AM Peak Hour	PM Peak Hour	Saturday Peak Hour						
APARTMENTS ITE # 220 Apartment	180 Units	Fitted Curve Entering    Exiting 20%    80% 19    74 Total = <b>93</b>	Fitted Curve Entering    Exiting 65%    35% 76    41 Total = <b>117</b>	Fitted Curve Entering    Exiting 54%    46% 51    43 Total = <b>94</b>	5%	5%	10%	5%	8%	13%	0%	5%	5%	Entering    Exiting 17    67 Total = <b>84</b>	Entering    Exiting 66    36 Total = <b>102</b>	Entering    Exiting 48    41 Total = <b>89</b>						
		RESIDENTIAL ITE # 230 Condos/Townhouses	680 Units	Fitted Curve Entering    Exiting 17%    83% 41    199 Total = <b>240</b>	Fitted Curve Entering    Exiting 67%    33% 194    96 Total = <b>290</b>	Fitted Curve Entering    Exiting 54%    46% 130    111 Total = <b>241</b>	5%	5%	10%	5%	8%	13%	0%	5%	5%	Entering    Exiting 37    179 Total = <b>216</b>	Entering    Exiting 169    84 Total = <b>253</b>	Entering    Exiting 124    105 Total = <b>229</b>				
HOTEL ITE # 310 Hotel	250 Rooms	Rate = 0.56 Entering    Exiting 61%    39% 85    55 Total = <b>140</b>	Rate = 0.59 Entering    Exiting 53%    47% 78    70 Total = <b>148</b>	Rate = 0.72 Entering    Exiting 56%    44% 101    79 Total = <b>180</b>	5%	2%	7%	5%	5%	10%	0%	5%	5%	Entering    Exiting 79    51 Total = <b>130</b>	Entering    Exiting 70    63 Total = <b>133</b>	Entering    Exiting 96    75 Total = <b>171</b>						
MARINA ITE # 420 Marina	85 Berths	Rate = 0.08 Entering    Exiting 33%    67% 2    5 Total = <b>7</b>	Rate = 0.19 Entering    Exiting 60%    40% 10    7 Total = <b>17</b>	Rate = 0.27 Entering    Exiting 44%    56% 10    13 Total = <b>23</b>	0%	0%	0%	0%	5%	5%	0%	5%	5%	Entering    Exiting 2    5 Total = <b>7</b>	Entering    Exiting 10    7 Total = <b>17</b>	Entering    Exiting 10    12 Total = <b>22</b>						
OFFICE/COMMERCIAL ITE # 710 General Office Building	50,000 SF	Fitted Curve Entering    Exiting 88%    12% 95    13 Total = <b>108</b>	Fitted Curve Entering    Exiting 17%    83% 23    112 Total = <b>135</b>	Fitted Curve Entering    Exiting 54%    46% 11    9 Total = <b>20</b>	0%	0%	0%	0%	8%	8%	0%	0%	0%	Entering    Exiting 95    13 Total = <b>108</b>	Entering    Exiting 21    103 Total = <b>124</b>	Entering    Exiting 11    9 Total = <b>20</b>						
RETAIL SPACE ITE # 820 Shopping Center	20,000 SF	Fitted Curve Entering    Exiting 61%    39% 37    24 Total = <b>61</b>	Fitted Curve Entering    Exiting 48%    52% 104    113 Total = <b>217</b>	Fitted Curve Entering    Exiting 52%    48% 159    146 Total = <b>305</b>	0%	10%	10%	0%	8%	8%	0%	10%	10%	Entering    Exiting 33    22 Total = <b>55</b>	Entering    Exiting 96    104 Total = <b>200</b>	Entering    Exiting 143    131 Total = <b>274</b>						
RESTAURANT ITE # 931 Quality Restaurant	5,000 SF	Rate = 0.81 Entering    Exiting 67%    33% 3    2 Total = <b>5</b>	Rate = 7.49 Entering    Exiting 67%    33% 25    13 Total = <b>38</b>	Rate = 10.82 Entering    Exiting 59%    41% 32    23 Total = <b>55</b>	0%	0%	0%	0%	10%	10%	0%	10%	10%	Entering    Exiting 3    2 Total = <b>5</b>	Entering    Exiting 23    12 Total = <b>35</b>	Entering    Exiting 29    21 Total = <b>50</b>						
TOTALS		<b>AM Peak Hour Trips</b>	<b>PM Peak Hour Trips</b>	<b>Sat Peak Hour Trips</b>	3.6%	3.9%	7.5%	3.6%	7.3%	11.0%	0.0%	4.7%	4.7%	<b>AM Peak Hour Trips</b>	<b>PM Peak Hour Trips</b>	<b>Sat Peak Hour Trips</b>						
		Entering	Exiting	Entering										Exiting	Entering	Exiting	Entering	Exiting	Entering	Exiting	Entering	Exiting
		282	372	510										452	494	424	266	339	455	409	461	394
		<b>654</b>	<b>962</b>	<b>918</b>			<b>605</b>	<b>864</b>	<b>855</b>													

Source: Trip Generation (ITE, Seventh Edition, 2003). Rates are for weekday AM and PM peak hours of adjacent street traffic, and Saturday peak hour of generator. Rates for building areas are per 1,000 square feet.

Note: For Apartments - ITE # 220, the Saturday directional distribution is not given and so was estimated instead.

Note: For Quality Restaurant - ITE # 931, the AM directional distribution is not given and so was estimated instead.

**TABLE U-3**  
**FEIS Alternative 2**

**1085 Unit (65% Rental/35% Ownership)/125 Room Hotel**

Project Component	Component Size	ITE Trip Volumes			AM Trip Reduction			PM Trip Reduction			Saturday Trip			Trip Volumes After Reductions								
		AM Peak Hour		PM Peak Hour		Saturday Peak Hour		Trans-it	Inter-nal	Total	Trans-it	Inter-nal	Total	Trans-it	Inter-nal	Total	AM Peak Hour		PM Peak Hour		Saturday Peak Hour	
APARTMENTS ITE # 220 Apartment	705 Units	Fitted Curve		Fitted Curve		Fitted Curve		5%	5%	10%	5%	8%	13%	0%	5%	5%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		20%	80%	65%	35%	54%	46%										63	252	230	124	159	135
		Total = 350		Total = 406		Total = 309										Total = 315		Total = 354		Total = 294		
RESIDENTIAL ITE # 230 Condos/Townhouses	380 Units	Fitted Curve		Fitted Curve		Fitted Curve		5%	5%	10%	5%	8%	13%	0%	5%	5%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		17%	83%	67%	33%	54%	46%										23	113	105	52	79	67
		Total = 151		Total = 181		Total = 154										Total = 136		Total = 157		Total = 146		
HOTEL ITE # 310 Hotel	125 Rooms	Rate = 0.56		Rate = 0.59		Rate = 0.72		5%	2%	7%	5%	5%	10%	0%	5%	5%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		61%	39%	53%	47%	56%	44%										40	25	35	32	48	38
		Total = 70		Total = 74		Total = 90										Total = 65		Total = 67		Total = 86		
MARINA ITE # 420 Marina	85 Berths	Rate = 0.08		Rate = 0.19		Rate = 0.27		0%	0%	0%	0%	5%	5%	0%	5%	5%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		33%	67%	60%	40%	44%	56%										2	5	10	7	10	12
		Total = 7		Total = 17		Total = 23										Total = 7		Total = 17		Total = 22		
OFFICE/COMMERCIAL ITE # 710 General Office Building	50,000 SF	Fitted Curve		Fitted Curve		Fitted Curve		0%	0%	0%	0%	8%	8%	0%	0%	0%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		88%	12%	17%	83%	54%	46%										95	13	21	103	11	9
		Total = 108		Total = 135		Total = 20										Total = 108		Total = 124		Total = 20		
RETAIL SPACE ITE # 820 Shopping Center	20,000 SF	Fitted Curve		Fitted Curve		Fitted Curve		0%	10%	10%	0%	8%	8%	0%	10%	10%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		61%	39%	48%	52%	52%	48%										33	22	96	104	143	131
		Total = 61		Total = 217		Total = 305										Total = 55		Total = 200		Total = 274		
RESTAURANT ITE # 931 Quality Restaurant	5,000 SF	Rate = 0.81		Rate = 7.49		Rate = 10.82		0%	0%	0%	0%	10%	10%	0%	10%	10%	Entering	Exiting	Entering	Exiting	Entering	Exiting
		67%	33%	67%	33%	59%	41%										3	2	23	12	29	21
		Total = 5		Total = 38		Total = 55										Total = 5		Total = 35		Total = 50		
TOTALS		AM Peak Hour Trips		PM Peak Hour Trips		Sat Peak Hour Trips		3.8%	4.3%	8.1%	3.8%	7.7%	11.5%	0.0%	4.7%	4.7%	AM Peak Hour Trips		PM Peak Hour Trips		Sat Peak Hour Trips	
		Entering	Exiting	Entering	Exiting	Entering	Exiting										Entering	Exiting	Entering	Exiting	Entering	Exiting
		276	476	586	482	512	444									691		954		892		

Source: Trip Generation (ITE, Seventh Edition, 2003). Rates are for weekday AM and PM peak hours of adjacent street traffic, and Saturday peak hour of generator. Rates for building areas are per 1,000 square feet.

Note: For Apartments - ITE # 220, the Saturday directional distribution is not given and so was estimated instead.

Note: For Quality Restaurant - ITE # 931, the AM directional distribution is not given and so was estimated instead.