

Appendix F:

Trip Generation Calculations



Project	Land Use	ITE Land Use	Units	Rate			Equation			AM		PM		
				Daily	AM	PM	Daily	AM	PM	In	Out	In	Out	
Northern Off-Site Parcel	Office	General Office (710)	56 KSF	617	87	83	854	118	142		76	10	14	69
West Parcel	Hotel	Hotel (310)	140 Rooms	1144	78	83	880	62	~		48	31	44	39
	Office	General Office (710)	56 KSF	617	87	83	854	118	142		76	10	14	69
	Flex Space**	General Office (710)	60 KSF	661	93	89	900	125	146		82	11	15	74
	Office	General Office (710)	105 KSF	1156	163	156	1385	195	196		143	20	27	130
East Parcel	Office	General Office (710)	110 KSF	1211	171	164	1436	202	202		150	20	28	136
	Multi-user Flex Space **	General Office (710)	230 KSF	2532	357	343	2533	365	336		314	43	58	284
	Wellness Center*	Health/Fitness Club (492)	66 KSF	~	91	233	~	~	224		80	11	40	193
	Office (4-36 KSF Buildings)	General Office (710)	144 KSF	1585	223	215	1767	251	240		196	27	36	178
		Total Office	471 KSF											
		Total Flex	290 KSF											
		Total Hotel	140 Rooms											
		Total Other	66 KSF											
		Grand Total	827 KSF		1349	1449					1166	183	276	1173
			140 Rooms											

Used adjacent street traffic peak

* Wellness center will be an amenity for East Parcel Development - assume 75% internal capture

** Office is most conservative use for flex space therefore it was used in this analysis

Blue script identifies data used in the analysis - since each office building had its own parking (besides the 4-buildings on the East Parcel) they were analyzed as individual office buildings. The equation for office space seems to be more appropriate with larger buildings.

Based on ITE Trip Generation Manual, 8th Edition

Mode Share

Based on 2000 CTPP data for Carrier Site Area

Carrier Mode Share	
Mode	Percent
Drive Alone	88.90%
Car Pool	9.30%
Transit	0.70%
Walk/Bike/Motor Bike	0.60%
Taxi/Other Means	0.30%
Telecommute	0.00%

	Unadjusted Trip Generation		PM	
	AM In	AM Out	In	Out
Office	76	10	14	69
Hotel	48	31	44	39
Office	76	10	14	69
Flex Space**	82	11	15	74
Office	143	20	27	130
Office	150	20	28	136
Multi-user Flex Space **	314	43	58	284
Wellness Center*	80	11	40	193
Office (4-36 KSF Buildings)	196	27	36	178

	Adjusted Trip Generation			
	AM In	AM Out	PM In	PM Out
Office	72	10	13	65
Northern Off-site Total	72	10	13	65
Hotel	48	31	44	39
Office	72	10	13	65
Flex Space**	77	10	14	70
Office	135	18	25	122
West Total	331	69	96	296
Office	141	19	26	128
Multi-user Flex Space **	295	40	55	267
Wellness Center*	19	3	9	45
Office (4-36 KSF Buildings)	184	25	34	167
East Total	639	87	124	608
GRAND TOTAL	1042	166	234	968
ROUNDED GRAND TOTAL	1040	165	235	970

Note: Hotel use was not adjusted for mode share since ITE information collected at suburban sites but ITE recommends applying mode share reductions to the office data