

**DAVID PLUMMER & ASSOCIATES, INC.**

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**LETTER OF TRANSMITTAL**DATE: **February 9, 2017**Job. No.: **15568**Attention: **Andy Getch, PE**Re: **CenterPlace****Lee County DCD****1500 Monroe Street****Fort Myers, FL 33901**Via: **Hand Delivery****We Are Sending You The Following Items:**

- |   |                                       |  |   |   |
|---|---------------------------------------|--|---|---|
| <input type="checkbox"/> Shop Drawings  | <input type="checkbox"/> Prints       | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under Separate Cover | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Plans               | <input type="checkbox"/> Samples              |   |
|   |                                       | <input checked="" type="checkbox"/> Report   | <input type="checkbox"/> Other: _____         |   |

COPIES	DATE	NO.	DESCRIPTION
1	2/8/2017		Email from J. Podczerwinsky to County Staff with CenterPlace Comprehensive Plan Amendment Traffic Study Addendum attached - 74 pages
1	2/9/2017		Email from A. Getch - 3 pages

**These Are Transmitted as Checked Below:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For Approval            | <input type="checkbox"/> Approved as Submitted    | <input type="checkbox"/> Resubmit _____ Copies for Approval   |
| <input type="checkbox"/> For Your Use            | <input type="checkbox"/> Approved as Noted        | <input type="checkbox"/> Submit _____ Copies for Distribution |
| <input checked="" type="checkbox"/> As Requested | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return _____ Corrected Prints        |
| <input type="checkbox"/> For Review and Comment  | <input type="checkbox"/> Other: _____             |   |
| <input type="checkbox"/> For Bids Due _____      |   | <input type="checkbox"/> Prints Returned After Loan To Us     |

**Remarks:**

As requested by Andy Getch, PE, Section Manager, Infrastructure Planning. To be included in the  
case file CPA2016-00011.

Copy To: \_\_\_\_\_

**RECEIVED**  
FEB 09 2017

**COMMUNITY DEVELOPMENT**

Signed: \_\_\_\_\_

**John Podczerwinsky, AICP**

## John Podczerwinsky

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**From:** John Podczerwinsky  
**Sent:** Wednesday, February 08, 2017 12:08 PM  
**To:** 'Getch, Andrew'; 'Wu, Lili'  
**Cc:** 'don@pegfl.net'; 'Charles Basinait'; Mark Gillis  
**Subject:** #15568; CenterPlace CPA Traffic Study Addendum (CPA2016-00011)  
**Attachments:** TrafficStudyAddendum\_02082017.pdf

Andy, Wu,

Please find attached the CenterPlace Comprehensive Plan Amendment Traffic Study Addendum, which was prepared as a follow-up to our teleconference yesterday afternoon.

The attached .pdf document includes a summary of the revised development parameters and resulting trip generation estimate, which reflects lower external trips than those generated by the previous development parameters.

To reiterate my request from yesterday, once you have taken a look at the attachment, please provide your concurrence that there is no need to revise the segment analyses that have already been found sufficient for the CPA traffic study.

I plan to stop-by your office to deliver two printed copies of the addendum after lunch, and will be glad to address any other questions you might have at that time.

Thank you for your assistance,

**John M. Podczerwinsky, AICP**

Project Manager Transportation

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Transportation • Civil • Structural • Environmental

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COMMUNITY DEVELOPMENT

CENTERPLACE  
COMPREHENSIVE PLAN AMENDMENT  
TRAFFIC STUDY ADDENDUM

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COMMUNITY DEVELOPMENT

Project #15568

February 8, 2017

Prepared by:  
DAVID PLUMMER & ASSOCIATES, INC.  
2149 McGregor Boulevard  
Fort Myers, Florida 33901



**CENTERPLACE**  
**COMPREHENSIVE PLAN AMENDMENT**  
**TRAFFIC STUDY ADDENDUM**

**Introduction**

CenterPlace is an approved mixed use development located on the south side of Alico Road and east of Ben Hill Griffin Parkway. An application to amend the comprehensive plan (The Lee Plan) to revise the approved development program is currently being processed.

A traffic study dated April 22, 2016 (CenterPlace Comprehensive Plan Amendment Traffic Study) was prepared in support of the Comprehensive Plan Amendment (CPA). The report titled CenterPlace CPA Response To Sufficiency Comments Of October 21, 2016 Lee County Department Of Community Development CPA2016-00011 Traffic Comments and dated November 17, 2016 was provided in response to County sufficiency comments and questions. The application has received sufficiency approval, allowing it to move forward to scheduled hearings at the Local Planning Agency (LPA).

Since being found sufficient, revisions to the development parameters outlined in the initial CPA traffic study have been proposed. Due to the revised development parameters, an update of the trip generation estimate used in the CPA traffic study is necessary in order to identify potential changes to the Project's traffic impacts. Therefore, this addendum to the CenterPlace Comprehensive Plan Amendment Traffic Study, dated April 22, 2016, (and subsequent sufficiency responses dated November 17, 2016), has been prepared in support of the Comprehensive Plan Amendment (CPA) application. This addendum revisits the trip generation estimates for both the Long Range 20-Year Horizon analysis, and the Short Range 5-Year CIP Horizon analysis.

**Summary of Conclusions**

The results of the updated trip generation analysis are summarized below.

1. The net external trips generated by the revised CenterPlace development parameters represent a reduction in trips when compared to the net external trips generated by the earlier development program. This reduction is found for both the long range and short range parameters.
2. Based on the finding that the revised development program generates fewer external trips than previously analyzed, no update of the road segment analysis is necessary for either the long range or short range analyses. The road segment analysis provided in the previous reports (the initial April 22, 2016 report and the subsequent sufficiency response report dated November 17, 2016) represent a "maximum impact" assessment.
3. No new road improvements are needed as a result of the proposed CPA.

### **CPA Development Parameters**

The development parameters analyzed in the initial CPA traffic study included scenarios for both a long range (2040) analysis and a short range (2021) analysis of the development. Full build-out of CenterPlace was assumed for the long range analysis. The development parameters used in the initial CPA traffic study for both the long range and short range scenarios, as shown in Exhibit 3 of the CenterPlace CPA Transportation Methodology Outline, are included as Appendix A.

The revised development parameters are outlined as follows. The revised development parameters, along with the previously analyzed development parameters, are shown in Exhibit 1 of this addendum.

### **CenterPlace Revised Development Parameters**

<b><u>Land Use</u></b>	<b><u>Short Range</u></b>	<b><u>Buildout</u></b>
Residential		
Single-Family/Zero Lot Line	225 du	487 du
Apartments	600 du	800 du
Other Multi-Family	<u>200 du</u>	<u>663 du</u>
Total	1,025 du	1,950 du
Hotel	-----	250 rooms
Retail	75,000 sq.ft.	200,000 sq.ft.
Office		
General	55,000 sq.ft.	110,000 sq.ft.
Medical	-- sq.ft.	10,000 sq.ft.
Total	55,000 sq.ft.	120,000 sq.ft.
Research & Development	10,000 sq.ft.	20,000 sq.ft.

### **Trip Generation**

Exhibit 2 shows the estimated trip generation for the revised CenterPlace buildout parameters. Exhibit 3 shows the estimated trip generation for the revised CenterPlace short-range development parameters. The trip generation estimates were based on ITE Trip Generation, 9<sup>th</sup> Edition, using the Online Traffic Impact Study Software (OTISS). The internal capture of trips has been developed consistent with the NCHRP Report 684/8-51 Internal Trip Capture Estimation Tool. The detailed AM peak hour and PM Peak hour OTISS worksheets, which include reductions for internal capture, are included in Appendix B for the long-range, buildout parameters and Appendix C for the short-range, five year parameters.

The trip generation associated with the long-range buildout development program reflected in the initial CPA traffic study (April 22, 2016 traffic study and November 17, 2016 sufficiency response) is derived from Exhibit 3 from the report titled CenterPlace Rezoning Traffic Study, dated Revised November 30, 2016, and included in Appendix D.

The trip generation associated with the short-range, five year analysis as reflected in the initial CPA traffic study (April 22, 2016 traffic study and November 17, 2016 sufficiency response) is shown in Exhibit 4 from the CPA Traffic Study dated April 22, 2016, is included in Appendix E.

As summarized below, the net external trips generated by the revised CenterPlace development parameters, in both the long-range and short-range scenarios, are less than those of the previous development parameters.

**Trip Generation Comparison**  
**(Net New External)**

	<u>PM Peak</u>	<u>Daily</u>
Long-Range		
Initial Development Program	1,590	20,313
Revised Development Program	1,278	18,562
Short-Range		
Initial Development Program	924	11,290
Revised Development Program	765	9,993

**Long-Range & Short-Range Analysis**

Based on the findings that the revised development program generates fewer external trips than the previous development program reflected in the CPA traffic study dated April 22, 2016 and the subsequent November 17, 2016 sufficiency response, no update of the road segment analysis is necessary for either the long range or short range analyses. The road segment analysis provided in the previous reports represent a “maximum impact” assessment.

## EXHIBIT 1

### CENTERPLACE CPA REVISED DEVELOPMENT PROGRAM

<u>Land Use</u>	<u>Initial Program</u>		<u>Proposed Program</u>	
	<u>Short-Range</u>	<u>Long-Range</u>	<u>Short-Range</u>	<u>Long-Range</u>
<b>Residential (du)</b>				
Apartment	1,000	1,555	600	800
Other Multi-Family	0	120	200	663
Single Family – Zero Lot Line	<u>200</u>	<u>275</u>	<u>225</u>	<u>487</u>
<b>Total</b>	1,200	1,950	1,025	1,950
 Hotel (Rooms)	 0	 250	 --	 250
<b><u>Non-Residential</u></b>				
Retail (Square Feet)	75,000	200,000	75,000	200,000
General Office (Square Feet)	20,000	75,000	55,000	110,000
Research & Development (Square Feet)	10,000	20,000	10,000	20,000
Medical Office (Square Feet)	0	10,000	--	10,000

**EXHIBIT 2**

**CENTERPLACE CPA - REVISED BUILDOUT**

**ITE TRIP GENERATION  
REVISED TRIP GENERATION SCENARIO**

	<u>LUC</u>	<u>SIZE</u>	<u>AM PEAK HOUR</u>			<u>PM PEAK HOUR</u>			<u>DAILY</u>
			In	Out	Total	In	Out	Total	Total
Residential									
Apartments	220	800 d.u.	79	317	396	298	160	458	4,972
Internal Capture			2	10	12	130	70	200	1,161
External			77	307	384	168	90	258	3,811
Single Family - Zero Lot Line	210	487 d.u.	88	263	351	275	162	437	4,506
Internal Capture			3	9	12	125	73	198	1,098
External			85	254	339	150	89	239	3,408
Multifamily	230	663 d.u.	40	194	234	190	94	284	3,335
Internal Capture			2	7	9	97	48	145	915
External			38	187	225	93	46	139	2,420
Hotel	310	250 rooms	78	55	133	77	73	150	1,864
Internal Capture			8	5	13	18	17	35	309
External			70	50	120	59	56	115	1,555
Retail	820	200,000 sq. ft.	148	90	238	457	496	953	10,656
Internal Capture			23	14	37	267	289	556	3,937
Pass-by			16	10	26	19	9	28	672
External			109	66	175	171	198	369	6,048
Office	710	110,000 sq. ft.	182	25	207	34	168	202	1,411
Internal Capture			29	4	33	12	57	69	353
External			153	21	174	22	111	133	1,058
Medical Office	720	10,000 sq. ft.	19	5	24	10	27	37	194
Internal Capture			5	1	6	7	20	27	95
External			14	4	18	3	7	10	99
Research & Development	760	20,000 sq. ft.	27	5	32	5	30	35	264
Internal Capture			5	1	6	3	17	20	100
External			22	4	26	2	13	15	164
<b>TOTAL</b>			661	954	1,615	1,346	1,210	2,556	27,202
<b>INTERNAL CAPTURE</b>			<u>77</u>	<u>51</u>	<u>128</u>	<u>659</u>	<u>591</u>	<u>1,250</u>	<u>7,968</u>
<b>DRIVEWAY VOLUME</b>			584	903	1,487	687	619	1,306	19,234
<b>PASS-BY</b>			<u>16</u>	<u>10</u>	<u>26</u>	<u>19</u>	<u>9</u>	<u>28</u>	<u>672</u>
<b>NET NEW EXTERNAL</b>			568	893	1,461	668	610	1,278	18,562
Multi-modal trips to FGCU (10%)			57	89	146	67	61	128	1,856
External trips			511	804	1,315	601	549	1,150	16,706
Percent Peak to Daily					7.9%			6.9%	

**Footnotes**

(1) ITE Trip Generation, 9th Edition, using OTISS software.



**EXHIBIT 3**

**CENTERPLACE CPA - REVISED SHORT RANGE**

**ITE TRIP GENERATION  
REVISED TRIP GENERATION SCENARIO**

	<u>LUC</u>	<u>SIZE</u>	<u>AM PEAK HOUR</u>			<u>PM PEAK HOUR</u>			<u>DAILY</u>
			In	Out	Total	In	Out	Total	Total
Residential									
Apartments	220	600 d.u.	60	238	298	226	122	348	3,760
Internal Capture			1	5	6	65	35	100	578
External			59	233	292	161	87	248	3,182
Single Family - Zero Lot Line	210	225 d.u.	42	125	167	137	81	218	2,215
Internal Capture			1	4	5	58	34	92	501
External			41	121	162	79	47	126	1,714
Multifamily	230	200 d.u.	15	75	90	71	35	106	1,176
Internal Capture			1	3	3	35	17	52	308
External			14	72	86	36	18	54	868
Hotel	310	0 rooms	0	0	0	0	0	0	0
Internal Capture			0	0	0	0	0	0	0
External			0	0	0	0	0	0	0
Retail	820	75,000 sq. ft.	81	50	131	237	257	494	5,633
Internal Capture			10	6	16	122	132	254	1,792
Pass-by			9	6	15	11	6	17	387
External			62	38	100	104	119	223	3,454
Office	710	55,000 sq. ft.	105	14	119	24	116	140	833
Internal Capture			14	2	16	6	31	37	166
External			91	12	103	18	85	103	667
Medical Office	720	0 sq. ft.	0	0	0	0	0	0	0
Internal Capture			0	0	0	0	0	0	0
External			0	0	0	0	0	0	0
Research & Development	760	10,000 sq. ft.	15	3	18	3	17	20	149
Internal Capture			2	0	2	1	8	9	42
External			13	3	16	2	9	11	107
<b>TOTAL</b>			<b>318</b>	<b>505</b>	<b>823</b>	<b>698</b>	<b>628</b>	<b>1,326</b>	<b>13,766</b>
<b>INTERNAL CAPTURE</b>			<b>29</b>	<b>20</b>	<b>48</b>	<b>287</b>	<b>257</b>	<b>544</b>	<b>3,387</b>
<b>DRIVEWAY VOLUME</b>			<b>289</b>	<b>485</b>	<b>775</b>	<b>411</b>	<b>371</b>	<b>782</b>	<b>10,379</b>
<b>PASS-BY</b>			<b>9</b>	<b>6</b>	<b>15</b>	<b>11</b>	<b>6</b>	<b>17</b>	<b>387</b>
<b>NET NEW EXTERNAL</b>			<b>280</b>	<b>479</b>	<b>759</b>	<b>400</b>	<b>365</b>	<b>765</b>	<b>9,993</b>
Multi-modal trips to FGCU (10%)			28	48	76	40	37	77	999
External trips			252	431	683	360	329	689	8,993
Percent Peak to Daily					7.6%			7.7%	

**Footnotes**

(1) ITE Trip Generation, 9th Edition, using OTISS software.

**APPENDIX A**

**EXHIBIT 3**

**CENTERPLACE COMPREHENSIVE PLAN AMENDMENT**  
**TRANSPORTATION METHODOLOGY OUTLINE**



**CENTERPLACE COMPREHENSIVE PLAN AMENDMENT**

**TRANSPORTATION METHODOLOGY OUTLINE**

**Project No. 15568**

**March 7, 2016**

**Prepared by:  
DAVID PLUMMER & ASSOCIATES, INC.  
2149 McGregor Boulevard  
Fort Myers, Florida 33901**



**Exhibit 3**  
**Proposed Development Program**

<b><u>Land Use</u></b>	<b><u>5 Year</u></b>	<b><u>Buildout</u></b>
<b><u>Residential</u></b>		
Apartment	1,000	1,555
Multi-Family (Coach Homes)	0	120
Single Family	<u>200</u>	<u>275</u>
Total:	1,200	1,950
Hotel	0	250
<b><u>Non-Residential</u></b>		
Retail	75,000	200,000
Office	20,000	75,000
R&D	10,000	20,000
Medical Office	<u>0</u>	<u>10,000</u>
Total:	105,000	305,000

**APPENDIX B**

**BUILDOUT (2040) OTISS WORKSHEETS**  
**REVISED DEVELOPMENT PROGRAM**

**AM PEAK**



## PERIOD SETTING

Analysis Name : AM Peak Hour  
 Project Name : CenterPlace - Revised Buildout 2 No : 15568  
 Date: 2/7/2017 City:  
 State/Province: Zip/Postal Code:  
 Country: Client Name:  
 Analyst's Name: JP Edition: ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Apartment	Dwelling Units	800	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.49 (X) + 3.73$	79 20%	317 80%	396
230 - Residential Condominium/Townhouse - 1	Dwelling Units	663	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.8 \ln(X) + 0.26$	40 17%	194 83%	234
310 - Hotel	Rooms	250	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.53	78 59%	55 41%	133
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.61 \ln(X) + 2.24$	148 62%	90 38%	238
710 - General Office Building	1000 Sq. Feet Gross Floor Area	110	Weekday, A.M. Peak Hour of Generator	Best Fit (LOG) $\ln(T) = 0.8 \ln(X) + 1.57$	182 88%	25 12%	207
760 - Research and Development Center	1000 Sq. Feet Gross Floor Area	20 <sup>(0)</sup>	Weekday, A.M. Peak Hour of Generator	Best Fit (LOG) $\ln(T) = 0.87 \ln(X) + 0.86$	27 84%	5 16%	32
210 - Single-Family Detached Housing	Dwelling Units	487	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.7 (X) + 9.74$	88 25%	263 75%	351
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	10	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 2.39	19 79%	5 21%	24

(0) indicates size out of range.

 The time periods do not match.

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Apartment	0 %	79	0 %	317
230 - Residential Condominium/Townhouse - 1	0 %	40	0 %	194
310 - Hotel	0 %	78	0 %	55
820 - Shopping Center	0 %	148	0 %	90
710 - General Office Building	0 %	182	0 %	25
760 - Research and Development Center	0 %	27	0 %	5
210 - Single-Family Detached Housing	0 %	88	0 %	263
720 - Medical-Dental Office Building	0 %	19	0 %	5

## INTERNAL TRIPS

220 - Apartment					230 - Residential Condominium/Townhouse - 1				
Exit	317	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	40	
Entry	79	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	194	
220 - Apartment					310 - Hotel				
Exit	317	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	78	
Entry	79	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	55	
220 - Apartment					820 - Shopping Center				
Exit	317	Demand Exit:	1 % (3)	Balanced: 3	Demand Entry:	17 % (25)	Entry	148	
Entry	79	Demand Entry:	2 % (2)	Balanced: 2	Demand Exit:	14 % (13)	Exit	90	
220 - Apartment					710 - General Office Building				
Exit	317	Demand Exit:	2 % (6)	Balanced: 5	Demand Entry:	3 % (5)	Entry	182	
Entry	79	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	1 % (0)	Exit	25	
220 - Apartment					760 - Research and Development Center				
Exit	317	Demand Exit:	2 % (6)	Balanced: 1	Demand Entry:	3 % (1)	Entry	27	
Entry	79	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	1 % (0)	Exit	5	
220 - Apartment					210 - Single-Family Detached Housing				



Exit 317	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 88
Entry 79	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 263
220 - Apartment			720 - Medical-Dental Office Building	
Exit 317	Demand Exit: 2 % (6)	Balanced: 1	Demand Entry: 3 % (1)	Entry 19
Entry 79	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 1 % (0)	Exit 5
230 - Residential Condominium/Townhouse - 1			310 - Hotel	
Exit 194	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 78
Entry 40	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 55
230 - Residential Condominium/Townhouse - 1			820 - Shopping Center	
Exit 194	Demand Exit: 1 % (2)	Balanced: 2	Demand Entry: 17 % (25)	Entry 148
Entry 40	Demand Entry: 2 % (1)	Balanced: 1	Demand Exit: 14 % (13)	Exit 90
230 - Residential Condominium/Townhouse - 1			710 - General Office Building	
Exit 194	Demand Exit: 2 % (4)	Balanced: 4	Demand Entry: 3 % (5)	Entry 182
Entry 40	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 1 % (0)	Exit 25
230 - Residential Condominium/Townhouse - 1			760 - Research and Development Center	
Exit 194	Demand Exit: 2 % (4)	Balanced: 1	Demand Entry: 3 % (1)	Entry 27
Entry 40	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 1 % (0)	Exit 5
230 - Residential Condominium/Townhouse - 1			210 - Single-Family Detached Housing	
Exit 194	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 88
Entry 40	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 263
230 - Residential Condominium/Townhouse - 1			720 - Medical-Dental Office Building	
Exit 194	Demand Exit: 2 % (4)	Balanced: 1	Demand Entry: 3 % (1)	Entry 19
Entry 40	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 1 % (0)	Exit 5
310 - Hotel			820 - Shopping Center	
Exit 55	Demand Exit: 14 % (8)	Balanced: 6	Demand Entry: 4 % (6)	Entry 148
Entry 78	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 90
310 - Hotel			710 - General Office Building	
Exit 55	Demand Exit: 75 % (41)	Balanced: 5	Demand Entry: 3 % (5)	Entry 182
Entry 78	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 25

310 - Hotel					760 - Research and Development Center				
Exit	55	Demand Exit:	75	% (41)	Balanced:	Demand Entry:	3	% (1)	Entry 27
					1				
Entry	78	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit 5
					0				
310 - Hotel					210 - Single-Family Detached Housing				
Exit	55	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry 88
					0				
Entry	78	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit 263
					0				
310 - Hotel					720 - Medical-Dental Office Building				
Exit	55	Demand Exit:	75	% (41)	Balanced:	Demand Entry:	3	% (1)	Entry 19
					1				
Entry	78	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit 5
					0				
820 - Shopping Center					710 - General Office Building				
Exit	90	Demand Exit:	29	% (26)	Balanced:	Demand Entry:	4	% (7)	Entry 182
					7				
Entry	148	Demand Entry:	32	% (47)	Balanced:	Demand Exit:	28	% (7)	Exit 25
					7				
820 - Shopping Center					760 - Research and Development Center				
Exit	90	Demand Exit:	29	% (26)	Balanced:	Demand Entry:	4	% (1)	Entry 27
					1				
Entry	148	Demand Entry:	32	% (47)	Balanced:	Demand Exit:	28	% (1)	Exit 5
					1				
820 - Shopping Center					210 - Single-Family Detached Housing				
Exit	90	Demand Exit:	14	% (13)	Balanced:	Demand Entry:	2	% (2)	Entry 88
					2				
Entry	148	Demand Entry:	17	% (25)	Balanced:	Demand Exit:	1	% (3)	Exit 263
					3				
820 - Shopping Center					720 - Medical-Dental Office Building				
Exit	90	Demand Exit:	29	% (26)	Balanced:	Demand Entry:	4	% (1)	Entry 19
					1				
Entry	148	Demand Entry:	32	% (47)	Balanced:	Demand Exit:	28	% (1)	Exit 5
					1				
710 - General Office Building					760 - Research and Development Center				
Exit	25	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry 27
					0				
Entry	182	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit 5
					0				
710 - General Office Building					210 - Single-Family Detached Housing				
Exit	25	Demand Exit:	1	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry 88
					0				
Entry	182	Demand Entry:	3	% (5)	Balanced:	Demand Exit:	2	% (5)	Exit 263
					5				
710 - General Office Building					720 - Medical-Dental Office Building				
Exit	25	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry 19
					0				
Entry	182								Exit 5

Demand Entry: 0 % (0)			Balanced: 0	Demand Exit: 0 % (0)						
760 - Research and Development Center				210 - Single-Family Detached Housing						
Exit 5	Demand Exit: 1 % (0)		Balanced: 0	Demand Entry: 0 % (0)		Entry 88				
Entry 27	Demand Entry: 3 % (1)		Balanced: 1	Demand Exit: 2 % (5)		Exit 263				
760 - Research and Development Center				720 - Medical-Dental Office Building						
Exit 5	Demand Exit: 0 % (0)		Balanced: 0	Demand Entry: 0 % (0)		Entry 19				
Entry 27	Demand Entry: 0 % (0)		Balanced: 0	Demand Exit: 0 % (0)		Exit 5				
210 - Single-Family Detached Housing				720 - Medical-Dental Office Building						
Exit 263	Demand Exit: 2 % (5)		Balanced: 1	Demand Entry: 3 % (1)		Entry 19				
Entry 88	Demand Entry: 0 % (0)		Balanced: 0	Demand Exit: 1 % (0)		Exit 5				
220 - Apartment										
Internal Trips										
Total Trips	230 - Residential Condominium/Townhouse - 1		310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	Total	External Trips
Entry 79 (100%)	0 (0%)		0 (0%)	2 (3%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2 (3%)	77 (97%)
Exit 317 (100%)	0 (0%)		0 (0%)	3 (1%)	5 (2%)	1 (0%)	0 (0%)	1 (0%)	10 (3%)	307 (97%)
Total 396 (100%)	0 (0%)		0 (0%)	5 (1%)	5 (1%)	1 (0%)	0 (0%)	1 (0%)	12 (3%)	384 (97%)
230 - Residential Condominium/Townhouse - 1										
Internal Trips										
Total Trips	220 - Apartment		310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	Total	External Trips
Entry 40 (100%)	0 (0%)		0 (0%)	1 (3%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1 (3%)	39 (97%)
Exit 194 (100%)	0 (0%)		0 (0%)	2 (1%)	4 (2%)	1 (1%)	0 (0%)	1 (1%)	8 (4%)	186 (96%)
Total 234 (100%)	0 (0%)		0 (0%)	3 (1%)	4 (2%)	1 (0%)	0 (0%)	1 (0%)	9 (4%)	225 (96%)
310 - Hotel										
Internal Trips										
Total Trips	220 - Apartment		230 - Residential Condominium/Townhouse - 1	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	Total	External Trips
Entry 78 (100%)	0 (0%)		0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	78 (100%)
Exit 55 (100%)	0 (0%)		0 (0%)	6 (11%)	5 (9%)	1 (2%)	0 (0%)	1 (2%)	13 (24%)	42 (76%)
Total 133 (100%)	0 (0%)		0 (0%)	6 (5%)	5 (4%)	1 (1%)	0 (0%)	1 (1%)	13 (10%)	120 (90%)
820 - Shopping Center										
Total Trips Internal Trips									External Trips	

		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	710 - General Office Building	760 - Research and Development Center	210 - Single- Family Detached Housing	720 - Medical- Dental Office Building	Total	
Entry	148 (100%)	3 (2%)	2 (1%)	6 (4%)	7 (5%)	1 (1%)	3 (2%)	1 (1%)	23 (16%)	125 (84%)
Exit	90 (100%)	2 (2%)	1 (1%)	0 (0%)	7 (8%)	1 (1%)	2 (2%)	1 (1%)	14 (16%)	76 (84%)
Total	238 (100%)	5 (2%)	3 (1%)	6 (3%)	14 (6%)	2 (1%)	5 (2%)	2 (1%)	37 (16%)	201 (84%)

## 710 - General Office Building

		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	760 - Research and Development Center	210 - Single- Family Detached Housing	720 - Medical- Dental Office Building	Total	External Trips
Entry	182 (100%)	5 (3%)	4 (2%)	5 (3%)	7 (4%)	0 (0%)	5 (3%)	0 (0%)	26 (14%)	156 (86%)
Exit	25 (100%)	0 (0%)	0 (0%)	0 (0%)	7 (28%)	0 (0%)	0 (0%)	0 (0%)	7 (28%)	18 (72%)
Total	207 (100%)	5 (2%)	4 (2%)	5 (2%)	14 (7%)	0 (0%)	5 (2%)	0 (0%)	33 (16%)	174 (84%)

## 760 - Research and Development Center

		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	210 - Single- Family Detached Housing	720 - Medical- Dental Office Building	Total	External Trips
Entry	27 (100%)	1 (4%)	1 (4%)	1 (4%)	1 (4%)	0 (0%)	1 (4%)	0 (0%)	5 (19%)	22 (81%)
Exit	5 (100%)	0 (0%)	0 (0%)	0 (0%)	1 (20%)	0 (0%)	0 (0%)	0 (0%)	1 (20%)	4 (80%)
Total	32 (100%)	1 (3%)	1 (3%)	1 (3%)	2 (6%)	0 (0%)	1 (3%)	0 (0%)	6 (19%)	26 (81%)

## 210 - Single-Family Detached Housing

		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	720 - Medical- Dental Office Building	Total	External Trips
Entry	88 (100%)	0 (0%)	0 (0%)	0 (0%)	2 (2%)	0 (0%)	0 (0%)	0 (0%)	2 (2%)	86 (98%)
Exit	263 (100%)	0 (0%)	0 (0%)	0 (0%)	3 (1%)	5 (2%)	1 (0%)	1 (0%)	10 (4%)	253 (96%)
Total	351 (100%)	0 (0%)	0 (0%)	0 (0%)	5 (1%)	5 (1%)	1 (0%)	1 (0%)	12 (3%)	339 (97%)

## 720 - Medical-Dental Office Building

		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single- Family Detached Housing	Total	External Trips
Entry	19 (100%)	1 (5%)	1 (5%)	1 (5%)	1 (5%)	0 (0%)	0 (0%)	1 (5%)	5 (26%)	14 (74%)
Exit	5 (100%)	0 (0%)	0 (0%)	0 (0%)	1 (20%)	0 (0%)	0 (0%)	0 (0%)	1 (20%)	4 (80%)
Total	24 (100%)	1 (4%)	1 (4%)	1 (4%)	2 (8%)	0 (0%)	0 (0%)	1 (4%)	6 (25%)	18 (75%)

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Apartment	384	0 %	0	384
230 - Residential Condominium/Townhouse - 1	225	0 %	0	225
310 - Hotel	120	0 %	0	120
820 - Shopping Center	201	13 %	26	175
710 - General Office Building	174	0 %	0	174
760 - Research and Development Center	26	0 %	0	26
210 - Single-Family Detached Housing	339	0 %	0	339
720 - Medical-Dental Office Building	18	0 %	0	18

## NOTES

## Project Notes:

## ITE DEVIATION DETAILS

## Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips

220 - Apartment  
ITE does not recommend a particular pass-by% for this case.

230 - Residential Condominium/Townhouse - 1  
ITE does not recommend a particular pass-by% for this case.

310 - Hotel  
ITE does not recommend a particular pass-by% for this case.

820 - Shopping Center  
ITE does not recommend a particular pass-by% for this case.

210 - Single-Family Detached Housing  
ITE does not recommend a particular pass-by% for this case.

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.**

720 - Medical-Dental Office Building  
 ITE does not recommend a particular pass-by% for this case.

**Weekday, A.M. Peak Hour of Generator**

Landuse No deviations from ITE.

Methods 760 - Research and Development Center  
 The chosen method (LOG) is not recommended by ITE. ITE recommends Average based on the criterion.

External Trips 710 - General Office Building  
 ITE does not recommend a particular pass-by% for this case.

760 - Research and Development Center  
 ITE does not recommend a particular pass-by% for this case.

**SUMMARY**

Total Entering	661
Total Exiting	954
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	64
Total Exiting Internal Capture Reduction	64
Total Entering Pass-by Reduction	16
Total Exiting Pass-by Reduction	10
Total Entering Non-Pass-by Trips	581
Total Exiting Non-Pass-by Trips	880

**PM PEAK**

## PERIOD SETTING

Analysis Name : PM Peak Hour  
 Project Name : CenterPlace - Revised Buildout 2 No : 15568  
 Date: 2/7/2017 City:  
 State/Province: Zip/Postal Code:  
 Country: Client Name:  
 Analyst's Name: JP Edition: ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Apartment	Dwelling Units	800	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.55(X) + 17.65$	298 65%	160 35%	458
230 - Residential Condominium/Townhouse - 1	Dwelling Units	663	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.82\ln(X) + 0.32$	190 67%	94 33%	284
310 - Hotel	Rooms	250	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.6	77 51%	73 49%	150
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.67\ln(X) + 3.31$	457 48%	496 52%	953
710 - General Office Building	1000 Sq. Feet Gross Floor Area	110	Weekday, P.M. Peak Hour of Generator	Best Fit (LIN) $T = 1.12(X) + 78.45$	34 17%	168 83%	202
760 - Research and Development Center	1000 Sq. Feet Gross Floor Area	20 <sup>(0)</sup>	Weekday, P.M. Peak Hour of Generator	Best Fit (LOG) $\ln(T) = 0.83\ln(X) + 1.05$	5 14%	30 86%	35
210 - Single-Family Detached Housing	Dwelling Units	487	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.9\ln(X) + 0.51$	275 63%	162 37%	437
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	10	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.9\ln(X) + 1.53$	10 27%	27 73%	37

(0) indicates size out of range.

 The time periods do not match.

## TRAFFIC REDUCTIONS



Land Use	Entry Reduction		Adjusted Entry	Exit Reduction		Adjusted Exit
220 - Apartment	0	%	298	0	%	160
230 - Residential Condominium/Townhouse - 1	0	%	190	0	%	94
310 - Hotel	0	%	77	0	%	73
820 - Shopping Center	0	%	457	0	%	496
710 - General Office Building	0	%	34	0	%	168
760 - Research and Development Center	0	%	5	0	%	30
210 - Single-Family Detached Housing	0	%	275	0	%	162
720 - Medical-Dental Office Building	0	%	10	0	%	27

## INTERNAL TRIPS

220 - Apartment						230 - Residential Condominium/Townhouse - 1					
Exit	160	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	190	
Entry	298	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	94	
220 - Apartment						310 - Hotel					
Exit	160	Demand Exit:	3	% (5)	Balanced: 5	Demand Entry:	12	% (9)	Entry	77	
Entry	298	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	2	% (1)	Exit	73	
220 - Apartment						820 - Shopping Center					
Exit	160	Demand Exit:	42	% (67)	Balanced: 46	Demand Entry:	10	% (46)	Entry	457	
Entry	298	Demand Entry:	46	% (137)	Balanced: 129	Demand Exit:	26	% (129)	Exit	496	
220 - Apartment						710 - General Office Building					
Exit	160	Demand Exit:	4	% (6)	Balanced: 6	Demand Entry:	57	% (19)	Entry	34	
Entry	298	Demand Entry:	4	% (12)	Balanced: 3	Demand Exit:	2	% (3)	Exit	168	
220 - Apartment						760 - Research and Development Center					
Exit	160	Demand Exit:	4	% (6)	Balanced: 3	Demand Entry:	57	% (3)	Entry	5	
Entry	298	Demand Entry:	4	% (12)	Balanced: 1	Demand Exit:	2	% (1)	Exit	30	
220 - Apartment						210 - Single-Family Detached Housing					
Exit	160					Entry	275				

		Demand Exit:	0	% (0)	Balanced:		Demand Entry:	0	% (0)	
			0		0					
Entry	298	Demand Entry:	0	% (0)	Balanced:		Demand Exit:	0	% (0)	Exit 162
			0		0					
220 - Apartment						720 - Medical-Dental Office Building				
Exit	160	Demand Exit:	4	% (6)	Balanced:		Demand Entry:	57	% (6)	Entry 10
					6					
Entry	298	Demand Entry:	4	% (12)	Balanced:		Demand Exit:	2	% (1)	Exit 27
					1					
230 - Residential Condominium/Townhouse - 1						310 - Hotel				
Exit	94	Demand Exit:	3	% (3)	Balanced:		Demand Entry:	12	% (9)	Entry 77
					3					
Entry	190	Demand Entry:	0	% (0)	Balanced:		Demand Exit:	2	% (1)	Exit 73
					0					
230 - Residential Condominium/Townhouse - 1						820 - Shopping Center				
Exit	94	Demand Exit:	42	% (39)	Balanced:		Demand Entry:	10	% (46)	Entry 457
					39					
Entry	190	Demand Entry:	46	% (87)	Balanced:		Demand Exit:	26	% (129)	Exit 496
					87					
230 - Residential Condominium/Townhouse - 1						710 - General Office Building				
Exit	94	Demand Exit:	4	% (4)	Balanced:		Demand Entry:	57	% (19)	Entry 34
					4					
Entry	190	Demand Entry:	4	% (8)	Balanced:		Demand Exit:	2	% (3)	Exit 168
					3					
230 - Residential Condominium/Townhouse - 1						760 - Research and Development Center				
Exit	94	Demand Exit:	4	% (4)	Balanced:		Demand Entry:	57	% (3)	Entry 5
					3					
Entry	190	Demand Entry:	4	% (8)	Balanced:		Demand Exit:	2	% (1)	Exit 30
					1					
230 - Residential Condominium/Townhouse - 1						210 - Single-Family Detached Housing				
Exit	94	Demand Exit:	0	% (0)	Balanced:		Demand Entry:	0	% (0)	Entry 275
					0					
Entry	190	Demand Entry:	0	% (0)	Balanced:		Demand Exit:	0	% (0)	Exit 162
					0					
230 - Residential Condominium/Townhouse - 1						720 - Medical-Dental Office Building				
Exit	94	Demand Exit:	4	% (4)	Balanced:		Demand Entry:	57	% (6)	Entry 10
					4					
Entry	190	Demand Entry:	4	% (8)	Balanced:		Demand Exit:	2	% (1)	Exit 27
					1					
310 - Hotel						820 - Shopping Center				
Exit	73	Demand Exit:	16	% (12)	Balanced:		Demand Entry:	2	% (9)	Entry 457
					9					
Entry	77	Demand Entry:	17	% (13)	Balanced:		Demand Exit:	5	% (25)	Exit 496
					13					
310 - Hotel						710 - General Office Building				
Exit	73	Demand Exit:	0	% (0)	Balanced:		Demand Entry:	0	% (0)	Entry 34
					0					
Entry	77	Demand Entry:	0	% (0)	Balanced:		Demand Exit:	0	% (0)	Exit 168
					0					

<b>310 - Hotel</b>					<b>760 - Research and Development Center</b>				
Exit	73	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 5
Entry	77	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 30
<b>310 - Hotel</b>					<b>210 - Single-Family Detached Housing</b>				
Exit	73	Demand Exit:	2	% (1)	Balanced: 0	Demand Entry:	0	% (0)	Entry 275
Entry	77	Demand Entry:	12	% (9)	Balanced: 5	Demand Exit:	3	% (5)	Exit 162
<b>310 - Hotel</b>					<b>720 - Medical-Dental Office Building</b>				
Exit	73	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 10
Entry	77	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 27
<b>820 - Shopping Center</b>					<b>710 - General Office Building</b>				
Exit	496	Demand Exit:	2	% (10)	Balanced: 10	Demand Entry:	31	% (11)	Entry 34
Entry	457	Demand Entry:	8	% (37)	Balanced: 34	Demand Exit:	20	% (34)	Exit 168
<b>820 - Shopping Center</b>					<b>760 - Research and Development Center</b>				
Exit	496	Demand Exit:	2	% (10)	Balanced: 2	Demand Entry:	31	% (2)	Entry 5
Entry	457	Demand Entry:	8	% (37)	Balanced: 6	Demand Exit:	20	% (6)	Exit 30
<b>820 - Shopping Center</b>					<b>210 - Single-Family Detached Housing</b>				
Exit	496	Demand Exit:	26	% (129)	Balanced: 127	Demand Entry:	46	% (127)	Entry 275
Entry	457	Demand Entry:	10	% (46)	Balanced: 46	Demand Exit:	42	% (68)	Exit 162
<b>820 - Shopping Center</b>					<b>720 - Medical-Dental Office Building</b>				
Exit	496	Demand Exit:	2	% (10)	Balanced: 3	Demand Entry:	31	% (3)	Entry 10
Entry	457	Demand Entry:	8	% (37)	Balanced: 5	Demand Exit:	20	% (5)	Exit 27
<b>710 - General Office Building</b>					<b>760 - Research and Development Center</b>				
Exit	168	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 5
Entry	34	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 30
<b>710 - General Office Building</b>					<b>210 - Single-Family Detached Housing</b>				
Exit	168	Demand Exit:	2	% (3)	Balanced: 3	Demand Entry:	4	% (11)	Entry 275
Entry	34	Demand Entry:	57	% (19)	Balanced: 6	Demand Exit:	4	% (6)	Exit 162
<b>710 - General Office Building</b>					<b>720 - Medical-Dental Office Building</b>				
Exit	168	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 10
Entry	34	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 27

## 760 - Research and Development Center

Exit	30	Demand Exit:	2	% (1)	Balanced:	1
Entry	5	Demand Entry:	57	% (3)	Balanced:	3

## 210 - Single-Family Detached Housing

Demand Entry:	4	% (11)	Entry	275
Demand Exit:	4	% (6)	Exit	162

## 760 - Research and Development Center

Exit	30	Demand Exit:	0	% (0)	Balanced:	0
Entry	5	Demand Entry:	0	% (0)	Balanced:	0

## 720 - Medical-Dental Office Building

Demand Entry:	0	% (0)	Entry	10
Demand Exit:	0	% (0)	Exit	27

## 210 - Single-Family Detached Housing

Exit	162	Demand Exit:	4	% (6)	Balanced:	5
Entry	275	Demand Entry:	4	% (11)	Balanced:	1

## 720 - Medical-Dental Office Building

Demand Entry:	57	% (6)	Entry	10
Demand Exit:	2	% (1)	Exit	27

## 220 - Apartment

	Total Trips	Internal Trips							Total	External Trips
		230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building		
Entry	298 (100%)	0 (0%)	0 (0%)	129 (43%)	3 (1%)	1 (0%)	0 (0%)	1 (0%)	134 (45%)	164 (55%)
Exit	160 (100%)	0 (0%)	5 (3%)	46 (29%)	6 (4%)	3 (2%)	0 (0%)	6 (4%)	66 (41%)	94 (59%)
Total	458 (100%)	0 (0%)	5 (1%)	175 (38%)	9 (2%)	4 (1%)	0 (0%)	7 (2%)	200 (44%)	258 (56%)

## 230 - Residential Condominium/Townhouse - 1

		Internal Trips								
Total Trips		220 - Apartment	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	Total	External Trips
Entry	190 (100%)	0 (0%)	0 (0%)	87 (46%)	3 (2%)	1 (1%)	0 (0%)	1 (1%)	92 (48%)	98 (52%)
Exit	94 (100%)	0 (0%)	3 (3%)	39 (41%)	4 (4%)	3 (3%)	0 (0%)	4 (4%)	53 (56%)	41 (44%)
Total	284 (100%)	0 (0%)	3 (1%)	126 (44%)	7 (2%)	4 (1%)	0 (0%)	5 (2%)	145 (51%)	139 (49%)

## 310 - Hotel

			Internal Trips								
Total Trips			220 - Apartment	230 - Residential Condominium/Townhouse - 1	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single- Family Detached Housing	720 - Medical- Dental Office Building	Total	External Trips
Entry	77 (100%)	5 (6%)		3 (4%)	13 (17%)	0 (0%)	0 (0%)	5 (6%)	0 (0%)	26 (34%)	51 (66%)
Exit	73 (100%)	0 (0%)		0 (0%)	9 (12%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (12%)	64 (88%)
Total	150 (100%)	5 (3%)		3 (2%)	22 (15%)	0 (0%)	0 (0%)	5 (3%)	0 (0%)	35 (23%)	115 (77%)

## 820 - Shopping Center

Total Trips		Internal Trips					External Trips	
		220 - Apartment	310 - Hotel	710 - General	760 - Research	210 - Single-Family	720 - Medical-	Total

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Apartment	258	0 %	0	258
230 - Residential Condominium/Townhouse - 1	139	0 %	0	139
310 - Hotel	115	0 %	0	115
820 - Shopping Center	397	7 %	28	369
710 - General Office Building	133	0 %	0	133
760 - Research and Development Center	15	0 %	0	15
210 - Single-Family Detached Housing	239	0 %	0	239
720 - Medical-Dental Office Building	10	0 %	0	10

### NOTES

#### Project Notes:

### ITE DEVIATION DETAILS

#### Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips

220 - Apartment  
ITE does not recommend a particular pass-by% for this case.

230 - Residential Condominium/Townhouse - 1  
ITE does not recommend a particular pass-by% for this case.

310 - Hotel  
ITE does not recommend a particular pass-by% for this case.

820 - Shopping Center  
The chosen pass-by% (7) is not provided by ITE. ITE recommends 32.

210 - Single-Family Detached Housing  
ITE does not recommend a particular pass-by% for this case.

720 - Medical-Dental Office Building  
ITE does not recommend a particular pass-by% for this case.

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.****Weekday, P.M. Peak Hour of Generator**

Landuse No deviations from ITE.

Methods 760 - Research and Development Center  
 The chosen method (LOG) is not recommended by ITE. ITE recommends Average based on the criterion.

External Trips 710 - General Office Building  
 ITE does not recommend a particular pass-by% for this case.

760 - Research and Development Center  
 ITE does not recommend a particular pass-by% for this case

**SUMMARY**

Total Entering	1346
Total Exiting	1210
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	625
Total Exiting Internal Capture Reduction	625
Total Entering Pass-by Reduction	19
Total Exiting Pass-by Reduction	9
Total Entering Non-Pass-by Trips	702
Total Exiting Non-Pass-by Trips	576

**DAILY**



## PERIOD SETTING

**Analysis Name :** Weekday  
**Project Name :** CenterPlace - Revised Buildout 2 **No :** 15568  
**Date:** 2/7/2017 **City:**  
**State/Province:** **Zip/Postal Code:**  
**Country:** **Client Name:**  
**Analyst's Name:** JP **Edition:** ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Apartment	Dwelling Units	800	Weekday	Best Fit (LIN) $T = 6.06 (X) + 123.56$	2486 50%	2486 50%	4972
230 - Residential Condominium/Townhouse - 1	Dwelling Units	663	Weekday	Best Fit (LOG) $\ln(T) = 0.87\ln(X) + 2.46$	1668 50%	1667 50%	3335
310 - Hotel	Rooms	250	Weekday	Best Fit (LIN) $T = 8.95 (X) + 373.16$	932 50%	932 50%	1864
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	200	Weekday	Best Fit (LOG) $\ln(T) = 0.65\ln(X) + 5.83$	5328 50%	5328 50%	10656
710 - General Office Building	1000 Sq. Feet Gross Floor Area	110	Weekday	Best Fit (LOG) $\ln(T) = 0.76\ln(X) + 3.68$	706 50%	705 50%	1411
760 - Research and Development Center	1000 Sq. Feet Gross Floor Area	20 <sup>(0)</sup>	Weekday	Best Fit (LOG) $\ln(T) = 0.83\ln(X) + 3.09$	132 50%	132 50%	264
210 - Single-Family Detached Housing	Dwelling Units	487	Weekday	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 2.72$	2253 50%	2253 50%	4506
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	10	Weekday	Best Fit (LIN) $T = 40.89 (X) + 214.97$	97 50%	97 50%	194

(0) indicates size out of range.

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Apartment	<input type="text" value="0"/> %	2486	<input type="text" value="0"/> %	2486
230 - Residential Condominium/Townhouse - 1	<input type="text" value="0"/> %	1668	<input type="text" value="0"/> %	1667
310 - Hotel	<input type="text" value="0"/> %	932	<input type="text" value="0"/> %	932
820 - Shopping Center	<input type="text" value="0"/> %	5328	<input type="text" value="0"/> %	5328
710 - General Office Building	<input type="text" value="0"/> %	706	<input type="text" value="0"/> %	705
760 - Research and Development Center	<input type="text" value="0"/> %	132	<input type="text" value="0"/> %	132
210 - Single-Family Detached Housing	<input type="text" value="0"/> %	2253	<input type="text" value="0"/> %	2253

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
720 - Medical-Dental Office Building	0 %	97	0 %	97

## INTERNAL TRIPS

220 - Apartment					230 - Residential Condominium/Townhouse - 1				
Exit	2486	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	1668	
Entry	2486	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	1667	
220 - Apartment					310 - Hotel				
Exit	2486	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	932	
Entry	2486	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	932	
220 - Apartment					820 - Shopping Center				
Exit	2486	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	5328	
Entry	2486	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	5328	
220 - Apartment					710 - General Office Building				
Exit	2486	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	706	
Entry	2486	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	705	
220 - Apartment					760 - Research and Development Center				
Exit	2486	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	132	
Entry	2486	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	132	
220 - Apartment					210 - Single-Family Detached Housing				
Exit	2486	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	2253	
Entry	2486	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	2253	
220 - Apartment					720 - Medical-Dental Office Building				
Exit	2486	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	97	
Entry	2486	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	97	
230 - Residential Condominium/Townhouse - 1					310 - Hotel				
Exit	1667	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	932	
Entry	1668	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	932	

<b>230 - Residential Condominium/Townhouse - 1</b>					<b>820 - Shopping Center</b>				
Exit	1667	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 5328
Entry	1668	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 5328
<b>230 - Residential Condominium/Townhouse - 1</b>					<b>710 - General Office Building</b>				
Exit	1667	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 706
Entry	1668	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 705
<b>230 - Residential Condominium/Townhouse - 1</b>					<b>760 - Research and Development Center</b>				
Exit	1667	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 132
Entry	1668	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 132
<b>230 - Residential Condominium/Townhouse - 1</b>					<b>210 - Single-Family Detached Housing</b>				
Exit	1667	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 2253
Entry	1668	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 2253
<b>230 - Residential Condominium/Townhouse - 1</b>					<b>720 - Medical-Dental Office Building</b>				
Exit	1667	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 97
Entry	1668	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 97
<b>310 - Hotel</b>					<b>820 - Shopping Center</b>				
Exit	932	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 5328
Entry	932	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 5328
<b>310 - Hotel</b>					<b>710 - General Office Building</b>				
Exit	932	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 706
Entry	932	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 705
<b>310 - Hotel</b>					<b>760 - Research and Development Center</b>				
Exit	932	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 132
Entry	932	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 132
<b>310 - Hotel</b>					<b>210 - Single-Family Detached Housing</b>				
Exit	932	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 2253
Entry	932	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 2253
<b>310 - Hotel</b>					<b>720 - Medical-Dental Office Building</b>				
Exit	932	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry 97
Entry	932	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit 97

**820 - Shopping Center**

Exit 5328 Demand Exit: 0 % (0) Balanced: 0  
 Entry 5328 Demand Entry: 0 % (0) Balanced: 0

**820 - Shopping Center**

Exit 5328 Demand Exit: 0 % (0) Balanced: 0  
 Entry 5328 Demand Entry: 0 % (0) Balanced: 0

**820 - Shopping Center**

Exit 5328 Demand Exit: 0 % (0) Balanced: 0  
 Entry 5328 Demand Entry: 0 % (0) Balanced: 0

**820 - Shopping Center**

Exit 5328 Demand Exit: 0 % (0) Balanced: 0  
 Entry 5328 Demand Entry: 0 % (0) Balanced: 0

**710 - General Office Building**

Exit 705 Demand Exit: 0 % (0) Balanced: 0  
 Entry 706 Demand Entry: 0 % (0) Balanced: 0

**710 - General Office Building**

Exit 705 Demand Exit: 0 % (0) Balanced: 0  
 Entry 706 Demand Entry: 0 % (0) Balanced: 0

**710 - General Office Building**

Exit 705 Demand Exit: 0 % (0) Balanced: 0  
 Entry 706 Demand Entry: 0 % (0) Balanced: 0

**760 - Research and Development Center**

Exit 132 Demand Exit: 0 % (0) Balanced: 0  
 Entry 132 Demand Entry: 0 % (0) Balanced: 0

**760 - Research and Development Center**

Exit 132 Demand Exit: 0 % (0) Balanced: 0  
 Entry 132 Demand Entry: 0 % (0) Balanced: 0

**210 - Single-Family Detached Housing**

Exit 2253 Demand Exit: 0 % (0) Balanced: 0  
 Entry 2253 Demand Entry: 0 % (0) Balanced: 0

**710 - General Office Building**

Demand Entry: 0 % (0) Entry 706  
 Demand Exit: 0 % (0) Exit 705

**760 - Research and Development Center**

Demand Entry: 0 % (0) Entry 132  
 Demand Exit: 0 % (0) Exit 132

**210 - Single-Family Detached Housing**

Demand Entry: 0 % (0) Entry 2253  
 Demand Exit: 0 % (0) Exit 2253

**720 - Medical-Dental Office Building**

Demand Entry: 0 % (0) Entry 97  
 Demand Exit: 0 % (0) Exit 97

**760 - Research and Development Center**

Demand Entry: 0 % (0) Entry 132  
 Demand Exit: 0 % (0) Exit 132

**210 - Single-Family Detached Housing**

Demand Entry: 0 % (0) Entry 2253  
 Demand Exit: 0 % (0) Exit 2253

**720 - Medical-Dental Office Building**

Demand Entry: 0 % (0) Entry 97  
 Demand Exit: 0 % (0) Exit 97

**210 - Single-Family Detached Housing**

Demand Entry: 0 % (0) Entry 2253  
 Demand Exit: 0 % (0) Exit 2253

**720 - Medical-Dental Office Building**

Demand Entry: 0 % (0) Entry 97  
 Demand Exit: 0 % (0) Exit 97

**720 - Medical-Dental Office Building**

Demand Entry: 0 % (0) Entry 97  
 Exit 97

Demand Entry: 0 % (0)

Demand Exit: 0 % (0)

## 220 - Apartment

		Internal Trips							Total	External Trips
Total Trips		230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building		
Entry	2486 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2486 (100%)
Exit	2486 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2486 (100%)
Total	4972 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	4972 (100%)

## 230 - Residential Condominium/Townhouse - 1

		Internal Trips							Total	External Trips
Total Trips		220 - Apartment	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building		
Entry	1668 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1668 (100%)
Exit	1667 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1667 (100%)
Total	3335 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3335 (100%)

## 310 - Hotel

		Internal Trips							Total	External Trips
Total Trips		220 - Apartment	230 - Residential Condominium/Townhouse - 1	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building		
Entry	932 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	932 (100%)
Exit	932 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	932 (100%)
Total	1864 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1864 (100%)

## 820 - Shopping Center

		Internal Trips							Total	External Trips
Total Trips		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building		
Entry	5328 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	5328 (100%)
Exit	5328 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	5328 (100%)
Total	10656 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	10656 (100%)

## 710 - General Office Building

		Internal Trips							Total	External Trips
Total Trips		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building		
Entry	706 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	706 (100%)
Exit	705 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	705 (100%)
Total	1411 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1411 (100%)

## 760 - Research and Development Center

		Internal Trips							Total	External Trips
Total Trips		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building		
Entry	132 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	132 (100%)
Exit	132 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	132 (100%)
Total	264 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	264 (100%)

## 210 - Single-Family Detached Housing

		Internal Trips							Total	External Trips
Total Trips		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	720 - Medical-Dental Office Building		
Entry	2253 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2253 (100%)
Exit	2253 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2253 (100%)
Total	4506 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	4506 (100%)

## 720 - Medical-Dental Office Building

		Internal Trips							Total	External Trips
Total Trips		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing		
Entry	97 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	97 (100%)
Exit	97 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	97 (100%)
Total	194 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	194 (100%)

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Apartment	4972	0 %	0	4972
230 - Residential Condominium/Townhouse - 1	3335	0 %	0	3335
310 - Hotel	1864	0 %	0	1864
820 - Shopping Center	10656	20 %	2131	8525
710 - General Office Building	1411	0 %	0	1411
760 - Research and Development Center	264	0 %	0	264
210 - Single-Family Detached Housing	4506	0 %	0	4506

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
720 - Medical-Dental Office Building	194	0 %	0	194

### NOTES

#### Project Notes:

### ITE DEVIATION DETAILS

<b>Weekday</b>	
Landuse	No deviations from ITE.
<b>Methods</b>	
	310 - Hotel The chosen method (LIN) is not recommended by ITE. ITE recommends Average based on the criterion.
	760 - Research and Development Center The chosen method (LOG) is not recommended by ITE. ITE recommends Average based on the criterion.
	720 - Medical-Dental Office Building The chosen method (LIN) is not recommended by ITE. ITE recommends Average based on the criterion.
<b>External Trips</b>	
	220 - Apartment ITE does not recommend a particular pass-by% for this case.
	230 - Residential Condominium/Townhouse - 1 ITE does not recommend a particular pass-by% for this case.
	310 - Hotel ITE does not recommend a particular pass-by% for this case.
	820 - Shopping Center ITE does not recommend a particular pass-by% for this case.
	710 - General Office Building ITE does not recommend a particular pass-by% for this case.
	760 - Research and Development Center ITE does not recommend a particular pass-by% for this case.
	210 - Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case.
	720 - Medical-Dental Office Building ITE does not recommend a particular pass-by% for this case.

### SUMMARY

Total Entering	13602
Total Exiting	13600
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	1066
Total Exiting Pass-by Reduction	1065
Total Entering Non-Pass-by Trips	12536
Total Exiting Non-Pass-by Trips	12535



**APPENDIX C**

**SHORT RANGE (2021) OTISS WORKSHEETS**  
**REVISED DEVELOPMENT PROGRAM**

**AM PEAK**

## PERIOD SETTING

Analysis Name : AM Peak Hour  
 Project Name : CenterPlace - Revised 5 year No : 15568  
 Date: 2/2/2017 City:  
 State/Province: Zip/Postal Code:  
 Country: Client Name:  
 Analyst's Name: JP Edition: ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Apartment	Dwelling Units	600	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.49 (X) + 3.73$	60 20%	238 80%	298
230 - Residential Condominium/Townhouse - 1	Dwelling Units	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.8 \ln(X) + 0.26$	15 17%	75 83%	90
310 - Hotel	Employees	0 <sup>(0)</sup>	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.8	0 0%	0 0%	0
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	75	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.61 \ln(X) + 2.24$	81 62%	50 38%	131
710 - General Office Building	1000 Sq. Feet Gross Floor Area	55	Weekday, A.M. Peak Hour of Generator	Best Fit (LOG) $\ln(T) = 0.8 \ln(X) + 1.57$	105 88%	14 12%	119
760 - Research and Development Center	1000 Sq. Feet Gross Floor Area	10 <sup>(0)</sup>	Weekday, A.M. Peak Hour of Generator	Best Fit (LOG) $\ln(T) = 0.87 \ln(X) + 0.86$	15 83%	3 17%	18
210 - Single-Family Detached Housing	Dwelling Units	225	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.7 (X) + 9.74$	42 25%	125 75%	167
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	0 <sup>(0)</sup>	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 2.39	0 0%	0 0%	0

(0) indicates size out of range.

 The time periods do not match.

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Apartment	0 %	60	0 %	238
230 - Residential Condominium/Townhouse - 1	0 %	15	0 %	75
310 - Hotel	0 %	n/a	0 %	n/a
820 - Shopping Center	0 %	81	0 %	50
710 - General Office Building	0 %	105	0 %	14
760 - Research and Development Center	0 %	15	0 %	3
210 - Single-Family Detached Housing	0 %	42	0 %	125
720 - Medical-Dental Office Building	0 %	n/a	0 %	n/a

## INTERNAL TRIPS

220 - Apartment					230 - Residential Condominium/Townhouse - 1				
Exit	238	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	15	
Entry	60	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	75	
220 - Apartment					310 - Hotel				
Exit	238	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	n/a	
Entry	60	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	n/a	
220 - Apartment					820 - Shopping Center				
Exit	238	Demand Exit:	1 % (2)	Balanced: 2	Demand Entry:	17 % (14)	Entry	81	
Entry	60	Demand Entry:	2 % (1)	Balanced: 1	Demand Exit:	14 % (7)	Exit	50	
220 - Apartment					710 - General Office Building				
Exit	238	Demand Exit:	2 % (5)	Balanced: 3	Demand Entry:	3 % (3)	Entry	105	
Entry	60	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	1 % (0)	Exit	14	
220 - Apartment					760 - Research and Development Center				
Exit	238	Demand Exit:	2 % (5)	Balanced: 0	Demand Entry:	3 % (0)	Entry	15	
Entry	60	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	1 % (0)	Exit	3	
220 - Apartment					210 - Single-Family Detached Housing				

Exit	238	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	42
Entry	60	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	125
220 - Apartment						720 - Medical-Dental Office Building				
Exit	238	Demand Exit:	2	% (5)	Balanced: 0	Demand Entry:	3	% (0)	Entry	n/a
Entry	60	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	1	% (0)	Exit	n/a
230 - Residential Condominium/Townhouse - 1						310 - Hotel				
Exit	75	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	n/a
Entry	15	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	n/a
230 - Residential Condominium/Townhouse - 1						820 - Shopping Center				
Exit	75	Demand Exit:	1	% (1)	Balanced: 1	Demand Entry:	17	% (14)	Entry	81
Entry	15	Demand Entry:	2	% (0)	Balanced: 0	Demand Exit:	14	% (7)	Exit	50
230 - Residential Condominium/Townhouse - 1						710 - General Office Building				
Exit	75	Demand Exit:	2	% (2)	Balanced: 2	Demand Entry:	3	% (3)	Entry	105
Entry	15	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	1	% (0)	Exit	14
230 - Residential Condominium/Townhouse - 1						760 - Research and Development Center				
Exit	75	Demand Exit:	2	% (2)	Balanced: 0	Demand Entry:	3	% (0)	Entry	15
Entry	15	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	1	% (0)	Exit	3
230 - Residential Condominium/Townhouse - 1						210 - Single-Family Detached Housing				
Exit	75	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	42
Entry	15	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	125
230 - Residential Condominium/Townhouse - 1						720 - Medical-Dental Office Building				
Exit	75	Demand Exit:	2	% (2)	Balanced: 0	Demand Entry:	3	% (0)	Entry	n/a
Entry	15	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	1	% (0)	Exit	n/a
310 - Hotel						820 - Shopping Center				
Exit	n/a	Demand Exit:	14	% (0)	Balanced: 0	Demand Entry:	4	% (3)	Entry	81
Entry	n/a	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	50
310 - Hotel						710 - General Office Building				
Exit	n/a	Demand Exit:	75	% (0)	Balanced: 0	Demand Entry:	3	% (3)	Entry	105
Entry	n/a	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	14

<b>310 - Hotel</b>						<b>760 - Research and Development Center</b>					
Exit	n/a	Demand Exit:	75	% (0)	Balanced: 0	Demand Entry:	3	% (0)	Entry	15	
Entry	n/a	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	3	
<b>310 - Hotel</b>						<b>210 - Single-Family Detached Housing</b>					
Exit	n/a	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	42	
Entry	n/a	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	125	
<b>310 - Hotel</b>						<b>720 - Medical-Dental Office Building</b>					
Exit	n/a	Demand Exit:	75	% (0)	Balanced: 0	Demand Entry:	3	% (0)	Entry	n/a	
Entry	n/a	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	n/a	
<b>820 - Shopping Center</b>						<b>710 - General Office Building</b>					
Exit	50	Demand Exit:	29	% (15)	Balanced: 4	Demand Entry:	4	% (4)	Entry	105	
Entry	81	Demand Entry:	32	% (26)	Balanced: 4	Demand Exit:	28	% (4)	Exit	14	
<b>820 - Shopping Center</b>						<b>760 - Research and Development Center</b>					
Exit	50	Demand Exit:	29	% (15)	Balanced: 1	Demand Entry:	4	% (1)	Entry	15	
Entry	81	Demand Entry:	32	% (26)	Balanced: 1	Demand Exit:	28	% (1)	Exit	3	
<b>820 - Shopping Center</b>						<b>210 - Single-Family Detached Housing</b>					
Exit	50	Demand Exit:	14	% (7)	Balanced: 1	Demand Entry:	2	% (1)	Entry	42	
Entry	81	Demand Entry:	17	% (14)	Balanced: 1	Demand Exit:	1	% (1)	Exit	125	
<b>820 - Shopping Center</b>						<b>720 - Medical-Dental Office Building</b>					
Exit	50	Demand Exit:	29	% (15)	Balanced: 0	Demand Entry:	4	% (0)	Entry	n/a	
Entry	81	Demand Entry:	32	% (26)	Balanced: 0	Demand Exit:	28	% (0)	Exit	n/a	
<b>710 - General Office Building</b>						<b>760 - Research and Development Center</b>					
Exit	14	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	15	
Entry	105	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	3	
<b>710 - General Office Building</b>						<b>210 - Single-Family Detached Housing</b>					
Exit	14	Demand Exit:	1	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	42	
Entry	105	Demand Entry:	3	% (3)	Balanced: 3	Demand Exit:	2	% (3)	Exit	125	
<b>710 - General Office Building</b>						<b>720 - Medical-Dental Office Building</b>					
Exit	14	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	n/a	
Entry	105								Exit	n/a	

		Demand Entry: 0 % (0)		Balanced: 0		Demand Exit: 0 % (0)													
760 - Research and Development Center					210 - Single-Family Detached Housing														
Exit	3	Demand Exit: 1 % (0)		Balanced: 0		Demand Entry: 0 % (0)		Entry	42										
Entry	15	Demand Entry: -3 % (0)		Balanced: 0		Demand Exit: 2 % (3)		Exit	125										
760 - Research and Development Center					720 - Medical-Dental Office Building														
Exit	3	Demand Exit: 0 % (0)		Balanced: 0		Demand Entry: 0 % (0)		Entry	n/a										
Entry	15	Demand Entry: 0 % (0)		Balanced: 0		Demand Exit: 0 % (0)		Exit	n/a										
210 - Single-Family Detached Housing					720 - Medical-Dental Office Building														
Exit	125	Demand Exit: 2 % (3)		Balanced: 0		Demand Entry: 3 % (0)		Entry	n/a										
Entry	42	Demand Entry: 0 % (0)		Balanced: 0		Demand Exit: 1 % (0)		Exit	n/a										
220 - Apartment																			
Internal Trips																			
Total Trips		230 - Residential Condominium/Townhouse - 1		310 - Hotel		820 - Shopping Center		710 - General Office Building		760 - Research and Development Center		210 - Single-Family Detached Housing		720 - Medical-Dental Office Building		Total		External Trips	
Entry	60 (100%)	0 (0%)		0 (0%)		1 (2%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		- 1 (2%)		59 (98%)	
Exit	238 (100%)	0 (0%)		0 (0%)		2 (1%)		3 (1%)		0 (0%)		0 (0%)		0 (0%)		- 5 (2%)		233 (98%)	
Total	298 (100%)	0 (0%)		0 (0%)		3 (1%)		3 (1%)		0 (0%)		0 (0%)		0 (0%)		- 6 (2%)		292 (98%)	
230 - Residential Condominium/Townhouse - 1																			
Internal Trips																			
Total Trips		220 - Apartment		310 - Hotel		820 - Shopping Center		710 - General Office Building		760 - Research and Development Center		210 - Single-Family Detached Housing		720 - Medical-Dental Office Building		Total		External Trips	
Entry	15 (100%)	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		15 (100%)	
Exit	75 (100%)	0 (0%)		0 (0%)		1 (1%)		2 (3%)		0 (0%)		0 (0%)		0 (0%)		- 3 (4%)		72 (96%)	
Total	90 (100%)	0 (0%)		0 (0%)		1 (1%)		2 (2%)		0 (0%)		0 (0%)		0 (0%)		- 3 (3%)		87 (97%)	
310 - Hotel																			
Internal Trips																			
Total Trips		220 - Apartment		230 - Residential Condominium/Townhouse - 1		820 - Shopping Center		710 - General Office Building		760 - Research and Development Center		210 - Single-Family Detached Housing		720 - Medical-Dental Office Building		Total		External Trips	
Entry	n/a	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		n/a		n/a	
Exit	n/a	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		n/a		n/a	
Total	n/a	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)		n/a		n/a	
820 - Shopping Center																			
Total Trips Internal Trips																		External Trips	

		220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	710 - General Office Building	760 - Research and Development Center	210 - Single- Family Detached Housing	720 - Medical- Dental Office Building	Total	
Entry	81 (100%)	2 (2%)	1 (1%)	0 (0%)	4 (5%)	1 (1%)	1 (1%)	0 (0%)	9 (11%)	72 (89%)
Exit	50 (100%)	1 (2%)	0 (0%)	0 (0%)	4 (8%)	1 (2%)	1 (2%)	0 (0%)	7 (14%)	43 (86%)
Total	131 (100%)	3 (2%)	1 (1%)	0 (0%)	8 (6%)	2 (2%)	2 (2%)	0 (0%)	16 (12%)	115 (88%)

## 710 - General Office Building

Internal Trips										
220 - Apartment		230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	760 - Research and Development Center	210 - Single- Family Detached Housing	720 - Medical- Dental Office Building	Total	External Trips	
Total Trips										
Entry	105 (100%)	3 (3%)	2 (2%)	0 (0%)	4 (4%)	0 (0%)	3 (3%)	0 (0%)	12 (11%)	93 (89%)
Exit	14 (100%)	0 (0%)	0 (0%)	0 (0%)	4 (29%)	0 (0%)	0 (0%)	0 (0%)	4 (29%)	10 (71%)
Total	119 (100%)	3 (3%)	2 (2%)	0 (0%)	8 (7%)	0 (0%)	3 (3%)	0 (0%)	16 (13%)	103 (87%)

## 760 - Research and Development Center

Internal Trips										
220 - Apartment		230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	210 - Single- Family Detached Housing	720 - Medical- Dental Office Building	Total	External Trips	
Total Trips										
Entry	15 (100%)	0 (0%)	0 (0%)	1 (7%)	0 (0%)	0 (0%)	0 (0%)	1 (7%)	14 (93%)	
Exit	3 (100%)	0 (0%)	0 (0%)	1 (33%)	0 (0%)	0 (0%)	0 (0%)	1 (33%)	2 (67%)	
Total	18 (100%)	0 (0%)	0 (0%)	2 (11%)	0 (0%)	0 (0%)	0 (0%)	2 (11%)	16 (89%)	

## 210 - Single-Family Detached Housing

Internal Trips										
220 - Apartment		230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	720 - Medical- Dental Office Building	Total	External Trips	
Total Trips										
Entry	42 (100%)	0 (0%)	0 (0%)	1 (2%)	0 (0%)	0 (0%)	0 (0%)	1 (2%)	41 (98%)	
Exit	125 (100%)	0 (0%)	0 (0%)	1 (1%)	3 (2%)	0 (0%)	0 (0%)	4 (3%)	121 (97%)	
Total	167 (100%)	0 (0%)	0 (0%)	2 (1%)	3 (2%)	0 (0%)	0 (0%)	5 (3%)	162 (97%)	

## 720 - Medical-Dental Office Building

Internal Trips										
220 - Apartment		230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single- Family Detached Housing	Total	External Trips	
Total Trips										
Entry	n/a	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	n/a	n/a	
Exit	n/a	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	n/a	n/a	
Total	n/a	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	n/a	n/a	



## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Apartment	292	0 %	0	292
230 - Residential Condominium/Townhouse - 1	87	0 %	0	87
310 - Hotel	n/a	0 %	n/a	n/a
820 - Shopping Center	115	13 %	15	100
710 - General Office Building	103	0 %	0	103
760 - Research and Development Center	16	0 %	0	16
210 - Single-Family Detached Housing	162	0 %	0	162
720 - Medical-Dental Office Building	n/a	0 %	n/a	n/a

## NOTES

## Project Notes:

## ITE DEVIATION DETAILS

## Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips

220 - Apartment  
ITE does not recommend a particular pass-by% for this case.

230 - Residential Condominium/Townhouse - 1  
ITE does not recommend a particular pass-by% for this case.

820 - Shopping Center  
ITE does not recommend a particular pass-by% for this case.

210 - Single-Family Detached Housing  
ITE does not recommend a particular pass-by% for this case.

720 - Medical-Dental Office Building  
ITE does not recommend a particular pass-by% for this case.

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.****Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 310 - Hotel  
ITE does not recommend a particular pass-by% for this case.

**Weekday, A.M. Peak Hour of Generator**

Landuse No deviations from ITE.

Methods 760 - Research and Development Center  
The chosen method (LOG) is not recommended by ITE. ITE recommends Average based on the criterion.

External Trips 710 - General Office Building  
ITE does not recommend a particular pass-by% for this case.

760 - Research and Development Center  
ITE does not recommend a particular pass-by% for this case.

**SUMMARY**

Total Entering	318
Total Exiting	505
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	24
Total Exiting Internal Capture Reduction	24
Total Entering Pass-by Reduction	9
Total Exiting Pass-by Reduction	6
Total Entering Non-Pass-by Trips	285
Total Exiting Non-Pass-by Trips	475

**PM PEAK**



## PERIOD SETTING

Analysis Name : PM Peak Hour  
 Project Name : CenterPlace - Revised 5 year No : 15568  
 Date: 2/2/2017 City:  
 State/Province: Zip/Postal Code:  
 Country: Client Name:  
 Analyst's Name: JP Edition: ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Apartment	Dwelling Units	600	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.55 (X) + 17.65$	226 65%	122 35%	348
230 - Residential Condominium/Townhouse - 1	Dwelling Units	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.82\ln(X) + 0.32$	71 67%	35 33%	106
310 - Hotel	Employees	0 <sup>(0)</sup>	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.8	0 0%	0 0%	0
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	75	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.67\ln(X) + 3.31$	237 48%	257 52%	494
710 - General Office Building	1000 Sq. Feet Gross Floor Area	55	Weekday, P.M. Peak Hour of Generator	Best Fit (LIN) $T = 1.12 (X) + 78.45$	24 17%	116 83%	140
760 - Research and Development Center	1000 Sq. Feet Gross Floor Area	10 <sup>(0)</sup>	Weekday, P.M. Peak Hour of Generator	Best Fit (LOG) $\ln(T) = 0.83\ln(X) + 1.06$	3 15%	17 85%	20
210 - Single-Family Detached Housing	Dwelling Units	225	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.9\ln(X) + 0.51$	137 63%	81 37%	218
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	0 <sup>(0)</sup>	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.9\ln(X) + 1.53$	0 0%	0 0%	0

(0) indicates size out of range.

 The time periods do not match.

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Apartment	0 %	226	0 %	122
230 - Residential Condominium/Townhouse - 1	0 %	71	0 %	35
310 - Hotel	0 %	n/a	0 %	n/a
820 - Shopping Center	0 %	237	0 %	257
710 - General Office Building	0 %	24	0 %	116
760 - Research and Development Center	0 %	3	0 %	17
210 - Single-Family Detached Housing	0 %	137	0 %	81
720 - Medical-Dental Office Building	0 %	n/a	0 %	n/a

## INTERNAL TRIPS

220 - Apartment					230 - Residential Condominium/Townhouse - 1				
Exit	122	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	71	
Entry	226	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	35	
220 - Apartment					310 - Hotel				
Exit	122	Demand Exit:	3 % (4)	Balanced: 0	Demand Entry:	12 % (0)	Entry	n/a	
Entry	226	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	2 % (0)	Exit	n/a	
220 - Apartment					820 - Shopping Center				
Exit	122	Demand Exit:	42 % (51)	Balanced: 24	Demand Entry:	10 % (24)	Entry	237	
Entry	226	Demand Entry:	46 % (104)	Balanced: 67	Demand Exit:	26 % (67)	Exit	257	
220 - Apartment					710 - General Office Building				
Exit	122	Demand Exit:	4 % (5)	Balanced: 5	Demand Entry:	57 % (14)	Entry	24	
Entry	226	Demand Entry:	4 % (9)	Balanced: 2	Demand Exit:	2 % (2)	Exit	116	
220 - Apartment					760 - Research and Development Center				
Exit	122	Demand Exit:	4 % (5)	Balanced: 2	Demand Entry:	57 % (2)	Entry	3	
Entry	226	Demand Entry:	4 % (9)	Balanced: 0	Demand Exit:	2 % (0)	Exit	17	
220 - Apartment					210 - Single-Family Detached Housing				
Exit	122	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	137	

Entry 226	Demand Entry: 0	% (0)	Balanced: 0	Demand Exit: 0	% (0)	Exit 81
220 - Apartment				720 - Medical-Dental Office Building		
Exit 122	Demand Exit: 4	% (5)	Balanced: 0	Demand Entry: 57	% (0)	Entry n/a
Entry 226	Demand Entry: 4	% (9)	Balanced: 0	Demand Exit: 2	% (0)	Exit n/a
230 - Residential Condominium/Townhouse - 1				310 - Hotel		
Exit 35	Demand Exit: 3	% (1)	Balanced: 0	Demand Entry: 12	% (0)	Entry n/a
Entry 71	Demand Entry: 0	% (0)	Balanced: 0	Demand Exit: 2	% (0)	Exit n/a
230 - Residential Condominium/Townhouse - 1				820 - Shopping Center		
Exit 35	Demand Exit: 42	% (15)	Balanced: 15	Demand Entry: 10	% (24)	Entry 237
Entry 71	Demand Entry: 46	% (33)	Balanced: 33	Demand Exit: 26	% (67)	Exit 257
230 - Residential Condominium/Townhouse - 1				710 - General Office Building		
Exit 35	Demand Exit: 4	% (1)	Balanced: 1	Demand Entry: 57	% (14)	Entry 24
Entry 71	Demand Entry: 4	% (3)	Balanced: 2	Demand Exit: 2	% (2)	Exit 116
230 - Residential Condominium/Townhouse - 1				760 - Research and Development Center		
Exit 35	Demand Exit: 4	% (1)	Balanced: 1	Demand Entry: 57	% (2)	Entry 3
Entry 71	Demand Entry: 4	% (3)	Balanced: 0	Demand Exit: 2	% (0)	Exit 17
230 - Residential Condominium/Townhouse - 1				210 - Single-Family Detached Housing		
Exit 35	Demand Exit: 0	% (0)	Balanced: 0	Demand Entry: 0	% (0)	Entry 137
Entry 71	Demand Entry: 0	% (0)	Balanced: 0	Demand Exit: 0	% (0)	Exit 81
230 - Residential Condominium/Townhouse - 1				720 - Medical-Dental Office Building		
Exit 35	Demand Exit: 4	% (1)	Balanced: 0	Demand Entry: 57	% (0)	Entry n/a
Entry 71	Demand Entry: 4	% (3)	Balanced: 0	Demand Exit: 2	% (0)	Exit n/a
310 - Hotel				820 - Shopping Center		
Exit n/a	Demand Exit: 16	% (0)	Balanced: 0	Demand Entry: 2	% (5)	Entry 237
Entry n/a	Demand Entry: 17	% (0)	Balanced: 0	Demand Exit: 5	% (13)	Exit 257
310 - Hotel				710 - General Office Building		
Exit n/a	Demand Exit: 0	% (0)	Balanced: 0	Demand Entry: 0	% (0)	Entry 24
Entry n/a	Demand Entry: 0	% (0)	Balanced: 0	Demand Exit: 0	% (0)	Exit 116
310 - Hotel				760 - Research and Development Center		
Exit n/a						Entry 3

		Demand Exit:	0	% (0)	Balanced:		Demand Entry:	0	% (0)		
			0		0						
Entry	n/a	Demand Entry:	0	% (0)	Balanced:		Demand Exit:	0	% (0)	Exit	17
			0		0						
310 - Hotel						210 - Single-Family Detached Housing					
Exit	n/a	Demand Exit:	2	% (0)	Balanced:		Demand Entry:	0	% (0)	Entry	137
			0		0						
Entry	n/a	Demand Entry:	12	% (0)	Balanced:		Demand Exit:	3	% (2)	Exit	81
			0		0						
310 - Hotel						720 - Medical-Dental Office Building					
Exit	n/a	Demand Exit:	0	% (0)	Balanced:		Demand Entry:	0	% (0)	Entry	n/a
			0		0						
Entry	n/a	Demand Entry:	0	% (0)	Balanced:		Demand Exit:	0	% (0)	Exit	n/a
			0		0						
820 - Shopping Center						710 - General Office Building					
Exit	257	Demand Exit:	2	% (5)	Balanced:		Demand Entry:	31	% (7)	Entry	24
			5		5						
Entry	237	Demand Entry:	8	% (19)	Balanced:		Demand Exit:	20	% (23)	Exit	116
			19		19						
820 - Shopping Center						760 - Research and Development Center					
Exit	257	Demand Exit:	2	% (5)	Balanced:		Demand Entry:	31	% (1)	Entry	3
			1		1						
Entry	237	Demand Entry:	8	% (19)	Balanced:		Demand Exit:	20	% (3)	Exit	17
			3		3						
820 - Shopping Center						210 - Single-Family Detached Housing					
Exit	257	Demand Exit:	26	% (67)	Balanced:		Demand Entry:	46	% (63)	Entry	137
			63		63						
Entry	237	Demand Entry:	10	% (24)	Balanced:		Demand Exit:	42	% (34)	Exit	81
			24		24						
820 - Shopping Center						720 - Medical-Dental Office Building					
Exit	257	Demand Exit:	2	% (5)	Balanced:		Demand Entry:	31	% (0)	Entry	n/a
			0		0						
Entry	237	Demand Entry:	8	% (19)	Balanced:		Demand Exit:	20	% (0)	Exit	n/a
			0		0						
710 - General Office Building						760 - Research and Development Center					
Exit	116	Demand Exit:	0	% (0)	Balanced:		Demand Entry:	0	% (0)	Entry	3
			0		0						
Entry	24	Demand Entry:	0	% (0)	Balanced:		Demand Exit:	0	% (0)	Exit	17
			0		0						
710 - General Office Building						210 - Single-Family Detached Housing					
Exit	116	Demand Exit:	1	% (1)	Balanced:		Demand Entry:	3	% (4)	Entry	137
			1		1						
Entry	24	Demand Entry:	38	% (9)	Balanced:		Demand Exit:	3	% (2)	Exit	81
			2		2						
710 - General Office Building						720 - Medical-Dental Office Building					
Exit	116	Demand Exit:	0	% (0)	Balanced:		Demand Entry:	0	% (0)	Entry	n/a
			0		0						
Entry	24	Demand Entry:	0	% (0)	Balanced:		Demand Exit:	0	% (0)	Exit	n/a
			0		0						

<https://otisstraffic.com/projectstudy/printpreview?guid=0d44e4be73035db2ef9e42de494dce...> 2/7/2017



					Office Building	Development Center	Detached Housing	Office Building		
Entry	237 (100%)	24 (10%)	15 (6%)	0 (0%)	19 (8%)	3 (1%)	24 (10%)	0 (0%)	85 (36%)	152 (64%)
Exit	257 (100%)	67 (26%)	33 (13%)	0 (0%)	5 (2%)	1 (0%)	63 (25%)	0 (0%)	169 (66%)	88 (34%)
Total	494 (100%)	91 (18%)	48 (10%)	0 (0%)	24 (5%)	4 (1%)	87 (18%)	0 (0%)	254 (51%)	240 (49%)

## 710 - General Office Building

	Internal Trips									
	220 - Apartment		230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	760 - Research and Development Center	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	Total	External Trips
Total Trips										
Entry	24 (100%)	5 (21%)	1 (4%)	0 (0%)	5 (21%)	0 (0%)	2 (8%)	0 (0%)	13 (54%)	11 (46%)
Exit	116 (100%)	2 (2%)	2 (2%)	0 (0%)	19 (16%)	0 (0%)	1 (1%)	0 (0%)	24 (21%)	92 (79%)
Total	140 (100%)	7 (5%)	3 (2%)	0 (0%)	24 (17%)	0 (0%)	3 (2%)	0 (0%)	37 (26%)	103 (74%)

## 760 - Research and Development Center

	Internal Trips									
	220 - Apartment		230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	Total	External Trips
Total Trips										
Entry	3 (100%)	2 (67%)	1 (33%)	0 (0%)	1 (33%)	0 (0%)	2 (67%)	0 (0%)	6 (200%)	-3 (-100%)
Exit	17 (100%)	0 (0%)	0 (0%)	0 (0%)	3 (18%)	0 (0%)	0 (0%)	0 (0%)	3 (18%)	14 (82%)
Total	20 (100%)	2 (10%)	1 (5%)	0 (0%)	4 (20%)	0 (0%)	2 (10%)	0 (0%)	9 (45%)	11 (55%)

## 210 - Single-Family Detached Housing

	Internal Trips									
	220 - Apartment		230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	720 - Medical-Dental Office Building	Total	External Trips
Total Trips										
Entry	137 (100%)	0 (0%)	0 (0%)	0 (0%)	63 (46%)	1 (1%)	0 (0%)	0 (0%)	64 (47%)	73 (53%)
Exit	81 (100%)	0 (0%)	0 (0%)	0 (0%)	24 (30%)	2 (2%)	2 (2%)	0 (0%)	28 (35%)	53 (65%)
Total	218 (100%)	0 (0%)	0 (0%)	0 (0%)	87 (40%)	3 (1%)	2 (1%)	0 (0%)	92 (42%)	126 (58%)

## 720 - Medical-Dental Office Building

	Internal Trips									
	220 - Apartment		230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	Total	External Trips
Total Trips										
Entry	n/a	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	n/a	n/a
Exit	n/a	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	n/a	n/a
Total	n/a	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	n/a	n/a

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Apartment	248	0 %	0	248
230 - Residential Condominium/Townhouse - 1	54	0 %	0	54
310 - Hotel	n/a	0 %	n/a	n/a
820 - Shopping Center	240	7 %	17	223
710 - General Office Building	103	0 %	0	103
760 - Research and Development Center	11	0 %	0	11
210 - Single-Family Detached Housing	126	0 %	0	126
720 - Medical-Dental Office Building	n/a	0 %	n/a	n/a

### NOTES

#### Project Notes:

### ITE DEVIATION DETAILS

#### Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods 720 - Medical-Dental Office Building  
The chosen method (LOG) is not recommended by ITE. ITE recommends Average based on the criterion.

External Trips 220 - Apartment  
ITE does not recommend a particular pass-by% for this case.

230 - Residential Condominium/Townhouse - 1  
ITE does not recommend a particular pass-by% for this case.

310 - Hotel  
ITE does not recommend a particular pass-by% for this case.

820 - Shopping Center  
The chosen pass-by% (7) is not provided by ITE. ITE recommends 42.

210 - Single-Family Detached Housing  
ITE does not recommend a particular pass-by% for this case.

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

720 - Medical-Dental Office Building  
 ITE does not recommend a particular pass-by% for this case.

**Weekday, P.M. Peak Hour of Generator**

Landuse No deviations from ITE.

Methods 760 - Research and Development Center  
 The chosen method (LOG) is not recommended by ITE. ITE recommends Average based on the criterion.

External Trips 710 - General Office Building  
 ITE does not recommend a particular pass-by% for this case.

760 - Research and Development Center  
 ITE does not recommend a particular pass-by% for this case.

**SUMMARY**

Total Entering	698
Total Exiting	628
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	272
Total Exiting Internal Capture Reduction	272
Total Entering Pass-by Reduction	11
Total Exiting Pass-by Reduction	6
Total Entering Non-Pass-by Trips	415
Total Exiting Non-Pass-by Trips	350

**DAILY**

## PERIOD SETTING

Analysis Name : Weekday  
 Project Name : CenterPlace - Revised 5 year No : 15568  
 Date: 2/2/2017 City:  
 State/Province: Zip/Postal Code:  
 Country: Client Name:  
 Analyst's Name: JP Edition: ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Apartment	Dwelling Units	600	Weekday	Best Fit (LIN) $T = 6.06 (X) + 123.56$	1880 50%	1880 50%	3760
230 - Residential Condominium/Townhouse - 1	Dwelling Units	200	Weekday	Best Fit (LOG) $\ln(T) = 0.87\ln(X) + 2.46$	588 50%	588 50%	1176
310 - Hotel	Employees	0 <sup>(0)</sup>	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.8	0 0%	0 0%	0
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	75	Weekday	Best Fit (LOG) $\ln(T) = 0.65\ln(X) + 5.83$	2817 50%	2816 50%	5633
710 - General Office Building	1000 Sq. Feet Gross Floor Area	55	Weekday	Best Fit (LOG) $\ln(T) = 0.76\ln(X) + 3.68$	417 50%	416 50%	833
760 - Research and Development Center	1000 Sq. Feet Gross Floor Area	10 <sup>(0)</sup>	Weekday	Best Fit (LOG) $\ln(T) = 0.83\ln(X) + 3.09$	75 50%	74 50%	149
210 - Single-Family Detached Housing	Dwelling Units	225	Weekday	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 2.72$	1108 50%	1107 50%	2215
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	0 <sup>(0)</sup>	Weekday	Best Fit (LIN) $T = 40.89 (X) + 214.97$	0 0%	0 0%	0

(0) indicates size out of range.

U The time periods do not match.

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Apartment	0 %	1880	0 %	1880
230 - Residential Condominium/Townhouse - 1	0 %	588	0 %	588
310 - Hotel	0 %	n/a	0 %	n/a
820 - Shopping Center	0 %	2817	0 %	2816
710 - General Office Building	0 %	417	0 %	416
760 - Research and Development Center		75		74

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
	0 %		0 %	
210 - Single-Family Detached Housing	0 %	1108	0 %	1107
720 - Medical-Dental Office Building	0 %	n/a	0 %	n/a

## INTERNAL TRIPS

220 - Apartment					230 - Residential Condominium/Townhouse - 1				
Exit	1880	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	588	
Entry	1880	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	588	
220 - Apartment					310 - Hotel				
Exit	1880	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	n/a	
Entry	1880	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	n/a	
220 - Apartment					820 - Shopping Center				
Exit	1880	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	2817	
Entry	1880	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	2816	
220 - Apartment					710 - General Office Building				
Exit	1880	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	417	
Entry	1880	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	416	
220 - Apartment					760 - Research and Development Center				
Exit	1880	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	75	
Entry	1880	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	74	
220 - Apartment					210 - Single-Family Detached Housing				
Exit	1880	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	1108	
Entry	1880	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	1107	
220 - Apartment					720 - Medical-Dental Office Building				
Exit	1880	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry	n/a	
Entry	1880	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit	n/a	
230 - Residential Condominium/Townhouse - 1					310 - Hotel				

Exit	588	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	n/a
Entry	588	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	n/a
230 - Residential Condominium/Townhouse - 1						820 - Shopping Center				
Exit	588	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	2817
Entry	588	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	2816
230 - Residential Condominium/Townhouse - 1						710 - General Office Building				
Exit	588	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	417
Entry	588	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	416
230 - Residential Condominium/Townhouse - 1						760 - Research and Development Center				
Exit	588	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	75
Entry	588	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	74
230 - Residential Condominium/Townhouse - 1						210 - Single-Family Detached Housing				
Exit	588	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	1108
Entry	588	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	1107
230 - Residential Condominium/Townhouse - 1						720 - Medical-Dental Office Building				
Exit	588	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	n/a
Entry	588	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	n/a
310 - Hotel						820 - Shopping Center				
Exit	n/a	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	2817
Entry	n/a	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	2816
310 - Hotel						710 - General Office Building				
Exit	n/a	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	417
Entry	n/a	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	416
310 - Hotel						760 - Research and Development Center				
Exit	n/a	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	75
Entry	n/a	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	74
310 - Hotel						210 - Single-Family Detached Housing				
Exit	n/a	Demand Exit:	0	% (0)	Balanced: 0	Demand Entry:	0	% (0)	Entry	1108
Entry	n/a	Demand Entry:	0	% (0)	Balanced: 0	Demand Exit:	0	% (0)	Exit	1107

<b>310 - Hotel</b>					<b>720 - Medical-Dental Office Building</b>				
Exit	n/a	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry n/a
					0				
Entry	n/a	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit n/a
					0				
<b>820 - Shopping Center</b>					<b>710 - General Office Building</b>				
Exit	2816	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry 417
					0				
Entry	2817	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit 416
					0				
<b>820 - Shopping Center</b>					<b>760 - Research and Development Center</b>				
Exit	2816	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry 75
					0				
Entry	2817	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit 74
					0				
<b>820 - Shopping Center</b>					<b>210 - Single-Family Detached Housing</b>				
Exit	2816	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry 1108
					0				
Entry	2817	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit 1107
					0				
<b>820 - Shopping Center</b>					<b>720 - Medical-Dental Office Building</b>				
Exit	2816	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry n/a
					0				
Entry	2817	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit n/a
					0				
<b>710 - General Office Building</b>					<b>760 - Research and Development Center</b>				
Exit	416	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry 75
					0				
Entry	417	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit 74
					0				
<b>710 - General Office Building</b>					<b>210 - Single-Family Detached Housing</b>				
Exit	416	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry 1108
					0				
Entry	417	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit 1107
					0				
<b>710 - General Office Building</b>					<b>720 - Medical-Dental Office Building</b>				
Exit	416	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry n/a
					0				
Entry	417	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit n/a
					0				
<b>760 - Research and Development Center</b>					<b>210 - Single-Family Detached Housing</b>				
Exit	74	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry 1108
					0				
Entry	75	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit 1107
					0				
<b>760 - Research and Development Center</b>					<b>720 - Medical-Dental Office Building</b>				
Exit	74	Demand Exit:	0	% (0)	Balanced:	Demand Entry:	0	% (0)	Entry n/a
					0				
Entry	75	Demand Entry:	0	% (0)	Balanced:	Demand Exit:	0	% (0)	Exit n/a
					0				



## 210 - Single-Family Detached Housing

Exit	1107	Demand Exit:	0	% (0)	Balanced: 0
Entry	1108	Demand Entry:	0	% (0)	Balanced: 0

## 720 - Medical-Dental Office Building

Demand Entry:	0	% (0)	Entry	n/a
Demand Exit:	0	% (0)	Exit	n/a

## 220 - Apartment

		Internal Trips									
		230 - Residential Condominium/Townhouse - 1		310 - Hotel		820 - Shopping Center		710 - General Office Building		760 - Research and Development Center	
		210 - Single-Family Detached Housing		720 - Medical-Dental Office Building		Total		External Trips			
Entry	1880 (100%)	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	
Exit	1880 (100%)	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	
Total	3760 (100%)	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	

## 230 - Residential Condominium/Townhouse - 1

		Internal Trips									
		220 - Apartment		310 - Hotel		820 - Shopping Center		710 - General Office Building		760 - Research and Development Center	
		210 - Single-Family Detached Housing		720 - Medical-Dental Office Building		Total		External Trips			
Entry	588 (100%)	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	
Exit	588 (100%)	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	
Total	1176 (100%)	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	

## 310 - Hotel

		Internal Trips									
		220 - Apartment		230 - Residential Condominium/Townhouse - 1		820 - Shopping Center		710 - General Office Building		760 - Research and Development Center	
		210 - Single-Family Detached Housing		720 - Medical-Dental Office Building		Total		External Trips			
Entry	n/a	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	
Exit	n/a	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	
Total	n/a	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	

## 820 - Shopping Center

		Internal Trips									
		220 - Apartment		230 - Residential Condominium/Townhouse - 1		310 - Hotel		710 - General Office Building		760 - Research and Development Center	
		210 - Single-Family Detached Housing		720 - Medical-Dental Office Building		Total		External Trips			
Entry	2817 (100%)	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	
Exit	2816 (100%)	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	
Total	5633 (100%)	0 (0%)		0 (0%)		0 (0%)		0 (0%)		0 (0%)	

## 710 - General Office Building

		Internal Trips									
		220 - Apartment		230 - Residential Condominium/Townhouse - 1		310 - Hotel		820 - Shopping Center		760 - Research and Development Center	
		210 - Single-Family Detached Housing		720 - Medical-Dental Office Building		Total		External Trips			

Entry	417 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	417 (100%)
Exit	416 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	416 (100%)
Total	833 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	833 (100%)

## 760 - Research and Development Center

Internal Trips									External Trips	
Total Trips	220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	Total		
Entry	75 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	75 (100%)	
Exit	74 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	74 (100%)	
Total	149 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	149 (100%)	

## 210 - Single-Family Detached Housing

Internal Trips									External Trips	
Total Trips	220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	720 - Medical-Dental Office Building	Total		
Entry	1108 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1108 (100%)	
Exit	1107 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1107 (100%)	
Total	2215 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2215 (100%)	

## 720 - Medical-Dental Office Building

Internal Trips									External Trips	
Total Trips	220 - Apartment	230 - Residential Condominium/Townhouse - 1	310 - Hotel	820 - Shopping Center	710 - General Office Building	760 - Research and Development Center	210 - Single-Family Detached Housing	Total		
Entry	n/a	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	n/a	n/a	
Exit	n/a	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	n/a	n/a	
Total	n/a	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	n/a	n/a	

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Apartment	3760	0 %	0	3760
230 - Residential Condominium/Townhouse - 1	1176	0 %	0	1176
310 - Hotel	n/a	0 %	n/a	n/a
820 - Shopping Center	5633	20 %	1127	4506
710 - General Office Building	833	0 %	0	833
760 - Research and Development Center	149		0	149

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
		0	%	
210 - Single-Family Detached Housing	2215	0	%	0
720 - Medical-Dental Office Building	n/a	0	%	n/a

### NOTES

#### Project Notes:

### ITE DEVIATION DETAILS

#### Weekday

Landuse No deviations from ITE.

Methods  
 760 - Research and Development Center  
 The chosen method (LOG) is not recommended by ITE. ITE recommends Average based on the criterion.  
 720 - Medical-Dental Office Building  
 The chosen method (LIN) is not recommended by ITE. ITE recommends Average based on the criterion.

External Trips  
 220 - Apartment  
 ITE does not recommend a particular pass-by% for this case.  
 230 - Residential Condominium/Townhouse - 1  
 ITE does not recommend a particular pass-by% for this case.  
 820 - Shopping Center  
 ITE does not recommend a particular pass-by% for this case.  
 710 - General Office Building  
 ITE does not recommend a particular pass-by% for this case.  
 760 - Research and Development Center  
 ITE does not recommend a particular pass-by% for this case.  
 210 - Single-Family Detached Housing  
 ITE does not recommend a particular pass-by% for this case.  
 720 - Medical-Dental Office Building  
 ITE does not recommend a particular pass-by% for this case.

#### Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.  
External Trips 310 - Hotel  
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	6885
Total Exiting	6881
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	563
Total Exiting Pass-by Reduction	564
Total Entering Non-Pass-by Trips	6322
Total Exiting Non-Pass-by Trips	6317

**APPENDIX D**

**EXHIBIT 3**

**LONG RANGE BUILDOUT TRIP GENERATION SUMMARY**

**CENTERPLACE REZONING TRAFFIC STUDY**

**REVISED NOVEMBER 30, 2016**



**CENTERPLACE REZONING**  
**TRAFFIC STUDY**

**Project #15568**

**September 19, 2016**

**Revised November 30, 2016**

**Prepared by:**

**DAVID PLUMMER & ASSOCIATES, INC.**

**2149 McGregor Boulevard**

**Fort Myers, Florida 33901**



EXHIBIT 3

CENTERPLACE REZONING

(1)

ITE TRIP GENERATION

PROPOSED TRIP GENERATION SCENARIO

	LUC	SIZE	AM PEAK HOUR			PM PEAK HOUR			DAILY	
			In	Out	Total	In	Out	Total	Total	
Residential										
Apartments	220	1,555 d.u.	153	613	766	567	306	873	9,547	
Internal Capture			3	12	15	136	74	210	1,242	
External			150	601	751	431	232	663	8,305	
Single Family	210	275 d.u.	51	151	202	164	97	261	2,664	
Internal Capture			2	6	8	83	49	132	726	
External			49	145	194	81	48	129	1,938	
Multifamily	230	120 d.u.	10	50	60	47	23	70	754	
Internal Capture			1	3	4	27	13	40	241	
External			9	47	56	20	10	30	513	
Hotel	310	250 rooms	78	55	133	77	73	150	1,864	
Internal Capture			7	5	12	18	17	35	302	
External			71	50	121	59	56	115	1,562	
Retail	820	200,000 sq. ft.	148	90	238	457	496	953	10,656	
Internal Capture			21	12	33	190	207	397	2,958	
Pass-by			17	10	27	19	20	39	777	
External			110	68	178	248	269	517	6,921	
Office	710	75,000 sq. ft.	134	18	152	28	134	162	1,055	
Internal Capture			19	3	22	10	48	58	265	
External			115	15	130	18	86	104	790	
Medical Office	720	10,000 sq. ft.	19	5	24	10	27	37	194	
Internal Capture			5	1	6	6	16	22	82	
External			14	4	18	4	11	15	112	
Research & Development	760	20,000 sq. ft.	27	5	32	5	30	35	264	
Internal Capture			5	1	6	3	15	18	93	
External			22	4	26	2	15	17	171	
TOTAL			620	987	1,607	1,355	1,186	2,541	26,998	
INTERNAL CAPTURE			63	43	106	473	432	912	5,908	22%
DRIVEWAY VOLUME			557	944	1,501	882	747	1,629	21,090	
PASS-BY			17	10	27	19	20	39	777	4%
NET NEW EXTERNAL			540	934	1,474	863	727	1,590	20,313	
Multi-modal trips to PGCU (10%)			54	93	147	86	73	159	2,031	
External trips			486	841	1,327	777	654	1,431	18,282	
Percent Peak to Daily					7.3%			7.8%		

Footnotes

(1) ITE Trip Generation, 9th Edition, using OTISS software.

**APPENDIX E**

**EXHIBIT 4**

**SHORT RANGE (2021) TRIP GENERATION SUMMARY**  
**CENTERPLACE COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY**  
**APRIL 22, 2016**



**CENTERPLACE CPA - REVISED SHORT RANGE**

**ITE TRIP GENERATION  
PREVIOUS TRIP GENERATION SCENARIO**

	<u>LUC</u>	<u>SIZE</u>	<u>AM PEAK HOUR</u>			<u>PM PEAK HOUR</u>			<u>DAILY</u>
			In	Out	Total	In	Out	Total	Total
Residential									
Apartments	220	1,000 d.u.	99	395	494	369	199	568	6,184
Internal Capture			1	6	7	67	36	103	605
External			98	389	487	302	163	465	5,579
Single Family - Zero Lot Line	210	200 d.u.	38	112	150	123	73	196	1,987
Internal Capture			1	2	3	55	33	88	466
External			37	110	147	68	40	108	1,521
Multifamily	230	0 d.u.	0	0	0	0	0	0	0
Internal Capture			0	0	0	0	0	0	0
External			0	0	0	0	0	0	0
Hotel	310	0 rooms	0	0	0	0	0	0	0
Internal Capture			0	0	0	0	0	0	0
External			0	0	0	0	0	0	0
Retail	820	75,000 sq. ft.	81	50	131	237	257	494	5,633
Internal Capture			9	5	14	95	103	198	1,430
Pass-by			9	6	15	12	9	21	419
External			63	39	102	130	145	275	3,785
Office	710	20,000 sq. ft.	47	6	53	17	84	101	386
Internal Capture			5	1	6	6	31	37	93
External			42	5	47	11	53	64	293
Medical Office	720	0 sq. ft.	0	0	0	0	0	0	0
Internal Capture			0	0	0	0	0	0	0
External			0	0	0	0	0	0	0
Research & Development	760	10,000 sq. ft.	15	3	18	3	17	20	149
Internal Capture			2	0	2	1	7	8	38
External			13	3	16	2	10	12	111
TOTAL			280	566	846	749	630	1,379	14,339
INTERNAL CAPTURE			<u>18</u>	<u>14</u>	<u>32</u>	<u>224</u>	<u>210</u>	<u>434</u>	<u>2,631</u>
DRIVEWAY VOLUME			262	552	814	525	420	945	11,708
PASS-BY			<u>9</u>	<u>6</u>	<u>15</u>	<u>12</u>	<u>9</u>	<u>21</u>	<u>419</u>
NET NEW EXTERNAL			253	546	799	513	411	924	11,290
Multi-modal trips to FGCU (10%)			25	55	80	51	41	92	1,129
External trips			228	491	719	462	370	832	10,161
Percent Peak to Daily					7.1%			8.2%	

Footnotes

(1) ITE Trip Generation, 9th Edition, using OTISS software.

**CENTERPLACE**  
**COMPREHENSIVE PLAN AMENDMENT**  
**TRAFFIC STUDY**

**Project #15568**

**April 22, 2016**

**Prepared by:**  
**DAVID PLUMMER & ASSOCIATES, INC.**  
**2149 McGregor Boulevard**  
**Fort Myers, Florida 33901**



**EXHIBIT 4****CENTERPLACE CPA, SHORT-TERM ANALYSIS  
ITE/OTISS TRIP GENERATION ESTIMATES**

Project Information	
Project Name:	CenterPlace CPA - 5 Year Analysis
No:	15568
Date:	4/19/2016
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	JJP
Edition:	ITE-TGM 9th Edition

Land Use	Size	Weekday		AM Peak Hour		PM Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
<b>220 - Apartment</b>	1000 Dwelling Units	3092	3092	99	395	369	199
Reduction		0	0	0	0	0	0
Internal		0	0	2	5	69	34
Pass-by		0	0	0	0	0	0
Non-pass-by		3092	3092	97	390	300	165
<b>230 - Residential</b>							
<b>Condominium/Townhouse - 1</b>	0 Dwelling Units	0	0	0	0	0	0
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		0	0	0	0	0	0
<b>310 - Hotel</b>	0 Employees	0	0	0	0	0	0
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		0	0	0	0	0	0
<b>820 - Shopping Center</b>	75 1000 Sq. Feet Gross Leasable Area	2817	2816	81	50	237	257
Reduction		0	0	0	0	0	0
Internal		0	0	8	6	68	130
Pass-by		563	564	9	6	12	9
Non-pass-by		2254	2252	64	38	157	118
<b>710 - General Office Building</b>	20 1000 Sq. Feet Gross Floor Area	193	193	47	6	17	84
Reduction		0	0	0	0	0	0
Internal		0	0	4	2	16	21
Pass-by		0	0	0	0	0	0
Non-pass-by		193	193	43	4	1	63
<b>760 - Research and Development Center</b>	10 1000 Sq. Feet Gross Floor Area	75	74	15	3	3	17
Reduction		0	0	0	0	0	0
Internal		0	0	1	1	5	3
Pass-by		0	0	0	0	0	0
Non-pass-by		75	74	14	2	-2	14
<b>210 - Single-Family Detached Housing</b>	200 Dwelling Units	994	993	38	112	123	73
Reduction		0	0	0	0	0	0
Internal		0	0	1	2	59	29
Pass-by		0	0	0	0	0	0
Non-pass-by		994	993	37	110	64	44
<b>720 - Medical-Dental Office Building</b>	0 1000 Sq. Feet Gross Floor Area	0	0	0	0	0	0
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		0	0	0	0	0	0
<b>Total</b>		7171	7168	280	566	749	630
<b>Total Reduction</b>		0	0	0	0	0	0
<b>Total Internal</b>		0	0	16	16	217	217
<b>Total Pass-by</b>		563	564	9	6	12	9
<b>Total Non-pass-by</b>		6608	6604	255	544	520	404

## John Podczerwinsky

---

**From:** Getch, Andrew [AGetch@leegov.com]  
**Sent:** Thursday, February 09, 2017 10:59 AM  
**To:** John Podczerwinsky  
**Cc:** Charles Basinait; 'don@pegfl.net'; Mark Gillis; Sweigert, Rebecca; Badamtchian, Chahram; Wu, Lili; Evans, Marcus; Jacob, Michael; Rozdolski, Mikki; Ennis, Audra  
**Subject:** RE: #15568; CenterPlace CPA Traffic Study Addendum (CPA2016-00011)

Hi John,

As requested, after a very cursory review, this e-mail confirms that staff does not intend to request a revised transportation model run, and has adequate information to review the CPA transportation analysis. Please note that the document you sent yesterday will need to be submitted at the DCD first floor counter to be included in the case file and formally reviewed.

The submitted internal capture calculation is very complex and will need further review with the DCI application. For the CPA analysis, the change in internal capture does not appear to affect the roadway segment LOS determination.

Andy Getch, P.E.  
Section Manager, Infrastructure Planning  
Lee County Department of Community Development  
2nd floor  
[1500 Monroe Street](#)  
[Fort Myers, Florida 33901](#)  
direct line [\(239\) 533-8510](#)  
DCD department line [\(239\) 533-8585](#)  
FAX [\(239\) 485-8344](#)  
[AGetch@leegov.com](mailto:AGetch@leegov.com)

**RECEIVED**  
FEB 09 2017

COMMUNITY DEVELOPMENT

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**From:** John Podczerwinsky [mailto:John.Podczerwinsky@dplummer.com]  
**Sent:** Wednesday, February 08, 2017 2:19 PM  
**To:** Getch, Andrew  
**Cc:** Charles Basinait; 'don@pegfl.net'; Mark Gillis  
**Subject:** RE: #15568; CenterPlace CPA Traffic Study Addendum (CPA2016-00011)

Understood. Thank you.

### John M. Podczerwinsky, AICP

Project Manager Transportation

#### DAVID PLUMMER & ASSOCIATES

Transportation • Civil • Structural • Environmental

2149 McGregor Boulevard

Fort Myers, Florida 33901

Phone: 239-332-2617 Fax: 239-332-2645

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---

**From:** Getch, Andrew [mailto:AGetch@leegov.com]  
**Sent:** Wednesday, February 08, 2017 2:17 PM  
**To:** John Podczerwinsky; Wu, Lili  
**Cc:** Sweigert, Rebecca  
**Subject:** RE: #15568; CenterPlace CPA Traffic Study Addendum (CPA2016-00011)

Hi John,  
We are reviewing now and plan to answer your question by tomorrow afternoon.

Andy Getch, P.E.  
Section Manager, Infrastructure Planning  
Lee County Department of Community Development  
2nd floor  
[1500 Monroe Street](#)  
[Fort Myers, Florida 33901](#)  
direct line [\(239\) 533-8510](#)  
DCD department line [\(239\) 533-8585](#)  
FAX [\(239\) 485-8344](#)  
[AGetch@leegov.com](mailto:AGetch@leegov.com)

---

**From:** John Podczerwinsky [<mailto:John.Podczerwinsky@dplummer.com>]  
**Sent:** Wednesday, February 08, 2017 1:51 PM  
**To:** John Podczerwinsky; Getch, Andrew; Wu, Lili  
**Subject:** RE: #15568; CenterPlace CPA Traffic Study Addendum (CPA2016-00011)

Andy-

Thanks again for the assistance. Chuck Basinait sent me a request while we were preparing the report that I forward your reply to him as soon as it comes in, so that he can follow up with Planning staff on this matter.

If possible, would you mind affirming for us that the County won't require a revised segment analysis, or an additional round of sufficiency review for the CPA application?

Thanks,

**John M. Podczerwinsky, AICP**

Project Manager Transportation

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Fort Myers, Florida 33901

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---

**From:** John Podczerwinsky  
**Sent:** Wednesday, February 08, 2017 12:08 PM  
**To:** 'Getch, Andrew'; 'Wu, Lili'  
**Cc:** 'don@pegfl.net'; 'Charles Basinait'; Mark Gillis  
**Subject:** #15568; CenterPlace CPA Traffic Study Addendum (CPA2016-00011)

Andy, Wu,

Please find attached the CenterPlace Comprehensive Plan Amendment Traffic Study Addendum, which was prepared as a follow-up to our teleconference yesterday afternoon.

The attached .pdf document includes a summary of the revised development parameters and resulting trip generation estimate, which reflects lower external trips than those generated by the previous development parameters.

To reiterate my request from yesterday, once you have taken a look at the attachment, please provide your concurrence that there is no need to revise the segment analyses that have already been found sufficient for the CPA traffic study.

I plan to stop-by your office to deliver two printed copies of the addendum after lunch, and will be glad to address any other questions you might have at that time.

Thank you for your assistance,

**John M. Podczerwinsky, AICP**

Project Manager Transportation

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