TABLE 1
777 N FRONT STREET PROJECT - ALTERNATIVE 2
PROJECT TRIP GENERATION ESTIMATES

Land Use	Size	ITE Code	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	In	Out	Rate	In	Out	Trips	In	Out	Total	In	Out	Total
Proposed Land Uses																
Automobile Sales (New) [b]	155 ksf	840	Equation	1.87	50%	50%	Equation	48%	52%	4,411	145	145	290	144	157	301
Less: Walk/transit/bike credit [c]			*5%*	*5%*			*5%*			*(221)*	*(7)*	*(7)*	*(14)*	*(7)*	*(8)*	*(15)*
Total Driveway Trips										4,190	138	138	276	137	149	286
TOTAL DRIVEWAY TRIPS										**4,190**	**138**	**138**	**276**	**137**	**149**	**286**

Notes:

a. Source for trip generation rates: *Trip Generation Manual, 10th Edition* , Institute of Transportation Engineers (ITE), 2017.

b. ITE code 840 Automobiles Sales (New) was used with the General Urban/Suburban setting rate.
Daily Equation: T = 28.65(X) - 29.45
PM Equation: T = 1.80(X) - 21.60

c. A 5% walk/transit/bike credit was applied to account for the number and frequency of local bus service within walking distance of the Project.

TABLE 2
777 N FRONT STREET PROJECT - ALTERNATIVE 3
PROJECT TRIP GENERATION ESTIMATES

Land Use	Size	ITE Code	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	In	Out	Rate	In	Out	Trips	In	Out	Total	In	Out	Total
Proposed Land Uses																
Mid-Rise Apartments [b]	880 DU	221	Equation	Equation	26%	74%	Equation	61%	39%	4,794	75	213	288	218	139	357
Less: Walk/transit/bike credit [c]			*10%*	*10%*			*10%*			*(479)*	*(8)*	*(21)*	*(29)*	*(22)*	*(14)*	*(36)*
Total Driveway Trips										4,315	67	192	259	196	125	321
TOTAL DRIVEWAY TRIPS										**4,315**	**67**	**192**	**259**	**196**	**125**	**321**

Notes:

a. Source for trip generation rates: *Trip Generation Manual, 10th Edition* , Institute of Transportation Engineers (ITE), 2017.

b. ITE code 221 Multifamily Housing Mid-Rise was used with the General Urban/Suburban setting rate.
Daily Equation: T = 5.45(X) - 1.75
AM Equation: Ln(T) = 0.98 Ln(X) - 0.98
PM Equation: Ln(T) = 0.96 Ln(X) - 0.63

c. A 10% walk/transit/bike credit was applied to account for the number and frequency of local bus service within walking distance of the Project.

TABLE 3
777 N FRONT STREET PROJECT - ALTERNATIVE 4
PROJECT TRIP GENERATION ESTIMATES

Land Use	Size	ITE Code	Trip Generation Rates [a]							Estimated Trip Generation						
			Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak Hour Trips			PM Peak Hour Trips		
			Rate	Rate	In	Out	Rate	In	Out	Trips	In	Out	Total	In	Out	Total
Proposed Land Uses																
Mid-Rise Apartments [b]	315 DU	221	Equation	Equation	26%	74%	Equation	61%	39%	1,715	27	78	105	81	52	133
Less: Internal capture [c]			*1%*		*1%*	*2%*		*1%*	*5%*	*(17)*	*0*	*(1)*	*(1)*	*(1)*	*(3)*	*(4)*
Less: Walk/transit/bike credit [d]			*10%*	*10%*			*10%*			*(172)*	*(3)*	*(8)*	*(11)*	*(8)*	*(5)*	*(13)*
Total Driveway Trips										1,527	24	69	93	72	44	116
Retail/Gallery Space	0.587 ksf	820	37.75	0.94	62%	38%	3.81	48%	52%	22	1	0	1	1	1	2
Less: Internal capture [c]			*25%*		*0%*	*0%*		*67%*	*67%*	*(6)*	*0*	*0*	*0*	*(1)*	*(1)*	*(2)*
Less: Walk/transit/bike credit [d]			*5%*	*5%*			*5%*			*(1)*	*0*	*0*	*0*	*0*	*0*	*0*
Total Driveway Trips										15	1	0	1	0	0	0
Hotel [d]	169 rooms	310	8.36	Equation	59%	41%	Equation	51%	49%	1,413	47	32	79	52	49	101
Less: Internal capture [c]			*1%*		*0%*	*2%*		*5%*	*1%*	*(14)*	*0*	*(1)*	*(1)*	*(3)*	*0*	*(3)*
Less: Walk/transit/bike credit [d]			*10%*	*10%*			*10%*			*(141)*	*(5)*	*(3)*	*(8)*	*(5)*	*(5)*	*(10)*
Total Driveway Trips										1,258	42	28	70	44	44	88
High-Turnover (Sit-Down) Restaurant [e]	0.990 ksf	932	112.18	9.94	55%	45%	9.77	62%	38%	111	6	4	10	6	4	10
Less: Internal capture [c]			*13%*		*24%*	*7%*		*26%*	*42%*	*(14)*	*(1)*	*0*	*(1)*	*(2)*	*(2)*	*(4)*
Less: Walk/transit/bike credit [d]			*5%*	*5%*			*5%*			*(6)*	*0*	*0*	*0*	*0*	*0*	*0*
Total Driveway Trips										91	5	4	9	4	2	6
TOTAL DRIVEWAY TRIPS										**2,891**	**72**	**101**	**173**	**120**	**90**	**210**

Notes:

a. Source for trip generation rates: *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers (ITE), 2017.

b. ITE code 221 Multifamily Housing Mid-Rise was used with the General Urban/Suburban setting rate.
Daily Equation: T = 5.45(X) - 1.75
AM Equation: Ln(T) = 0.98 Ln(X) - 0.98
PM Equation: Ln(T) = 0.96 Ln(X) - 0.63

c. Internal capture represents the percentage of trips between land uses that occur within the site. Transportation Research Board (TRB) National Cooperative Highway Research Program (NCHRP) Report 684: Enhancing Internal Trip Capture Estimation for Mixed-Use Developments, 2011.

d. A 5-10% walk/transit/bike credit was applied to account for the number and frequency of local bus service within walking distance of the Project.

e. AM Equation: T = 0.50(X) - 5.34
PM Equation: T = 0.75(X) - 26.02