Submitted into the record by Gary Hunter at the 3-8-2021 Special Meeting

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# TRAFFIC IMPACT STATEMENT

## RIVERLAND/KENNEDY
## PORT ST LUCIE, FLORIDA

**Prepared for:**

G.L. Homes
1600 Sawgrass Corporate Parkway
Suite 230
Sunrise, Florida 33323

Job No. 20-032

Date: August 26, 2020

BRYAN G. KELLEY LICENSE No. 74006 AUG 26 2020 STATE OF FLORIDA PROFESSIONAL ENGINEER

Bryan G. Kelley
FL Reg. No. 74006

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## 1.0 SITE DATA

The subject property known as the Riverland/Kennedy DRI is generally located west of Community Boulevard, north of the Martin County/St. Lucie County line, east of Range Line Road, and south of Discovery Way. Figure 1 presents a vicinity map. The Riverland/Kennedy DRI is one of four DRI's that are part of the area known as the Southwest Annexation Area. The purpose of this study is to address the traffic impact of the proposed changes to the Master Plan. The applicant is relocating land uses within the overall Master Plan. However, the overall acreage for each of the uses, the land use intensities, and the approved phasing schedule is not being modified. The existing phasing schedule is provided in Table 1 below:

**Table 1**
**Existing Phasing Schedule**

| Phase | Residential (DU)* | Retail (SF) | Research & Office (SF) | Light Industrial (SF) | Institutional & Civic |
|---|---|---|---|---|---|
| **1** | 2,500 | 192,000 | 136,125 | 136,125 | 25,000 |
| **2** | 7,901 | 540,668 | 408,375 | 408,375 | 215,327 |
| **3** | 1,299 | 160,000 | 408,375 | 408,375 | 87,000 |
| **4** | 0 | 0 | 408,375 | 408,375 | 0 |
| **Total** | 11,700 | 892,668 | 1,361,250 | 1,361,250 | 327,327 |

*Residential units of 8,424 single family units and 3,276 multi-family dwelling units.

To properly reflect the existing and proposed plan of development, 3,275 of the overall 8,424 single family dwelling units are to be designated as age-restricted single family. The age-restricted single family land use category was not available in the ITE Trip Generation when the Western Annexation Traffic Study (WATS) was completed.

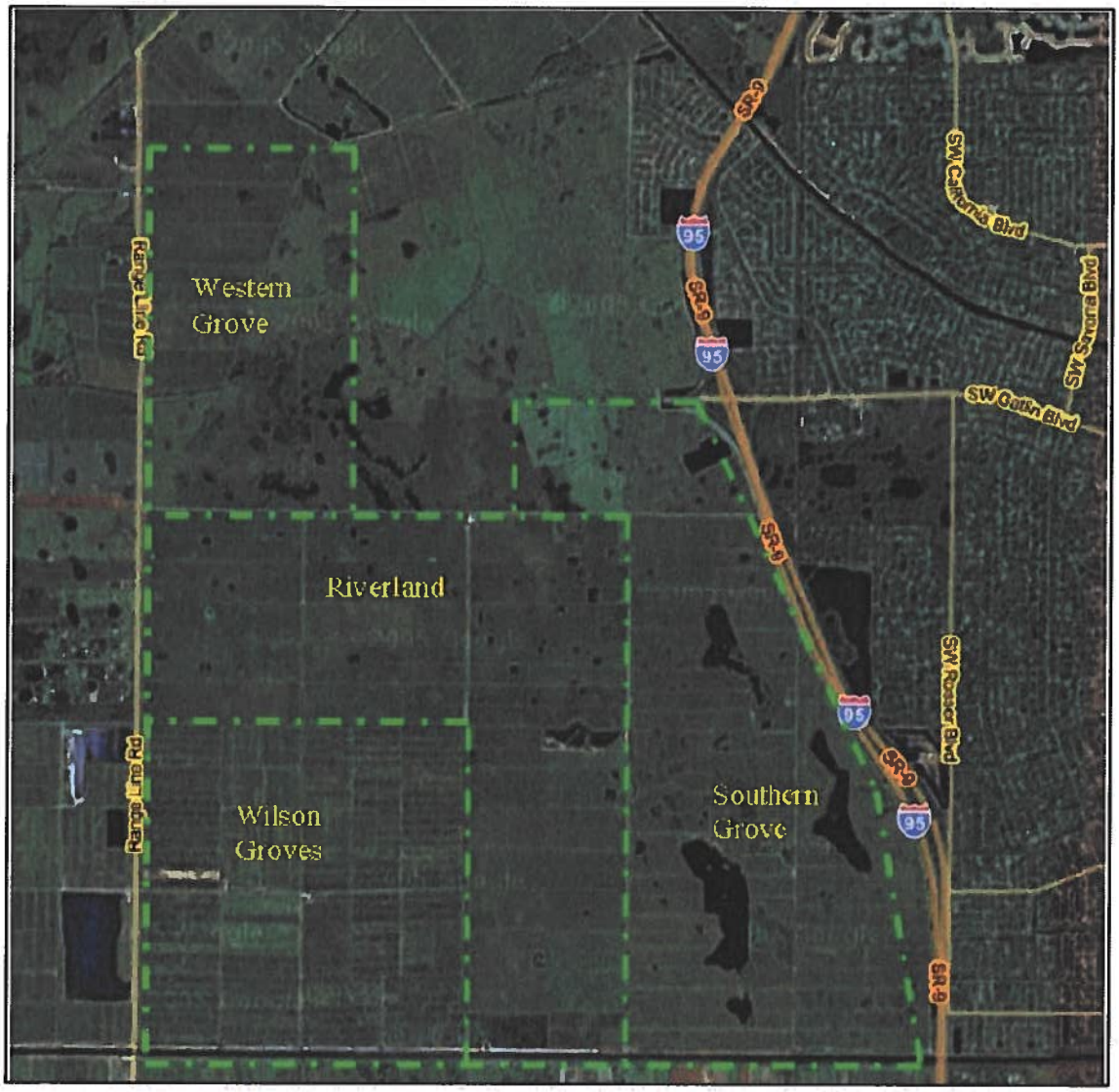



**FIGURE 1. Vicinity Map**
Source: Western Annexation Traffic Study, MTP Group, January 2006

## 2.0 SUMMARY OF CHANGES

The approved and proposed Master Plan are provided in Appendix "A" and Appendix "B", respectively. Only single family residential, mixed use residential, and neighborhood commercial are being relocated on the Master Plan as part of this application. A summary of the changes is provided below in Table 2.

**Table 2**
**Summary of Changes**

| Parcel | Approved Uses | Proposed Uses | Net Change |
|---|---|---|---|
| **A** | | | No Changes |
| **B** | 339 Acres Residential and 30 Acres Neighborhood Commercial | 334 Acres Residential, 4 Acres Neighborhood Commercial, and 31 Acres Mixed Use | -5 Acres Residential, -26 Acres Commercial, and 31 Acres Mixed Use |
| **C** | | | No Changes |
| **D** | 426 Acres Residential and 10 Acres Neighborhood Commercial | 436 Acres Residential | 10 Acres Residential and -10 Acres Neighborhood Commercial |
| **E** | | | No Changes |
| **F** | 393 Acres Residential and 31 Acres Neighborhood Commercial | 399 Acres Residential and 25 Acres Neighborhood Commercial | 6 Acres Residential and -6 Acres Neighborhood Commercial |
| **G** | 345 Acres Residential, 10 Acres Neighborhood Commercial | 334 Acres Residential and 21 Acres Neighborhood Commercial | -11 Acres Residential and 11 Acres Neighborhood Commercial |
| **South of Becker Rd** | 290 Acre Mixed Use | 259 Acre Mixed Use and 31 Acre Neighborhood Commercial | -31 Acre Mixed Use and 31 Acre Neighborhood Commercial |

Note: Only the uses being relocated are shown in Table 2 above.

## 3.0 TRAFFIC ANALYSIS METHODOLOGY

As previously stated, the developer is only changing land use locations within the overall Master Plan. The developer is not requesting any removal or changes to their conditions of approval regarding the required roadway improvements. The existing development order also already requires a trip generation analysis as part of each Site Plan application and has other traffic monitoring conditions. Due to the above circumstances, a comprehensive modeling analysis was not performed. Instead, the traffic analysis methodology includes the following:

1. Comparison of trip generation between previously approved plans and the proposed overall master plan.

2. Modified trip distribution based on the comparison of the land use locations of the approved WATS and the proposed master plan.

3. Roadway capacity analysis within the internal DRI roadway network. Since the overall land use intensities are not changing, it was assumed that the trip distribution and impact outside of the subject DRI would remain the same.

## 4.0 TRAFFIC GENERATION

The traffic to be generated by the overall DRI has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 10th Edition* as required by the development order. To be consistent with the WATS, a similar methodology was used. The overall DRI was divided into 12 Traffic Analysis Zones "TAZ's". The trip generation for each of the TAZ's was calculated individually and utilized the same internal capture rates as the WATS. However, the pass-by rate for commercial was changed to 34% to be consistent with the ITE Trip Generation, 10th Edition. It should be noted that the land use intensities are estimated for each TAZ based on the total acreage and the approved and proposed Master Plans. However, the exact land use intensity, location, and layout will be more defined during each Site Plan submittal which includes a cumulative trip generation analysis. The trip generation analysis was prepared for four (4) scenarios which are summarized below:

1. Approved WATS. The trip generation for this scenario is directly from the WATS which utilized rates from the ITE Trip Generation, 7th Edition.

2. WATS TAZ land use locations using the ITE Trip Generation, 10th Edition

3. Currently approved master plan. This scenario reflects the land use locations in the current approved master plan using the ITE Trip Generation, 10th Edition.

4. Proposed master plan. The scenario reflects the land use locations for the proposed master plan using the ITE Trip Generation, 10th Edition.

Each of the above referenced scenarios reflect different land use locations and/or trip generation rates. However, the overall land use intensities are the same for each scenario with the exception of the proposed master plan which includes 3,275 age restricted single family dwelling units out of the 8,424 overall single-family dwelling units. The balance of the single-family dwelling units (5,149) was analyzed using the standard ITE Land Use 210 (non-age restricted) single family rate to use the most conservative trip generation rate. Therefore, the developer may elect to construct more than the 3,275 age restricted dwelling units but it would result in less trips than assumed in the analysis.

**Table 3**
**Trip Generation Comparison**

| Scenario | Daily | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|
| | Gross Trips | Internal Capture | Pass-By | Net Trips | Gross Trips | Internal Capture | Pass-By | Net Trips |
| **WATS** | 182,479 | 14,717 | 5,253 | 162,509 | 18,470 | 1,312 | 486 | 16,672 |
| **WATS Land Uses with ITE 10th** | 181,860 | 13,183 | 14,181 | 154,496 | 18,123 | 1,217 | 1,317 | 15,590 |
| **Approved Master Plan** | 183,633 | 14,166 | 14,402 | 155,065 | 18,199 | 1,313 | 1,326 | 15,562 |
| **Proposed Master Plan** | 170,277 | 14,556 | 14,556 | 140,429 | 16,199 | 1,404 | 1,339 | 13,455 |

Note: The trip generation comparison above does not reflect the internal capture within the overall DRI between TAZ's.

The trip generation calculations including the internal capture spreadsheets are included in Appendix "C" for reference.

## 5.0 TRIP DISTRIBUTION

The trip distribution was determined by first reviewing the trip distribution model utilized for the Riverland/Kennedy DRI in the approved WATS. The distribution was then adjusted as applicable based on the proposed trip generation of each of the TAZ's. It was assumed that the distribution outside of the DRI boundaries would remain the same since the overall land uses and intensities were not changing. The WATS trip distribution is included in Appendix "D" and the proposed new trip distribution is shown below in Figure 2.

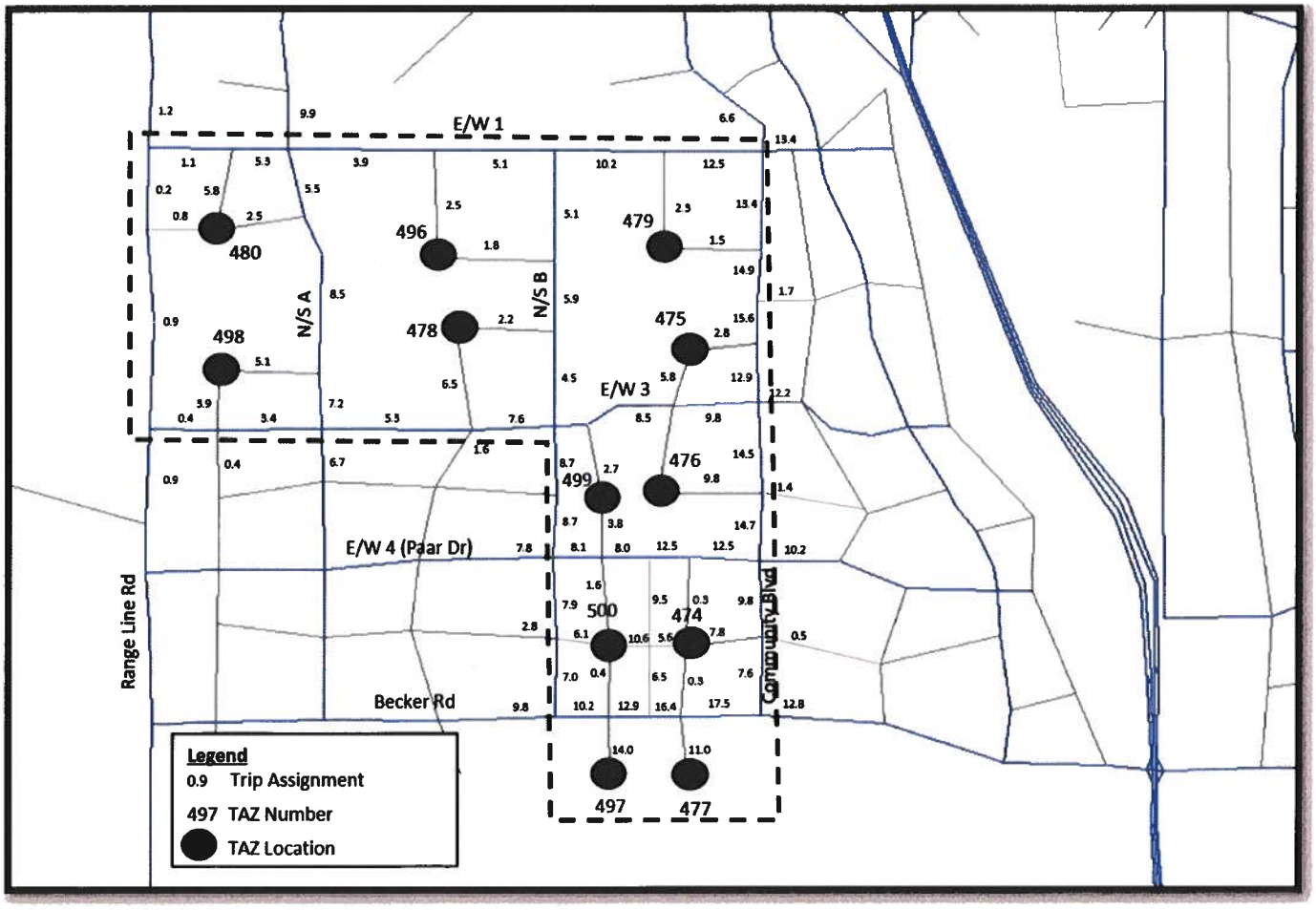



**FIGURE 2. Trip Distribution**

## 6.0 ROADWAY ANALYSIS

To determine the impact of the proposed development plan, the roadway capacity analysis from the WATS was first reviewed. The proposed project impact for each link was calculated by multiplying the proposed trip distribution by the overall revised trip generation. The net difference in project impact was then determined by subtracting the previous Riverland/Kennedy project trips. The net difference in project trips was then added or subtracted to the WATS peak hour traffic analysis. A peak to daily ratio of (K Factor) of 0.95 and a directional distribution factor (D) of 0.55 was used to be consistent with the WATS. The roadway capacity thresholds are based on the FDOT 2020 Q/LOS tables. Since it was assumed that the trip distribution would remain the same outside of the project limits and the new trip generation is less than the trip generation approved in the WATS, the traffic analysis was conducted for only the internal and adjacent roadways to the Riverland/Kennedy DRI.

Table 4 documents the traffic analysis and demonstrates that all roadways will meet applicable Level of Service standards based on the committed number of roadway lanes. The WATS trip generation and buildout analysis is included in Appendix "D" and the FDOT Q/LOS table is included in Appendix "E".

## Table 4
## Roadway Capacity Analysis

| Roadway | From | To | WATS Trip Assignment | WATS AADT Assignment | New Trip Assignment | New AADT Assignment | Trip Difference (New - WATS) | | | | WATS Analysis | | | New Analysis | | | Lane | Meet LOS? |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | AADT | Peak Hour | NB/EB | SB/WB | Peak Hour | NB/EB | SB/WB | NB/EB | SB/WB | Capacity | | |
| Becker Rd | N/S A | N/S B | 9.8% | 13,728 | 9.8% | 11,863 | -1865 | -177 | -97 | -80 | 3137 | 1725 | 1412 | 1628 | 1332 | 2000 | 4 | Yes |
| | N/S B | N/S B/C | 11.1% | 15,549 | 12.9% | 15,615 | 66 | 6 | 3 | 3 | 3689 | 1660 | 2029 | 1663 | 2032 | 3020 | 6 | Yes |
| | N/S B/C | Community Blvd | 13.5% | 18,911 | 17.5% | 21,184 | 2273 | 216 | 97 | 119 | 4200 | 1890 | 2310 | 1987 | 2429 | 3020 | 6 | Yes |
| | Community Blvd | Village Pkwy | 12.8% | 17,931 | 12.8% | 15,494 | -2437 | -232 | -127 | -104 | 3347 | 1841 | 1506 | 1714 | 1402 | 3020 | 6 | Yes |
| N/S A | Paar Dr | Open View | 6.7% | 9,386 | 6.7% | 8,110 | -1276 | -121 | -67 | -55 | 2522 | 1387 | 1135 | 1320 | 1080 | 2000 | 4 | Yes |
| | Open View | E/W 1 | 7.7% | 10,786 | 8.5% | 10,289 | -497 | -47 | -26 | -21 | 2575 | 1416 | 1159 | 1390 | 1138 | 2000 | 4 | Yes |
| | E/W 1 | Gatlin Blvd | 9.9% | 13,868 | 9.9% | 11,984 | -1884 | -179 | -98 | -81 | 3162 | 1739 | 1423 | 1641 | 1342 | 2000 | 4 | Yes |
| N/S B | Becker Rd | Paar Dr | 6.3% | 8,825 | 7.9% | 9,563 | 738 | 70 | 39 | 32 | 1327 | 730 | 597 | 769 | 629 | 2000 | 4 | Yes |
| | Paar Dr | Open View | 7.9% | 11,067 | 8.7% | 10,531 | -536 | -51 | -23 | -28 | 1149 | 517 | 632 | 494 | 604 | 2000 | 4 | Yes |
| | Open View | E/W 1 | 7.7% | 10,786 | 5.9% | 7,142 | -3644 | -346 | -190 | -156 | 1134 | 624 | 510 | 434 | 354 | 2000 | 4 | Yes |
| Community Blvd | Becker Rd | Paar Dr | 6.0% | 8,405 | 9.8% | 11,863 | 3458 | 329 | 148 | 181 | 1382 | 622 | 760 | 770 | 941 | 2000 | 4 | Yes |
| | Paar Dr | Open View | 10.8% | 15,129 | 14.7% | 17,794 | 2665 | 253 | 114 | 139 | 2613 | 1176 | 1437 | 1290 | 1576 | 2000 | 4 | Yes |
| | Open View | E/W 1 | 11.9% | 16,670 | 14.9% | 18,036 | 1366 | 130 | 58 | 71 | 2250 | 1013 | 1238 | 1071 | 1309 | 2000 | 4 | Yes |
| | E/W 1 | Gatlin Blvd | 6.6% | 9,245 | 6.6% | 7,989 | -1256 | -119 | -54 | -66 | 1131 | 509 | 622 | 455 | 556 | 2000 | 4 | Yes |
| E/W 4 (Paar Dr) | N/S AB | N/S B | 7.8% | 10,926 | 7.8% | 9,442 | -1484 | -141 | -63 | -78 | 2070 | 932 | 1139 | 869 | 1061 | 2000 | 4 | Yes |
| | N/S B | N/S BC | 8.2% | 11,487 | 8.1% | 9,805 | -1682 | -160 | -72 | -88 | 2599 | 1170 | 1429 | 1098 | 1341 | 2000 | 4 | Yes |
| | N/S BC | Community Blvd | 11.7% | 16,390 | 12.5% | 15,131 | -1259 | -120 | -54 | -66 | 2882 | 1297 | 1585 | 1243 | 1519 | 2000 | 4 | Yes |
| | Community Blvd | Village Pkwy | 10.2% | 14,288 | 10.2% | 12,347 | -1941 | -184 | -83 | -101 | 2544 | 1145 | 1399 | 1062 | 1298 | 2000 | 4 | Yes |
| E/W 3 (Open View) | Range Line Road | N/S A | 0.4% | 560 | 0.4% | 484 | -76 | -7 | -3 | -4 | 27 | 12 | 15 | 9 | 11 | 880 | 2 | Yes |
| | N/S A | N/S B | 8.2% | 11,487 | 7.6% | 9,200 | -2287 | -217 | -98 | -119 | 1377 | 620 | 757 | 522 | 638 | 2000 | 4 | Yes |
| | N/S B | Community Blvd | 9.3% | 13,028 | 9.8% | 11,863 | -1165 | -111 | -50 | -61 | 1663 | 748 | 915 | 698 | 854 | 2000 | 4 | Yes |
| | Community Blvd | Village Pkwy | 12.2% | 17,090 | 12.2% | 14,768 | -2322 | -221 | -99 | -121 | 2918 | 1313 | 1605 | 1214 | 1484 | 2000 | 4 | Yes |
| E/W 1 | Range Line Road | N/S A | 5.7% | 7,985 | 5.3% | 6,416 | -1569 | -149 | -67 | -82 | 470 | 212 | 259 | 145 | 177 | 880 | 2 | Yes |
| | N/S A | N/S B | 4.8% | 6,724 | 5.1% | 6,174 | -550 | -52 | -24 | -29 | 944 | 425 | 519 | 401 | 490 | 880 | 2 | Yes |
| | N/S B | Community Blvd | 10.7% | 14,989 | 12.5% | 15,131 | 142 | 13 | 6 | 7 | 2130 | 959 | 1172 | 965 | 1179 | 2000 | 4 | Yes |
| | Community Blvd | Village Pkwy | 13.4% | 18,771 | 13.4% | 16,221 | -2550 | -242 | -109 | -133 | 3174 | 1428 | 1746 | 1319 | 1613 | 2000 | 4 | Yes |

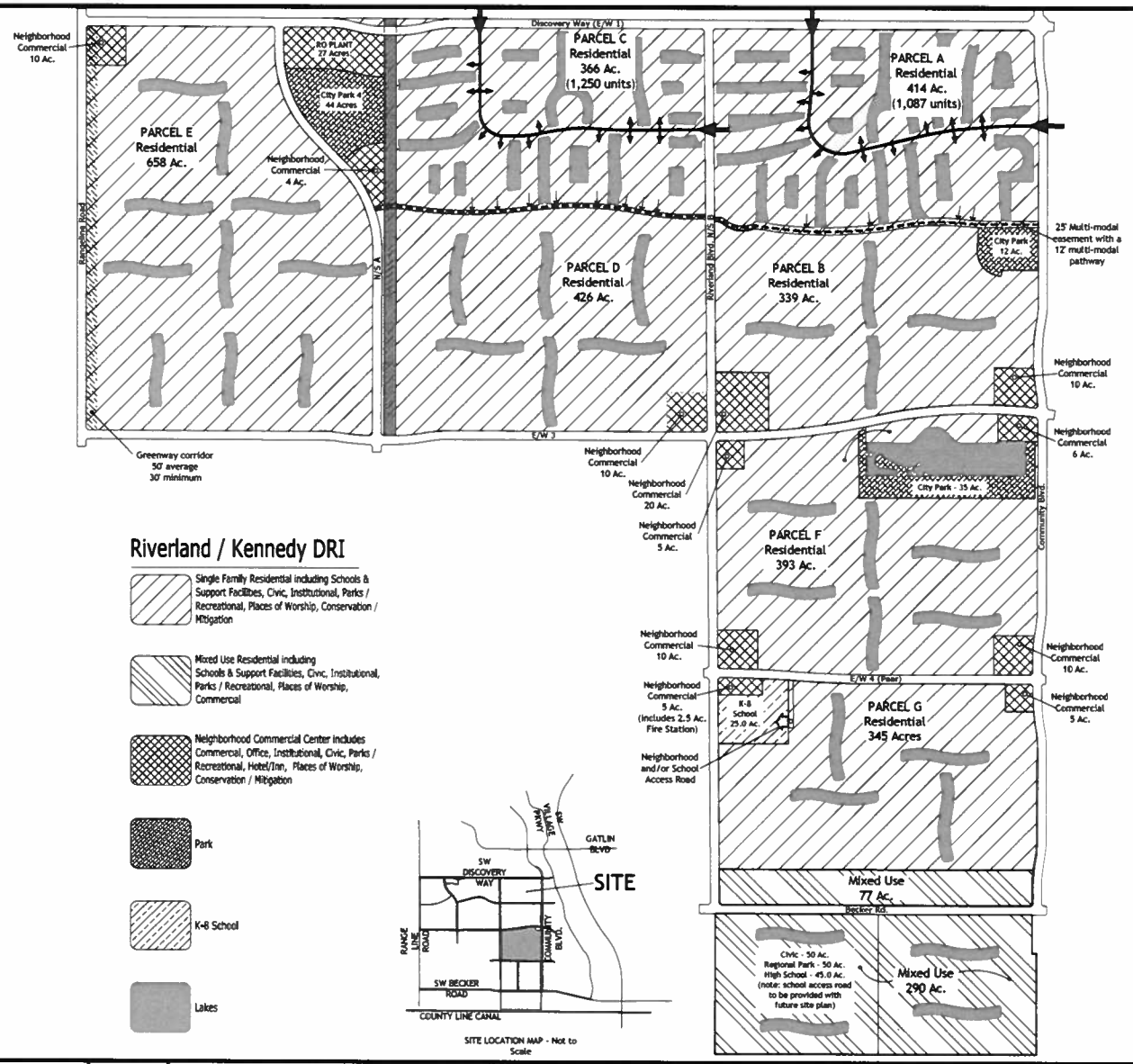
WATS Daily Trips = 140,083 (includes 13.8% internal capture between TAZ's)
New Daily Trips = 121,050 (includes 13.8% internal capture between TAZ's)

## 7.0 CONCLUSION

The subject property known as the Riverland/Kennedy DRI is generally located west of Community Boulevard, north of the Martin County/St. Lucie County line, east of Range Line Road, and south of Discovery Way. The applicant is relocating land uses within the overall Master Plan but the overall acreage for each of the uses, the land use intensities, and the approved phasing schedule is not being modified. However, the developer is designating 3,275 dwelling units of the approved 8,424 single family dwelling units as age-restricted. The age-restricted single family land use classification was not available in the ITE Trip Generation manual when the WATS was originally prepared. The results of the traffic analysis prepared in this study demonstrated that the proposed land use relocations and designation of 3,275 age restricted dwelling units will result in a reduction of trips from the approved WATS and the currently approved Master Plan. Additionally, the committed roadway network will meet applicable Level of Service requirements with the proposed land use relocations. The developer is not requesting any removal or changes to their conditions of approval regarding the required roadway improvements. However, the buildout years for each phase will be extended by approximately 13.5 years to account for emergency declaration time extensions authorized under Florida Statute.

# APPENDIX A

## APPROVED MASTER PLAN




## Site Data:

| | | |
|---|---|---|
| Total Site Area: | 3845.5 Ac. | 100% |
| Residential: | 2941 Ac. | |
| Mixed Use: | 367 Ac. | |
| Neighborhood Village Center: | 95 Ac. | |
| Stormwater Management (note 1): | 462 Ac. | |
| Utility Easement: | 31 Ac. | |
| Proposed ROW's: | 198 Ac. | |
| Schools: | 70 Ac. | |
| Fire Station: | 2.5 Ac. | |
| Active Parks: | 141 Ac. | |
| Required Minimum Land Uses: | 3 | |
| Provided Land Uses: | 3 | |

(Mixed Use, Residential, Neighborhood Village Center)

Note 1: Stormwater Mgmt. Acres are also included in the Residential Acres

## Land Development Criteria:

Residential Area (policy 1.2.2.3)

| | |
|---|---|
| Minimum Size: (Req/Pro) | 10/336 Ac. |
| Maximum Size: (Req/Pro) | 750/658 Ac. |
| Maximum Building Lot Coverage: | |
| Single Family Detached: | 60% |
| All other uses: | 80% |
| Maximum Impervious Lot Area: | |
| Single Family Detached: | 80% |
| All other uses: | 90% |
| Minimum Open Space: | 30% |
| Minimum Density of Residential Area: | 1 unit/net acre |
| Maximum Density of Residential Area: | 20 units/net acre |
| Maximum Building Height: | 35' |

Mixed Use Area (policy 1.2.2.7)

| | |
|---|---|
| Minimum Size: (Req/Pro) | 30/77 Ac. |
| Maximum Size: (Req/Pro) | 300/290 Ac. |
| Maximum Building Lot Coverage: | 80% |
| Maximum Impervious Lot Area: | 90% |
| Minimum Open Space: | 10% |
| Minimum Density of Residential Area: | 5 units/net acre |
| Maximum Density of Residential Area: | 20 units/net acre |
| Maximum Building Height: | 100' |
| Required Open Space: | 10% |
| Required Usable Open Space: | 5% |

Neighborhood Village Center (policy 1.2.2.4)

| | |
|---|---|
| Minimum Size: (Req/Pro) | 3/5 Ac. |
| Maximum Size: (Req/Pro) | 35/20 Ac. |
| Maximum Building Lot Coverage: | 80% |
| Maximum Impervious Lot Area: | 90% |
| Minimum Density of Residential Area: | 5 units/net acre |
| Maximum Density of Residential Area: | 20 units/net acre |
| Maximum Building Height: | 50' |

## Notes:

The Riverland/Kennedy Conceptual Plan was provided to validate M.P.U.D. requirements and is not meant to grant specific site plan approval. Individual site & parcel plans will be submitted to the City of PSL for review and approval.

The new community shall be developed in conjunction with the provision of adequate public facilities.

Master Access Management Plan: all future points of ingress/egress for each development shall comply with minimum FDOT access management standards pertaining to separation requirements to existing access points.

Storm water management system shall be designed to treat and convey the stormwater from the ultimate sections from the adjacent roadways: Community Blvd., N/S A, N/S B, and Discovery Way, E/W 3, E/W 4, and Becker Road. Appropriate flowage easements will be provided to the city.

*Riverland Conceptual MP05 2020-04-09*

0 500 1,000 (1/4 Mile) 2,000 3,000 (1/2 Mile) 4,000 (1/2 Mile) 5,000 (1 Mile)

1600 Sawgrass Corporate Pkwy - Suite 400
Sunrise, Florida 33323

SCALE: 1" = 10'
DATE: 2019-09-10
DESIGNED BY: FPG
CHECKED BY: GD
FILE NAME: Exhibit—

# RIVERLAND/KENNEDY DRI

Port St. Lucie

Conceptual Master Plan

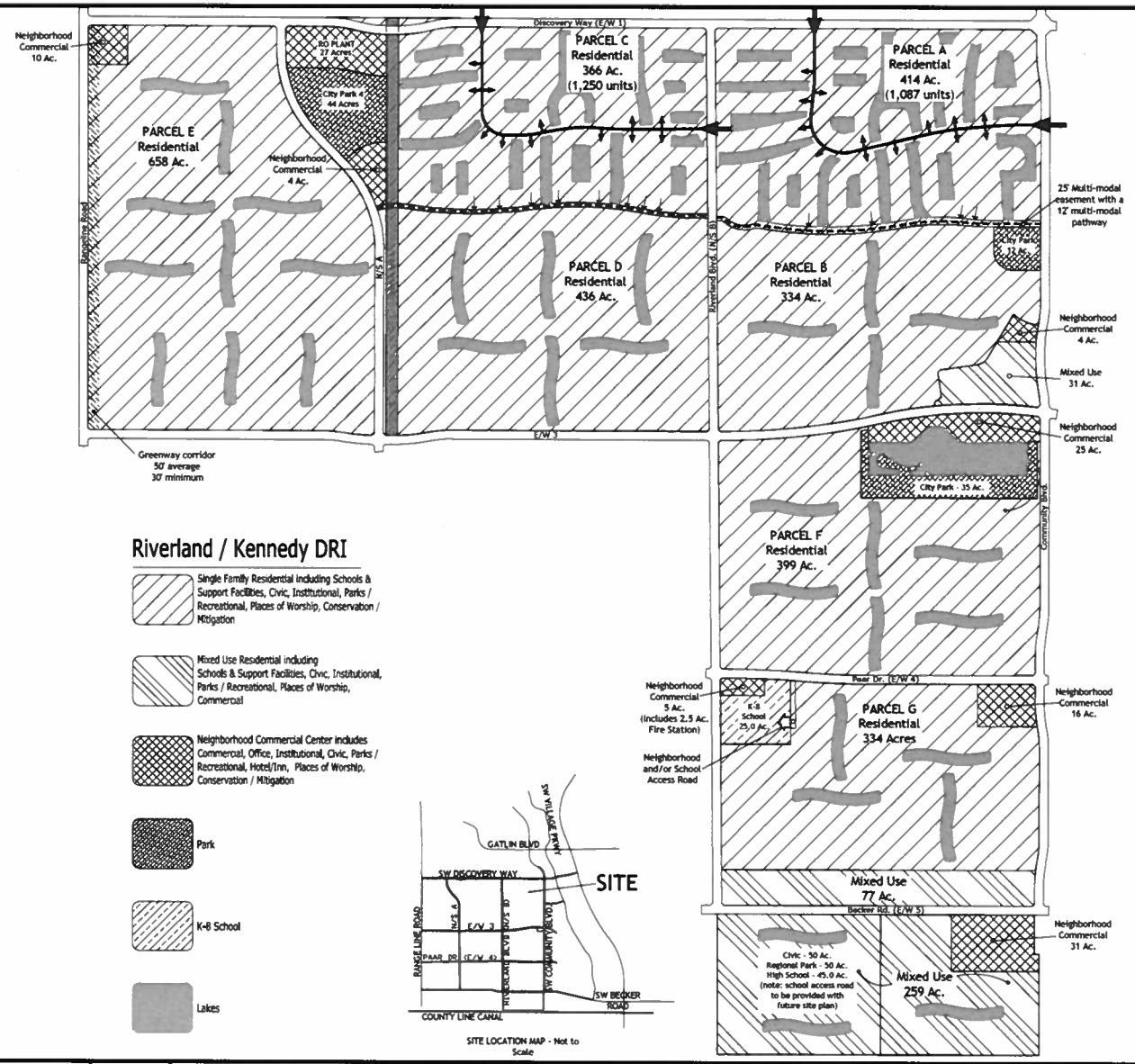
(P20-053)

PSLUSD 11-840-00

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CONCEPTUAL MP\RIVERLAND CONCEPTUAL MP05 2020-04-09.DWG Plot Date: 4/8/2020 10:20 AM by EVELYN.PACHECO

# APPENDIX B

## PROPOSED MASTER PLAN

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| | | |
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| Utility Easement: | 31 Ac. | |
| Proposed ROW's: | 198 Ac. | |
| Schools: | 70 Ac. | |
| Fire Station: | 2.5 Ac. | |
| Active Parks: | 141 Ac. | |
| Required Minimum Land Uses: | 3 | |
| Provided Land Uses: | 3 | |

(Mixed Use, Residential, Neighborhood Village Center)
Note 1: Stormwater Mgmt. Acres are also included in the Residential Acres

## Land Development Criteria:

Residential Area (policy 1.2.2.3)

| | |
|---|---|
| Minimum Size: (Req/Pro) | 10/334 Ac. |
| Maximum Size: (Req/Pro) | 750/658 Ac. |
| Maximum Building Lot Coverage: | |
| Single Family Detached: | 60% |
| All other uses: | 80% |
| Maximum Impervious Lot Area: | |
| Single Family Detached: | 80% |
| All other uses: | 90% |
| Minimum Open Space: | 30% |
| Minimum Density of Residential Area: | 1 unit/net acre |
| Maximum Density of Residential Area: | 20 units/net acre |
| Maximum Building Height: | 35' |

Mixed Use Area (policy 1.2.2.7)

| | |
|---|---|
| Minimum Size: (Req/Pro) | 30/31 Ac. |
| Maximum Size: (Req/Pro) | 300/259 Ac. |
| Maximum Building Lot Coverage: | 80% |
| Maximum Impervious Lot Area: | 90% |
| Minimum Open Space: | 10% |
| Minimum Density of Residential Area: | 5 units/net acre |
| Maximum Density of Residential Area: | 20 units/net acre |
| Maximum Building Height: | 100' |
| Required Open Space: | 10% |
| Required Usable Open Space: | 5% |

Neighborhood Village Center (policy 1.2.2.4)

| | |
|---|---|
| Minimum Size: (Req/Pro) | 3/4 Ac. |
| Maximum Size: (Req/Pro) | 35/31 Ac. |
| Maximum Building Lot Coverage: | 80% |
| Maximum Impervious Lot Area: | 90% |
| Minimum Density of Residential Area: | 5 units/net acre |
| Maximum Density of Residential Area: | 20 units/net acre |
| Maximum Building Height: | 50' |

## Notes:

The Riverland/Kennedy Conceptual Plan was provided to validate M.P.U.D. requirements and is not meant to grant specific site plan approval. Individual site & parcel plans will be submitted to the City of PSL for review and approval.

The new community shall be developed in conjunction with the provision of adequate public facilities.

Master Access Management Plan: all future points of ingress/egress for each development shall comply with minimum FDOT access management standards pertaining to separation requirements to existing access points.

Storm water management system shall be designed to treat and convey the stormwater from the ultimate sections from the adjacent roadways: Community Blvd., N/S A, Riverland Blvd., Discovery Way, E/W 3, Pear Dr. and Becker Road. Appropriate flowage easements will be provided to the city.

*Riverland Conceptual MP07 2020-07-06*

0 200 400 600 1,320 (1/4 Mile) 2000 2640 (1/2 Mile) 5,280 (1 Mile)

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE: 1" = 10'
DATE: 2020-07-08
DESIGNED BY: FPG
CHECKED BY: GD
FILE NAME: Exhibit—

# RIVERLAND/KENNEDY DRI

Port St. Lucie

Conceptual Master Plan

(P20-053)

PSLUSD 11-840-00

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CONCEPTUAL MP\RIVERLAND CONCEPTUAL MP07 2020-07-06.DWG Plot Date: 7/7/2020 11:49 AM by EVELYN.PACHECO

# APPENDIX C

## TRIP GENERATION CALCULATIONS

**WATS Land Uses**

| TAZ | Land Uses | | | | | | | | | | | | Daily Trips | | | | PM Peak Hour Trips | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Industrial | Single Family | Age Restricted SF | Multi-family | Elem School | Middle School | High School | Office | Civic | Inst. | Park | Retail | Gross Trips | IC | Pass-by Trips | Net Trips | Gross Trips | IC | Pass-by Trips | Net Trips |
| 474 | | 1,009 | | | 820 | | | | | | 8 | 112,000 | 16,770 | 2162 | 1960 | 12,648 | 1,666 | 204 | 179 | 1283 |
| 475 | | 1,132 | | 256 | | | | | | | | | 11,086 | 0 | 0 | 11,086 | 1,153 | 0 | 0 | 1153 |
| 476 | | 592 | | | | | | | | 69,000 | 6 | | 7,448 | 215 | 0 | 7,233 | 771 | 24 | 0 | 747 |
| 477 | | | | 1,870 | | | | | | | | | 10,173 | 0 | 0 | 10,173 | 737 | 0 | 0 | 737 |
| 478 | | 1,209 | | | | | | | | | | 142,000 | 17,929 | 1,526 | 2335 | 14,068 | 1,816 | 141 | 215 | 1460 |
| 479 | | 1,020 | | 300 | 820 | | | | | | 10 | 150,000 | 19,918 | 2,584 | 2397 | 14,937 | 1,945 | 244 | 222 | 1479 |
| 480 | | 550 | | | | | | | | 87,000 | 35 | 160,000 | 15,946 | 2,221 | 2475 | 11,250 | 1,560 | 211 | 230 | 1119 |
| 496 | | 983 | | | | | | | | | 29 | | 8,536 | 22 | 0 | 8,514 | 914 | 4 | 0 | 910 |
| 497 | 1,361,250 | | | | | | | 1,361,250 | | | | | 20,107 | 0 | 0 | 20,107 | 2,423 | 0 | 0 | 2423 |
| 498 | | 1,229 | | | | | | | | | 29 | | 10,478 | 22 | 0 | 10,456 | 1,132 | 4 | 0 | 1128 |
| 499 | | 700 | | 350 | | | | | | | | 120,000 | 14,939 | 1,360 | 2083 | 11,496 | 1,427 | 125 | 190 | 1112 |
| 500 | | | | 500 | | | 2,500 | | 101,781 | 171,327 | 55 | 208,868 | 28,530 | 3,071 | 2931 | 22,528 | 2,579 | 259 | 281 | 2039 |
| Total | 1,361,250 | 8,424 | 0 | 3,276 | 1,640 | 0 | 2,500 | 1,361,250 | 101,781 | 327,327 | 172 | 892,868 | 181,860 | 13,183 | 14,181 | 154,496 | 18,123 | 1,217 | 1,317 | 15,590 |

Notes:
Land Use intensities within each TAZ based on WATS traffic study
Trip Generation updated to reflect ITE 10th edition rates

**Current Approved Land Uses**

| TAZ | Land Uses | | | | | | | | | | | | Daily Trips | | | | PM Peak Hour Trips | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Industrial | Single Family | Age Restricted SF | Multi-family | Elem School | Middle School | High School | Office | Civic | Inst. | Park | Retail | Gross Trips | IC | Pass-by Trips | Net Trips | Gross Trips | IC | Pass-by Trips | Net Trips |
| 474 | 170,156 | 486 | | 568 | 820 | | | 170,156 | | | 0 | 47,000 | 15,312 | 1847 | 1034 | 12,431 | 1,451 | 162 | 89 | 1200 |
| 475 | | 956 | | | | | | | | | | 281,868 | 20,461 | 2432 | 3722 | 14,307 | 2,057 | 235 | 358 | 1464 |
| 476 | | 554 | | | | | | | | 69,000 | 35 | 150,000 | 15,075 | 2137 | 2369 | 10,569 | 1,474 | 203 | 219 | 1052 |
| 477 | 340,313 | | | 1,719 | | | | 340,313 | | | | | 14,520 | 156 | 0 | 14,365 | 1,285 | 22 | 0 | 1263 |
| 478 | | 1,201 | | | | | | | | | | 94,000 | 16,000 | 1152 | 1764 | 13,084 | 1,624 | 104 | 159 | 1361 |
| 479 | | 1,087 | | | | | | | | | 12 | | 9,347 | 7 | 0 | 9,340 | 1,005 | 2 | 0 | 1003 |
| 480 | | 576 | | | | | | | | 87,000 | 44 | 130,000 | 15,079 | 1979 | 2148 | 10,952 | 1,476 | 188 | 197 | 1091 |
| 496 | | 1,250 | | | | | | | | | 0 | | 10,619 | 0 | 0 | 10,619 | 1,148 | 0 | 0 | 1148 |
| 497 | 680,625 | | | 421 | | | 2,500 | 680,625 | | | 50 | | 17,598 | 519 | 0 | 17,079 | 1,744 | 39 | 0 | 1705 |
| 498 | | 1,280 | | | | | | | | | 0 | | 10,854 | 0 | 0 | 10,854 | 1,174 | 0 | 0 | 1174 |
| 499 | | 554 | | | | | | | | | | 140,000 | 12,581 | 1511 | 2313 | 8,757 | 1,223 | 140 | 213 | 870 |
| 500 | 170,156 | 480 | | 568 | 820 | | 0 | 170,156 | 101,781 | 171,327 | 0 | 50,000 | 26,187 | 2425 | 1052 | 22,710 | 2,538 | 216 | 91 | 2231 |
| Total | 1,361,250 | 8,424 | 0 | 3,276 | 1,640 | 0 | 2,500 | 1,361,250 | 101,781 | 327,327 | 141 | 892,868 | 183,633 | 14,166 | 14,402 | 155,065 | 18,199 | 1,313 | 1,326 | 15,562 |

Notes:
Land Use intensities within each TAZ estimated based on currently approved Master Plan
ITE 10th edition trip generation rates used

**Proposed Land Uses**

| TAZ | Land Uses | | | | | | | | | | | | Daily Trips | | | | PM Peak Hour Trips | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Industrial | Single Family | Age Restricted SF | Multi-family | Elem School | Middle School | High School | Office | Civic | Inst. | Park | Retail | Gross Trips | IC | Pass-by Trips | Net Trips | Gross Trips | IC | Pass-by Trips | Net Trips |
| 474 | 340,313 | 454 | | 568 | 820 | | | 340,313 | | | 0 | 150,000 | 21,912 | 3093 | 2303 | 16,516 | 2,147 | 289 | 213 | 1645 |
| 475 | | 0 | 938 | 458 | | | | | | | | 150,000 | 14,447 | 1584 | 2424 | 10,439 | 1,200 | 148 | 225 | 827 |
| 476 | | 554 | | | | | | | | 69,000 | 35 | 150,000 | 15,075 | 2137 | 2369 | 10,569 | 1,474 | 203 | 219 | 1052 |
| 477 | 170,156 | | | 1,261 | | | | 170,156 | | | | 178,868 | 18,409 | 2489 | 2626 | 13,294 | 1,644 | 224 | 248 | 1172 |
| 478 | | 1,230 | | | | | | | | | | 0 | 10,463 | 0 | 0 | 10,463 | 1,130 | 0 | 0 | 1130 |
| 479 | | 0 | 1,087 | 0 | | | | | | | 12 | | 4,602 | 6 | 0 | 4,596 | 310 | 2 | 0 | 308 |
| 480 | | 576 | | | | | | | | 87,000 | 44 | 130,000 | 15,079 | 1979 | 2148 | 10,952 | 1,476 | 188 | 197 | 1091 |
| 496 | | 0 | 1,250 | | | | | | | | 0 | | 5,194 | 1 | 0 | 5,193 | 345 | 0 | 0 | 345 |
| 497 | 680,625 | | | 421 | | | 2,500 | 680,625 | | | 50 | | 17,517 | 510 | 0 | 17,007 | 1,738 | 39 | 0 | 1699 |
| 498 | | 1,280 | | | | | | | | | 0 | | 10,854 | 0 | 0 | 10,854 | 1,174 | 0 | 0 | 1174 |
| 499 | | 575 | | | | | | | | | | 84,000 | 10,538 | 1068 | 1634 | 7,836 | 1,023 | 96 | 146 | 781 |
| 500 | 170,156 | 480 | | 568 | 820 | | 0 | 170,156 | 101,781 | 171,327 | 0 | 50,000 | 26,187 | 2425 | 1052 | 22,710 | 2,538 | 216 | 91 | 2231 |
| Total | 1,361,250 | 5,149 | 3,275 | 3,276 | 1,640 | 0 | 2,500 | 1,361,250 | 101,781 | 327,327 | 141 | 892,868 | 170,277 | 15,292 | 14,556 | 140,429 | 16,199 | 1,404 | 1,339 | 13,455 |

Notes:
Land Use intensities within each TAZ estimated based on proposed Master Plan
ITE 10th edition trip generation rates used
Yellow Highlight indicates change from approved land use intensity

Internal Capture between DRI per WATS = 13.80%
Internal DRI Trips = 19,379
Net Trips = 121,050

# WATS LAND USES

# WITH ITE TRIP GENERATION, 10TH EDITION RATES

# RIVERLAND

Scenario = WATS Buildout
TAZ = 474

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1,009 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 8,720 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 820 | Students | 1.89 | | | 1,550 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 8 | Acre | 0.78 | | | 6 |
| Gen. Commercial[e] | 820 | 112,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 6,494 |
| | | | Grand Totals: | | | | 16,770 |
| | | | | Internal Capture % = | | | 12.89% |
| | | | | Internal Capture Trips = | | | 2162 |
| | | | | External Trips = | | | 14,608 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 112,000 |
| External Trips = | 5,766 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 1960 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 12,648 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,009 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 589 | 346 | 935 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 820 | Students | 0.17 | 0.48 | 0.52 | 67 | 72 | 139 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 8 | Acre | 0.11 | 0.55 | 0.65 | 1 | 0 | 1 |
| Gen. Commercial[e] | 820 | 112,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 284 | 307 | 591 |
| | | | Grand Totals: | | | | 941 | 725 | 1,666 |
| | | | | Internal Capture % = | | | 12.27% | | |
| | | | | Internal Capture Trips = | | | 102 | 103 | 204 |
| | | | | External Trips = | | | 839 | 622 | 1,462 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 112,000 |
| External Trips = | 525 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 179 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 753 | 529 | 1283 |

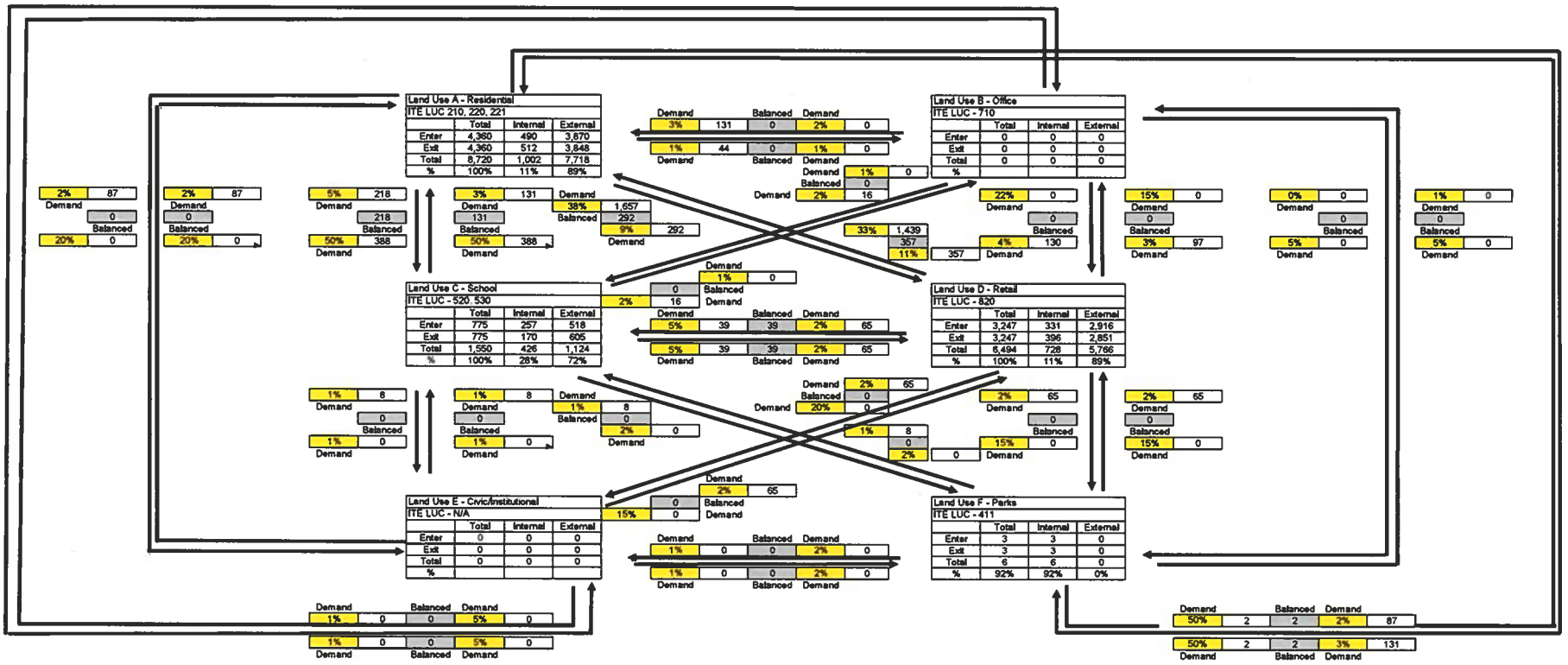


SIMMONS & WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 474

## DAILY INTERNAL CAPTURE



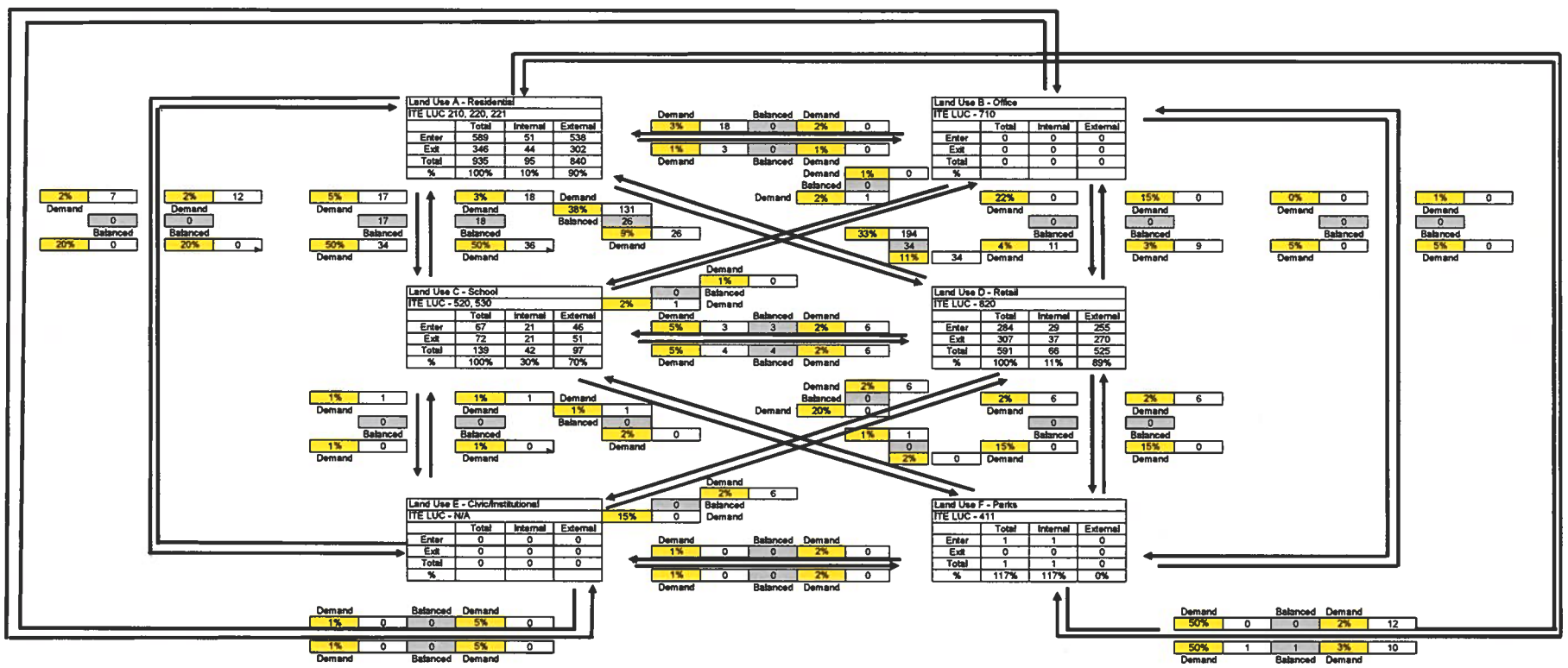

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 3,870 | 0 | 518 | 2,916 | 0 | 0 | 7,304 |
| Exit | 3,848 | 0 | 605 | 2,851 | 0 | 0 | 7,304 |
| Total | 7,718 | 0 | 1,124 | 5,766 | 0 | 0 | 14,608 |
| Raw Trip Gen | 8,720 | 0 | 1,550 | 6,494 | 0 | 6 | 16,770 |
| IC | 11.49% | #DIV/0! | 27.51% | 11.21% | #DIV/0! | 100.00% | 12.89% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 474

## PM INTERNAL CAPTURE




| NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| Category | A | B | C | D | E | F | Total |
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 538 | 0 | 46 | 255 | 0 | 0 | 839 |
| Exit | 302 | 0 | 51 | 270 | 0 | 0 | 622 |
| Total | 840 | 0 | 97 | 525 | 0 | 0 | 1,462 |
| Raw Trip Gen | 935 | 0 | 139 | 591 | 0 | 1 | 1,666 |
| IC | 10.16% | #DIV/0! | 30.17% | 11.24% | #DIV/0! | 100.00% | 12.27% |

# RIVERLAND

Scenario = WATS Buildout
TAZ = 475

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1,132 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 9,693 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 256 | Dwelling Units | 5.44 | | | 1,393 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | **Grand Totals:** | | | | **11,086** |
| | | | | **Internal Capture % =** | | | **0.00%** |
| | | | | **Internal Capture Trips =** | | | **0** |
| | | | | **External Trips =** | | | **11,086** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 11,086 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,132 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 658 | 386 | 1,044 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 256 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 66 | 43 | 109 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | **Grand Totals:** | | | | **724** | **429** | **1,153** |
| | | | | **Internal Capture % =** | | | **0.00%** | | |
| | | | | **Internal Capture Trips =** | | | **0** | **0** | **0** |
| | | | | **External Trips =** | | | **724** | **429** | **1,153** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 724 | 429 | 1153 |

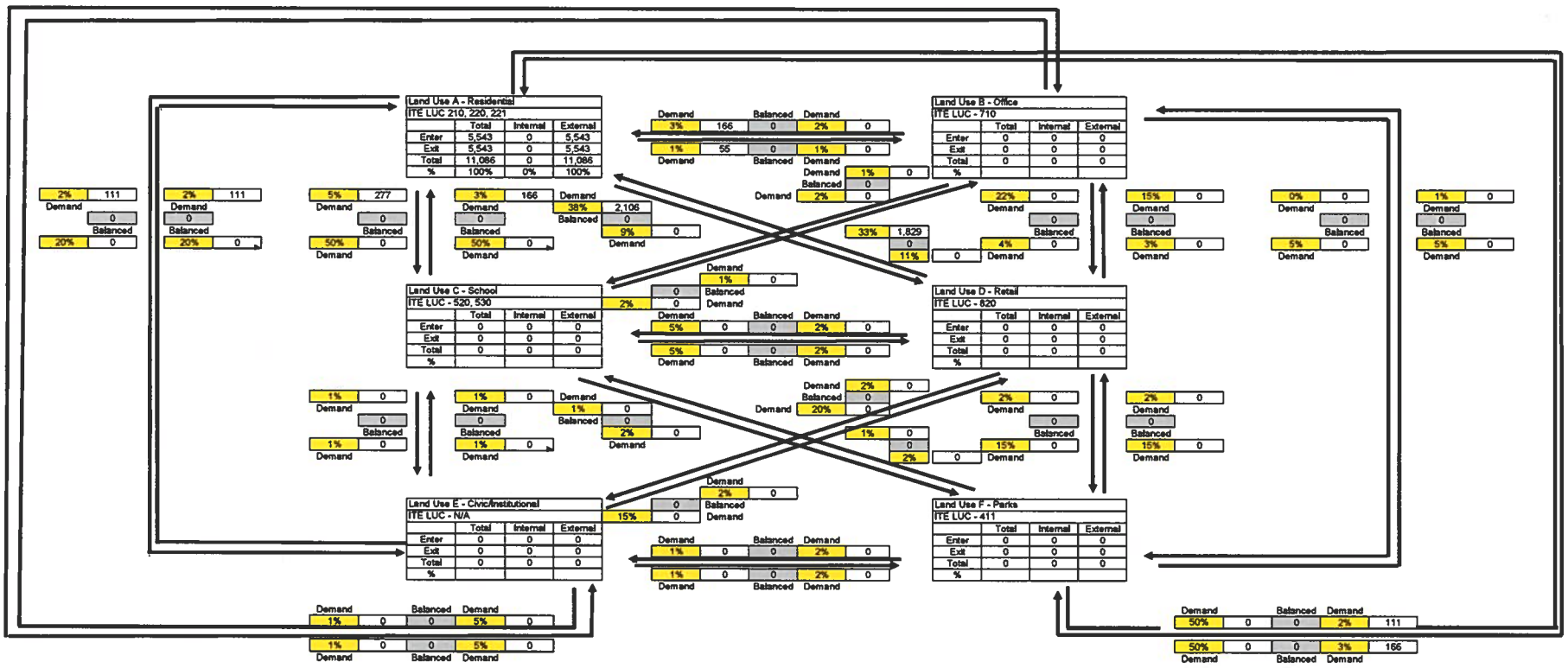


SIMMONS & WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 475

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

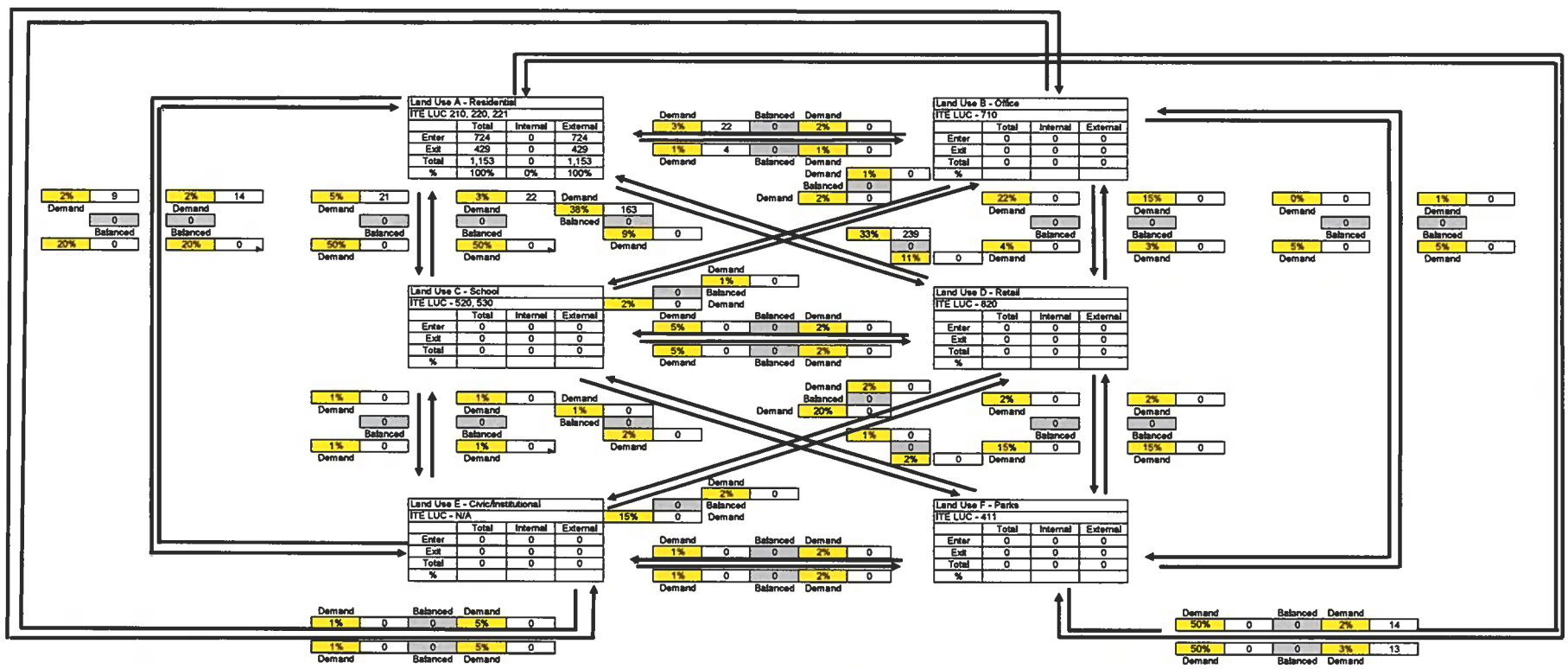
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 5,543 | 0 | 0 | 0 | 0 | 0 | 5,543 |
| Exit | 5,543 | 0 | 0 | 0 | 0 | 0 | 5,543 |
| Total | 11,086 | 0 | 0 | 0 | 0 | 0 | 11,086 |
| Raw Trip Gen | 11,086 | 0 | 0 | 0 | 0 | 0 | 11,086 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 475

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 724 | 0 | 0 | 0 | 0 | 0 | 724 |
| Exit | 429 | 0 | 0 | 0 | 0 | 0 | 429 |
| Total | 1,153 | 0 | 0 | 0 | 0 | 0 | 1,153 |
| Raw Trip Gen | 1,153 | 0 | 0 | 0 | 0 | 0 | 1,153 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

# RIVERLAND

Scenario = WATS Buildout
TAZ = 476

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 592 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 5,339 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 69,000 | S.F. | 30.49 | | | 2,104 |
| Park | 411 | 6 | Acre | 0.78 | | | 5 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 7,448 |
| | | | | Internal Capture % = | | | 2.88% |
| | | | | Internal Capture Trips = | | | 215 |
| | | | | External Trips = | | | 7,233 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 7,233 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 592 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 353 | 207 | 560 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 69,000 | S.F. | 3.05 | 0.40 | 0.60 | 84 | 126 | 210 |
| Park | 411 | 6 | Acre | 0.11 | 0.55 | 0.65 | 1 | 0 | 1 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 438 | 333 | 771 |
| | | | | Internal Capture % = | | | 3.14% | | |
| | | | | Internal Capture Trips = | | | 12 | 12 | 24 |
| | | | | External Trips = | | | 426 | 321 | 747 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 426 | 321 | 747 |

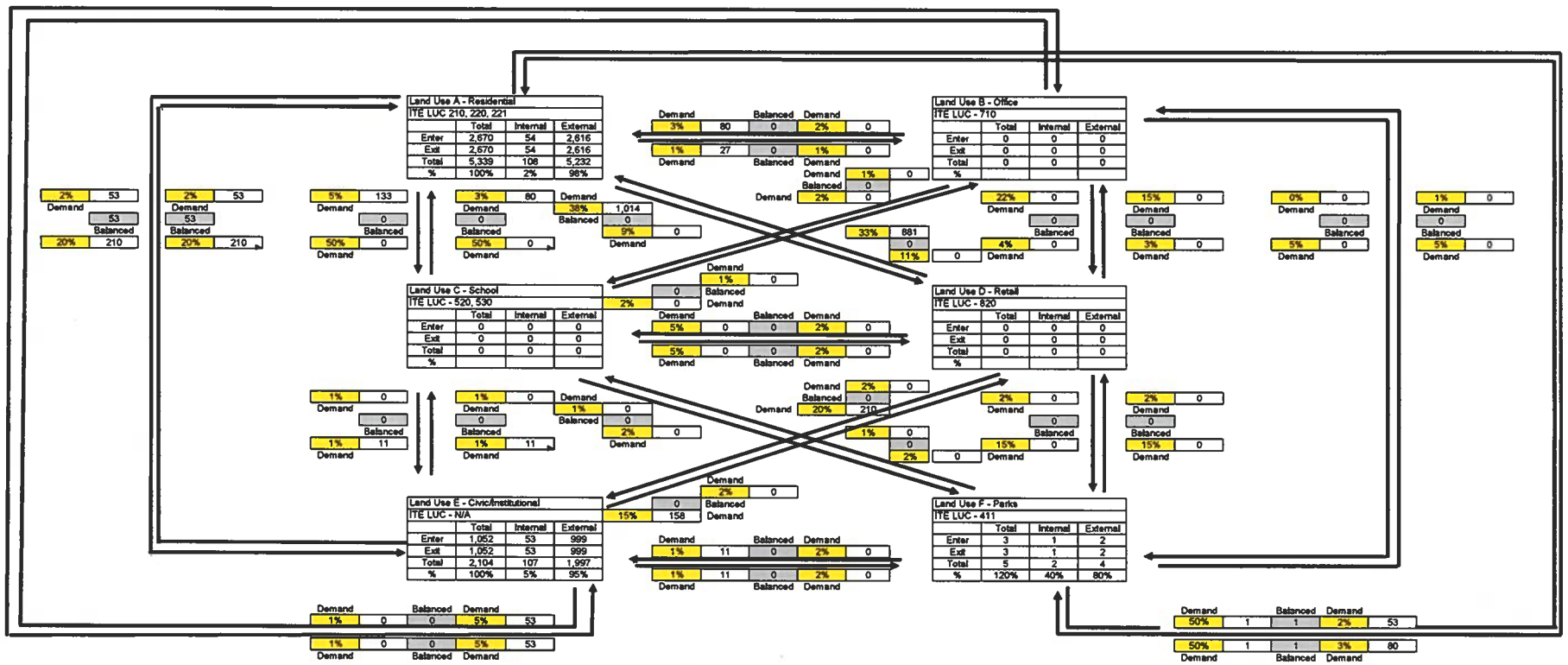


SIMMONS & WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 476

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

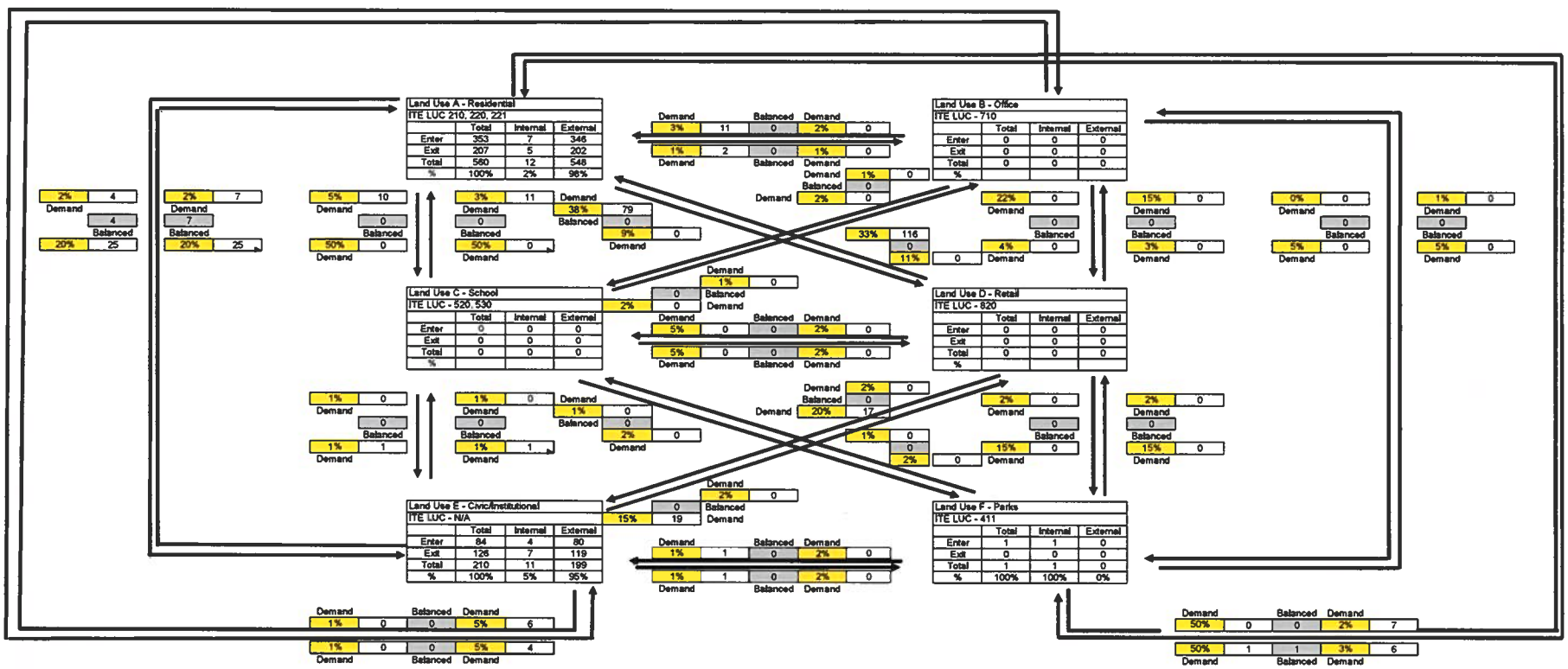
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 2,616 | 0 | 0 | 0 | 999 | 2 | 3,617 |
| Exit | 2,616 | 0 | 0 | 0 | 999 | 2 | 3,617 |
| Total | 5,232 | 0 | 0 | 0 | 1,997 | 4 | 7,233 |
| Raw Trip Gen | 5,339 | 0 | 0 | 0 | 2,104 | 5 | 7,448 |
| IC | 2.00% | #DIV/0! | #DIV/0! | #DIV/0! | 5.08% | 20.00% | 2.88% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 476

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 346 | 0 | 0 | 0 | 80 | 0 | 426 |
| Exit | 202 | 0 | 0 | 0 | 119 | 0 | 321 |
| Total | 548 | 0 | 0 | 0 | 199 | 0 | 747 |
| Raw Trip Gen | 560 | 0 | 0 | 0 | 210 | 1 | 771 |
| IC | 2.14% | #DIV/0! | #DIV/0! | #DIV/0! | 5.33% | 100.00% | 3.14% |

# RIVERLAND

Scenario = WATS 2 Buildout
TAZ = 477

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 1,870 | Dwelling Units | 5.44 | | | 10,173 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 10,173 |
| | | | | Internal Capture % = | | | -0.01% |
| | | | | Internal Capture Trips = | | | 0 |
| | | | | External Trips = | | | 10,173 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 10,173 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 1,870 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 450 | 287 | 737 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 450 | 287 | 737 |
| | | | | Internal Capture % = | | | 0.00% | | |
| | | | | Internal Capture Trips = | | | 0 | 0 | 0 |
| | | | | External Trips = | | | 450 | 287 | 737 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 450 | 287 | 737 |

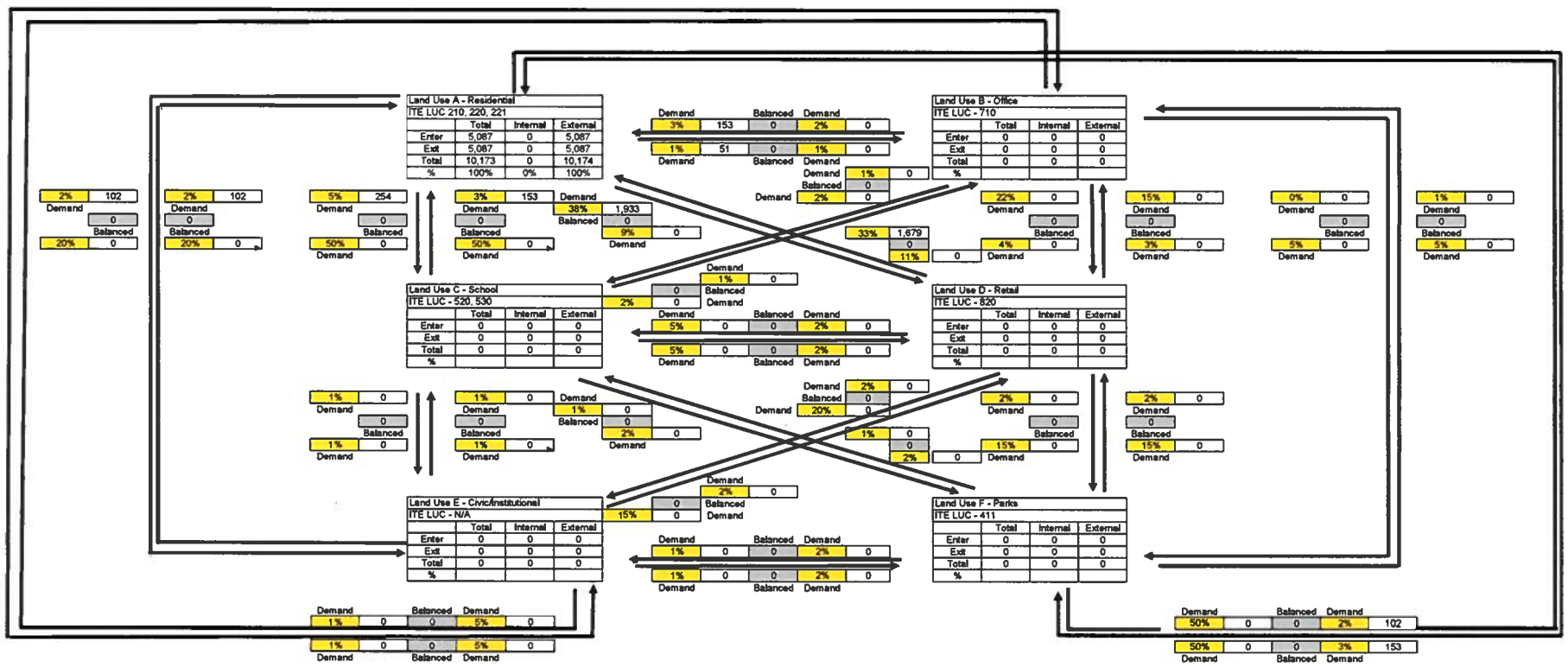


SIMMONS & WHITE

**RIVERLAND**

Scenario: WATS 2 Buildout
TAZ: 477

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

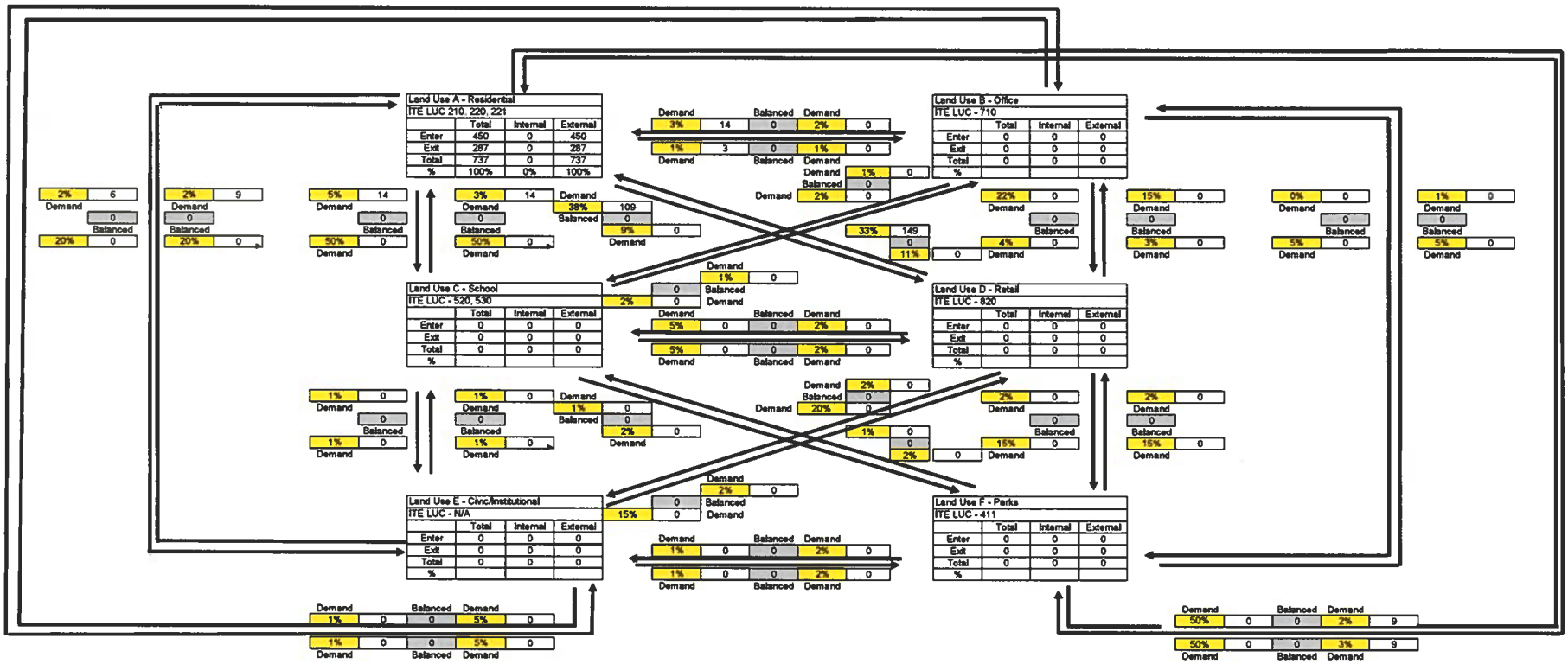
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 5,087 | 0 | 0 | 0 | 0 | 0 | 5,087 |
| Exit | 5,087 | 0 | 0 | 0 | 0 | 0 | 5,087 |
| Total | 10,174 | 0 | 0 | 0 | 0 | 0 | 10,174 |
| Raw Trip Gen | 10,173 | 0 | 0 | 0 | 0 | 0 | 10,173 |
| IC | -0.01% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | -0.01% |

**RIVERLAND**

Scenario: WATS 2 Buildout
TAZ: 477

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 450 | 0 | 0 | 0 | 0 | 0 | 450 |
| Exit | 287 | 0 | 0 | 0 | 0 | 0 | 287 |
| Total | 737 | 0 | 0 | 0 | 0 | 0 | 737 |
| Raw Trip Gen | 737 | 0 | 0 | 0 | 0 | 0 | 737 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

# RIVERLAND

Scenario = WATS 2 Buildout
TAZ = 478

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1,209 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 10,298 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 142.000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 7,631 |
| | | | **Grand Totals:** | | | | **17,929** |
| | | | | **Internal Capture % =** | | | **8.51%** |
| | | | | **Internal Capture Trips =** | | | **1526** |
| | | | | **External Trips =** | | | **16,403** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 142,000 |
| External Trips = | 6,868 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2335 |

| NET NEW EXTERNAL DAILY TRIPS = | 14,068 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,209 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 701 | 411 | 1,112 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 142,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 338 | 366 | 704 |
| | | | **Grand Totals:** | | | | **1,039** | **777** | **1,816** |
| | | | | **Internal Capture % =** | | | **7.75%** | | |
| | | | | **Internal Capture Trips =** | | | **70** | **70** | **141** |
| | | | | **External Trips =** | | | **969** | **707** | **1,675** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 142,000 |
| External Trips = | 633 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 215 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 865 | 595 | 1460 |

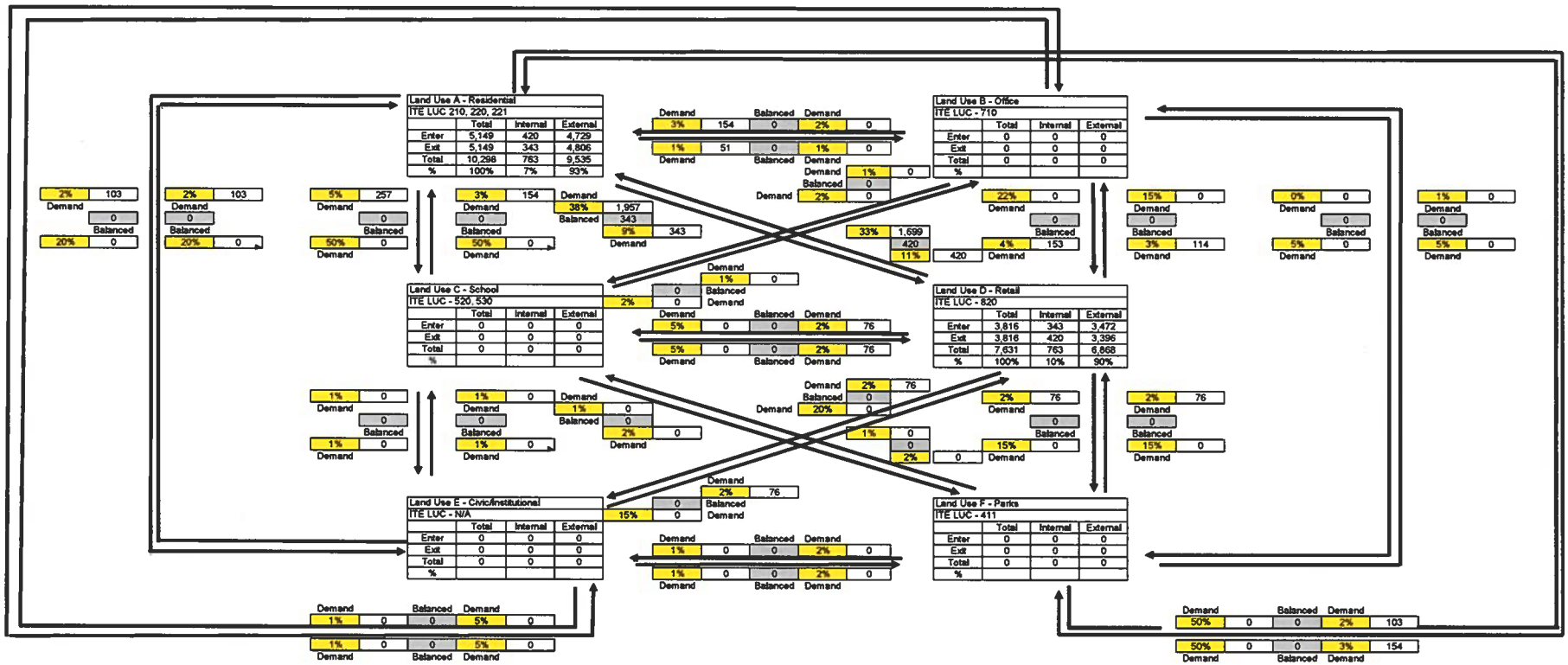


SIMMONS & WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 478

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

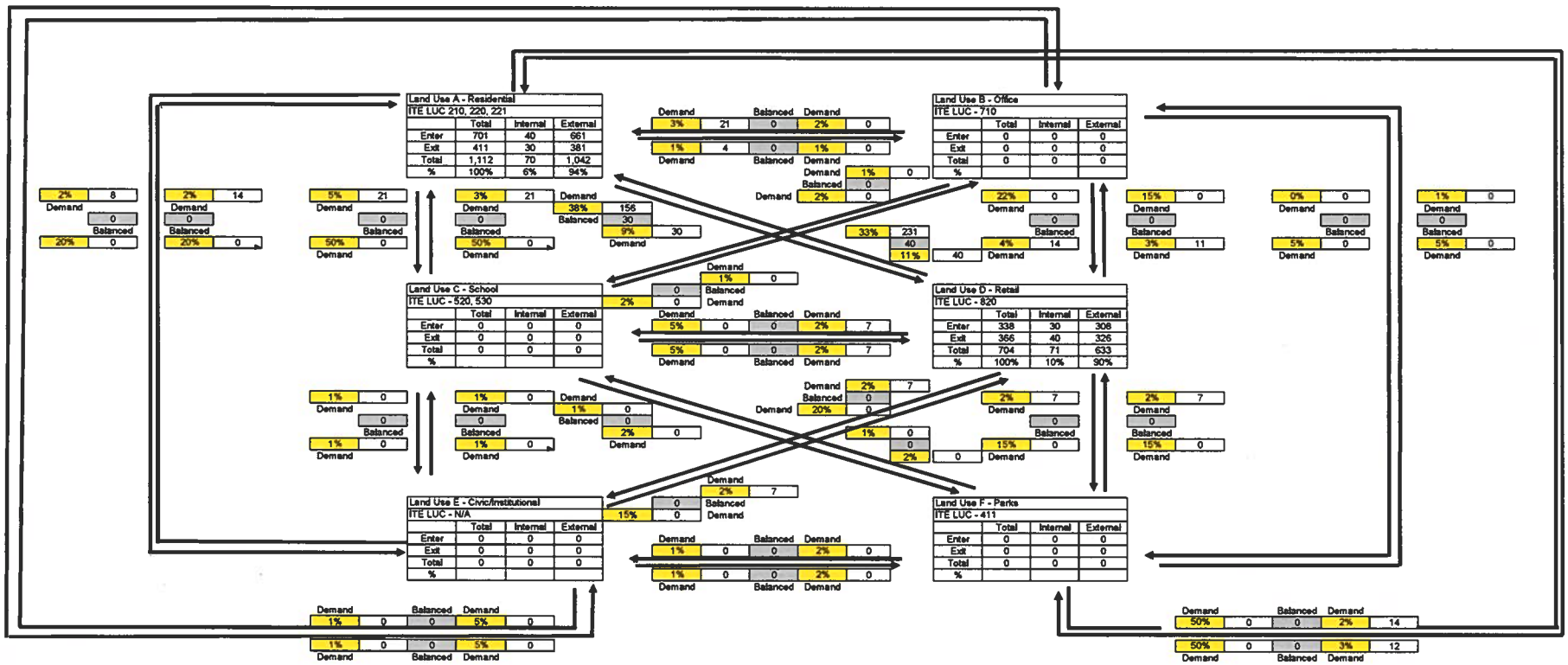
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 4,729 | 0 | 0 | 3,472 | 0 | 0 | 8,201 |
| Exit | 4,806 | 0 | 0 | 3,396 | 0 | 0 | 8,202 |
| Total | 9,535 | 0 | 0 | 6,868 | 0 | 0 | 16,403 |
| Raw Trip Gen | 10,298 | 0 | 0 | 7,631 | 0 | 0 | 17,929 |
| IC | 7.41% | #DIV/0! | #DIV/0! | 10.00% | #DIV/0! | #DIV/0! | 8.51% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 478

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 661 | 0 | 0 | 308 | 0 | 0 | 969 |
| Exit | 381 | 0 | 0 | 326 | 0 | 0 | 707 |
| Total | 1,042 | 0 | 0 | 633 | 0 | 0 | 1,675 |
| Raw Trip Gen | 1,112 | 0 | 0 | 704 | 0 | 0 | 1,816 |
| IC | 6.29% | #DIV/0! | #DIV/0! | 10.04% | #DIV/0! | #DIV/0! | 7.75% |

# RIVERLAND

Scenario = WATS Buildout
TAZ = 479

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1,020 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 8,807 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 300 | Dwelling Units | 5.44 | | | 1,632 |
| Elementary School | 520 | 820 | Students | 1.89 | | | 1,550 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 10 | Acre | 0.78 | | | 8 |
| Gen. Commercial[e] | 820 | 150,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 7,921 |
| | | | **Grand Totals:** | | | | **19,918** |
| | | | | **Internal Capture % =** | | | **12.97%** |
| | | | | **Internal Capture Trips =** | | | **2584** |
| | | | | **External Trips =** | | | **17,334** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 150,000 |
| External Trips = | 7,050 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2397 |

| | |
|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **14,937** |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,020 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 595 | 349 | 944 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 300 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 77 | 50 | 127 |
| Elementary School | 520 | 820 | Students | 0.17 | 0.48 | 0.52 | 67 | 72 | 139 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 10 | Acre | 0.11 | 0.55 | 0.65 | 1 | 0 | 1 |
| Gen. Commercial[e] | 820 | 150,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 352 | 382 | 734 |
| | | | **Grand Totals:** | | | | **1,092** | **853** | **1,945** |
| | | | | **Internal Capture % =** | | | **12.54%** | | |
| | | | | **Internal Capture Trips =** | | | **122** | **122** | **244** |
| | | | | **External Trips =** | | | **970** | **731** | **1,701** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 150,000 |
| External Trips = | 653 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 222 |

| | In | Out | Total |
|---|---|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **864** | **615** | **1479** |

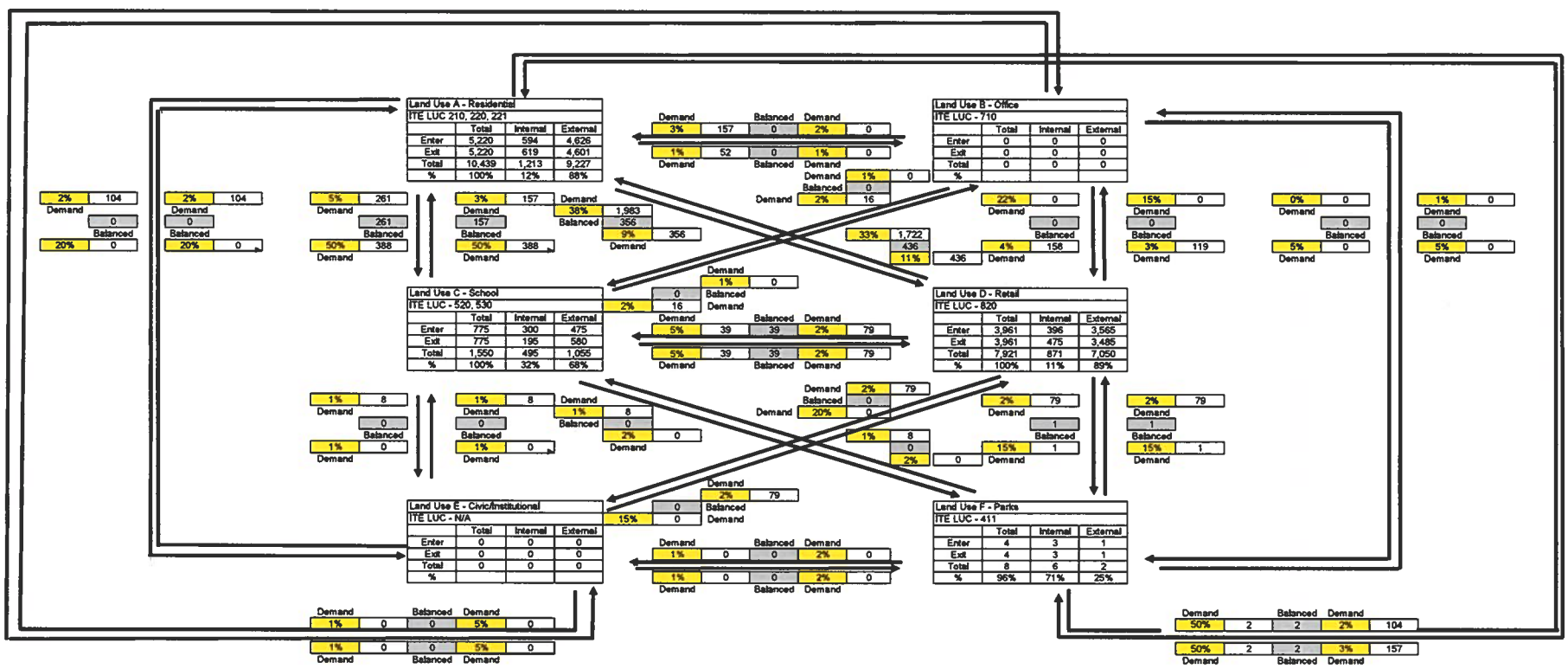


SIMMONS&WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 479

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

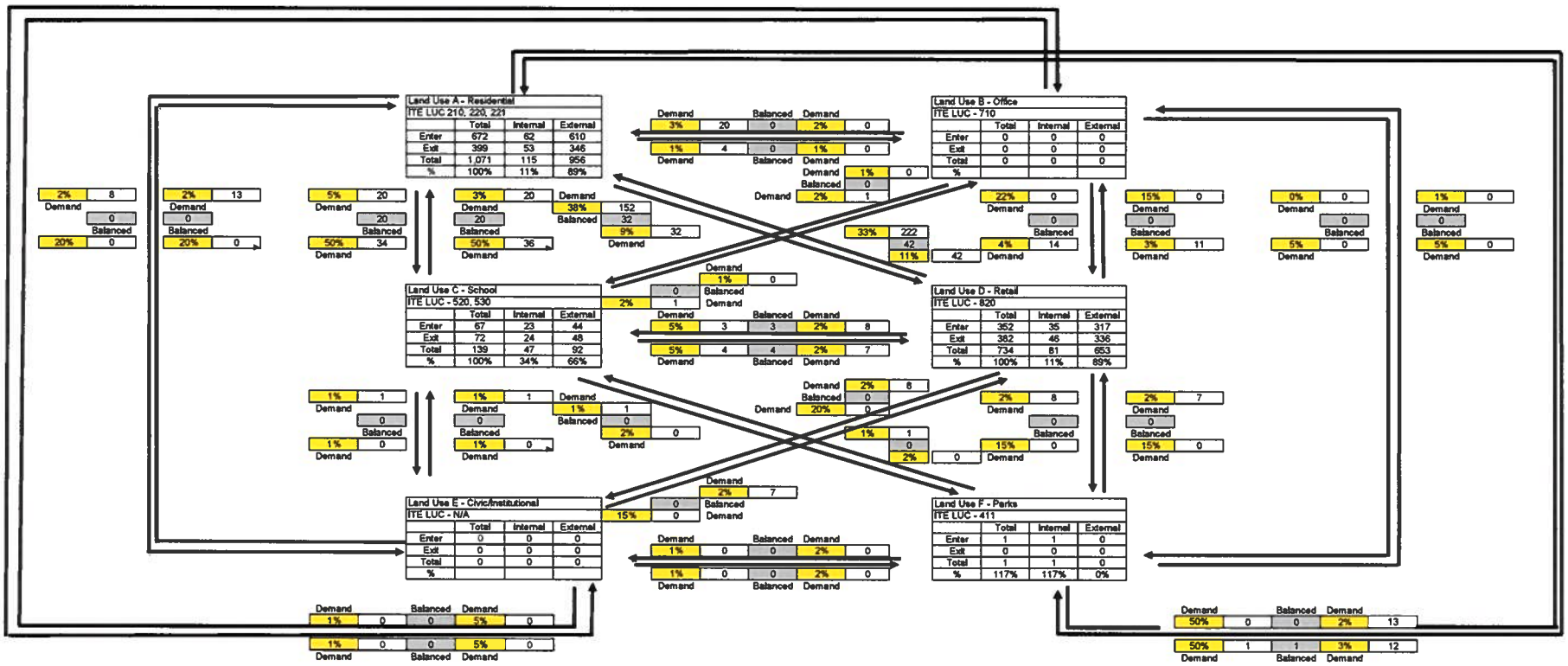
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 4,626 | 0 | 475 | 3,565 | 0 | 1 | 8,667 |
| Exit | 4,601 | 0 | 580 | 3,485 | 0 | 1 | 8,667 |
| Total | 9,227 | 0 | 1,055 | 7,050 | 0 | 2 | 17,334 |
| Raw Trip Gen | 10,439 | 0 | 1,550 | 7,921 | 0 | 8 | 19,918 |
| IC | 11.61% | #DIV/0! | 31.95% | 10.99% | #DIV/0! | 75.00% | 12.97% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 479

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 610 | 0 | 44 | 317 | 0 | 0 | 970 |
| Exit | 346 | 0 | 48 | 336 | 0 | 0 | 731 |
| Total | 956 | 0 | 92 | 653 | 0 | 0 | 1,701 |
| Raw Trip Gen | 1,071 | 0 | 139 | 734 | 0 | 1 | 1,945 |
| IC | 10.74% | #DIV/0! | 33.87% | 11.01% | #DIV/0! | 100.00% | 12.64% |

# RIVERLAND

Scenario = WATS Buildout
TAZ = 480

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 550 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 4,990 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 87,000 | S.F. | 30.49 | | | 2,653 |
| Park | 411 | 35 | Acre | 0.78 | | | 27 |
| Gen. Commercial[e] | 820 | 160,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 8,276 |
| | | | Grand Totals: | | | | 15,946 |
| | | | | Internal Capture % = | | | 13.93% |
| | | | | Internal Capture Trips = | | | 2221 |
| | | | | External Trips = | | | 13,725 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 160,000 |
| External Trips = | 7,279 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2475 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 11,250 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 550 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 329 | 193 | 522 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 87,000 | S.F. | 3.05 | 0.40 | 0.60 | 106 | 159 | 265 |
| Park | 411 | 35 | Acre | 0.11 | 0.55 | 0.65 | 2 | 2 | 4 |
| Gen. Commercial[e] | 820 | 160,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 369 | 400 | 769 |
| | | | Grand Totals: | | | | 806 | 754 | 1,560 |
| | | | | Internal Capture % = | | | 13.53% | | |
| | | | | Internal Capture Trips = | | | 106 | 105 | 211 |
| | | | | External Trips = | | | 700 | 649 | 1,349 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 160,000 |
| External Trips = | 676 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 230 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 590 | 529 | 1119 |

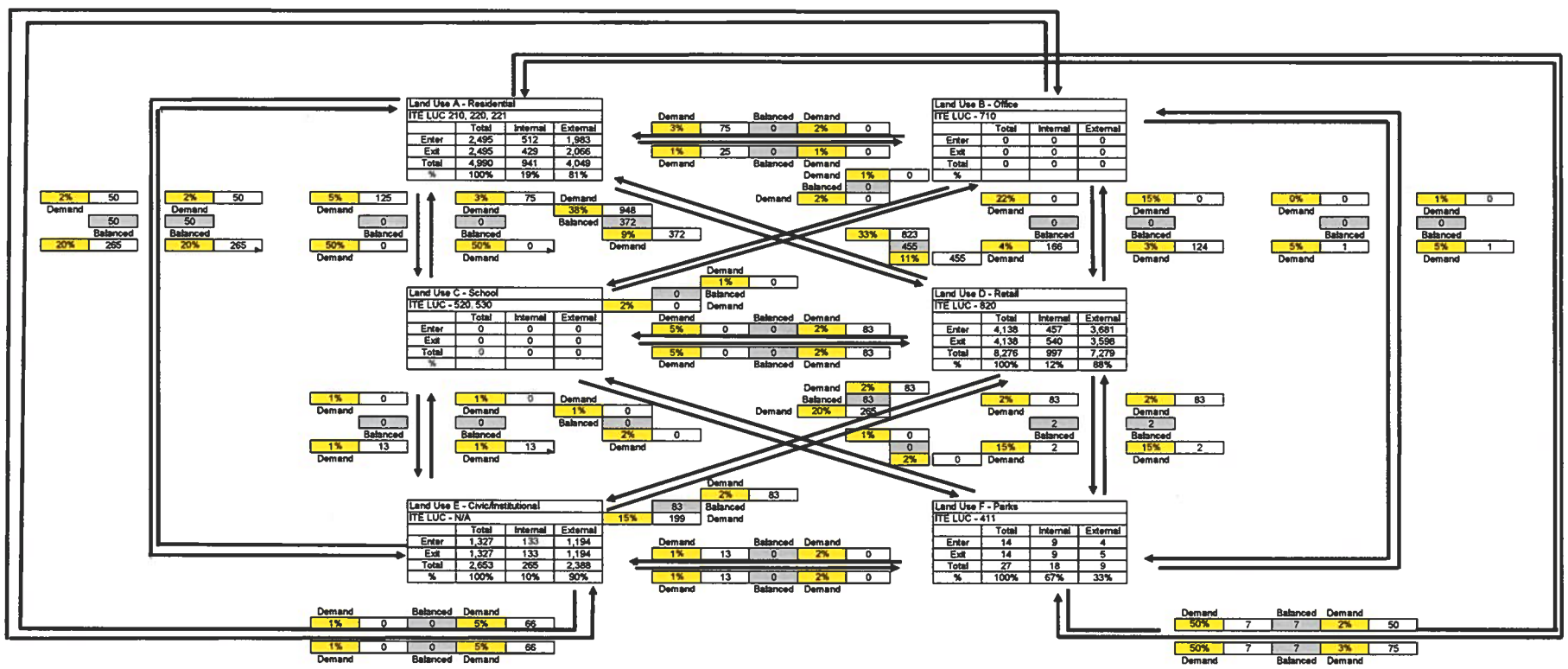


SIMMONS & WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 480

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

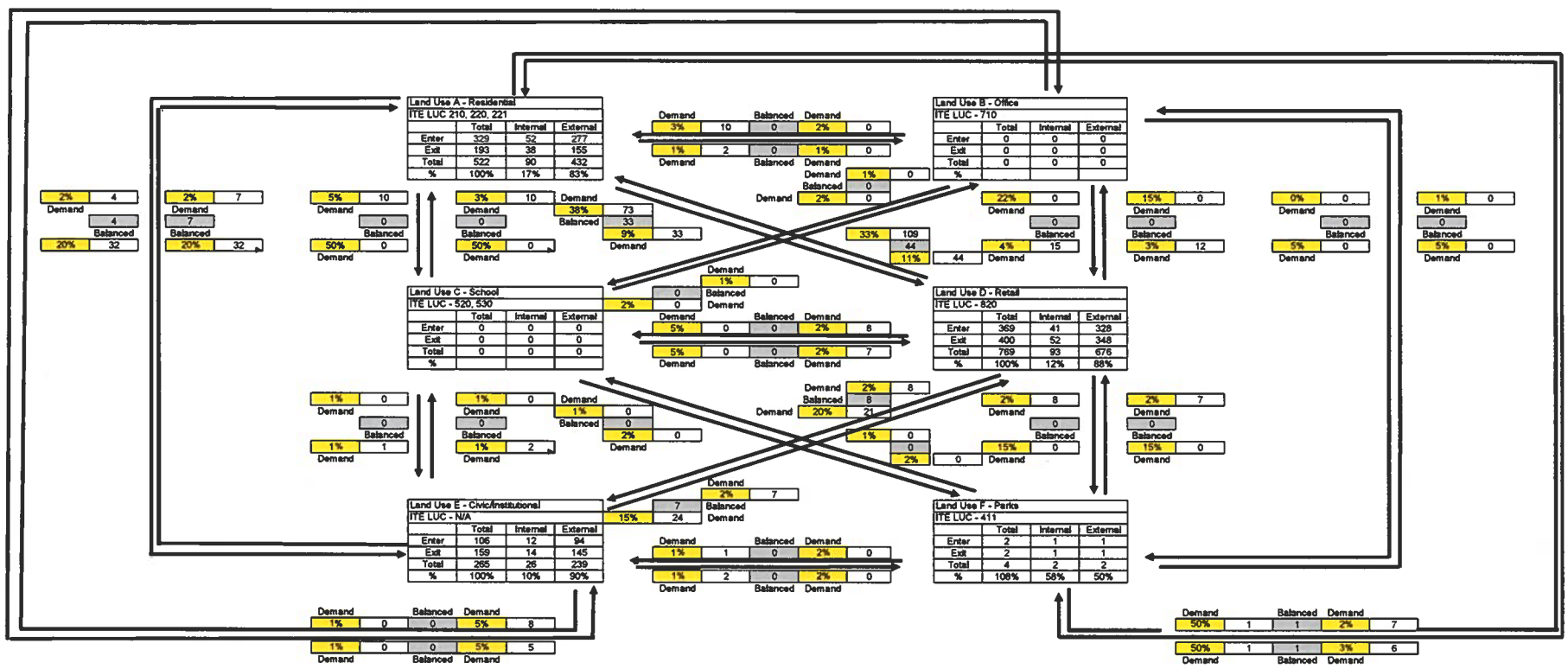
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 1,983 | 0 | 0 | 3,681 | 1,194 | 4 | 6,862 |
| Exit | 2,066 | 0 | 0 | 3,598 | 1,194 | 5 | 6,863 |
| Total | 4,049 | 0 | 0 | 7,279 | 2,388 | 9 | 13,725 |
| Raw Trip Gen | 4,990 | 0 | 0 | 8,276 | 2,653 | 27 | 15,946 |
| IC | 18.86% | #DIV/0! | #DIV/0! | 12.05% | 10.00% | 66.67% | 13.93% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 480

## PM INTERNAL CAPTURE




| NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| Category | A | B | C | D | E | F | Total |
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 277 | 0 | 0 | 328 | 94 | 1 | 700 |
| Exit | 155 | 0 | 0 | 348 | 145 | 1 | 649 |
| Total | 432 | 0 | 0 | 676 | 239 | 2 | 1,349 |
| Raw Trip Gen | 522 | 0 | 0 | 769 | 265 | 4 | 1,560 |
| IC | 17.24% | #DIV/0! | #DIV/0! | 12.12% | 9.74% | 50.00% | 13.63% |

# RIVERLAND

Scenario = WATS Buildout
TAZ = 496

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 983 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 8,513 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 29 | Acre | 0.78 | | | 23 |
| Gen. Commercial[c] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | **Grand Totals:** | | | | **8,536** |
| | | | | **Internal Capture % =** | | | **0.26%** |
| | | | | **Internal Capture Trips =** | | | **22** |
| | | | | **External Trips =** | | | **8,514** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| NET NEW EXTERNAL DAILY TRIPS = | 8,514 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 983 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 574 | 337 | 911 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 29 | Acre | 0.11 | 0.55 | 0.65 | 2 | 1 | 3 |
| Gen. Commercial[c] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | **Grand Totals:** | | | | **576** | **338** | **914** |
| | | | | **Internal Capture % =** | | | **0.44%** | | |
| | | | | **Internal Capture Trips =** | | | **2** | **2** | **4** |
| | | | | **External Trips =** | | | **574** | **336** | **910** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 574 | 336 | 910 |

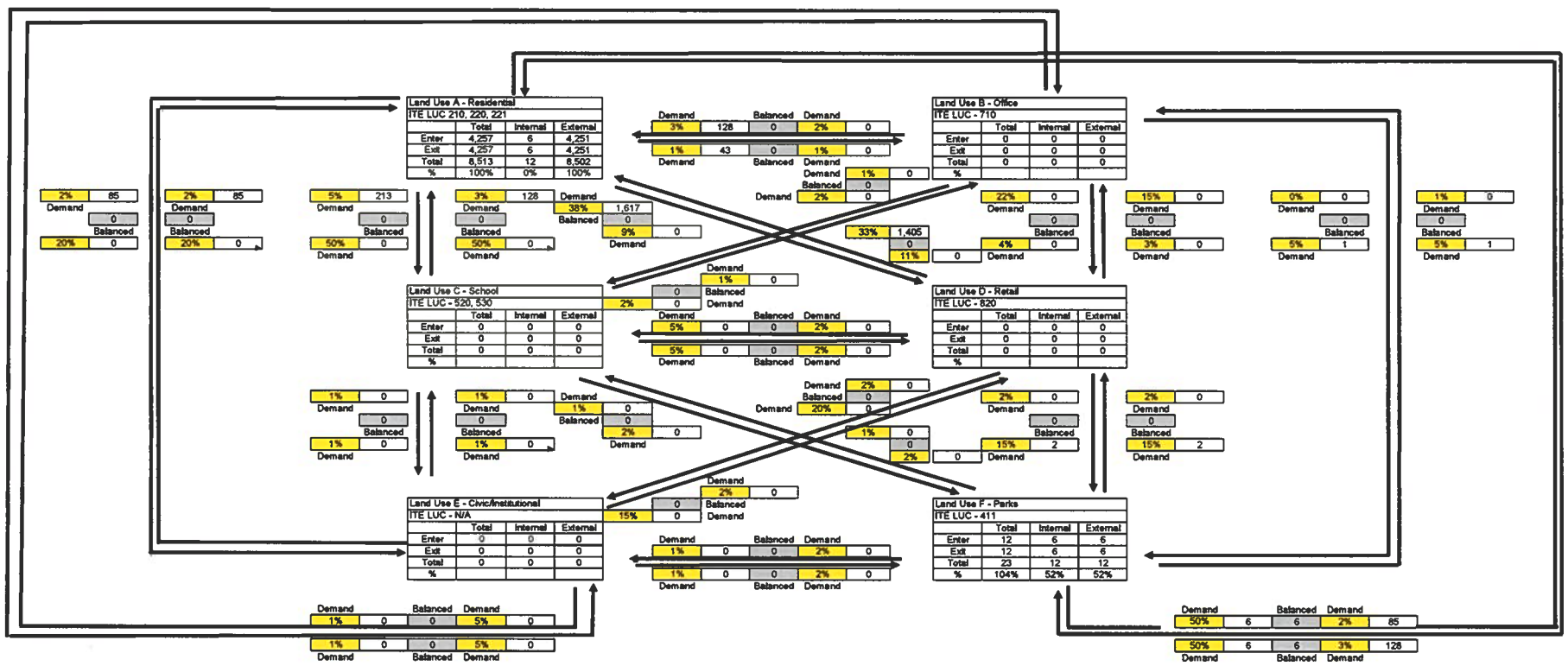


SIMMONS & WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 496

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

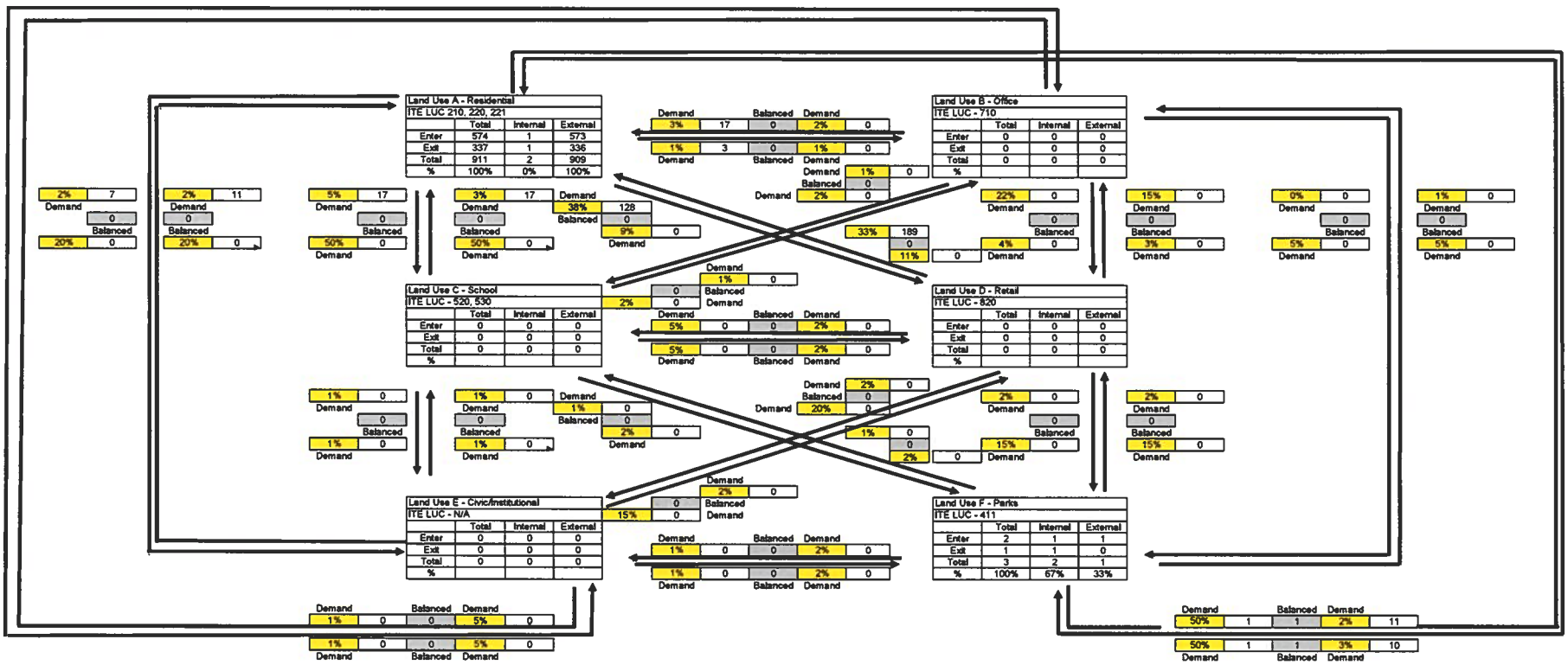
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 4,251 | 0 | 0 | 0 | 0 | 6 | 4,257 |
| Exit | 4,251 | 0 | 0 | 0 | 0 | 6 | 4,257 |
| Total | 8,502 | 0 | 0 | 0 | 0 | 12 | 8,514 |
| Raw Trip Gen | 8,513 | 0 | 0 | 0 | 0 | 23 | 8,536 |
| IC | 0.13% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 47.83% | 0.28% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 496

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 573 | 0 | 0 | 0 | 0 | 1 | 574 |
| Exit | 336 | 0 | 0 | 0 | 0 | 0 | 336 |
| Total | 909 | 0 | 0 | 0 | 0 | 1 | 910 |
| Raw Trip Gen | 911 | 0 | 0 | 0 | 0 | 3 | 914 |
| IC | 0.22% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 66.67% | 0.44% |

# RIVERLAND

Scenario = WATS Buildout
TAZ = 497

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 1,361,250 | S.F. | 4.96 | | | 6,752 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 1,361,250 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 13,355 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial* | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 20,107 |
| | | | | Internal Capture % = | | | 0.00% |
| | | | | Internal Capture Trips = | | | 0 |
| | | | | External Trips = | | | 20,107 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 20,107 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 1,361,250 | S.F. | 0.63 | 0.13 | 0.87 | 112 | 746 | 858 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 1,361,250 | S.F. | 1.15 | 0.16 | 0.84 | 250 | 1,315 | 1,565 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial* | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 362 | 2,061 | 2,423 |
| | | | | Internal Capture % = | | | | 0.00% | |
| | | | | Internal Capture Trips = | | | 0 | 0 | 0 |
| | | | | External Trips = | | | 362 | 2,061 | 2,423 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 362 | 2,061 | 2423 |

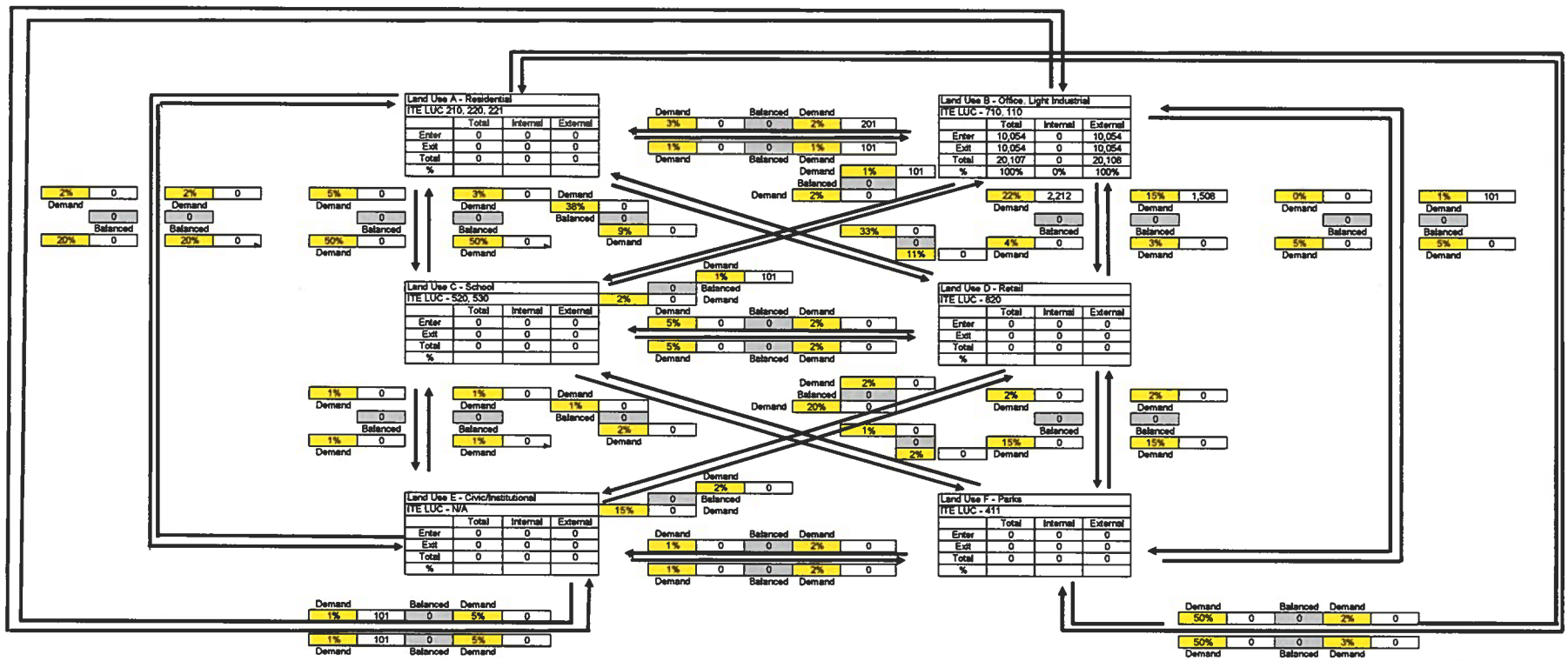


SIMMONS & WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 497

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

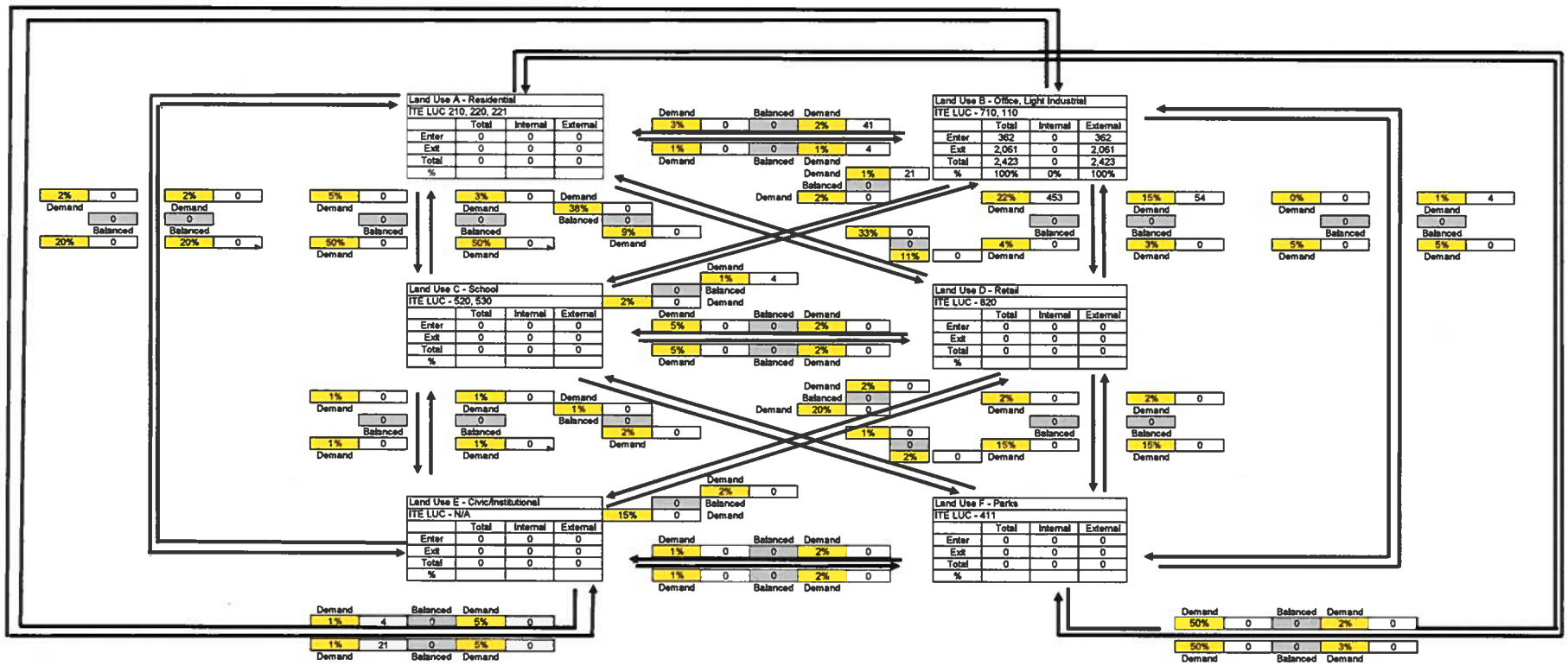
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 0 | 10,054 | 0 | 0 | 0 | 0 | 10,054 |
| Exit | 0 | 10,054 | 0 | 0 | 0 | 0 | 10,054 |
| Total | 0 | 20,108 | 0 | 0 | 0 | 0 | 20,108 |
| Raw Trip Gen | 0 | 20,107 | 0 | 0 | 0 | 0 | 20,107 |
| IC | #DIV/0! | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 497

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 0 | 362 | 0 | 0 | 0 | 0 | 362 |
| Exit | 0 | 2,061 | 0 | 0 | 0 | 0 | 2,061 |
| Total | 0 | 2,423 | 0 | 0 | 0 | 0 | 2,423 |
| Raw Trip Gen | 0 | 2,423 | 0 | 0 | 0 | 0 | 2,423 |
| IC | #DIV/0! | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

# RIVERLAND

Scenario = WATS Buildout
TAZ = 498

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1,229 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 10,455 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 29 | Acre | 0.78 | | | 23 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 10,478 |
| | | | | | | Internal Capture % = | 0.21% |
| | | | | | | Internal Capture Trips = | 22 |
| | | | | | | External Trips = | 10,456 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 10,456 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,229 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 711 | 418 | 1,129 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 29 | Acre | 0.11 | 0.55 | 0.65 | 2 | 1 | 3 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 713 | 419 | 1,132 |
| | | | | | | Internal Capture % = | | 0.35% | |
| | | | | | | Internal Capture Trips = | 2 | 2 | 4 |
| | | | | | | External Trips = | 711 | 417 | 1,128 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 711 | 417 | 1128 |

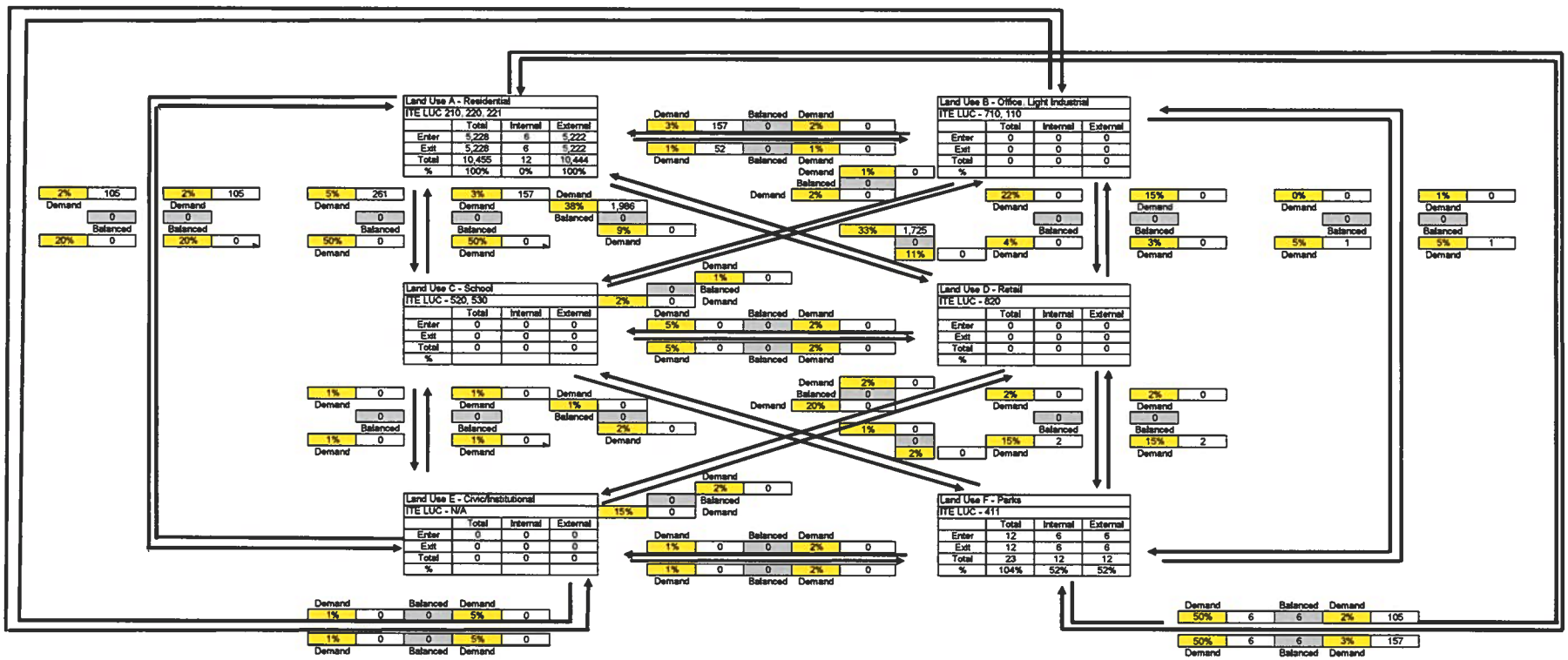


SIMMONS&WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 498

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

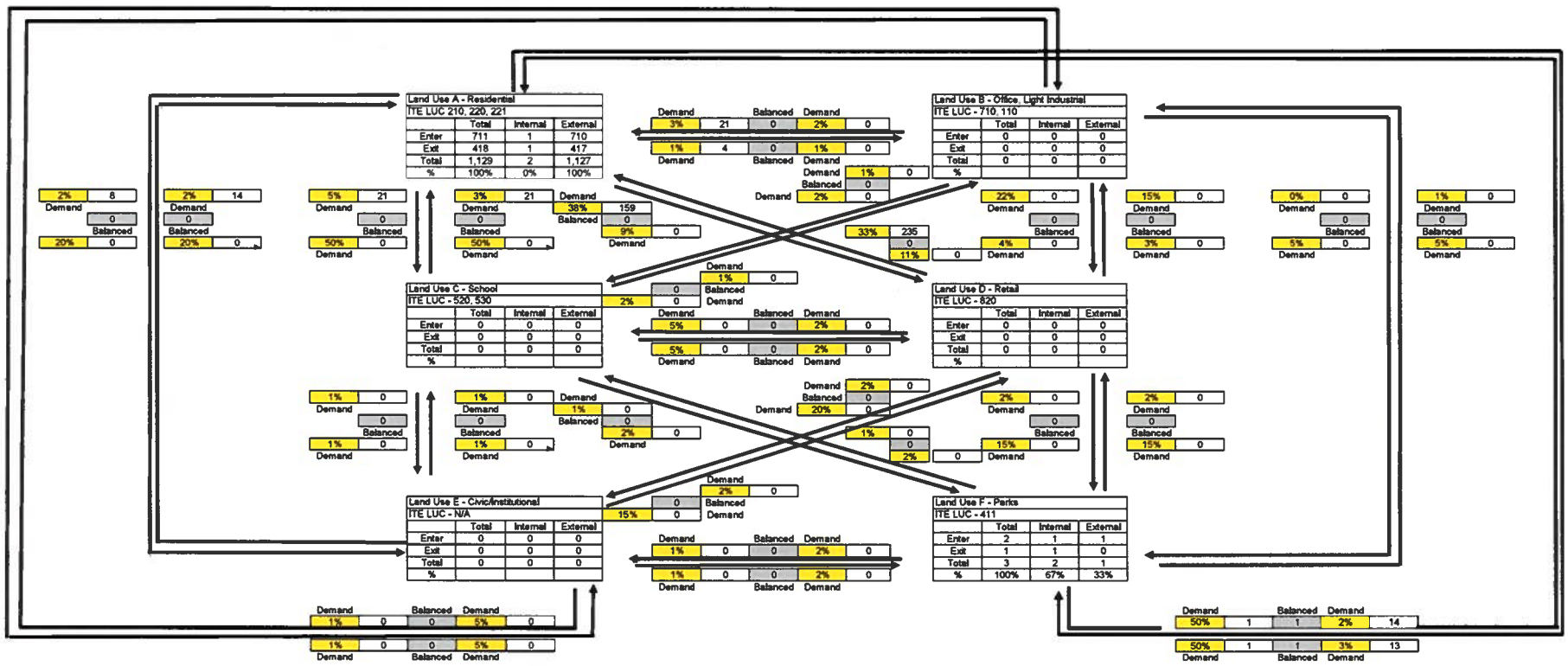
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 5,222 | 0 | 0 | 0 | 0 | 6 | 5,228 |
| Exit | 5,222 | 0 | 0 | 0 | 0 | 6 | 5,228 |
| Total | 10,444 | 0 | 0 | 0 | 0 | 12 | 10,456 |
| Raw Trip Gen | 10,455 | 0 | 0 | 0 | 0 | 23 | 10,478 |
| IC | 0.11% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 47.83% | 0.21% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 498

## PM INTERNAL CAPTURE




**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 710 | 0 | 0 | 0 | 0 | 1 | 711 |
| Exit | 417 | 0 | 0 | 0 | 0 | 0 | 417 |
| Total | 1,127 | 0 | 0 | 0 | 0 | 1 | 1,128 |
| Raw Trip Gen | 1,129 | 0 | 0 | 0 | 0 | 3 | 1,132 |
| IC | 0.18% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 66.67% | 0.35% |

# RIVERLAND

Scenario = WATS Buildout
TAZ = 499

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 700 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 6,229 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 350 | Dwelling Units | 5.44 | | | 1,904 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 120,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 6,806 |
| | | | **Grand Totals:** | | | | **14,939** |
| | | | | **Internal Capture % =** | | | **9.10%** |
| | | | | **Internal Capture Trips =** | | | **1360** |
| | | | | **External Trips =** | | | **13,579** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 120,000 |
| External Trips = | 6,125 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2083 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 11,496 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 700 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 415 | 243 | 658 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 350 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 90 | 57 | 147 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 120,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 299 | 323 | 622 |
| | | | **Grand Totals:** | | | | **804** | **623** | **1,427** |
| | | | | **Internal Capture % =** | | | **8.79%** | | |
| | | | | **Internal Capture Trips =** | | | **63** | **63** | **125** |
| | | | | **External Trips =** | | | **741** | **560** | **1,302** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 120,000 |
| External Trips = | 560 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 190 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 650 | 462 | 1112 |

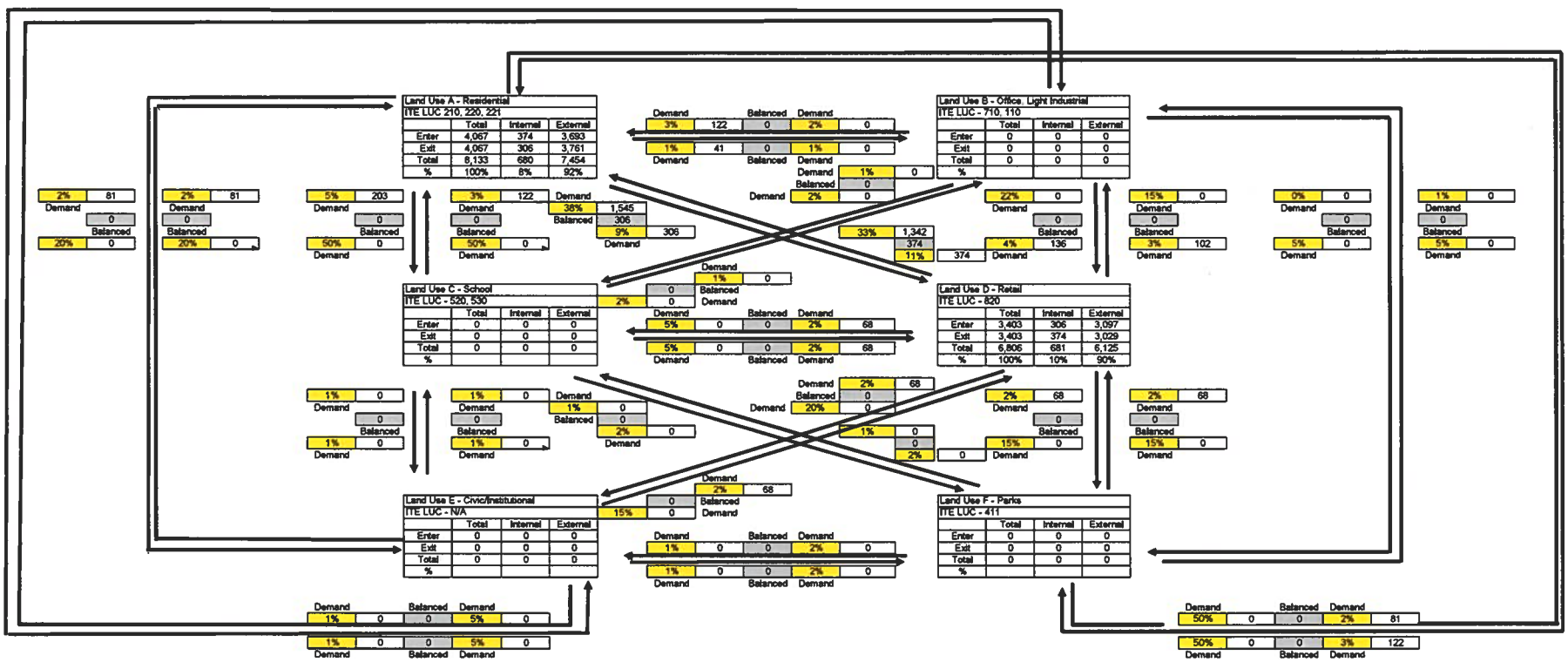


SIMMONS & WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 499

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

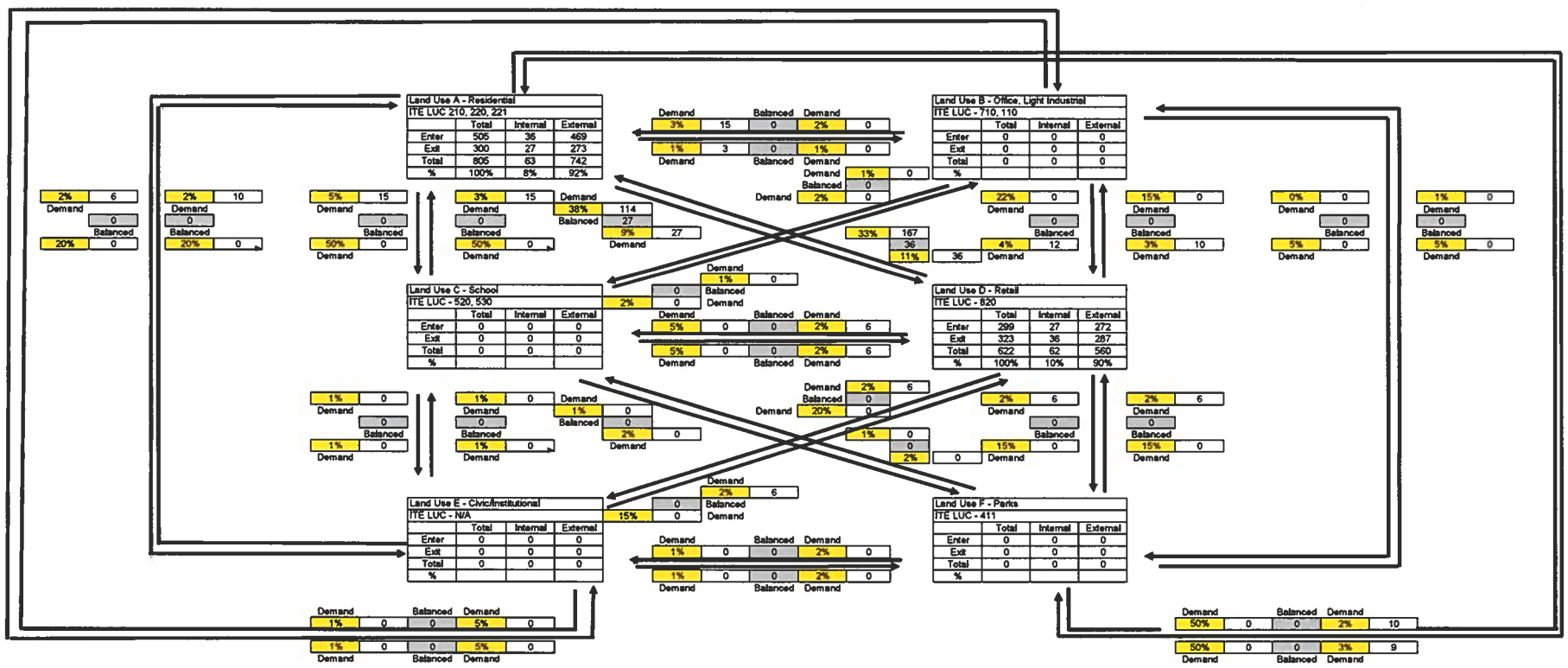
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 3,693 | 0 | 0 | 3,097 | 0 | 0 | 6,790 |
| Exit | 3,761 | 0 | 0 | 3,029 | 0 | 0 | 6,790 |
| Total | 7,454 | 0 | 0 | 6,125 | 0 | 0 | 13,579 |
| Raw Trip Gen | 8,133 | 0 | 0 | 6,806 | 0 | 0 | 14,939 |
| IC | 8.35% | #DIV/0! | #DIV/0! | 10.00% | #DIV/0! | #DIV/0! | 9.10% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 499

## PM INTERNAL CAPTURE




| NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| Category | A | B | C | D | E | F | Total |
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 469 | 0 | 0 | 272 | 0 | 0 | 741 |
| Exit | 273 | 0 | 0 | 287 | 0 | 0 | 560 |
| Total | 742 | 0 | 0 | 560 | 0 | 0 | 1,302 |
| Raw Trip Gen | 805 | 0 | 0 | 622 | 0 | 0 | 1,427 |
| IC | 7.83% | #DIV/0! | #DIV/0! | 10.04% | #DIV/0! | #DIV/0! | 8.79% |

# RIVERLAND

Scenario = WATS Buildout
TAZ = 500

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 500 | Dwelling Units | 5.44 | | | 2,720 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 2,500 | Students | 2.03 | | | 5,075 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 101,781 | S.F. | 54.51 | | | 5,548 |
| Institutional Use | N/A | 171,327 | S.F. | 30.49 | | | 5,224 |
| Park | 411 | 55 | Acre | 0.78 | | | 43 |
| Gen. Commercial[e] | 820 | 208,868 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 9,920 |
| | | | **Grand Totals:** | | | | **28,630** |
| | | | | **Internal Capture % =** | | | **10.76%** |
| | | | | **Internal Capture Trips =** | | | **3071** |
| | | | | **External Trips =** | | | **25,459** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 208,868 |
| External Trips = | 8,622 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2931 |

| NET NEW EXTERNAL DAILY TRIPS = | 22,528 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 500 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 127 | 81 | 208 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 2,500 | Students | 0.14 | 0.48 | 0.52 | 168 | 182 | 350 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 101,781 | S.F. | 5.45 | 0.50 | 0.50 | 278 | 277 | 555 |
| Institutional Use | N/A | 171,327 | S.F. | 3.05 | 0.40 | 0.60 | 209 | 314 | 523 |
| Park | 411 | 55 | Acre | 0.11 | 0.55 | 0.65 | 3 | 3 | 6 |
| Gen. Commercial[e] | 820 | 208,868 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 450 | 487 | 937 |
| | | | **Grand Totals:** | | | | **1,235** | **1,344** | **2,579** |
| | | | | **Internal Capture % =** | | | **10.04%** | | |
| | | | | **Internal Capture Trips =** | | | **130** | **129** | **259** |
| | | | | **External Trips =** | | | **1,105** | **1,215** | **2,320** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 208,868 |
| External Trips = | 827 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 281 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 971 | 1,068 | 2039 |

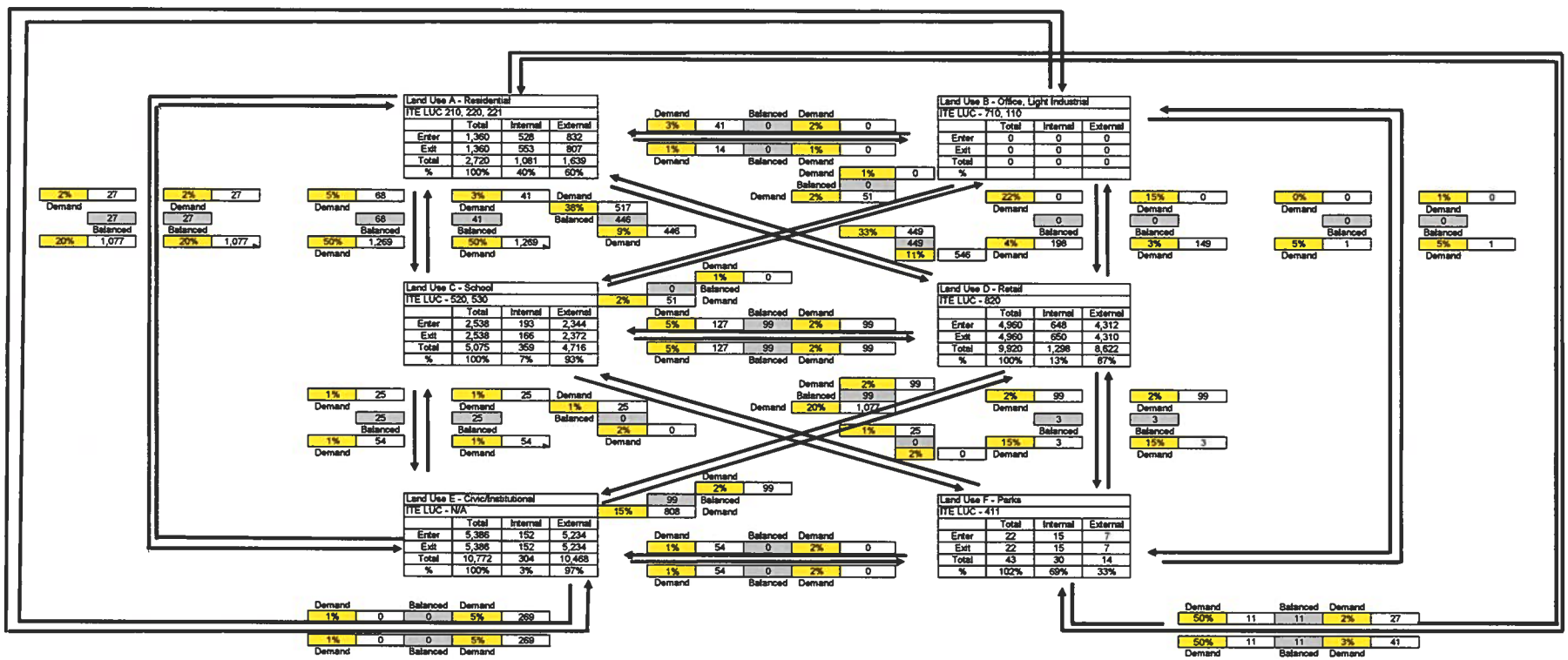


SIMMONS&WHITE

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 500

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

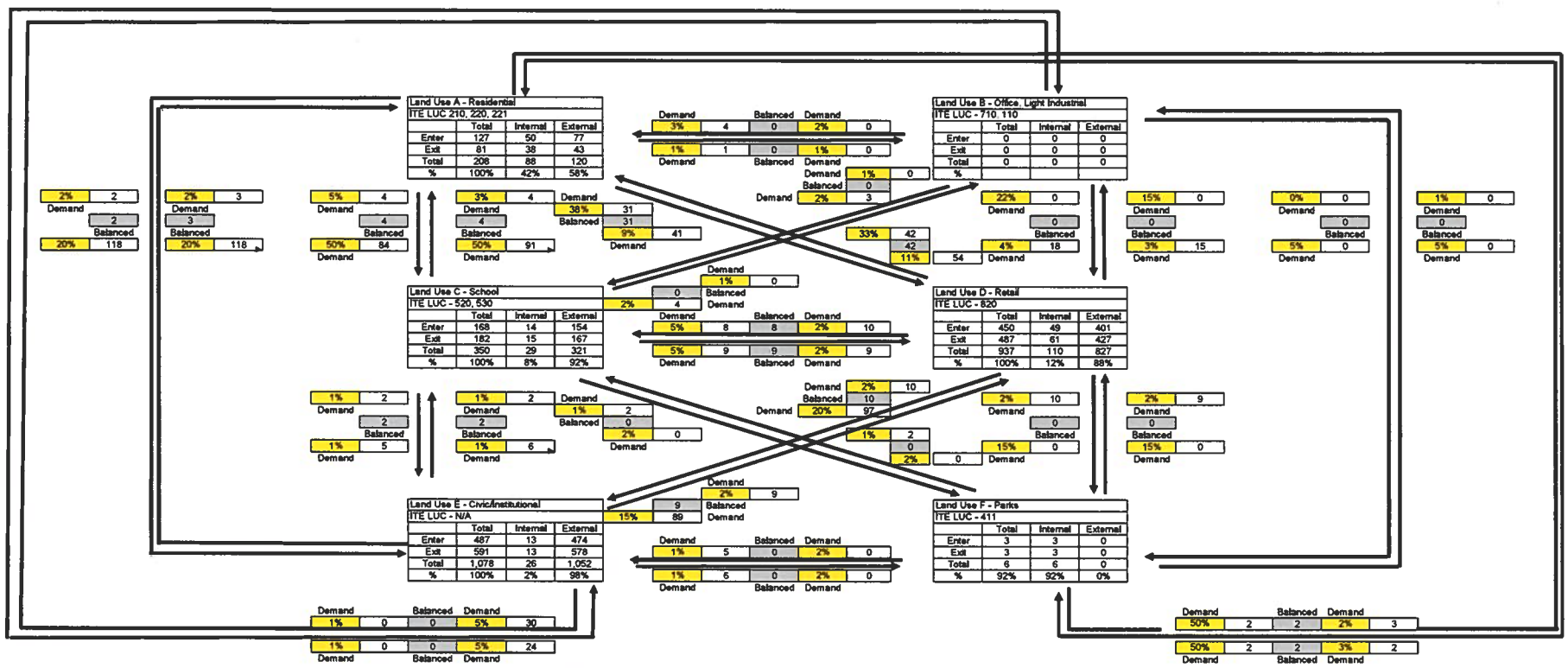
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 832 | 0 | 2,344 | 4,312 | 5,234 | 7 | 12,730 |
| Exit | 807 | 0 | 2,372 | 4,310 | 5,234 | 7 | 12,729 |
| Total | 1,639 | 0 | 4,716 | 8,622 | 10,468 | 14 | 25,459 |
| Raw Trip Gen | 2,720 | 0 | 5,075 | 9,920 | 10,772 | 43 | 28,530 |
| IC | 39.74% | #DIV/0! | 7.07% | 13.09% | 2.82% | 67.44% | 10.78% |

**RIVERLAND**

Scenario: WATS Buildout
TAZ: 500

## PM INTERNAL CAPTURE




**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 77 | 0 | 154 | 401 | 474 | 0 | 1,105 |
| Exit | 43 | 0 | 167 | 427 | 578 | 0 | 1,215 |
| Total | 120 | 0 | 321 | 827 | 1,052 | 0 | 2,320 |
| Raw Trip Gen | 208 | 0 | 350 | 937 | 1,078 | 6 | 2,579 |
| IC | 42.31% | #DIV/0! | 8.25% | 11.71% | 2.45% | 100.00% | 10.04% |

# CURRENT APPROVED MASTER PLAN

# WITH ITE TRIP GENERATION, 10TH EDITION RATES

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 474

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 170,156 | S.F. | 4.96 | | | 844 |
| Single Family Detached | 210 | 486 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 4,453 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 568 | Dwelling Units | 5.44 | | | 3,090 |
| Elementary School | 520 | 820 | Students | 1.89 | | | 1,550 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 170,156 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 1,777 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 47,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 3,598 |
| | | | **Grand Totals:** | | | | **15,312** |
| | | | | **Internal Capture % =** | | | **12.06%** |
| | | | | **Internal Capture Trips =** | | | **1847** |
| | | | | **External Trips =** | | | **13,465** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 47,000 |
| External Trips = | 3,040 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 1034 |

| NET NEW EXTERNAL DAILY TRIPS = | 12,431 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 170,156 | S.F. | 0.63 | 0.13 | 0.87 | 14 | 93 | 107 |
| Single Family Detached | 210 | 486 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 292 | 171 | 463 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 568 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 143 | 92 | 235 |
| Elementary School | 520 | 820 | Students | 0.17 | 0.48 | 0.52 | 67 | 72 | 139 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 170,156 | S.F. | 1.15 | 0.16 | 0.84 | 31 | 165 | 196 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 47,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 149 | 162 | 311 |
| | | | **Grand Totals:** | | | | **696** | **755** | **1,451** |
| | | | | **Internal Capture % =** | | | **11.20%** | | |
| | | | | **Internal Capture Trips =** | | | **81** | **81** | **162** |
| | | | | **External Trips =** | | | **615** | **674** | **1,289** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 47,000 |
| External Trips = | 263 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 89 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 572 | 627 | 1200 |



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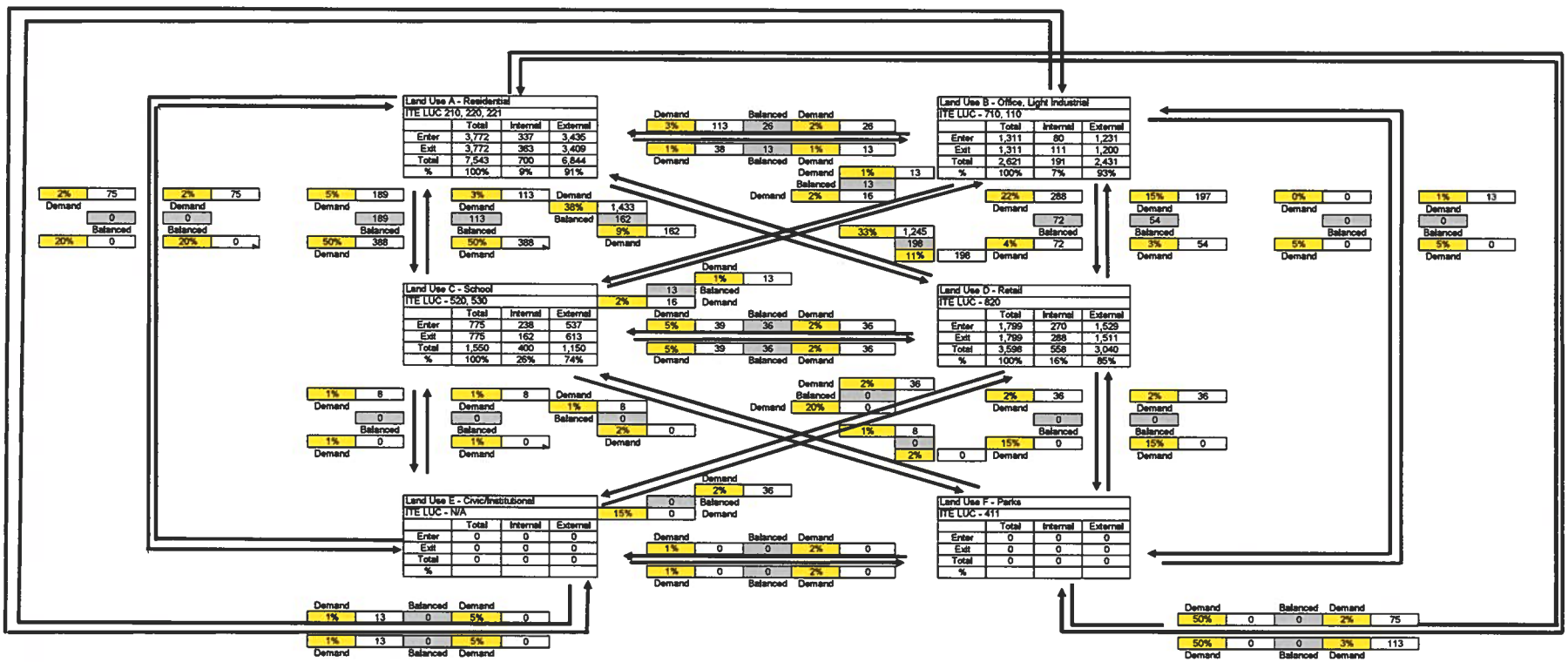
**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 474

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

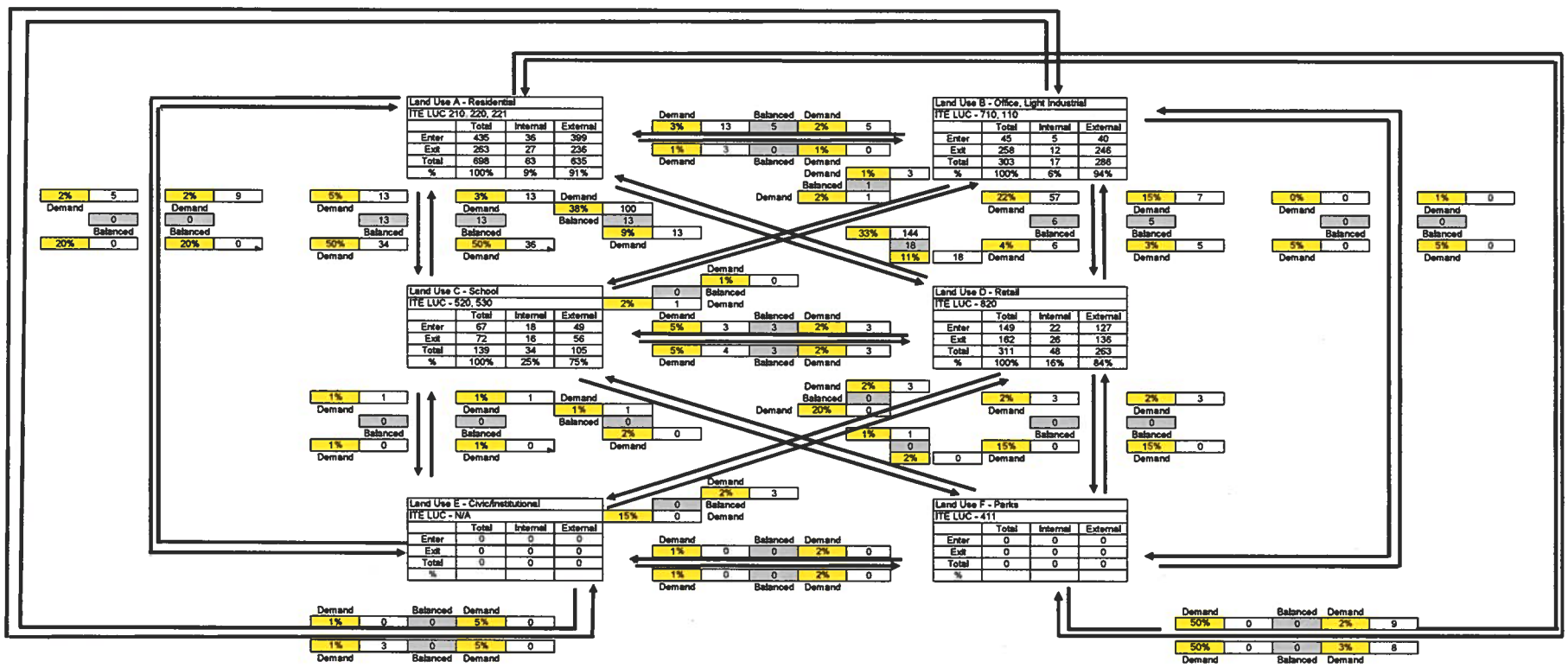
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 3,435 | 1,231 | 537 | 1,529 | 0 | 0 | 6,732 |
| Exit | 3,409 | 1,200 | 613 | 1,511 | 0 | 0 | 6,732 |
| Total | 6,844 | 2,431 | 1,150 | 3,040 | 0 | 0 | 13,465 |
| Raw Trip Gen | 7,543 | 2,621 | 1,550 | 3,598 | 0 | 0 | 15,312 |
| IC | 9.27% | 7.27% | 25.80% | 15.50% | #DIV/0! | #DIV/0! | 12.06% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ. 474

## PM INTERNAL CAPTURE




| NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| Category | A | B | C | D | E | F | Total |
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 399 | 40 | 49 | 127 | 0 | 0 | 615 |
| Exit | 236 | 246 | 56 | 136 | 0 | 0 | 674 |
| Total | 635 | 286 | 105 | 263 | 0 | 0 | 1,289 |
| Raw Trip Gen | 698 | 303 | 139 | 311 | 0 | 0 | 1,451 |
| IC | 9.03% | 5.61% | 24.61% | 15.52% | #DIV/0! | #DIV/0! | 11.29% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 475

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 956 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 8,298 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 281.868 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 12,163 |
| | | | Grand Totals: | | | | 20,461 |
| | | | | Internal Capture % = | | | 11.89% |
| | | | | Internal Capture Trips = | | | 2432 |
| | | | | External Trips = | | | 18,029 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 281,868 |
| External Trips = | 10,947 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 3722 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 14,307 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 956 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 559 | 328 | 887 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 281.868 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 562 | 608 | 1,170 |
| | | | Grand Totals: | | | | 1,121 | 936 | 2,057 |
| | | | | Internal Capture % = | | | 11.45% | | |
| | | | | Internal Capture Trips = | | | 118 | 118 | 235 |
| | | | | External Trips = | | | 1,003 | 818 | 1,822 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 281,868 |
| External Trips = | 1,053 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 358 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 832 | 632 | 1464 |

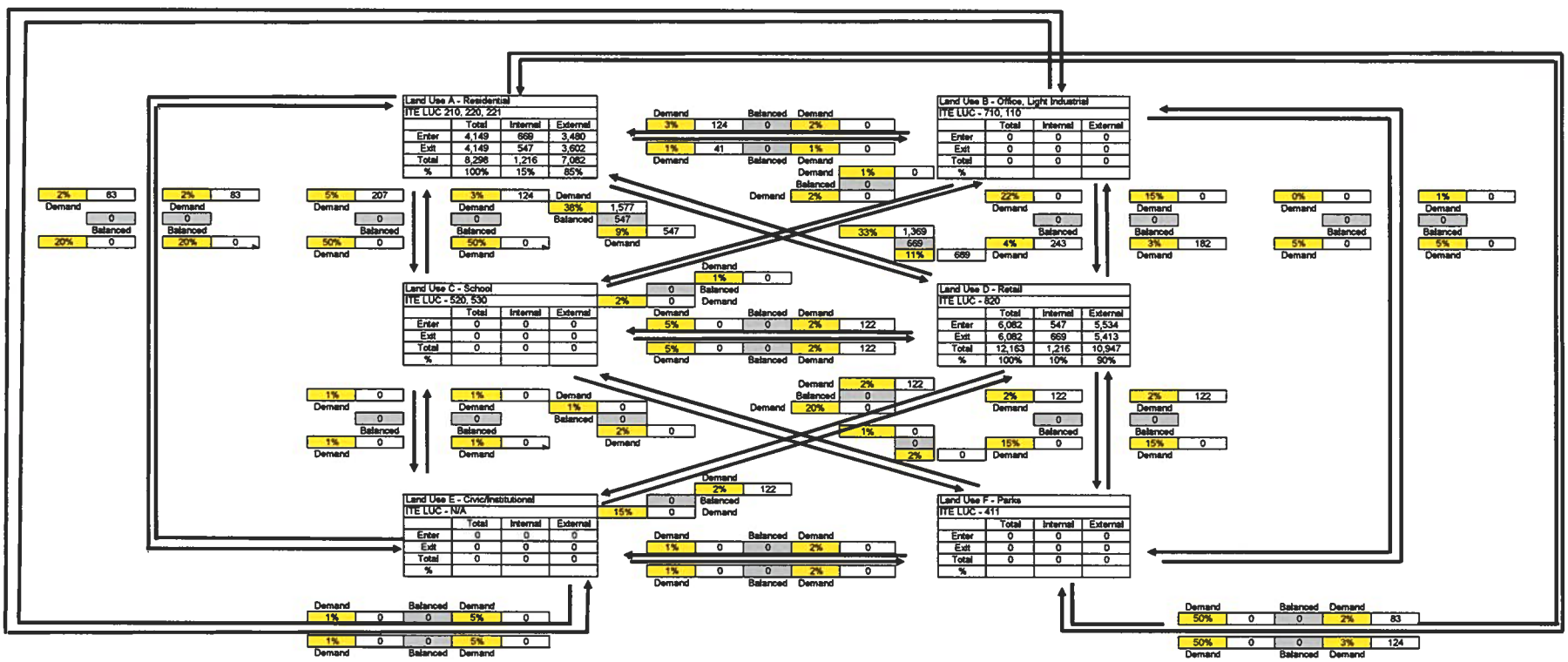


SIMMONS&WHITE

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 475

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

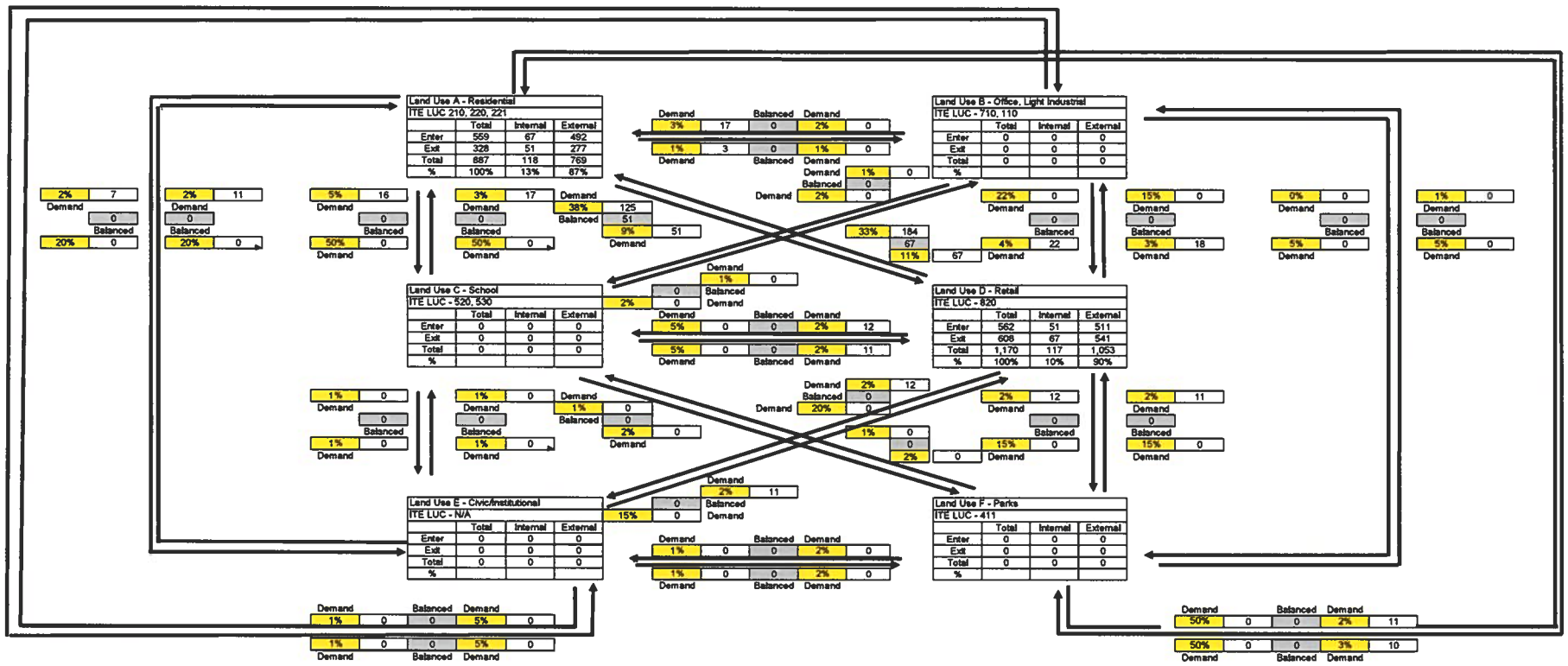
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 3,480 | 0 | 0 | 5,534 | 0 | 0 | 9,014 |
| Exit | 3,602 | 0 | 0 | 5,413 | 0 | 0 | 9,015 |
| Total | 7,082 | 0 | 0 | 10,947 | 0 | 0 | 18,029 |
| Raw Trip Gen | 8,298 | 0 | 0 | 12,163 | 0 | 0 | 20,461 |
| IC | 14.65% | #DIV/0! | #DIV/0! | 10.00% | #DIV/0! | #DIV/0! | 11.89% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 475

## PM INTERNAL CAPTURE




**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 482 | 0 | 0 | 511 | 0 | 0 | 1,003 |
| Exit | 277 | 0 | 0 | 541 | 0 | 0 | 818 |
| Total | 769 | 0 | 0 | 1,053 | 0 | 0 | 1,822 |
| Raw Trip Gen | 887 | 0 | 0 | 1,170 | 0 | 0 | 2,057 |
| IC | 13.30% | #DIV/0! | #DIV/0! | 10.04% | #DIV/0! | #DIV/0! | 11.45% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 476

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 554 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 5,023 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 69,000 | S.F. | 30.49 | | | 2,104 |
| Park | 411 | 35 | Acre | 0.78 | | | 27 |
| Gen. Commercial[e] | 820 | 150,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 7,921 |
| | | | **Grand Totals:** | | | | **15,075** |
| | | | | **Internal Capture % =** | | | **14.18%** |
| | | | | **Internal Capture Trips =** | | | **2137** |
| | | | | **External Trips =** | | | **12,938** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 150,000 |
| External Trips = | 6,966 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2369 |

| | |
|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **10,569** |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 554 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 331 | 195 | 526 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 69,000 | S.F. | 3.05 | 0.40 | 0.60 | 84 | 126 | 210 |
| Park | 411 | 35 | Acre | 0.11 | 0.55 | 0.65 | 2 | 2 | 4 |
| Gen. Commercial[e] | 820 | 150,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 352 | 382 | 734 |
| | | | **Grand Totals:** | | | | **769** | **705** | **1,474** |
| | | | | **Internal Capture % =** | | | **13.78%** | | |
| | | | | **Internal Capture Trips =** | | | **102** | **102** | **203** |
| | | | | **External Trips =** | | | **667** | **603** | **1,271** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 150,000 |
| External Trips = | 645 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 219 |

| | In | Out | Total |
|---|---|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **562** | **490** | **1052** |

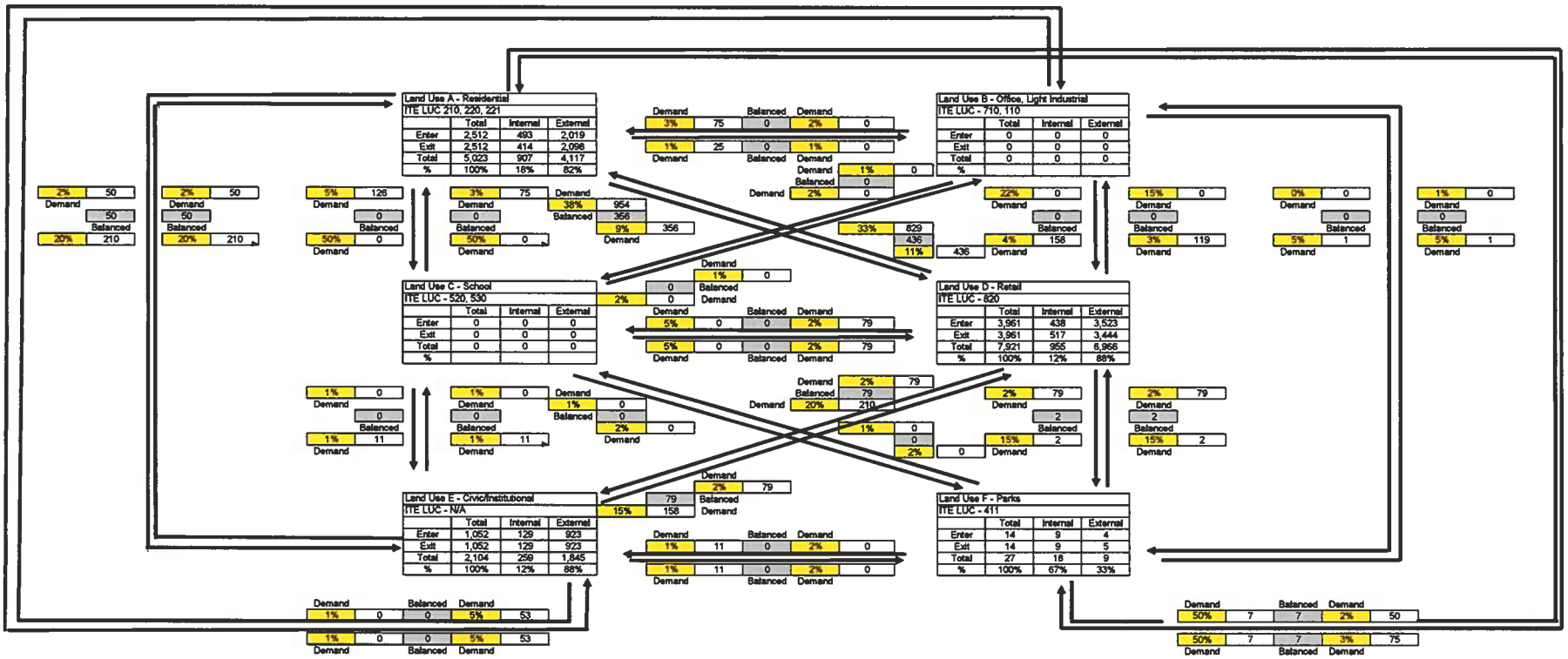


SIMMONS&WHITE

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 476

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

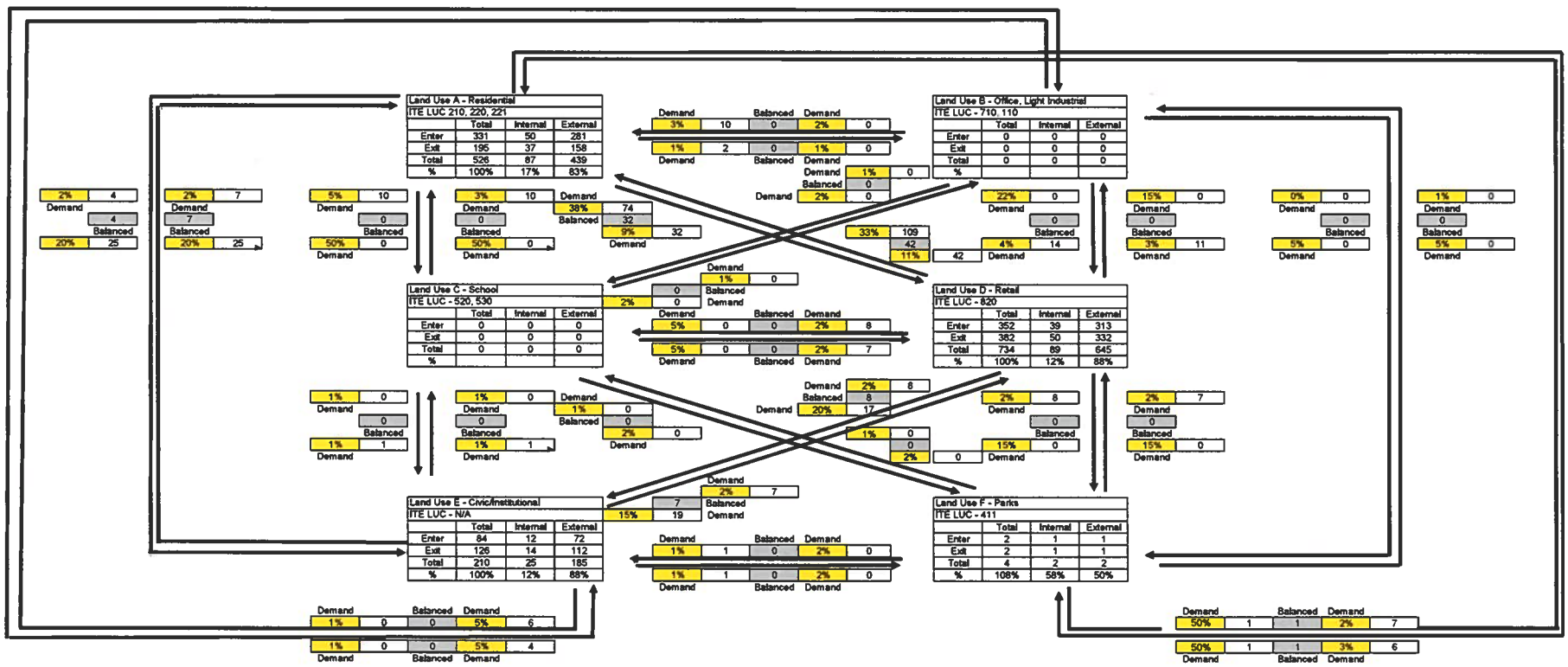
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 2,019 | 0 | 0 | 3,523 | 923 | 4 | 6,468 |
| Exit | 2,098 | 0 | 0 | 3,444 | 923 | 5 | 6,469 |
| Total | 4,117 | 0 | 0 | 6,966 | 1,845 | 9 | 12,938 |
| Raw Trip Gen | 5,023 | 0 | 0 | 7,921 | 2,104 | 27 | 15,075 |
| IC | 18.04% | #DIV/0! | #DIV/0! | 12.05% | 12.30% | 66.67% | 14.18% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 476

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 281 | 0 | 0 | 313 | 72 | 1 | 667 |
| Exit | 158 | 0 | 0 | 332 | 112 | 1 | 603 |
| Total | 439 | 0 | 0 | 645 | 185 | 2 | 1,271 |
| Raw Trip Gen | 526 | 0 | 0 | 734 | 210 | 4 | 1,474 |
| IC | 16.54% | #DIV/0! | #DIV/0! | 12.12% | 12.00% | 50.00% | 13.78% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 477

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 340,313 | S.F. | 4.96 | | | 1,688 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 1,719 | Dwelling Units | 5.44 | | | 9,351 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 340,313 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 3,481 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 14,520 |
| | | | | Internal Capture % = | | | 1.06% |
| | | | | Internal Capture Trips = | | | 156 |
| | | | | External Trips = | | | 14,365 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| NET NEW EXTERNAL DAILY TRIPS = | 14,365 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 340,313 | S.F. | 0.63 | 0.13 | 0.87 | 28 | 186 | 214 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 1,719 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 415 | 265 | 680 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 340,313 | S.F. | 1.15 | 0.16 | 0.84 | 63 | 328 | 391 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 506 | 779 | 1,285 |
| | | | | Internal Capture % = | | | | 1.71% | |
| | | | | Internal Capture Trips = | | | 11 | 11 | 22 |
| | | | | External Trips = | | | 495 | 768 | 1,263 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 495 | 768 | 1263 |



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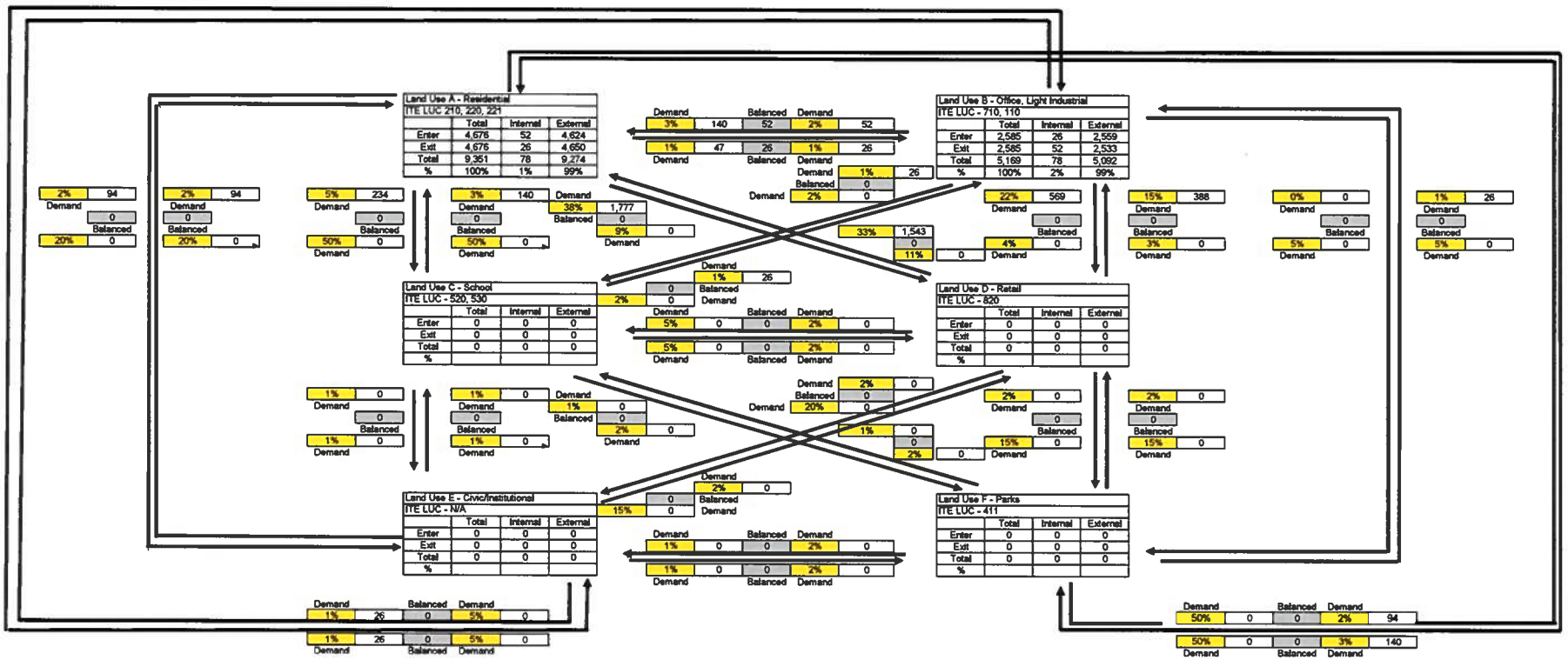
**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 477

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

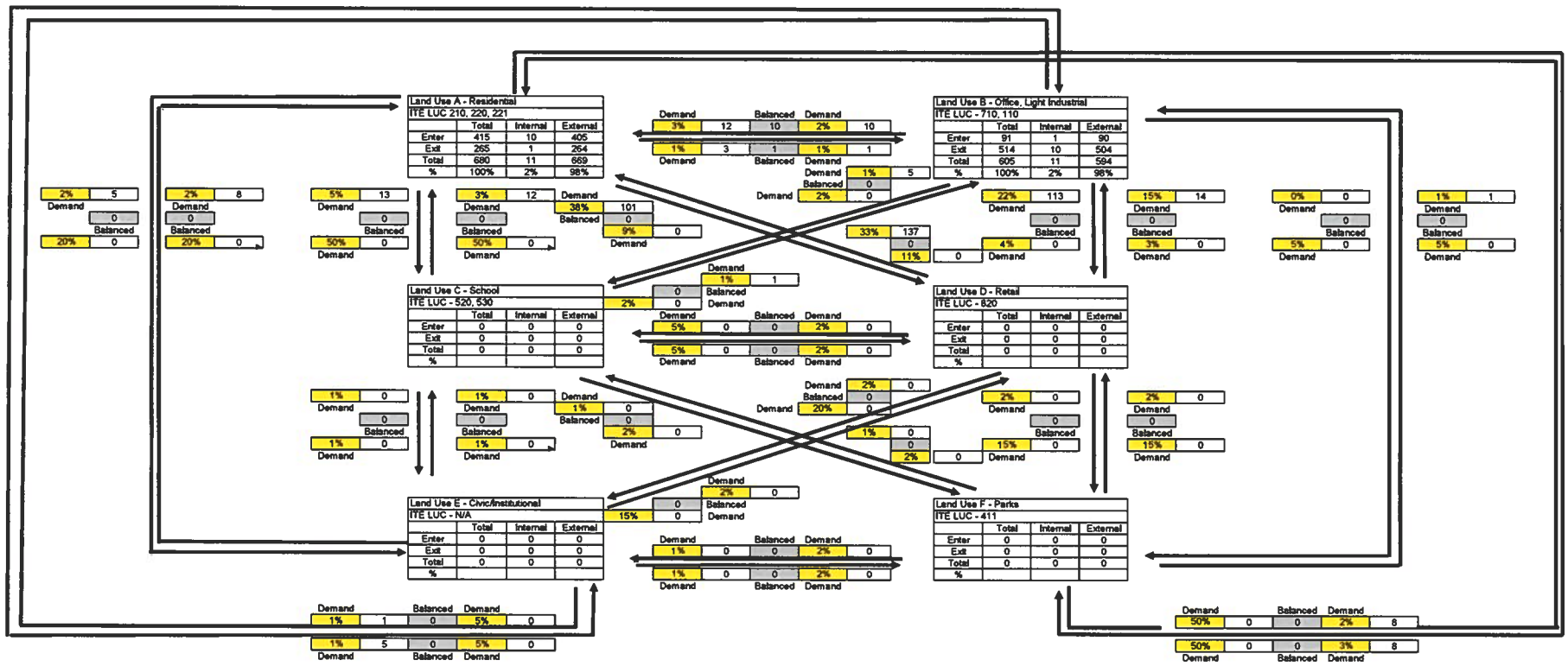
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 4,624 | 2,559 | 0 | 0 | 0 | 0 | 7,183 |
| Exit | 4,650 | 2,533 | 0 | 0 | 0 | 0 | 7,183 |
| Total | 9,274 | 5,092 | 0 | 0 | 0 | 0 | 14,366 |
| Raw Trip Gen | 9,351 | 5,169 | 0 | 0 | 0 | 0 | 14,520 |
| IC | 0.82% | 1.50% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 1.06% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 477

## PM INTERNAL CAPTURE




**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 405 | 90 | 0 | 0 | 0 | 0 | 495 |
| Exit | 264 | 504 | 0 | 0 | 0 | 0 | 768 |
| Total | 669 | 594 | 0 | 0 | 0 | 0 | 1,263 |
| Raw Trip Gen | 680 | 605 | 0 | 0 | 0 | 0 | 1,285 |
| IC | 1.62% | 1.62% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 1.71% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 478

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1,201 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 10,236 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 94.000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 5,764 |
| | | | Grand Totals: | | | | 16,000 |
| | | | | Internal Capture % = | | | 7.20% |
| | | | | Internal Capture Trips = | | | 1152 |
| | | | | External Trips = | | | 14,848 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 94,000 |
| External Trips = | 5,188 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 1764 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 13,084 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,201 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 696 | 409 | 1,105 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 94,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 249 | 270 | 519 |
| | | | Grand Totals: | | | | 945 | 679 | 1,624 |
| | | | | Internal Capture % = | | | 6.41% | | |
| | | | | Internal Capture Trips = | | | 52 | 52 | 104 |
| | | | | External Trips = | | | 893 | 627 | 1,520 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 94,000 |
| External Trips = | 467 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 159 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 816 | 545 | 1361 |



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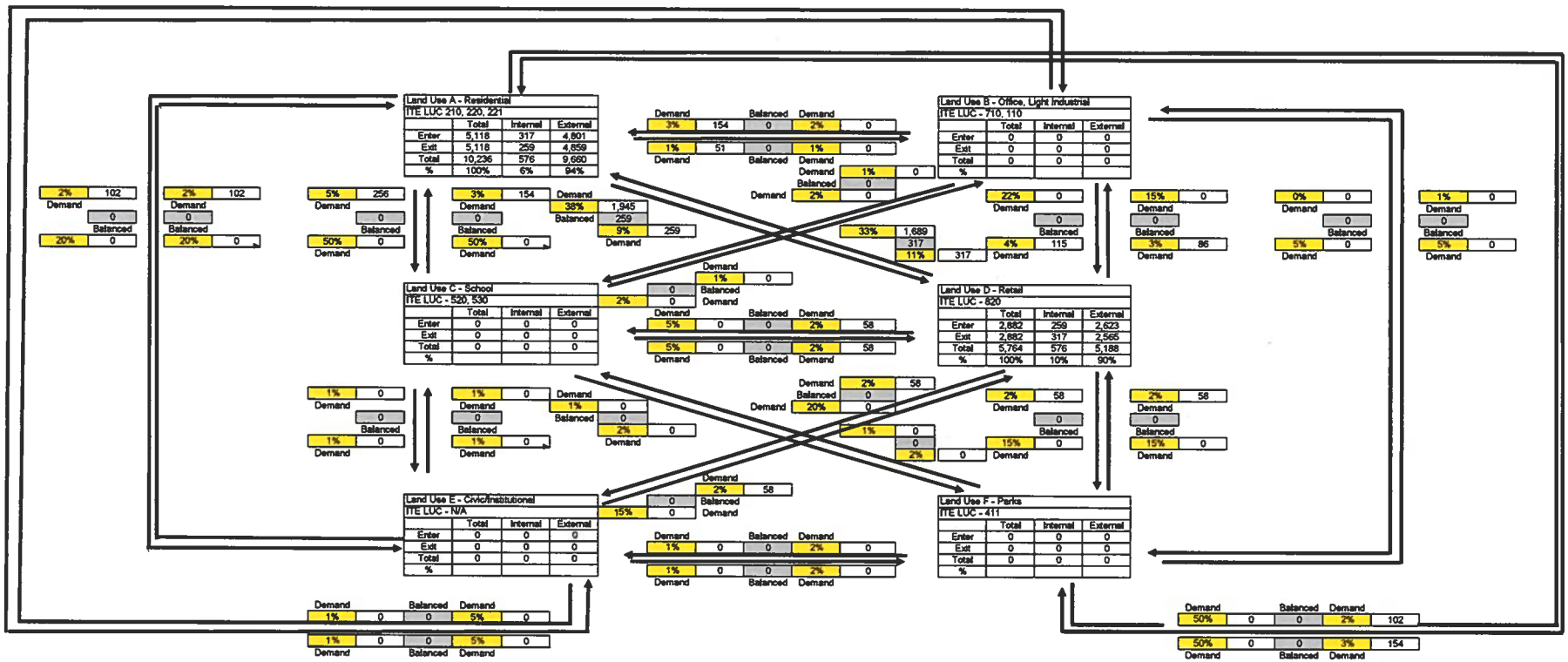
**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 478

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

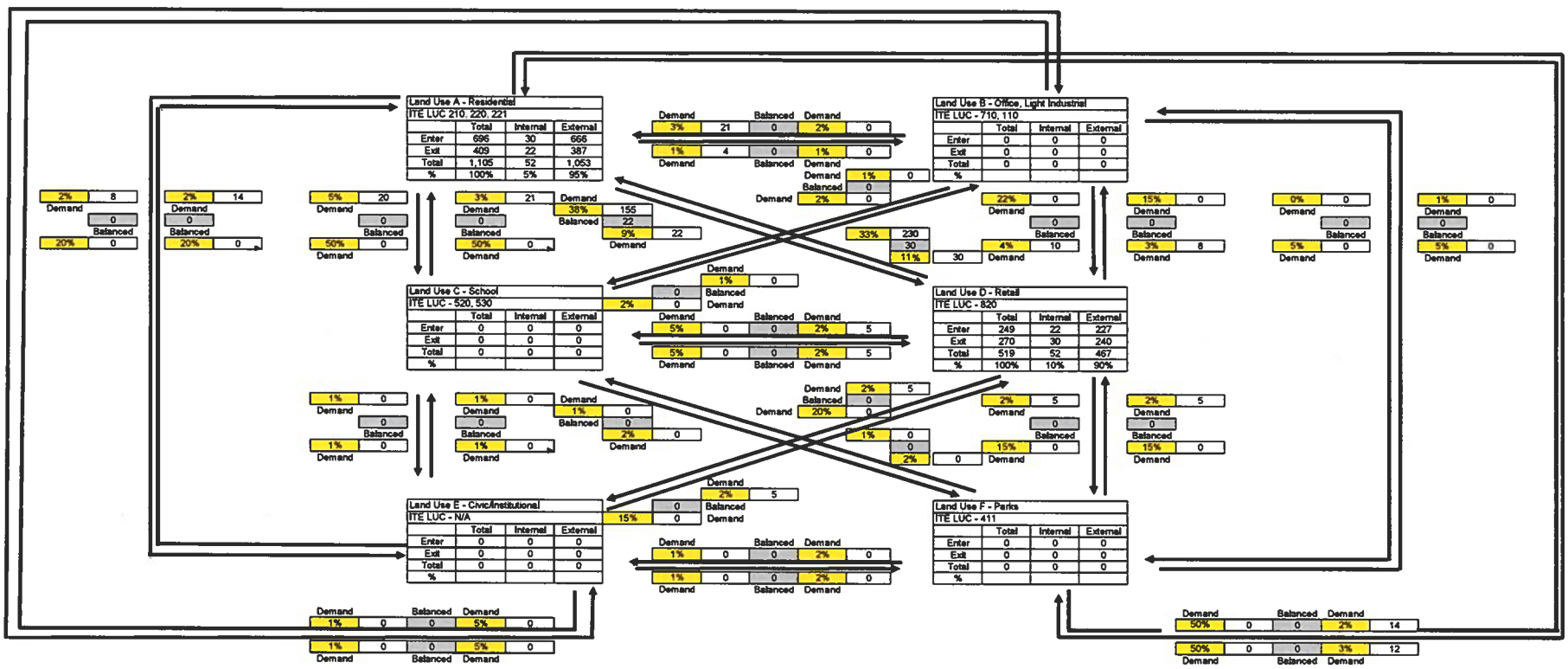
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 4,801 | 0 | 0 | 2,623 | 0 | 0 | 7,424 |
| Exit | 4,859 | 0 | 0 | 2,565 | 0 | 0 | 7,424 |
| Total | 9,660 | 0 | 0 | 5,188 | 0 | 0 | 14,848 |
| Raw Trip Gen | 10,236 | 0 | 0 | 5,764 | 0 | 0 | 16,000 |
| IC | 5.63% | #DIV/0! | #DIV/0! | 10.00% | #DIV/0! | #DIV/0! | 7.20% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 478

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 666 | 0 | 0 | 227 | 0 | 0 | 893 |
| Exit | 387 | 0 | 0 | 240 | 0 | 0 | 627 |
| Total | 1,053 | 0 | 0 | 467 | 0 | 0 | 1,520 |
| Raw Trip Gen | 1,105 | 0 | 0 | 519 | 0 | 0 | 1,624 |
| IC | 4.71% | #DIV/0! | #DIV/0! | 10.04% | #DIV/0! | #DIV/0! | 6.41% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 479

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1.087 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 9,338 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 12 | Acre | 0.78 | | | 9 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 9,347 |
| | | | | Internal Capture % = | | | 0.07% |
| | | | | Internal Capture Trips = | | | 7 |
| | | | | External Trips = | | | 9,340 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| NET NEW EXTERNAL DAILY TRIPS = | 9,340 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,087 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 633 | 371 | 1,004 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 12 | Acre | 0.11 | 0.55 | 0.65 | 1 | 0 | 1 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 634 | 371 | 1,005 |
| | | | | Internal Capture % = | | | 0.20% | | |
| | | | | Internal Capture Trips = | | | 1 | 1 | 2 |
| | | | | External Trips = | | | 633 | 370 | 1,003 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 633 | 370 | 1003 |



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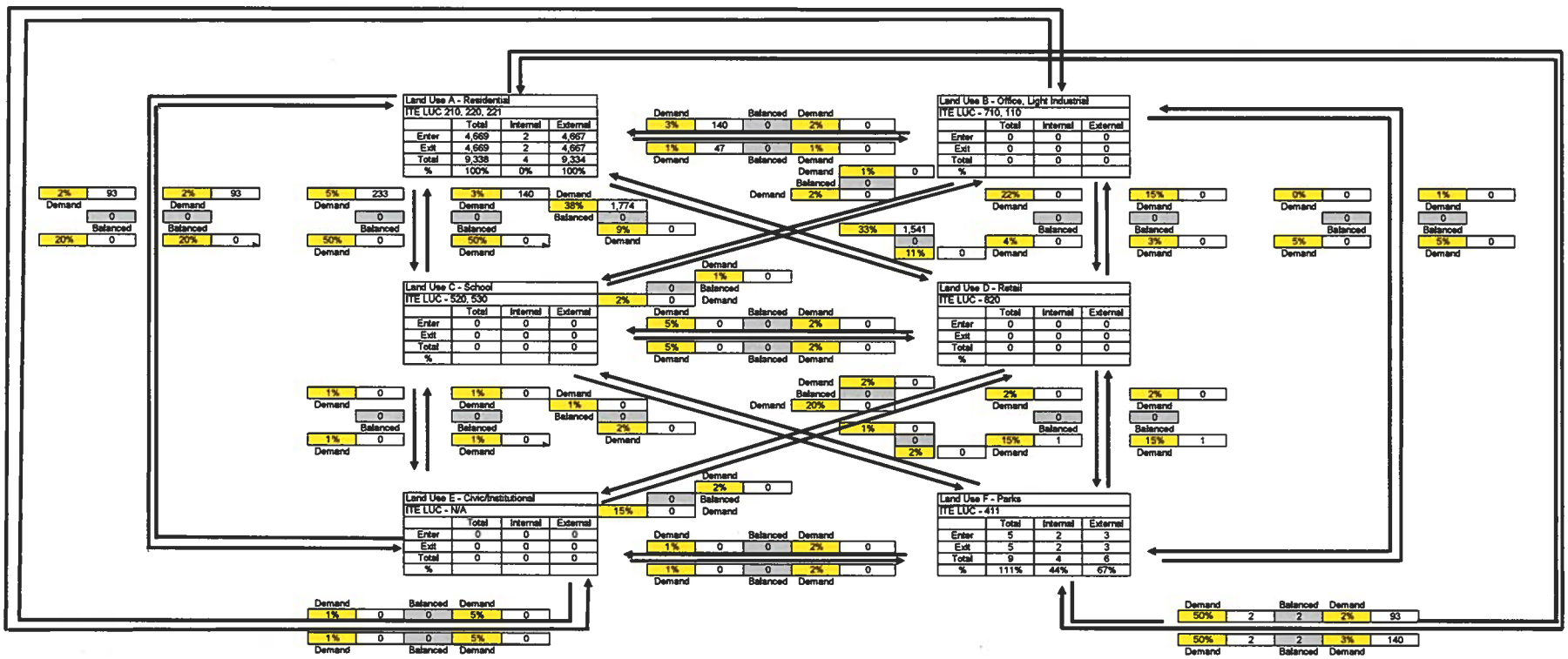
**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 479

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

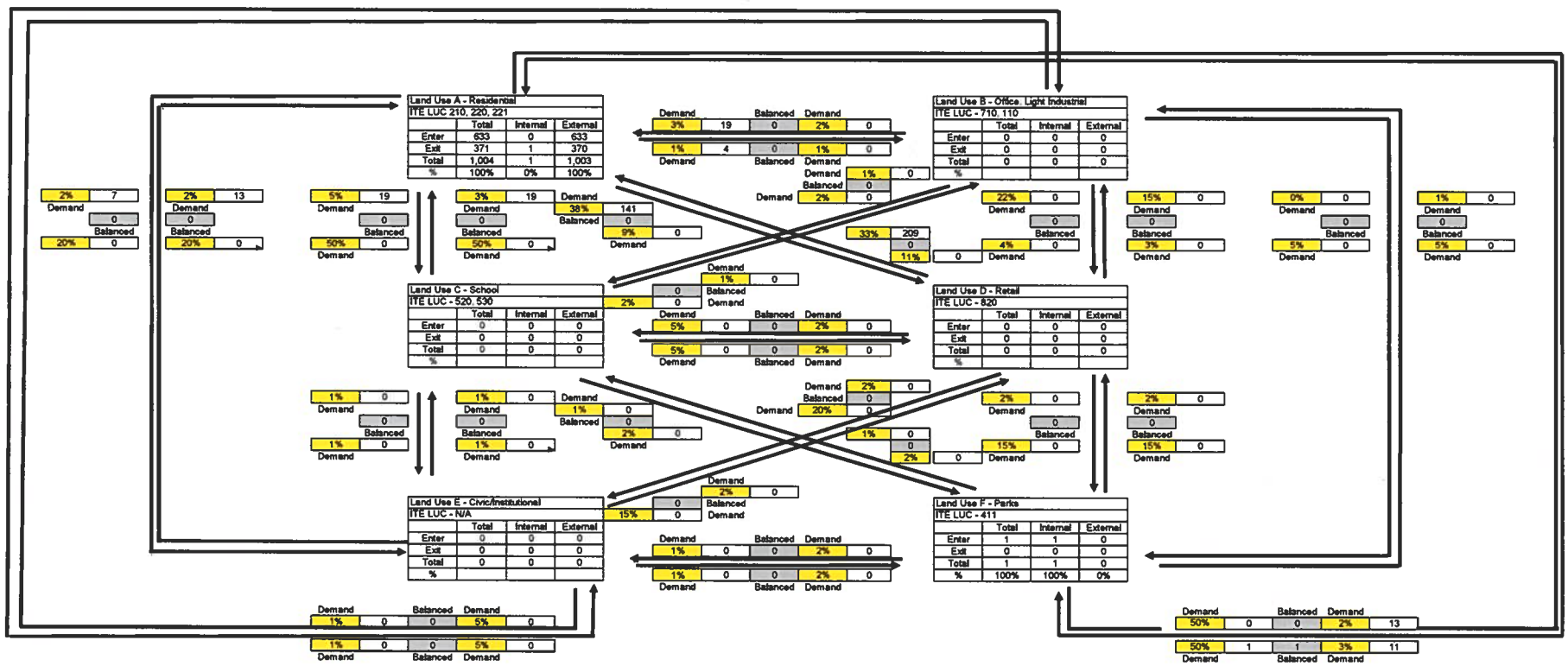
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 4,667 | 0 | 0 | 0 | 0 | 3 | 4,670 |
| Exit | 4,667 | 0 | 0 | 0 | 0 | 3 | 4,670 |
| Total | 9,334 | 0 | 0 | 0 | 0 | 6 | 9,340 |
| Raw Trip Gen | 9,338 | 0 | 0 | 0 | 0 | 9 | 9,347 |
| IC | 0.04% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 33.33% | 0.07% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ. 479

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 633 | 0 | 0 | 0 | 0 | 0 | 633 |
| Exit | 370 | 0 | 0 | 0 | 0 | 0 | 370 |
| Total | 1,003 | 0 | 0 | 0 | 0 | 0 | 1,003 |
| Raw Trip Gen | 1,004 | 0 | 0 | 0 | 0 | 1 | 1,005 |
| IC | 0.10% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 100.00% | 0.20% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 480

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 576 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 5,206 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 87,000 | S.F. | 30.49 | | | 2,653 |
| Park | 411 | 44 | Acre | 0.78 | | | 34 |
| Gen. Commercial[e] | 820 | 130,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 7,186 |
| | | | **Grand Totals:** | | | | **15,079** |
| | | | | **Internal Capture % =** | | | **13.13%** |
| | | | | **Internal Capture Trips =** | | | **1979** |
| | | | | **External Trips =** | | | **13,100** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 130,000 |
| External Trips = | 6,319 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2148 |

| | |
|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **10,952** |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 576 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 344 | 202 | 546 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 87,000 | S.F. | 3.05 | 0.40 | 0.60 | 106 | 159 | 265 |
| Park | 411 | 44 | Acre | 0.11 | 0.55 | 0.65 | 3 | 2 | 5 |
| Gen. Commercial[e] | 820 | 130,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 317 | 343 | 660 |
| | | | **Grand Totals:** | | | | **770** | **706** | **1,476** |
| | | | | **Internal Capture % =** | | | **12.76%** | | |
| | | | | **Internal Capture Trips =** | | | **94** | **94** | **188** |
| | | | | **External Trips =** | | | **676** | **612** | **1,288** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 130,000 |
| External Trips = | 580 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 197 |

| | In | Out | Total |
|---|---|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **581** | **509** | **1091** |

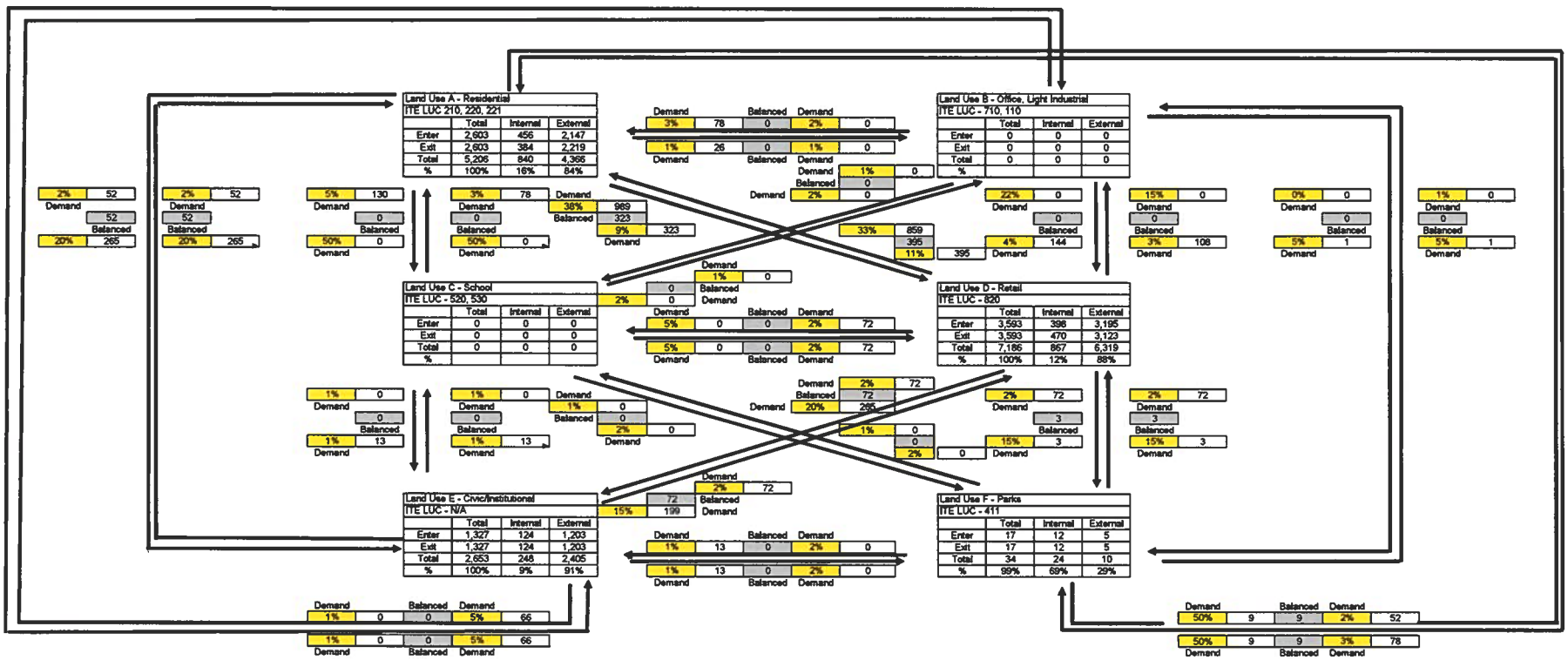


SIMMONS & WHITE

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 480

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

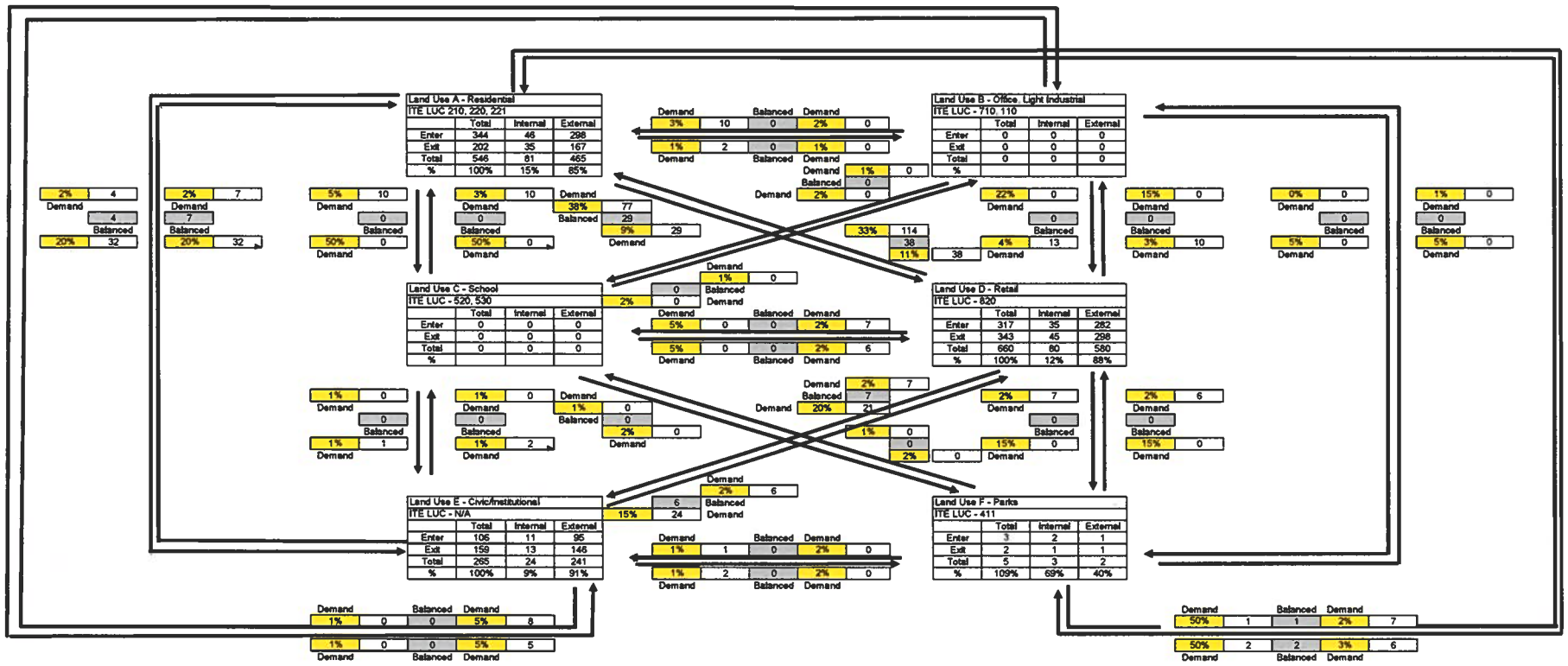
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 2,147 | 0 | 0 | 3,195 | 1,203 | 5 | 6,550 |
| Exit | 2,219 | 0 | 0 | 3,123 | 1,203 | 5 | 6,550 |
| Total | 4,366 | 0 | 0 | 6,319 | 2,405 | 10 | 13,100 |
| Raw Trip Gen | 5,206 | 0 | 0 | 7,186 | 2,653 | 34 | 15,079 |
| IC | 16.14% | #DIV/0! | #DIV/0! | 12.07% | 9.34% | 70.59% | 13.13% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 480

## PM INTERNAL CAPTURE




| NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| Category | A | B | C | D | E | F | Total |
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 298 | 0 | 0 | 282 | 95 | 1 | 676 |
| Exit | 167 | 0 | 0 | 298 | 146 | 1 | 612 |
| Total | 465 | 0 | 0 | 580 | 241 | 2 | 1,288 |
| Raw Trip Gen | 548 | 0 | 0 | 660 | 265 | 5 | 1,476 |
| IC | 14.84% | #DIV/0! | #DIV/0! | 12.15% | 9.10% | 60.00% | 12.78% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 496

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1,250 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 10,619 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 10,619 |
| | | | | Internal Capture % = | | | -0.01% |
| | | | | Internal Capture Trips = | | | 0 |
| | | | | External Trips = | | | 10,619 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 10,619 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,250 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 723 | 425 | 1,148 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 723 | 425 | 1,148 |
| | | | | Internal Capture % = | | | 0.00% | | |
| | | | | Internal Capture Trips = | | | 0 | 0 | 0 |
| | | | | External Trips = | | | 723 | 425 | 1,148 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 723 | 425 | 1148 |

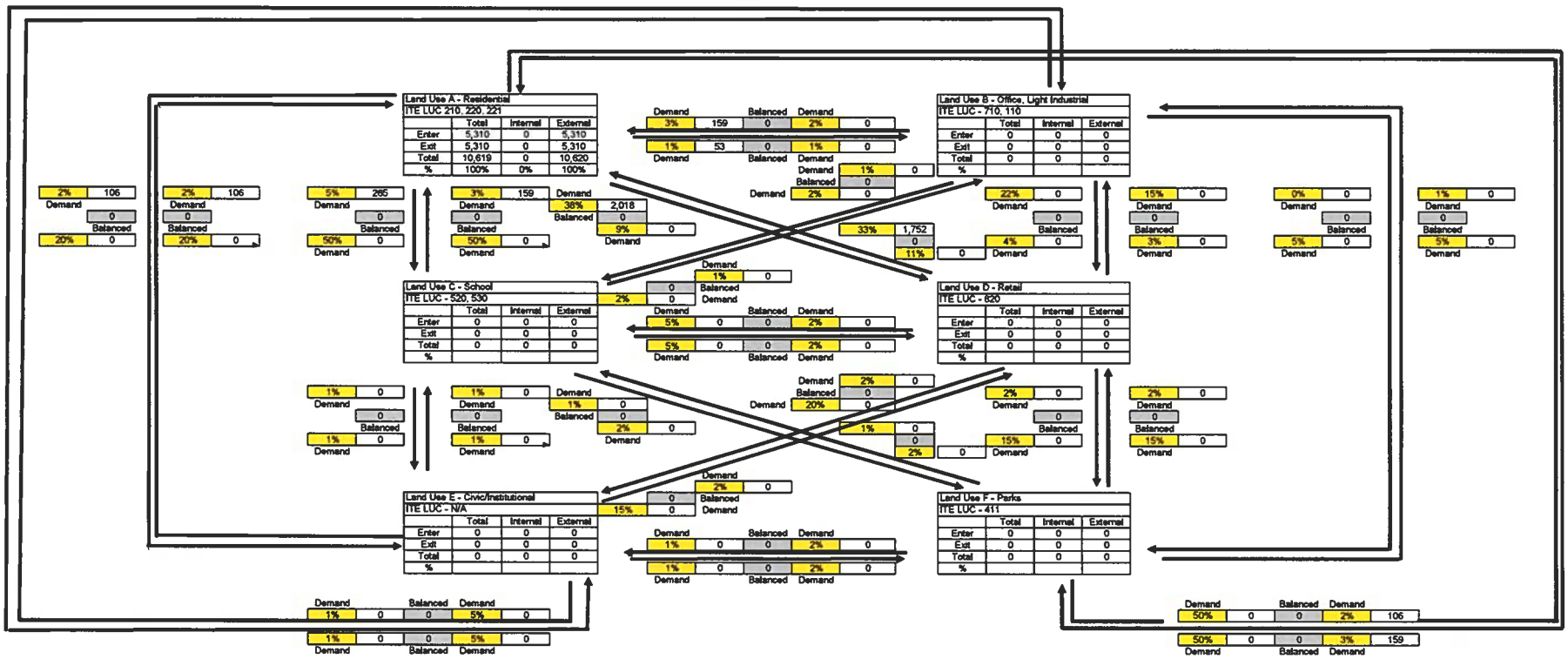


SIMMONS & WHITE

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 496

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

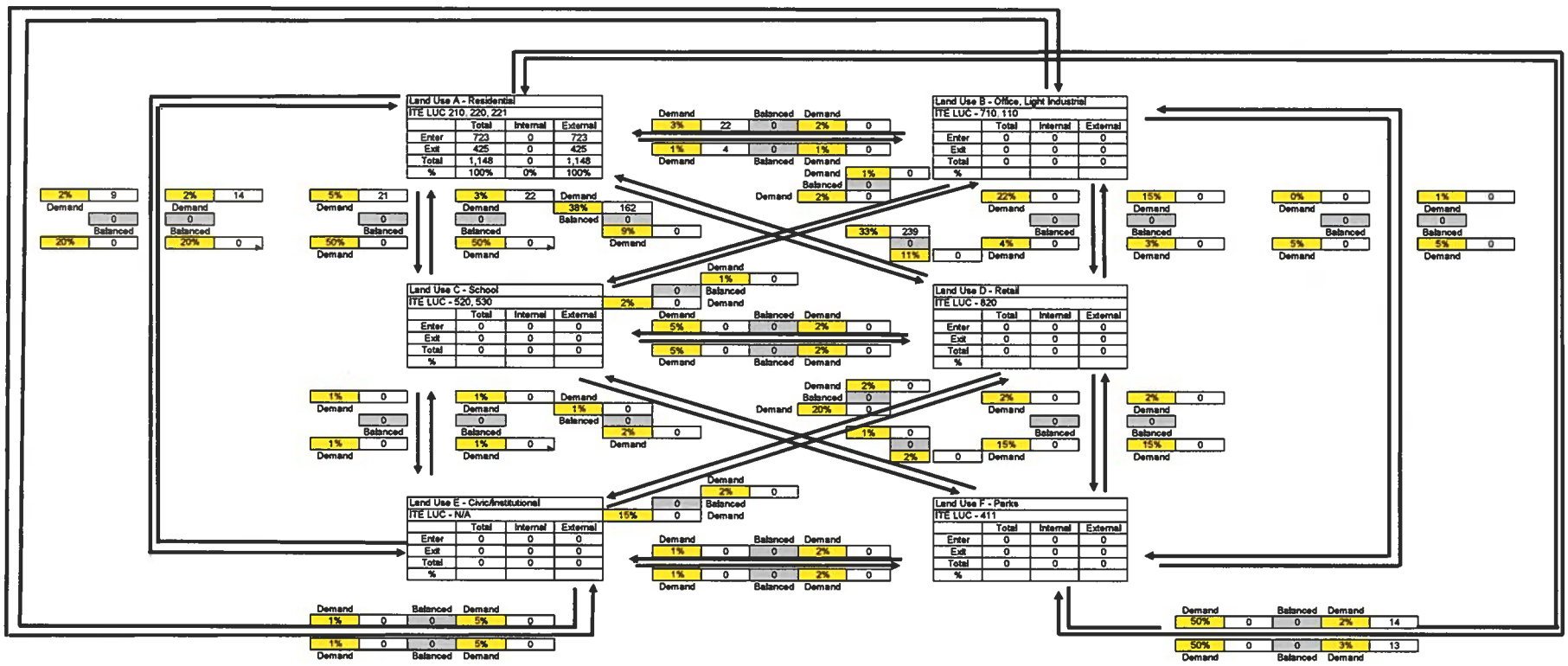
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 5,310 | 0 | 0 | 0 | 0 | 0 | 5,310 |
| Exit | 5,310 | 0 | 0 | 0 | 0 | 0 | 5,310 |
| Total | 10,620 | 0 | 0 | 0 | 0 | 0 | 10,620 |
| Raw Trip Gen | 10,619 | 0 | 0 | 0 | 0 | 0 | 10,619 |
| IC | -0.01% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | -0.01% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 496

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 723 | 0 | 0 | 0 | 0 | 0 | 723 |
| Exit | 425 | 0 | 0 | 0 | 0 | 0 | 425 |
| Total | 1,148 | 0 | 0 | 0 | 0 | 0 | 1,148 |
| Raw Trip Gen | 1,148 | 0 | 0 | 0 | 0 | 0 | 1,148 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 497

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 680,625 | S.F. | 4.96 | | | 3,376 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 421 | Dwelling Units | 5.44 | | | 2,290 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 2,500 | Students | 2.03 | | | 5,075 |
| General Office (>5,000 SF GFA) | 710 | 680,625 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 6,818 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 50 | Acre | 0.78 | | | 39 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | **Grand Totals:** | | | | **17,698** |
| | | | | **Internal Capture % =** | | | **2.95%** |
| | | | | **Internal Capture Trips =** | | | **519** |
| | | | | **External Trips =** | | | **17,079** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 17,079 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 680,625 | S.F. | 0.63 | 0.13 | 0.87 | 56 | 373 | 429 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 421 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 107 | 69 | 176 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 2,500 | Students | 0.14 | 0.48 | 0.52 | 168 | 182 | 350 |
| General Office (>5,000 SF GFA) | 710 | 680,625 | S.F. | 1.15 | 0.16 | 0.84 | 125 | 658 | 783 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 50 | Acre | 0.11 | 0.55 | 0.65 | 3 | 3 | 6 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | **Grand Totals:** | | | | **459** | **1,285** | **1,744** |
| | | | | **Internal Capture % =** | | | **2.23%** | | |
| | | | | **Internal Capture Trips =** | | | **20** | **19** | **39** |
| | | | | **External Trips =** | | | **439** | **1,266** | **1,705** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 439 | 1,266 | 1705 |

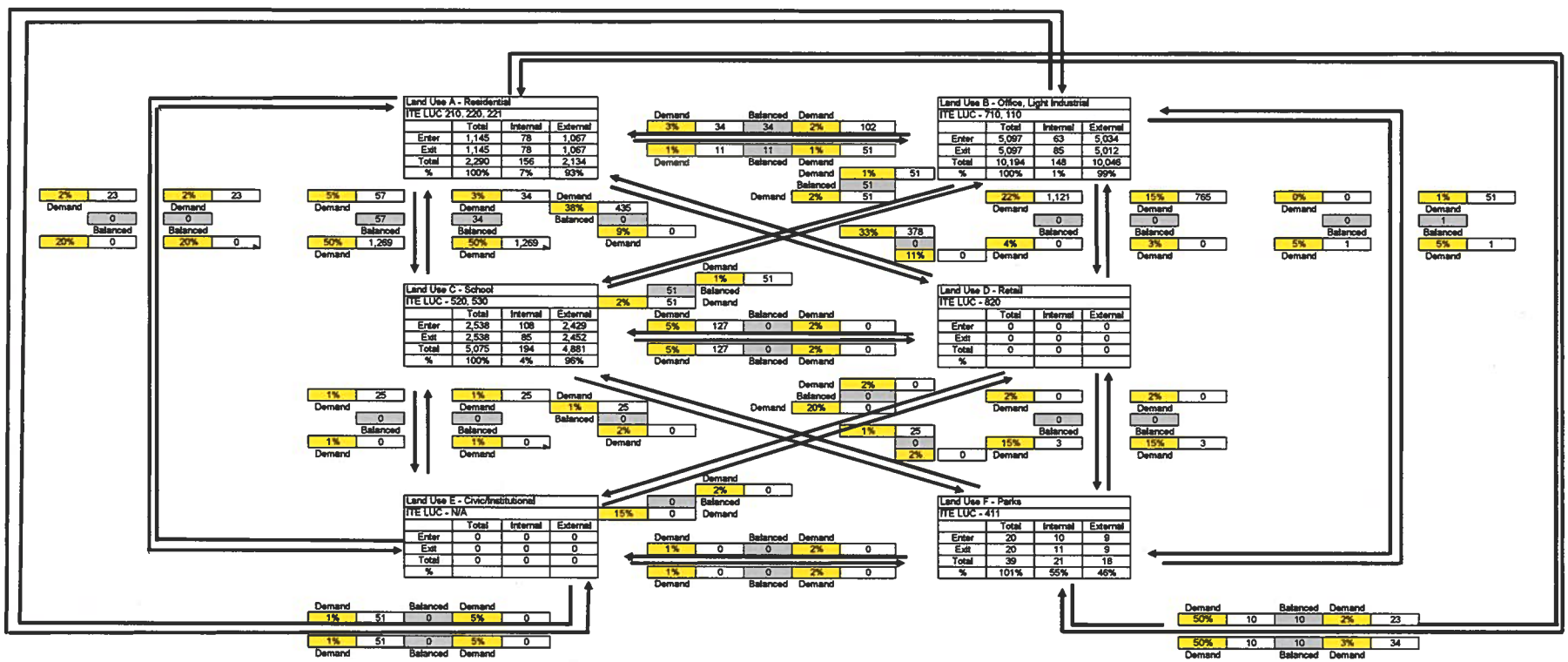


SIMMONS & WHITE

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 497

## DAILY INTERNAL CAPTURE




| Land Use A - Residential, ITE LUC 210, 220, 221 | Total | Internal | External |
|---|---|---|---|
| Enter | 1,145 | 78 | 1,067 |
| Exit | 1,145 | 78 | 1,067 |
| Total | 2,290 | 156 | 2,134 |
| % | 100% | 7% | 93% |

| Land Use B - Office, Light Industrial, ITE LUC - 710, 110 | Total | Internal | External |
|---|---|---|---|
| Enter | 5,097 | 63 | 5,034 |
| Exit | 5,097 | 85 | 5,012 |
| Total | 10,194 | 148 | 10,046 |
| % | 100% | 1% | 99% |

| Land Use C - School, ITE LUC - 520, 530 | Total | Internal | External |
|---|---|---|---|
| Enter | 2,538 | 108 | 2,429 |
| Exit | 2,538 | 86 | 2,452 |
| Total | 5,075 | 194 | 4,881 |
| % | 100% | 4% | 96% |

| Land Use D - Retail, ITE LUC - 820 | Total | Internal | External |
|---|---|---|---|
| Enter | 0 | 0 | 0 |
| Exit | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |
| % | | | |

| Land Use E - Civic/Institutional, ITE LUC - N/A | Total | Internal | External |
|---|---|---|---|
| Enter | 0 | 0 | 0 |
| Exit | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |
| % | | | |

| Land Use F - Parks, ITE LUC - 411 | Total | Internal | External |
|---|---|---|---|
| Enter | 20 | 10 | 9 |
| Exit | 20 | 11 | 9 |
| Total | 39 | 21 | 18 |
| % | 101% | 55% | 46% |

XX% Indicates Demand Percentage
X Indicates Balanced Volume

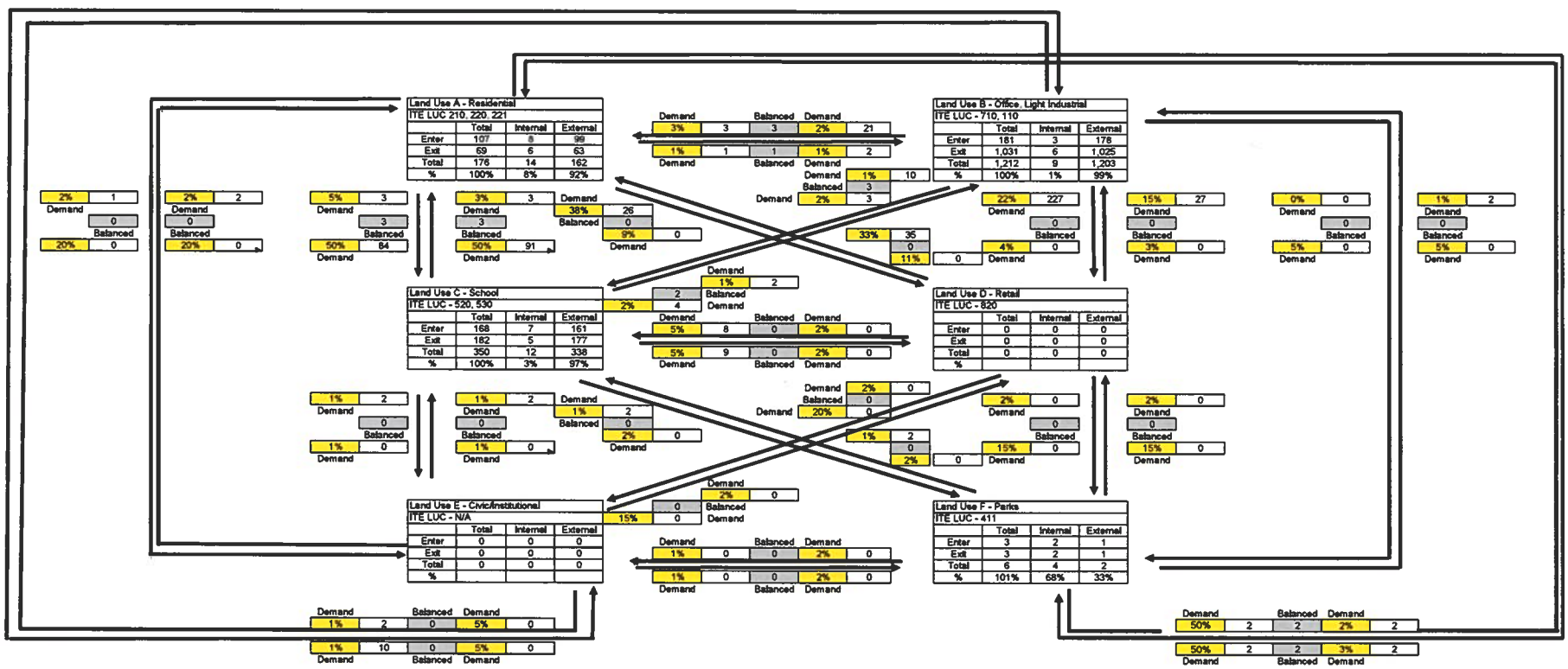
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 1,067 | 5,034 | 2,429 | 0 | 0 | 9 | 8,539 |
| Exit | 1,067 | 5,012 | 2,452 | 0 | 0 | 9 | 8,540 |
| Total | 2,134 | 10,046 | 4,881 | 0 | 0 | 18 | 17,079 |
| Raw Trip Gen | 2,290 | 10,194 | 5,075 | 0 | 0 | 39 | 17,598 |
| IC | 6.81% | 1.45% | 3.82% | #DIV/0! | #DIV/0! | 53.85% | 2.96% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 497

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 99 | 178 | 161 | 0 | 0 | 1 | 439 |
| Exit | 63 | 1,025 | 177 | 0 | 0 | 1 | 1,266 |
| Total | 162 | 1,203 | 338 | 0 | 0 | 2 | 1,705 |
| Raw Trip Gen | 176 | 1,212 | 350 | 0 | 0 | 6 | 1,744 |
| IC | 7.95% | 0.74% | 3.41% | #DIV/0! | #DIV/0! | 66.67% | 2.23% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 498

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1,280 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 10,854 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 10,854 |
| | | | | Internal Capture % = | | | 0.00% |
| | | | | Internal Capture Trips = | | | 0 |
| | | | | External Trips = | | | 10,854 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| NET NEW EXTERNAL DAILY TRIPS = | 10,854 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,280 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 740 | 434 | 1,174 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 740 | 434 | 1,174 |
| | | | | Internal Capture % = | | | 0.00% | | |
| | | | | Internal Capture Trips = | | | 0 | 0 | 0 |
| | | | | External Trips = | | | 740 | 434 | 1,174 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 740 | 434 | 1174 |

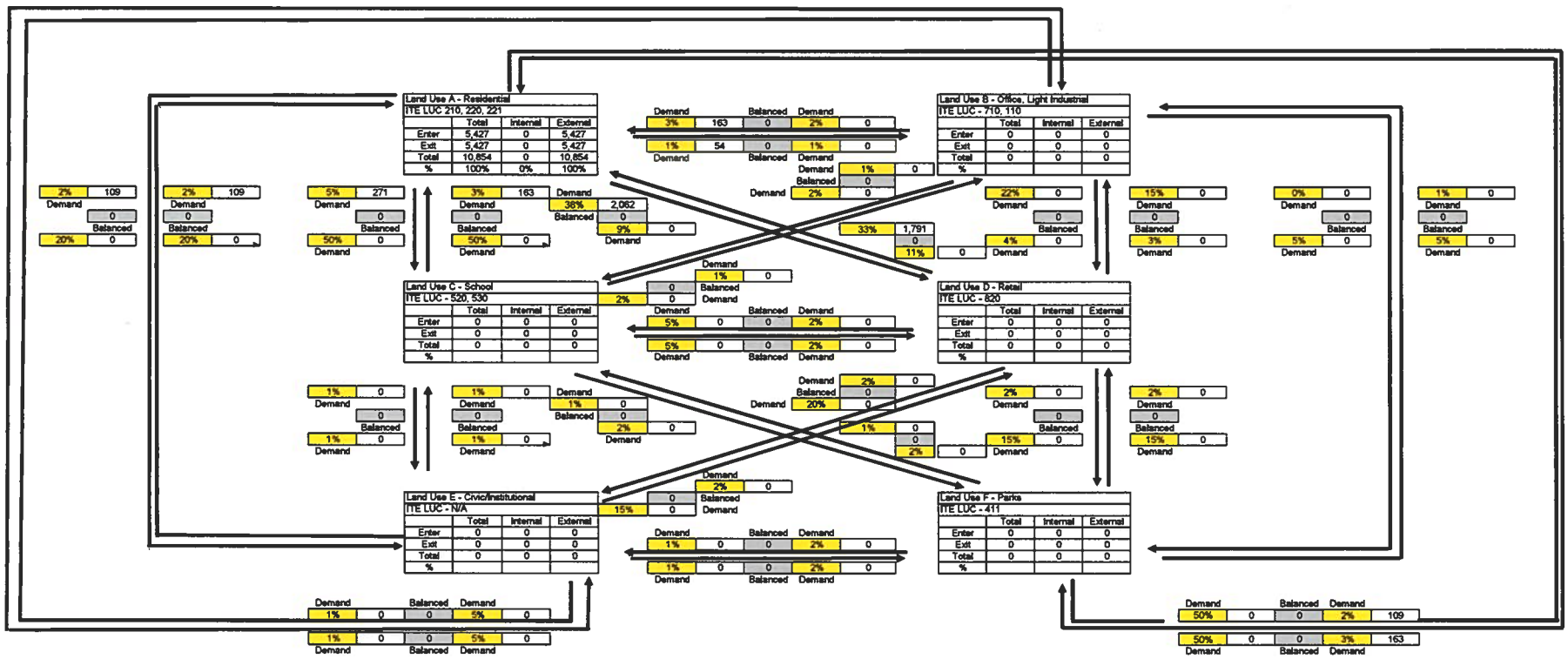


SIMMONS&WHITE

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 498

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

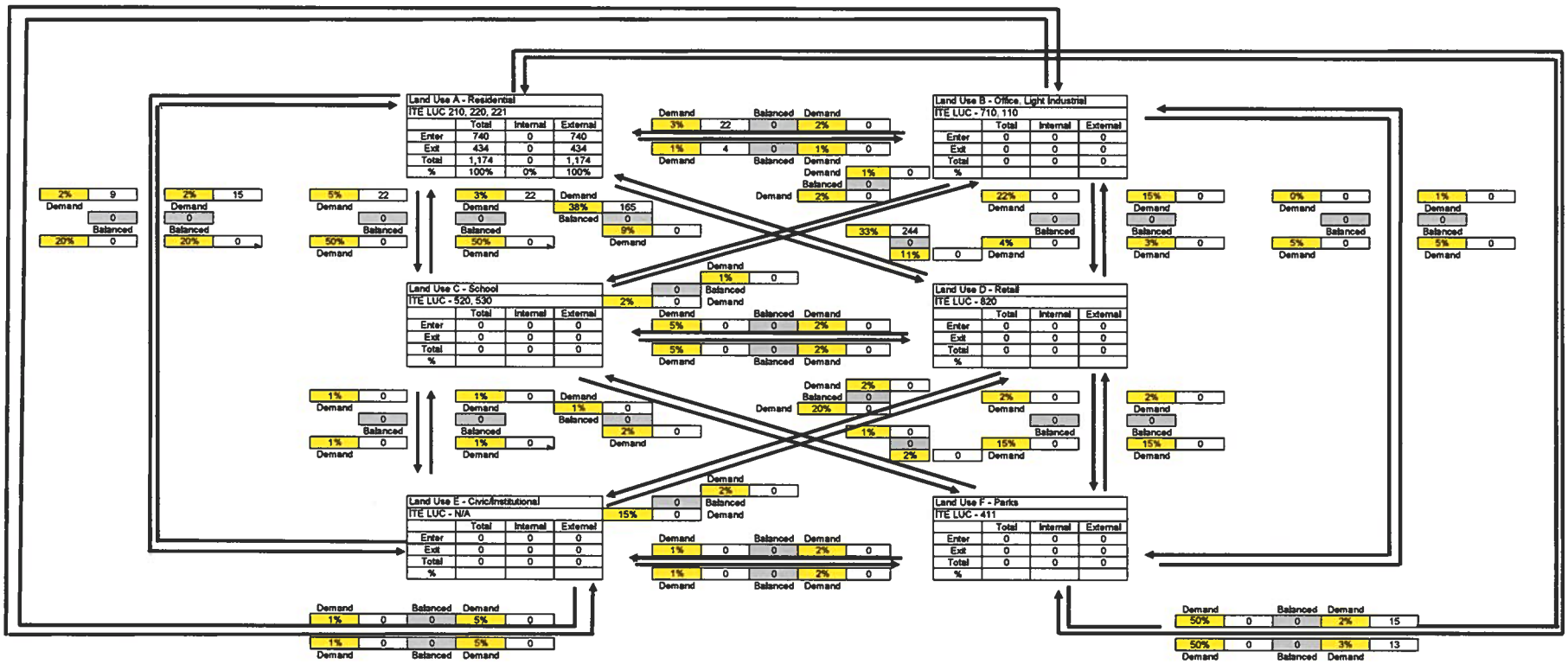
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 5,427 | 0 | 0 | 0 | 0 | 0 | 5,427 |
| Exit | 5,427 | 0 | 0 | 0 | 0 | 0 | 5,427 |
| Total | 10,854 | 0 | 0 | 0 | 0 | 0 | 10,854 |
| Raw Trip Gen | 10,854 | 0 | 0 | 0 | 0 | 0 | 10,854 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 498

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 740 | 0 | 0 | 0 | 0 | 0 | 740 |
| Exit | 434 | 0 | 0 | 0 | 0 | 0 | 434 |
| Total | 1,174 | 0 | 0 | 0 | 0 | 0 | 1,174 |
| Raw Trip Gen | 1,174 | 0 | 0 | 0 | 0 | 0 | 1,174 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 499

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 554 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 5,023 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 140,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 7,558 |
| | | | **Grand Totals:** | | | | **12,581** |
| | | | | **Internal Capture % =** | | | **12.01%** |
| | | | | **Internal Capture Trips =** | | | **1511** |
| | | | | **External Trips =** | | | **11,070** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 140,000 |
| External Trips = | 6,802 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2313 |

| | |
|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **8,757** |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 554 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 331 | 195 | 526 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 140,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 335 | 362 | 697 |
| | | | **Grand Totals:** | | | | **666** | **557** | **1,223** |
| | | | | **Internal Capture % =** | | | **11.44%** | | |
| | | | | **Internal Capture Trips =** | | | **70** | **70** | **140** |
| | | | | **External Trips =** | | | **596** | **487** | **1,083** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 140,000 |
| External Trips = | 627 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 213 |

| | In | Out | Total |
|---|---|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **494** | **376** | **870** |



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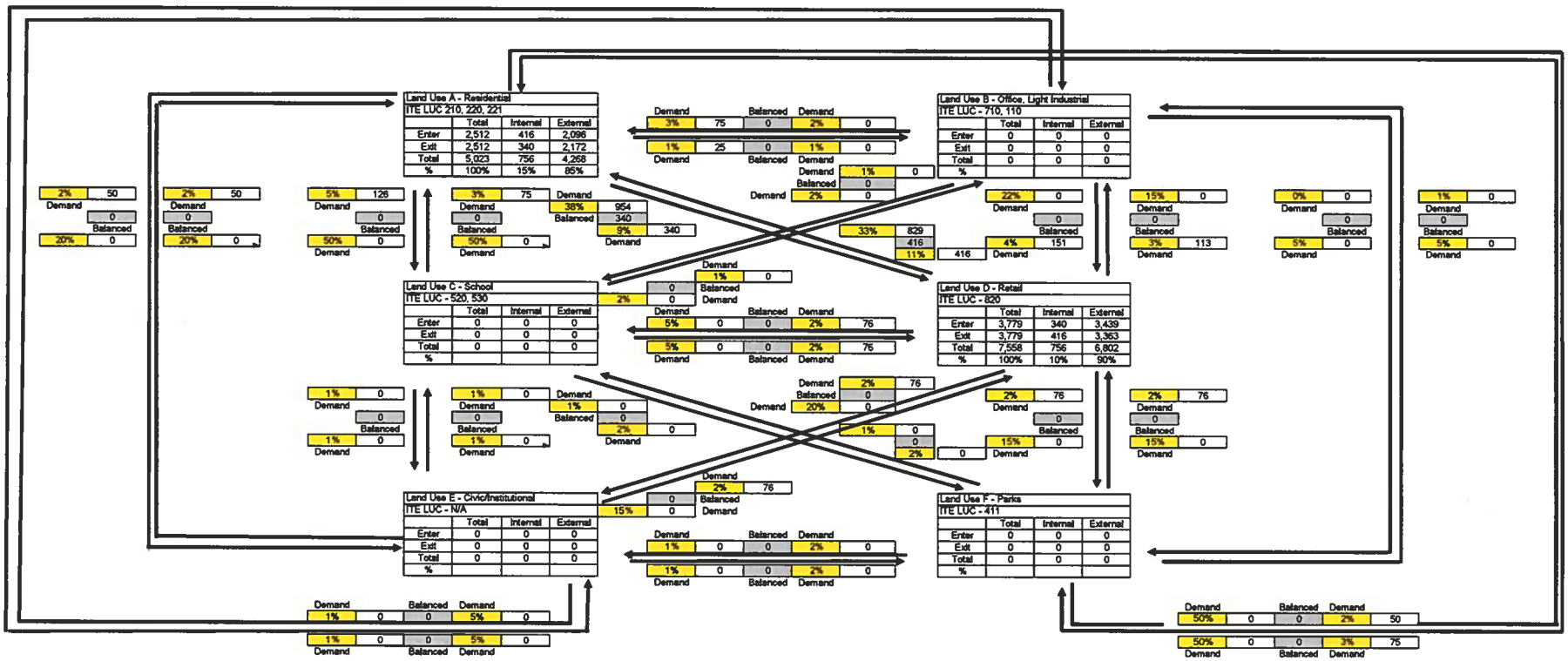
**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 499

## DAILY INTERNAL CAPTURE



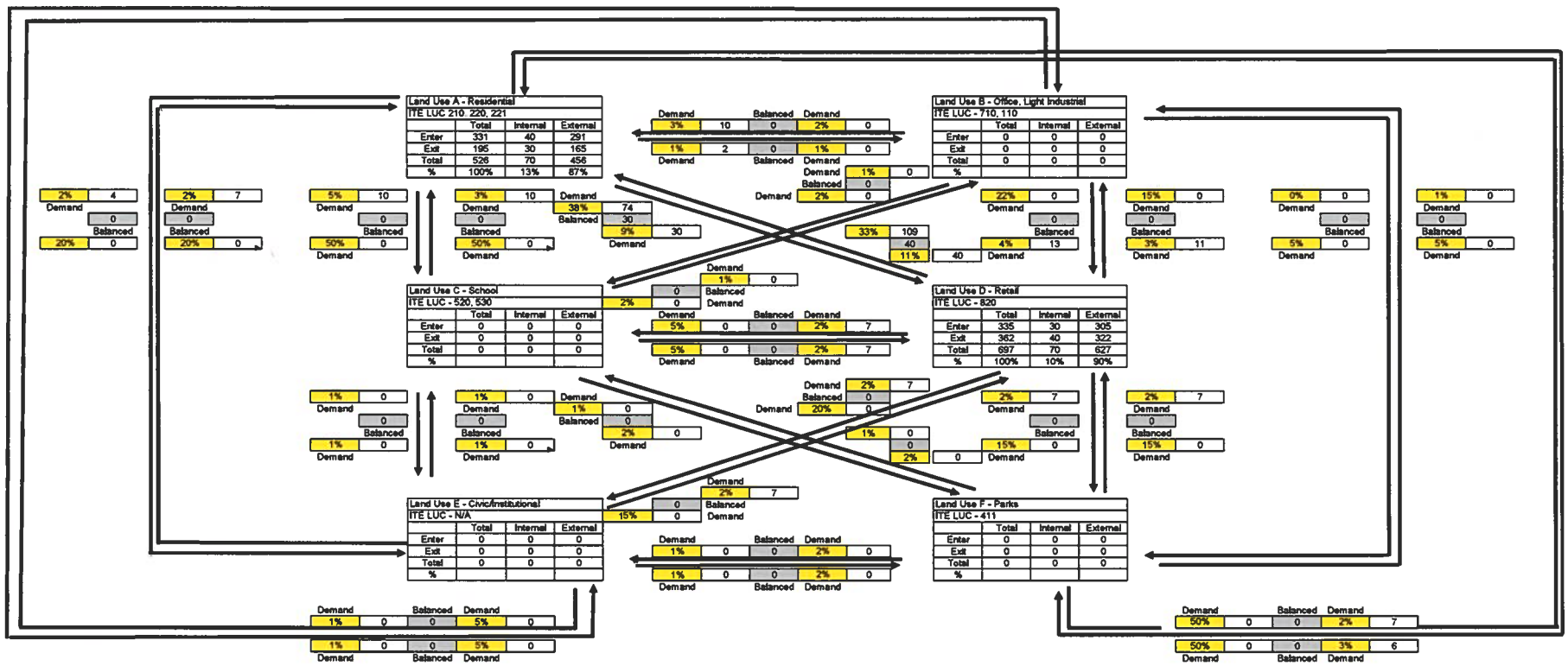

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 2,096 | 0 | 0 | 3,439 | 0 | 0 | 5,535 |
| Exit | 2,172 | 0 | 0 | 3,363 | 0 | 0 | 5,535 |
| Total | 4,268 | 0 | 0 | 6,802 | 0 | 0 | 11,070 |
| Raw Trip Gen | 5,023 | 0 | 0 | 7,558 | 0 | 0 | 12,581 |
| IC | 15.03% | #DIV/0! | #DIV/0! | 10.00% | #DIV/0! | #DIV/0! | 12.01% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 499

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 291 | 0 | 0 | 305 | 0 | 0 | 596 |
| Exit | 165 | 0 | 0 | 322 | 0 | 0 | 487 |
| Total | 456 | 0 | 0 | 627 | 0 | 0 | 1,083 |
| Raw Trip Gen | 526 | 0 | 0 | 697 | 0 | 0 | 1,223 |
| IC | 13.31% | #DIV/0! | #DIV/0! | 10.04% | #DIV/0! | #DIV/0! | 11.44% |

# RIVERLAND

Scenario = Current Approval Buildout
TAZ = 500

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 170,156 | S.F. | 4.96 | | | 844 |
| Single Family Detached | 210 | 480 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 4,402 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 568 | Dwelling Units | 5.44 | | | 3,090 |
| Elementary School | 520 | 820 | Students | 1.89 | | | 1,550 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 170,156 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 1,777 |
| Civic Use | N/A | 101,781 | S.F. | 54.51 | | | 5,548 |
| Institutional Use | N/A | 171,327 | S.F. | 30.49 | | | 5,224 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[c] | 820 | 50,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 3,752 |
| | | | Grand Totals: | | | | 26,187 |
| | | | | Internal Capture % = | | | 9.26% |
| | | | | Internal Capture Trips = | | | 2425 |
| | | | | External Trips = | | | 23,762 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 50,000 |
| External Trips = | 3,095 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 1052 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 22,710 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 170,156 | S.F. | 0.63 | 0.13 | 0.87 | 14 | 93 | 107 |
| Single Family Detached | 210 | 480 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 289 | 169 | 458 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 568 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 143 | 92 | 235 |
| Elementary School | 520 | 820 | Students | 0.17 | 0.48 | 0.52 | 67 | 72 | 139 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 170,156 | S.F. | 1.15 | 0.16 | 0.84 | 31 | 165 | 196 |
| Civic Use | N/A | 101,781 | S.F. | 5.45 | 0.50 | 0.50 | 278 | 277 | 555 |
| Institutional Use | N/A | 171,327 | S.F. | 3.05 | 0.40 | 0.60 | 209 | 314 | 523 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 50,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 156 | 169 | 325 |
| | | | Grand Totals: | | | | 1,187 | 1,351 | 2,538 |
| | | | | Internal Capture % = | | | 8.52% | | |
| | | | | Internal Capture Trips = | | | 108 | 108 | 216 |
| | | | | External Trips = | | | 1,079 | 1,243 | 2,322 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 50,000 |
| External Trips = | 268 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 91 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 1,035 | 1,196 | 2231 |

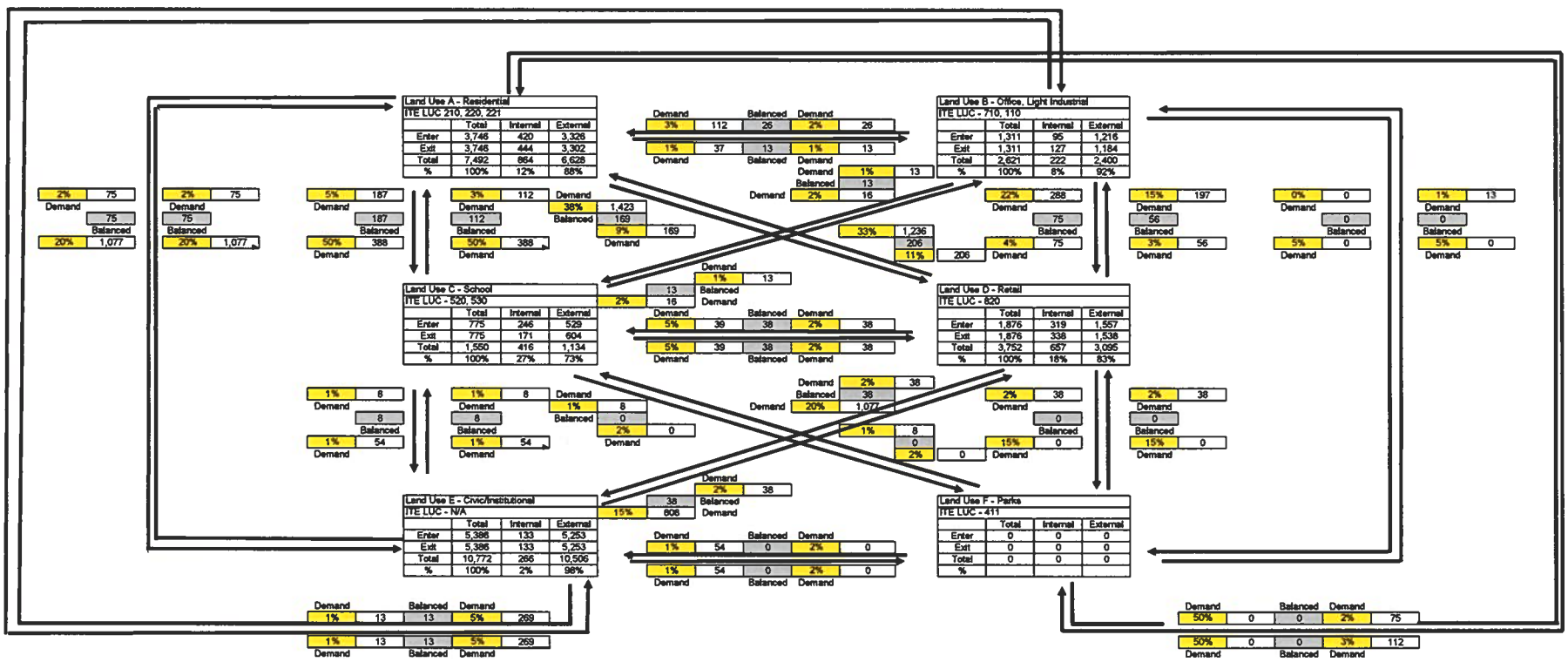


SIMMONS & WHITE

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 500

## DAILY INTERNAL CAPTURE

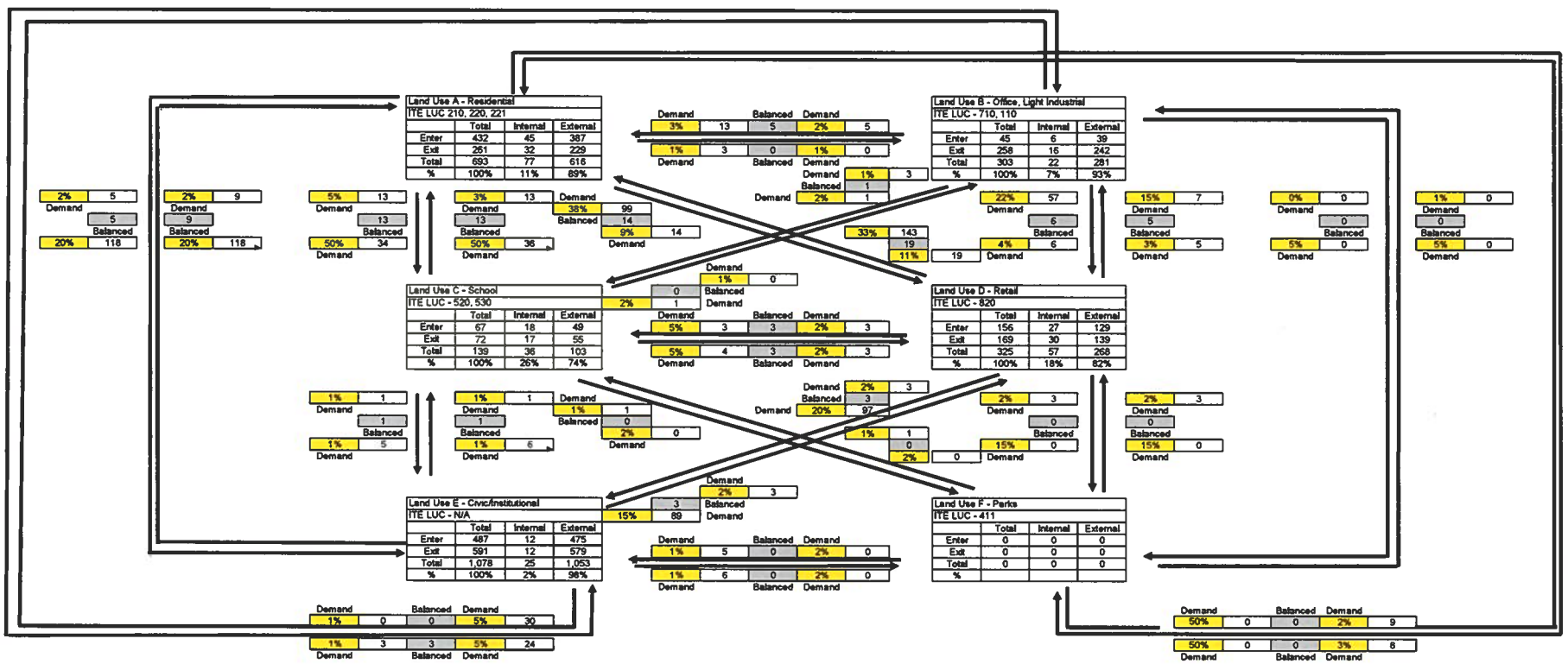



| NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| Category | A | B | C | D | E | F | Total |
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 3,326 | 1,216 | 529 | 1,557 | 5,253 | 0 | 11,881 |
| Exit | 3,302 | 1,184 | 604 | 1,538 | 5,253 | 0 | 11,881 |
| Total | 6,628 | 2,400 | 1,134 | 3,095 | 10,506 | 0 | 23,762 |
| Raw Trip Gen | 7,492 | 2,621 | 1,550 | 3,752 | 10,772 | 0 | 26,187 |
| IC | 11.53% | 8.45% | 26.87% | 17.50% | 2.47% | #DIV/0! | 9.26% |

**RIVERLAND**

Scenario: Current Approval Buildout
TAZ: 500

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 387 | 39 | 49 | 129 | 475 | 0 | 1,079 |
| Exit | 229 | 242 | 55 | 139 | 579 | 0 | 1,243 |
| Total | 616 | 281 | 103 | 268 | 1,053 | 0 | 2,322 |
| Raw Trip Gen | 693 | 303 | 139 | 325 | 1,078 | 0 | 2,538 |
| IC | 11.11% | 7.26% | 25.65% | 17.51% | 2.30% | #DIV/0! | 8.52% |

# PROPOSED MASTER PLAN

# WITH ITE TRIP GENERATION, 10TH EDITION RATES

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 474

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 340,313 | S.F. | 4.96 | | | 1,688 |
| Single Family Detached | 210 | 454 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 4,182 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 568 | Dwelling Units | 5.44 | | | 3,090 |
| Elementary School | 520 | 820 | Students | 1.89 | | | 1,550 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 340,313 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 3,481 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 150,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 7,921 |
| | | | **Grand Totals:** | | | | **21,912** |
| | | | | **Internal Capture % =** | | | **14.11%** |
| | | | | **Internal Capture Trips =** | | | **3093** |
| | | | | **External Trips =** | | | **18,819** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 150,000 |
| External Trips = | 6,774 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2303 |

| | |
|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **16,516** |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 340,313 | S.F. | 0.63 | 0.13 | 0.87 | 28 | 186 | 214 |
| Single Family Detached | 210 | 454 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 273 | 161 | 434 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 568 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 143 | 92 | 235 |
| Elementary School | 520 | 820 | Students | 0.17 | 0.48 | 0.52 | 67 | 72 | 139 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 340,313 | S.F. | 1.15 | 0.16 | 0.84 | 63 | 328 | 391 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 150,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 352 | 382 | 734 |
| | | | **Grand Totals:** | | | | **926** | **1,221** | **2,147** |
| | | | | **Internal Capture % =** | | | **13.44%** | | |
| | | | | **Internal Capture Trips =** | | | **145** | **144** | **289** |
| | | | | **External Trips =** | | | **781** | **1,077** | **1,858** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 150,000 |
| External Trips = | 628 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 213 |

| | In | Out | Total |
|---|---|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **679** | **966** | **1645** |

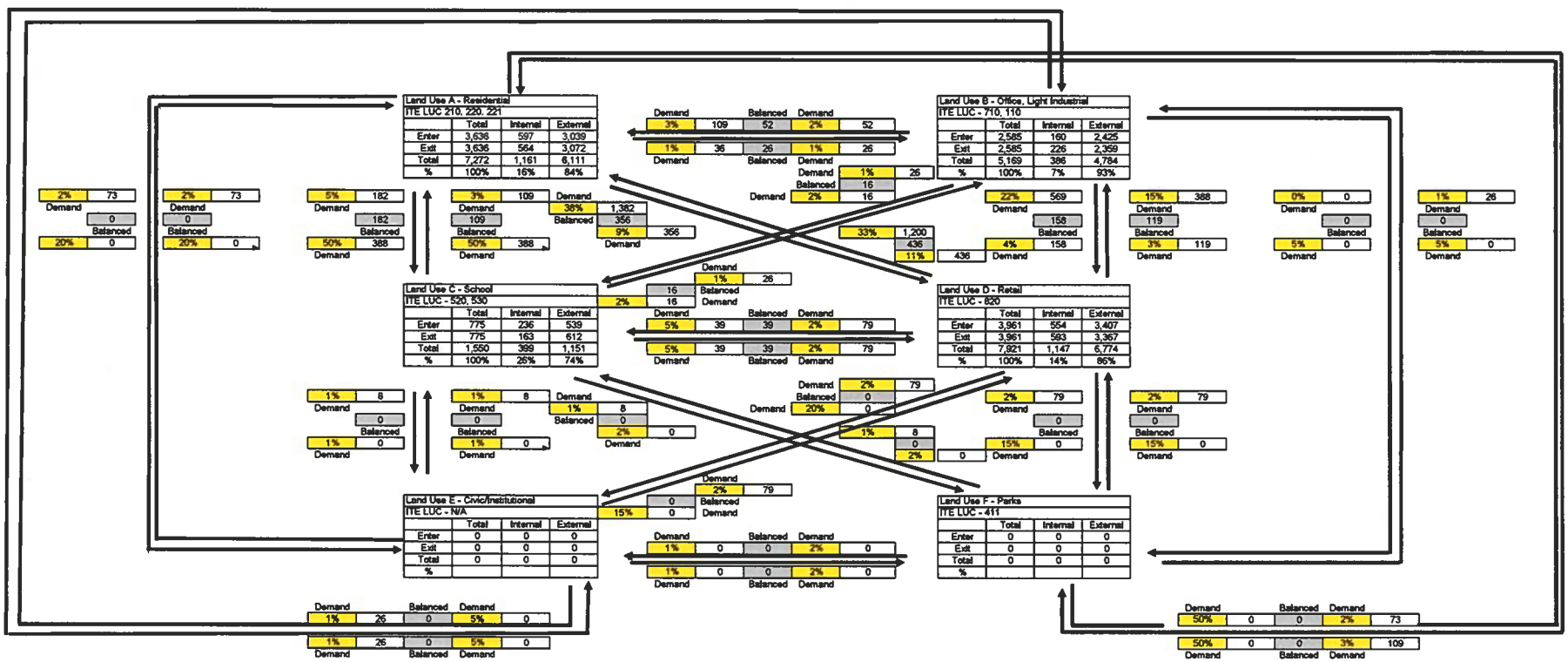


SIMMONS&WHITE

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 474

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

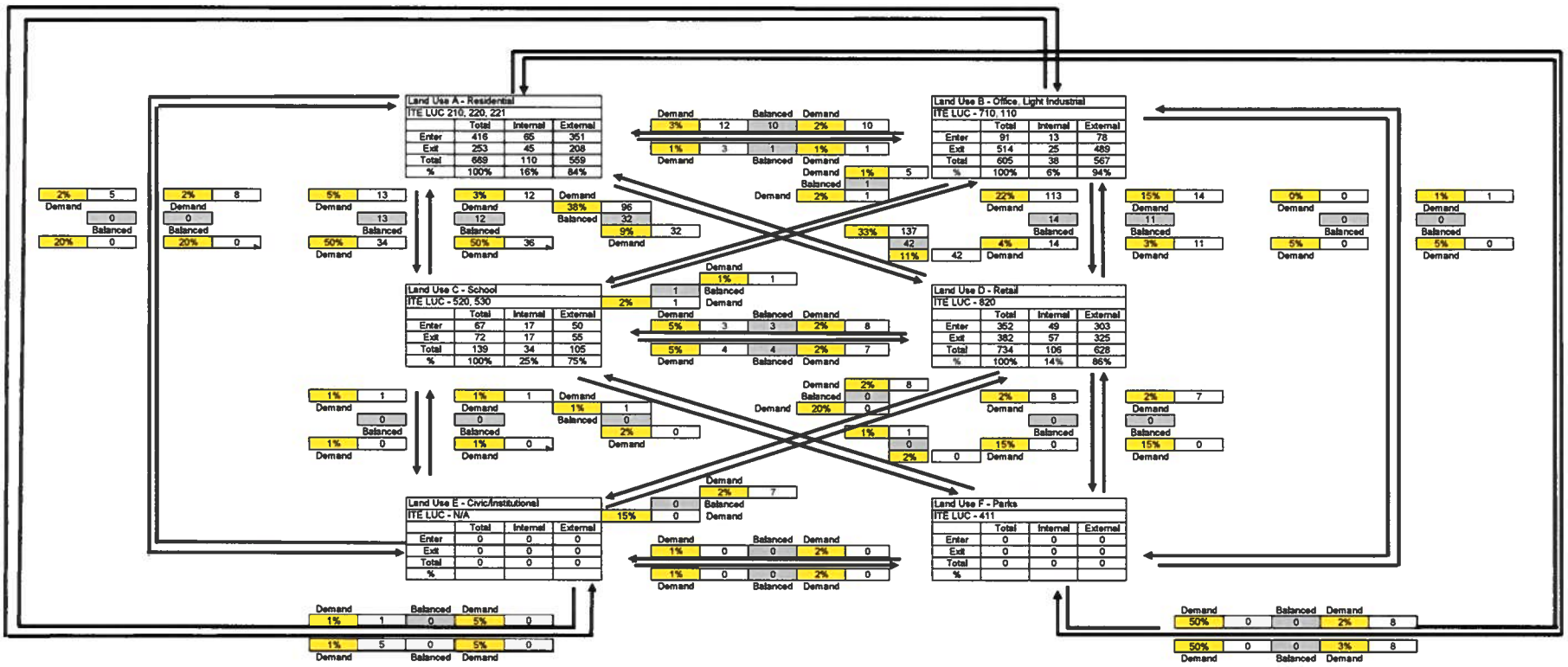
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 3,039 | 2,425 | 539 | 3,407 | 0 | 0 | 9,410 |
| Exit | 3,072 | 2,359 | 612 | 3,367 | 0 | 0 | 9,409 |
| Total | 6,111 | 4,784 | 1,151 | 6,774 | 0 | 0 | 18,819 |
| Raw Trip Gen | 7,272 | 5,169 | 1,550 | 7,921 | 0 | 0 | 21,912 |
| IC | 15.97% | 7.46% | 25.77% | 14.48% | #DIV/0! | #DIV/0! | 14.11% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 474

## PM INTERNAL CAPTURE




**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 351 | 78 | 50 | 303 | 0 | 0 | 781 |
| Exit | 208 | 489 | 55 | 325 | 0 | 0 | 1,077 |
| Total | 559 | 567 | 105 | 628 | 0 | 0 | 1,858 |
| Raw Trip Gen | 669 | 605 | 139 | 734 | 0 | 0 | 2,147 |
| IC | 16.44% | 6.28% | 24.70% | 14.47% | #DIV/0! | #DIV/0! | 13.44% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 475

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 0 |
| Senior Adult Housing Detached | 251 | 938 | Dwelling Units | Ln(T) = 0.88 Ln(X) + 2.28 | | | 4,034 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 458 | Dwelling Units | 5.44 | | | 2,492 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 150,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 7,921 |
| | | | **Grand Totals:** | | | | **14,447** |
| | | | | | | **Internal Capture % =** | **10.96%** |
| | | | | | | **Internal Capture Trips =** | **1584** |
| | | | | | | **External Trips =** | **12,863** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 150,000 |
| External Trips = | 7,129 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2424 |

| NET NEW EXTERNAL DAILY TRIPS = | 10,439 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 0 | 0 | 0 |
| Senior Adult Housing Detached | 251 | 938 | Dwelling Units | Ln(T) = 0.78 Ln(X) + 0.28 | 0.61 | 0.39 | 168 | 107 | 275 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 458 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 117 | 74 | 191 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 150,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 352 | 382 | 734 |
| | | | **Grand Totals:** | | | | **637** | **563** | **1,200** |
| | | | | | | **Internal Capture % =** | **12.31%** | | |
| | | | | | | **Internal Capture Trips =** | **74** | **74** | **148** |
| | | | | | | **External Trips =** | **563** | **489** | **1,052** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 150,000 |
| External Trips = | 660 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 225 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 455 | 372 | 827 |

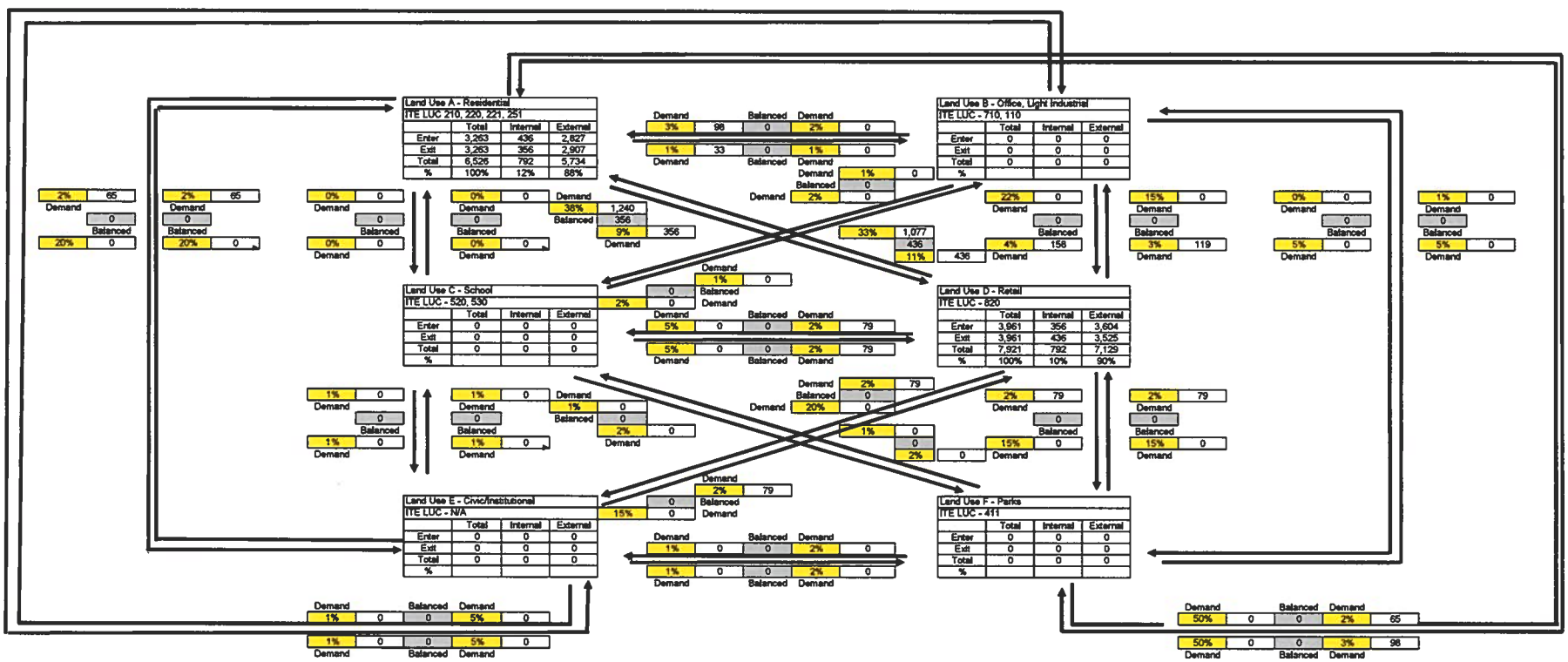


SIMMONS & WHITE

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 475

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

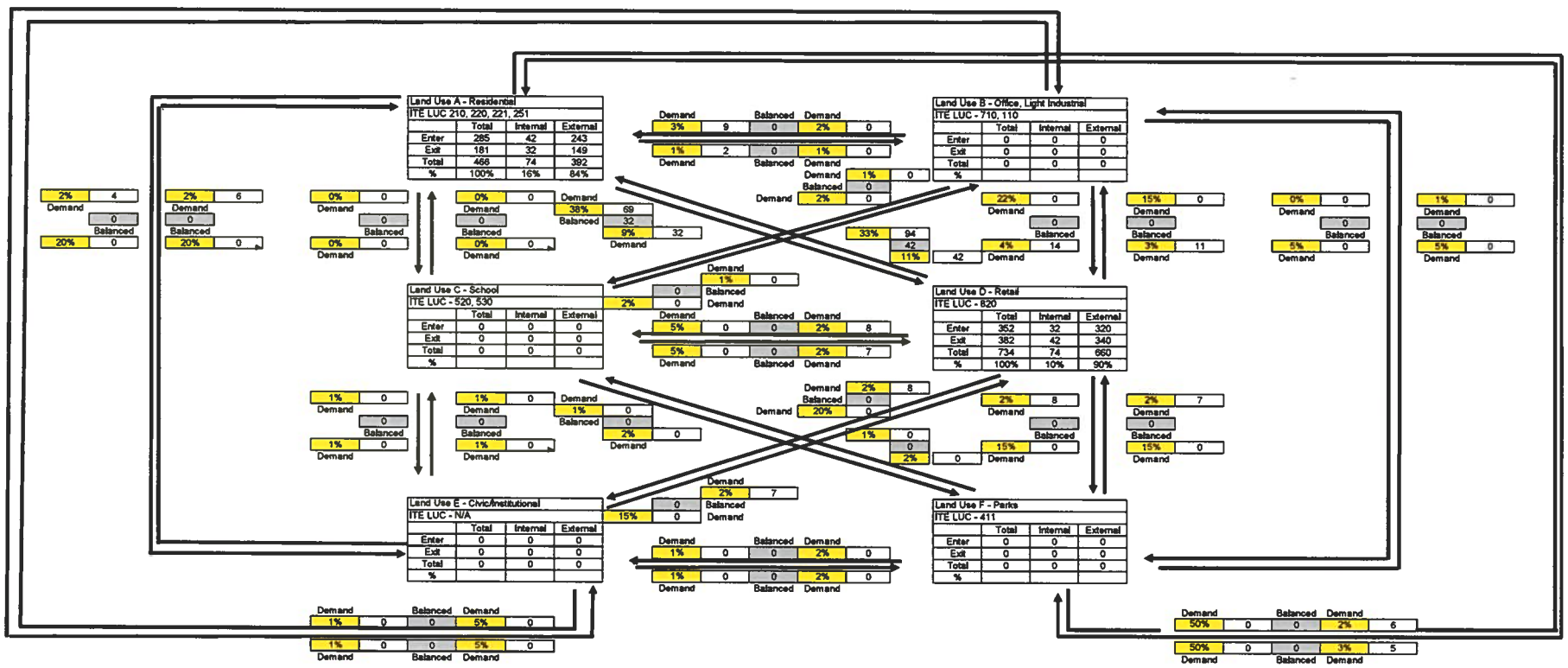
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 2,827 | 0 | 0 | 3,604 | 0 | 0 | 6,431 |
| Exit | 2,907 | 0 | 0 | 3,525 | 0 | 0 | 6,432 |
| Total | 5,734 | 0 | 0 | 7,129 | 0 | 0 | 12,863 |
| Raw Trip Gen | 6,526 | 0 | 0 | 7,921 | 0 | 0 | 14,447 |
| IC | 12.14% | #DIV/0! | #DIV/0! | 10.00% | #DIV/0! | #DIV/0! | 10.98% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 475

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 243 | 0 | 0 | 320 | 0 | 0 | 563 |
| Exit | 149 | 0 | 0 | 340 | 0 | 0 | 489 |
| Total | 392 | 0 | 0 | 660 | 0 | 0 | 1,052 |
| Raw Trip Gen | 466 | 0 | 0 | 734 | 0 | 0 | 1,200 |
| IC | 15.88% | #DIV/0! | #DIV/0! | 10.04% | #DIV/0! | #DIV/0! | 12.31% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 476

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 554 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 5,023 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 69,000 | S.F. | 30.49 | | | 2,104 |
| Park | 411 | 35 | Acre | 0.78 | | | 27 |
| Gen. Commercial[e] | 820 | 150,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 7,921 |
| | | | Grand Totals: | | | | 15,075 |
| | | | | Internal Capture % = | | | 14.18% |
| | | | | Internal Capture Trips = | | | 2137 |
| | | | | External Trips = | | | 12,938 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 150,000 |
| External Trips = | 6,966 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2369 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 10,569 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 554 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 331 | 195 | 526 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 69,000 | S.F. | 3.05 | 0.40 | 0.60 | 84 | 126 | 210 |
| Park | 411 | 35 | Acre | 0.11 | 0.55 | 0.65 | 2 | 2 | 4 |
| Gen. Commercial[e] | 820 | 150,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 352 | 382 | 734 |
| | | | Grand Totals: | | | | 769 | 705 | 1,474 |
| | | | | Internal Capture % = | | | 13.78% | | |
| | | | | Internal Capture Trips = | | | 102 | 102 | 203 |
| | | | | External Trips = | | | 667 | 603 | 1,271 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 150,000 |
| External Trips = | 645 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 219 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 562 | 490 | 1052 |

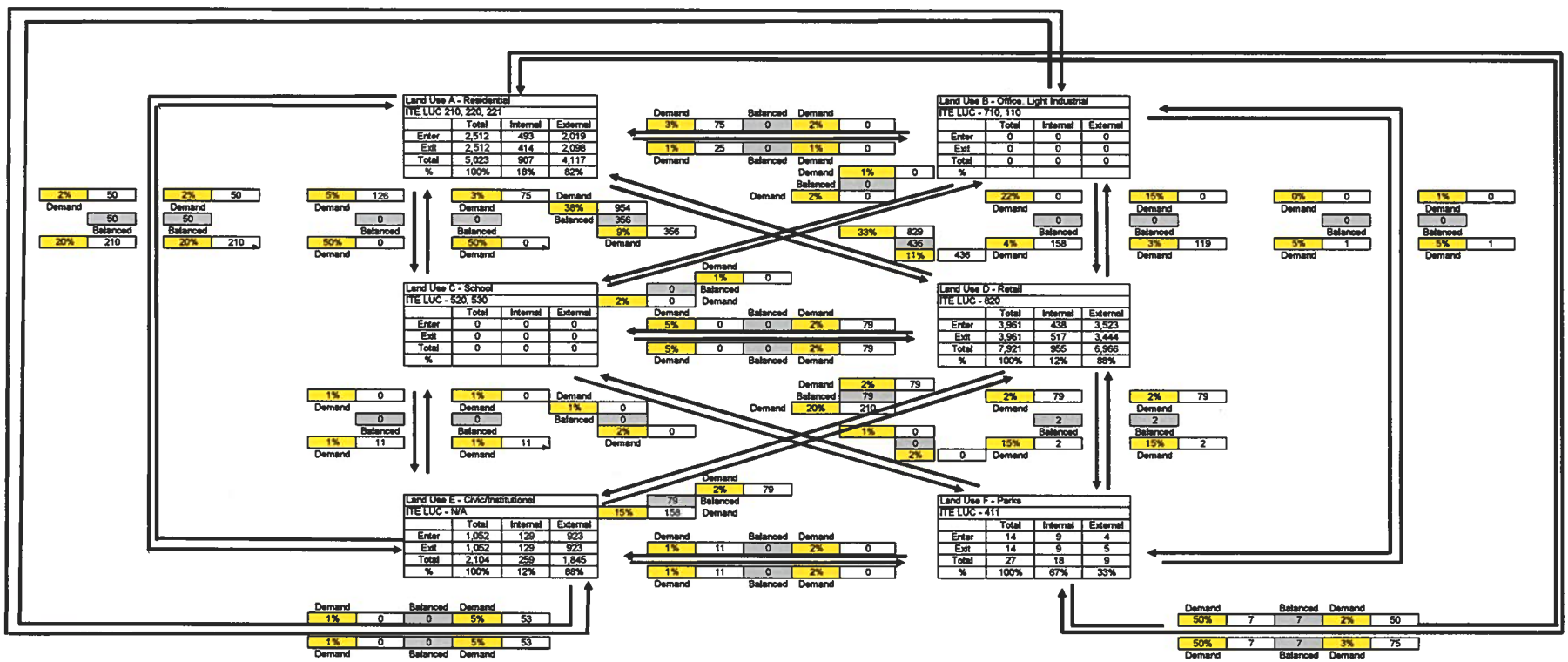


SIMMONS & WHITE

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 476

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

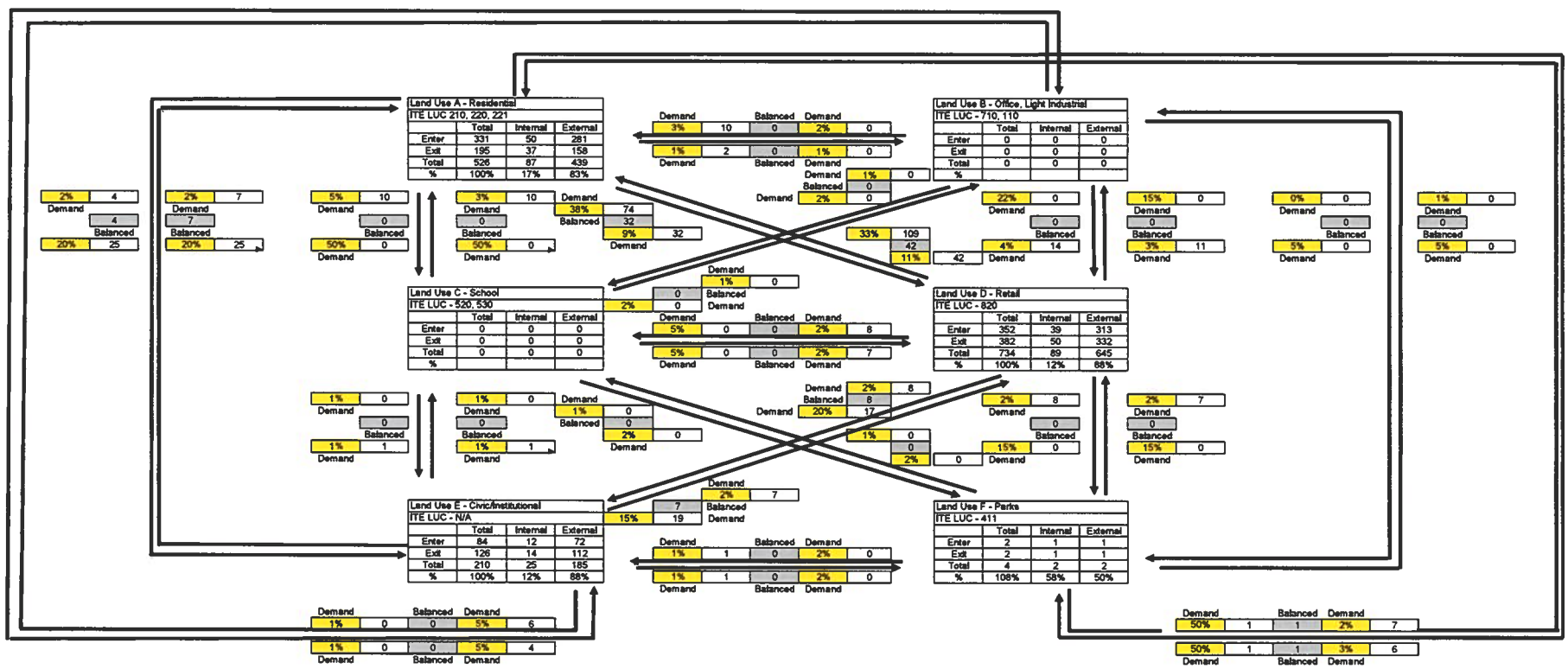
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 2,019 | 0 | 0 | 3,523 | 923 | 4 | 6,468 |
| Exit | 2,098 | 0 | 0 | 3,444 | 923 | 5 | 6,469 |
| Total | 4,117 | 0 | 0 | 6,966 | 1,845 | 9 | 12,938 |
| Raw Trip Gen | 5,023 | 0 | 0 | 7,921 | 2,104 | 27 | 15,075 |
| IC | 18.04% | #DIV/0! | #DIV/0! | 12.05% | 12.30% | 66.67% | 14.18% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 476

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 281 | 0 | 0 | 313 | 72 | 1 | 667 |
| Exit | 158 | 0 | 0 | 332 | 112 | 1 | 603 |
| Total | 439 | 0 | 0 | 645 | 185 | 2 | 1,271 |
| Raw Trip Gen | 526 | 0 | 0 | 734 | 210 | 4 | 1,474 |
| IC | 16.54% | #DIV/0! | #DIV/0! | 12.12% | 12.00% | 50.00% | 13.78% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 477

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 170,156 | S.F. | 4.96 | | | 844 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 1,261 | Dwelling Units | 5.44 | | | 6,860 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 170,156 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 1,777 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 178,868 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 8,928 |
| | | | **Grand Totals:** | | | | **18,409** |
| | | | | **Internal Capture % =** | | | **13.52%** |
| | | | | **Internal Capture Trips =** | | | **2489** |
| | | | | **External Trips =** | | | **15,920** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 178,868 |
| External Trips = | 7,723 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2626 |

| NET NEW EXTERNAL DAILY TRIPS = | 13,294 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 170,156 | S.F. | 0.63 | 0.13 | 0.87 | 14 | 93 | 107 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 1,261 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 308 | 197 | 505 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 170,156 | S.F. | 1.15 | 0.16 | 0.84 | 31 | 165 | 196 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 178,868 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 401 | 435 | 836 |
| | | | **Grand Totals:** | | | | **754** | **890** | **1,644** |
| | | | | **Internal Capture % =** | | | **13.61%** | | |
| | | | | **Internal Capture Trips =** | | | **112** | **112** | **224** |
| | | | | **External Trips =** | | | **642** | **778** | **1,420** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 178,868 |
| External Trips = | 729 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 248 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 523 | 649 | 1172 |



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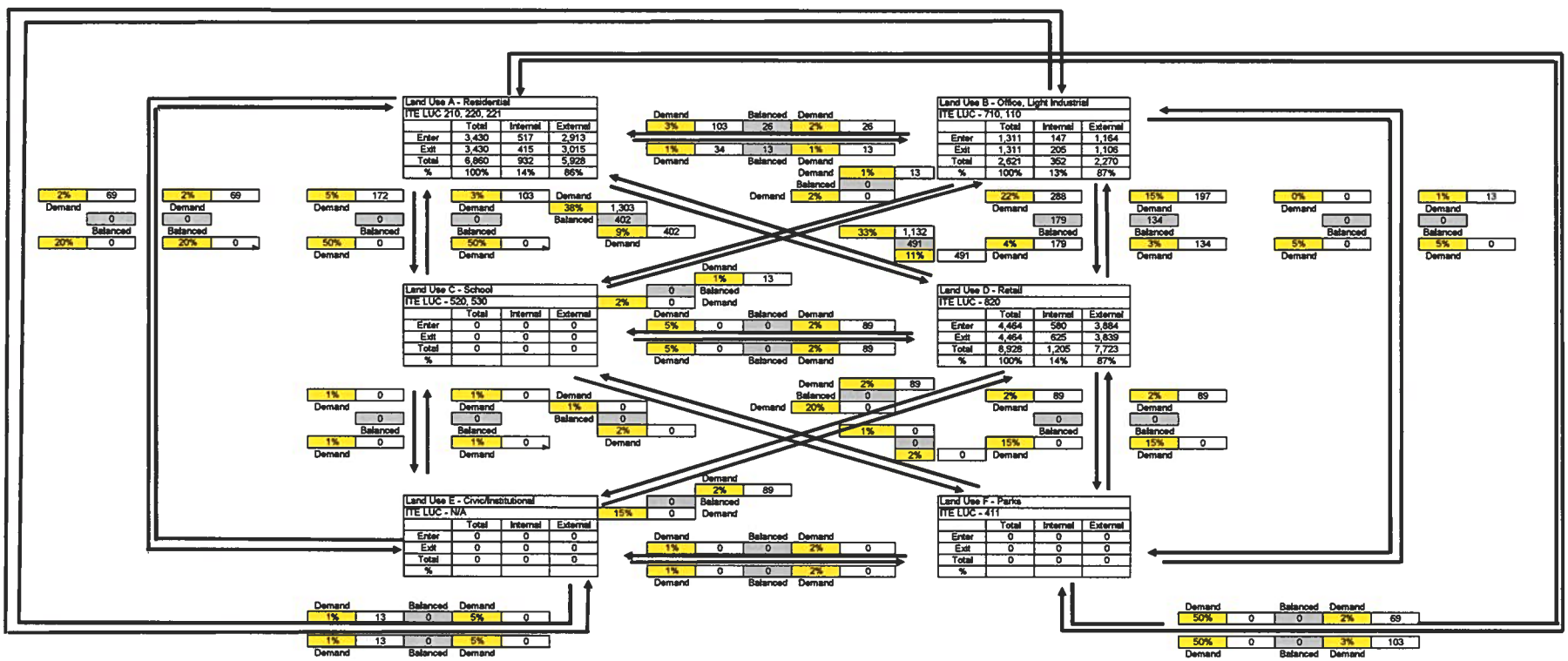
**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 477

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

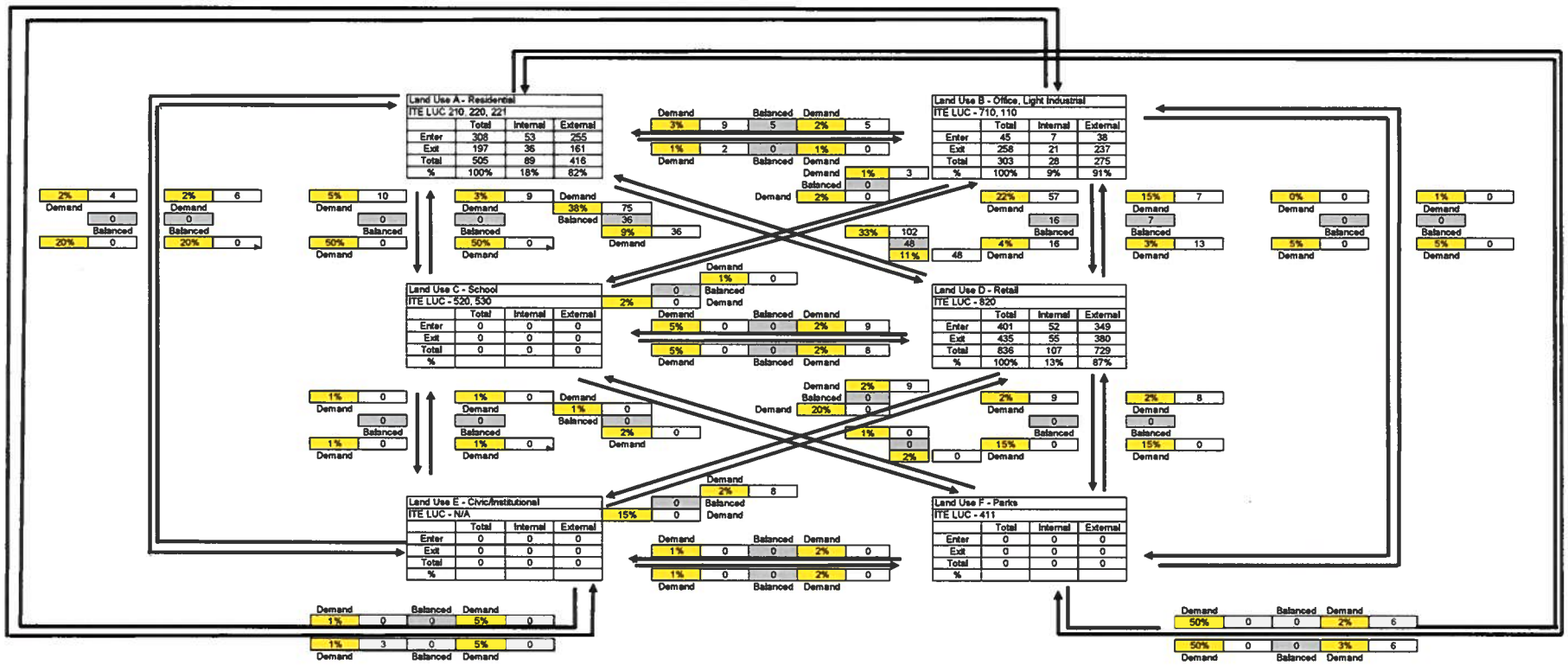
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 2,913 | 1,164 | 0 | 3,884 | 0 | 0 | 7,961 |
| Exit | 3,015 | 1,106 | 0 | 3,839 | 0 | 0 | 7,960 |
| Total | 5,928 | 2,270 | 0 | 7,723 | 0 | 0 | 15,920 |
| Raw Trip Gen | 6,860 | 2,621 | 0 | 8,928 | 0 | 0 | 18,409 |
| IC | 13.59% | 13.41% | #DIV/0! | 13.50% | #DIV/0! | #DIV/0! | 13.52% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 477

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 255 | 38 | 0 | 349 | 0 | 0 | 642 |
| Exit | 161 | 237 | 0 | 380 | 0 | 0 | 778 |
| Total | 416 | 275 | 0 | 729 | 0 | 0 | 1,420 |
| Raw Trip Gen | 505 | 303 | 0 | 836 | 0 | 0 | 1,644 |
| IC | 17.62% | 9.24% | #DIV/0! | 12.77% | #DIV/0! | #DIV/0! | 13.61% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 478

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1,230 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 10,463 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 10,463 |
| | | | | | | Internal Capture % = | -0.01% |
| | | | | | | Internal Capture Trips = | 0 |
| | | | | | | External Trips = | 10,463 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 10,463 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,230 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 712 | 418 | 1,130 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 712 | 418 | 1,130 |
| | | | | | | Internal Capture % = | 0.00% | | |
| | | | | | | Internal Capture Trips = | 0 | 0 | 0 |
| | | | | | | External Trips = | 712 | 418 | 1,130 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 712 | 418 | 1130 |

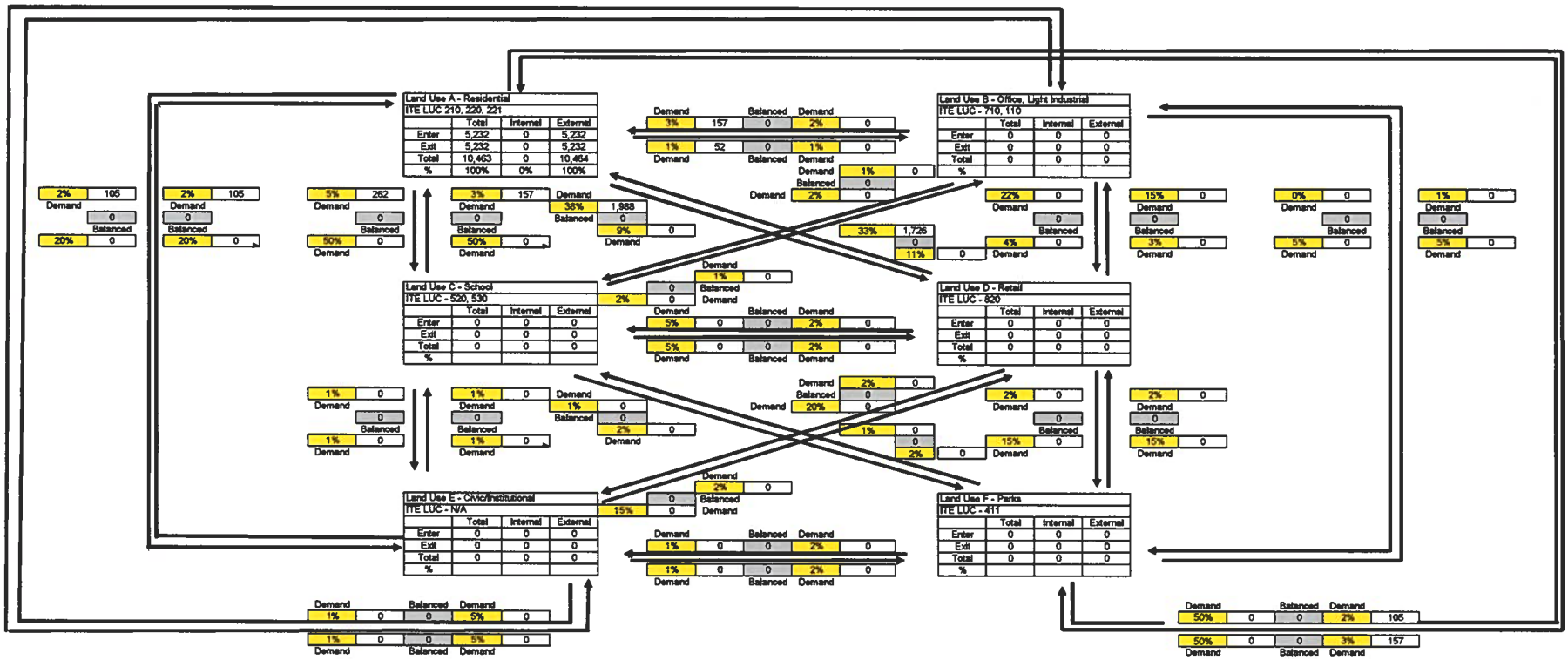


SIMMONS&WHITE

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 478

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

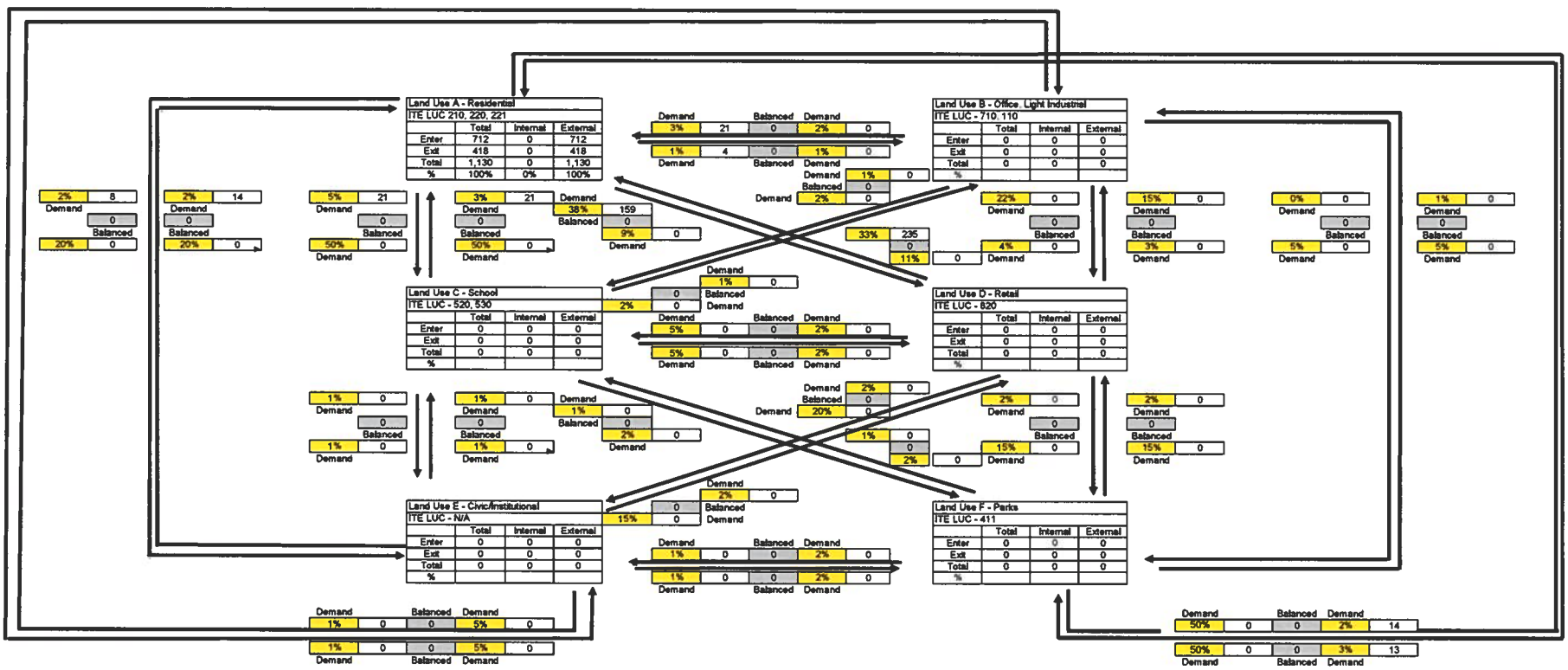
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 5,232 | 0 | 0 | 0 | 0 | 0 | 5,232 |
| Exit | 5,232 | 0 | 0 | 0 | 0 | 0 | 5,232 |
| Total | 10,464 | 0 | 0 | 0 | 0 | 0 | 10,464 |
| Raw Trip Gen | 10,463 | 0 | 0 | 0 | 0 | 0 | 10,463 |
| IC | -0.01% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | -0.01% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 478

## PM INTERNAL CAPTURE




**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 712 | 0 | 0 | 0 | 0 | 0 | 712 |
| Exit | 418 | 0 | 0 | 0 | 0 | 0 | 418 |
| Total | 1,130 | 0 | 0 | 0 | 0 | 0 | 1,130 |
| Raw Trip Gen | 1,130 | 0 | 0 | 0 | 0 | 0 | 1,130 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 479

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 0 |
| Senior Adult Housing Detached | 251 | 1,087 | Dwelling Units | Ln(T) = 0.88 Ln(X) + 2.28 | | | 4,593 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 12 | Acre | 0.78 | | | 9 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 4,602 |
| | | | | Internal Capture % = | | | 0.13% |
| | | | | Internal Capture Trips = | | | 6 |
| | | | | External Trips = | | | 4,596 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| NET NEW EXTERNAL DAILY TRIPS = | 4,596 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 0 | 0 | 0 |
| Senior Adult Housing Detached | 251 | 1,087 | Dwelling Units | Ln(T) = 0.78 Ln(X) + 0.28 | 0.61 | 0.39 | 188 | 121 | 309 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 12 | Acre | 0.11 | 0.55 | 0.65 | 1 | 0 | 1 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 189 | 121 | 310 |
| | | | | Internal Capture % = | | | 0.65% | | |
| | | | | Internal Capture Trips = | | | 1 | 1 | 2 |
| | | | | External Trips = | | | 188 | 120 | 308 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 188 | 120 | 308 |

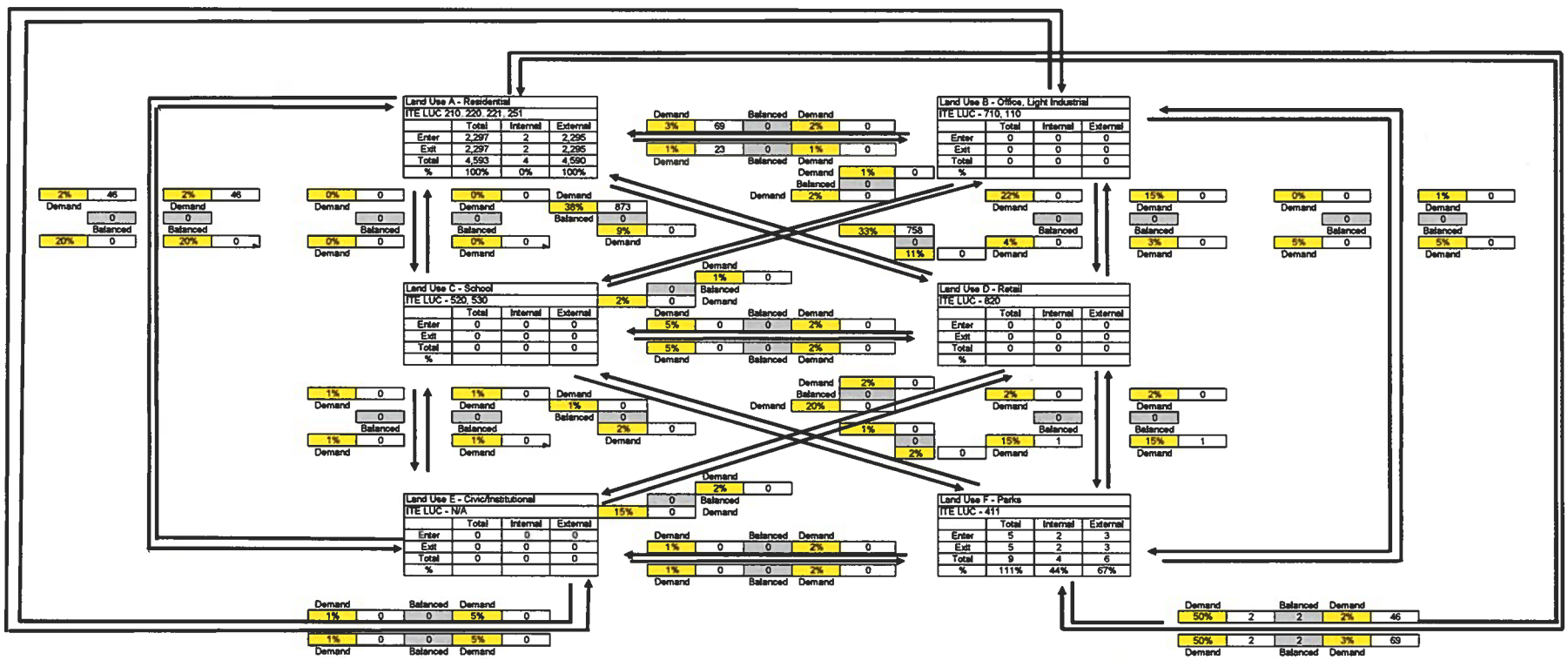


SIMMONS & WHITE

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 479

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

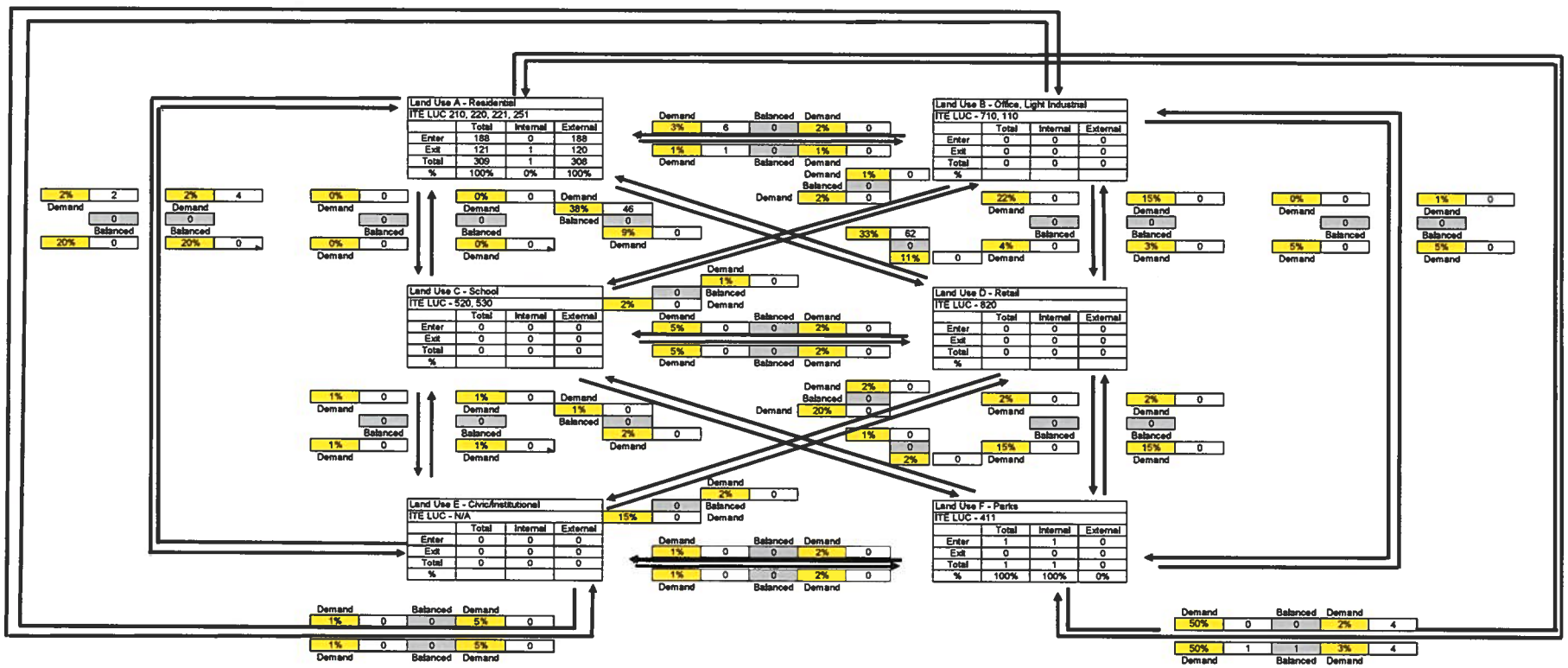
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 2,295 | 0 | 0 | 0 | 0 | 3 | 2,298 |
| Exit | 2,295 | 0 | 0 | 0 | 0 | 3 | 2,298 |
| Total | 4,590 | 0 | 0 | 0 | 0 | 6 | 4,596 |
| Raw Trip Gen | 4,593 | 0 | 0 | 0 | 0 | 9 | 4,602 |
| IC | 0.07% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 33.33% | 0.13% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 479

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 188 | 0 | 0 | 0 | 0 | 0 | 188 |
| Exit | 120 | 0 | 0 | 0 | 0 | 0 | 120 |
| Total | 308 | 0 | 0 | 0 | 0 | 0 | 308 |
| Raw Trip Gen | 309 | 0 | 0 | 0 | 0 | 1 | 310 |
| IC | 0.32% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 100.00% | 0.65% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 480

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 576 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 5,206 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 87,000 | S.F. | 30.49 | | | 2,653 |
| Park | 411 | 44 | Acre | 0.78 | | | 34 |
| Gen. Commercial[e] | 820 | 130,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 7,186 |
| | | | Grand Totals: | | | | 15,079 |
| | | | | Internal Capture % = | | | 13.13% |
| | | | | Internal Capture Trips = | | | 1979 |
| | | | | External Trips = | | | 13,100 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 130,000 |
| External Trips = | 6,319 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 2148 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 10,952 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 576 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 344 | 202 | 546 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 87,000 | S.F. | 3.05 | 0.40 | 0.60 | 106 | 159 | 265 |
| Park | 411 | 44 | Acre | 0.11 | 0.55 | 0.65 | 3 | 2 | 5 |
| Gen. Commercial[e] | 820 | 130,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 317 | 343 | 660 |
| | | | Grand Totals: | | | | 770 | 706 | 1,476 |
| | | | | Internal Capture % = | | | 12.76% | | |
| | | | | Internal Capture Trips = | | | 94 | 94 | 188 |
| | | | | External Trips = | | | 676 | 612 | 1,288 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 130,000 |
| External Trips = | 580 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 197 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 581 | 509 | 1091 |



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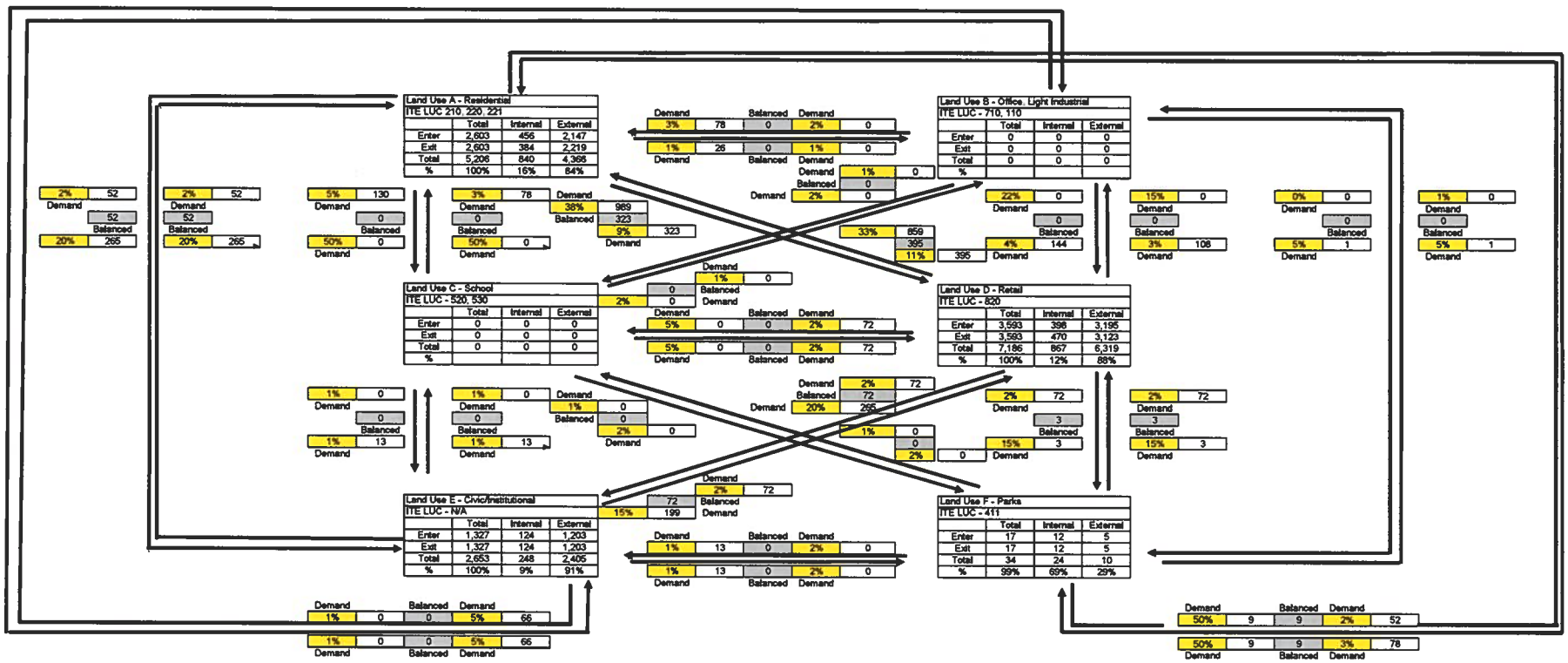
**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 480

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

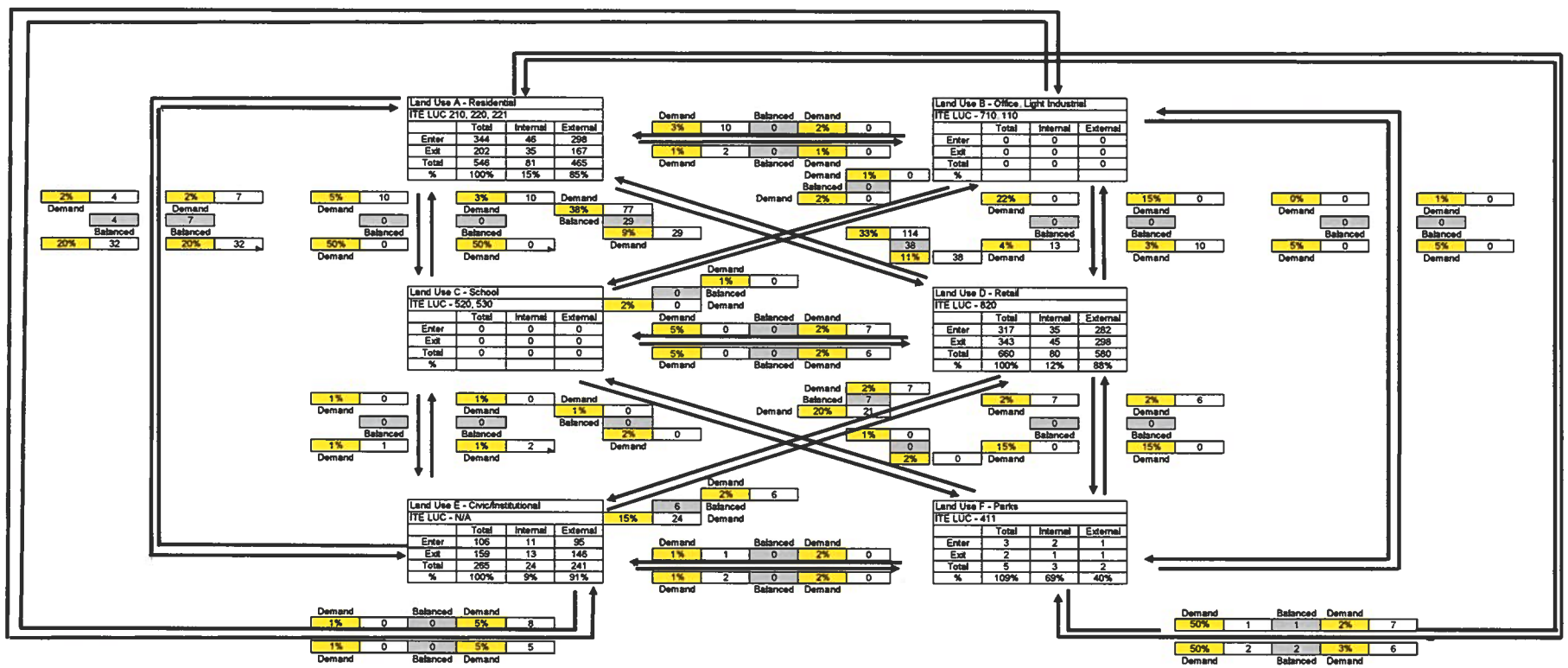
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 2,147 | 0 | 0 | 3,195 | 1,203 | 5 | 6,550 |
| Exit | 2,219 | 0 | 0 | 3,123 | 1,203 | 5 | 6,550 |
| Total | 4,366 | 0 | 0 | 6,319 | 2,405 | 10 | 13,100 |
| Raw Trip Gen | 5,206 | 0 | 0 | 7,186 | 2,653 | 34 | 15,079 |
| IC | 16.14% | #DIV/0! | #DIV/0! | 12.07% | 9.34% | 70.59% | 13.13% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 480

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 298 | 0 | 0 | 282 | 95 | 1 | 676 |
| Exit | 167 | 0 | 0 | 298 | 146 | 1 | 612 |
| Total | 465 | 0 | 0 | 580 | 241 | 2 | 1,288 |
| Raw Trip Gen | 546 | 0 | 0 | 660 | 265 | 5 | 1,476 |
| IC | 14.84% | #DIV/0! | #DIV/0! | 12.15% | 9.10% | 60.00% | 12.76% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 496

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 0 |
| Senior Adult Housing Detached | 251 | 1,250 | Dwelling Units | Ln(T) = 0.88 Ln(X) + 2.28 | | | 5,194 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | **Grand Totals:** | | | | **5,194** |
| | | | | **Internal Capture % =** | | | **0.00%** |
| | | | | **Internal Capture Trips =** | | | **1** |
| | | | | **External Trips =** | | | **5,193** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **5,193** |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 0 | 0 | 0 |
| Senior Adult Housing Detached | 251 | 1,250 | Dwelling Units | Ln(T) = 0.78 Ln(X) + 0.28 | 0.61 | 0.39 | 210 | 135 | 345 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | **Grand Totals:** | | | | **210** | **135** | **345** |
| | | | | **Internal Capture % =** | | | | **0.00%** | |
| | | | | **Internal Capture Trips =** | | | **0** | **0** | **0** |
| | | | | **External Trips =** | | | **210** | **135** | **345** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| **NET NEW EXTERNAL DAILY TRIPS =** | **210** | **135** | **345** |

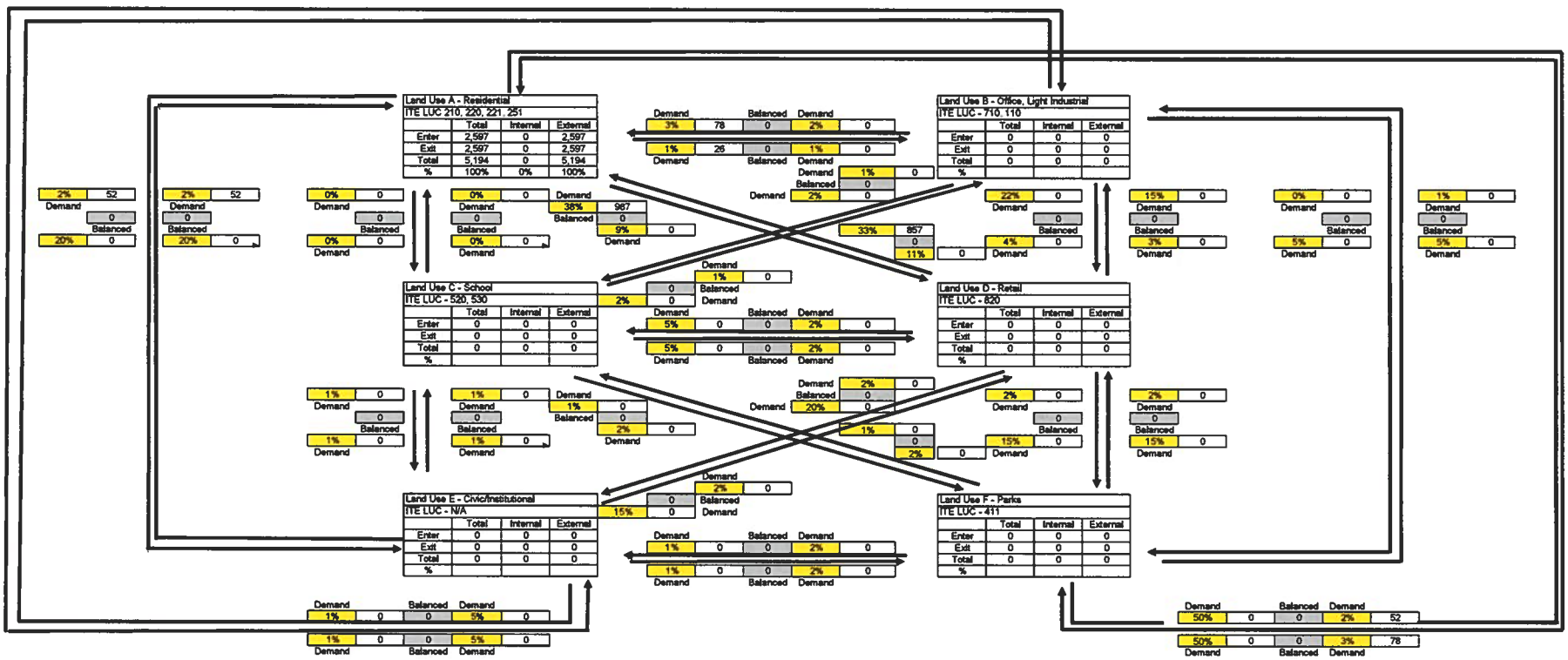


SIMMONS & WHITE

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 496

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

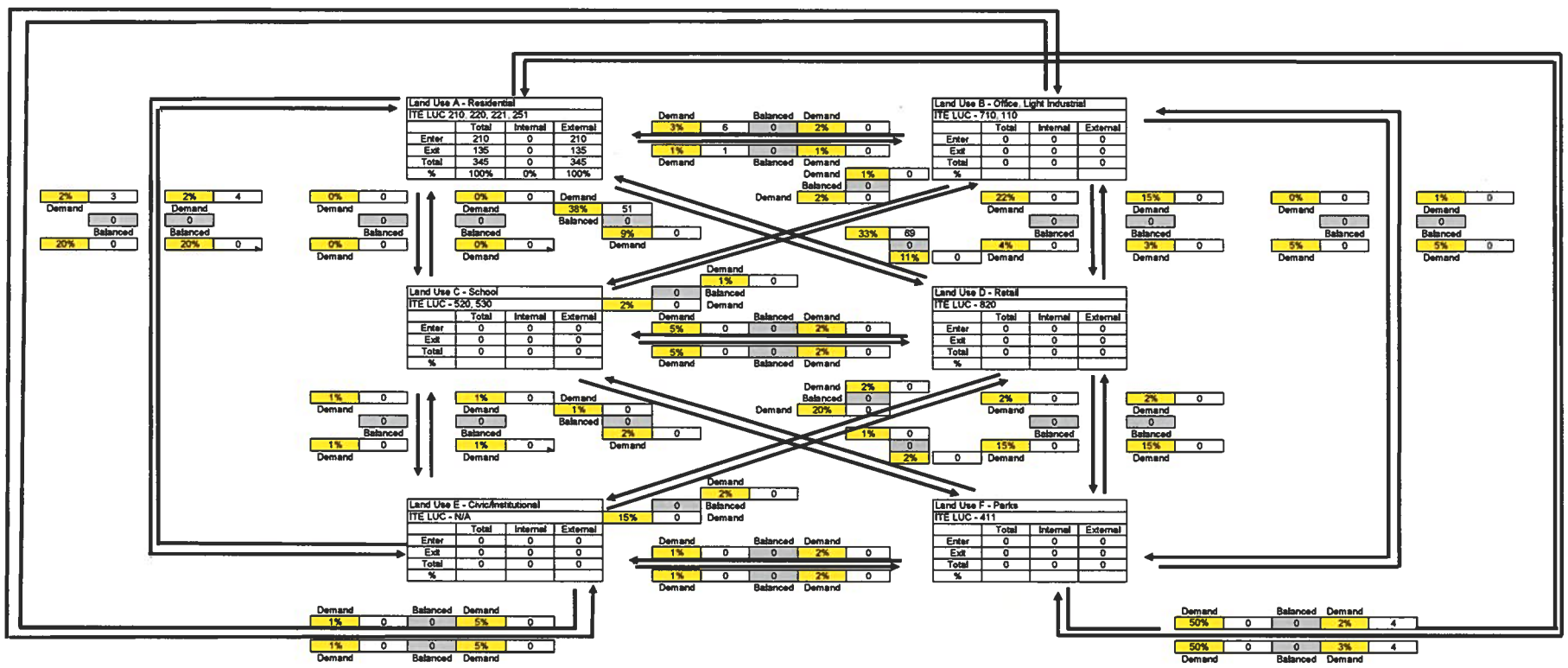
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 2,597 | 0 | 0 | 0 | 0 | 0 | 2,597 |
| Exit | 2,597 | 0 | 0 | 0 | 0 | 0 | 2,597 |
| Total | 5,194 | 0 | 0 | 0 | 0 | 0 | 5,194 |
| Raw Trip Gen | 5,194 | 0 | 0 | 0 | 0 | 0 | 5,194 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 496

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 210 | 0 | 0 | 0 | 0 | 0 | 210 |
| Exit | 135 | 0 | 0 | 0 | 0 | 0 | 135 |
| Total | 345 | 0 | 0 | 0 | 0 | 0 | 345 |
| Raw Trip Gen | 345 | 0 | 0 | 0 | 0 | 0 | 345 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 497

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 680,625 | S.F. | 4.96 | | | 3,376 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 406 | Dwelling Units | 5.44 | | | 2,209 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 2,500 | Students | 2.03 | | | 5,075 |
| General Office (>5,000 SF GFA) | 710 | 680,625 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 6,818 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 50 | Acre | 0.78 | | | 39 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 17,517 |
| | | | | Internal Capture % = | | | 2.91% |
| | | | | Internal Capture Trips = | | | 510 |
| | | | | External Trips = | | | 17,007 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 17,007 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 680,625 | S.F. | 0.63 | 0.13 | 0.87 | 56 | 373 | 429 |
| Single Family Detached | 210 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 406 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 104 | 66 | 170 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 2,500 | Students | 0.14 | 0.48 | 0.52 | 168 | 182 | 350 |
| General Office (>5,000 SF GFA) | 710 | 680,625 | S.F. | 1.15 | 0.16 | 0.84 | 125 | 658 | 783 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 50 | Acre | 0.11 | 0.55 | 0.65 | 3 | 3 | 6 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 456 | 1,282 | 1,738 |
| | | | | Internal Capture % = | | | 2.23% | | |
| | | | | Internal Capture Trips = | | | 20 | 19 | 39 |
| | | | | External Trips = | | | 436 | 1,263 | 1,699 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 436 | 1,263 | 1699 |

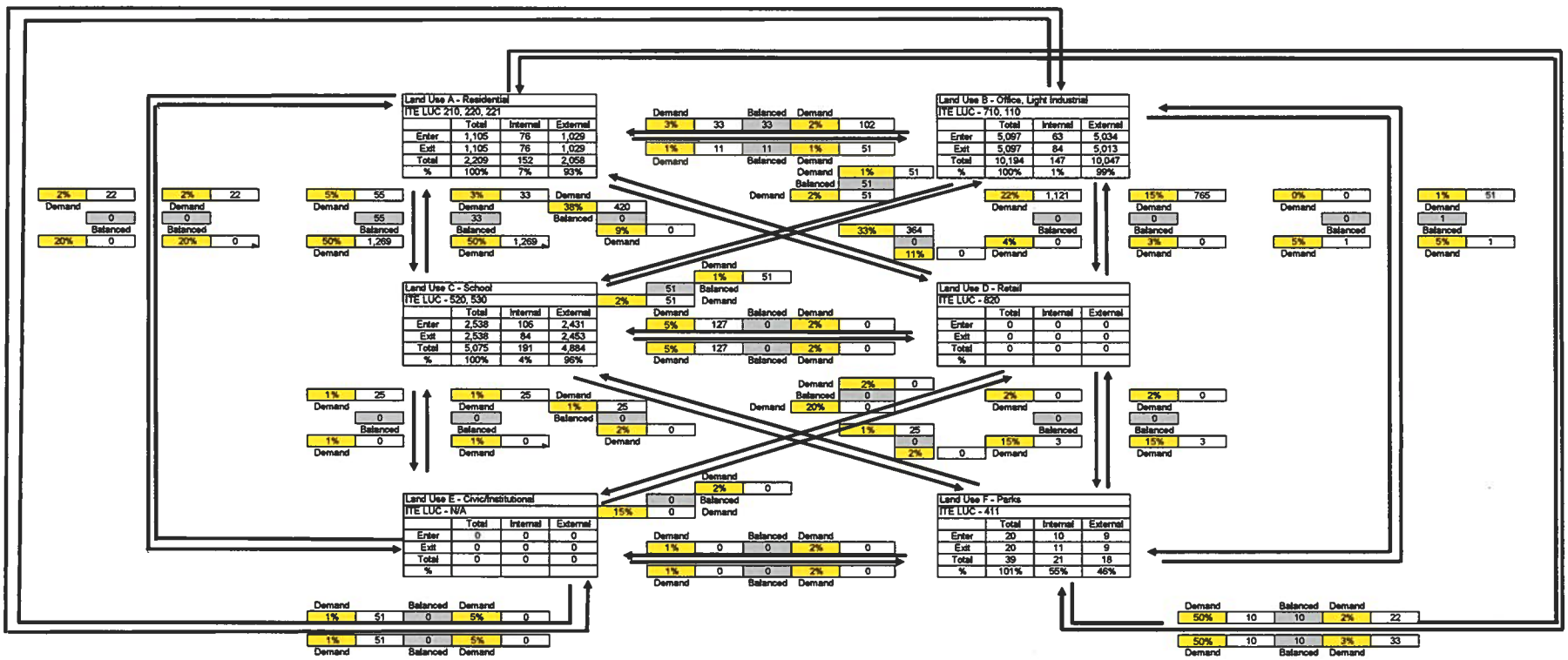


SIMMONS & WHITE

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 497

## DAILY INTERNAL CAPTURE



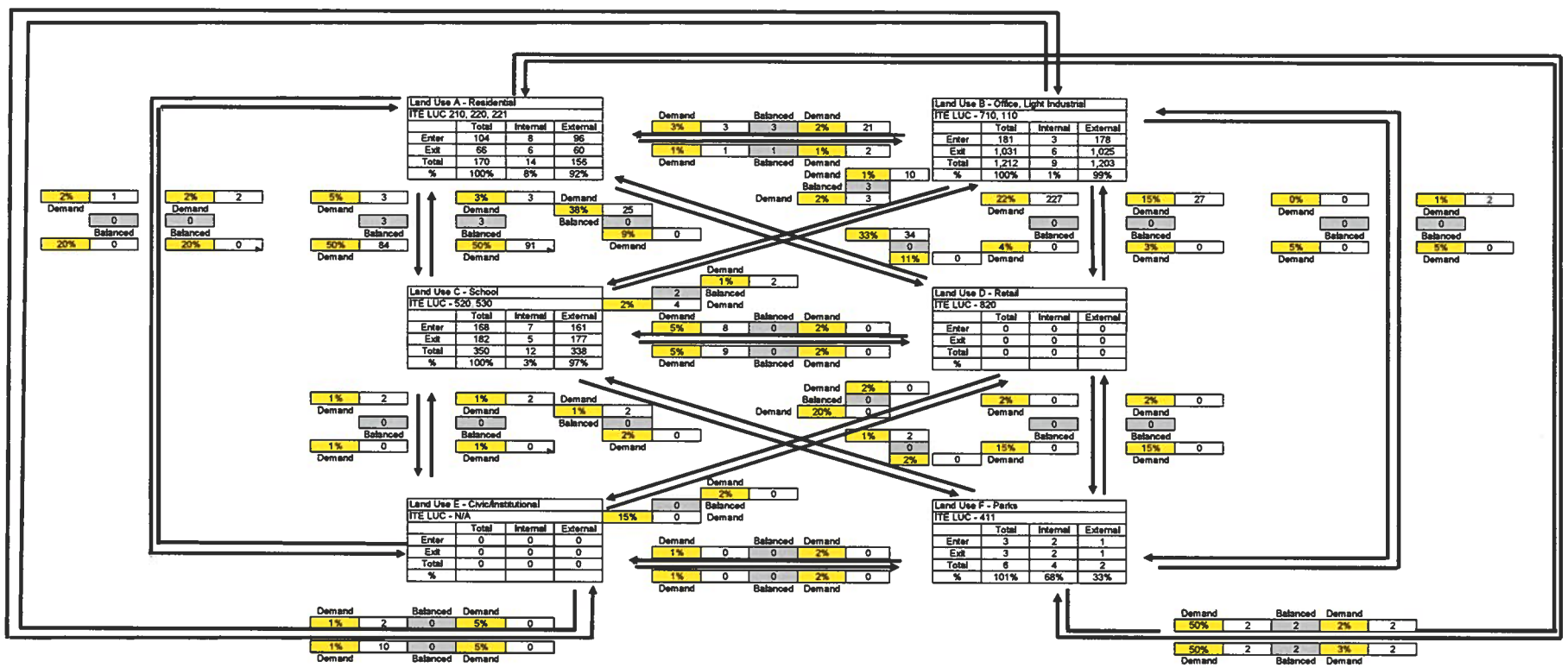

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 1,029 | 5,034 | 2,431 | 0 | 0 | 9 | 8,503 |
| Exit | 1,029 | 5,013 | 2,453 | 0 | 0 | 9 | 8,504 |
| Total | 2,058 | 10,047 | 4,884 | 0 | 0 | 18 | 17,007 |
| Raw Trip Gen | 2,209 | 10,194 | 5,075 | 0 | 0 | 39 | 17,517 |
| IC | 6.84% | 1.44% | 3.76% | #DIV/0! | #DIV/0! | 53.85% | 2.91% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 497

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 96 | 178 | 161 | 0 | 0 | 1 | 436 |
| Exit | 60 | 1,025 | 177 | 0 | 0 | 1 | 1,263 |
| Total | 156 | 1,203 | 338 | 0 | 0 | 2 | 1,699 |
| Raw Trip Gen | 170 | 1,212 | 350 | 0 | 0 | 6 | 1,738 |
| IC | 8.24% | 0.74% | 3.35% | #DIV/0! | #DIV/0! | 66.67% | 2.23% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 498

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 1,280 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 10,854 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 0 |
| | | | Grand Totals: | | | | 10,854 |
| | | | | Internal Capture % = | | | 0.00% |
| | | | | Internal Capture Trips = | | | 0 |
| | | | | External Trips = | | | 10,854 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 10,854 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 1,280 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 740 | 434 | 1,174 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 0 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 0 | 0 | 0 |
| | | | Grand Totals: | | | | 740 | 434 | 1,174 |
| | | | | Internal Capture % = | | | | 0.00% | |
| | | | | Internal Capture Trips = | | | 0 | 0 | 0 |
| | | | | External Trips = | | | 740 | 434 | 1,174 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 0 |
| External Trips = | 0 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 0 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 740 | 434 | 1174 |



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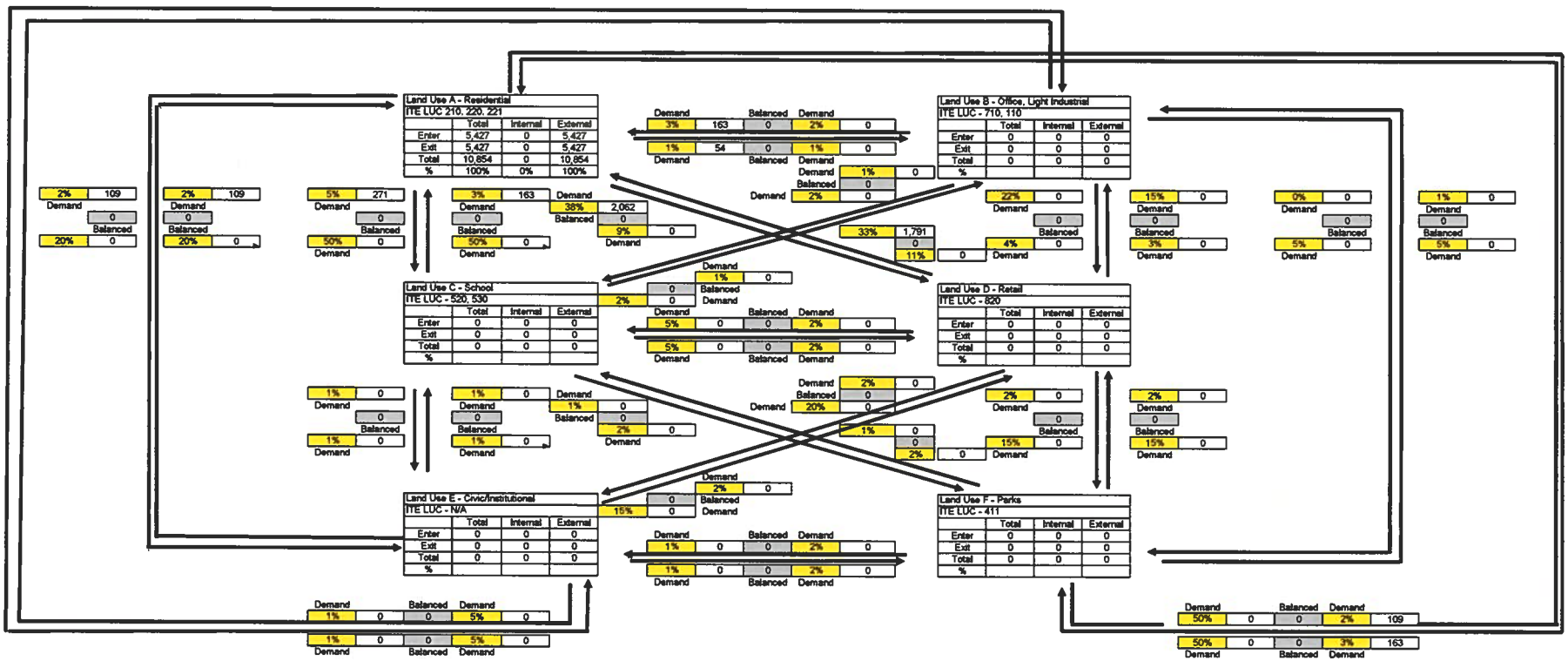
**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 498

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

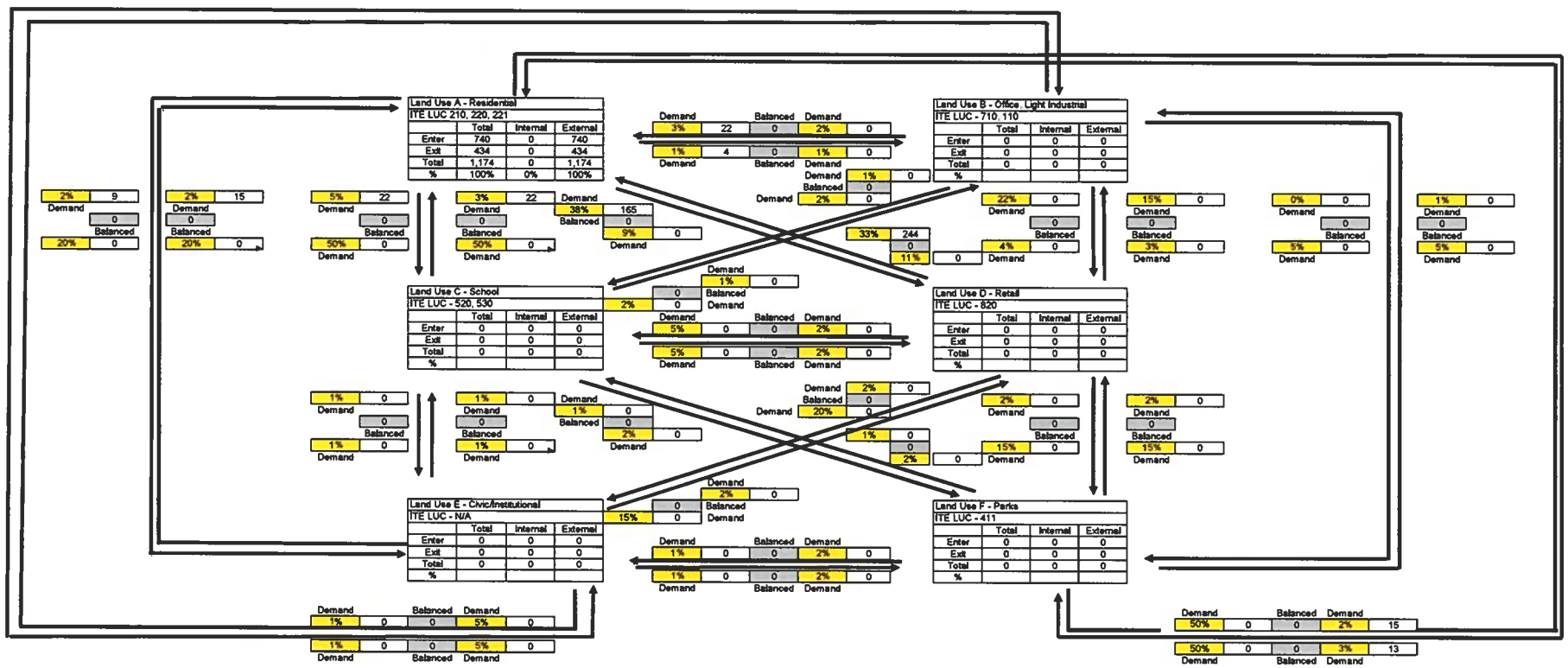
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 5,427 | 0 | 0 | 0 | 0 | 0 | 5,427 |
| Exit | 5,427 | 0 | 0 | 0 | 0 | 0 | 5,427 |
| Total | 10,854 | 0 | 0 | 0 | 0 | 0 | 10,854 |
| Raw Trip Gen | 10,854 | 0 | 0 | 0 | 0 | 0 | 10,854 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 496

## PM INTERNAL CAPTURE




**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 740 | 0 | 0 | 0 | 0 | 0 | 740 |
| Exit | 434 | 0 | 0 | 0 | 0 | 0 | 434 |
| Total | 1,174 | 0 | 0 | 0 | 0 | 0 | 1,174 |
| Raw Trip Gen | 1,174 | 0 | 0 | 0 | 0 | 0 | 1,174 |
| IC | 0.00% | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | #DIV/0! | 0.00% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 499

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 4.96 | | | 0 |
| Single Family Detached | 210 | 575 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 5,198 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | 5.44 | | | 0 |
| Elementary School | 520 | 0 | Students | 1.89 | | | 0 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 0 |
| Civic Use | N/A | 0 | S.F. | 54.51 | | | 0 |
| Institutional Use | N/A | 0 | S.F. | 30.49 | | | 0 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 84,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 5,340 |
| | | | Grand Totals: | | | | 10,538 |
| | | | | Internal Capture % = | | | 10.13% |
| | | | | Internal Capture Trips = | | | 1068 |
| | | | | External Trips = | | | 9,470 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 84,000 |
| External Trips = | 4,806 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 1634 |

| NET NEW EXTERNAL DAILY TRIPS = | 7,836 |
|---|---|

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 0 | S.F. | 0.63 | 0.13 | 0.87 | 0 | 0 | 0 |
| Single Family Detached | 210 | 575 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 343 | 202 | 545 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 0 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 0 | 0 | 0 |
| Elementary School | 520 | 0 | Students | 0.17 | 0.48 | 0.52 | 0 | 0 | 0 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 0 | S.F. | 1.15 | 0.16 | 0.84 | 0 | 0 | 0 |
| Civic Use | N/A | 0 | S.F. | 5.45 | 0.50 | 0.50 | 0 | 0 | 0 |
| Institutional Use | N/A | 0 | S.F. | 3.05 | 0.40 | 0.60 | 0 | 0 | 0 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 84,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 229 | 249 | 478 |
| | | | Grand Totals: | | | | 572 | 451 | 1,023 |
| | | | | Internal Capture % = | | | 9.38% | | |
| | | | | Internal Capture Trips = | | | 48 | 48 | 96 |
| | | | | External Trips = | | | 524 | 403 | 927 |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 84,000 |
| External Trips = | 430 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 146 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 454 | 327 | 781 |

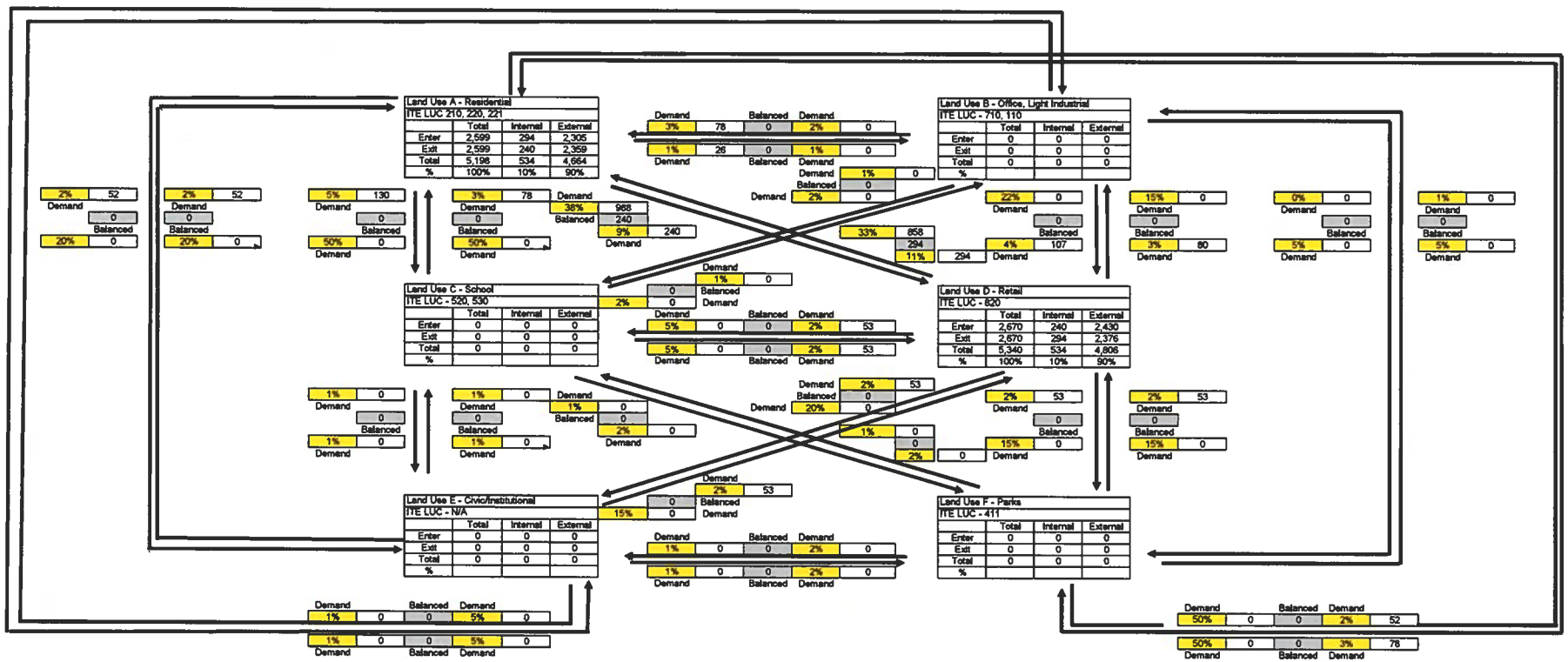


SIMMONS & WHITE

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 499

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

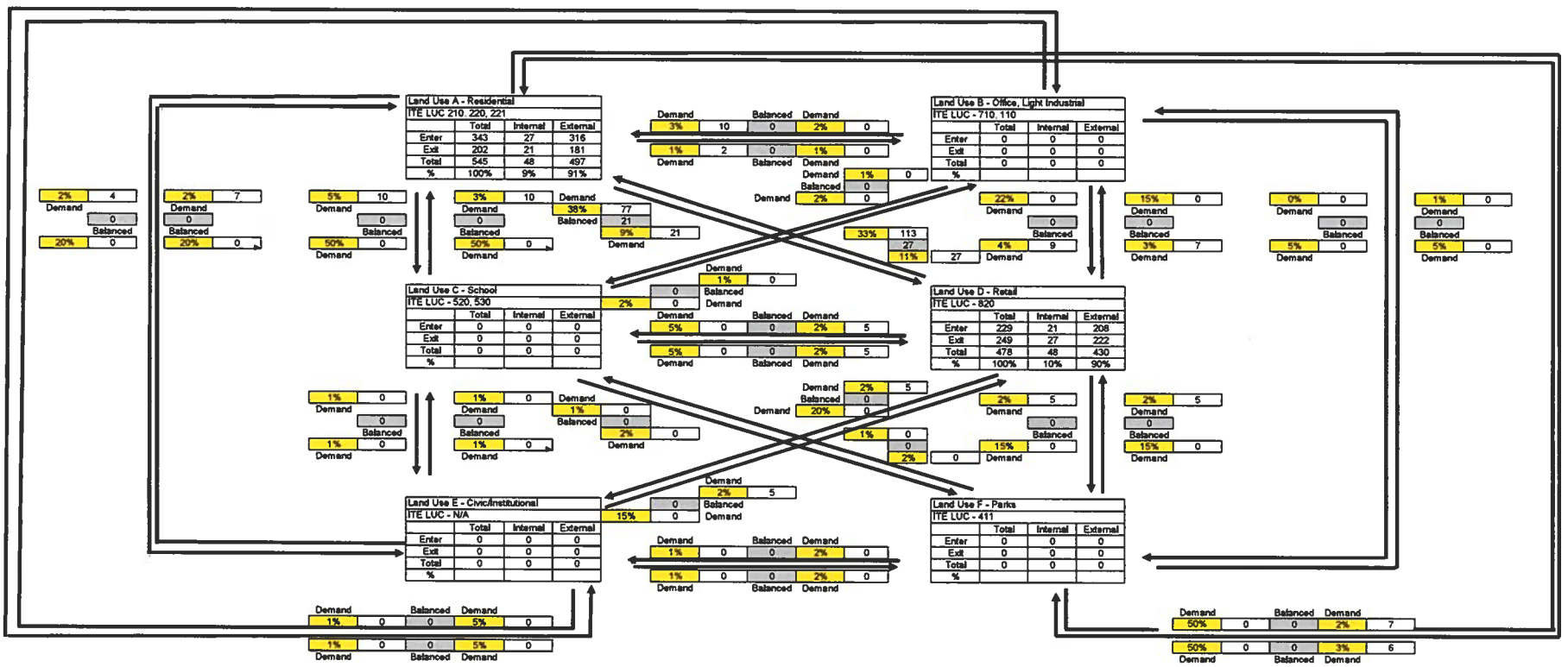
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 2,305 | 0 | 0 | 2,430 | 0 | 0 | 4,735 |
| Exit | 2,359 | 0 | 0 | 2,376 | 0 | 0 | 4,735 |
| Total | 4,664 | 0 | 0 | 4,806 | 0 | 0 | 9,470 |
| Raw Trip Gen | 5,198 | 0 | 0 | 5,340 | 0 | 0 | 10,538 |
| IC | 10.27% | #DIV/0! | #DIV/0! | 10.00% | #DIV/0! | #DIV/0! | 10.13% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 499

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 316 | 0 | 0 | 208 | 0 | 0 | 524 |
| Exit | 181 | 0 | 0 | 222 | 0 | 0 | 403 |
| Total | 497 | 0 | 0 | 430 | 0 | 0 | 927 |
| Raw Trip Gen | 545 | 0 | 0 | 478 | 0 | 0 | 1,023 |
| IC | 8.81% | #DIV/0! | #DIV/0! | 10.04% | #DIV/0! | #DIV/0! | 9.38% |

# RIVERLAND

Scenario = Proposed Buildout
TAZ = 500

## TRIP GENERATION

### Daily Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips |
|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 170,156 | S.F. | 4.96 | | | 844 |
| Single Family Detached | 210 | 480 | Dwelling Units | Ln(T) = 0.92 Ln(X) + 2.71 | | | 4,402 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | 7.32 | | | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 568 | Dwelling Units | 5.44 | | | 3,090 |
| Elementary School | 520 | 820 | Students | 1.89 | | | 1,550 |
| Middle/Junior School | 522 | 0 | Students | 2.13 | | | 0 |
| High School | 530 | 0 | Students | 2.03 | | | 0 |
| General Office (>5,000 SF GFA) | 710 | 170,156 | S.F. | Ln(T) = 0.97 Ln(X) + 2.50 | | | 1,777 |
| Civic Use | N/A | 101,781 | S.F. | 54.51 | | | 5,548 |
| Institutional Use | N/A | 171,327 | S.F. | 30.49 | | | 5,224 |
| Park | 411 | 0 | Acre | 0.78 | | | 0 |
| Gen. Commercial[e] | 820 | 50,000 | S.F. | Ln(T) = 0.68 Ln(X) + 5.57[d] | | | 3,752 |
| | | | **Grand Totals:** | | | | **26,187** |
| | | | | **Internal Capture % =** | | | **9.26%** |
| | | | | **Internal Capture Trips =** | | | **2425** |
| | | | | **External Trips =** | | | **23,762** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 50,000 |
| External Trips = | 3,095 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 1052 |

| | |
|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 22,710 |

### PM Peak Hour Traffic Generation

| Landuse | ITE Code | Intensity | | Rate/Equation | Dir Split In | Dir Split Out | Gross Trips In | Gross Trips Out | Gross Trips Total |
|---|---|---|---|---|---|---|---|---|---|
| Light Industrial | 110 | 170,156 | S.F. | 0.63 | 0.13 | 0.87 | 14 | 93 | 107 |
| Single Family Detached | 210 | 480 | Dwelling Units | Ln(T) = 0.96 Ln(X) + 0.20 | 0.63 | 0.37 | 289 | 169 | 458 |
| Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH) | 220 | 0 | Dwelling Units | Ln(T) = 0.89 Ln(X) - 0.02 | 0.63 | 0.37 | 0 | 0 | 0 |
| Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH) | 221 | 568 | Dwelling Units | Ln(T) = 0.96 Ln(X) - 0.63 | 0.61 | 0.39 | 143 | 92 | 235 |
| Elementary School | 520 | 820 | Students | 0.17 | 0.48 | 0.52 | 67 | 72 | 139 |
| Middle/Junior School | 522 | 0 | Students | 0.17 | 0.49 | 0.51 | 0 | 0 | 0 |
| High School | 530 | 0 | Students | 0.14 | 0.48 | 0.52 | 0 | 0 | 0 |
| General Office (>5,000 SF GFA) | 710 | 170,156 | S.F. | 1.15 | 0.16 | 0.84 | 31 | 165 | 196 |
| Civic Use | N/A | 101,781 | S.F. | 5.45 | 0.50 | 0.50 | 278 | 277 | 555 |
| Institutional Use | N/A | 171,327 | S.F. | 3.05 | 0.40 | 0.60 | 209 | 314 | 523 |
| Park | 411 | 0 | Acre | 0.11 | 0.55 | 0.65 | 0 | 0 | 0 |
| Gen. Commercial[e] | 820 | 50,000 | S.F. | Ln(T) = 0.74 Ln(X) + 2.89[f] | 0.48 | 0.52 | 156 | 169 | 325 |
| | | | **Grand Totals:** | | | | **1,187** | **1,351** | **2,538** |
| | | | | **Internal Capture % =** | | | | **8.52%** | |
| | | | | **Internal Capture Trips =** | | | **108** | **108** | **216** |
| | | | | **External Trips =** | | | **1,079** | **1,243** | **2,322** |

| Commercial Retail Pass-By | |
|---|---|
| Intensity = | 50,000 |
| External Trips = | 268 |
| Pass-By% = | 34% |
| Pass-By Reduction = | 91 |

| | In | Out | Total |
|---|---|---|---|
| NET NEW EXTERNAL DAILY TRIPS = | 1,035 | 1,196 | 2231 |

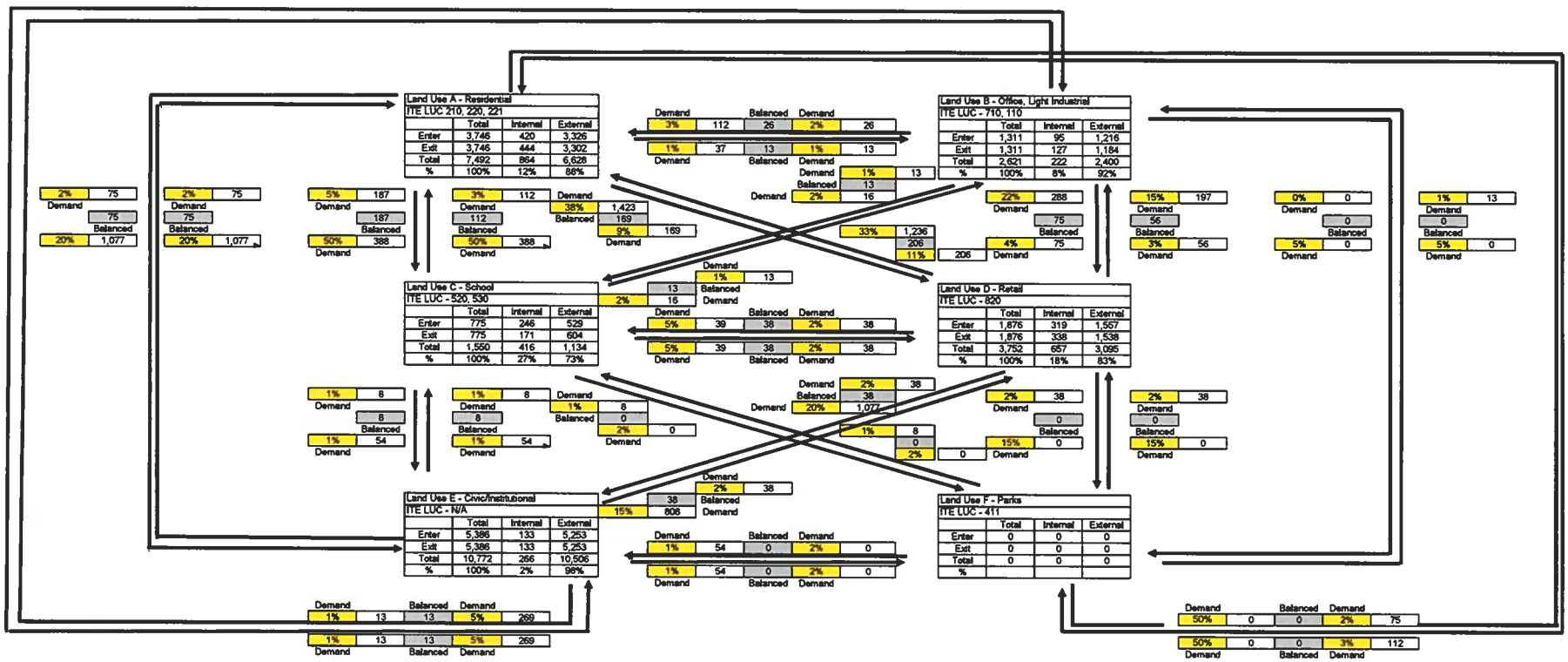


SIMMONS & WHITE

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 500

## DAILY INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

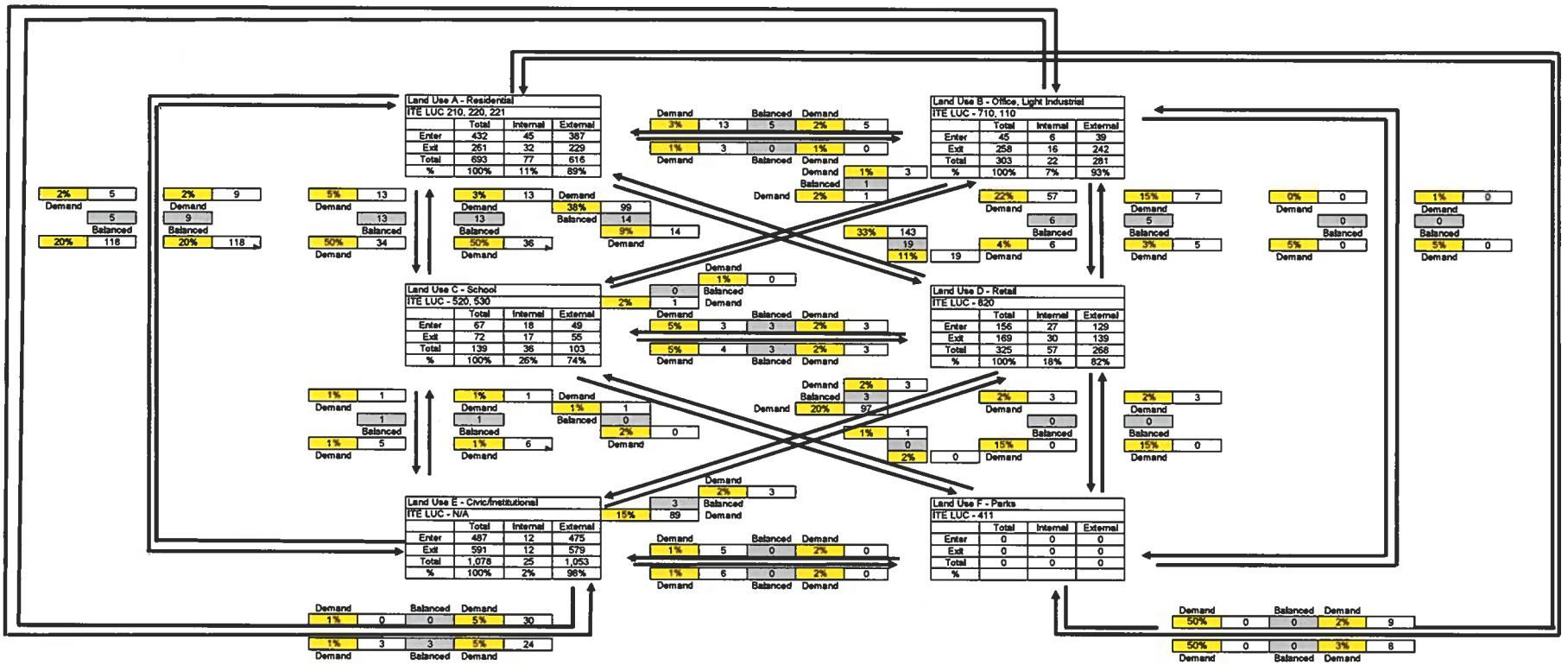
**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A | B | C | D | E | F | Total |
|---|---|---|---|---|---|---|---|
| | Res. | Office | School | Retail | Civic/Inst. | Park | |
| Enter | 3,326 | 1,216 | 529 | 1,557 | 5,253 | 0 | 11,881 |
| Exit | 3,302 | 1,184 | 604 | 1,538 | 5,253 | 0 | 11,881 |
| Total | 6,628 | 2,400 | 1,134 | 3,095 | 10,506 | 0 | 23,762 |
| Raw Trip Gen | 7,492 | 2,621 | 1,550 | 3,752 | 10,772 | 0 | 26,187 |
| IC | 11.53% | 8.45% | 26.87% | 17.50% | 2.47% | #DIV/0! | 9.26% |

**RIVERLAND**

Scenario: Proposed Buildout
TAZ: 500

## PM INTERNAL CAPTURE




XX% Indicates Demand Percentage
X Indicates Balanced Volume

**NET EXTERNAL TRIPS FOR MULTI-USE DRVELOPMENT**

| Category | A Res. | B Office | C School | D Retail | E Civic/Inst. | F Park | Total |
|---|---|---|---|---|---|---|---|
| Enter | 387 | 39 | 49 | 129 | 475 | 0 | 1,079 |
| Exit | 229 | 242 | 55 | 139 | 579 | 0 | 1,243 |
| Total | 616 | 281 | 103 | 268 | 1,053 | 0 | 2,322 |
| Raw Trip Gen | 693 | 303 | 139 | 325 | 1,078 | 0 | 2,538 |
| IC | 11.11% | 7.26% | 25.65% | 17.51% | 2.30% | #DIV/0! | 8.52% |

# APPENDIX D

## WATS TRIP GENERATION, DISTRIBUTION, AND BUIDLOUT ROADWAY ANALYSIS

**TABLE 1**
**WESTERN ANNEXATION TRANSPORTATION STUDY**
**ITE AND TCRPM TRIPS COMPARISON**

4/14/2004

| DEVELOPMENTS | TAZ Reg | TAZ SLC | ITE DAILY TRIPS | TCRPM CALIBRATED DAILY TRIPS | %DIFF |
|---|---|---|---|---|---|
| **PROJECTS** | | | | | |
| Western Grove DRI | 371 | 221 | 23,214 | 23,451 | 1.0% |
| | 372 | 222 | 16,338 | 16,468 | 0.8% |
| | 373 | 223 | 11,177 | 11,262 | 0.8% |
| Riverland | 374 | 224 | 14,084 | 14,212 | 0.9% |
| | 375 | 225 | 11,120 | 11,142 | 0.2% |
| | 376 | 226 | 7,230 | 7,240 | 0.1% |
| | 377 | 227 | 7,736 | 7,682 | -0.7% |
| | 378 | 228 | 16,258 | 16,398 | 0.9% |
| | 379 | 229 | 16,733 | 16,880 | 0.9% |
| | 380 | 230 | 13,511 | 13,559 | 0.4% |
| Southern Grove DRI | 381 | 231 | 35,202 | 35,502 | 0.8% |
| | 382 | 232 | 19,173 | 19,350 | 0.9% |
| | 383 | 233 | 23,701 | 23,712 | 0.0% |
| | 384 | 234 | 20,372 | 20,430 | 0.3% |
| | 385 | 235 | 29,173 | 29,467 | 1.0% |
| | 386 | 236 | 18,869 | 18,930 | 0.3% |
| | 387 | 237 | 18,183 | 18,072 | -0.6% |
| | 388 | 238 | 16,572 | 16,702 | 0.8% |
| Wilson Groves DRI | 389 | 239 | 17,781 | 17,756 | -0.1% |
| CITY-->> | 390 | 240 | 19,070 | 18,930 | -0.7% |
| | 391 | 241 | 12,182 | 12,170 | -0.1% |
| | 392 | 242 | 16,269 | 16,407 | 0.8% |
| | 393 | 243 | 15,402 | 15,402 | 0.0% |
| | 394 | 244 | 19,282 | 19,192 | -0.5% |
| | 395 | 245 | 24,288 | 24,555 | 1.1% |
| Riverland | 396 | 246 | 8,512 | 8,448 | -0.8% |
| CITY-->> | 397 | 247 | 19,070 | 19,100 | 0.2% |
| | 398 | 248 | 10,454 | 10,458 | 0.0% |
| | 399 | 249 | 13,434 | 13,496 | 0.5% |
| | 400 | 250 | 24,367 | 24,504 | 0.6% |
| Overall | | | 518,757 | 520,877 | 0.4% |
| **COMMITTED DEVELOPMENTS** | | | | | |
| St. Lucie West DRI | 335 | 185 | 8,919 | 9,028 | 1.2% |
| | 336 | 186 | 33,915 | 34,548 | 1.8% |
| | 337 | 187 | 48,752 | 49,824 | 2.2% |
| | 338 | 188 | 18,813 | 19,066 | 1.3% |
| | 339 | 189 | 10,847 | 10,936 | 0.8% |
| | 352 | 202 | 20,968 | 21,490 | 2.4% |
| The Reserve DRI | 368 | 218 | 3,632 | 3,630 | -0.1% |
| | 370 | 220 | 37,807 | 37,966 | 0.4% |
| PGA Village DRI | 367 | 217 | 55,764 | 57,007 | 2.2% |
| Traditions DRI | 361 | 211 | 10,721 | 10,744 | 0.2% |
| | 362 | 212 | 23,032 | 23,130 | 0.4% |
| | 363 | 213 | 14,944 | 15,070 | 0.8% |
| | 364 | 214 | 16,472 | 16,567 | 0.6% |
| | 365 | 215 | 22,320 | 22,464 | 0.6% |
| | 366 | 216 | 15,772 | 15,947 | 1.1% |
| LTC Ranch DRI | 333 | 183 | 7,810 | 7,978 | 2.1% |
| | 369 | 219 | 27,142 | 27,276 | 0.5% |
| Tesoro | 360 | 210 | 12,559 | 12,688 | 1.0% |
| St. Lucie Land, LTD. | 357 | 207 | 43,058 | 43,516 | 1.1% |
| Glassman Tract | 340 | 190 | 19,572 | 19,946 | 1.9% |

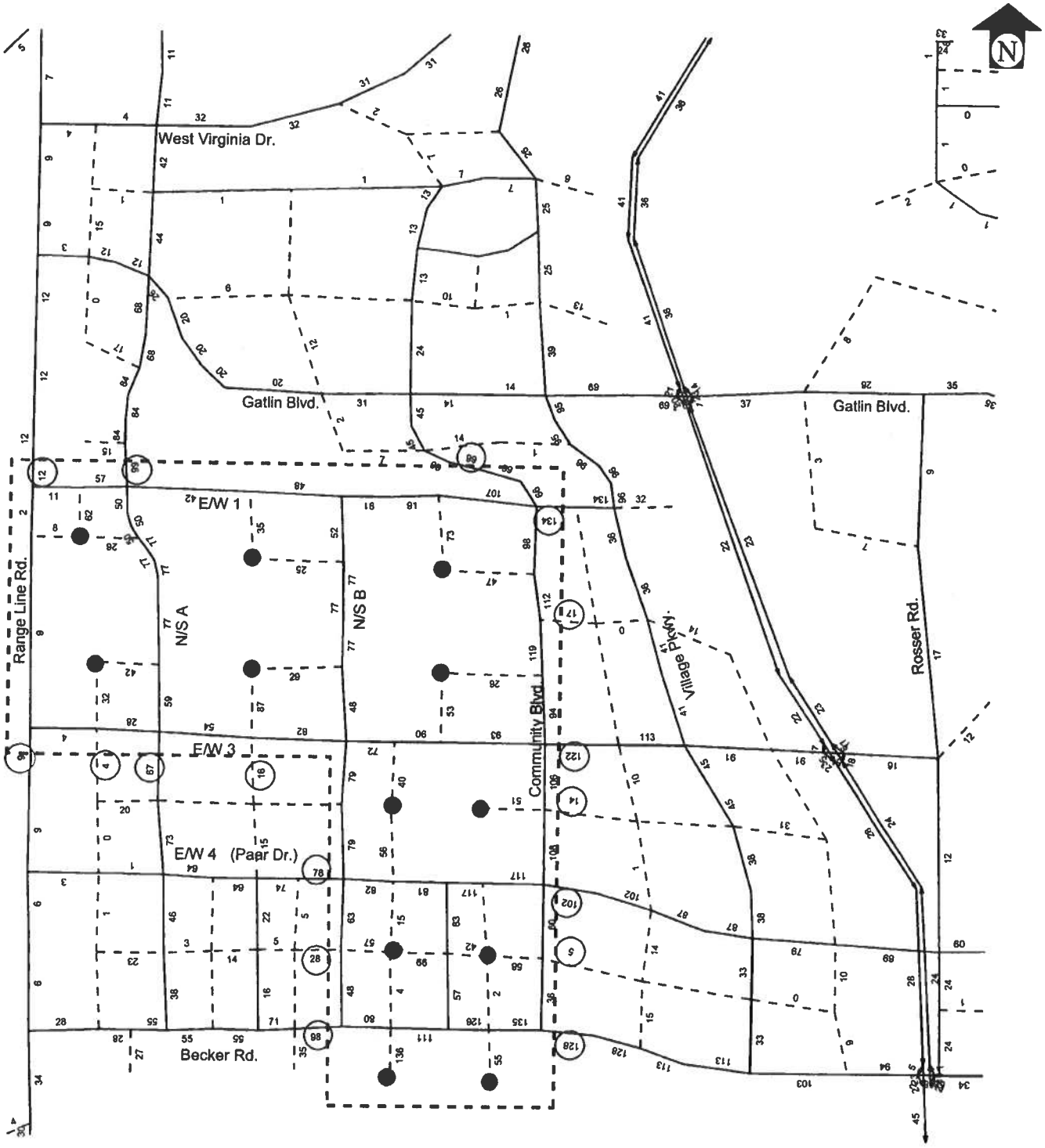
Notes:
ITE daily trips obtained from MTP Group, Inc.

**Western Annexation Study**
**Daily Trip Generation Summary - By Project**
**Phase 4**

| Project | TAZ | Gross Trips (Trip Generation) | External Trips (Internal Capture) | Net External Trips (Pass-By) | % Internal Among Proj. TAZ | Total Net External Trips (Internal Among TAZs) | Trips External to WASA | External/Gross |
|---|---|---|---|---|---|---|---|---|
| Western Grove | 371<br>372<br>373 | 62,378 | 53,076 | 50,729 | 7.4% | 46,975 | - | - |
| Southern Grove | 381<br>382<br>383<br>384<br>385<br>386<br>387<br>388 | 214,401 | 188,782 | 181,245 | 10.0% | 163,121 | 113,800 | 53% |
| Riverland | 380<br>396<br>379<br>398<br>378<br>375<br>399<br>376<br>400<br>374<br>397<br>377 | 182,479 | 167,762 | 162,509 | 13.8% | 140,083 | 66,900 | 37% |
| Wilson Groves | 393<br>394<br>392<br>391<br>395<br>389<br>390 | 141,794 | 128,090 | 124,274 | 22.6% | 96,188 | 45,500 | 32% |

**Western Annexation Study**
**Daily Trip Generation Summary - By Project**
**Phase 4**

| Project | TAZ | Gross Trips (Trip Generation) | External Trips (Internal Capture) | Net External Trips (Pass-By) | % Internal Among Proj. TAZ | Total Net External Trips (Internal Among TAZs) | Trips External to WASA | External/Gross |
|---|---|---|---|---|---|---|---|---|
| Western Grove | 371<br>372<br>373 | 62,378 | 53,076 | 50,729 | 7.4% | 46,975 | - | - |
| Southern Grove | 381<br>382<br>383<br>384<br>385<br>386<br>387<br>388 | 214,401 | 188,782 | 181,245 | 10.0% | 163,121 | 113,800 | 53% |
| Riverland | 380<br>396<br>379<br>398<br>378<br>375<br>399<br>376<br>400<br>374<br>397<br>377 | 182,479 | 167,762 | 162,509 | 13.8% | 140,083 | 66,900 | 37% |
| Wilson Groves | 393<br>394<br>392<br>391<br>395<br>389<br>390 | 141,794 | 128,090 | 124,274 | 22.6% | 96,188 | 45,500 | 32% |




TCRPM Gatlin 8 Lanes and City FAR 0.5
RIVERLAND DRI TRIP DISTRIBUTION PERCENTAGES

14APR05 07:16:07

**Figure 7a: Riverland Distribution (Internal Roads)**
**Western Annexation Transportation Study**
**Phase IV-Final 4-14-2005**

Table I -2025
Western Annexation Study - Phase IV
Total Peak Hour Directional Traffic - Internal Roadway Network

| Roadway | Link | Lanes | Model Traffic | AADT | Peak Hour | NB/EB | SB/WB | Service Volume | Meet LOS? | Recommended Improvements |
|---|---|---|---|---|---|---|---|---|---|---|
| N/S A | Becker Rd. to E/W 4 (Paar Dr.) | 4 | 20,100 | 19,296 | 1,833 | 825 | 1,008 | 1,860 | YES | - |
| | E/W 4 (Paar Dr.) to E/W 3 | 4 | 27,650 | 26,544 | 2,522 | 1,387 | 1,135 | 1,860 | YES | - |
| | E/W 3 to E/W 1 | 4 | 28,233 | 27,104 | 2,575 | 1,416 | 1,159 | 1,860 | YES | - |
| | E/W 1 to Gatlin Blvd. | 4 | 34,667 | 33,280 | 3,162 | 1,739 | 1,423 | 1,860 | YES | - |
| N/S AB | Becker Rd. to E/W 4 (Paar Dr.) | 4 | 8,800 | 8,448 | 803 | 361 | 442 | 1,860 | YES | - |
| N/S B | Becker Rd. to E/W 4 (Paar Dr.) | 2 | 14,550 | 13,968 | 1,327 | 730 | 597 | 860 | YES | - |
| | E/W 4 (Paar Dr.) to E/W 3 | 4 | 12,600 | 12,096 | 1,149 | 517 | 632 | 1,860 | YES | - |
| | E/W 3 to E/W 1 | 4 | 12,433 | 11,936 | 1,134 | 624 | 510 | 1,860 | YES | - |
| N/S BC | Becker Rd. to E/W 4 (Paar Dr.) | 4 | 9,650 | 9,264 | 880 | 396 | 484 | 1,860 | YES | - |
| Community Blvd | Becker Rd. to E/W 4 (Paar Dr.) | 4 | 15,150 | 14,544 | 1,382 | 622 | 760 | 1,860 | YES | - |
| | E/W 4 (Paar Dr.) to E/W 3 | 4 | 28,650 | 27,504 | 2,613 | 1,176 | 1,437 | 1,860 | YES | - |
| | E/W 3 to E/W 1 | 4 | 24,675 | 23,688 | 2,250 | 1,013 | 1,238 | 1,860 | YES | - |
| | E/W 1 to Gatlin Blvd. | 4 | 12,400 | 11,904 | 1,131 | 509 | 622 | 1,860 | YES | - |
| Village Pkwy. | Becker Rd. to E/W 4 (Paar Dr.) | 6 | 4,200 | 4,032 | 383 | 172 | 211 | 2,790 | YES | - |
| | E/W 4 (Paar Dr.) to E/W 3 | 6 | 24,200 | 23,232 | 2,207 | 993 | 1,214 | 2,790 | YES | - |
| | E/W 3 to E/W 1 | 6 | 42,500 | 40,800 | 3,876 | 2,132 | 1,744 | 2,790 | YES | - |
| | E/W 1 to Gatlin Blvd. | 8 | 66,250 | 63,600 | 6,042 | 3,323 | 2,719 | 3,540 | YES | - |
| Becker Rd. | Range Line Rd. to N/S A | 4 | 24,550 | 23,568 | 2,239 | 1,008 | 1,231 | 1,860 | YES | - |
| | N/S A to N/S AB | 4 | 28,700 | 27,552 | 2,617 | 1,439 | 1,178 | 1,860 | YES | - |
| | N/S AB to N/S B | 6 | 34,400 | 33,024 | 3,137 | 1,725 | 1,412 | 2,790 | YES | - |
| | N/S B to N/S BC | 6 | 40,450 | 38,832 | 3,689 | 1,660 | 2,029 | 2,790 | YES | - |
| | N/S BC to Community Blvd. | 6 | 46,050 | 44,208 | 4,200 | 1,890 | 2,310 | 2,790 | YES | - |
| | Community Blvd. to Village Pkwy | 6 | 36,700 | 35,232 | 3,347 | 1,841 | 1,506 | 2,790 | YES | - |
| | Village Pkwy. to I-95 | 6 | 35,200 | 33,792 | 3,210 | 1,766 | 1,445 | 2,790 | YES | - |
| E/W 4 (Paar Dr.) | Range Line Rd. to N/S A | 2 | 900 | 864 | 82 | 37 | 45 | 860 | YES | - |
| | N/S A to N/S AB | 4 | 20,000 | 19,200 | 1,824 | 821 | 1,003 | 1,860 | YES | - |
| | N/S AB to N/S B | 4 | 22,700 | 21,792 | 2,070 | 932 | 1,139 | 1,860 | YES | - |
| | N/S B to N/S BC | 4 | 28,500 | 27,360 | 2,599 | 1,170 | 1,429 | 1,860 | YES | - |
| | N/S BC to Community Blvd. | 4 | 31,600 | 30,336 | 2,882 | 1,297 | 1,585 | 1,860 | YES | - |
| | Community Blvd. to Village Pkwy | 4 | 27,900 | 26,784 | 2,544 | 1,145 | 1,399 | 1,860 | YES | - |
| | Village Pkwy. to Rosser Blvd. | 6 | 36,550 | 35,088 | 3,333 | 1,500 | 1,833 | 2,790 | YES | - |
| E/W 3 | Range Line Rd. to N/S A | 2 | 300 | 288 | 27 | 12 | 15 | 860 | YES | - |
| | N/S A to N/S B | 4 | 15,100 | 14,496 | 1,377 | 620 | 757 | 1,860 | YES | - |
| | N/S B to Community Blvd. | 4 | 18,233 | 17,504 | 1,663 | 748 | 915 | 1,860 | YES | - |
| | Community Blvd. to Village Pkwy | 4 | 32,000 | 30,720 | 2,918 | 1,313 | 1,605 | 1,860 | YES | - |
| | Village Pkwy. to I-95 | 6 | 46,800 | 44,928 | 4,268 | 2,347 | 1,921 | 2,790 | YES | - |
| | I-95 to Rosser | 6 | 13,400 | 12,864 | 1,222 | 672 | 550 | 2,790 | YES | - |
| E/W 1 | Range Line Rd. to N/S A | 2 | 5,150 | 4,944 | 470 | 212 | 259 | 860 | YES | - |
| | N/S A to N/S B | 2 | 10,350 | 9,936 | 944 | 425 | 519 | 860 | YES | - |
| | N/S B to Community Blvd. | 4 | 23,350 | 22,416 | 2,130 | 959 | 1,172 | 1,860 | YES | - |
| | Community Blvd. to Village Pkwy | 4 | 34,800 | 33,408 | 3,174 | 1,428 | 1,746 | 1,860 | YES | - |

K= 0.095
D= 0.55
MOCF= 0.96

# APPENDIX E

## FDOT Q/LOS TABLES

# TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

## INTERRUPTED FLOW FACILITIES

### STATE SIGNALIZED ARTERIALS

**Class I** (40 mph or higher posted speed limit)

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 1 | Undivided | * | 830 | 880 | ** |
| 2 | Divided | * | 1,910 | 2,000 | ** |
| 3 | Divided | * | 2,940 | 3,020 | ** |
| 4 | Divided | * | 3,970 | 4,040 | ** |

**Class II** (35 mph or slower posted speed limit)

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 1 | Undivided | * | 370 | 750 | 800 |
| 2 | Divided | * | 730 | 1,630 | 1,700 |
| 3 | Divided | * | 1,170 | 2,520 | 2,560 |
| 4 | Divided | * | 1,610 | 3,390 | 3,420 |

### Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

### Median & Turn Lane Adjustments

| Lanes | Median | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors |
|---|---|---|---|---|
| 1 | Divided | Yes | No | +5% |
| 1 | Undivided | No | No | -20% |
| Multi | Undivided | Yes | No | -5% |
| Multi | Undivided | No | No | -25% |
| – | – | – | Yes | + 5% |

### One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

### BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

| Paved Shoulder/Bicycle Lane Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-49% | * | 150 | 390 | 1,000 |
| 50-84% | 110 | 340 | 1,000 | >1,000 |
| 85-100% | 470 | 1,000 | >1,000 | ** |

### PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

| Sidewalk Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-49% | * | * | 140 | 480 |
| 50-84% | * | 80 | 440 | 800 |
| 85-100% | 200 | 540 | 880 | >1,000 |

### BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

| Sidewalk Coverage | B | C | D | E |
|---|---|---|---|---|
| 0-84% | > 5 | ≥ 4 | ≥ 3 | ≥ 2 |
| 85-100% | > 4 | ≥ 3 | ≥ 2 | ≥ 1 |

## UNINTERRUPTED FLOW FACILITIES

### FREEWAYS

**Core Urbanized**

| Lanes | B | C | D | E |
|---|---|---|---|---|
| 2 | 2,230 | 3,100 | 3,740 | 4,080 |
| 3 | 3,280 | 4,570 | 5,620 | 6,130 |
| 4 | 4,310 | 6,030 | 7,490 | 8,170 |
| 5 | 5,390 | 7,430 | 9,370 | 10,220 |
| 6 | 6,380 | 8,990 | 11,510 | 12,760 |

**Urbanized**

| Lanes | B | C | D | E |
|---|---|---|---|---|
| 2 | 2,270 | 3,100 | 3,890 | 4,230 |
| 3 | 3,410 | 4,650 | 5,780 | 6,340 |
| 4 | 4,550 | 6,200 | 7,680 | 8,460 |
| 5 | 5,690 | 7,760 | 9,520 | 10,570 |

### Freeway Adjustments

| Auxiliary Lane | Ramp Metering |
|---|---|
| + 1,000 | + 5% |

### UNINTERRUPTED FLOW HIGHWAYS

| Lanes | Median | B | C | D | E |
|---|---|---|---|---|---|
| 1 | Undivided | 580 | 890 | 1,200 | 1,610 |
| 2 | Divided | 1,800 | 2,600 | 3,280 | 3,730 |
| 3 | Divided | 2,700 | 3,900 | 4,920 | 5,600 |

### Uninterrupted Flow Highway Adjustments

| Lanes | Median | Exclusive left lanes | Adjustment factors |
|---|---|---|---|
| 1 | Divided | Yes | +5% |
| Multi | Undivided | Yes | -5% |
| Multi | Undivided | No | -25% |

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2]Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3]Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

*Source:*
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/