



## Engineering & Planning, Inc.

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(772) 286-8030 • [www.mackenzieengineeringinc.com](http://www.mackenzieengineeringinc.com)

### Memorandum

To: K. Karl Albertson, Jr.  
 From: Shaun MacKenzie, P.E.  
 Date: Updated November 7, 2025  
 Re: Tradition DRI – NOPC  
 Use and Trip Generation Update

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MacKenzie Engineering and Planning, Inc. (MEP) is providing this update to the March 2025 analysis of Tradition Development of Regional Impact (DRI). The applicant is proposing minor changes in use that result in fewer trips at buildout.

The revised Tradition Buildout is as follows:

- Residential
  - Single-Family            4,726            Dwelling Units
  - Multi-Family            1,435            Dwelling Units
- Assisted Living Facilities    410            Dwelling Units
- Hotel                            150            Rooms
- Commercial                 1,000,000      Square Feet
- Office                          353,348        Square Feet
- Warehouse                    177,046        Square Feet
- Conservation/Mitigation    207.3           Acres
- Open Space/Parks            245            Acres

The November update reduces single-family dwelling units, multi-family dwelling units, assisted living beds and office use and increases the retail/commercial use compared to the March 2025 submittal.

The changes related to the Approved Uses in Tradition are as follows:

- Residential – No Change
  - Single Family – decrease 264 DUs
  - Multi-Family – Increase 264 DUs
- Assisted Living – Increase 110 Beds
- Office Use – Decrease 274,475 SF
- Retail – Increase 79,205 SF

A full listing and comparison are shown in Table 1.

The new proposed Tradition Buildout Uses result in a decrease in daily, AM and PM peak hour trips compared to the approved DRI.

- AM Trip Reduction: 232 trips (-5.4%)
- PM Trip Reduction: 145 trips (-2.2%)
- Daily Trip Reduction: 443 trips (-0.6%)

Table 1. Comparison of November 2025 Proposed Tradition DRI Buildout

Use	Units	Current Approved	Proposed 3/10/2025	Proposed 11/7/2025	Δ to Approved		Δ to Proposed 3-10	
Regional Park	Fields	11	11	11	0		0	
Warehousing	SF	177,046	177,046	177,046	0		0	
Single Family Detached	DU	4,990	4,990	4,726	(264)		(264)	
Multi-family Housing (Low-rise)	DU	1,171	1,568	1,435	264		(133)	
Assisted Living	Beds	300	420	410	110		(10)	
Hotel	Rooms	150	150	150	0		0	
General Office Building	SF	627,823	467,823	353,348	(274,475)		(114,475)	
Shopping Center (>150k)	SF	920,795	904,295	1,000,000	79,205		95,705	
AM Net Proposed Trips		4,276	4,269	4,044	(232)	-5.4%	(225)	-5.3%
PM Net Proposed Trips		6,446	6,532	6,301	(145)	-2.2%	(231)	-3.5%
Daily Net Proposed Trips		72,091	73,582	71,648	(443)	-0.6%	(1,934)	-2.6%

### Conclusion

The proposed changes in use within the Tradition DRI result in a decrease in Daily, AM and PM peak hour trips and no change in residential homes. Therefore, further re-analysis of Tradition transportation conditions are not necessary.

Please do not hesitate to call (772) 286-8030 if you have any questions.

### Attachments

- Approved Tradition Trip Generation
- March Proposed Tradition Trip Generation
- New (November) Proposed Tradition Trip Generation

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Shaun G. MacKenzie P.E.  
 PE Number 61751  
 CA 29013

**Exhibit 1A**

**APPROVED CURRENT DRI BUILDOUT ENTITLEMENTS - Tradition**

Land Use	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
<b>Existing Site Traffic</b>										
Soccer Complex	11		Fields	785	11	7	4	188	124	64
Warehousing	177.046		1000 SF	318	45	35	10	48	13	35
Single Family Detached	4,990		DU	36,827	2,614	654	1,960	3,922	2,471	1,451
Multi-family Housing (Low-rise)	1,171		DU	7,581	386	93	293	524	330	194
Assisted Living	300		Beds	780	54	32	22	72	28	44
Hotel	150		Rooms	1,202	68	38	30	83	42	41
General Office Building	627.823		1000 SF	5,737	813	715	98	715	122	593
Shopping Center (>150k)	920.795		1000 SF	29,906	677	420	257	2,791	1,340	1,451
Subtotal				83,136	4,668	1,994	2,674	8,343	4,470	3,873
<b>Internal Capture</b>										
	AM	PM	DAILY							
Soccer Complex	0.0%	0.0%	0.0%	0	0	0	0	0	0	0
Warehousing	0.0%	0.0%	0.0%	0	0	0	0	0	0	0
Single Family Detached	2.0%	12.9%	4.6%	2,095	51	14	37	507	331	176
Multi-family Housing (Low-rise)	2.3%	17.1%	0.8%	370	9	2	7	89	58	31
Assisted Living	0.0%	0.0%	0.0%	0	0	0	0	0	0	0
Hotel	36.8%	22.9%	18.3%	220	25	0	25	19	12	7
General Office Building	12.1%	30.2%	9.0%	515	98	71	27	216	97	119
Shopping Center (>150k)	14.6%	23.7%	8.9%	2,670	99	54	45	661	248	413
Subtotal	6.0%	17.9%	7.1%	5,870	282	141	141	1,492	746	746
<b>Pass-By Traffic</b>										
Shopping Center (>150k)	AM	PM/Daily								
	19.0%	19.0%		5,175	110	70	40	405	207	197
Subtotal				5,175	110	70	40	405	207	197
<b>NET EXISTING TRIPS</b>				<b>72,091</b>	<b>4,276</b>	<b>1,783</b>	<b>2,493</b>	<b>6,446</b>	<b>3,517</b>	<b>2,930</b>
<b>Total Existing Driveway Volumes</b>				<b>77,266</b>	<b>4,386</b>	<b>1,853</b>	<b>2,533</b>	<b>6,851</b>	<b>3,724</b>	<b>3,127</b>

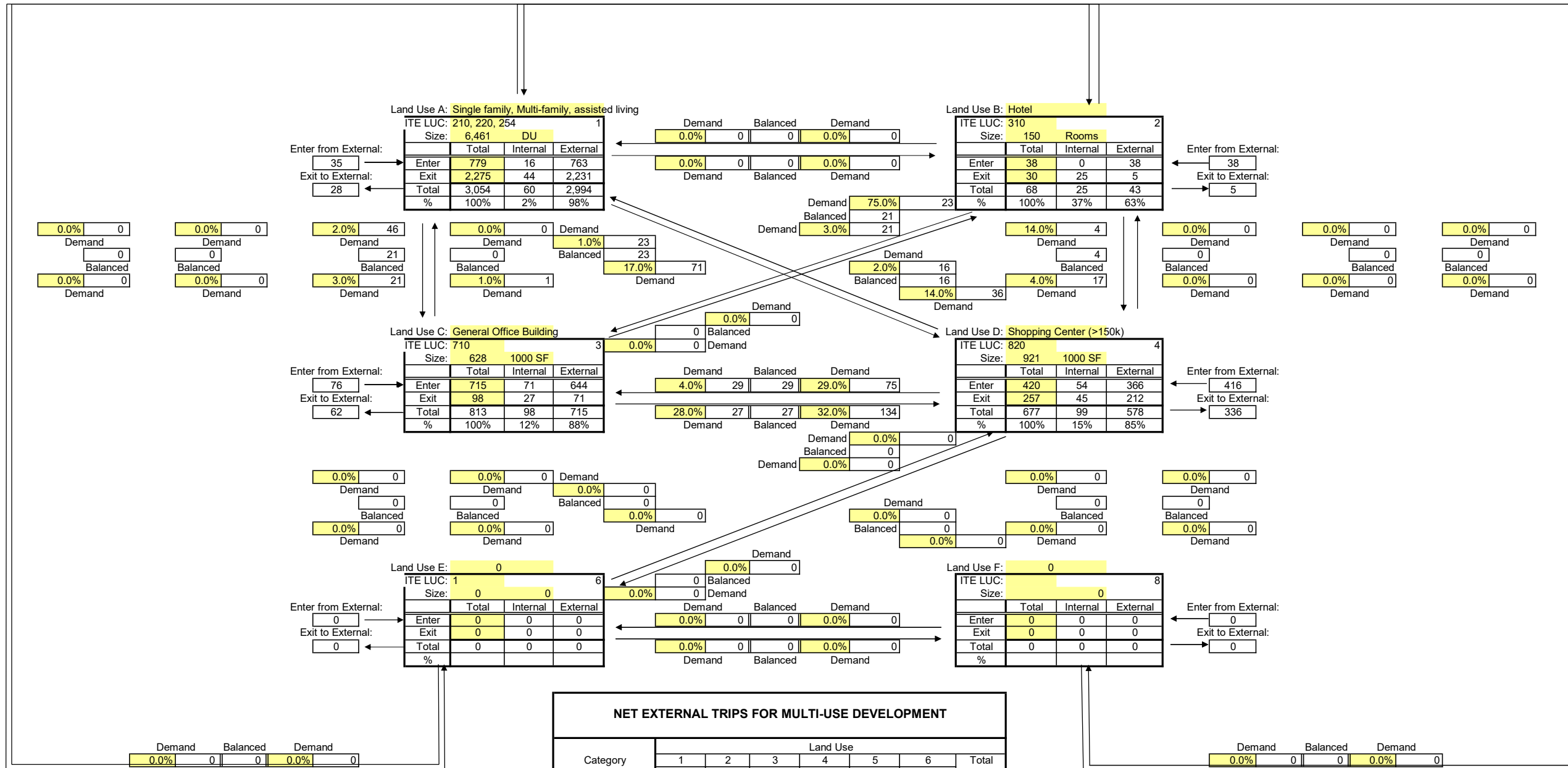
Note: Trip generation was calculated using the following data\*:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Warehousing	150	1000 SF	$T = 1.58(X) + 38.29$	0%	77/23	$T = 0.12(X) + 23.62$	28/72	$T = 0.12(X) + 26.48$
Single Family Detached	210	DU	$\ln(T) = 0.92 \ln(X) + 2.68$	0%	25/75	$\ln(T) = 0.91 \ln(X) + 0.12$	63/37	$\ln(T) = 0.94 \ln(X) + 0.27$
Multi-family Housing (Low-rise)	220	DU	$T = 6.41(X) + 75.31$	0%	24/76	$T = 0.31(X) + 22.85$	63/37	$T = 0.43(X) + 20.55$
Assisted Living	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Hotel	310	Rooms	$T = 10.84(X) - 423.51$	0%	56/44	$T = 0.50(X) - 7.45$	51/49	$T = 0.74(X) - 27.89$
General Office Building	710	1000 SF	$\ln(T) = 0.87 \ln(X) + 3.05$	0%	88/12	$\ln(T) = 0.86 \ln(X) + 1.16$	17/83	$\ln(T) = 0.83 \ln(X) + 1.29$
Shopping Center (>150k)	820	1000 SF	$T = 26.11(X) + 5863.73$	19%	62/38	$T = 0.59(X) + 133.55$	48/52	$\ln(T) = 0.72 \ln(X) + 3.02$
Soccer Complex	488	Fields	71.33	0%	61/39	0.99	66/34	$T = 13.92(X) + 35.13$

EXHIBIT 1B

Analysis Period: PM \_\_\_\_\_, Midday \_\_\_\_\_, AM X  
 Analyst: MEP  
 Date: 6/6/2025

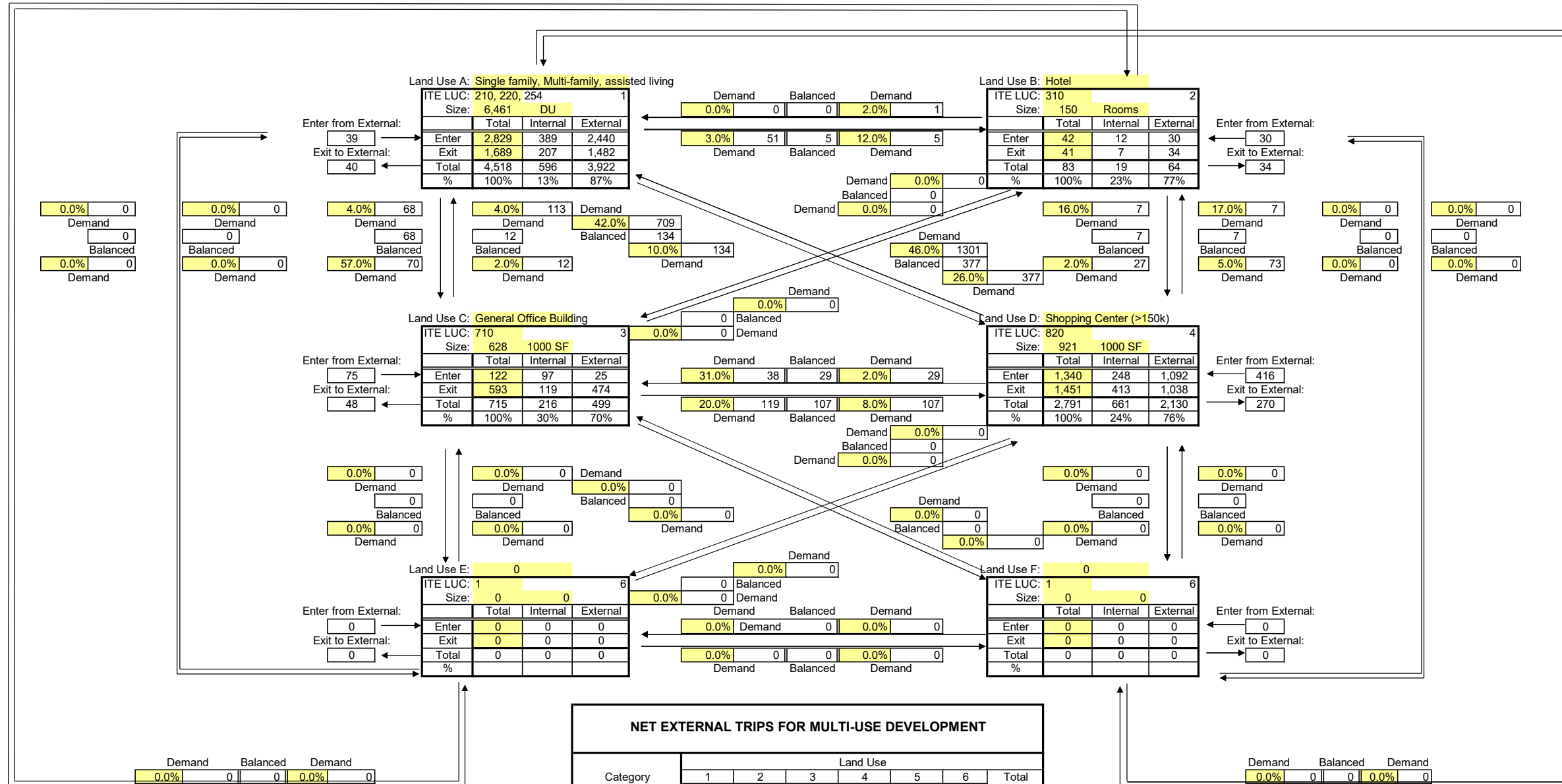
Project Number: 140014 Task Number: \_\_\_\_\_  
 Project Name: Approved Tradition DRI Buildout  
 Scenario: AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category	Land Use						Total	
	1	2	3	4	5	6		
External Trips	Enter	763	38	644	366	0	0	1,811
	Exit	2,231	5	71	212	0	0	2,519
	Total	2,994	43	715	578	0	0	4,330
Internal Trips	Enter	16	0	71	54	0	0	141
	Exit	44	25	27	45	0	0	141
	Total	60	25	98	99	0	0	282
Single Use Trip Gen Estimate	3,054	68	813	677	0	0	4,612	
		1.96%	36.76%	12.05%	14.62%	0.00%	0.00%	
<b>Internal Capture = 6.11%</b>								

EXHIBIT 1C

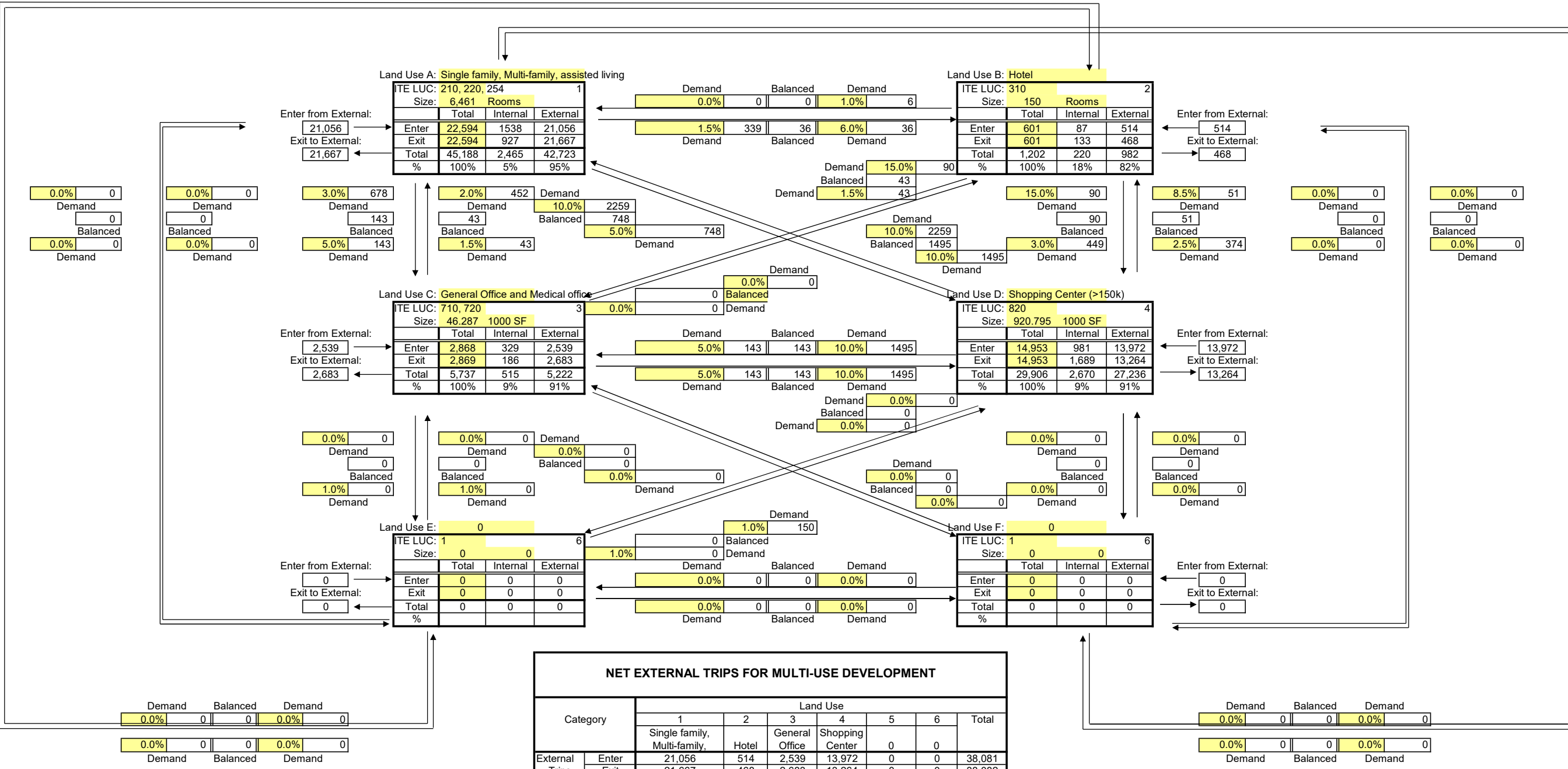
Analysis Period: PM\_X, AM  
 Analyst: MEP  
 Date: 6/6/2025  
 Project Number: 140014  
 Task Number:  
 Project Name: Approved Tradition DRI Buildout  
 Scenario: PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category		Land Use						Total
		1 Single family, Multi-family, assisted living	2 Hotel	3 General Office Building	4 Shopping Center (>150k)	5	6	
External Trips	Enter	2,440	30	25	1,092	0	0	3,587
	Exit	1,482	34	474	1,038	0	0	3,028
	Total	3,922	64	499	2,130	0	0	6,615
Internal Trips	Enter	389	12	97	248	0	0	746
	Exit	207	7	119	413	0	0	746
	Total	596	19	216	661	0	0	1,492
Single Use Trip Gen Estimate		4,518	83	715	2,791	0	0	8,107
		13.19%	22.89%	30.21%	23.68%	0.00%	0.00%	
		Internal Capture = 18.40%						

EXHIBIT 1D

Analysis Period: PM \_\_\_\_, Daily X\_\_, AM \_\_\_\_  
 Project Number: 140014 Task Number: \_\_\_\_  
 Analyst: MEP Project Name: Approved Tradition DRI Buildout  
 Date: 6/6/2025 Scenario: Daily - Projected



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT							
Category	Land Use						Total
	1 Single family, Multi-family,	2 Hotel	3 General Office	4 Shopping Center	5 0	6 0	
External Trips	Enter	21,056	514	2,539	13,972	0	38,081
	Exit	21,667	468	2,683	13,264	0	38,082
	Total	42,723	982	5,222	27,236	0	76,163
Internal Trips	Enter	1,538	87	329	981	0	2,935
	Exit	927	133	186	1,689	0	2,935
	Total	2,465	220	515	2,670	0	5,870
Single Use Trip Gen Estimate	45,188	1,202	5,737	29,906	0	0	82,033

**Exhibit 2A**

**March Submittal PROPOSED DRI BUILDOUT- Tradition**

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>									
Soccer Complex	11	Fields	785	11	7	4	188	124	64
Warehousing	177.046	1000 SF	318	45	35	10	48	13	35
Single Family Detached	4,990	DU	36,827	2,614	654	1,960	3,922	2,471	1,451
Multi-family Housing (Low-rise)	1,568	DU	10,126	509	122	387	695	438	257
Assisted Living	420	Beds	1,092	76	46	30	101	39	62
Hotel	150	Rooms	1,202	68	38	30	83	42	41
General Office Building	467.823	1000 SF	4,442	631	555	76	562	96	466
Shopping Center (>150k)	904.295	1000 SF	29,475	667	414	253	2,755	1,322	1,433
Subtotal			84,267	4,621	1,871	2,750	8,354	4,545	3,809
<b>Internal Capture</b>									
	AM	PM	DAILY						
Soccer Complex	0.0%	0.0%	0.0%	0	0	0	0	0	0
Warehousing	0.0%	0.0%	0.0%	0	0	0	0	0	0
Single Family Detached	2.2%	1.0%	5.0%	2,391	57	16	574	382	192
Multi-family Housing (Low-rise)	0.0%	0.0%	0.0%	0	0	0	0	0	0
Assisted Living	0.0%	0.0%	0.0%	0	0	0	0	0	0
Hotel	30.9%	25.3%	17.5%	210	21	0	19	12	7
General Office Building	12.2%	3.7%	9.0%	399	77	56	186	84	102
Shopping Center (>150k)	13.0%	1.4%	8.7%	2,574	87	49	641	232	409
Subtotal	5.2%	17.0%	6.6%	5,574	242	121	1,420	710	710
<b>Pass-By Traffic</b>									
	AM	PM							
Shopping Center (>150k)	19.0%	19.0%	5,111	110	69	41	402	207	195
Subtotal			5,111	110	69	41	402	207	195
<b>NET PROPOSED TRIPS</b>			<b>73,582</b>	<b>4,269</b>	<b>1,681</b>	<b>2,588</b>	<b>6,532</b>	<b>3,628</b>	<b>2,904</b>
<b>Total Proposed Driveway Volumes</b>			<b>78,693</b>	<b>4,621</b>	<b>1,871</b>	<b>2,750</b>	<b>8,354</b>	<b>4,545</b>	<b>3,809</b>

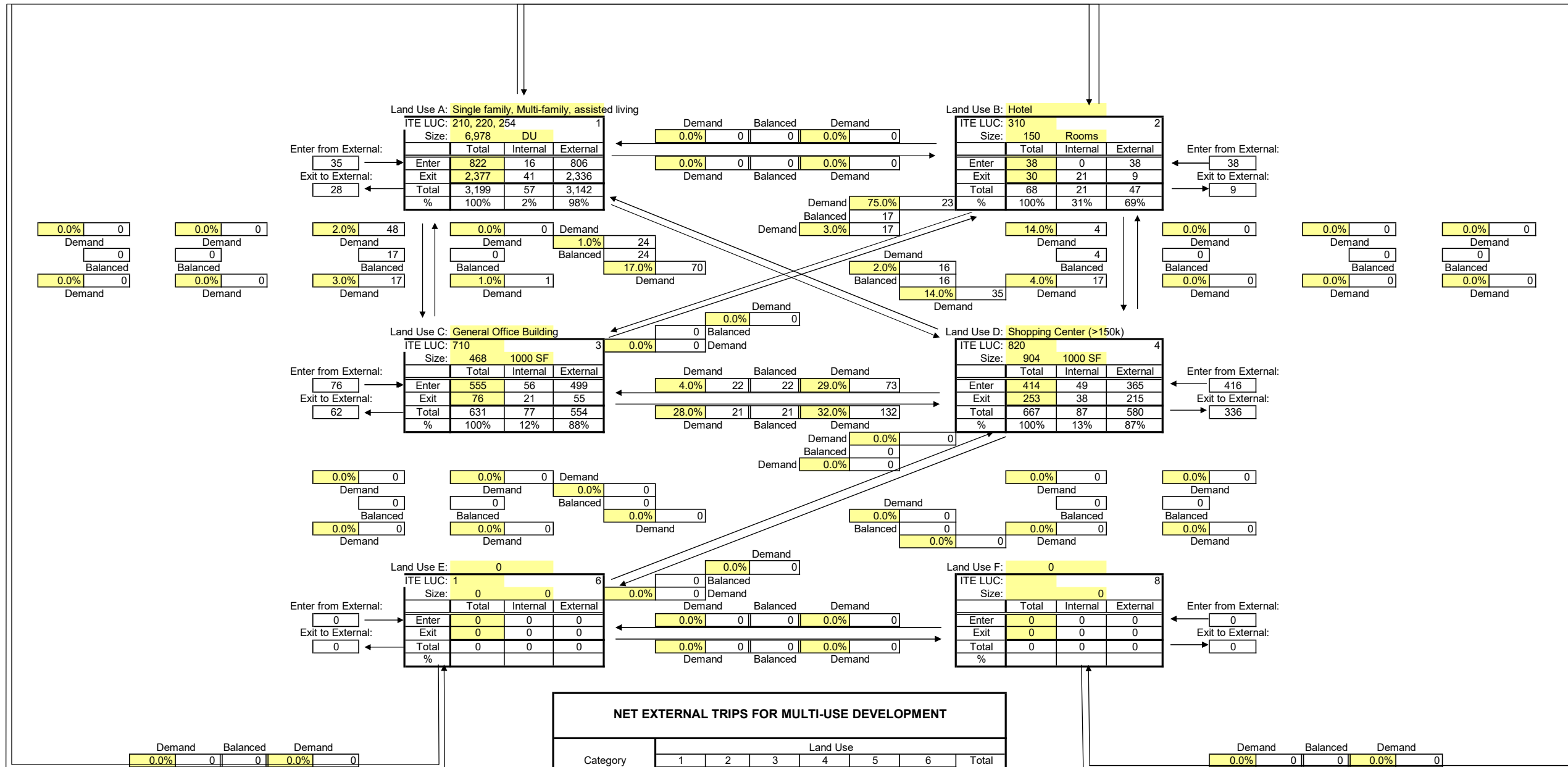
Note: Trip generation was calculated using the following data\*:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Single Family Detached	210	DU	$\ln(T) = 0.92 \ln(X) + 2.68$	0%	25/75	$\ln(T) = 0.91 \ln(X) + 0.12$	63/37	$\ln(T) = 0.94 \ln(X) + 0.27$
Hotel	310	Rooms	$T = 10.84(X) - 423.51$	0%	56/44	$T = 0.50(X) - 7.45$	51/49	$T = 0.74(X) - 27.89$
General Office Building	710	1000 SF	$\ln(T) = 0.87 \ln(X) + 3.05$	0%	88/12	$\ln(T) = 0.86 \ln(X) + 1.16$	17/83	$\ln(T) = 0.83 \ln(X) + 1.29$
Shopping Center (>150k)	820	1000 SF	$T = 26.11(X) + 5863.73$	19%	62/38	$T = 0.59(X) + 133.55$	48/52	$\ln(T) = 0.72 \ln(X) + 3.02$
Warehousing	150	1000 SF	$T = 1.58(X) + 38.29$	0%	77/23	$T = 0.12(X) + 23.62$	28/72	$T = 0.12(X) + 26.48$
Multi-family Housing (Low-rise)	220	DU	$T = 6.41(X) + 75.31$	0%	24/76	$T = 0.31(X) + 22.85$	63/37	$T = 0.43(X) + 20.55$
Assisted Living	254	Beds	2.6	0%	60/40	0.18	39/61	0.24

EXHIBIT 2B

Analysis Period: PM \_\_\_\_\_, Midday \_\_\_\_\_, AM X  
 Analyst: MEP  
 Date: 6/6/2025

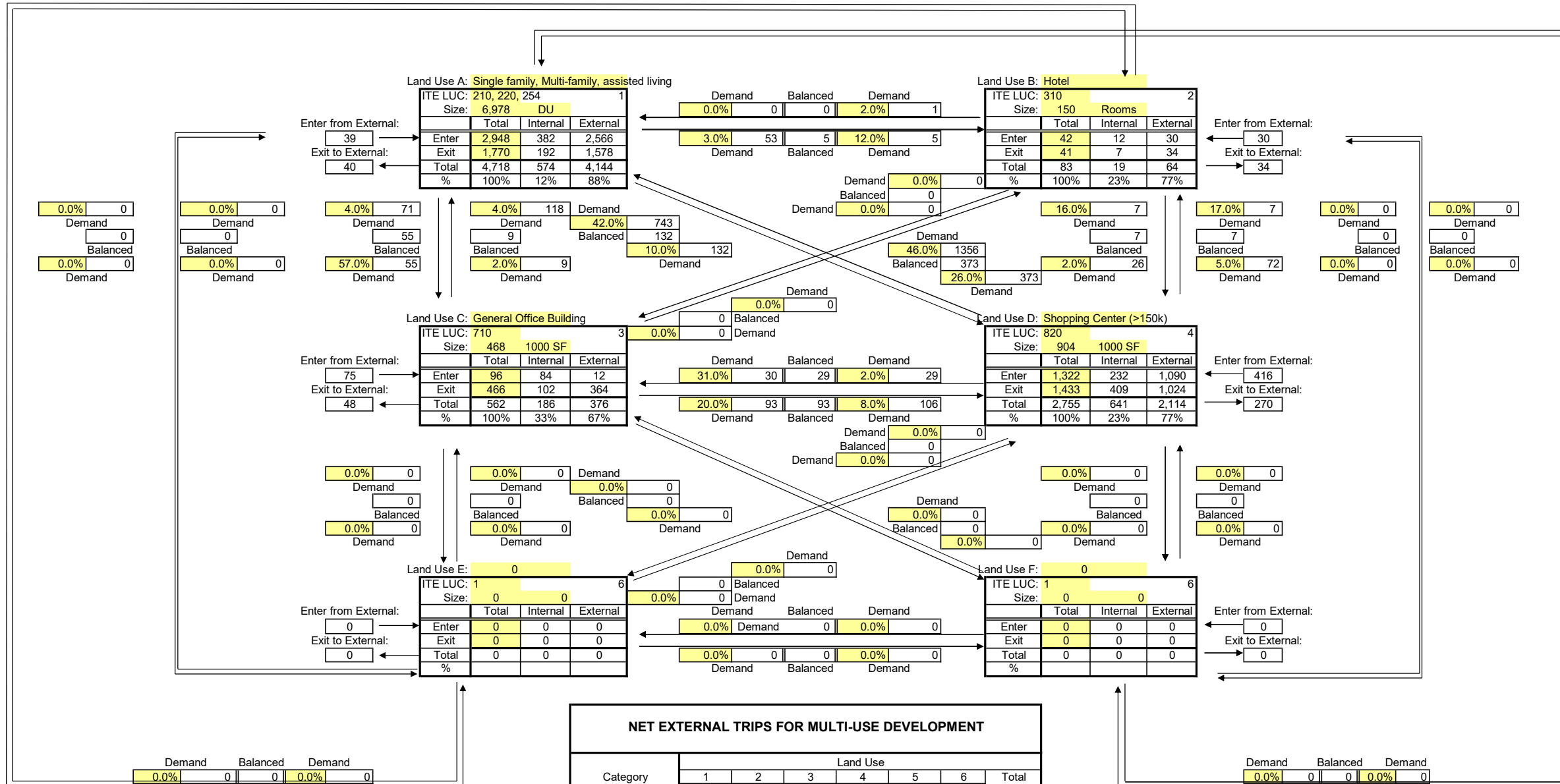
Project Number: 140014 Task Number: \_\_\_\_\_  
 Project Name: March 25 Tradition Buildout  
 Scenario: AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category	Land Use						Total	
	1	2	3	4	5	6		
External Trips	Enter	806	38	499	365	0	0	1,708
	Exit	2,336	9	55	215	0	0	2,615
	Total	3,142	47	554	580	0	0	4,323
Internal Trips	Enter	16	0	56	49	0	0	121
	Exit	41	21	21	38	0	0	121
	Total	57	21	77	87	0	0	242
Single Use Trip Gen Estimate	3,199	68	631	667	0	0	4,565	
		1.78%	30.88%	12.20%	13.04%	0.00%	0.00%	
		Internal Capture =						5.30%

EXHIBIT 2C

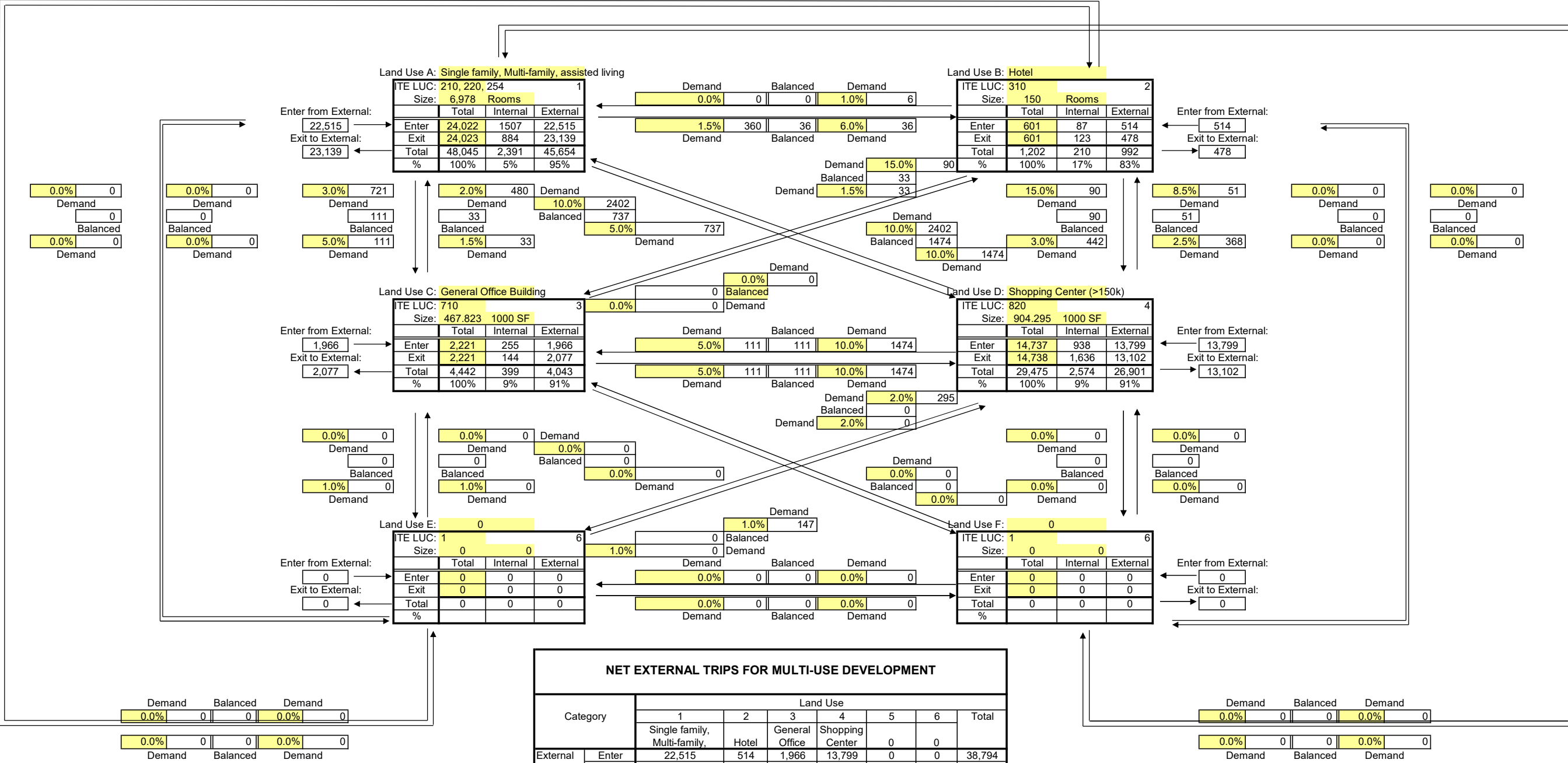
Analysis Period: PM\_X, AM  
 Analyst: MEP  
 Date: 6/6/2025  
 Project Number: 140014  
 Project Name: March 25 Tradition Buildout  
 Scenario: PM Peak Hour  
 Task Number:



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category		Land Use						Total
		1 Single family, Multi-family, assisted living	2 Hotel	3 General Office Building	4 Shopping Center (>150k)	5	6	
External Trips	Enter	2,566	30	12	1,090	0	0	3,698
	Exit	1,578	34	364	1,024	0	0	3,000
	Total	4,144	64	376	2,114	0	0	6,698
Internal Trips	Enter	382	12	84	232	0	0	710
	Exit	192	7	102	409	0	0	710
	Total	574	19	186	641	0	0	1,420
Single Use Trip Gen Estimate		4,718	83	562	2,755	0	0	8,118
		12.17%	22.89%	33.10%	23.27%	0.00%	0.00%	
		Internal Capture = 17.49%						

EXHIBIT 2D

Analysis Period: PM \_\_\_\_, Daily X\_\_, AM \_\_\_\_  
 Project Number: 140014 Task Number: \_\_\_\_  
 Analyst: MEP Project Name: March 25 Tradition Buildout  
 Date: 6/6/2025 Scenario: Daily - Projected



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT							
Category	Land Use						Total
	1 Single family, Multi-family,	2 Hotel	3 General Office	4 Shopping Center	5 0	6 0	
External Trips	Enter	22,515	514	1,966	13,799	0	38,794
	Exit	23,139	478	2,077	13,102	0	38,795
	Total	45,654	992	4,043	26,901	0	77,589
Internal Trips	Enter	1,507	87	255	938	0	2,787
	Exit	884	123	144	1,636	0	2,787
	Total	2,391	210	399	2,574	0	5,574
Single Use Trip Gen Estimate		48,045	1,202	4,442	29,475	0	83,163

**Exhibit 3A**

**PROPOSED DRI BUILDOUT- Tradition (November 2025)**

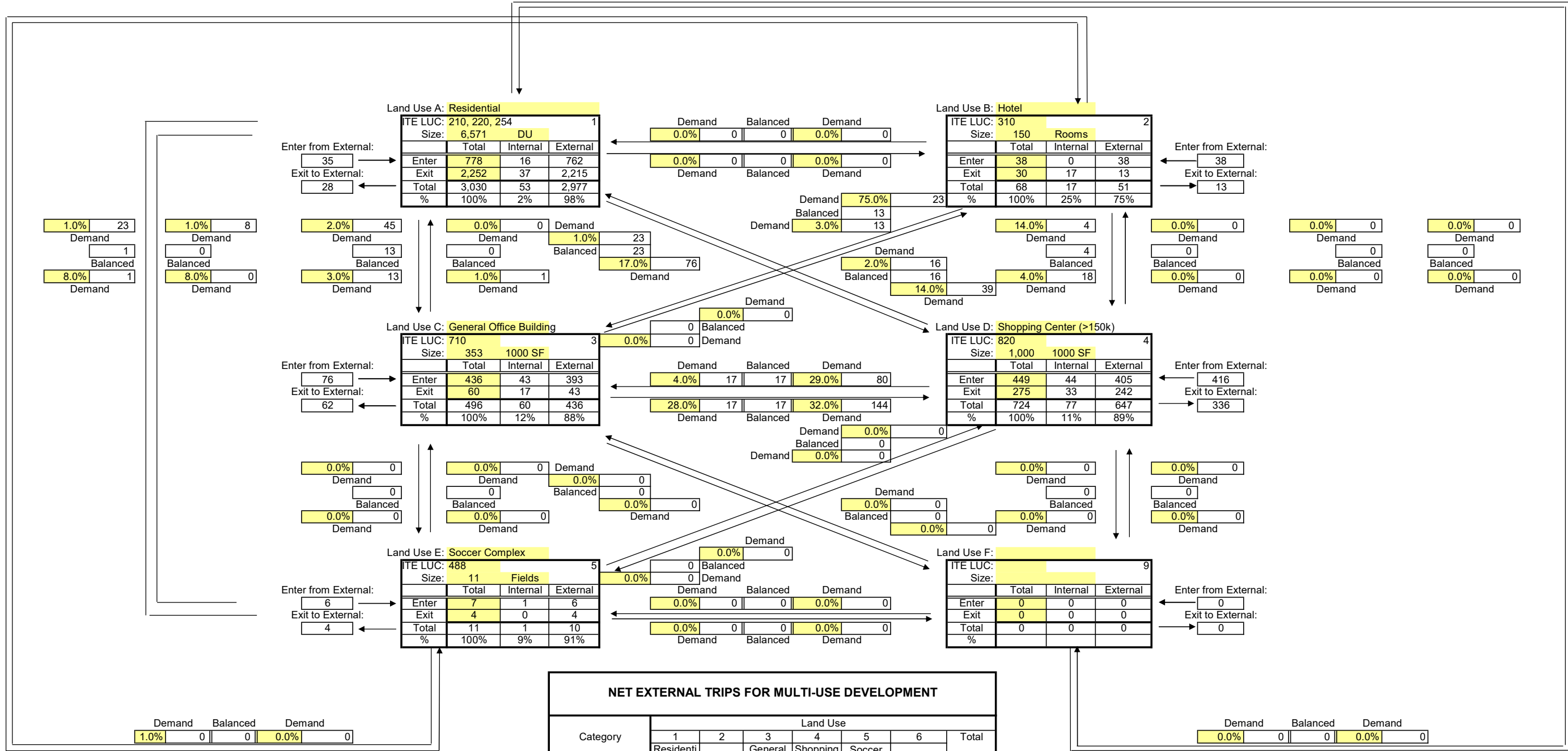
Land Use	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>										
Soccer Complex	11	Fields		785	11	7	4	188	124	64
Warehousing	177.046	1000 SF		318	45	35	10	48	13	35
Single Family Detached	4,726	DU		35,030	2,488	622	1,866	3,726	2,347	1,379
Multi-family Housing (Low-rise)	1,435	DU		9,274	468	112	356	638	402	236
Assisted Living	410	Beds		1,066	74	44	30	98	38	60
Hotel	150	Rooms		1,202	68	38	30	83	42	41
General Office Building	353.348	1000 SF		3,480	496	436	60	446	76	370
Shopping Center (>150k)	1,000.000	1000 SF		31,974	724	449	275	2,962	1,422	1,540
Subtotal				83,129	4,374	1,743	2,631	8,189	4,464	3,725
<b>Internal Capture</b>										
	AM	PM	DAILY							
Soccer Complex	9.1%	8.0%	9.4%	74	1	1	0	15	10	5
Warehousing	0.0%	0.0%	0.0%	0	0	0	0	0	0	0
Single Family Detached	1.8%	13.7%	5.8%	2,179	44	13	31	512	344	168
Multi-family Housing (Low-rise)	1.8%	13.7%	5.8%	373	7	2	5	88	59	29
Assisted Living	1.8%	13.7%	5.8%	57	1	0	1	13	9	4
Hotel	25.0%	20.5%	16.9%	203	17	0	17	19	12	7
General Office Building	12.1%	3.8%	9.0%	313	60	43	17	148	67	81
Shopping Center (>150k)	10.6%	1.1%	8.5%	2,725	77	44	33	654	223	431
Subtotal	4.7%	17.7%	7.1%	5,924	207	103	104	1,449	724	725
<b>Pass-By Traffic</b>										
	AM	PM								
Shopping Center (>150k)	19.0%	19.0%		5,557	123	77	46	439	228	211
Subtotal				5,557	123	77	46	439	228	211
<b>NET PROPOSED TRIPS</b>				<b>71,648</b>	<b>4,044</b>	<b>1,563</b>	<b>2,481</b>	<b>6,301</b>	<b>3,512</b>	<b>2,789</b>
<b>Total Proposed Driveway Volumes</b>				<b>77,205</b>	<b>4,374</b>	<b>1,743</b>	<b>2,631</b>	<b>8,189</b>	<b>4,464</b>	<b>3,725</b>

Note: Trip generation was calculated using the following data\*:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Single Family Detached	210	DU	$\ln(T) = 0.92 \ln(X) + 2.68$	0%	25/75	$\ln(T) = 0.91 \ln(X) + 0.12$	63/37	$\ln(T) = 0.94 \ln(X) + 0.27$
Hotel	310	Rooms	$T = 10.84(X) - 423.51$	0%	56/44	$T = 0.50(X) - 7.45$	51/49	$T = 0.74(X) - 27.89$
General Office Building	710	1000 SF	$\ln(T) = 0.87 \ln(X) + 3.05$	0%	88/12	$\ln(T) = 0.86 \ln(X) + 1.16$	17/83	$\ln(T) = 0.83 \ln(X) + 1.29$
Shopping Center (>150k)	820	1000 SF	$T = 26.11(X) + 5863.73$	19%	62/38	$T = 0.59(X) + 133.55$	48/52	$\ln(T) = 0.72 \ln(X) + 3.02$
Soccer Complex	488	Fields	71.33	0%	61/39	0.99	66/34	$T = 13.92(X) + 35.13$
Multi-family Housing (Low-rise)	220	DU	$T = 6.41(X) + 75.31$	0%	24/76	$T = 0.31(X) + 22.85$	63/37	$T = 0.43(X) + 20.55$
Assisted Living	254	Beds	2.6	0%	60/40	0.18	39/61	0.24

**EXHIBIT 3B**

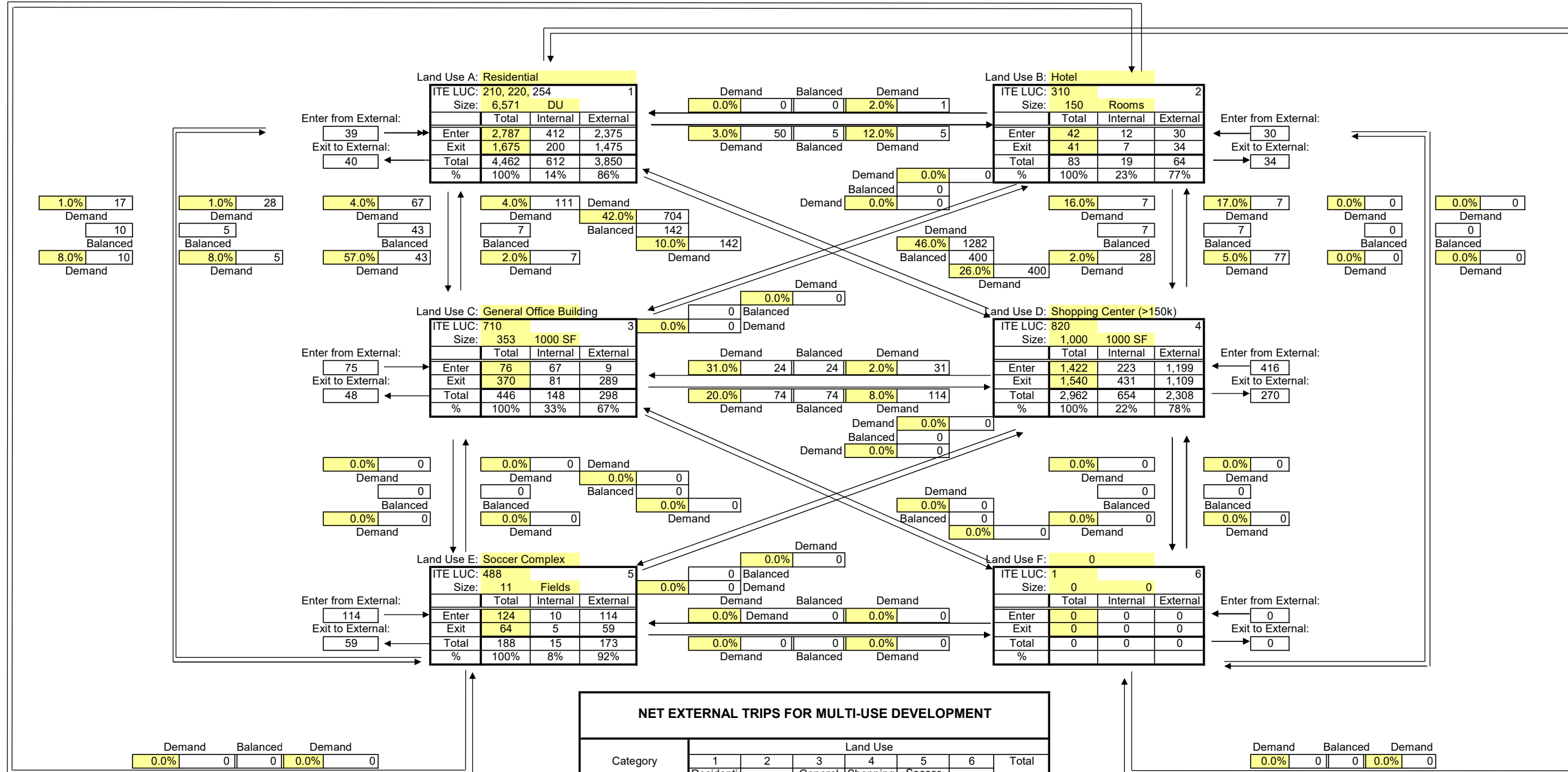
Analysis Period: PM \_\_\_\_\_, Midday \_\_\_\_\_, AM X . Project Number: 140014 Task Number: \_\_\_\_\_  
 Analyst: MEP Project Name: Tradition DRI - November Build out  
 Date: 11/7/2025 Scenario: AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT							
Category		Land Use					Total
		1 Residential	2 Hotel	3 General Office	4 Shopping Center	5 Soccer Complex	
External Trips	Enter	762	38	393	405	6	1,604
	Exit	2,215	13	43	242	4	2,517
	<b>Total</b>	<b>2,977</b>	<b>51</b>	<b>436</b>	<b>647</b>	<b>10</b>	<b>4,121</b>
Internal Trips	Enter	16	0	43	44	1	104
	Exit	37	17	17	33	0	104
	<b>Total</b>	<b>53</b>	<b>17</b>	<b>60</b>	<b>77</b>	<b>1</b>	<b>208</b>
Single Use Trip Gen Estimate		3,030	68	496	724	11	4,329
		1.75%	25.00%	12.10%	10.64%	9.09%	0.00%
		<b>Internal Capture = 4.80%</b>					

**EXHIBIT 3C**

Analysis Period: PM X, AM  
 Analyst: MEP  
 Date: 11/7/2025  
 Project Number: 140014  
 Project Name: Tradition DRI - November Build out  
 Scenario: PM Peak Hour  
 Task Number:

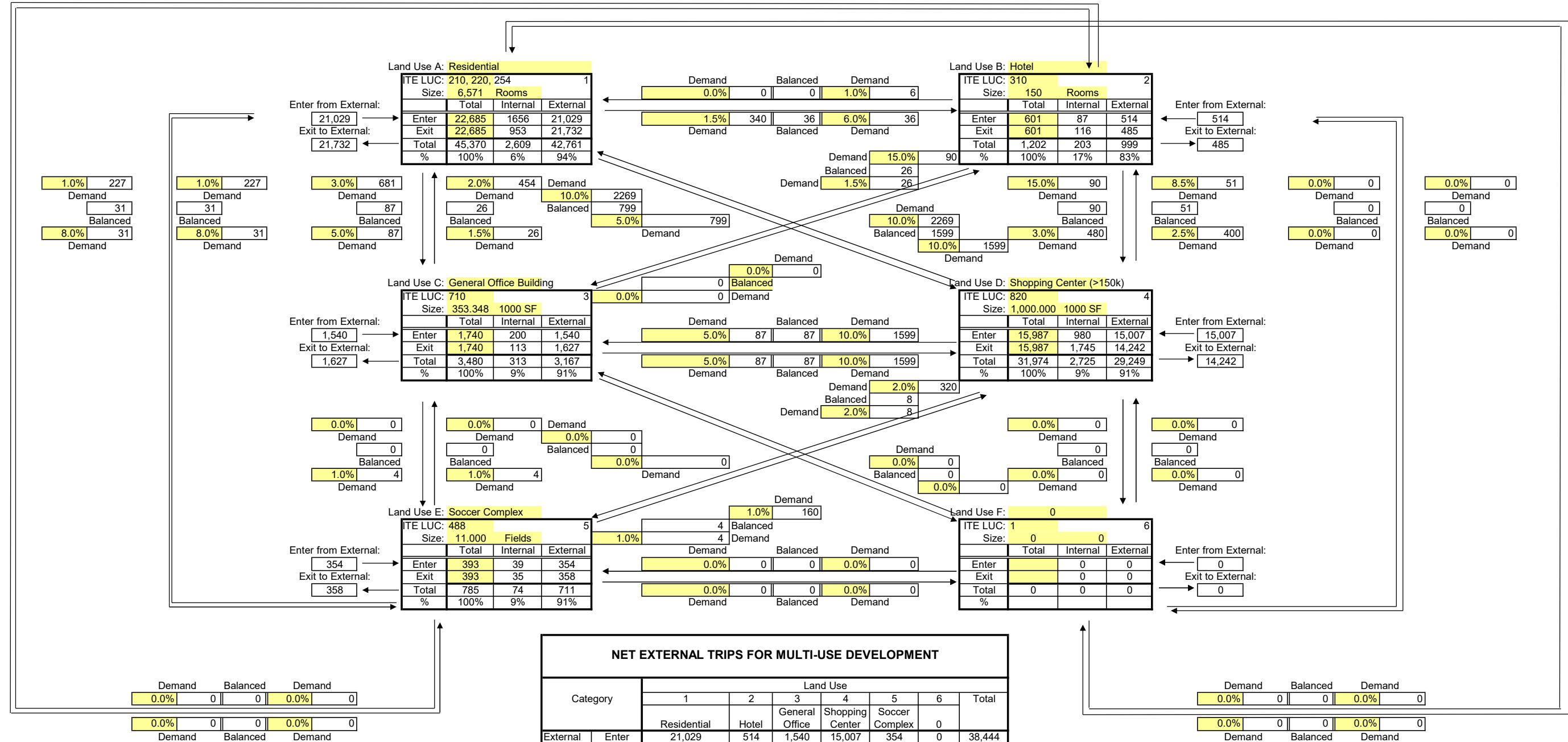


NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT							
Category		Land Use					Total
		1 Residential	2 Hotel	3 General Office	4 Shopping Center	5 Soccer Complex	
External Trips	Enter	2,375	30	9	1,199	114	3,727
	Exit	1,475	34	289	1,109	59	2,966
	<b>Total</b>	<b>3,850</b>	<b>64</b>	<b>298</b>	<b>2,308</b>	<b>173</b>	<b>6,693</b>
Internal Trips	Enter	412	12	67	223	10	724
	Exit	200	7	81	431	5	724
	<b>Total</b>	<b>612</b>	<b>19</b>	<b>148</b>	<b>654</b>	<b>15</b>	<b>1,448</b>
Single Use	Trip Gen Estimate	4,462	83	446	2,962	188	<b>8,141</b>
		13.72%	22.89%	33.18%	22.08%	7.98%	0.00%

**Internal Capture = 17.79%**

EXHIBIT 3D

Analysis Period: PM \_\_\_\_, Daily X \_\_\_\_, AM \_\_\_\_. Project Number: 140014 Task Number: \_\_\_\_  
 Analyst: MEP Project Name: Tradition DRI - November Build out  
 Date: 11/7/2025 Scenario: Daily - Projected



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT								
Category	Land Use						Total	
	1 Residential	2 Hotel	3 General Office	4 Shopping Center	5 Soccer Complex	6 0		
External Trips	Enter	21,029	514	1,540	15,007	354	0	38,444
	Exit	21,732	485	1,627	14,242	358	0	38,444
	Total	42,761	999	3,167	29,249	711	0	76,887
Internal Trips	Enter	1,656	87	200	980	39	0	2,962
	Exit	953	116	113	1,745	35	0	2,962
	Total	2,609	203	313	2,725	74	0	5,924
Single Use Trip Gen Estimate	45,370	1,202	3,480	31,974	785	0	82,811	