

**TABLE 1
MAIN STREET @ COCONUT CREEK
TRIP GENERATION (FOR SIGNIFICANCE DETERMINATION)**

Land-Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Gross Trip Generation								
Residential Condominium/Townhouse	100-units	642	52	9	43	60	40	20
High-Rise Condominium	3,650 units	13,984	1,087	207	880	1,256	779	477
Retail/Restaurant	1,625,000 sq. ft.	41,590	834	509	325	3,942	1,882	2,050
General Office	525,000 sq. ft.	4,783	707	622	85	667	113	554
Subtotal		60,999	2,680	1,347	1,333	5,925	2,824	3,101
Intra-DRI Internal Capture								
Residential	Daily 28.76% AM 4.21% PM 32.45%	4,207	48	9	39	427	266	161
Retail/Restaurant	12.13% 8.99% 12.40%	5,044	75	46	29	489	235	254
General Office	19.50% 3.82% 12.59%	933	27	24	3	84	14	70
Subtotal	15.70% 5.60% 16.88%	10,184	150	79	71	1,000	515	485
Transit/Non-Vehicular Capture								
Residential Condominium/Townhouse	10%	64	5	1	4	6	4	2
High-Rise Condominium	10%	1,398	109	21	88	126	78	48
Retail/Restaurant	5%	2,080	42	25	17	197	95	102
General Office	10%	478	71	62	9	67	11	56
Subtotal		4,020	227	109	118	396	188	208
Pass-By Capture								
Retail/Restaurant	17.39%	6,355	132	81	51	600	288	312
Subtotal		6,355	132	81	51	600	288	312
Net New Volumes								
Residential		8,957	977	185	792	757	471	286
Retail/Restaurant		28,111	585	357	228	2,656	1,274	1,382
General Office		3,372	609	536	73	516	88	428
Net New Volume		40,440	2,171	1,078	1,093	3,829	1,833	2,096

Note: Trip generation was calculated using the following data from ITE Trip Generation, Seventh Edition:

Daily Traffic Generation			
Residential Condominium/Townhouse	{ITE 230}	=	$\ln(T) = 0.85\ln(X) + 2.55 / \text{unit}$
High-Rise Residential Condominium	{ITE 232}	=	$T = 3.77(X) + 223.66 \text{ trips / unit}$
Retail	{ITE 820}	=	$\ln(T) = 0.65\ln(X) + 5.63 \text{ trips / 1,000 sq. ft.}$
General Office	{ITE 710}	=	$\ln(T) = 0.77\ln(X) + 3.66 \text{ trips / 1,000 sq. ft.}$
AM Peak Hour Traffic Generation			
Residential Condominium/Townhouse	{ITE 230}	=	$\ln(T) = 0.80\ln(X) + 0.26 / \text{unit}$
High-Rise Residential Condominium	{ITE 232}	=	$T = 0.29(X) + 28.96 \text{ trips / unit}$
Retail	{ITE 820}	=	$\ln(T) = 0.50\ln(X) + 2.29 \text{ trips / 1,000 sq. ft.}$
Hotel	{ITE 310}	=	$T = 0.67 \text{ trips / room}$
General Office	{ITE 710}	=	$\ln(T) = 0.80\ln(X) + 1.55 \text{ trips / 1,000 sq. ft.}$
PM Peak Hour Traffic Generation			
Residential Condominium/Townhouse	{ITE 230}	=	$\ln(T) = 0.82\ln(X) + 0.32 \text{ trips / unit}$
High-Rise Residential Condominium	{ITE 232}	=	$T = 0.34(X) + 15.47 \text{ trips / unit}$
Retail	{ITE 820}	=	$\ln(T) = 0.66\ln(X) + 3.40 / 1,000 \text{ sq. ft.}$
General Office	{ITE 710}	=	$T = 1.12(X) + 78.81 / 1,000 \text{ sq. ft.}$
Pass-By Capture			
Retail	{ITE 820}	=	$\ln(T) = -0.29\ln(X) + 5.00$

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TRIP GENERATION (FOR SIGNIFICANCE DETERMINATION)

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Gross Trip Generation								
Residential Condominium/Townhouse	100 units	642	52	9	43	60	40	20
High-Rise Condominium	3,650 units	13,984	1,087	207	880	1,256	779	477
Retail/Restaurant	1,625,000 sq. ft.	41,590	834	509	325	3,942	1,892	2,050
General Office	525,000 sq. ft.	4,783	707	622	85	667	113	554
Subtotal		60,999	2,680	1,347	1,333	5,925	2,824	3,101
Intra DRI Internal Capture								
Residential	Daily 28.76% AM 4.21% PM 32.45%	4,207	48	9	39	427	266	161
Retail/Restaurant	12.13% 8.99% 12.40%	5,044	75	46	29	489	235	254
General Office	19.50% 3.82% 12.59%	933	27	24	3	84	14	70
Subtotal	16.70% 5.60% 16.88%	10,184	150	79	71	1,000	515	485
External Volumes								
Residential		10,419	1,091	207	884	889	553	336
Retail/Restaurant		36,546	759	463	296	3,453	1,657	1,796
General Office		3,850	680	598	82	583	99	484
Subtotal		50,815	2,530	1,268	1,262	4,925	2,309	2,616
Transit/Non-Vehicular Capture								
Residential	10%	1,042	109	21	88	89	55	34
Retail/Restaurant	5%	1,827	38	23	15	173	83	90
General Office	10%	385	68	60	8	58	10	48
Subtotal		3,254	215	104	111	320	148	172
External Volumes with Transit Reduction								
Residential		9,377	982	186	796	800	498	302
Retail/Restaurant		34,719	721	440	281	3,280	1,574	1,706
General Office		3,465	612	538	74	525	89	436
Subtotal		47,561	2,315	1,164	1,151	4,605	2,181	2,444
Pass-By Capture								
Retail/Restaurant	17.39%	6,355	132	81	51	600	288	312
Net New Volumes (Significance)		41,206	2,183	1,083	1,100	4,005	1,873	2,132

Note: Trip generation was calculated using the following data from ITE *Trip Generation*, Seventh Edition:

Daily Traffic Generation

Residential Condominium/Townhouse	[ITE 230]	=	$\text{Ln}(T) = 0.85\text{Ln}(X) + 2.55 / \text{unit}$
High-Rise Residential Condominium	[ITE 232]	=	$T = 3.77 (X) + 223.86 \text{ trips / unit}$
Retail	[ITE 820]	=	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83 \text{ trips / 1,000 sq. ft.}$
General Office	[ITE 710]	=	$\text{Ln}(T) = 0.77\text{Ln}(X) + 3.85 \text{ trips / 1,000 sq. ft.}$

AM Peak Hour Traffic Generation

Residential Condominium/Townhouse	[ITE 230]	=	$\text{Ln}(T) = 0.80\text{Ln}(X) + 0.28 / \text{unit}$
High-Rise Residential Condominium	[ITE 232]	=	$T = 0.29 (X) + 28.86 \text{ trips / unit}$
Retail	[ITE 820]	=	$\text{Ln}(T) = 0.60\text{Ln}(X) + 2.29 \text{ trips / 1,000 sq. ft.}$
Hotel	[ITE 310]	=	$T = 0.67 \text{ trips / room}$
General Office	[ITE 710]	=	$\text{Ln}(T) = 0.80\text{Ln}(X) + 1.55 \text{ trips / 1,000 sq. ft.}$

PM Peak Hour Traffic Generation

Residential Condominium/Townhouse	[ITE 230]	=	$\text{Ln}(T) = 0.82\text{Ln}(X) + 0.32 \text{ trips / unit}$
High-Rise Residential Condominium	[ITE 232]	=	$T = 0.34 (X) + 15.47 \text{ trips / unit}$
Retail	[ITE 820]	=	$\text{Ln}(T) = 0.68\text{Ln}(X) + 3.40 / 1,000 \text{ sq. ft.}$
General Office	[ITE 710]	=	$T = 1.12(X) + 78.81 / 1,000 \text{ sq. ft.}$

Pass-By Capture

Retail	[ITE 820]	=	$\text{Ln}(T) = -0.29\text{Ln}(X) + 5.00$
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TABLE 2 MAIN STREET @ COCONUT CREEK TRIP GENERATION (FOR TRIP ASSIGNMENT)									
Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Gross Trip Generation									
Residential Condominium/Townhouse	100-units		642	52	9	43	60	40	20
High-Rise Condominium	3,650 units		13,984	1,087	207	880	1,256	779	477
Retail/Restaurant	1,625,000 sq.-ft.		41,590	834	509	325	3,942	1,892	2,050
General Office	525,000 sq.-ft.		4,783	707	622	85	667	113	554
Subtotal			60,999	2,680	1,347	1,333	5,925	2,824	3,101
Intra-DRI Internal Capture									
	Daily	AM	PM						
Residential	28.76%	4.21%	32.46%	4,207	48	39	427	266	161
Retail/Restaurant	12.13%	8.99%	12.40%	5,044	75	46	489	235	254
General Office	19.50%	3.82%	12.59%	933	27	24	84	14	70
Subtotal	16.70%	5.60%	16.88%	10,184	150	71	1,000	515	485
Transit/Non-Vehicular Capture									
Residential Condominium/Townhouse	10%		64	5	1	4	6	4	2
High-Rise Condominium	10%		1,398	109	21	88	126	78	48
Retail/Restaurant	6%		2,080	42	25	17	197	95	102
General Office	10%		478	71	62	9	67	11	56
Subtotal			4,020	227	109	118	396	188	208
Pass-By Capture									
Retail/Restaurant	17.39%		6,355	132	81	51	600	288	312
Subtotal			6,355	132	81	51	600	288	312
Net New Volumes									
Residential			8,957	877	185	792	757	471	286
Retail/Restaurant			28,111	585	367	218	2,656	1,274	1,382
General Office			3,372	609	536	73	516	88	428
Subtotal			40,440	2,171	1,078	1,093	3,929	1,833	2,096
Inter-DRI Internal Capture									
Residential	10%		896	98	19	79	76	47	29
Vehicular Mode (9%)			806	88	17	71	68	42	26
Transit/Non-Vehicular Mode (1%)			90	10	2	8	8	5	3
Retail/Restaurant	10%		2,811	59	36	23	266	127	139
Vehicular Mode (9.5%)			2,670	56	34	22	253	121	132
Transit/Non-Vehicular Mode (0.5%)			141	3	2	1	13	6	7
General Office	10%		337	61	54	7	52	9	43
Vehicular Mode (9%)			303	55	49	6	47	8	39
Transit/Non-Vehicular Mode (1%)			34	6	5	1	5	1	4
Subtotal			3,779	199	100	99	368	171	197
External Volumes			36,661	1,972	978	994	3,561	1,662	1,899

Note: Trip generation was calculated using the following data from ITE Trip Generation, Seventh Edition:

Daily Traffic Generation			
Residential Condominium/Townhouse	[ITE 230]	=	$\ln(T) = 0.85\ln(X) + 2.55 / \text{unit}$
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Retail	[ITE 820]	=	

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Subtotal		60,999	2,680	1,347	1,333	5,925	2,824	3,101
Intra DRI Internal Capture	Daily AM PM							
Residential	28.76% 4.21% 32.45%	4,207	48	9	39	427	266	161
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General Office		3,465	612	538	74	525	89	436
Subtotal		47,561	2,315	1,164	1,151	4,605	2,161	2,444
Inter DRI Internal Capture								
Residential	10%	938	98	19	79	80	50	30
Vehicular Mode (9%)		844	88	17	71	72	45	27
Transit/Non-Vehicular Mode (1%)		94	10	2	8	8	5	3
Retail/Restaurant	10%	3,472	72	44	28	328	157	171
Vehicular Mode (9.5%)		3,298	68	42	26	312	149	163
Transit/Non-Vehicular Mode (0.5%)		174	4	2	2	16	8	8
General Office	10%	347	61	54	7	53	9	44
Vehicular Mode (9%)		312	55	49	6	48	8	40
Transit/Non-Vehicular Mode (1%)		35	6	5	1	5	1	4
Pass-By Capture								
Retail/Restaurant	17.39%	6,355	132	81	51	600	288	312
Net New Volumes (Trip Assignment)		36,752	1,972	975	997	3,573	1,671	1,902

Note: Trip generation was calculated using the following data from ITE *Trip Generation*, Seventh Edition:

Daily Traffic Generation			
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AM Peak Hour Traffic Generation			
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General Office	[ITE 710]	=	$T = 1.12(X) + 78.81 / 1,000 \text{ sq. ft.}$
Pass-By Capture			
Retail	[ITE 820]	=	$\ln(T) = -0.29\ln(X) + 5.00$

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