

Appendix P
Alternative Trip Generation

Table 1 Alternative 1 Project Site Trip Generation Rate Summary (Gateway Summit- The Fairways)					
Lot #	Land Uses and Size (ITE Code) ¹ Potential Land Uses	Trips Rates			
		P.M. Peak Hour		Saturday Peak Hour	
		IN (Trips/ unit **)	OUT (Trips/ unit **)	IN (Trips/ unit **)	OUT (Trips/ unit **)
Lot 1	Furniture Store 60,120 square feet {890}	0.207*	0.253*	0.451*	0.369*
Lot 2	Quality Restaurant 6,000 square feet {931}	5.018*	2.472*	6.368	4.425
Lot 3	Office Supply Superstore 45,000 square feet {867}	1.802*	1.598*	2.412***	2.139***
Fairways Lot 1	Elderly Residences, 150 dwelling units {252} ***	0.189	0.121	0.150*	0.150*
* Equations rates not available for use or size of use, based on average rates.					
** units are based on: dwelling units for residential 1,000 square feet of gross floor area for retail, and restaurant.					
*** Saturday rate not available. Maximum weekday peak hour rate used with distribution.					
¹ Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.					

Table 2 Alternative 1 Project Site Trip Generation Summary (Gateway Summit- The Fairways)							
Lot #	Land Uses and Size (Potential Uses)	Trips					
		P.M. Peak Hour			Saturday Peak Hour		
		IN (Trips)	OUT (Trips)	Total (Trips)	IN (Trips)	OUT (Trips)	Total (Trips)
Lot 1	Furniture Store 60,120 square feet	12	15	27	27	22	49
Lot 2	Quality Restaurant 6,000 square feet	30	15	45	38	27	65
Lot 3	Office Supply Superstore 60,120 square feet	81	72	153	109	96	205
Fairways Lot 1	¹ Elderly Residences, 150 dwelling units	28	18	46	23	23	46
	Total	151	120	271	197	168	365
Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.							

**Table 3 Alternative 2
Project Site Trip Generation Rate Summary (Gateway Summit- The Fairways)**

Lot #	Land Uses and Size (ITE Code) ¹ Potential Land Uses	Trips Rates			
		P.M. Peak Hour		Saturday Peak Hour	
		IN (Trips/ unit **)	OUT (Trips/ unit **)	IN (Trips/ unit **)	OUT (Trips/ unit **)
Lot 1	Retail 72,500 square feet {820}	3.352	3.632	5.037	4.960
Lot 2	Quality Restaurant 6,400 square feet {931}	5.018*	2.472*	6.371	4.427
Lot 3	Office 6,000 square feet {710}	0.253*	1.237*	0.341	0.290
Lot 4	Hotel 250 rooms, Conference Center, and Spa {310}	0.313*	0.277*	0.396	0.311
Lot 5	Elderly Residences, 50 dwelling units {252} ***	0.189	0.121	0.150*	0.150*
Lot 6	Elderly Residences, 48 dwelling units {252} ***	0.189	0.121	0.150*	0.150*
Lot 7	Recreational Community Center 68,000 square feet {495}	0.476*	1.164*	0.627*	0.653*
Lot 8	Quality Restaurant 6,400 square feet {931}	5.018*	2.472*	6.371	4.427
Lot 9	Retail 60,300 square feet {820}	3.569	3.866	5.373	4.960
Lot 10	Office 6,400 square feet {710}	0.253*	1.237*	0.337	0.287
Fairways Lot 1	Elderly Residences, 150 dwelling units {252}***	0.189	0.121	0.150*	0.150*

* Equations rates not available, based on average rates.

** units are based on:
dwelling units for residential
rooms for hotel
1,000 square feet of gross floor area for retail, restaurant, and recreational community center.

*** Maximum rate for and p.m.

¹ Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.

**Table 4 Alternative 2
Project Site Trip Generation Summary (Gateway Summit- The Fairways)**

Lot #	Land Uses and Size (Potential Uses)	Trips					
		P.M. Peak Hour			Saturday Peak Hour		
		IN (Trips)	OUT (Trips)	Total (Trips)	IN (Trips)	OUT (Trips)	Total (Trips)
Lot 1	Retail 72,500 square feet	243	263	506	365	337	702
Lot 2	Quality Restaurant 6,400 square feet	32	16	48	41	28	69
Lot 3	Office 6,000 square feet	2	7	9	2	2	4
Lot 4	Hotel 250 rooms, Conference Center, and Spa	78	69	147	99	78	177
Lot 5	Elderly Residences, 50 dwelling units ***	9	6	15	8	8	16
Lot 6	Elderly Residences, 48 dwelling units ***	9	6	15	7	7	14
Lot 7	Recreational Community Center 68,000 square feet	32	79	111	43	44	87
Lot 8	Quality Restaurant 6,400 square feet	32	16	48	41	28	69
Lot 9	Retail 60,300 square feet	215	233	448	324	299	623
Lot 10	Office 6,400 square feet	2	8	10	2	2	4
Fairways Lot 1	¹ Elderly Residences, 150 dwelling units	28	18	46	23	23	46
	Total	682	721	1403	955	856	1811

Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.

**Table 5 Alternative 3
Project Site Trip Generation Rate Summary (Gateway Summit- The Fairways)**

Lot #	Land Uses and Size (ITE Code) ¹ Potential Land Uses	Trips Rates			
		P.M. Peak Hour		Saturday Peak Hour	
		IN (Trips/ unit **)	OUT (Trips/ unit **)	IN (Trips/ unit **)	OUT (Trips/ unit **)
Lot 1	Furniture Store 60,120 square feet {890}	0.207*	0.253*	0.451*	0.369*
Lot 2	Quality Restaurant 7,000 square feet {931}	5.018*	2.472*	6.375	4.430
Lot 3	Hotel 150 rooms, Conference Center, and Banquet Facility {310}	0.313*	0.277*	0.403	0.317
Lot 4	Elderly Residences, 112 dwelling units {252} ***	0.189	0.121	0.150*	0.150*
Lot 5	Hotel 250 rooms, Conference Center, and Spa {310}	0.313*	0.277*	0.396	0.311
Lot 6	Elderly Residences, 44 dwelling units {252} ***	0.189	0.121	0.150*	0.150*
Lot 7	Office 5,000 square feet {710}	0.253*	1.237*	0.353	0.300
Lot 8	Recreational Community Center 68,000 square feet {495}	0.476*	1.164*	0.627*	0.653*
Lot 9	Office 15,400 square feet {710}	0.253*	1.237*	0.285	0.243
Lot 10	Quality Restaurant 12,800 square feet {931}	5.018*	2.472*	6.392	4.442
Lot 11	Office 10,000 square feet {710}	0.253*	1.237*	0.309	0.263
Lot 12	Retail 10,000 square feet {820}	6.574	7.122	10.076	9.301
Fairways Lot 1	Elderly Residence, 150 dwelling units {252}***	0.189	0.121	0.150*	0.150*
* Equations rates not available, based on average rates.					
** units are based on: dwelling units for residential rooms for hotel 1,000 square feet of gross floor area for retail, restaurant, and recreational community center.					
*** Maximum rate for and p.m.					
¹ Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.					

**Table 6 Alternative 3
Project Site Trip Generation Summary (Gateway Summit- The Fairways)**

Lot #	Land Uses and Size (Potential Uses)	Trips					
		P.M. Peak Hour			Saturday Peak Hour		
		IN (Trips)	OUT (Trips)	Total (Trips)	IN (Trips)	OUT (Trips)	Total (Trips)
Lot 1	Furniture Store 60,120 square feet	12	15	27	27	22	49
Lot 2	Quality Restaurant 7,000 square feet	38	17	55	45	31	76
Lot 3	Hotel 150 rooms, Conference Center, and Banquet Facility	47	42	89	60	48	108
Lot 4	Elderly Residences, 112 dwelling units	21	14	35	17	17	34
Lot 5	Hotel 250 rooms, Conference Center, and Spa	78	69	147	99	78	177
Lot 6	Elderly Residences, 44 dwelling units	8	5	13	7	7	14
Lot 7	Office 5,000 square feet	1	6	7	2	2	4
Lot 8	Recreational Community Center 68,000 square feet	32	79	111	43	44	87
Lot 9	Office 15,400 square feet	4	19	23	4	4	8
Lot 10	Quality Restaurant 12,800 square feet	64	32	96	82	57	139
Lot 11	Office 10,000 square feet	3	12	15	3	3	6
Lot 12	Retail 10,000 square feet	66	71	137	101	93	194
Fairways Lot 1	Elderly Residences, 150 dwelling units	28	18	46	23	23	46
	Total	402	399	801	513	429	942

Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.

Table 7 Alternative 4 Project Site Trip Generation Rate Summary (The Fairways)					
Lot #	Land Uses and Size (ITE Code) ¹ Potential Land Uses	Trips Rates			
		P.M. Peak Hour		Saturday Peak Hour	
		IN (Trips/ unit **)	OUT (Trips/ unit **)	IN (Trips/ unit **)	OUT (Trips/ unit **)
Fairways Lot 1	Single Family housing, 17 dwelling units {210}	0.806	0.474	0.828	0.705
* Equations rates not available, based on average rates.					
** units are based on: dwelling units for residential					
¹ Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.					

Table 8 Alternative 3 Project Site Trip Generation Summary (The Fairways)							
Lot #	Land Uses and Size (Potential Uses)	Trips					
		P.M. Peak Hour			Saturday Peak Hour		
		IN (Trips)	OUT (Trips)	Total (Trips)	IN (Trips)	OUT (Trips)	Total (Trips)
Fairways Lot 1	Single Family housing, 17 dwelling units	14	8	22	14	12	26
Trip Generation, Institute of Transportation Engineers, 7th edition, Washington D.C., 2003.							