

APPENDIX T-5:
Trip Generation Tables

Note: Tables in this Appendix reflect DEIS labels. Please refer to Appendix U for Trip Generation for FEIS Proposed Action and Alternatives

Table T-5A: DEIS Trip Generation for Proposed Action

Prepared by ESCHIBACHER VHB

Glen Isle Proposed Action Trip Generation

Project Component	Component Size	ITE Trip Volumes			AM Trip Reduction			PM Trip Reduction			Saturday Trip			Trip Volumes After Reductions			
		AM Peak Hour	PM Peak Hour	Saturday Peak Hour	Transit	Inter-modal	Total	Transit	Inter-modal	Total	Transit	Inter-modal	Total	AM Peak Hour	PM Peak Hour	Saturday Peak Hour	
APARTMENTS ITE # 220 Apartment	180 Units	Fitted Curve Entering 20% Exiting 80% Total = 93	Fitted Curve Entering 65% Exiting 35% Total = 117	Fitted Curve Entering 54% Exiting 46% Total = 94	7%	5%	12%	7%	8%	15%	0%	5%	5%	17	66	48	89
		Exiting 74	Exiting 41	Exiting 43										Entering 17	Entering 66	Entering 48	Exiting 41
RESIDENTIAL ITE # 230 Condos/Townhouses	680 Units	Fitted Curve Entering 17% Exiting 83% Total = 240	Fitted Curve Entering 67% Exiting 33% Total = 290	Fitted Curve Entering 54% Exiting 46% Total = 241	7%	5%	12%	7%	8%	15%	0%	5%	36	165	124	229	
		Exiting 189	Exiting 96	Exiting 111										Entering 36	Entering 165	Entering 124	Exiting 105
HOTEL ITE # 310 Hotel	250 Rooms	Rate = 0.36 Entering 61% Exiting 39% Total = 140	Rate = 0.39 Entering 53% Exiting 47% Total = 148	Rate = 0.72 Entering 56% Exiting 44% Total = 180	7%	2%	9%	7%	5%	12%	0%	5%	77	69	98	75	
		Exiting 55	Exiting 70	Exiting 79										Entering 77	Entering 69	Entering 98	Exiting 75
MARINA ITE # 420 Marina	85 Berths	Rate = 0.08 Entering 33% Exiting 67% Total = 7	Rate = 0.19 Entering 60% Exiting 40% Total = 17	Rate = 0.27 Entering 44% Exiting 56% Total = 23	0%	0%	0%	0%	5%	5%	0%	5%	2	10	10	12	
		Exiting 5	Exiting 7	Exiting 13										Entering 2	Entering 10	Entering 10	Exiting 12
OFFICE/COMMERCIAL ITE # 710 General Office Building	50,000 SF	Fitted Curve Entering 88% Exiting 12% Total = 108	Fitted Curve Entering 17% Exiting 83% Total = 135	Fitted Curve Entering 54% Exiting 46% Total = 20	7%	0%	7%	7%	8%	15%	0%	0%	88	20	95	20	
		Exiting 13	Exiting 112	Exiting 9										Entering 88	Entering 20	Entering 95	Exiting 11
RETAIL SPACE ITE # 820 Shopping Center	20,000 SF	Fitted Curve Entering 61% Exiting 39% Total = 61	Fitted Curve Entering 48% Exiting 52% Total = 217	Fitted Curve Entering 62% Exiting 38% Total = 305	7%	10%	17%	7%	8%	15%	0%	10%	31	86	143	131	
		Exiting 24	Exiting 113	Exiting 146										Entering 31	Entering 86	Entering 143	Exiting 131
RESTAURANT ITE # 831 Quality Restaurant	5,000 SF	Rate = 0.84 Entering 67% Exiting 33% Total = 5	Rate = 7.19 Entering 67% Exiting 33% Total = 38	Rate = 10.82 Entering 59% Exiting 41% Total = 55	7%	0%	7%	7%	10%	17%	0%	10%	3	21	11	21	
		Exiting 2	Exiting 13	Exiting 23										Entering 3	Entering 21	Entering 11	Exiting 21
TOTALS		AM Peak Hour Trips Entering 202 Exiting 372 Total = 574	PM Peak Hour Trips Entering 510 Exiting 452 Total = 962	Sat Peak Hour Trips Entering 484 Exiting 424 Total = 908	6.9%	3.9%	10.8%	6.9%	7.3%	14.3%	0.0%	4.7%	254	438	481	855	

Source: Trip Generation (ITE, Seventh Edition, 2003). Rates are for weekday AM and PM peak hours of adjacent street traffic, and Saturday peak hour of generator. Rates for building areas are per 1,000 square feet.
 Note: For Apartments - ITE # 220, the Saturday directional distribution is not given and so was estimated instead.
 Note: For Quality Restaurant - ITE # 831, the AM directional distribution is not given and so was estimated instead.

Table T-5B: Alternative Trip Generation for Proposed Action based on average ITE rates

Glen Isle Proposed Action Trip Generation

Project Component	Component Size	ITE Trip Volumes			AM Trip Reduction			PM Trip Reduction			Saturday Trip			Trip Volumes After Reductions		
		AM Peak Hour	PM Peak Hour	Saturday Peak Hour	Trans-it	Inter-nal	Total	Trans-it	Inter-nal	Total	Trans-it	Inter-nal	Total	AM Peak Hour	PM Peak Hour	Saturday Peak Hour
APARTMENTS ITE # 220 Apartment	180 Units	Rate = 0.51 Entering 18 Exiting 73 Total = 91	Rate = 0.62 Entering 65% Exiting 35% 73 39 Total = 112	Rate = 0.52 Entering 51 Exiting 43 Total = 94	7%	5%	12%	7%	8%	15%	0%	5%	5%	Entering 16 Exiting 64 Total = 80	Entering 62 Exiting 33 Total = 95	Entering 48 Exiting 41 Total = 89
		Rate = 0.44 Entering 17% Exiting 83% 51 248 Total = 299	Rate = 0.52 Entering 67% Exiting 33% 237 117 Total = 354	Rate = 0.47 Entering 54% Exiting 46% 173 147 Total = 320	7%	5%	12%	7%	8%	15%	0%	5%	5%	Entering 45 Exiting 218 Total = 263	Entering 201 Exiting 99 Total = 300	Entering 164 Exiting 140 Total = 304
HOTEL ITE # 310 Hotel	250 Rooms	Rate = 0.56 Entering 85 Exiting 55 Total = 140	Rate = 0.59 Entering 53% Exiting 47% 78 70 Total = 148	Rate = 0.72 Entering 55% Exiting 44% 101 79 Total = 180	7%	2%	9%	7%	5%	12%	0%	5%	Entering 77 Exiting 50 Total = 127	Entering 69 Exiting 62 Total = 131	Entering 96 Exiting 75 Total = 171	
		Rate = 0.08 Entering 33% Exiting 67% 2 5 Total = 7	Rate = 0.19 Entering 60% Exiting 40% 10 7 Total = 17	Rate = 0.27 Entering 44% Exiting 56% 10 13 Total = 23	0%	0%	0%	0%	0%	5%	5%	0%	5%	Entering 2 Exiting 5 Total = 7	Entering 10 Exiting 7 Total = 17	Entering 10 Exiting 12 Total = 22
OFFICE/COMMERCIAL ITE # 710 General Office Building	50,000 SF	Rate = 1.55 Entering 88 Exiting 9 Total = 77	Rate = 1.49 Entering 17% Exiting 83% 13 62 Total = 75	Rate = 0.41 Entering 54% Exiting 46% 11 9 Total = 20	7%	0%	7%	7%	8%	15%	0%	0%	Entering 63 Exiting 8 Total = 71	Entering 11 Exiting 53 Total = 64	Entering 11 Exiting 20 Total = 31	
		Rate = 1.03 Entering 61% Exiting 39% 13 8 Total = 21	Rate = 3.75 Entering 48% Exiting 52% 36 39 Total = 75	Rate = 4.97 Entering 52% Exiting 48% 52 48 Total = 100	7%	10%	17%	7%	8%	15%	0%	10%	10%	Entering 11 Exiting 7 Total = 18	Entering 31 Exiting 33 Total = 64	Entering 47 Exiting 43 Total = 90
RETAIL SPACE ITE # 820 Shopping Center	20,000 SF	Rate = 0.81 Entering 3 Exiting 2 Total = 5	Rate = 7.49 Entering 67% Exiting 33% 25 13 Total = 38	Rate = 10.82 Entering 59% Exiting 41% 32 23 Total = 55	7%	0%	7%	7%	10%	17%	0%	10%	Entering 3 Exiting 2 Total = 5	Entering 21 Exiting 11 Total = 32	Entering 29 Exiting 21 Total = 50	
		Rate = 0.81 Entering 67% Exiting 33% 3 2 Total = 5	Rate = 7.49 Entering 67% Exiting 33% 25 13 Total = 38	Rate = 10.82 Entering 59% Exiting 41% 32 23 Total = 55	6.9%	3.8%	10.7%	6.9%	7.3%	14.3%	0.0%	4.6%	4.6%	Entering 217 Exiting 354 Total = 571	Entering 405 Exiting 298 Total = 703	Entering 405 Exiting 341 Total = 746
RESTAURANT ITE # 931 Quality Restaurant	5,000 SF	Rate = 0.81 Entering 3 Exiting 2 Total = 5	Rate = 7.49 Entering 67% Exiting 33% 25 13 Total = 38	Rate = 10.82 Entering 59% Exiting 41% 32 23 Total = 55	6.9%	3.8%	10.7%	6.9%	7.3%	14.3%	0.0%	4.6%	Entering 217 Exiting 354 Total = 571	Entering 405 Exiting 298 Total = 703	Entering 405 Exiting 341 Total = 746	
		Rate = 0.81 Entering 67% Exiting 33% 3 2 Total = 5	Rate = 7.49 Entering 67% Exiting 33% 25 13 Total = 38	Rate = 10.82 Entering 59% Exiting 41% 32 23 Total = 55	6.9%	3.8%	10.7%	6.9%	7.3%	14.3%	0.0%	4.6%	4.6%	Entering 217 Exiting 354 Total = 571	Entering 405 Exiting 298 Total = 703	Entering 405 Exiting 341 Total = 746
TOTALS		640	819	792									571	703	746	

Source: Trip Generation (ITE, Seventh Edition, 2003). Rates are for weekday AM and PM peak hours of adjacent street traffic, and Saturday peak hour of generator. Rates for building areas are per 1,000 square feet.
 Note: For Apartments - ITE # 220, the Saturday directional distribution is not given and so was estimated instead.
 Note: For Quality Restaurant - ITE # 931, the AM directional distribution is not given and so was estimated instead.

Table T-5C: Alternative Trip Generation for Proposed Action based on ITE fitted curves using reduced transit credit

Glen Isle Proposed Action Trip Generation

Project Component	Component Size	ITE Trip Volumes			AM Trip Reduction		PM Trip Reduction		Saturday Trip		Trip Volumes After Reductions			
		AM Peak Hour	PM Peak Hour	Saturday Peak Hour	Transit	Inter- nal	Transit	Inter- nal	Transit	Inter- nal	AM Peak Hour	PM Peak Hour	Saturday Peak Hour	
APARTMENTS ITE # 220 Apartment	180 Units	Fitted Curve Entering 80% Exiting 74 Total = 93	Fitted Curve Entering 65% Exiting 35% Total = 117	Fitted Curve Entering 54% Exiting 46% Total = 94	5%	10%	5%	8%	0%	5%	17	67	48	41
		Rate = 0.56 Entering 61% Exiting 39% Total = 140	Rate = 0.59 Entering 53% Exiting 47% Total = 148	Rate = 0.72 Entering 56% Exiting 44% Total = 180	5%	7%	5%	5%	10%	0%	5%	79	51	63
RESIDENTIAL ITE # 230 Condos/Townhouses	680 Units	Fitted Curve Entering 83% Exiting 199 Total = 240	Fitted Curve Entering 67% Exiting 33% Total = 290	Fitted Curve Entering 54% Exiting 46% Total = 241	5%	10%	5%	8%	0%	5%	37	179	84	105
		Rate = 0.56 Entering 61% Exiting 39% Total = 140	Rate = 0.59 Entering 53% Exiting 47% Total = 148	Rate = 0.72 Entering 56% Exiting 44% Total = 180	5%	7%	5%	5%	10%	0%	5%	79	51	63
HOTEL ITE # 310 Hotel	250 Rooms	Fitted Curve Entering 80% Exiting 74 Total = 93	Fitted Curve Entering 65% Exiting 35% Total = 117	Fitted Curve Entering 54% Exiting 46% Total = 94	5%	10%	5%	8%	0%	5%	17	67	48	41
		Rate = 0.56 Entering 61% Exiting 39% Total = 140	Rate = 0.59 Entering 53% Exiting 47% Total = 148	Rate = 0.72 Entering 56% Exiting 44% Total = 180	5%	7%	5%	5%	10%	0%	5%	79	51	63
MARINA ITE # 420 Marina	85 Berths	Fitted Curve Entering 80% Exiting 74 Total = 93	Fitted Curve Entering 65% Exiting 35% Total = 117	Fitted Curve Entering 54% Exiting 46% Total = 94	5%	10%	5%	8%	0%	5%	17	67	48	41
		Rate = 0.56 Entering 61% Exiting 39% Total = 140	Rate = 0.59 Entering 53% Exiting 47% Total = 148	Rate = 0.72 Entering 56% Exiting 44% Total = 180	5%	7%	5%	5%	10%	0%	5%	79	51	63
OFFICE/COMMERCIAL ITE # 710 General Office Building	50,000 SF	Fitted Curve Entering 80% Exiting 74 Total = 93	Fitted Curve Entering 65% Exiting 35% Total = 117	Fitted Curve Entering 54% Exiting 46% Total = 94	5%	10%	5%	8%	0%	5%	17	67	48	41
		Rate = 0.56 Entering 61% Exiting 39% Total = 140	Rate = 0.59 Entering 53% Exiting 47% Total = 148	Rate = 0.72 Entering 56% Exiting 44% Total = 180	5%	7%	5%	5%	10%	0%	5%	79	51	63
RETAIL SPACE ITE # 820 Shopping Center	20,000 SF	Fitted Curve Entering 80% Exiting 74 Total = 93	Fitted Curve Entering 65% Exiting 35% Total = 117	Fitted Curve Entering 54% Exiting 46% Total = 94	5%	10%	5%	8%	0%	5%	17	67	48	41
		Rate = 0.56 Entering 61% Exiting 39% Total = 140	Rate = 0.59 Entering 53% Exiting 47% Total = 148	Rate = 0.72 Entering 56% Exiting 44% Total = 180	5%	7%	5%	5%	10%	0%	5%	79	51	63
RESTAURANT ITE # 931 Quality Restaurant	5,000 SF	Fitted Curve Entering 80% Exiting 74 Total = 93	Fitted Curve Entering 65% Exiting 35% Total = 117	Fitted Curve Entering 54% Exiting 46% Total = 94	5%	10%	5%	8%	0%	5%	17	67	48	41
		Rate = 0.56 Entering 61% Exiting 39% Total = 140	Rate = 0.59 Entering 53% Exiting 47% Total = 148	Rate = 0.72 Entering 56% Exiting 44% Total = 180	5%	7%	5%	5%	10%	0%	5%	79	51	63
TOTALS		282	372	424	3.6%	7.5%	3.6%	7.3%	0.0%	4.7%	266	339	409	394
		654	962	918							605	864	855	

Source: Trip Generation (ITE, Swenerton Edition, 2003). Rates are for weekday AM and PM peak hours of adjacent street traffic, and Saturday peak hour of generator. Rates for building areas are per 1,000 square feet.

Note: For Apartments - ITE # 220, the Saturday directional distribution is not given and so was estimated instead.

Note: For Quality Restaurant - ITE # 931, the AM directional distribution is not given and so was estimated instead.

**Glen Iste Full Build Out of MW-3 District
(Trips in Addition to Proposed Action Trips)**

Project Component	Component Size	ITE Trip Volumes				Transit and Internal Trip Reduction	Trip Volumes After Smart Growth Reduction				
		AM Peak Hour	PM Peak Hour	Saturday Peak Hour	AM Peak Hour		PM Peak Hour	Saturday Peak Hour			
780 RESIDENTIAL (ITE # 230, Condos/Townhouses)	780 units	Entering 17% 46	Entering 67% 218	Entering 54% 147	Entering 44 44	Entering 207 207	Entering 140 140	Entering 117 117	Total = 257		
		Exiting 83% 221	Exiting 33% 106	Exiting 46% 123	Exiting 210 210	Exiting 101 101	Exiting 11 11	Total = 308		Total = 257	
50,000 OFFICE/COMMERCIAL (ITE # 710, General Office Building)	50,000 SF	Rate = 1.55 Entering 88% 69	Rate = 1.49 Entering 17% 13	Rate = 0.41 Entering 54% 12	Entering 64 64	Entering 12 12	Entering 11 11	Entering 8 8	Total = 70		
		Exiting 12% 9	Exiting 83% 62	Exiting 46% 9	Exiting 21 21	Exiting 58 58	Exiting 19 19	Total = 19		Total = 70	
TOTALS		Rate = 1.55 Entering 88% 69	Rate = 1.49 Entering 17% 13	Rate = 0.41 Entering 54% 12	Entering 64 64	Entering 12 12	Entering 11 11	Entering 8 8	Total = 70		
		Exiting 12% 9	Exiting 83% 62	Exiting 46% 9	Exiting 21 21	Exiting 58 58	Exiting 19 19	Total = 19		Total = 70	
		AM Peak Hour Trips Entering 115 Exiting 230	PM Peak Hour Trips Entering 231 Exiting 168	Sat Peak Hour Trips Entering 159 Exiting 132	AM Peak Hour Trips Entering 108 Exiting 218	PM Peak Hour Trips Entering 219 Exiting 159	Sat Peak Hour Trips Entering 151 Exiting 125	Total = 326		Total = 276	

Source: Trip Generation (ITE, Seventh Edition, 2003). Rates are for weekday AM and PM peak hours of adjacent street traffic unless otherwise noted. Rates for building areas are per 1,000 square feet.

Notes:
The Trip Generation Values for the Residential/Condominiums component (Land Use Code 230) was calculated using the ITE Trip Generation fitted curve equations.

Table T-5E: Alternative Trip Generation for Full Build Out of MW-3 District based on ITE fitted curves using reduced transit credit

Glen Isle Full Build Out of MW-3 District
(Trips in Addition to Proposed Action Trips)

Project Component	Component Size	ITE Trip Volumes						Transit and Internal Trip Reduction	Trip Volumes After Smart Growth Reduction		
		AM Peak Hour		PM Peak Hour		Saturday Peak Hour			AM Peak Hour	PM Peak Hour	Saturday Peak Hour
RESIDENTIAL (ITE # 230, Condos/Townhouses)	780 units	Entering 17% 46 Total = 267	Exiting 83% 221	Entering 67% 218	Exiting 33% 106	Entering 54% 147	Exiting 46% 123	5%	Entering 44 Total = 254	Exiting 207 Total = 308	Entering 140 Total = 257
OFFICE/COMMERCIAL (ITE # 710, General Office Building)	50,000 SF	Entering 88% 95 Total = 108	Exiting 12% 13	Entering 17% 23 Total = 135	Exiting 83% 112	Entering 54% 11 Total = 21	Exiting 46% 10	0%	Entering 95 Total = 108	Exiting 23 Total = 135	Entering 11 Total = 21
TOTALS		Entering 141 Exiting 234 Total = 375	Entering 241 Exiting 218 Total = 459	Entering 158 Exiting 133 Total = 291	Entering 139 Exiting 223 Total = 362	Entering 230 Exiting 213 Total = 443		Entering 139 Exiting 223 Total = 362	Entering 230 Exiting 213 Total = 443	Entering 151 Exiting 127 Total = 278	

Sources: Trip Generation (ITE, Seventh Edition, 2003). Rates are for weekday AM and PM peak hours of adjacent street traffic unless otherwise noted. Rates for building areas are per 1,000 square feet.