

*December 22, 2014*

**To:** Thang Nguyen  
Transportation Engineer  
City of Kirkland

**From:** William Popp, Jr.  
William Popp Associates

**Subject:** Lake Street Mixed Use Development  
**Re:** Trip Generation Analysis for Updated Site Plan

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The following memorandum was prepared to identify trip generation estimates associated with the proposed land use changes to the site. This is an update to the trip generation findings presented in the 10/28/13 TIA and reflects minor floor area changes for the proposed site. This memorandum includes a summary comparison of the existing use floor areas and new floor areas and the subsequent trip generation changes as a result.

### **Project Description – Existing and New Floor Areas**

The existing site uses consists of office, retail, and various restaurant uses. The total floor area for the existing site (as it would have been within one year of today) is approximately 28,607 gsf. The proposed redevelopment of the site will also be a mix of office, retail, and restaurant uses.

Table 1 below identifies the floor areas for existing, the project as assumed in the 10/28/13 TIA, and the currently updated proposed redevelopment land uses and areas.

**Table 1**  
**Project Specifications EXISTING and FUTURE SITE Redevelopment <sup>a</sup>**

Building	Retail (gsf)	Quality Restaurant (gsf)	High Turnover Restaurant (gsf)	Office (gsf)	Total (gsf)
<b>EXISTING SITE BUILDING AREA SPECIFICATIONS <sup>b</sup></b>					
Hector's	0	4,670	0	2,528	7,198
Lakeside <sup>b</sup>	0	0	0	0	0
KWM <sup>c</sup>	2,163	6,503	1,626	11,117	21,409
Main St	0	0	0	0	0
Calabria <sup>b</sup>	0	0	0	0	0
All	2,163	11,173	1,626	13,645	28,607
<b>PROPOSED FINAL PROJECT BUILDING AREA SPECIFICATIONS (TOTAL AREA PER 10/28/13 TIA)</b>					
Hector's	0	10,174	0	27,514	37,688
Lakeside <sup>d</sup>	0	0	0	0	0
KWM <sup>c</sup>	2,163	8,592	1,626	24,894	37,275
Main St	15,349	0	0	20,109	35,458
Calabria <sup>d</sup>	0	0	0	0	0
All	17,512	18,766	1,626	72,517	110,421
<b>UPDATE 12-22-14: PROPOSED FINAL PROJECT BUILDING AREA SPECIFICATIONS (TOTAL AREA)</b>					
Hector's	0	10,197	0	18,528	28,725
Lakeside <sup>d</sup>	0	0	0	0	0
KWM <sup>c</sup>	2,163	8,302	1,626	22,464	34,555
Main St	10,991	0	0	41,235	52,226
Calabria <sup>d</sup>	0	0	0	0	0
All	13,154	18,499	1,626	82,227	115,506
<b>NET NEW FLOOR AREA BY USE (CHANGE FROM 10-28-13 TIA)</b>					
	-4,358	-267	0	+9,710	+5,085

<sup>a</sup> per Chesmore/Buck Architecture.

<sup>b</sup> Lakeside and Calabria currently demolished (in 2010). The floors areas for those uses are shown as 0 gsf in this table however, those areas are used for trip mitigation fee and parking credit purposes.

<sup>c</sup> KWM=Kirkland Waterfront Market.

<sup>d</sup> this building does not exist for future site.

As shown in Table 1, the total floor area increases to 115,506 gsf from 110,421 gsf as was assumed in the 10/28/13 TIA. The net increase in building area from existing conditions is 86,899 gsf. The net increase from the 10/28/13 TIA is 5,085 gsf.

The change from the 10/28/13 TIA floor area and land use to the current plan (as defined in this memorandum) is a slight decrease of in retail (-4,358 gsf), an insignificant decrease in quality restaurant area (-267 gsf), and an increase in office space (+9,710 gsf).

### **Trip Generation**

Trip generation estimates for daily, AM and PM peak hours for the existing use and the proposed project were calculated using the same trip generation rates and methodology used in the 10/28/14 TIA. That would be the Eighth Edition of the ITE *Trip Generation Report, 2008* as well as information presented in the ITE Trip Generation Handbook including estimates for internal site trip making characteristics as well as pass-by assumptions for the restaurant uses.

The trip generation estimate for the existing conditions for Daily, AM, and PM street peak hours are shown in Table 2 below. The information shown in Table 2 is the same as that shown in Table 4 of the 10/28/13 TIA. It is repeated herein for ease of reference.

**Table 2**  
**Trip Generation – EXISTING Site Uses**

Land Use	AWDT	AM Peak			PM Peak		
		Total	In	Out	Total	In	Out
<b>Office (13,645 gsf)</b>							
LUC 710 Rate	11.01	1.55	0.88	0.12	1.49	0.17	0.83
All Trips	<u>150</u>	<u>21</u>	<u>19</u>	<u>2</u>	<u>20</u>	<u>3</u>	<u>17</u>
Internal Capture <sup>1</sup>	38	1	1	0	3	1	2
External <sup>2</sup>	112	20	18	2	17	2	15
<b>Quality Restaurant (11,173 gsf)</b>							
LUC 931 Rate	89.95	0.81	n/a	n/a	7.49	0.67	0.33
All Trips	<u>1,005</u>	<u>9</u>	<u>7</u>	<u>2</u>	<u>84</u>	<u>56</u>	<u>28</u>
Internal Capture <sup>1</sup>	56	1	0	1	4	2	2
External <sup>2</sup>	<u>949</u>	<u>8</u>	<u>7</u>	<u>1</u>	<u>80</u>	<u>54</u>	<u>26</u>
pass-by <sup>3</sup>	420	4	3	1	21	14	7
non-pass-by <sup>4</sup>	529	4	4	0	59	40	19
<b>High Turnover Restaurant (1,626 gsf)</b>							
LUC 931 Rate	89.95	0.81	n/a	n/a	7.49	0.67	0.33
All Trips	<u>207</u>	<u>19</u>	<u>10</u>	<u>9</u>	<u>18</u>	<u>11</u>	<u>7</u>
Internal Capture <sup>1</sup>	35	0	0	0	1	1	0
External <sup>2</sup>	<u>172</u>	<u>19</u>	<u>10</u>	<u>9</u>	<u>17</u>	<u>10</u>	<u>7</u>
pass-by <sup>3</sup>	73	8	4	4	6	3	3
non-pass-by <sup>4</sup>	99	11	6	5	11	7	4
<b>Retail (2,163 gsf)</b>							
LUC 814 Rate	44.32	1.09	0.66	0.34	2.71	0.44	0.56
All Trips	<u>96</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>6</u>	<u>3</u>	<u>3</u>
Internal Capture <sup>1</sup>	59	1	0	1	2	1	1
External <sup>2</sup>	37	1	1	0	4	2	2
<b>TOTALS</b>							
All Trips	<u>1,458</u>	<u>51</u>	<u>37</u>	<u>14</u>	<u>128</u>	<u>73</u>	<u>55</u>
Capture	188	3	1	2	10	5	5
External	<u>1,270</u>	<u>48</u>	<u>36</u>	<u>12</u>	<u>118</u>	<u>68</u>	<u>50</u>
pass-by	493	12	7	5	27	17	10
non-pass-by	777	36	29	7	91	51	40

<sup>1</sup> See Attachment 1, 2, and 3 for estimated internal trip capture for AM, PM, and Daily respectively.

<sup>2</sup> External vehicle trips entering or exiting the site

<sup>3</sup> Pass-by for Quality Restaurant: 26% for PM Peak, and 44% for AM and daily. Pass-by for high turnover restaurant is 43% for all cases. These are for trips entering or existing the site (excludes all internal trips).

<sup>4</sup> Non-pass-by trips are new and/or diverted trips entering or exiting the site (excludes all internal trips).

As shown in Table 2, the existing site is estimated to generate 777 daily, 36 AM, and 91 PM peak hour trips to the surrounding street system (non-pass-by trips only). Within the immediate area of the site including the alley and Main St, pass-by trips are included in the volume estimates: 1,270 daily trips, 48 AM, and 118 PM peak hour trips.

The trip generation estimate for the proposed project, per the new floor area configurations to date, for Daily, AM, and PM street peak hours are shown in Table 3 below. This table would supplant Table 5 of the 10/28/13 TIA.

**Table 3**  
**Trip Generation – FUTURE Site Uses**

Land Use	AWDT	AM Peak			PM Peak		
		Total	In	Out	Total	In	Out
<b>Office (82,227 gsf)</b>							
LUC 710 Rate	11.01	1.55	0.88	0.12	1.49	0.17	0.83
All Trips	905	127	112	15	123	21	102
Internal Capture <sup>1</sup>	86	2	1	1	4	2	2
External <sup>2</sup>	819	125	111	14	119	19	100
<b>Quality Restaurant (18,499 gsf)</b>							
LUC 931 Rate	89.95	0.81	n/a	n/a	7.49	0.67	0.33
All Trips	1,664	15	12	3	139	93	46
Internal Capture <sup>1</sup>	227	2	1	1	11	6	5
External <sup>2</sup>	1,437	13	11	2	128	87	41
pass-by <sup>3</sup>	636	6	5	1	33	22	11
non-pass-by <sup>4</sup>	801	7	6	1	95	65	30
<b>High Turnover Restaurant (1,626 gsf)</b>							
LUC 931 Rate	89.95	0.81	n/a	n/a	7.49	0.67	0.33
All Trips	207	19	10	9	18	10	8
Internal Capture <sup>1</sup>	67	2	1	1	4	2	2
External <sup>2</sup>	140	17	9	8	14	8	6
pass-by <sup>3</sup>	59	7	4	3	5	3	2
non-pass-by <sup>4</sup>	81	10	5	5	9	5	4
<b>Retail (13,154 gsf)</b>							
LUC 814 Rate	44.32	1.09	0.66	0.34	2.71	0.44	0.56
All Trips	583	14	10	4	36	17	19
Internal Capture <sup>1</sup>	250	3	2	1	12	6	6
External <sup>2</sup>	333	11	8	3	24	11	13
<b>TOTAL</b>							
All Trips	3,359	175	144	31	316	141	175
Capture	630	9	5	4	31	16	15
External	2,729	166	139	27	285	125	160
pass-by	695	13	9	4	38	25	13
non-pass-by	2,034	153	130	23	247	100	147

<sup>1</sup> See Attachment 4, 5, and 6 for estimated internal trip capture for AM, PM, and Daily respectively.

<sup>2</sup> External vehicle trips entering or exiting the site

<sup>3</sup> Pass-by for Quality Restaurant: 26% for PM Peak, and 44% for AM and daily. Pass-by for high turnover restaurant is 43% for all cases. These are for trips entering or existing the site (excludes all internal trips).

<sup>4</sup> Non-pass-by trips are new and/or diverted trips entering or exiting the site (excludes all internal trips).

As shown in Table 3, the proposed site redevelopment is estimated to generate 2,034 daily, 153 AM and 247 PM peak hour non-pass-by trips to the surrounding street network. It is important to note that all these trips noted above represent average weekday conditions and reflect the external and non-pass-by trips only.

For comparison of trip generation changes as a result of the proposed site floor area modifications, Table 5 of the 10/28/13 estimated the project to generate 2,032 daily, 143 AM and 240 PM peak hour non-pass-by trips to the surrounding street network.

Table 4 below identifies the change in trip generation “net new” conditions as a result of the land use and floor area adjustments for all of the four land use types. The table shows the trip generation results for the non-pass-by condition (which are the new trips to the surrounding street system as a result of the redevelopment) as well as for the with pass-by condition (which is applicable for new trips in and around the site).

Table 4 includes the summary for the existing site, the results as shown in the 10/28/13 TIA, and the updated trip generation results obtained from Table 3 above which are based on the proposed floor area modifications currently proposed.

**Table 4**  
**NET NEW Trip Generation**

Land Use	AWDT	AM Peak			PM Peak		
		Total	In	Out	Total	In	Out
<b>External Trips (without pass-by) <sup>2</sup></b>							
EXISTING SITE	777	36	29	7	91	51	40
FUTURE SITE (10/28/13 TIA)	2,032	143	120	23	240	101	139
NET NEW (10/28/13 TIA)	+1,255	+107	+91	+16	+149	+50	+99
FUTURE SITE (12/22/14 update)	2,034	153	130	23	247	100	147
NET NEW (12/22/14 update)	+1,257	+117	+101	+16	+156	+49	+107
<b>NET CHANGE <sup>3</sup></b>	<b>+2</b>	<b>+10</b>	<b>+10</b>	<b>0</b>	<b>+7</b>	<b>-1</b>	<b>+8</b>
<b>External Trips (with pass-by) <sup>4</sup></b>							
EXISTING SITE	1,270	48	36	12	118	68	50
FUTURE SITE (10/28/13 TIA)	2,712	155	128	27	278	126	152
NET NEW (10/28/13 TIA)	+1,442	+107	+92	+15	+160	+58	+102
FUTURE SITE (12/22/14 update)	2,729	166	139	27	285	125	160
NET NEW (12/22/14 update)	+1,459	+118	+103	+15	+167	+57	+110
<b>NET CHANGE <sup>5</sup></b>	<b>+17</b>	<b>+11</b>	<b>+11</b>	<b>0</b>	<b>+7</b>	<b>-1</b>	<b>+8</b>

<sup>1</sup> Net New is Future Trips minus Existing Trips. All trip estimates are per ITE rates.

<sup>2</sup> Non-pass-by external-trips-only; see Table 2 for existing trip generation details, and Table 3 for future trip generation details. Totals do not include internal trips (trip capture for mixed use, ie., trips between uses on site) or pass-by trips. Trip estimates are applicable to areas outside the immediate vicinity of the site.

<sup>3</sup> net change in non-pass-by trips as a result of site plan changes to date against what was presented in the 10/28/13 TIA.

<sup>4</sup> All trips entering and exiting the site (including on-street parking); see Table 2 for existing trip generation details, and Table 3 for future trip generation details. Totals do not include internal trips (trip capture for mixed use, ie., trips between uses on site). Trip estimates are applicable to only the immediate area of the site.

<sup>5</sup> net change in pass-by plus non-pass-by trips as a result of site plan changes to date against what was presented in the 10/28/13 TIA.

As shown in Table 4, per ITE trip generation rates, the net new trip generation totals show that the site redevelopment's vehicular trip impact on the surrounding street system (pass-by trips excluded) will result in an increase of +2 daily trips, +10 AM peak hour trips, and +7 PM peak hour trips than what was estimated in the 10/28/13 TIA.

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Similarly, the resultant trip generation increase for all trips entering and exiting the site (which would include pass-by and non-pass-by trips, no internal trips) is estimated to be +17 daily trips, +11 AM peak hour trips and +7 PM peak hour trips.

I believe that this analysis should address your needs pertaining to the trip generation adjustments for the subject project. Please call me at (425) 401-2124 if you have any questions.

cc: Eric DeGroot  
Chesmore/Buck Architecture

Rick Chesmore  
Chesmore/Buck Architecture

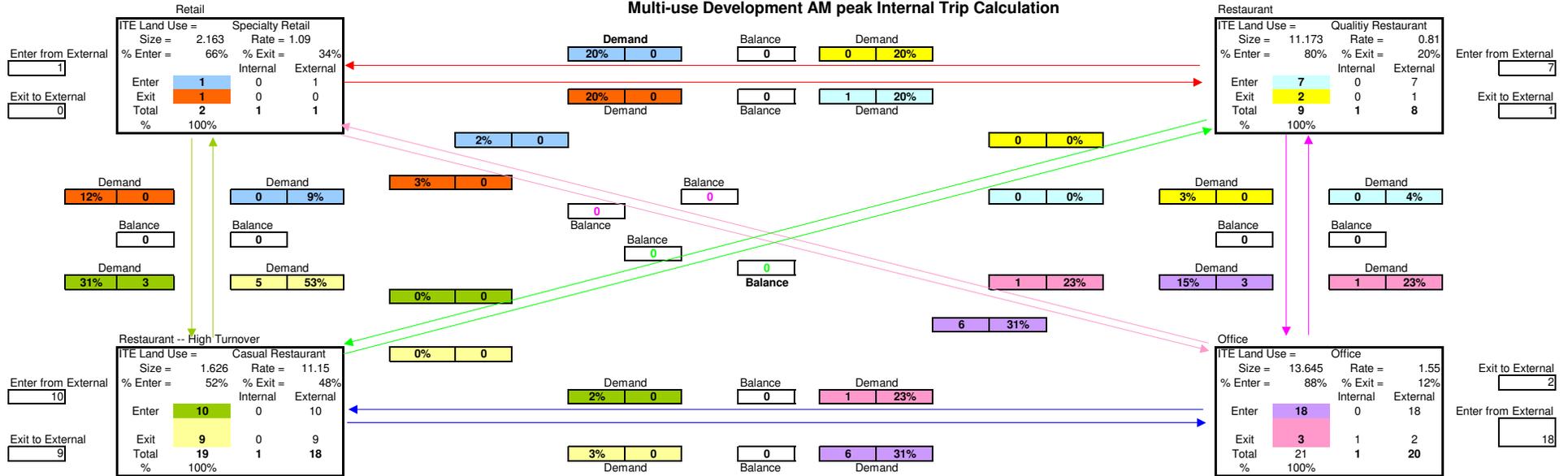
Stuart McLeod  
McLeod Development Co.

Attachments –  
1-6 Internal Capture Estimate – Existing & Proposed Site for AM, PM, and Daily

**EXISTING SITE  
AM PEAK HOUR AVERAGE WEEKDAY VOLUMES**

	am rates	Gross	
	gkfa	AM TE's	
710 Office	13.645	1.55 per gkfa	21
814 Retail	2.163	1.09 per gkfa	2
931 Quality R	11.173	0.81 per gkfa	9
932 High Turn	1.626	11.15 per gkfa	19
	28.607		51

**Multi-use Development AM peak Internal Trip Calculation**



**External Trips**

	Casual				Sub-Total
	Specialty Retail	Restaur ant	Qualitiy Restaurant	Office	
External Enter	1	10	7	18	36
External Exit	0	9	1	2	12
<b>Total External Trips</b>	<b>1</b>	<b>19</b>	<b>8</b>	<b>20</b>	<b>48</b>
Internal Trips	1	0	1	1	3
Gross Trips	2	19	9	21	51
Overall Average Internal Capture Rate	50%	0%	11%	5%	6%

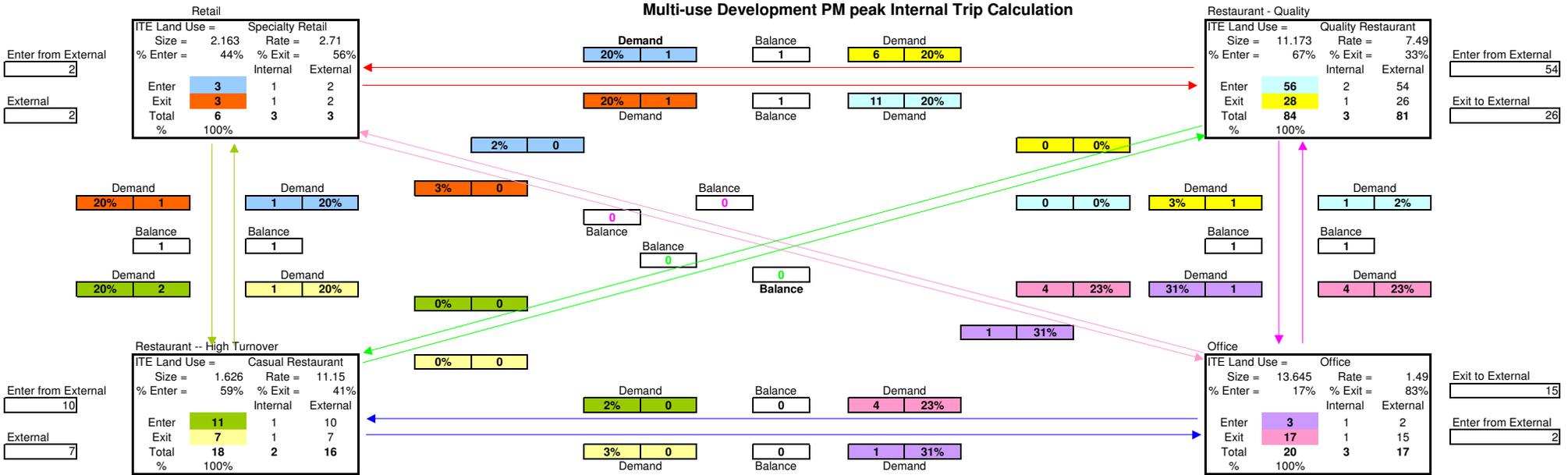
Pass-by Rate	0%	43%	44%	0%
Pass-by Trips	0	8	4	0
<b>non-pass-by</b>	<b>1</b>	<b>11</b>	<b>4</b>	<b>20</b>

	IN	OUT	TOTAL
Specialty Retail	1	0	1
Quality Restaurant (total)	7	1	8
Quality Restaurant (pass-by)	3	1	4
Quality Restaurant (non-pass-by)	4	0	4
High Turnover Restaurant	10	9	19
High Turnover Restaurant (pass-by)	4	4	8
High Turnover Restaurant (non-pass-by)	6	5	11
Office	18	2	20
Total External (non-pass-by only)	29	7	36
Total External (non- and pass-by)	36	12	48

Source: 2001 ITE Trip Generation Handbook Methodology  
 Data Source: 7th Edition Trip Generation Report

**EXISTING SITE  
PROJECT PM PEAK HOUR (AVERAGE WEEKDAY)**

	gkfa	PM rate	Gross PM TE's
710 Office	13.645	1.49 per gkfa	20
814 Retail	2.163	2.71 per gkfa	6
931 Quality Re	11.173	7.49 per gkfa	84
932 High Turnc	1.626	11.15 per gkfa	18
	28.607		128



**External Trips**

	Specialty Retail	Casual Restaurant	Quality Restaurant	Office	Sub-Total
External Enter	2	10	54	2	68
External Exit	2	7	26	15	50
<b>Total External Trips</b>	<b>4</b>	<b>17</b>	<b>80</b>	<b>17</b>	<b>118</b>
Internal Trips	2	1	4	3	10
Gross Trips	6	18	84	20	128
<b>Overall Average Internal Capture Rate</b>	<b>33%</b>	<b>6%</b>	<b>5%</b>	<b>15%</b>	<b>8%</b>

Source: 2001 ITE Trip Generation Handbook Methodology  
 Data Source: 8th Edition Trip Generation Report

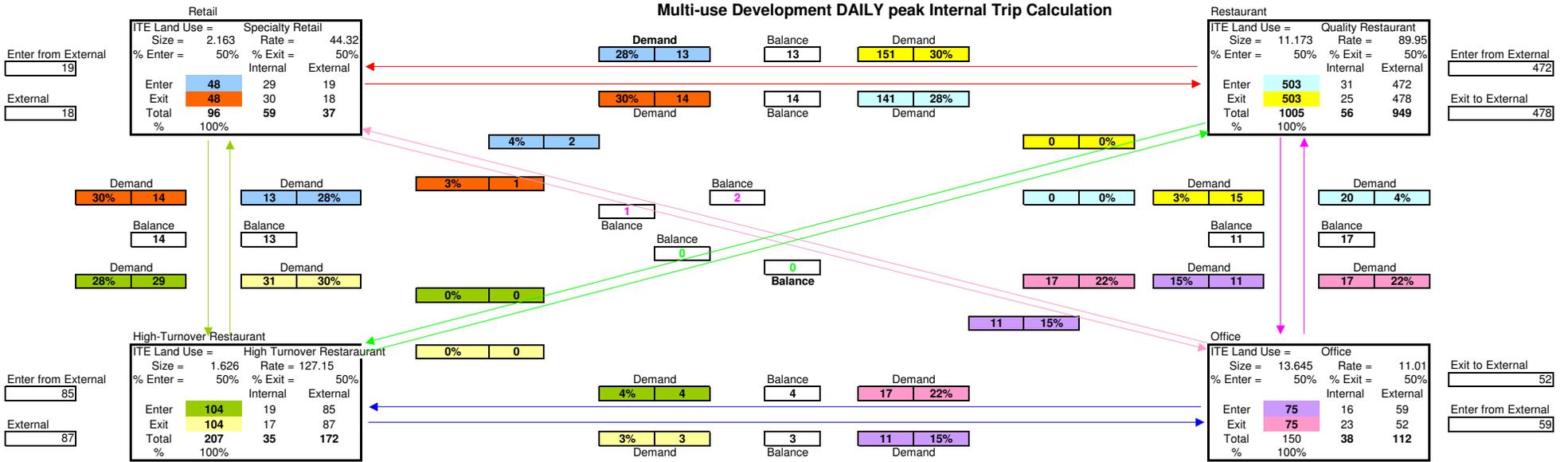
Pass-by Rate	0%	37%	26%	0%
Pass-by Trips	0	6	21	0

**non-pass-by**      4      11      59      17      91

	IN	OUT	TOTAL
Specialty Retail	2	2	4
Quality Restaurant (total)	54	26	80
Quality Restaurant (pass-by)	14	7	21
Quality Restaurant (non-pass-by)	40	19	59
High Turnover Restaurant	10	7	17
High Turnover Restaurant (pass-by)	3	3	6
High Turnover Restaurant (non-pass-by)	7	4	11
Office	2	15	17
<b>Total External (non-pass-by only)</b>	<b>51</b>	<b>40</b>	<b>91</b>
<b>Total External (non- and pass-by)</b>	<b>68</b>	<b>50</b>	<b>118</b>

**EXISTING SITE  
PROJECT DAILY VOLUME ESTIMATE (AVERAGE WEEKDAY)**

	gkfa	daily rate		Gross Daily TE's
710 Office	13.645	11.01	per gkfa	150
814 Retail	2.163	44.32	per gkfa	96
931 Quality Re	11.173	89.95	per gkfa	1005
932 High Turnc	1.626	127.15	per gkfa	207
	28.607			1458



**External Trips**

	Specialty Retail	High Turnover Restaurant	Quality Restaurant	Office	Sub-Total
External Enter	19	85	472	59	635
External Exit	18	87	478	52	635
<b>Total External Trips</b>	<b>37</b>	<b>172</b>	<b>949</b>	<b>112</b>	<b>1270</b>
Internal Trips	59	35	56	38	188
Gross Trips	96	207	1005	150	1458
<b>Overall Average Internal Capture Rate</b>					<b>13%</b>

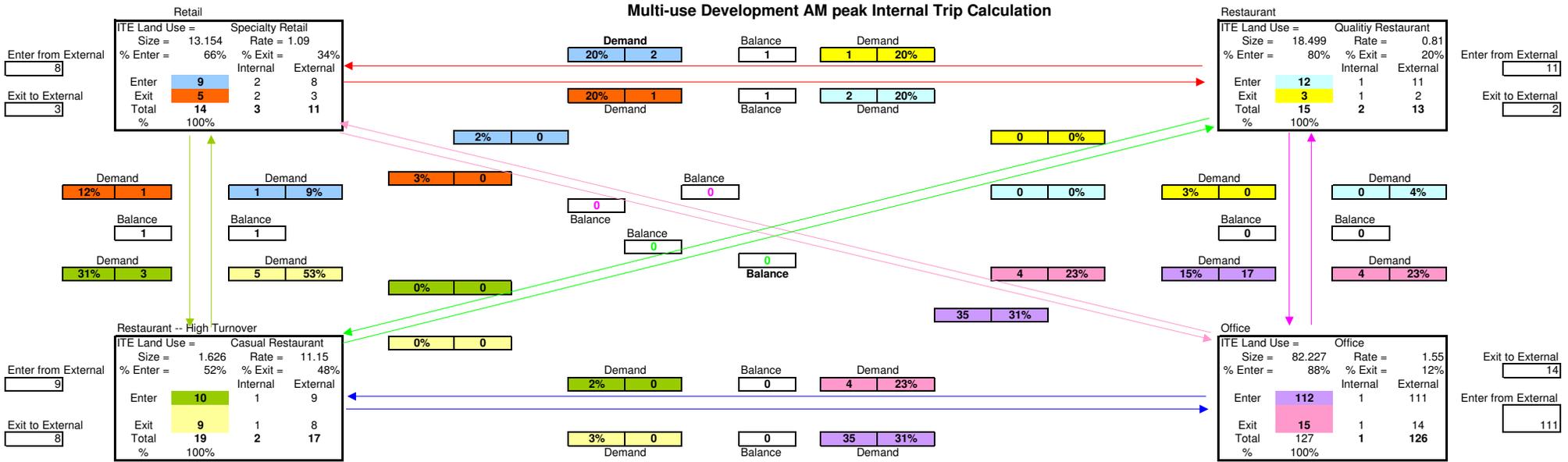
Source: 2001 ITE Trip Generation Handbook Methodology  
 Data Source: 7th Edition Trip Generation Report

Pass-by Rate	0%	43%	44%	0%	493
Pass-by Trips	0	73	420	0	493
<b>non-pass-by</b>	<b>37</b>	<b>99</b>	<b>529</b>	<b>112</b>	<b>777</b>

	IN	OUT	TOTAL
Specialty Retail	19	18	37
Quality Restaurant (total)	472	478	949
Quality Restaurant (pass-by)	209	211	420
Quality Restaurant (non-pass-by)	263	267	529
High Turnover Restaurant	85	87	172
High Turnover Restaurant (pass-by)	36	37	73
High Turnover Restaurant (non-pass-by)	49	50	99
Office	59	52	112
<b>Total External (non-pass-by only)</b>	<b>390</b>	<b>387</b>	<b>777</b>
<b>Total External (non- and pass-by)</b>	<b>635</b>	<b>635</b>	<b>1270</b>

**FUTURE SITE  
PROJECT AM PEAK HOUR (AVERAGE WEEKDAY)**

	am rates	Gross	
	gkfa	AM TE's	
710 Office	82.227	1.55 per gkfa	127
814 Retail	13.154	1.09 per gkfa	14
931 Quality Re	18.499	0.81 per gkfa	15
932 High Turn	1.626	11.15 per gkfa	19
	115.506		175



**External Trips**

	Casual				Sub-Total
	Retail	Restaur	Quality Restaurant	Office	
External Enter	8	9	11	111	139
External Exit	3	8	2	14	27
<b>Total External Trips</b>	<b>11</b>	<b>17</b>	<b>13</b>	<b>125</b>	<b>166</b>
Internal Trips	3	2	2	2	9
<b>Gross Trips</b>	<b>14</b>	<b>19</b>	<b>15</b>	<b>127</b>	<b>175</b>
<b>Overall Average Internal Capture Rate</b>	<b>21%</b>	<b>11%</b>	<b>13%</b>	<b>2%</b>	<b>5%</b>

	Specialty Retail	Restaur	Quality Restaurant	Office	
Pass-by Rate	0%	43%	44%	0%	
Pass-by Trips	0	7	6	0	13
<b>non-pass-by</b>	<b>11</b>	<b>10</b>	<b>7</b>	<b>125</b>	<b>153</b>

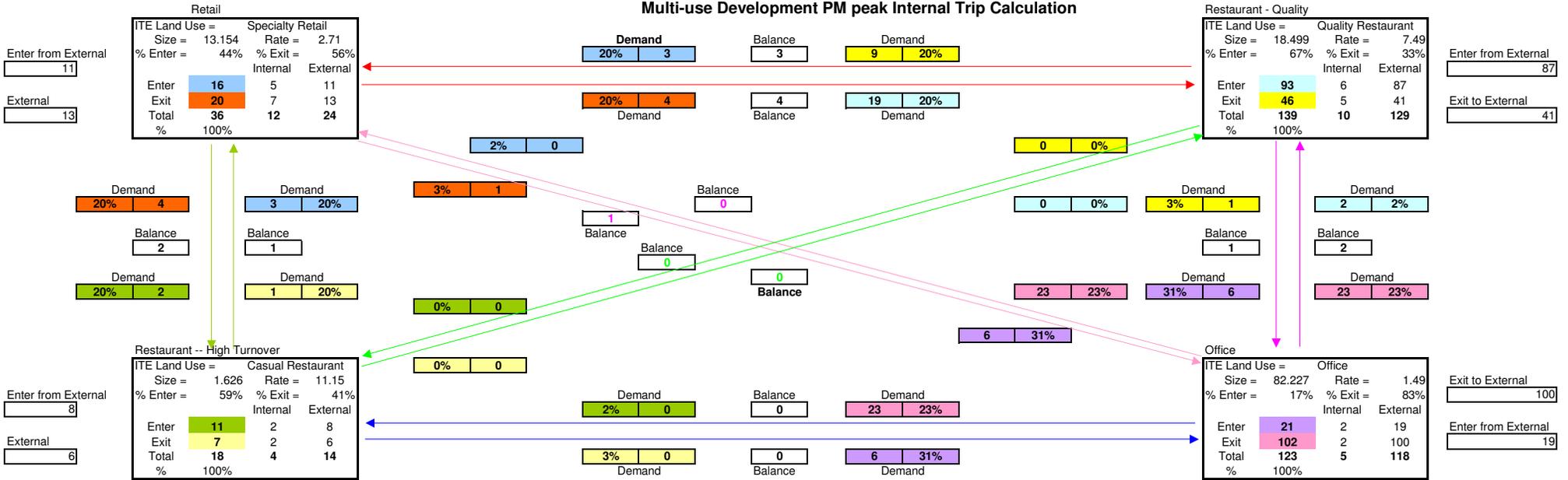
	IN	OUT	TOTAL
Specialty Retail	8	3	11
Quality Restaurant (total)	11	2	13
Quality Restaurant (pass-by)	5	1	6
Quality Restaurant (non-pass-by)	6	1	7
High Turnover Restaurant	9	8	17
High Turnover Restaurant (pass-by)	4	3	7
High Turnover Restaurant (non-pass-by)	5	5	10
Office	111	14	125
Total External (non-pass-by only)	130	23	153
Total External (non- and pass-by)	139	27	166

Source: 2001 ITE Trip Generation Handbook Methodology  
 Data Source: 7th Edition Trip Generation Report

**FUTURE SITE  
PROJECT PM PEAK HOUR (AVERAGE WEEKDAY)**

	gkfa	PM rate	Gross PM TE's
710 Office	82.227	1.49 per gkfa	123
814 Retail	13.154	2.71 per gkfa	36
931 Quality Re	18.499	7.49 per gkfa	139
932 High Turnc	1.626	11.15 per gkfa	18
<b>Total</b>	<b>115.506</b>		<b>316</b>

**Multi-use Development PM peak Internal Trip Calculation**



**External Trips**

	Specialty Retail	Casual Restaurant	Quality Restaurant	Office	Sub-Total
External Enter	11	8	87	19	125
External Exit	13	6	41	100	160
<b>Total External Trips</b>	<b>24</b>	<b>14</b>	<b>128</b>	<b>119</b>	<b>285</b>
Internal Trips	12	4	11	4	31
<b>Gross Trips</b>	<b>36</b>	<b>18</b>	<b>139</b>	<b>123</b>	<b>316</b>
<b>Overall Average Internal Capture Rate</b>	<b>33%</b>	<b>22%</b>	<b>8%</b>	<b>3%</b>	<b>10%</b>

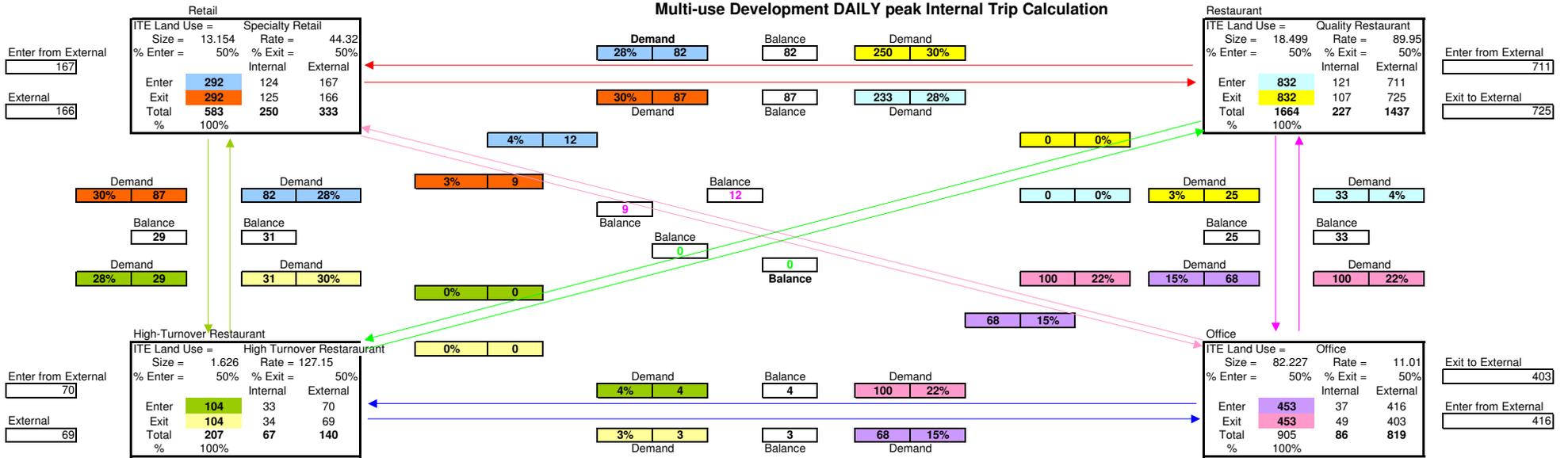
Source: 2001 ITE Trip Generation Handbook Methodology  
 Data Source: 8th Edition Trip Generation Report

Pass-by Rate	0%	37%	26%	0%	
Pass-by Trips	0	5	33	0	38
<b>non-pass-by</b>	<b>24</b>	<b>9</b>	<b>95</b>	<b>119</b>	<b>247</b>

	IN	OUT	TOTAL
Specialty Retail	11	13	24
Quality Restaurant (total)	87	41	128
Quality Restaurant (pass-by)	22	11	33
Quality Restaurant (non-pass-by)	65	30	95
High Turnover Restaurant	8	6	14
High Turnover Restaurant (pass-by)	3	2	5
High Turnover Restaurant (non-pass-by)	5	4	9
Office	19	100	119
<b>Total External (non-pass-by only)</b>	<b>100</b>	<b>147</b>	<b>247</b>
<b>Total External (non- and pass-by)</b>	<b>125</b>	<b>160</b>	<b>285</b>

**FUTURE SITE  
PROJECT DAILY VOLUME ESTIMATE (AVERAGE WEEKDAY)**

	gkfa	daily rate		Gross Daily TE's
710 Office	82.227	11.01	per gkfa	905
814 Retail	13.154	44.32	per gkfa	583
931 Quality Re	18.499	89.95	per gkfa	1664
932 High Turn	1.626	127.15	per gkfa	207
	115.506			3359



**External Trips**

	Specialty Retail	High Turnover Restaurant	Office	Sub-Total
External Enter	167	70	711	1365
External Exit	166	69	725	1365
<b>Total External Trips</b>	<b>333</b>	<b>140</b>	<b>1437</b>	<b>2729</b>
Internal Trips	250	67	227	630
Gross Trips	583	207	1664	3359
<b>Overall Average Internal Capture Rate</b>	<b>43%</b>	<b>33%</b>	<b>14%</b>	<b>19%</b>

Pass-by Rate	0%	43%	44%	0%
Pass-by Trips	0	59	636	695
<b>non-pass-by</b>	<b>333</b>	<b>80</b>	<b>801</b>	<b>819</b>

	IN	OUT	TOTAL
Specialty Retail	167	166	333
Quality Restaurant (total)	711	725	1437
Quality Restaurant (pass-by)	315	321	636
Quality Restaurant (non-pass-by)	396	404	801
High Turnover Restaurant	70	69	140
High Turnover Restaurant (pass-by)	29	30	59
High Turnover Restaurant (non-pass-by)	41	39	81
Office	416	403	819
Total External (non-pass-by only)	1021	1014	2034
Total External (non- and pass-by)	1365	1365	2729

Source: 2001 ITE Trip Generation Handbook Methodology  
 Data Source: 7th Edition Trip Generation Report