

## ANALYSIS OF TRIP METRICS FOR ALTERNATIVE DEVELOPMENT SCENARIOS

	Daily External Trips Per PBC Trip Generation Rates		Pass By Capture (1)	Max Square Footage IF Goal is To Not Exceed Pulte Traffic Impact (270 daily trips) With New External Trips	Comments
<b>Pulte Proposal (270 daily trips for 40 units)</b>	<b>6.74</b>	<b>Per Unit</b>	<b>0%</b>	<b>90,520</b>	<b>40 units at 6.74 daily trips/unit=270 total daily trips</b>
Office Building - 3 stories	10.84	Per 1000 SF	10%	27,675	Under Code, Max Office Building Could be 245,678 SF. Building height assumed is 3 stories
Medical Office (Near Hospital) - One Floor	31.86	Per 1000 SF	10%	9,416	
Government Office	22.59	Per 1000 SF	10%	13,280	Current Juno Town Hall complex is 13,600 SF
Drive in Bank	100.35	Per 1000 SF	47%	5,077	
Pharmacy incl drive thru	108.40	Per 1000 SF	50%	4,982	
Fine Dining Restaurant	83.84	Per 1000 SF	44%	5,751	Thirsty Turtle (3,072 SF); Kirby's (3,900 SF); Kee Grill (5,116 SF)
Library	72.05	Per 1000 SF	10%	4,164	
High turnover sit down restaurant	107.20	Per 1000 SF	43%	4,419	
Supermarket	93.84	Per 1000 SF	36%	4,496	
150 Room Hotel (Preferred Use Per Code)		Per Room	10%	=====>	<b>7.99 trips per room. To not exceed Pulte, hotel would have to be no larger than 37 rooms</b>
Coffee Donut Shop (No Drive Thru)	441.88	Per 1000 SF	45%	1,111	
Strip Retail Plaza w/o supermarket	67.52	Per 1000 SF	39%	6,555	

**NOTE: TOTAL PROPERTY SIZE IS 4.7 ACRES = 204,732 SF**

(1) Pass by trips are a subset of trips traveling on a road that stops by a near-by commercial development. They are not new trips. Pass by trip reduction applies only to commercial/retail

Source: <https://www.jupiter.fl.us/DocumentCenter/View/23767/traffic-presentation>