

April 15, 2021
Revised July 12, 2021
Revised August 26, 2021
Revised September 27, 2021
Revised October 14, 2021

Mr. Ken Cassel, City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

**Re: Westlake Pod H Master Plan Amendment - #PTC21-053
Equivalency Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip equivalency analysis for the proposed Pod H Master Plan Amendment Application. Westlake is an approved project under Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC) with a buildout year of 2035. This application is for the "specialty uses" on Pod H that were not specifically analyzed in the approved Westlake traffic study. These uses consist of 150,000 SF Light Industrial, 140,000 SF Self Storage, 14.435 Acres Commercial Recreation, 9,805 SF Fast Food Restaurant with Drive-thru, and 2,525 SF Coffee Shop with Drive-thru. This Equivalency Statement is to replace the one conducted on September 27, 2021.

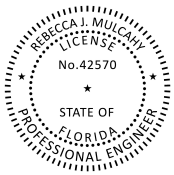
Attachment E1 provides the calculation of daily, AM and PM peak hour trips associated with this parcel. The Commercial Recreation trip generation rate adopted by Palm Beach County is attached at the end of this report. Because the individual uses were not identified specifically in the original Approval, an equivalency analysis was conducted. Equivalencies for Westlake are based on PM peak hour two-way trips. The trip generation for the PM peak hour was analyzed to determine the equivalent use and intensity. As shown on Attachment E2, the Pod H specialty uses are equivalent to 378,000 SF of Research & Development and 93,000 SF of Shopping Center. Attachments E3 and E4 provide the AM peak hour and Daily trip generation, for informational purposes only. The internalization matrices are provided in the Appendix.

Because this Equivalency Statement is for numerous parcels within Pod H that will have site plan applications processed at different times, individual use equivalents were determined. It is known from this statement that the entire Pod H is equivalent to 378,000 SF of R & D and 93,000 SF of Shopping Center. However, for future site plan applications, individual equivalent uses must be reported. Therefore, Attachment E5 provides the calculations and

resultant equivalent uses for each of the sub-parcels within Pod H. These converted uses and intensities will be reported in future Pod H site plan applications.

We request that this equivalency analysis be reviewed and approved for future site plan applications within Pod H.

Sincerely,



Digitally signed by
Rebecca J Mulcahy
Date: 2021.10.14
11:03:22 -04'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

ec: John Carter

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 10/14/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment E1
Westlake Pod H Master Plan
Trip Generation - Pod H Specialty Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Pass-by Trips (1)		Total Trips	
					In	Out	In	Out	In	Out
Light Industrial	110	150,000 SF	4.96 / 1000 SF	50%	744	74	10%		670	
Self Storage	151	140,000 SF	1.51 / 1000 SF	50%	211	21	10%		190	
Commercial Recreation	PBC	14.435 Acres	103.944 / Acre	50%	1,500	-	0%		1,500	
Fast Food Rest. With DT	934	9,805 SF	470.95 / 1000 SF	50%	4,618	2,263	49%		2,355	
Coffee/Donut Shop With DT	937	2,525 SF	820.38 / 1000 SF	50%	2,071	1,015	49%		1,056	
Commercial Uses Subtotal					8,400	3,299	39%		5,101	
Pod H Total					9,144	3,373			5,771	

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Light Industrial	110	150,000 SF	0.7 / 1000 SF	88%	92	13	105	11	10%	83	11	94
Self Storage	151	140,000 SF	0.1 / 1000 SF	60%	8	6	14	1	10%	7	6	13
Commercial Recreation	PBC	14.435 Acres	1.27 / Acre	67%	12	6	18	-	0%	12	6	18
Fast Food Rest. With DT	934	9,805 SF	40.19 / 1000 SF	51%	201	193	394	193	49%	103	98	201
Coffee/Donut Shop With DT	937	2,525 SF	88.99 / 1000 SF	51%	115	110	225	110	49%	59	56	115
Commercial Uses Subtotal					336	315	651	304	47%	181	166	347
Pod H Total					428	328	756	315		264	177	441

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Light Industrial	110	150,000 SF	0.63 / 1000 SF	13%	12	83	95	10	10%	11	74	85
Self Storage	151	140,000 SF	0.17 / 1000 SF	47%	11	13	24	2	10%	10	12	22
Commercial Recreation	PBC	14.435 Acres	8.83 / Acre	48%	61	66	127	-	0%	61	66	127
Fast Food Rest. With DT	934	9,805 SF	32.67 / 1000 SF	52%	166	154	320	157	49%	85	78	163
Coffee/Donut Shop With DT	937	2,525 SF	43.38 / 1000 SF	50%	55	55	110	54	49%	28	28	56
Commercial Uses Subtotal					293	288	581	213	37%	184	184	368
Pod H Total					305	371	676	223		195	258	453

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Attachment E2
Westlake Pod H Master Plan Equivalency
PM Peak Hour Trip Generation at Buildout

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)		External Trips			Interzonal Trips (2)		External Trips			Pass-by Trips (3)		New Trips		
				In	Out	Total	In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Residential - MF Condos.	230	150 DUs	Ln(T) = 0.82Ln(x)+0.32 (67/33)	56	28	84	41	48.4%	28	15	43	18	21.4%	18	7	25	-	0%	18	7	25
Residential - 55+ Detached	251	300 DUs	0.27 /DU (61/39)	49	32	81	39	48.4%	25	17	42	18	22.2%	15	9	24	-	0%	15	9	24
Residential - 55+ Attached	252	200 DUs	0.25 /DU (54/46)	27	23	50	24	48.4%	14	12	26	11	22.0%	8	7	15	-	0%	8	7	15
General Office	710	50,000 SF	1.49 /1000 SF (17/83)	13	62	75	20	26.5%	7	48	55	15	20.0%	3	37	40	4	10%	3	33	36
Research & Devel.	760	- SF (4)	Ln (T) = 0.83Ln (X)+1.06 (15/85)	-	-	-	-	26.5%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	150,000 SF	Pre-Calcd	12	83	95	25	26.5%	7	63	70	18	18.9%	2	50	52	5	10%	2	45	47
Shopping Center	820	117,000 SF (4)	Ln (T) = 0.67Ln (X)+3.31 (48/52)	320	346	666	37	5.5%	302	327	629	132	19.8%	253	244	497	143	28.7%	180	174	354
Park	412	125 Acres	0.09 /Acre (61/39)	7	4	11	1	10.0%	6	4	10	1	10.0%	5	4	9	-	0%	5	4	9
Car Wash	PBC	1 Lane	13.65 /Lane (50/50)	7	7	14	1	5.5%	7	6	13	3	21.4%	6	4	10	-	0%	6	4	10
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calcd	293	288	581	32	5.5%	277	272	549	115	19.8%	234	200	434	125	28.7%	167	142	309
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	15	5.5%	127	125	252	53	19.9%	107	92	199	121	61%	42	36	78
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calcd	444	450	894	49	5.5%	420	425	845	178	19.9%	353	314	667	191	28.7%	252	224	476
TOTALS				1,362	1,456	2,818	284	10.1%	1,220	1,314	2,534	562	19.9%	1,004	968	1,972	589		698	685	1,383

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)		External Trips			Interzonal Trips (2)		External Trips			Pass-by Trips (3)		New Trips		
				In	Out	Total	In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Residential - SF (N,O,T,U)	210	1,010 DUs	Ln(T) = 0.90Ln(x)+0.51 (63/37)	530	312	842	131	15.6%	447	264	711	123	14.6%	359	229	588	-	0%	359	229	588
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	Ln(T) = 0.90Ln(x)+0.51 (63/37)	953	560	1,513	236	15.6%	804	473	1,277	221	14.6%	645	411	1,056	-	0%	645	411	1,056
Residential - MF Condos.	230	450 DUs	Ln(T) = 0.82Ln(x)+0.32 (67/33)	138	68	206	32	15.6%	116	58	174	30	14.6%	94	50	144	-	0%	94	50	144
Residential - 55+ Detached	251	500 DUs	0.27 /DU (61/39)	82	53	135	21	15.6%	69	45	114	20	14.8%	55	39	94	-	0%	55	39	94
Hotel	310	150 Rooms	0.6 /Room (51/49)	46	44	90	39	43.3%	22	29	51	12	13.3%	16	23	39	4	10%	14	21	35
Community College	540*	- Students	0.14 /Student (54/46)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	296,000 SF	1.49 /1000 SF (17/83)	75	366	441	62	14.1%	51	328	379	32	7.3%	45	302	347	35	10%	41	271	312
Research & Devel.	760	175,000 SF	Ln (T) = 0.83Ln (X)+1.06 (15/85)	32	178	210	30	14.1%	22	158	180	15	7.1%	19	146	165	17	10%	17	131	148
Light Industrial	110	450,000 SF	0.97 /1000 SF (12/88)	52	385	437	62	14.1%	36	339	375	31	7.1%	30	314	344	34	10%	27	283	310
Shopping Center	820	150,000 SF	Ln (T) = 0.67Ln (X)+3.31 (48/52)	377	409	786	286	36.4%	269	231	500	53	6.7%	241	206	447	164	36.6%	153	130	283
Park	412	67 Acres	0.09 /Acre (61/39)	4	2	6	2	31.9%	3	1	4	-	0.0%	3	1	4	-	0%	3	1	4
Community Center	495	70,000 SF	2.74 /1000 SF (49/51)	94	98	192	61	31.9%	63	68	131	2	1.0%	62	67	129	6	5%	59	64	123
Church	560	70,000 SF	0.55 /1000 SF (48/52)	19	20	39	12	31.9%	13	14	27	-	0.0%	13	14	27	1	5%	12	14	26
Daycare	565	10,000 SF	12.34 /1000 SF (47/53)	58	65	123	39	31.9%	39	45	84	1	0.8%	38	45	83	42	50%	19	22	41
ISTF	N/A	1 Complex	Pre-Calcd	184	239	423	56	13.2%	159	208	367	18	4.3%	150	199	349	-	0%	150	199	349
FSED	650	12,379 SF	Pre-Calcd	9	10	19	11	57.9%	1	7	8	1	5.3%	1	6	7	1	10%	1	5	6
Tax Collector	730	23,735 SF	Pre-Calcd	13	28	41	6	14.1%	9	26	35	3	7.3%	8	24	32	3	10%	7	22	29
TOTALS				2,666	2,837	5,503	1,086	19.7%	2,123	2,294	4,417	562	10.2%	1,779	2,076	3,855	307		1,656	1,892	3,548
COMBINED TOTALS				4,028	4,293	8,321	1,370	16.5%	3,343	3,608	6,951	1,124	13.5%	2,783	3,044	5,827	896		2,354	2,577	4,931

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.
 (2) Internalization matrices are included in Appendix B.
 (3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% per approved study.
 (4) Previous amount = 378,000 SF of R&D and 210,000 SF of Retail. Results in a decrease of 378,000 SF of R&D and 93,000 SF of Retail.

Approved Total

Attachment E3
Westlake Pod H Master Plan Equivalency
AM Peak Hour Trip Generation at Buildout

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - MF Condos.	230	150 DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26 (17/83)$	12	59	71	2	4.0%	12	57	69	7	9.9%	10	52	62	-	0%	10	52	62
Residential - 55+ Detached	251	300 DUs	0.22 /DU (35/65)	23	43	66	3	4.0%	23	40	63	7	10.6%	21	35	56	-	0%	21	35	56
Residential - 55+ Attached	252	200 DUs	0.2 /DU (34/66)	14	26	40	2	4.0%	14	24	38	4	10.0%	13	21	34	-	0%	13	21	34
General Office	710	50,000 SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57 (88/12)$	97	13	110	10	9.3%	90	10	100	10	9.1%	82	8	90	9	10%	74	7	81
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86 (83/17)$	-	-	-	-	9.3%	(1)	1	-	-	0.0%	(1)	1	-	-	10%	(1)	1	-
Pod H Industrial Use	N/A	150,000 SF	Pre-Calcd	92	13	105	10	9.3%	86	9	95	9	8.6%	79	7	86	9	10%	71	6	77
Shopping Center	820	117,000 SF	0.96 /1000 SF (62/38)	69	43	112	1	1.2%	67	44	111	10	8.9%	62	39	101	29	28.7%	44	28	72
Park	412	125 Acres	0.02 /Acre (61/39)	2	1	3	-	10.0%	2	1	3	-	10.0%	2	1	3	-	0%	2	1	3
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.2%	6	6	12	1	8.3%	5	6	11	-	0%	5	6	11
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calcd	336	315	651	8	1.2%	332	311	643	55	8.4%	303	285	588	169	28.7%	216	203	419
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	$12.3*FP + 15.5(X) (50/50)$	134	133	267	3	1.2%	133	131	264	23	8.6%	121	120	241	147	61%	47	47	94
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calcd	207	161	368	4	1.2%	205	159	364	31	8.4%	188	145	333	96	28.7%	134	103	237
TOTALS				992	813	1,805	43	2.4%	969	793	1,762	157	8.7%	885	720	1,605	459		636	510	1,146

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - SF (N,O,T,U)	210	1,010 DUs	0.75 /DU (25/75)	190	568	758	74	9.7%	168	516	684	8	1.1%	166	510	676	-	0%	166	510	676
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	0.75 /DU (25/75)	363	1,089	1,452	141	9.7%	321	990	1,311	16	1.1%	316	979	1,295	-	0%	316	979	1,295
Residential - MF Condos.	230	450 DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26 (17/83)$	29	143	172	17	9.7%	26	129	155	2	1.2%	25	128	153	-	0%	25	128	153
Residential - 55+ Detached	251	500 DUs	0.22 /DU (35/65)	39	71	110	11	9.7%	34	65	99	1	0.9%	34	64	98	-	0%	34	64	98
Hotel	310	150 Rooms	0.53 /Room (59/41)	47	33	80	36	45.0%	43	1	44	2	2.5%	42	-	42	4	10%	38	-	38
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	296,000 SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57 (88/12)$	401	55	456	56	12.2%	358	42	400	21	4.6%	350	29	379	38	10%	315	26	341
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86 (83/17)$	175	36	211	26	12.2%	156	29	185	10	4.7%	152	23	175	18	10%	137	20	157
Light Industrial	110	450,000 SF	0.92 /1000 SF (88/12)	364	50	414	51	12.2%	325	38	363	19	4.6%	317	27	344	34	10%	285	25	310
Shopping Center	820	150,000 SF	0.96 /1000 SF (62/38)	89	55	144	83	57.6%	34	27	61	11	7.6%	29	21	50	18	36.6%	18	14	32
Park	412	67 Acres	0.02 /Acre (61/39)	1	-	1	-	30.1%	1	-	1	-	0.0%	1	-	1	-	0%	1	-	1
Community Center	495	70,000 SF	2.05 /1000 SF (66/34)	95	49	144	43	30.1%	67	34	101	3	2.1%	66	32	98	5	5%	63	30	93
Church	560	70,000 SF	0.56 /1000 SF (62/38)	24	15	39	12	30.1%	17	10	27	1	2.6%	17	9	26	1	5%	16	9	25
Daycare	565	10,000 SF	12.18 /1000 SF (53/47)	65	57	122	37	30.1%	46	39	85	2	1.6%	45	38	83	42	50%	23	18	41
ISTF	N/A	1 Complex	Pre-Calcd	474	334	808	98	12.1%	419	291	710	56	6.9%	392	262	654	-	0%	392	262	654
FSED	650	12,379 SF	Pre-Calcd	7	7	14	2	14.3%	7	5	12	1	7.1%	7	4	11	1	10%	6	4	10
Tax Collector	730	23,735 SF	Pre-Calcd	59	20	79	10	12.2%	53	16	69	4	5.1%	51	14	65	7	10%	46	12	58
TOTALS				2,422	2,582	5,004	697	13.9%	2,075	2,232	4,307	157	3.1%	2,010	2,140	4,150	168		1,881	2,101	3,982
COMBINED TOTALS				3,414	3,395	6,809	740	10.9%	3,044	3,025	6,069	314	4.6%	2,895	2,860	5,755	627		2,517	2,611	5,128

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.

(2) Internalization matrices are included in Appendix B.

(3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% per approved study.

**Attachment E4
Westlake Pod H Master Plan Equivalency
Daily Trip Generation at Buildout**

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (4)	External Trips	Pass-by Trips (1)	New Trips			
Residential - MF Condos.	230	150 DUs	6.65 /DU	998	261	26.2%	737	88	11.9%	649	-	0%	649
Residential - 55+ Detached	251	300 DUs	8 /DU	2,400	629	26.2%	1,771	221	12.5%	1,550	-	0%	1,550
Residential - 55+ Attached	252	200 DUs	6 /DU	1,200	314	26.2%	886	108	12.2%	778	-	0%	778
General Office	710	50,000 SF	$\text{Ln (T)} = 0.77\text{Ln (X)} + 3.65$	782	140	17.9%	642	72	11.2%	570	57	10%	513
Research & Devel.	760	- SF	$\text{Ln (T)} = 0.83\text{Ln (X)} + 3.09$ (3)	-	-	17.9%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	150,000 SF	Pre-Calc'd	744	133	17.9%	611	64	10.5%	547	55	10%	492
Shopping Center	820	117,000 SF	$\text{Ln (T)} = 0.65\text{Ln (X)} + 5.83$	7,521	256	3.4%	7,265	797	11.0%	6,468	1,856	28.7%	4,612
Park	412	125 Acres	2.28 /Acre	285	29	10.0%	256	20	7.8%	236	-	0%	236
Car Wash	PBC	1 Lane	166 /Lane	166	6	3.4%	160	18	11.3%	142	-	0%	142
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calc'd	8,400	286	3.4%	8,114	872	10.7%	7,242	2,078	28.7%	5,164
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	130	3.4%	3,688	402	10.9%	3,286	2,004	61%	1,282
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	9,570	325	3.4%	9,245	1,000	10.8%	8,245	2,366	28.7%	5,879
TOTALS				35,884	2,509	7.0%	33,375	3,662	10.2%	29,713	8,416		21,297

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2)	External Trips	Pass-by Trips (1)	New Trips			
Residential - SF (N,O,T,U)	210	1,010 DUs	10 /DU	10,100	1,283	12.7%	8,817	697	7.9%	8,120	-	0%	8,120
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	10 /DU	19,360	2,459	12.7%	16,901	1,335	7.9%	15,566	-	0%	15,566
Residential - MF Condos.	230	450 DUs	6.65 /DU	2,993	380	12.7%	2,613	206	7.9%	2,407	-	0%	2,407
Residential - 55+ Detached	251	500 DUs	8 /DU	4,000	508	12.7%	3,492	276	7.9%	3,216	-	0%	3,216
Hotel	310	150 Rooms	8.92 /Room	1,338	591	44.2%	747	59	7.9%	688	69	10%	619
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	296,000 SF	$\text{Ln (T)} = 0.77\text{Ln (X)} + 3.65$	3,077	406	13.2%	2,671	160	6.0%	2,511	251	10%	2,260
Research & Devel.	760	175,000 SF	$\text{Ln (T)} = 0.83\text{Ln (X)} + 3.09$ (3)	1,598	211	13.2%	1,387	82	5.9%	1,305	131	10%	1,174
Light Industrial	110	450,000 SF	6.97 /1000 SF	3,137	414	13.2%	2,723	161	5.9%	2,562	256	10%	2,306
Shopping Center	820	150,000 SF	$\text{Ln (T)} = 0.65\text{Ln (X)} + 5.83$	8,839	4,154	47.0%	4,685	337	7.2%	4,348	1,591	36.6%	2,757
Park	412	67 Acres	2.28 /Acre	153	47	31.0%	106	-	0.0%	106	-	0%	106
Community Center	495	70,000 SF	33.82 /1000 SF	2,367	734	31.0%	1,633	26	1.6%	1,607	80	5%	1,527
Church	560	70,000 SF	9.11 /1000 SF	638	198	31.0%	440	6	1.3%	434	22	5%	412
Daycare	565	10,000 SF	74.06 /1000 SF	741	230	31.0%	511	6	1.2%	505	253	50%	252
ISTF	N/A	1 Complex	Pre-Calc'd	5,520	701	12.7%	4,819	270	5.6%	4,549	-	0%	4,549
FSED	650	12,379 SF	Pre-Calc'd	309	112	36.1%	197	12	6.2%	185	19	10%	166
Tax Collector	730	23,735 SF	Pre-Calc'd	536	71	13.2%	465	29	6.2%	436	44	10%	392
TOTALS				64,706	12,499	19.3%	52,207	3,662	5.7%	48,545	2,716		45,829
COMBINED TOTALS				100,590	15,008	14.9%	85,582	7,324	7.3%	78,258	11,132		67,126

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.
 (1) Source: Palm Beach County ULDC Article 13, unless otherwise noted. Retail pass-by rate limited to 28.7% per approved study.
 (2) Utilized average of individual AM and PM peak hour internalization rates.
 (3) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition.
 (4) Utilized average of individual AM and PM peak hour internalization rates with adjustments to balance with the east side interzonal trips.

**Attachment E5
Westlake Pod H Master Plan
Individual Use Equivalents**

Converted Uses - PM PEAK HOUR

Land Use	ITE Code	Intensity
Research & Devel.	760	378,000 SF
Shopping Center	820	93,000 SF

New Uses - PM PEAK HOUR

Parcel/Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			% of Total Trips	Equivalent SF
					In	Out	Trips		
Uses Converted from R & D									
R & D									
A2 / Fast Food w/DT	934	3,500 SF	32.67 /1000 SF	52%	59	55	114	22%	82,080
B / Fast Food w/DT	934	2,065 SF	32.67 /1000 SF	52%	35	32	67	13%	48,240
C / Coffee/Donut Shop w/DT	937	2,525 SF	43.38 /1000 SF	50%	55	55	110	21%	79,200
C / Fast Food w/DT	934	4,240 SF	32.67 /1000 SF	52%	72	67	139	26%	100,080
G / Light Industrial	110	150,000 SF	0.63 /1000 SF	13%	12	83	95	18%	68,400
R & D Total							525	100%	378,000
Uses Converted from Shopping Center									
Shopping Center									
E / Self Storage	151	140,000 SF	0.17 /1000 SF	47%	11	13	24	16%	14,781
F / Recreation Uses		14.435 Acres	8.83 / Acre	48%	61	66	127	84%	78,219
Shopping Center Total							151	100%	93,000
Pod H Total					293	288	676		

PM PEAK HOUR (from Attachment E1)

Land Use	ITE Code	Intensity	Trip Generation Rate (2)	% In	Total Trips		
					In	Out	Trips
Light Industrial	110	150,000 SF	0.63 / 1000 SF	13%	12	83	95
Self Storage	151	140,000 SF	0.17 / 1000 SF	47%	11	13	24
Commercial Recreation	PBC	14.435 Acres	8.83 / Acre	48%	61	66	127
Fast Food Rest. With DT	934	9,805 SF	32.67 / 1000 SF	52%	166	154	320
Coffee/Donut Shop With DT	937	2,525 SF	43.38 / 1000 SF	50%	55	55	110
Commercial Uses Subtotal					293	288	581
Pod H Total					305	371	676

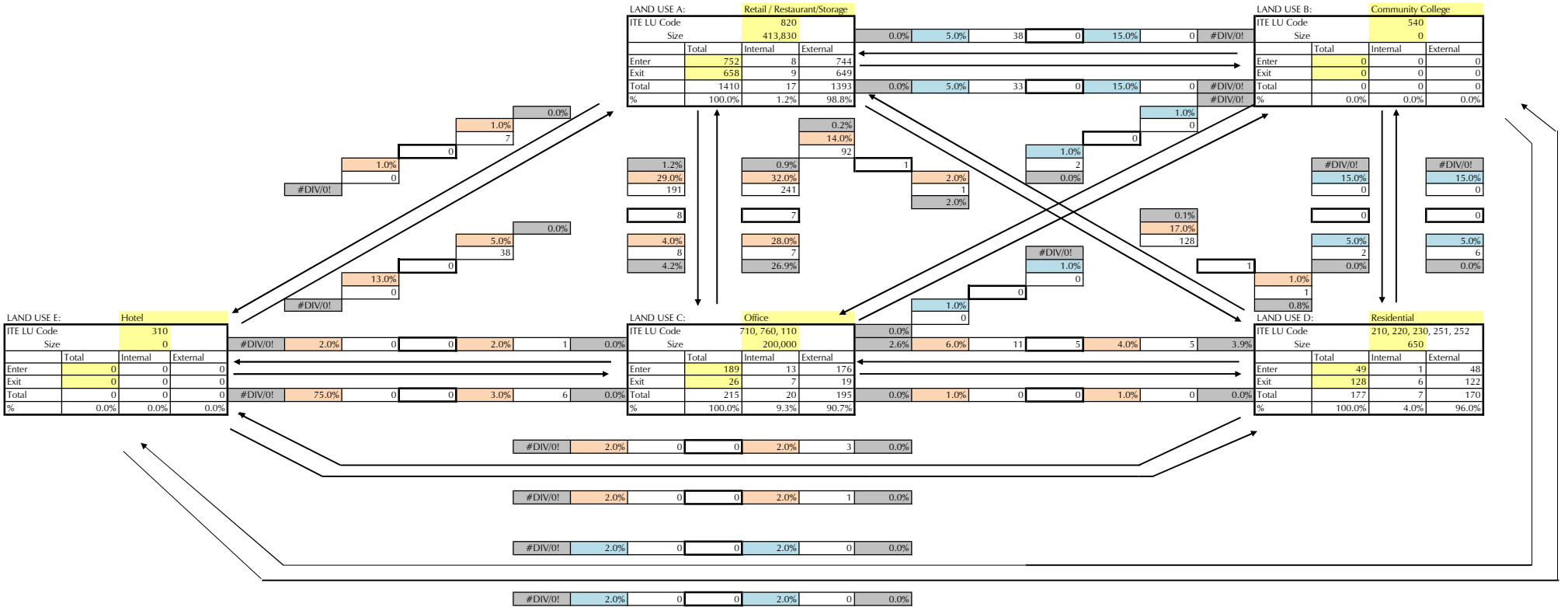
(1) Source: from approved Minto West traffic study, which is based on Institute of Transportation Engineers, Trip Generation, 9th Edition.

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

APPENDIX

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 09/27/21



	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	744	0	176	48	0	968
Exit	649	0	19	122	0	790
Total	1393	0	195	170	0	1758
Single-Use Trip Gen. Estimate	1410	0	215	177	0	1802

INTERNAL CAPTURE

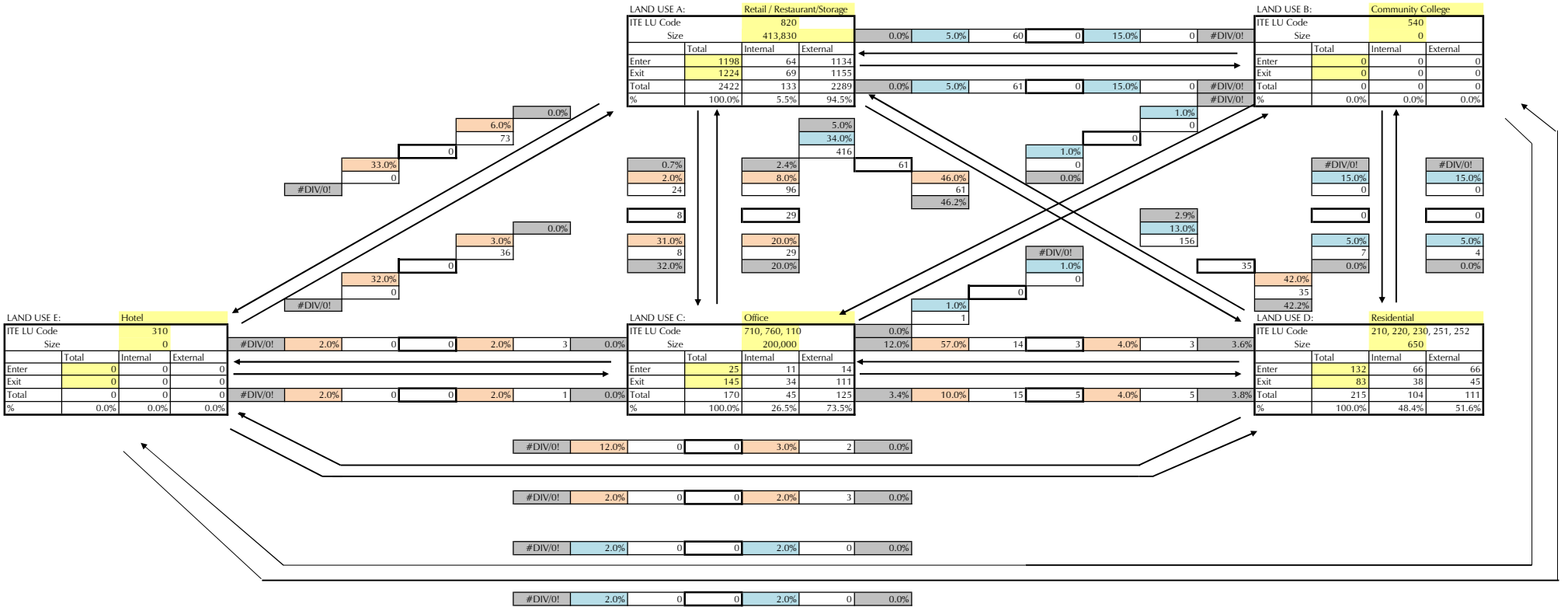
2.4%

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 09/27/21



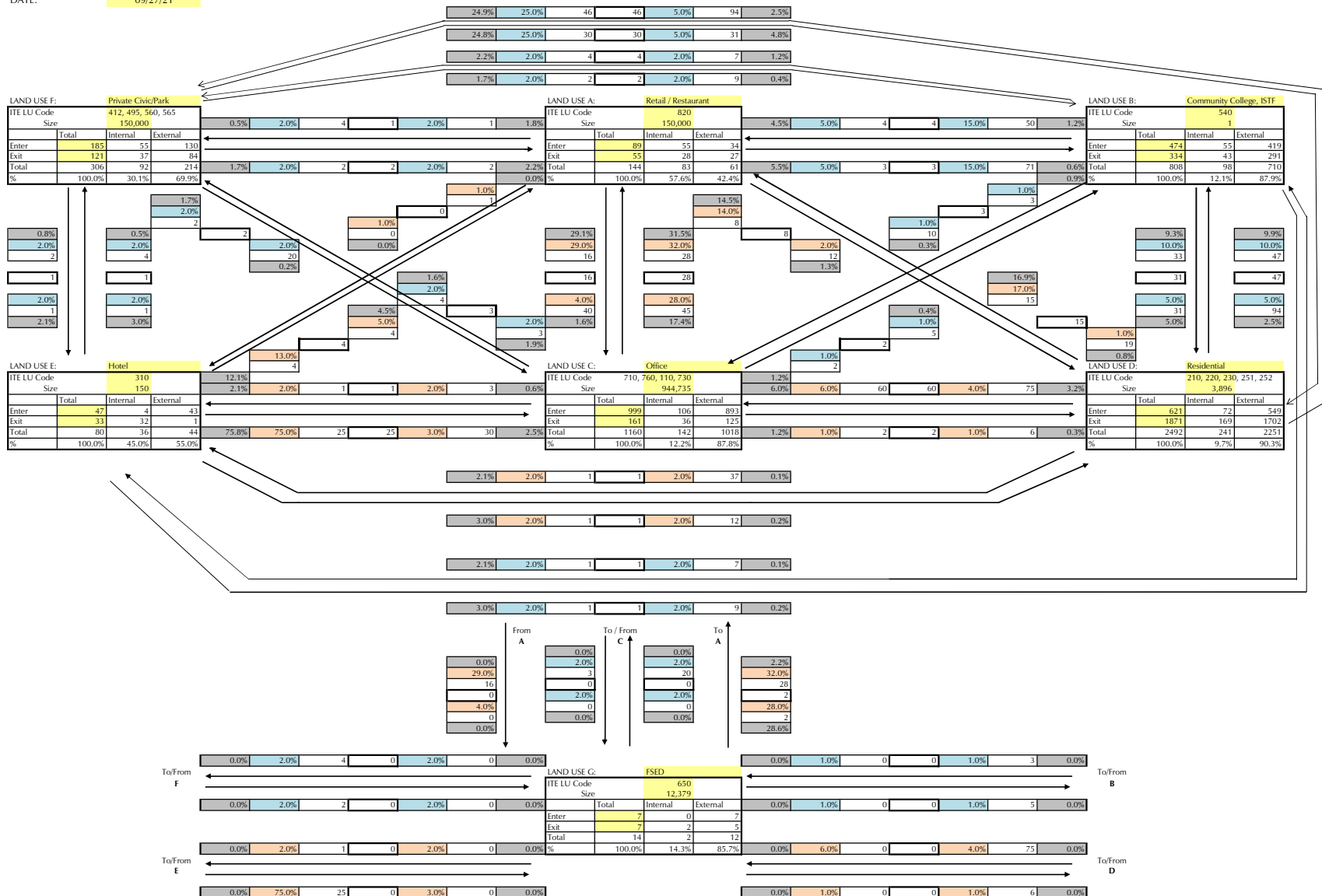
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	1134	0	14	66	0	1214	10.0%
Exit	1155	0	111	45	0	1311	
Total	2289	0	125	111	0	2525	
Single-Use Trip Gen. Estimate	2422	0	170	215	0	2807	

LEGEND

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- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 09/27/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	34	419	893	549	43	130	7	2025	
Exit	27	291	125	1702	1	84	5	2235	
Total	61	710	1018	2251	44	214	12	4310	
Single-Use Trip Gen. Estimate	144	808	1160	2492	80	306	14	5004	13.9%

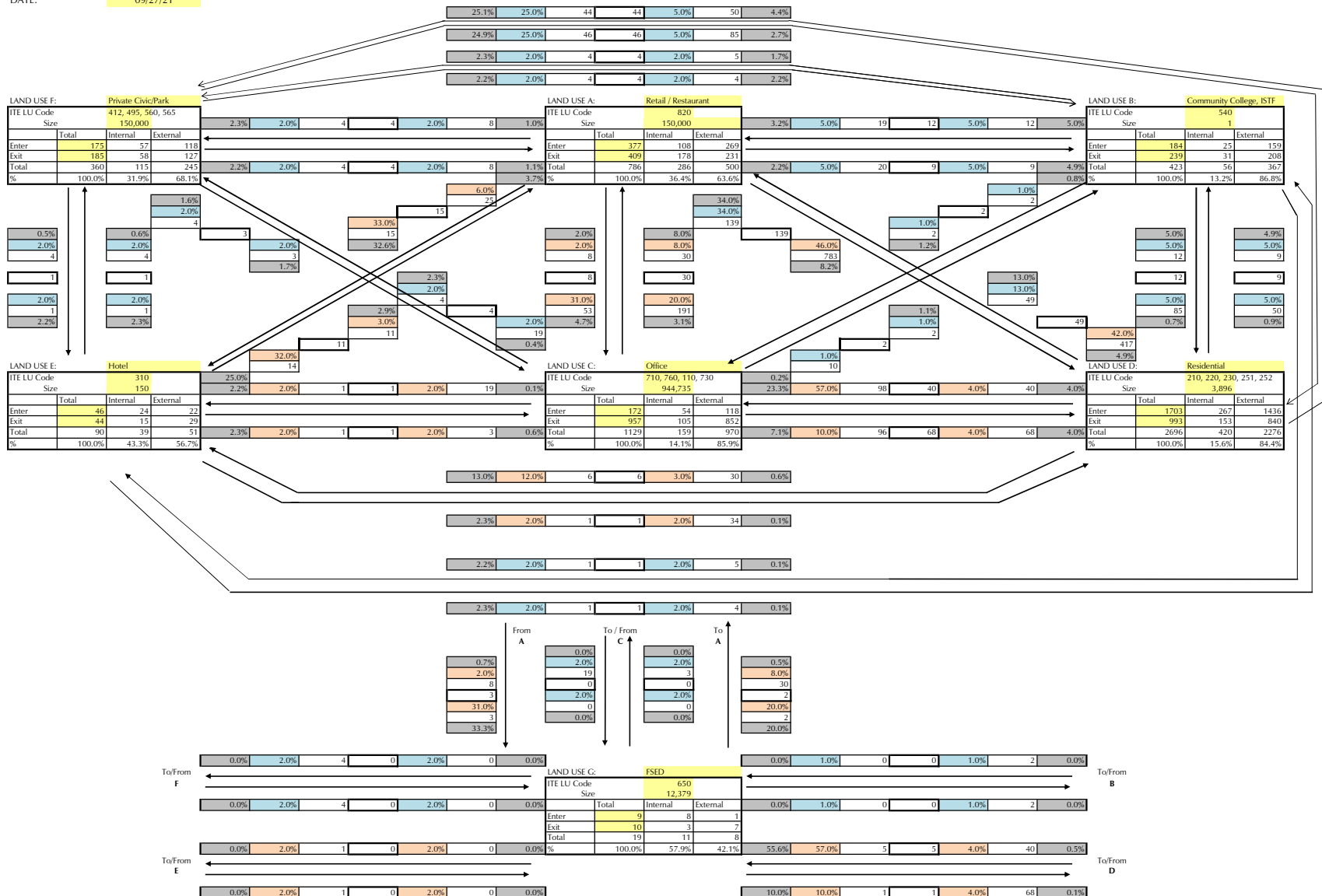
INTERNAL CAPTURE

LEGEND

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- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 09/27/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	269	159	118	1436	22	118	1	2123	
Exit	231	208	852	840	29	127	7	2294	
Total	500	367	970	2276	51	245	8	4417	
Single-Use Trip Gen. Estimate	786	423	1129	2696	90	360	19	5503	19.7%

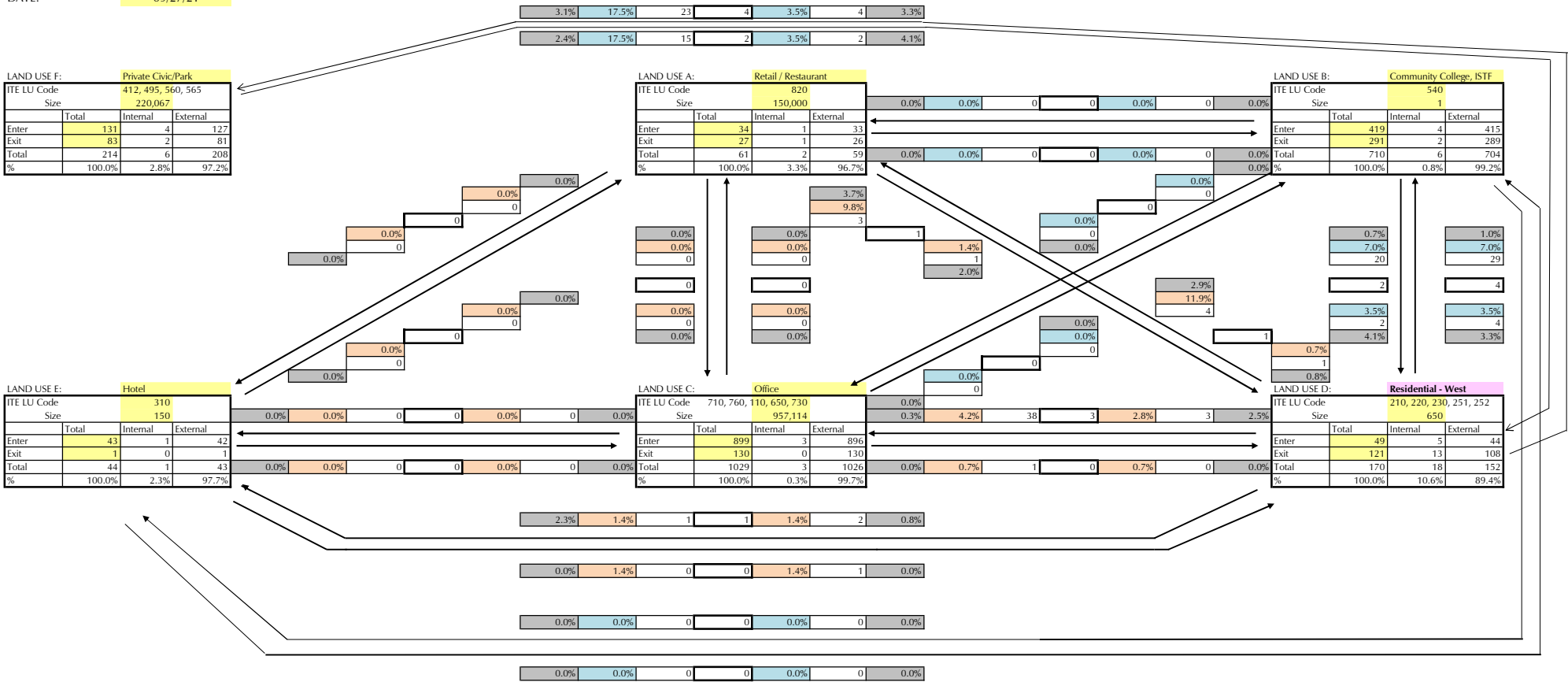
INTERNAL CAPTURE

LEGEND

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- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 09/27/21



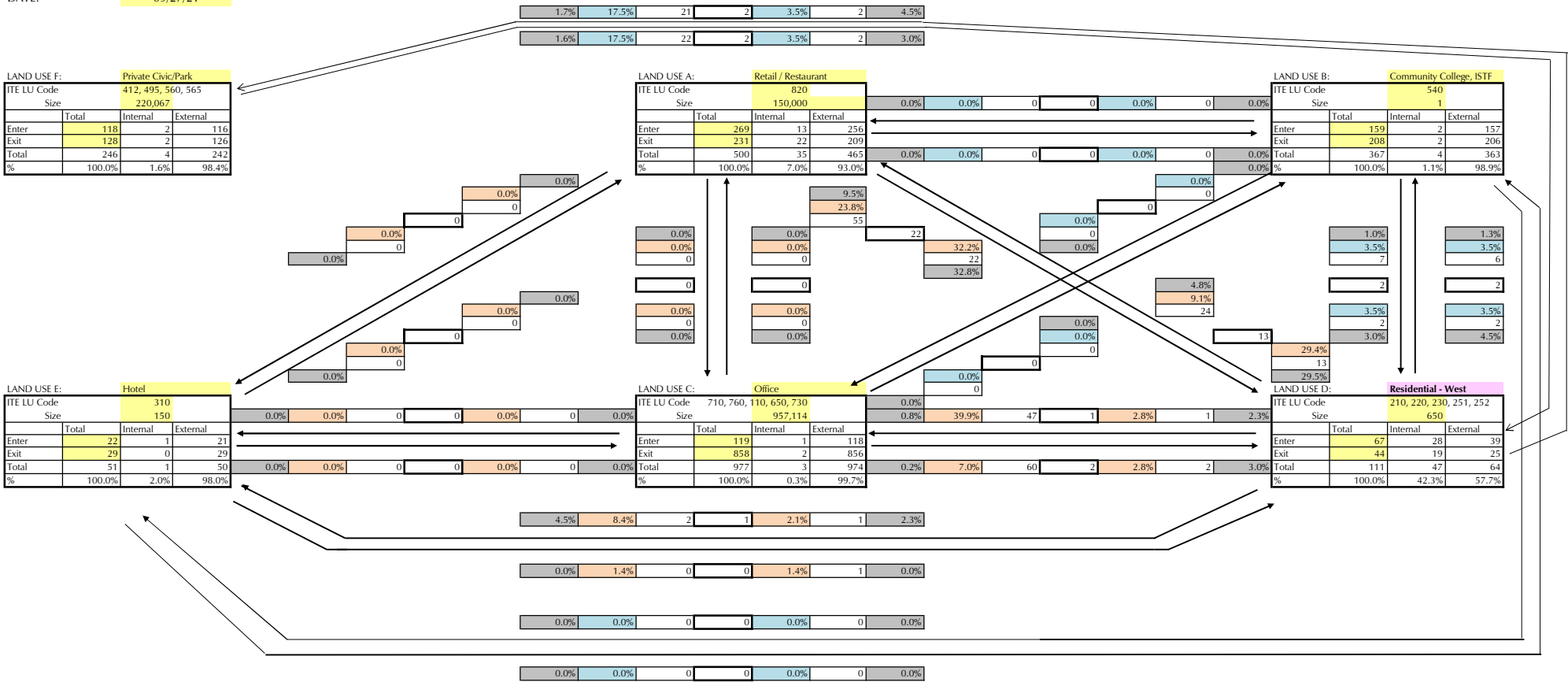
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	33	415	896	44	42	1430	
Exit	26	289	130	108	1	554	
Total	59	704	1026	152	43	1984	
Single-Use Trip Gen. Estimate	61	710	1029	170	44	2014	1.5%

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 09/27/21



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	256	157	118	39	21	591	
Exit	209	206	856	25	29	1325	
Total	465	363	974	64	50	1916	
Single-Use Trip Gen. Estimate	500	367	977	111	51	2006	

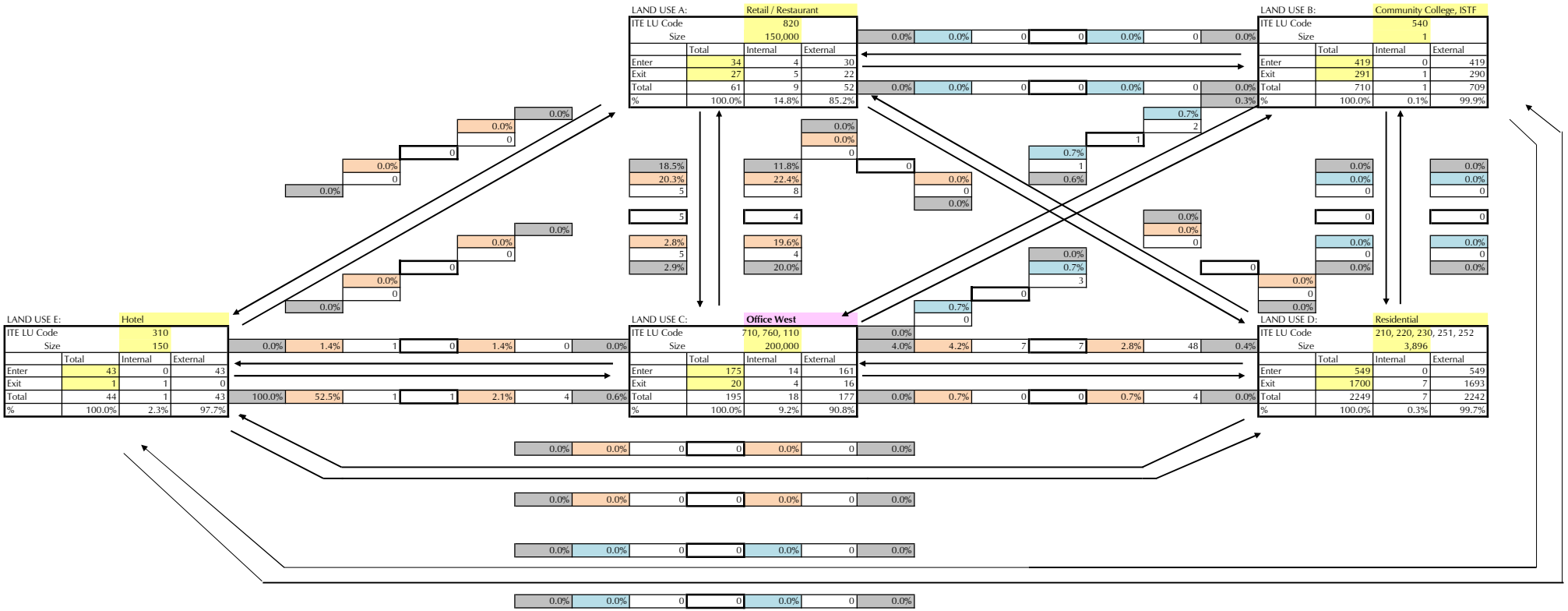
INTERNAL CAPTURE

LEGEND

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- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 09/27/21



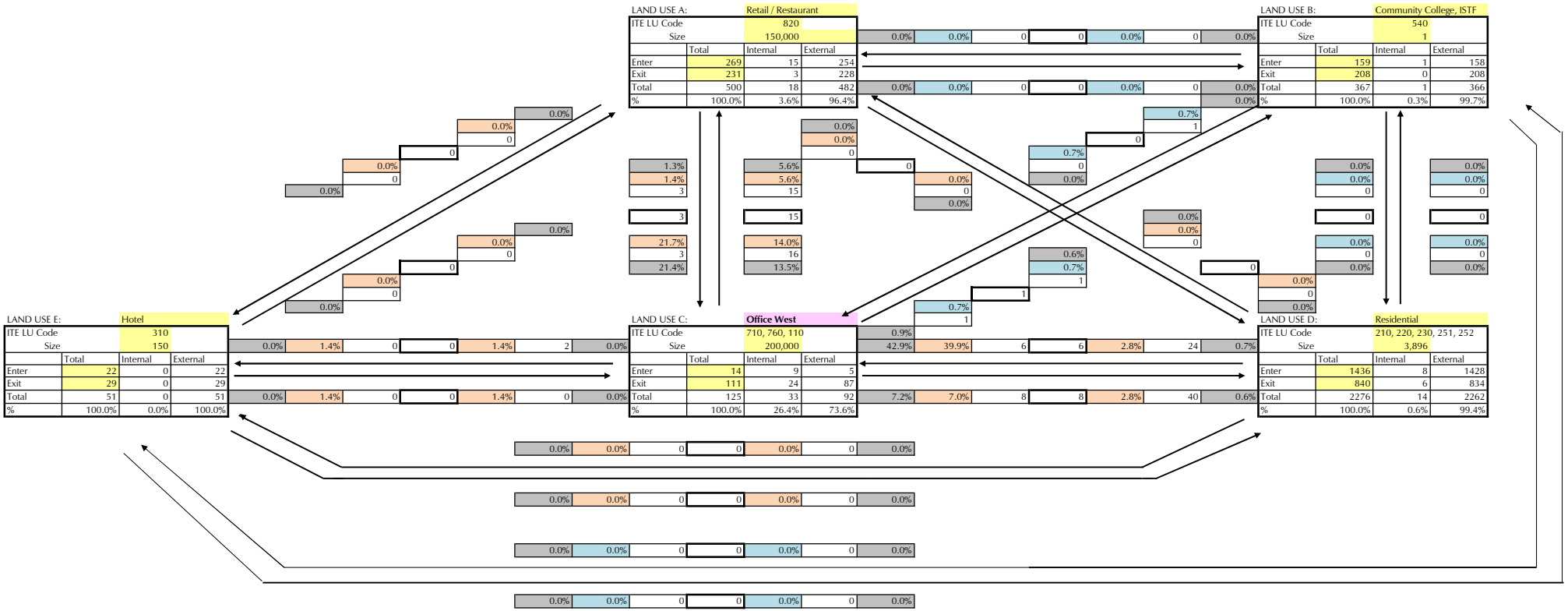
	Net External Trips for Multi-Use Development						TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E			
Enter	30	419	161	549	43	1202		
Exit	22	290	16	1693	0	2021		
Total	52	709	177	2242	43	3223		
Single-Use Trip Gen. Estimate	61	710	195	2249	44	3259	1.1%	

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
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- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 09/27/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	254	158	5	1428	22	1867
Exit	228	208	87	834	29	1386
Total	482	366	92	2262	51	3253
Single-Use Trip Gen. Estimate	500	367	125	2276	51	3319

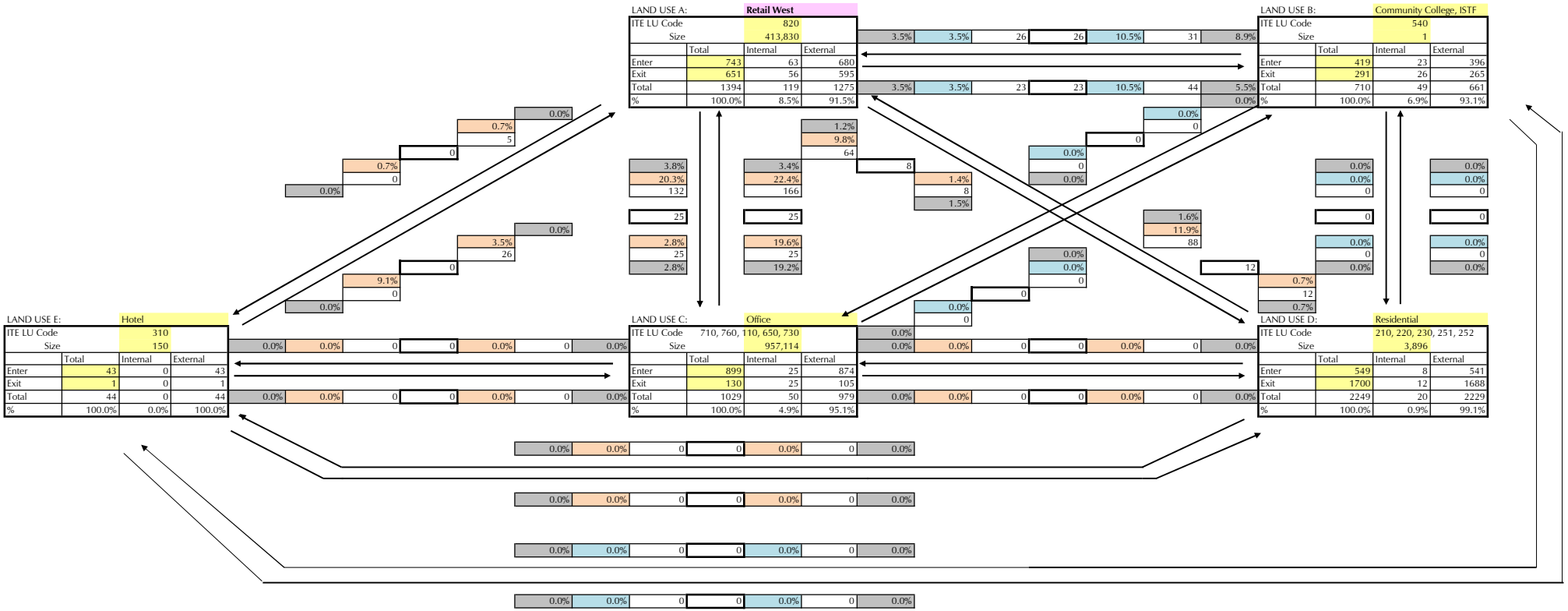
INTERNAL CAPTURE

LEGEND

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- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 09/27/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	680	396	874	541	43	2534
Exit	595	265	105	1688	1	2654
Total	1275	661	979	2229	44	5188
Single-Use Trip Gen. Estimate	1394	710	1029	2249	44	5426

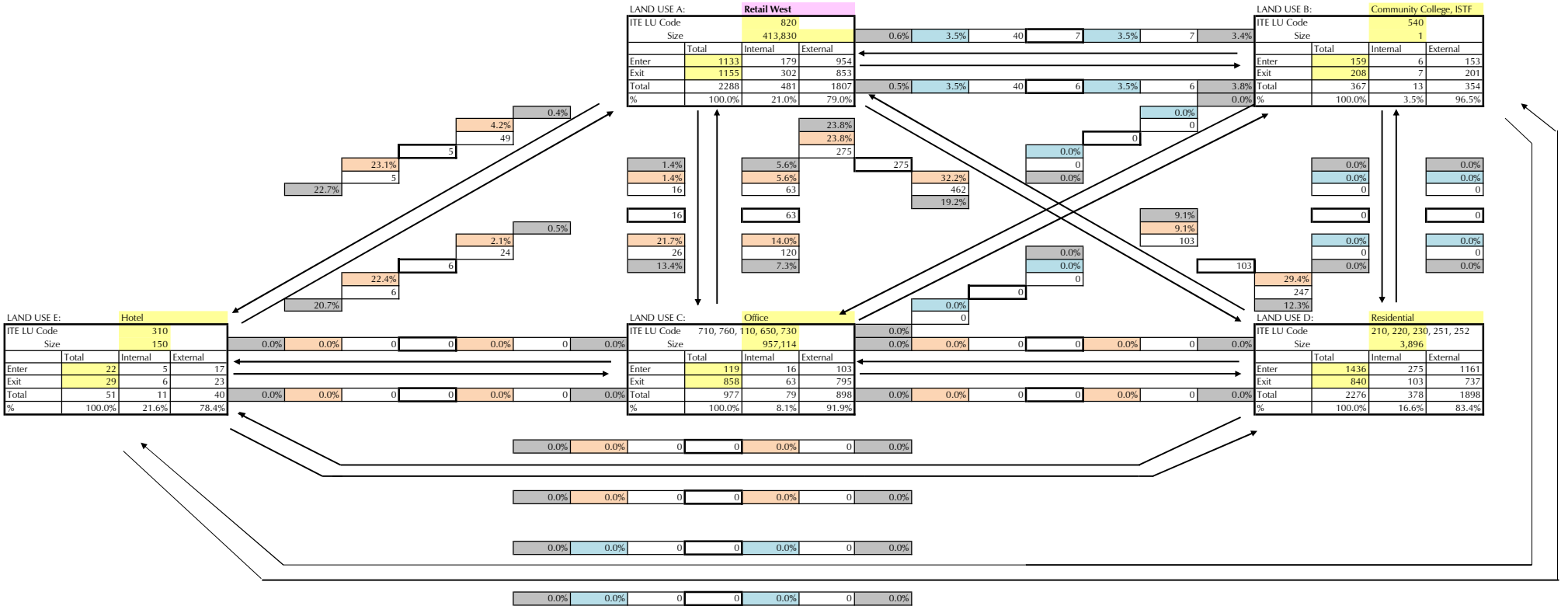
INTERNAL CAPTURE: 4.4%

LEGEND

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- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 09/27/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	954	153	103	1161	17	2388
Exit	853	201	795	737	23	2609
Total	1807	354	898	1898	40	4997
Single-Use Trip Gen. Estimate	2288	367	977	2276	51	5959
						16.1%

INTERNAL CAPTURE

LEGEND

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- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

TABLE 1
BOOMERS
AVERAGE TRIP GENERATION

- 3 DAY AVE.

BOOMERS - BOCA
TRIP GEN STUDY
APPROVED RATES

ENTER	EXIT	TOTAL
12- 1 AM	0	0
1- 2 AM	0	0
2- 3 AM	0	0
3- 4 AM	0	0
4- 5 AM	0	0
5- 6 AM	0	0
6- 7 AM	1	1
7- 8 AM	4	1
8- 9 AM	6	3
9-10 AM	13	4
10-11 AM	13	8
11-12 AM	20	15
12- 1 PM	28	15
1- 2 PM	29	24
2- 3 PM	25	24
3- 4 PM	37	26
4- 5 PM	30	32
5- 6 PM	30	32
6- 7 PM	29	29
7- 8 PM	31	24
8- 9 PM	38	31
9-10 PM	27	30
10-11 PM	11	47
11-12 PM	5	16
TOTAL:	377	361

TABLE 2
BOOMERS
PROJECT DATA AND DAILY TRIP RATES BY INDEPENDENT VARIABLES

LOCATION: BOOMERS
LAND USE/BUILDING TYPE: AMUSEMENT PARK
ACRES: 7.1

INDEPENDENT VARIABLE - TRIPS PER: STUDENT
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): ERR

INDEPENDENT VARIABLE - TRIPS PER: EMPLOYEE
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): ERR

INDEPENDENT VARIABLE - TRIPS PER: ACRE
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): 103.944

ADT

TABLE 3
BOOMERS
TRIP RATES - INDEPENDENT VARIABLE: ACRE

AVG WKDY VEHICLE TRIP ENDS
AVERAGE DAILY TRIP RATE
PER ACRE: 103.944

PK HR	BTWN	ENTER	EXIT	TOTAL	VOLUME	RATE	%
OF	7 & 9	6	3	9	0.845	67	
ADJ.	AM	3	0	3	0.423	33	
STREET	BTWN	30	4	34	4.272	48	
TRAFFIC	4 & 6	32	3	35	4.554	52	
	PM	63	8.826				
PEAK	11-12 AM	20	15	35	2.770	57	
HOUR	OF	15	34	49	2.066	43	
GENERATOR	AM	38	31	69	4.836	55	
	8- 9 PM	31	38	69	5.352	45	
	PM	69	9.671				

AM PEAK = 1.268/AC (67/33)

PM PEAK = 8.826/AC (48/52)

BOOMERS
TRIP GENERATION FIELD DATA

JAN 10, 1995			JAN 11, 1995			JAN 12, 1995		
ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
12- 1 AM	0	0	12- 1 AM	0	0	12- 1 AM	1	1
1- 2 AM	0	0	1- 2 AM	0	0	1- 2 AM	0	0
2- 3 AM	0	0	2- 3 AM	0	0	2- 3 AM	0	0
3- 4 AM	0	0	3- 4 AM	0	0	3- 4 AM	0	0
4- 5 AM	0	0	4- 5 AM	0	0	4- 5 AM	0	0
5- 6 AM	0	0	5- 6 AM	0	0	5- 6 AM	0	0
6- 7 AM	1	0	6- 7 AM	1	0	6- 7 AM	2	2
7- 8 AM	5	2	7- 8 AM	2	1	7- 8 AM	4	1
8- 9 AM	10	4	8- 9 AM	4	1	8- 9 AM	4	4
9-10 AM	11	4	9-10 AM	10	5	9-10 AM	17	3
10-11 AM	10	9	10-11 AM	16	7	10-11 AM	13	9
11-12 AM	19	12	11-12 AM	17	13	11-12 AM	23	19
12- 1 PM	40	22	12- 1 PM	24	11	12- 1 PM	21	12
1- 2 PM	20	26	1- 2 PM	31	25	1- 2 PM	36	20
2- 3 PM	24	22	2- 3 PM	23	18	2- 3 PM	29	31
3- 4 PM	30	21	3- 4 PM	40	24	3- 4 PM	41	32
4- 5 PM	31	28	4- 5 PM	27	31	4- 5 PM	33	38
5- 6 PM	21	27	5- 6 PM	36	37	5- 6 PM	32	32
6- 7 PM	39	29	6- 7 PM	26	30	6- 7 PM	23	28
7- 8 PM	37	23	7- 8 PM	29	29	7- 8 PM	26	19
8- 9 PM	30	38	8- 9 PM	35	22	8- 9 PM	49	32
9-10 PM	31	27	9-10 PM	30	30	9-10 PM	19	34
10-11 PM	13	52	10-11 PM	10	43	10-11 PM	9	46
11-12 PM	3	17	11-12 PM	6	23	11-12 PM	7	7
TOTAL:	375	363	TOTAL:	367	350	TOTAL:	389	370



YVONNE ZIEL TRAFFIC CONSULTANTS, INC.

40 86th St. North, West Palm Beach, Florida 33412

Telephone (561) 624-7262 • Facsimile (561) 624-9578

March 22, 2001

Mr. Dan Weisberg, P.E.
Palm Beach County Traffic Division
160 Australian Avenue, Suite 303
West Palm Beach, Florida 33406

RE: Premier Aviation - Boca Raton Airport - Trip Equivalency

Dear Mr. Weisberg:

Yvonne Ziel Traffic Consultants, Inc was retained to prepare a trip equivalency analysis for the existing uses at the Boca Raton Airport ("Airport") and the proposed Premier Aviation project at the Airport. The Airport is located north of Glades Road and east of I-95. On July 28, 1995 you sent a letter ("Vesting Letter") to the Airport recognizing certain vested uses and trips at the Airport. A copy of the Vesting Letter is attached. The uses vested on the Aviation Side are: a Based Aircraft Terminal/Office/Administration (545 aircraft and 74,000 square feet (SF)) and a Restaurant (6,000 SF). The uses vested on the Non-Aviation Side are a 29,900 SF restaurant, a 286,475 SF office and a 285 room hotel.

The current plan for a 20 acre Premier Aviation parcel consists of adding a Fixed Base Operator (40 aircraft), 125,000 SF of office and a 10,800 SF restaurant.

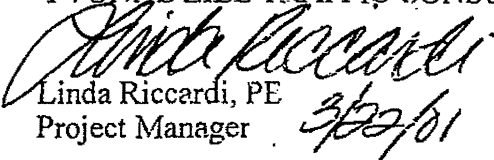
At this time the existing uses at the Airport for both the Aviation and Non-Aviation Side are: 236 Based Aircraft, Boomer's Family Entertainment Center (9.1 acres), and the Muvico Cinema complex (4,200 seats) with the associated 6,025 SF restaurant.

Based on ITE Trip Generation Rates, the uses approved in the Vesting Letter generate 10,372 vested daily trips. Using ITE Trip Generation Rates for the proposed Premier Aviation plan and the existing uses, results in a total daily trip generation of 7,142 trips. Refer to Tables 1 through 7 for traffic generation information used to develop this data. The current and proposed Premier Aviation average daily traffic generation at the Airport is less than the vested daily trips. After Premier Aviation there remains only a vacant five acre site at the Airport.

Per your request we reviewed the ability to accommodate a total of 545 Fixed Based Aircraft after implementation of the Premier Aviation plan. Tables 8, 9, and 10 demonstrate that the total number of vested trips is not exceeded with 545 Fixed Based Aircraft.

Sincerely,

YVONNE ZIEL TRAFFIC CONSULTANTS, INC.


Linda Riccardi, PE
Project Manager

ENCLOSURES

TABLE 8
PREMIER AVIATION
TRIP GENERATION - PROPOSED WITH TOTAL APPROVED AIRCRAFT

LAND USE	SIZE	ADT TRIPS		AM PEAK TRIPS		PM PEAK TRIPS	
		ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	545	3,602	161	365	204	545	262
RESTAURANT-QUALITY (BAHAMA BREEZES)	10,800	1,042	1	9	8	81	54
OFFICE/SF	125,000	1,661	23	195	172	186	32
BOOMER'S/ACRE	9.1	946	4	12	8	80	6
MUVICO THEATER/SEAT	4,200	1,806	13	37	24	105	18
RESTAURANT-QUALITY (W/MUVICO)	6,025	581	0	5	5	45	30
TOTAL:		9,638	202	623	421	1,042	401

TABLE 9
PREMIER AVIATION
INTERNAL/EXTERNAL TRIPS PROPOSED WITH TOTAL APPROVED AIRCRAFT

LAND USE	INTERNAL TRIPS		AM PEAK		INTERNAL TRIPS		PM PEAK		EXTERNAL TRIPS	
	RATE	ADT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	0	204	161
RESTAURANT-QUALITY (BAHAMA BREEZES)	10	104	1	11	5	3	938	8	7	1
OFFICE/SF	6	104	0	0	2	10	1,557	163	161	22
BOOMER'S/ACRE	0	0	0	0	0	0	946	12	8	4
MUVICO THEATER/SEAT	0	0	0	0	0	0	1,806	37	24	13
RESTAURANT-QUALITY (W/MUVICO)	50	291	2	2	15	7	280	2	3	0
TOTAL:							9,139	607	407	201

TABLE 10
PREMIER AVIATION
PASS-BY AND NEW TRIPS - PROPOSED USE WITH TOTAL APPROVED AIRCRAFT

LAND USE	PASS-BY		AM PEAK		PASS-BY		NEW		PM PEAK	
	PERCENT	ADT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	0	0	0
RESTAURANT-QUALITY	15	141	1	1	7	6	11	7	4	4
OFFICE/SF	5	78	9	8	174	153	9	1	7	62
BOOMER'S/ACRE	0	0	0	0	12	8	0	0	0	29
MUVICO THEATER/SEAT	0	0	0	0	37	24	0	0	0	6
RESTAURANT-QUALITY (W/MUVICO)	0	0	0	0	2	3	0	0	0	18
TOTAL:										

VESTED TRIPS:
NET INCREASE (DECREASE):

9,920	597	398	200	979	372	473
10,372	898	626	273	1,225	519	706
(1,452)	(301)	(228)	(73)	(246)	(147)	(233)

Table 1
PREMIER AVIATION
TRIP GENERATION RATES

14-Mar-01
10:05:25 AM

LAND USE	ITE CODE	ADT TRIP RATES		AM PEAK TRIP RATES		PM PEAK TRIP RATES	
		TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
GENERAL AVIATION AIRPORT	022	6.61	0.67	56	44	1	48
RESTAURANT-QUALITY	831	96.51	0.81	94	6	7.49	33
OFFICE/SF	710	LNT=756*LN+3.765	1.56	88	12	1.49	17
HOTEL/AVG	310	8.7	0.67	58	42	0.71	49
BOOMER/SIACRE	IND	103.94	1.268	67	33	8.828	48
MUVICD/SEAT	IND	0.43	0.0088	64	36	0.0251	48

SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS, TRIP GENERATION, 5TH EDITION, 6TH EDITION PK
SOURCE: PALM BEACH COUNTY IMPACT FEE ORDINANCE-ADT
IND - INDEPENDENT STUDY

TABLE 2
PREMIER AVIATION
TRIP GENERATION - VESTED USES

LAND USE	SIZE	ADT TRIPS		AM PEAK TRIPS		PM PEAK TRIPS	
		TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
GENERAL AVIATION AIRPORT	545	3,602	365	204	161	545	262
RESTAURANT-QUALITY	29,900	2,886	24	23	1	224	150
OFFICE/SF	286,475	3,109	447	393	54	427	73
HOTEL/AVG	285	2,480	191	111	80	202	99

TOTAL: 12,077 1,027 731 296 1,398 583 815

TABLE 3
PREMIER AVIATION
INTERNAL/EXTERNAL TRIPS - VESTED USES

LAND USE	INTERNAL RATE	AM PEAK		PM PEAK		INTERNAL TRIPS		AM PEAK		PM PEAK		EXTERNAL TRIPS	
		TOTAL	PERCENT	TOTAL	PERCENT	ENTER	EXIT	ADT	TOTAL	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	3,602	365	204	161	545	262
RESTAURANT-QUALITY	10	289	2	0	22	15	7	2,597	22	21	1	202	135
OFFICE/SF	17	537	77	88	9	74	13	61	2,572	370	45	353	67
HOTEL/AVG	10	248	19	11	6	20	10	2,232	172	100	72	182	89

TOTAL: 11,003 929 650 279 1,282 546 736

TABLE 4
PREMIER AVIATION
PASS-BY AND NEW TRIPS - VESTED USES

LAND USE	PASS-BY PERCENT	ADT		AM PEAK		PM PEAK		PASS-BY		NEW		PM PEAK	
		TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	365	204	161	0	0	0	545	262
RESTAURANT-QUALITY	15	380	2,207	3	0	19	18	1	30	20	10	172	115
OFFICE/SF	5	129	2,443	19	16	2	351	43	18	3	15	336	57
HOTEL/AVG	5	112	2,120	9	5	4	163	95	9	4	5	173	85

TOTAL: 10,372 808 625 273 1,275 519 706