

August 4, 2020  
Revised October 12, 2020

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

**Re: Publix at Westlake Plaza - #PTC20-055  
Traffic Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip generation analysis of the proposed Publix at Westlake Plaza Site Plan Application and an evaluation of the Development Order conditions as required by Engineering Conditions 6a and 6b. 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 a 140,000 SF Shopping Center consisting of: 4,000 SF Fast Food Restaurant w/Drive-thru, 5,750 SF High Turnover Sit-down Restaurant, 5,550 SF Bank w/Drive-thru, and 124,700 SF of Retail in Pod G.

Attachment 1A provides a land use inventory of the approved uses, current request and previously approved requests for Westlake. Attachment 1B provides the traffic equivalency table, which is based on the October 12, 2020 Equivalency Analysis. The calculation of daily, AM and PM peak hour trips associated with this site plan is provided on Attachments 2A and 2B. The cumulative trip generation for all proposed site plan applications is provided on Attachments 3A, 3B and 3C for the Daily, AM and PM peak hour trip, respectively. The total trips do not exceed the approved trips for Westlake. The internalization matrices are provided in the Appendix.

Attachment 4 provides a summary of engineering conditions associated with dwelling units or trips. As shown, there are several conditions applicable to this request. These conditions have been met, or will be met upon building permit thresholds. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order. Attachment 5 provides the driveway volumes for this site.

Sincerely,



Digitally signed by  
Rebecca J Mulcahy  
Date: 2020.10.12  
15:19:56 -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 10/12/20 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 1A  
Publix at Westlake Plaza  
Land Use Inventory**

| Land Use                   | ITE Code | Approved Intensity | Current Request | Previously Submitted (1) | Total Utilization To Date | Remaining To Be Built |
|----------------------------|----------|--------------------|-----------------|--------------------------|---------------------------|-----------------------|
| Residential - SF           | 210      | 2,946 DUs          |                 | 1,428                    | 1,428                     | 1,518                 |
| Residential - MF Condos.   | 230      | 600 DUs            |                 | -                        | -                         | 600                   |
| Residential - 55+ Detached | 251      | 800 DUs            |                 | 298                      | 298                       | 502                   |
| Residential - 55+ Attached | 252      | 200 DUs            |                 | -                        | -                         | 200                   |
| Hotel                      | 310      | 150 Rooms          |                 | -                        | -                         | 150                   |
| Community College          | 540      | 3,000 Students     |                 | 3,000 (4)                | 3,000                     | -                     |
| General Office             | 710      | 450,000 SF         | 100,000 (5)     | 4,000 (2)                | 104,000                   | 346,000               |
| Research & Devel.          | 760      | 600,000 SF         |                 | 47,000 (3)               | 47,000                    | 553,000               |
| Light Industrial           | 110      | 450,000 SF         |                 | -                        | -                         | 450,000               |
| Retail                     | 820      | 500,000 SF         | 140,000 (5)     | 16,700                   | 156,700                   | 343,300               |
| Community Center           | 495      | 70,000 SF          |                 | 12,940                   | 12,940                    | 57,060                |
| Church                     | 560      | 70,000 SF          |                 | 38,155                   | 38,155                    | 31,845                |
| Daycare                    | 565      | 10,000 SF          |                 | -                        | -                         | 10,000                |
| Park                       | 412      | 192 Acres          |                 | -                        | -                         | 192                   |

(1) Represents Pods L, Q, PC-1, K, R, P, O, M, H, I, J, PC-5 and T.

(2) Pod K: 12,379 SF of Free-Standing Emergency Department is equivalent to 4,000 SF of General Office based on previous Equivalency Analysis.

(3) Pod H 7-11: Gas Station, Convenience Store and Car Wash are equivalent to 47,000 SF of R&D based on previous Equivalency Analysis.

(4) The 3,000-student Community College is equivalent to Pod I/J-ISTF and Pod PC-5, Tax Collector's Office based on previous Equivalency Analysis.

(5) This is equivalent to Publix at Westlake Plaza based on Equivalency Analysis.

**Attachment 1B**  
**Publix at Westlake Plaza**  
**Traffic Equivalency Table**

| Equivalency No. | Proposed Use                  |            | Equivalent Use    |            | Approved Intensity (1) | New Total Allowed |
|-----------------|-------------------------------|------------|-------------------|------------|------------------------|-------------------|
|                 | Land Use                      | Intensity  | Land Use          | Intensity  |                        |                   |
| 1               | Free-Standing Emergency Dept. | 12,379 SF  | General Office    | 4,000 SF   | 450,000 SF             | 446,000 SF        |
| 2               | Gas Station                   | 16 FP      | Research & Devel. | 47,000 SF  | 600,000 SF             | 553,000 SF        |
|                 | Convenience Store             | 4,500 SF   |                   |            |                        |                   |
|                 | Car Wash                      | 1 Ln       |                   |            |                        |                   |
| 3               | ISTF                          | 1 Complex  | Community College | 3,000 St.  | 3,000 St.              | -                 |
| 4               | Tax Collector/Gov. Office     | 23,735 SF  |                   |            |                        |                   |
| 5               | Publix at Westlake Plaza      |            |                   |            |                        |                   |
|                 | Retail                        | 124,700 SF | Retail            | 140,000 SF | 500,000 SF             | 360,000 SF        |
|                 | Fast Food Restaurant w/DT     | 4,000 SF   | General Office    | 100,000 SF | 446,000 SF             | 346,000 SF        |
|                 | High Turnover Sit-down Rest.  | 5,750 SF   |                   |            |                        |                   |
|                 | Bank w/DT                     | 5,550 SF   |                   |            |                        |                   |

(1) Approved minus previously converted equivalencies.

**Attachment 2A  
Publix at Westlake Plaza  
Daily Trip Generation**

| Land Use                     | ITE Code | Intensity         | Trip Generation Rate (1)     | Total Trips   | Internal Trips |             | External Trips | Pass-by Trips (1) |            | New External Trips |
|------------------------------|----------|-------------------|------------------------------|---------------|----------------|-------------|----------------|-------------------|------------|--------------------|
| Retail                       | 820      | 124,700 SF        | $\ln(T) = 0.68\ln(X) + 5.57$ | 6,986         | 250            | 3.6%        | 6,736          | 2,580             | 38.3%      | 4,156              |
| Fast Food Restaurant w/DT    | 934      | 4,000 SF          | 470.95 /1,000 SF             | 1,884         | 154            | 8.2%        | 1,730          | 848               | 49%        | 882                |
| High Turnover Sit-Down Rest. | 932      | 5,750 SF          | 112.18 /1,000 SF             | 645           | 52             | 8.0%        | 593            | 255               | 43%        | 338                |
| Bank w/DT                    | 912      | 5,550 SF          | 100.03 /1,000 SF             | 555           | 44             | 8.0%        | 511            | 240               | 47%        | 271                |
| <b>TOTALS</b>                |          | <b>140,000 SF</b> |                              | <b>10,070</b> | <b>500</b>     | <b>5.0%</b> | <b>9,570</b>   | <b>3,923</b>      | <b>41%</b> | <b>5,647</b>       |

(1) Source: Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition and Palm Beach County.

**Attachment 2B**  
**Publix at Westlake Plaza**  
**Peak Hour Trip Generation**

**AM Peak Hour**

| Land Use                     | ITE Code | Intensity         | Trip Generation Rate (1) | Total Trips |            |            | Internal Trips (2) |             | External Trips |            |            | Pass-by Trips (1) |            | New Trips  |           |            |
|------------------------------|----------|-------------------|--------------------------|-------------|------------|------------|--------------------|-------------|----------------|------------|------------|-------------------|------------|------------|-----------|------------|
|                              |          |                   |                          | In          | Out        | Trips      | In                 | Out         | Trips          | In         | Out        | Trips             | In         | Out        | Trips     |            |
| Retail                       | 820      | 124,700 SF        | 0.94 /1,000 SF (62/38)   | 73          | 44         | 117        | 8                  | 7.0%        | 69             | 40         | 109        | 42                | 38.3%      | 43         | 24        | 67         |
| Fast Food Restaurant w/DT    | 934      | 4,000 SF          | 40.19 /1,000 SF (51/49)  | 82          | 79         | 161        | 6                  | 4.0%        | 79             | 76         | 155        | 76                | 49%        | 40         | 39        | 79         |
| High Turnover Sit-Down Rest. | 932      | 5,750 SF          | 9.94 /1,000 SF (55/45)   | 31          | 26         | 57         | 3                  | 5.0%        | 30             | 24         | 54         | 23                | 43%        | 17         | 14        | 31         |
| Bank w/DT                    | 912      | 5,550 SF          | 9.5 /1,000 SF (58/42)    | 31          | 22         | 53         | 3                  | 5.0%        | 29             | 21         | 50         | 24                | 47%        | 15         | 11        | 26         |
| <b>TOTALS</b>                |          | <b>140,000 SF</b> |                          | <b>217</b>  | <b>171</b> | <b>388</b> | <b>20</b>          | <b>5.2%</b> | <b>207</b>     | <b>161</b> | <b>368</b> | <b>165</b>        | <b>45%</b> | <b>115</b> | <b>88</b> | <b>203</b> |

**PM Peak Hour**

| Land Use                     | ITE Code | Intensity         | Trip Generation Rate (1)             | Total Trips |            |            | Internal Trips (2) |             | External Trips |            |            | Pass-by Trips (1) |            | New Trips  |            |            |
|------------------------------|----------|-------------------|--------------------------------------|-------------|------------|------------|--------------------|-------------|----------------|------------|------------|-------------------|------------|------------|------------|------------|
|                              |          |                   |                                      | In          | Out        | Trips      | In                 | Out         | Trips          | In         | Out        | Trips             | In         | Out        | Trips      |            |
| Retail                       | 820      | 124,700 SF        | $\ln(T) = 0.74\ln(X) + 2.89$ (48/52) | 307         | 333        | 640        | 23                 | 3.6%        | 296            | 321        | 617        | 236               | 38.3%      | 183        | 198        | 381        |
| Fast Food Restaurant w/DT    | 934      | 4,000 SF          | 32.67 /1,000 SF (52/48)              | 68          | 63         | 131        | 10                 | 8.0%        | 62             | 59         | 121        | 59                | 49%        | 32         | 30         | 62         |
| High Turnover Sit-Down Rest. | 932      | 5,750 SF          | 9.77 /1,000 SF (62/38)               | 35          | 21         | 56         | 4                  | 8.0%        | 33             | 19         | 52         | 22                | 43%        | 19         | 11         | 30         |
| Bank w/DT                    | 912      | 5,550 SF          | 20.45 /1,000 SF (50/50)              | 57          | 56         | 113        | 9                  | 8.0%        | 53             | 51         | 104        | 49                | 47%        | 28         | 27         | 55         |
| <b>TOTALS</b>                |          | <b>140,000 SF</b> |                                      | <b>467</b>  | <b>473</b> | <b>940</b> | <b>46</b>          | <b>4.9%</b> | <b>444</b>     | <b>450</b> | <b>894</b> | <b>366</b>        | <b>41%</b> | <b>262</b> | <b>266</b> | <b>528</b> |

(1) Source: Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition and Palm Beach County.

**Attachment 3A**  
**Publix at Westlake Plaza**  
**Daily Trip Generation - Cumulative**

**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      | - DUs      | 6.65 /DU                         | -           | -                  | 0.0%  | -              | -                    | 0.0%  | -              | -                 | 0%    | -         |
| Residential - 55+ Detached   | 251      | - DUs      | 8 /DU                            | -           | -                  | 0.0%  | -              | -                    | 0.0%  | -              | -                 | 0%    | -         |
| Residential - 55+ Attached   | 252      | - DUs      | 6 /DU                            | -           | -                  | 0.0%  | -              | -                    | 0.0%  | -              | -                 | 0%    | -         |
| General Office               | 710      | - SF       | $\ln(T) = 0.77\ln(X) + 3.65$     | -           | -                  | 0.0%  | -              | -                    | 0.0%  | -              | -                 | 10%   | -         |
| Research & Devel.            | 760      | - SF       | $\ln(T) = 0.83\ln(X) + 3.09$ (3) | -           | -                  | 0.0%  | -              | -                    | 0.0%  | -              | -                 | 10%   | -         |
| Retail                       | 820      | - SF       | $\ln(T) = 0.65\ln(X) + 5.83$     | -           | -                  | 0.0%  | -              | -                    | 0.0%  | -              | -                 | 0.0%  | -         |
| Park                         | 412      | - Acres    | 2.28 /Acre                       | -           | -                  | 10.0% | -              | -                    | 0.0%  | -              | -                 | 0%    | -         |
| Car Wash                     | PBC      | 1 Lane     | 166 /Lane                        | 166         | -                  | 0.0%  | 166            | 22                   | 13.3% | 144            | -                 | 0%    | 144       |
| Gas Station (16 FP)/ C-Store | FDOT     | 4,500 SF   | 14.3 X PM Peak Hour Trips        | 3,818       | -                  | 0.0%  | 3,818          | 399                  | 10.5% | 3,419          | 2,086             | 61%   | 1,333     |
| Publix at Westlake Plaza     | N/A      | 140,000 SF | Pre-Calc'd                       | 9,570       | -                  | 0.0%  | 9,570          | 1,001                | 10.5% | 8,569          | 2,459             | 28.7% | 6,110     |
| <b>TOTALS</b>                |          |            |                                  | 13,554      | -                  | 0.0%  | 13,554         | 1,422                | 10.5% | 12,132         | 4,545             |       | 7,587     |

**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      | 500 DUs    | 10 /DU                           | 5,000       | 350                | 7.0%  | 4,650          | 363                  | 7.8% | 4,287          | -                 | 0%    | 4,287     |
| Residential - SF (F,M,P,Q,R,S) | 210      | 928 DUs    | 10 /DU                           | 9,280       | 650                | 7.0%  | 8,630          | 673                  | 7.8% | 7,957          | -                 | 0%    | 7,957     |
| Residential - MF Condos.       | 230      | - DUs      | 6.65 /DU                         | -           | -                  | 7.0%  | -              | -                    | 0.0% | -              | -                 | 0%    | -         |
| Residential - 55+ Detached     | 251      | 298 DUs    | 8 /DU                            | 2,384       | 167                | 7.0%  | 2,217          | 184                  | 8.3% | 2,033          | -                 | 0%    | 2,033     |
| Hotel                          | 310      | - Rooms    | 8.92 /Room                       | -           | -                  | 0.0%  | -              | -                    | 0.0% | -              | -                 | 10%   | -         |
| Community College              | 540*     | - Students | 2.29 /Student                    | -           | -                  | 0.0%  | -              | -                    | 0.0% | -              | -                 | 0%    | -         |
| General Office                 | 710      | - SF       | $\ln(T) = 0.77\ln(X) + 3.65$     | -           | -                  | 29.5% | -              | -                    | 0.0% | -              | -                 | 10%   | -         |
| Research & Devel.              | 760      | - SF       | $\ln(T) = 0.83\ln(X) + 3.09$ (3) | -           | -                  | 29.5% | -              | -                    | 0.0% | -              | -                 | 10%   | -         |
| Light Industrial               | 110      | - SF       | 6.97 /1000 SF                    | -           | -                  | 29.5% | -              | -                    | 0.0% | -              | -                 | 10%   | -         |
| Retail                         | 820      | 16,700 SF  | $\ln(T) = 0.65\ln(X) + 5.83$     | 2,122       | 1,118              | 52.7% | 1,004          | -                    | 0.0% | 1,004          | 572               | 57.0% | 432       |
| Park                           | 412      | - Acres    | 2.28 /Acre                       | -           | -                  | 30.5% | -              | -                    | 0.0% | -              | -                 | 0%    | -         |
| Community Center               | 495      | 12,940 SF  | 33.82 /1000 SF                   | 438         | 134                | 30.5% | 304            | -                    | 0.0% | 304            | 15                | 5%    | 289       |
| Church                         | 560      | 38,155 SF  | 9.11 /1000 SF                    | 348         | 106                | 30.5% | 242            | -                    | 0.0% | 242            | 12                | 5%    | 230       |
| Daycare                        | 565      | - SF       | 74.06 /1000 SF                   | -           | -                  | 30.5% | -              | -                    | 0.0% | -              | -                 | 50%   | -         |
| ISTF                           | N/A      | 1 Complex  | Pre-Calc'd                       | 5,520       | 414                | 7.5%  | 5,106          | 158                  | 3.1% | 4,948          | -                 | 0%    | 4,948     |
| FSED                           | 650      | 12,379 SF  | Pre-Calc'd                       | 309         | 104                | 33.5% | 205            | 13                   | 6.2% | 192            | 19                | 10%   | 173       |
| Tax Collector                  | 730      | 23,735 SF  | Pre-Calc'd                       | 536         | 158                | 29.5% | 378            | 31                   | 8.1% | 347            | 35                | 10%   | 312       |
| <b>TOTALS</b>                  |          |            |                                  | 25,937      | 3,201              | 12.3% | 22,736         | 1,422                | 5.5% | 21,314         | 653               |       | 20,661    |

|                        |  |  |  |        |       |      |        |       |      |        |       |  |        |
|------------------------|--|--|--|--------|-------|------|--------|-------|------|--------|-------|--|--------|
| <b>COMBINED TOTALS</b> |  |  |  | 39,491 | 3,201 | 8.1% | 36,290 | 2,844 | 7.2% | 33,446 | 5,198 |  | 28,248 |
|------------------------|--|--|--|--------|-------|------|--------|-------|------|--------|-------|--|--------|

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

(1) Source: Palm Beach County ULDC Article 13, unless otherwise noted.

(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 3B**  
**Publix at Westlake Plaza**  
**AM Peak Hour Trip Generation - Cumulative**

**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      | - DUs      | $\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83) | -           | -   | -     | -                  | 0.0%           | -   | -     | -                    | -              | 0.0%  | -     | -                 | -         | -   | 0%    | -   | -   | -   |
| Residential - 55+ Detached   | 251      | - DUs      | 0.22 /DU (35/65)                                 | -           | -   | -     | -                  | 0.0%           | -   | -     | -                    | -              | 0.0%  | -     | -                 | -         | -   | 0%    | -   | -   | -   |
| Residential - 55+ Attached   | 252      | - DUs      | 0.2 /DU (34/66)                                  | -           | -   | -     | -                  | 0.0%           | -   | -     | -                    | -              | 0.0%  | -     | -                 | -         | -   | 0%    | -   | -   | -   |
| General Office               | 710      | - SF       | $\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57$ (88/12) | -           | -   | -     | -                  | 0.0%           | -   | -     | -                    | -              | 0.0%  | -     | -                 | -         | -   | 10%   | -   | -   | -   |
| Research & Devel.            | 760      | - SF       | $\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17) | -           | -   | -     | -                  | 0.0%           | -   | -     | -                    | -              | 0.0%  | -     | -                 | -         | -   | 10%   | -   | -   | -   |
| Retail                       | 820      | - SF       | 0.96 /1000 SF (62/38)                            | -           | -   | -     | -                  | 0.0%           | -   | -     | -                    | -              | 0.0%  | -     | -                 | -         | -   | 0.0%  | -   | -   | -   |
| Park                         | 412      | - Acres    | 0.02 /Acre (61/39)                               | -           | -   | -     | -                  | 10.0%          | -   | -     | -                    | -              | 10.0% | -     | -                 | -         | -   | 0%    | -   | -   | -   |
| Car Wash                     | PBC      | 1 Lane     | 11.97 /Lane (50/50)                              | 6           | 6   | 12    | -                  | 0.0%           | 6   | 6     | 12                   | 1              | 8.3%  | 5     | 6                 | 11        | -   | 0%    | 5   | 6   | 11  |
| Gas Station (16 FP)/ C-Store | FDOT     | 4,500 SF   | 12.3*FP + 15.5(X) (50/50)                        | 134         | 133 | 267   | -                  | 0.0%           | 134 | 133   | 267                  | 16             | 6.0%  | 125   | 126               | 251       | 153 | 61%   | 49  | 49  | 98  |
| Publix at Westlake Plaza     | N/A      | 140,000 SF | Pre-Calc'd                                       | 207         | 161 | 368   | -                  | 0.0%           | 207 | 161   | 368                  | 22             | 6.0%  | 195   | 151               | 346       | 99  | 28.7% | 139 | 108 | 247 |
| <b>TOTALS</b>                |          |            |  | 347         | 300 | 647   | -                  | 0.0%           | 347 | 300   | 647                  | 39             | 6.0%  | 325   | 283               | 608       | 252 |       | 193 | 163 | 356 |

**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      | 500 DUs    | 0.75 /DU (25/75)                                 | 94          | 281   | 375   | 25                 | 6.7%           | 88  | 262   | 350                  | 3              | 0.8% | 87    | 260               | 347       | -   | 0%    | 87  | 260   | 347   |
| Residential - SF (F,M,P,Q,R,S) | 210      | 928 DUs    | 0.75 /DU (25/75)                                 | 174         | 522   | 696   | 47                 | 6.7%           | 162 | 487   | 649                  | 6              | 0.9% | 160   | 483               | 643       | -   | 0%    | 160 | 483   | 643   |
| Residential - MF Condos.       | 230      | - DUs      | $\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83) | -           | -     | -     | -                  | 6.7%           | -   | -     | -                    | -              | 0.0% | -     | -                 | -         | -   | 0%    | -   | -     | -     |
| Residential - 55+ Detached     | 251      | 298 DUs    | 0.22 /DU (35/65)                                 | 23          | 43    | 66    | 4                  | 6.7%           | 21  | 41    | 62                   | 1              | 1.5% | 21    | 40                | 61        | -   | 0%    | 21  | 40    | 61    |
| Hotel                          | 310      | - Rooms    | 0.53 /Room (59/41)                               | -           | -     | -     | -                  | 0.0%           | -   | -     | -                    | -              | 0.0% | -     | -                 | -         | -   | 10%   | -   | -     | -     |
| Community College              | 540*     | - Students | 0.11 /Student (87/13)                            | -           | -     | -     | -                  | 0.0%           | -   | -     | -                    | -              | 0.0% | -     | -                 | -         | -   | 0%    | -   | -     | -     |
| General Office                 | 710      | - SF       | $\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57$ (88/12) | -           | -     | -     | -                  | 12.7%          | -   | -     | -                    | -              | 0.0% | -     | -                 | -         | -   | 10%   | -   | -     | -     |
| Research & Devel.              | 760      | - SF       | $\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17) | -           | -     | -     | -                  | 12.7%          | -   | -     | -                    | -              | 0.0% | -     | -                 | -         | -   | 10%   | -   | -     | -     |
| Light Industrial               | 110      | - SF       | 0.92 /1000 SF (88/12)                            | -           | -     | -     | -                  | 12.7%          | -   | -     | -                    | -              | 0.0% | -     | -                 | -         | -   | 10%   | -   | -     | -     |
| Retail                         | 820      | 16,700 SF  | 0.96 /1000 SF (62/38)                            | 10          | 6     | 16    | 11                 | 68.8%          | 2   | 3     | 5                    | -              | 0.0% | 2     | 3                 | 5         | 3   | 57.0% | 1   | 1     | 2     |
| Park                           | 412      | - Acres    | 0.02 /Acre (61/39)                               | -           | -     | -     | -                  | 27.1%          | -   | -     | -                    | -              | 0.0% | -     | -                 | -         | -   | 0%    | -   | -     | -     |
| Community Center               | 495      | 12,940 SF  | 2.05 /1000 SF (66/34)                            | 18          | 9     | 27    | 7                  | 27.1%          | 13  | 7     | 20                   | -              | 0.0% | 13    | 7                 | 20        | 1   | 5%    | 12  | 7     | 19    |
| Church                         | 560      | 38,155 SF  | 0.56 /1000 SF (62/38)                            | 13          | 8     | 21    | 6                  | 27.1%          | 9   | 6     | 15                   | -              | 0.0% | 9     | 6                 | 15        | 1   | 5%    | 9   | 5     | 14    |
| Daycare                        | 565      | - SF       | 12.18 /1000 SF (53/47)                           | -           | -     | -     | -                  | 27.1%          | -   | -     | -                    | -              | 0.0% | -     | -                 | -         | -   | 50%   | -   | -     | -     |
| ISTF                           | N/A      | 1 Complex  | Pre-Calc'd                                       | 474         | 334   | 808   | 60                 | 7.4%           | 432 | 316   | 748                  | 23             | 2.8% | 421   | 304               | 725       | -   | 0%    | 421 | 304   | 725   |
| FSED                           | 650      | 12,379 SF  | Pre-Calc'd                                       | 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-Calc'd                                       | 59          | 20    | 79    | 10                 | 12.7%          | 52  | 17    | 69                   | 5              | 6.3% | 50    | 14                | 64        | 6   | 10%   | 45  | 13    | 58    |
| <b>TOTALS</b>                  |          |            |  | 872         | 1,230 | 2,102 | 172                | 8.2%           | 786 | 1,144 | 1,930                | 39             | 1.9% | 770   | 1,121             | 1,891     | 12  |       | 762 | 1,117 | 1,879 |

|                        |  |  |  |       |       |       |     |      |       |       |       |    |      |       |       |       |     |  |     |       |       |
|------------------------|--|--|--|-------|-------|-------|-----|------|-------|-------|-------|----|------|-------|-------|-------|-----|--|-----|-------|-------|
| <b>COMBINED TOTALS</b> |  |  |  | 1,219 | 1,530 | 2,749 | 172 | 6.3% | 1,133 | 1,444 | 2,577 | 78 | 2.8% | 1,095 | 1,404 | 2,499 | 264 |  | 955 | 1,280 | 2,235 |
|------------------------|--|--|--|-------|-------|-------|-----|------|-------|-------|-------|----|------|-------|-------|-------|-----|--|-----|-------|-------|

\* 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.

**Attachment 3C**  
**Publix at Westlake Plaza**  
**PM Peak Hour Trip Generation - Cumulative**

**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      | - DUs      | $\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$ | -           | -   | -     | -                  | 0.0%  | -              | -   | -     | -                    | 0.0%  | -              | -   | -   | -                 | 0%    | -         | -     | -   |
| Residential - 55+ Detached   | 251      | - DUs      | 0.27 /DU (61/39)                               | -           | -   | -     | -                  | 0.0%  | -              | -   | -     | -                    | 0.0%  | -              | -   | -   | -                 | 0%    | -         | -     | -   |
| Residential - 55+ Attached   | 252      | - DUs      | 0.25 /DU (54/46)                               | -           | -   | -     | -                  | 0.0%  | -              | -   | -     | -                    | 0.0%  | -              | -   | -   | -                 | 0%    | -         | -     | -   |
| General Office               | 710      | - SF       | 1.49 /1000 SF (17/83)                          | -           | -   | -     | -                  | 0.0%  | -              | -   | -     | -                    | 0.0%  | -              | -   | -   | -                 | 10%   | -         | -     | -   |
| Research & Devel.            | 760      | - SF       | $\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$ | -           | -   | -     | -                  | 0.0%  | -              | -   | -     | -                    | 0.0%  | -              | -   | -   | -                 | 10%   | -         | -     | -   |
| Retail                       | 820      | - SF       | $\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$ | -           | -   | -     | -                  | 0.0%  | -              | -   | -     | -                    | 0.0%  | -              | -   | -   | -                 | 0.0%  | -         | -     | -   |
| Park                         | 412      | - Acres    | 0.09 /Acre (61/39)                             | -           | -   | -     | -                  | 10.0% | -              | -   | -     | -                    | 10.0% | -              | -   | -   | -                 | 0%    | -         | -     | -   |
| Car Wash                     | PBC      | 1 Lane     | 13.65 /Lane (50/50)                            | 7           | 7   | 14    | -                  | 0.0%  | 7              | 7   | 14    | 3                    | 21.4% | 6              | 5   | 11  | -                 | 0%    | 6         | 5     | 11  |
| Gas Station (16 FP)/ C-Store | FDOT     | 4,500 SF   | 12.3*FP + 15.5(X) (50/50)                      | 134         | 133 | 267   | -                  | 0.0%  | 134            | 133 | 267   | 48                   | 18.0% | 119            | 100 | 219 | 134               | 61%   | 46        | 39    | 85  |
| Publix at Westlake Plaza     | N/A      | 140,000 SF | Pre-Calc'd                                     | 444         | 450 | 894   | -                  | 0.0%  | 444            | 450 | 894   | 161                  | 18.0% | 395            | 338 | 733 | 210               | 28.7% | 282       | 241   | 523 |
| <b>TOTALS</b>                |          |            |  | 585         | 590 | 1,175 | -                  | 0.0%  | 585            | 590 | 1,175 | 212                  | 18.0% | 520            | 443 | 963 | 344               |       | 334       | 285   | 619 |

**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      | 500 DUs    | $\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$ | 282         | 165 | 447   | 32                 | 7.2%  | 263            | 152 | 415   | 66                   | 14.8% | 215            | 134 | 349   | -                 | 0%    | 215       | 134   | 349   |
| Residential - SF (F,M,P,Q,R,S) | 210      | 928 DUs    | $\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$ | 491         | 289 | 780   | 56                 | 7.2%  | 458            | 266 | 724   | 115                  | 14.7% | 375            | 234 | 609   | -                 | 0%    | 375       | 234   | 609   |
| Residential - MF Condos.       | 230      | - DUs      | $\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$ | -           | -   | -     | -                  | 7.2%  | -              | -   | -     | -                    | 0.0%  | -              | -   | -     | -                 | 0%    | -         | -     | -     |
| Residential - 55+ Detached     | 251      | 298 DUs    | 0.27 /DU (61/39)                               | 49          | 31  | 80    | 6                  | 7.2%  | 46             | 28  | 74    | 12                   | 15.0% | 37             | 25  | 62    | -                 | 0%    | 37        | 25    | 62    |
| Hotel                          | 310      | - Rooms    | 0.6 /Room (51/49)                              | -           | -   | -     | -                  | 0.0%  | -              | -   | -     | -                    | 0.0%  | -              | -   | -     | -                 | 10%   | -         | -     | -     |
| Community College              | 540*     | - Students | 0.14 /Student (54/46)                          | -           | -   | -     | -                  | 0.0%  | -              | -   | -     | -                    | 0.0%  | -              | -   | -     | -                 | 0%    | -         | -     | -     |
| General Office                 | 710      | - SF       | 1.49 /1000 SF (17/83)                          | -           | -   | -     | -                  | 46.3% | -              | -   | -     | -                    | 0.0%  | -              | -   | -     | -                 | 10%   | -         | -     | -     |
| Research & Devel.              | 760      | - SF       | $\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$ | -           | -   | -     | -                  | 46.3% | -              | -   | -     | -                    | 0.0%  | -              | -   | -     | -                 | 10%   | -         | -     | -     |
| Light Industrial               | 110      | - SF       | 0.97 /1000 SF (12/88)                          | -           | -   | -     | -                  | 46.3% | -              | -   | -     | -                    | 0.0%  | -              | -   | -     | -                 | 10%   | -         | -     | -     |
| Retail                         | 820      | 16,700 SF  | $\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$ | 87          | 94  | 181   | 66                 | 36.5% | 63             | 52  | 115   | -                    | 0.0%  | 63             | 52  | 115   | 66                | 57.0% | 27        | 22    | 49    |
| Park                           | 412      | - Acres    | 0.09 /Acre (61/39)                             | -           | -   | -     | -                  | 33.9% | -              | -   | -     | -                    | 0.0%  | -              | -   | -     | -                 | 0%    | -         | -     | -     |
| Community Center               | 495      | 12,940 SF  | 2.74 /1000 SF (49/51)                          | 17          | 18  | 35    | 12                 | 33.9% | 11             | 12  | 23    | -                    | 0.0%  | 11             | 12  | 23    | 1                 | 5%    | 10        | 12    | 22    |
| Church                         | 560      | 38,155 SF  | 0.55 /1000 SF (48/52)                          | 10          | 11  | 21    | 7                  | 33.9% | 6              | 8   | 14    | -                    | 0.0%  | 6              | 8   | 14    | 1                 | 5%    | 6         | 7     | 13    |
| Daycare                        | 565      | - SF       | 12.34 /1000 SF (47/53)                         | -           | -   | -     | -                  | 33.9% | -              | -   | -     | -                    | 0.0%  | -              | -   | -     | -                 | 50%   | -         | -     | -     |
| ISTF                           | N/A      | 1 Complex  | Pre-Calc'd                                     | 184         | 239 | 423   | 32                 | 7.6%  | 169            | 222 | 391   | 14                   | 3.3%  | 163            | 214 | 377   | -                 | 0%    | 163       | 214   | 377   |
| FSED                           | 650      | 12,379 SF  | Pre-Calc'd                                     | 9           | 10  | 19    | 10                 | 52.6% | 2              | 7   | 9     | 1                    | 5.3%  | 2              | 6   | 8     | 1                 | 10%   | 2         | 5     | 7     |
| Tax Collector                  | 730      | 23,735 SF  | Pre-Calc'd                                     | 13          | 28  | 41    | 19                 | 46.3% | 4              | 18  | 22    | 4                    | 9.8%  | 2              | 16  | 18    | 2                 | 10%   | 2         | 14    | 16    |
| <b>TOTALS</b>                  |          |            |  | 1,142       | 885 | 2,027 | 240                | 11.8% | 1,022          | 765 | 1,787 | 212                  | 10.5% | 874            | 701 | 1,575 | 71                |       | 837       | 667   | 1,504 |

|                        |  |  |  |       |       |       |     |      |       |       |       |     |       |       |       |       |     |  |       |     |       |
|------------------------|--|--|--|-------|-------|-------|-----|------|-------|-------|-------|-----|-------|-------|-------|-------|-----|--|-------|-----|-------|
| <b>COMBINED TOTALS</b> |  |  |  | 1,727 | 1,475 | 3,202 | 240 | 7.5% | 1,607 | 1,355 | 2,962 | 424 | 13.2% | 1,394 | 1,144 | 2,538 | 415 |  | 1,171 | 952 | 2,123 |
|------------------------|--|--|--|-------|-------|-------|-----|------|-------|-------|-------|-----|-------|-------|-------|-------|-----|--|-------|-----|-------|

\* 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.

**Approved Total**

4,932



**Attachment 4**  
**Publix at Westlake Plaza**  
**Conditions Associated with Units or Trips**

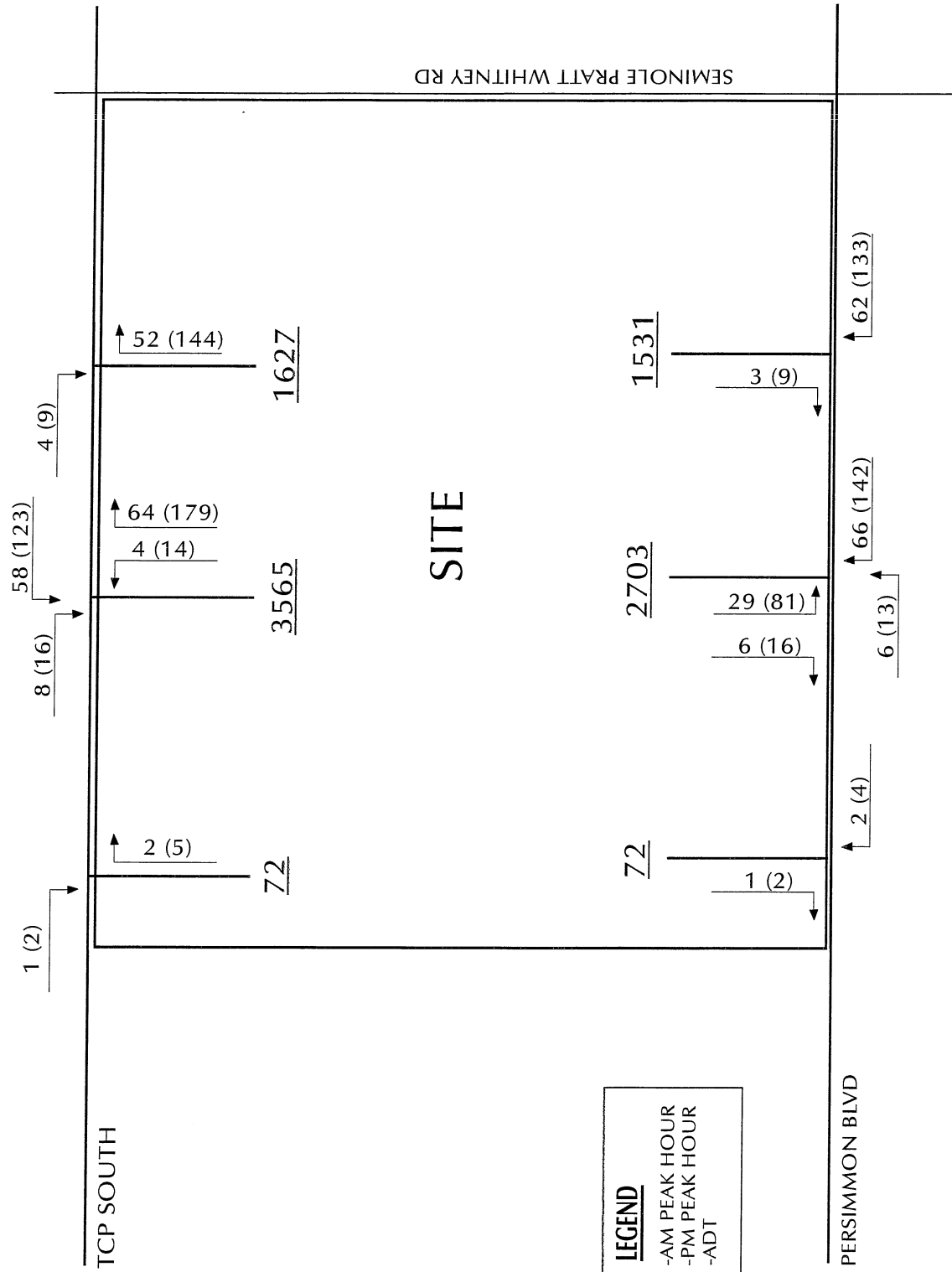
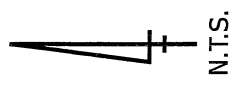
| Cond. # | Threshold                               |                  |           | Improvement                |   |       | Applicable ? | Met ? | Notes  |
|---------|---|------------------|-----------|----------------------------|---|-------|--------------|-------|--|
|         | Units                                   | Trips            | Date      | Roadway                    | Link                                    | Lanes |              |       |  |
| 1b      | 39                                      |                  |           | Seminole Pratt Whitney Rd  | Seminole Ridge H.S. to M Canal          | 4LD   | ✓            | Yes   | Under construction.  |
| 1c      | 83                                      |                  | 10/1/2019 | Northlake Blvd             | Hall Blvd to Coconut Blvd               | 4LD   | ✓            | Yes   | Determined to be met as not applicable.                      |
| 1d      | 98                                      |                  | 10/1/2019 | SR 7                       | Okeechobee Blvd to 60th St N            | 4LD   | ✓            | Yes   | Determined to be met as not applicable.                      |
| 1e      | 304                                     |                  | 10/1/2018 | SR 7                       | 60th St N to Northlake Blvd             | 4LD   | ✓            | Yes   | Determined to be met as not applicable.                      |
| 1f      | 447                                     | 251 AM Out       | 10/1/2017 | Northlake Blvd             | Seminole Pratt Whitney to Hall Blvd     | 4LD   | ✓            | Yes   | Determined to be met as not applicable.                      |
| 1g      | 536                                     |                  | 10/1/2016 | Intersection               | 60th St N / RPB Blvd                    |       | ✓            | Yes   | Determined to be met as not applicable.                      |
| 1h      | 872                                     |                  |           | Prop Share Payment         | \$7,984,927                             |       | ✓            | No    | To be paid at 872nd Residential Building Permit              |
| 1i      | 1,021                                   | 574 AM Out       | 10/1/2020 | Southern Blvd              | Lion Country Safari to Forest Hill Blvd | 6LD   | ✓            | Yes   | Determined to be met as not applicable.                      |
| 1j      | 1,904                                   | 1071 AM Out      |           | Prop Share Payment         | \$7,356,582                             |       | ✓            | No    | To be paid at 1,371 Residential Building Permit <sup>1</sup> |
| 1k      | 2,269                                   | 1276 AM Out      | 10/1/2020 | Roebuck Rd                 | SR 7 to Jog Rd (or Pay \$1,144,578)     | 4LD   | ✓            | Yes   | Determined to be met as not applicable.                      |
| 1l      | 2,430                                   | 1367 AM Out      |           | Prop Share Payment         | \$3,667,913                             |       |              |       |  |
| 1m      | 2,581                                   | 1452 AM Out      |           | Prop Share Payment         | \$9,855,072                             |       |              |       |  |
| 1n      | 2,706                                   | 756 PM Out       |           | Prop Share Payment         | \$8,653,561                             |       | ✓            | No    | To be paid at 1,246 Residential Building Permit <sup>1</sup> |
| 1o      | 3,045                                   | 1713 AM Out      |           | Prop Share Payment         | \$4,558,546                             |       |              |       |  |
| 1p      | 3,240                                   | 1822 AM Out      |           | Prop Share Payment         | \$1,180,850                             |       |              |       |  |
| 1q      | 3446 +<br>600Condos<br>+ 2 55+<br>Units | 2118 AM Out      |           | Prop Share Payment         | \$2,281,800                             |       |              |       |  |
| 1r      |   | 2125 PM Out      |           | Prop Share Payment         | \$832,533                               |       |              |       |  |
|         |   |                  |           | CRALLS Payment             | \$3,363,800                             |       |              |       |  |
| 1s      |   | 2192 AM Out      |           | Prop Share Payment         | \$3,701,222                             |       |              |       |  |
| 1t      |   | 2270 AM Out      |           | Seminole Pratt Whitney Rd  | Persimmon to 60th St N                  | 6LD   |              |       |  |
| 1u      |   |                  | <12/31/18 | Seminole Pratt Whitney Rd  | Seminole Ridge H.S. to M Canal          | 4LD   |              | Yes   | Under construction.  |
| 3       | 1 year from first non-residential C.O.  |                  |           | Program                    | Compressed Work Wk/Non-peak Hours       |       |              |       |  |
| 4       |   | 2125 PM Out      |           | Program                    | Ridesharing                             |       |              |       |  |
| 5a      | April 1-1 year from Ridesharing program |                  |           | Monitoring Report          | Compressed Work Wk/Non-peak Hours       |       |              |       |  |
| 5b      | April 1-1 year from Ridesharing program |                  |           | Monitoring Report          | Ridesharing                             |       |              |       |  |
| 6a      | Any DRO Application                     |                  |           | Trip Generation Analysis   |   |       | ✓            | Yes   |  |
| 6b      | Any DRO Application                     |                  |           | DO Conditions Evaluated    |   |       | ✓            | Yes   |  |
| 7       |   |                  |           | Fund                       | Warranted Traffic Signals               |       |              |       |  |
| 8       | 1,300                                   | (East of SPW Rd) |           | Town Center Pkwy           | Seminole Pratt Whitney to 60th St N     |       |              |       | Construct or pay \$9,000,000                                 |
| 9       | 3,000                                   | (East of SPW Rd) |           | Persimmon (2nd E/W Conn)   | Seminole Pratt Whitney to East of Proj  |       |              |       | Construct or pay \$9,000,000                                 |
| 10      | 2,600                                   |                  |           | 60th St N (North E/W Conn) | W of SPW to Seminole Pratt Whitney      |       |              |       |  |
| 11      | 0 after Persimmon connection            |                  |           | Payment                    | \$1,500,000                             |       |              |       |  |
| 12      | 0 after 60th St connection              |                  |           | Payment                    | \$3,000,000                             |       |              |       |  |

<sup>1</sup> Calculation of Residential building permits is based on the inclusion of the following non-residential uses: Gas Station/C-store, carwash and 140,000 SF of Retail uses on west side; and 16,700 SF Retail, 12,940 SF Community Center, 38,155 SF Church, 1 Soccer Complex, 12,379 SF FSED, and 23,735 SF Tax Collector on east side.



ATTACHMENT 5  
PROJECT DRIVEWAY VOLUMES

PUBLIX AT  
WESTLAKE PLAZA

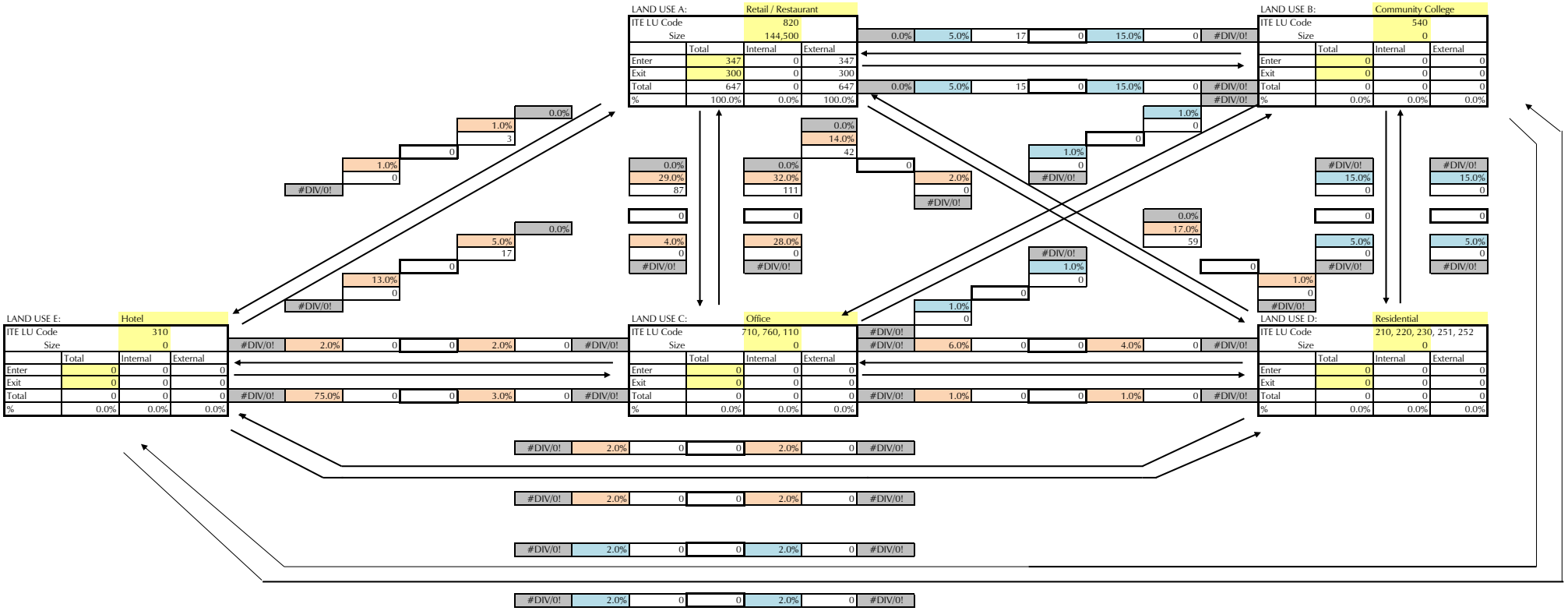


**LEGEND**  
 XX -AM PEAK HOUR  
 (XX) -PM PEAK HOUR  
 XXX -ADT

# APPENDIX

**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - West Side  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 10/08/20



|                               | Net External Trips for Multi-Use Development |        |        |        |        |       |
|-------------------------------|--|--------|--------|--------|--------|-------|
|                               | L.U. A                                       | L.U. B | L.U. C | L.U. D | L.U. E | TOTAL |
| Enter                         | 347  | 0      | 0      | 0      | 0      | 347   |
| Exit                          | 300  | 0      | 0      | 0      | 0      | 300   |
| Total                         | 647  | 0      | 0      | 0      | 0      | 647   |
| Single-Use Trip Gen. Estimate | 647  | 0      | 0      | 0      | 0      | 647   |
|                               |  |        |        |        |        | 0.0%  |

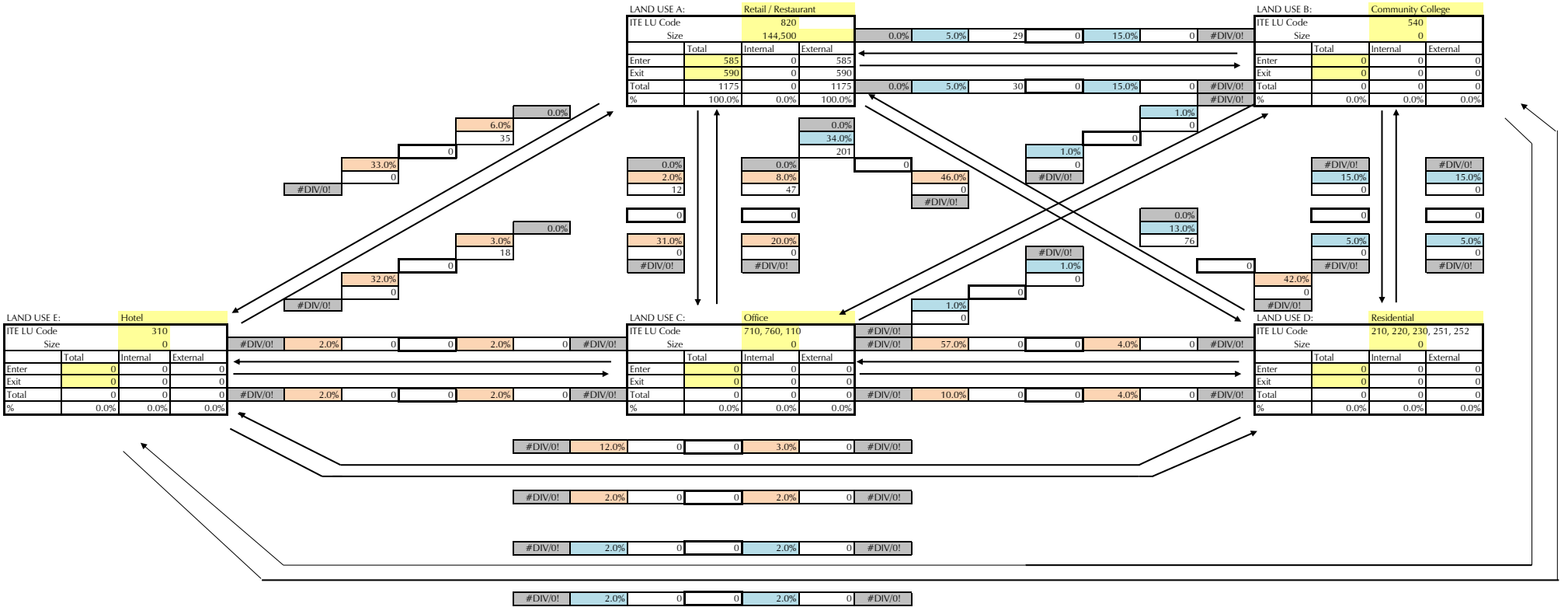
**INTERNAL CAPTURE**

**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: 10/08/20



|                               | Net External Trips for Multi-Use Development |        |        |        |        |   | TOTAL |
|-------------------------------|--|--------|--------|--------|--------|---|-------|
|                               | L.U. A                                       | L.U. B | L.U. C | L.U. D | L.U. E |   |       |
| Enter                         | 585  | 0      | 0      | 0      | 0      | 0 | 585   |
| Exit                          | 590  | 0      | 0      | 0      | 0      | 0 | 590   |
| Total                         | 1175   | 0      | 0      | 0      | 0      | 0 | 1175  |
| Single-Use Trip Gen. Estimate | 1175   | 0      | 0      | 0      | 0      | 0 | 1175  |

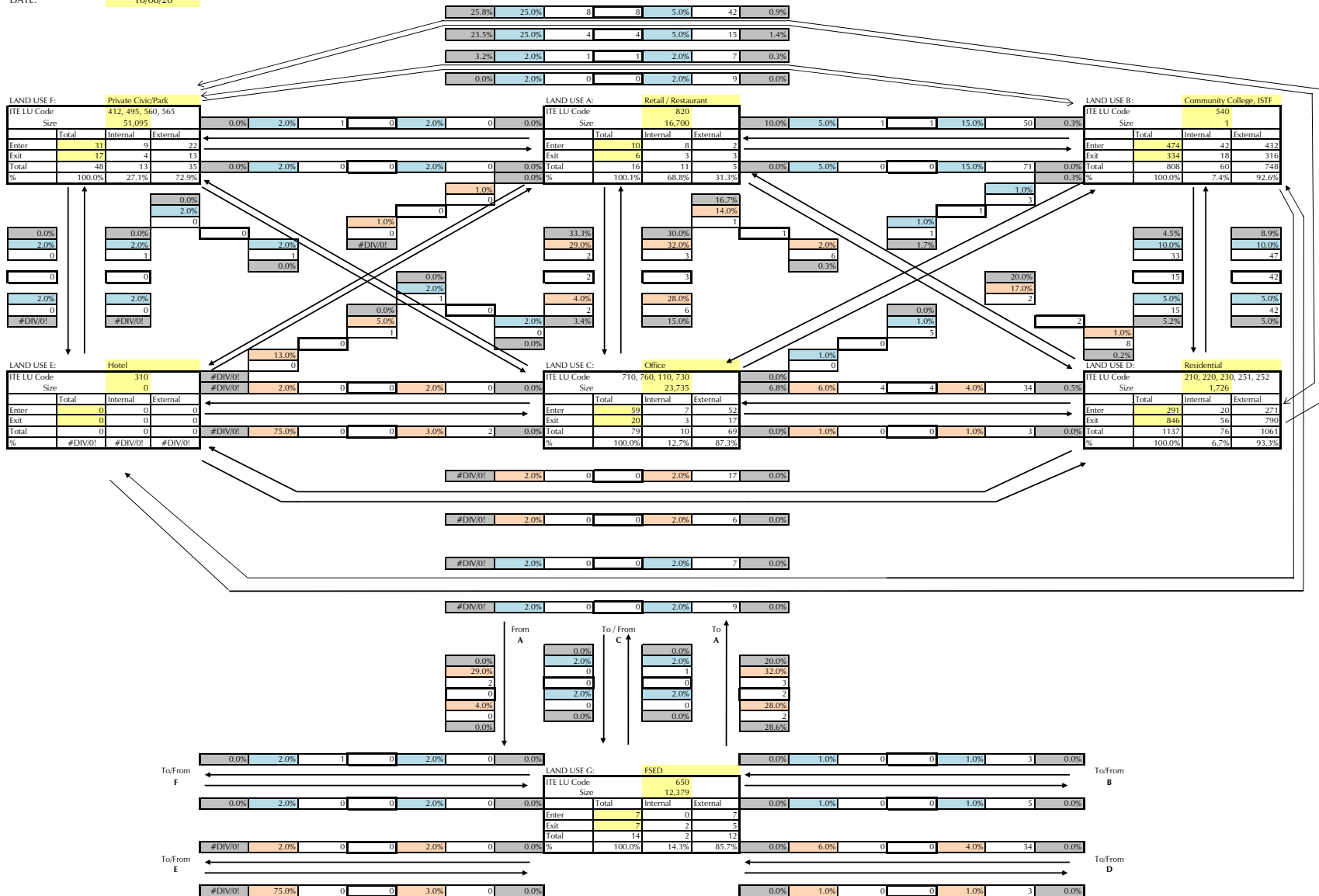
INTERNAL CAPTURE: 0.0%

**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 - East Side  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 10/08/20



|                               | LU. A | LU. B | LU. C | LU. D | LU. E | LU. F | LU. G | TOTAL |
|-------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Enter                         | 2     | 432   | 52    | 271   | 0     | 22    | 7     | 786   |
| Exit                          | 3     | 316   | 17    | 790   | 0     | 13    | 5     | 1144  |
| Total                         | 5     | 748   | 69    | 1061  | 0     | 35    | 12    | 1930  |
| Single-Use Trip Gen. Estimate | 16    | 806   | 79    | 1137  | 0     | 48    | 14    | 2102  |

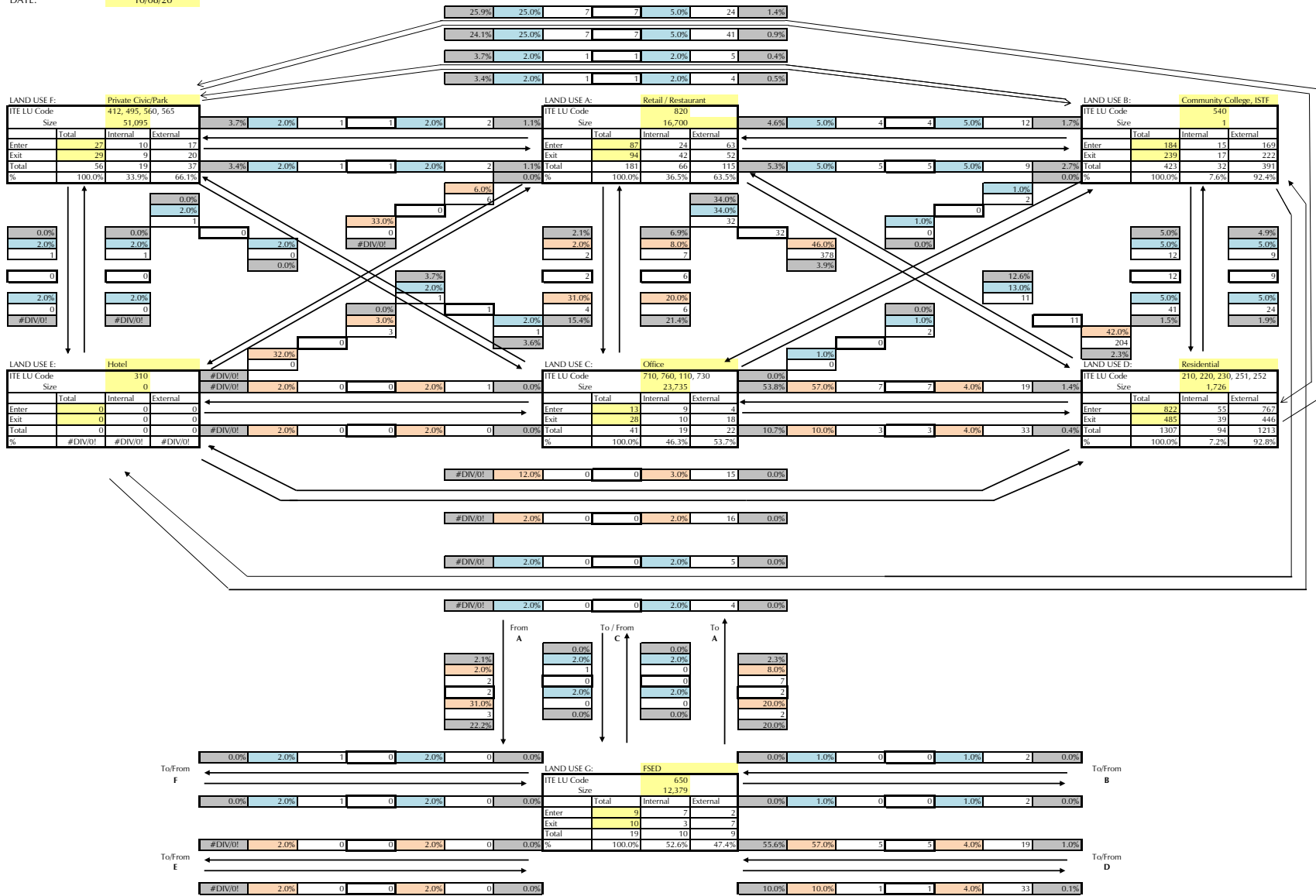
INTERNAL CAPTURE

**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 - East Side  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 10/08/20



| Net External Trips for Multi-Use Development |       |       |       |       |       |       |       |       |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
|  | LU. A | LU. B | LU. C | LU. D | LU. E | LU. F | LU. G | TOTAL |
| Enter  | 63    | 169   | 4     | 767   | 0     | 17    | 2     | 1022  |
| Exit   | 52    | 222   | 18    | 446   | 0     | 20    | 7     | 765   |
| Total  | 115   | 391   | 22    | 1213  | 0     | 37    | 9     | 1787  |
| Single-Use Trip Gen. Estimate                | 181   | 423   | 41    | 1307  | 0     | 56    | 19    | 2027  |

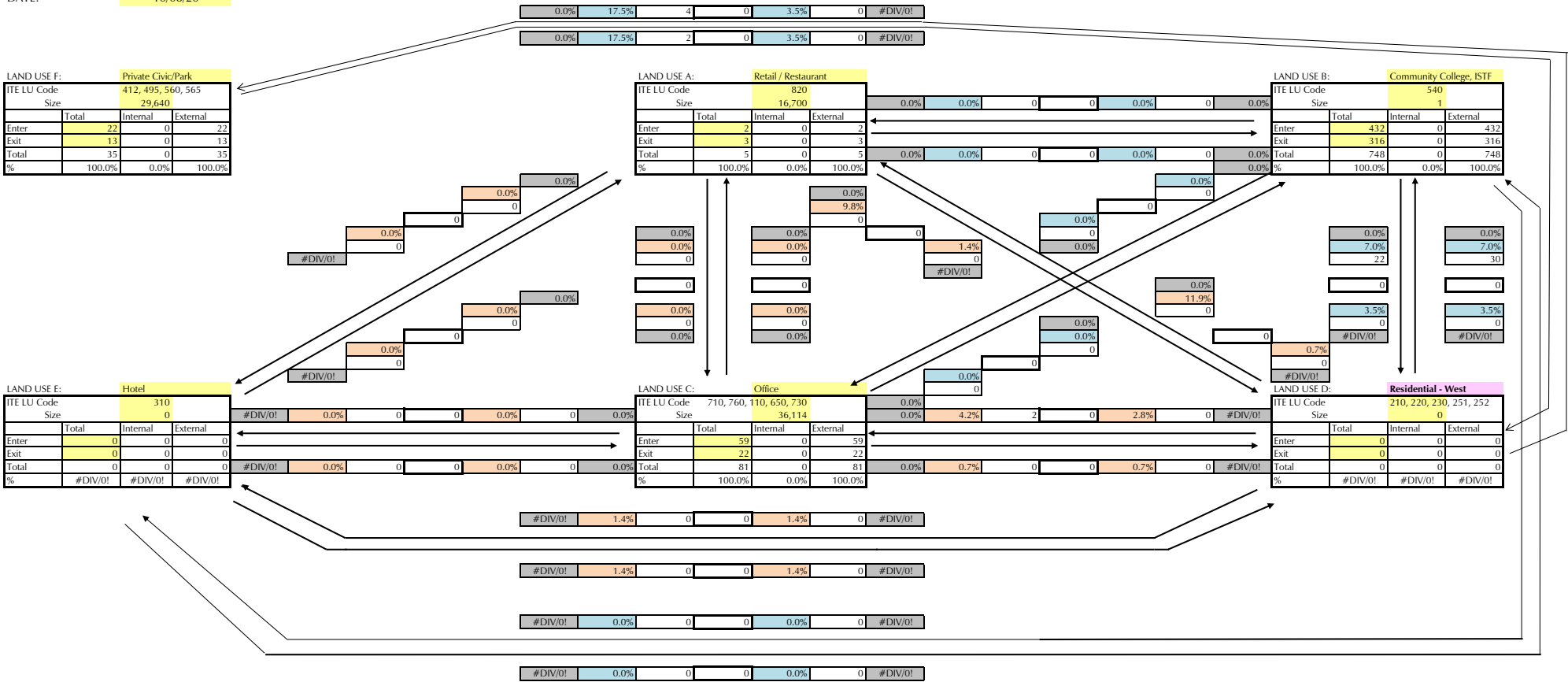
INTERNAL CAPTURE

**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: AM Peak Hour Traffic  
 DATE: 10/08/20



LAND USE F: Private Civic/Park

|             |                                   |
|-------------|-----------------------------------|
| ITE LU Code | 412, 495, 560, 565                |
| Size        | 29,640                            |
| Enter       | Total 22, Internal 0, External 22 |
| Exit        | Total 13, Internal 0, External 13 |
| Total       | Total 35, Internal 0, External 35 |
| %           | 100.0%, 0.0%, 100.0%              |

LAND USE A: Retail / Restaurant

|             |                                 |
|-------------|---------------------------------|
| ITE LU Code | 820                             |
| Size        | 16,700                          |
| Enter       | Total 2, Internal 0, External 2 |
| Exit        | Total 3, Internal 0, External 3 |
| Total       | Total 5, Internal 0, External 5 |
| %           | 100.0%, 0.0%, 100.0%            |

LAND USE B: Community College, ISTF

|             |                                     |
|-------------|-------------------------------------|
| ITE LU Code | 540                                 |
| Size        | 1                                   |
| Enter       | Total 432, Internal 0, External 432 |
| Exit        | Total 316, Internal 0, External 316 |
| Total       | Total 748, Internal 0, External 748 |
| %           | 100.0%, 0.0%, 100.0%                |

LAND USE E: Hotel

|             |                                 |
|-------------|---------------------------------|
| ITE LU Code | 310                             |
| Size        | 0                               |
| Enter       | Total 0, Internal 0, External 0 |
| Exit        | Total 0, Internal 0, External 0 |
| Total       | Total 0, Internal 0, External 0 |
| %           | #DIV/0!, #DIV/0!, #DIV/0!       |

LAND USE C: Office

|             |                                   |
|-------------|-----------------------------------|
| ITE LU Code | 710, 760, 110, 650, 730           |
| Size        | 36,114                            |
| Enter       | Total 59, Internal 0, External 59 |
| Exit        | Total 22, Internal 0, External 22 |
| Total       | Total 81, Internal 0, External 81 |
| %           | 100.0%, 0.0%, 100.0%              |

LAND USE D: Residential - West

|             |                                 |
|-------------|---------------------------------|
| ITE LU Code | 210, 220, 230, 251, 252         |
| Size        | 0                               |
| Enter       | Total 0, Internal 0, External 0 |
| Exit        | Total 0, Internal 0, External 0 |
| Total       | Total 0, Internal 0, External 0 |
| %           | #DIV/0!, #DIV/0!, #DIV/0!       |

|                               | Net External Trips for Multi-Use Development |        |        |        |        |       |
|-------------------------------|--|--------|--------|--------|--------|-------|
|                               | L.U. A                                       | L.U. B | L.U. C | L.U. D | L.U. E | TOTAL |
| Enter                         | 2  | 432    | 59     | 0      | 0      | 493   |
| Exit                          | 3  | 316    | 22     | 0      | 0      | 341   |
| Total                         | 5  | 748    | 81     | 0      | 0      | 834   |
| Single-Use Trip Gen. Estimate | 5  | 748    | 81     | 0      | 0      | 834   |

INTERNAL CAPTURE

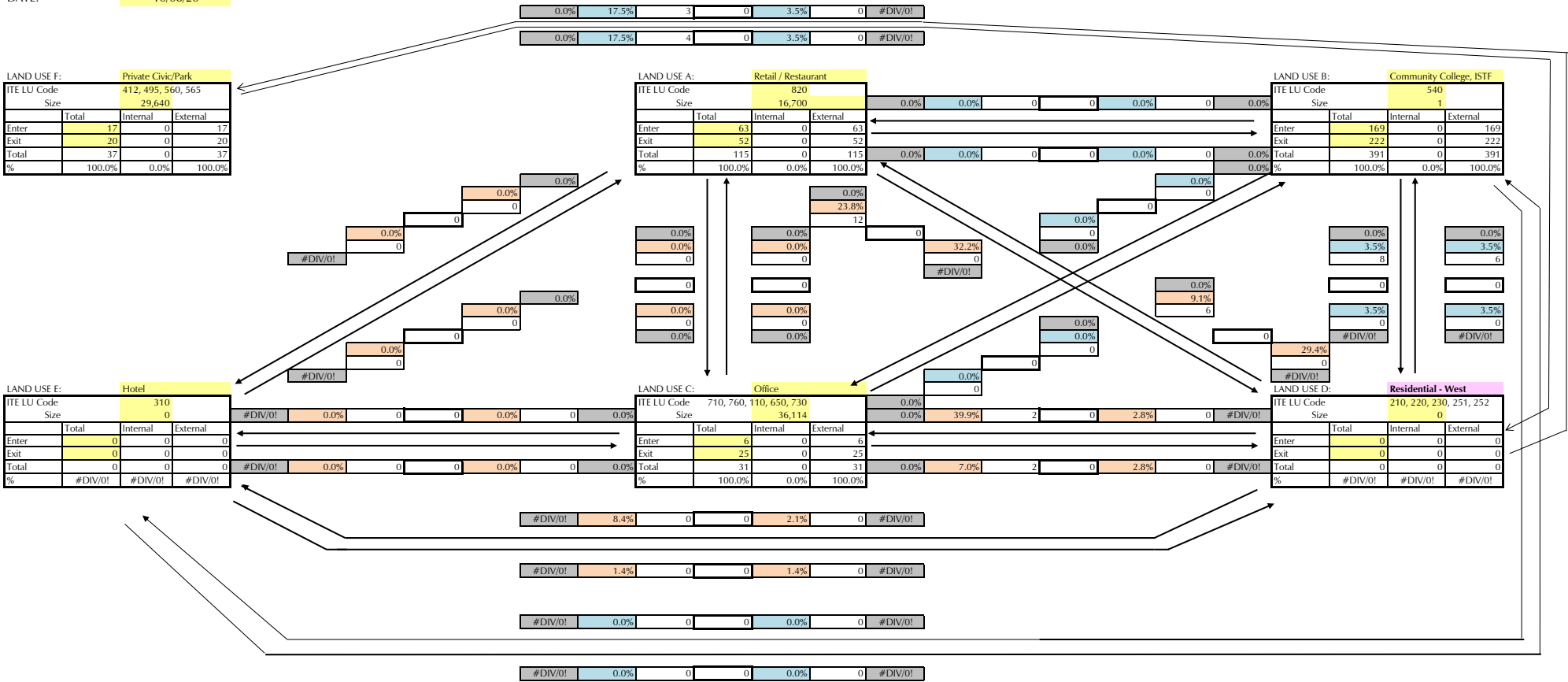
**LEGEND**

- 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: 10/08/20



|                               | Net External Trips for Multi-Use Development |        |        |        |        |       |
|-------------------------------|--|--------|--------|--------|--------|-------|
|                               | L.U. A                                       | L.U. B | L.U. C | L.U. D | L.U. E | TOTAL |
| Enter                         | 63   | 169    | 6      | 0      | 0      | 238   |
| Exit                          | 52   | 222    | 25     | 0      | 0      | 299   |
| Total                         | 115  | 391    | 31     | 0      | 0      | 537   |
| Single-Use Trip Gen. Estimate | 115  | 391    | 31     | 0      | 0      | 537   |

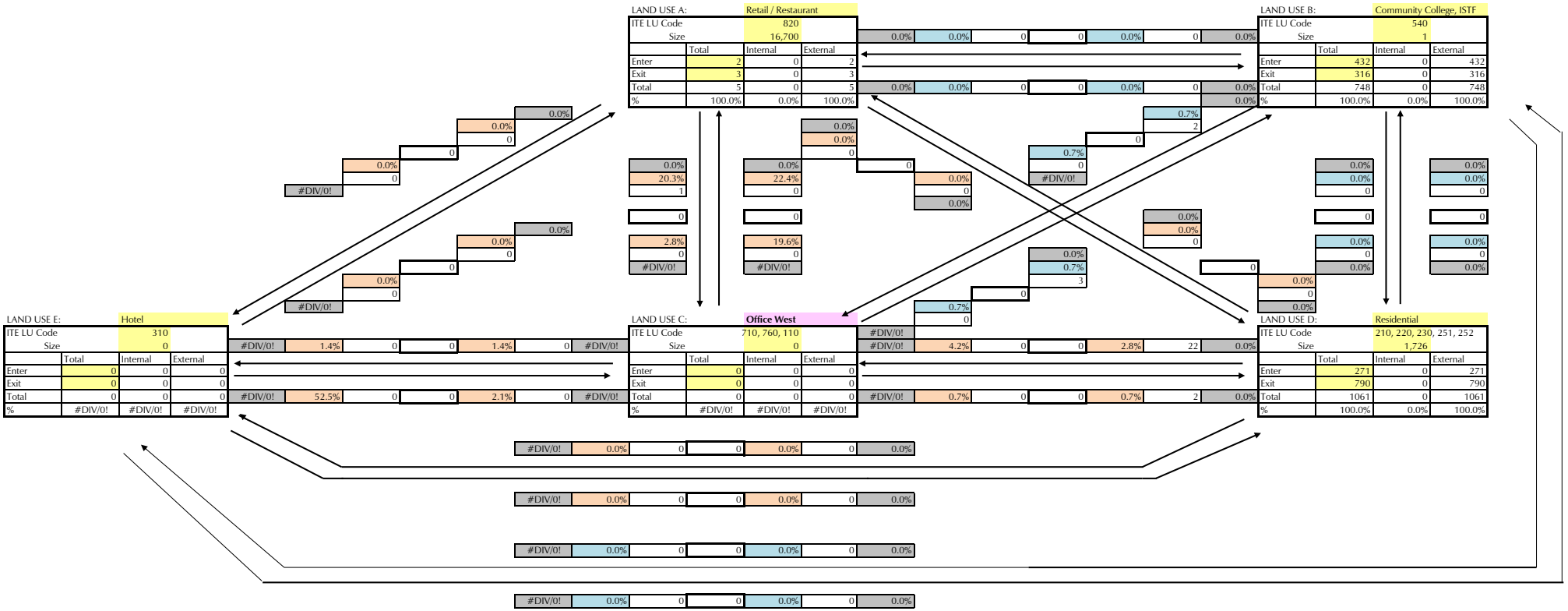
INTERNAL CAPTURE

**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 - Office  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 10/08/20



| Net External Trips for Multi-Use Development |        |        |        |        |        |       |
|--|--------|--------|--------|--------|--------|-------|
|  | L.U. A | L.U. B | L.U. C | L.U. D | L.U. E | TOTAL |
| Enter  | 2      | 432    | 0      | 271    | 0      | 705   |
| Exit   | 3      | 316    | 0      | 790    | 0      | 1109  |
| Total  | 5      | 748    | 0      | 1061   | 0      | 1814  |
| Single-Use Trip Gen. Estimate                | 5      | 748    | 0      | 1061   | 0      | 1814  |
|  |        |        |        |        |        | 0.0%  |

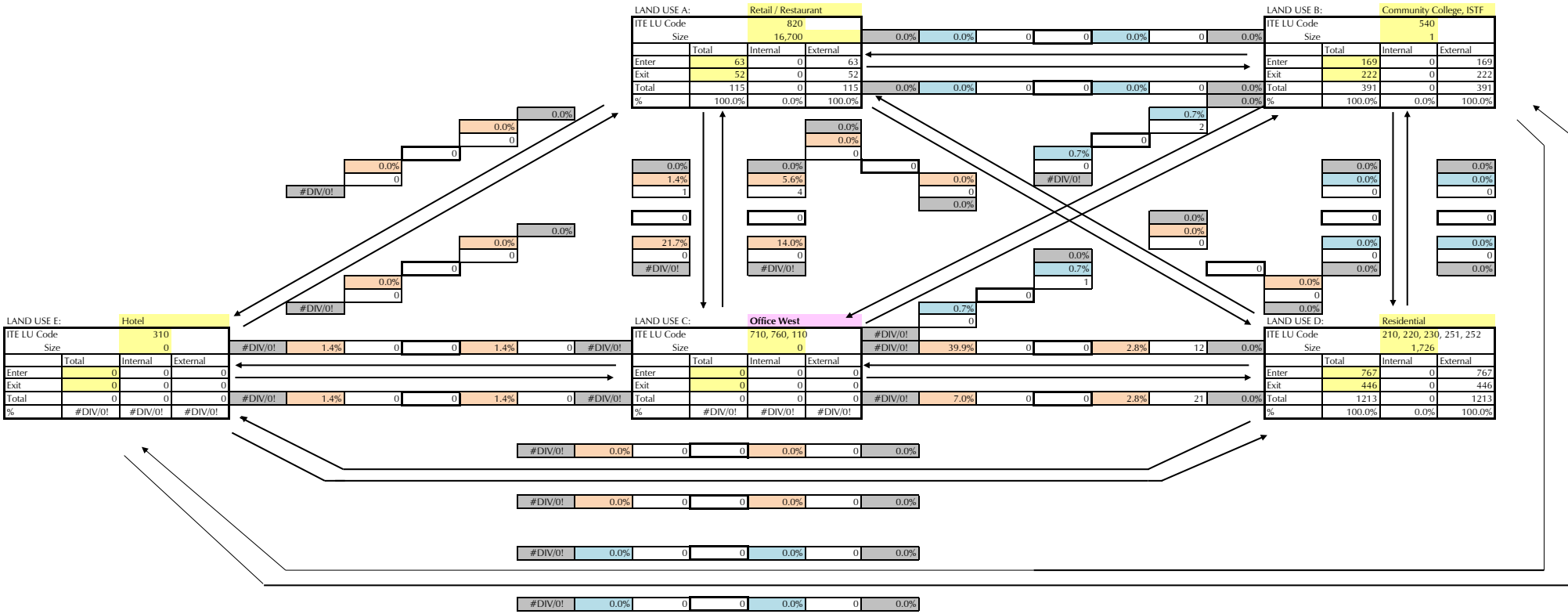
**INTERNAL CAPTURE**

**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 - Office  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 10/08/20



| Net External Trips for Multi-Use Development |        |        |        |        |        |       |
|--|--------|--------|--------|--------|--------|-------|
|  | L.U. A | L.U. B | L.U. C | L.U. D | L.U. E | TOTAL |
| Enter  | 63     | 169    | 0      | 767    | 0      | 999   |
| Exit   | 52     | 222    | 0      | 446    | 0      | 720   |
| Total  | 115    | 391    | 0      | 1213   | 0      | 1719  |
| Single-Use Trip Gen. Estimate                | 115    | 391    | 0      | 1213   | 0      | 1719  |
|  |        |        |        |        |        | 0.0%  |

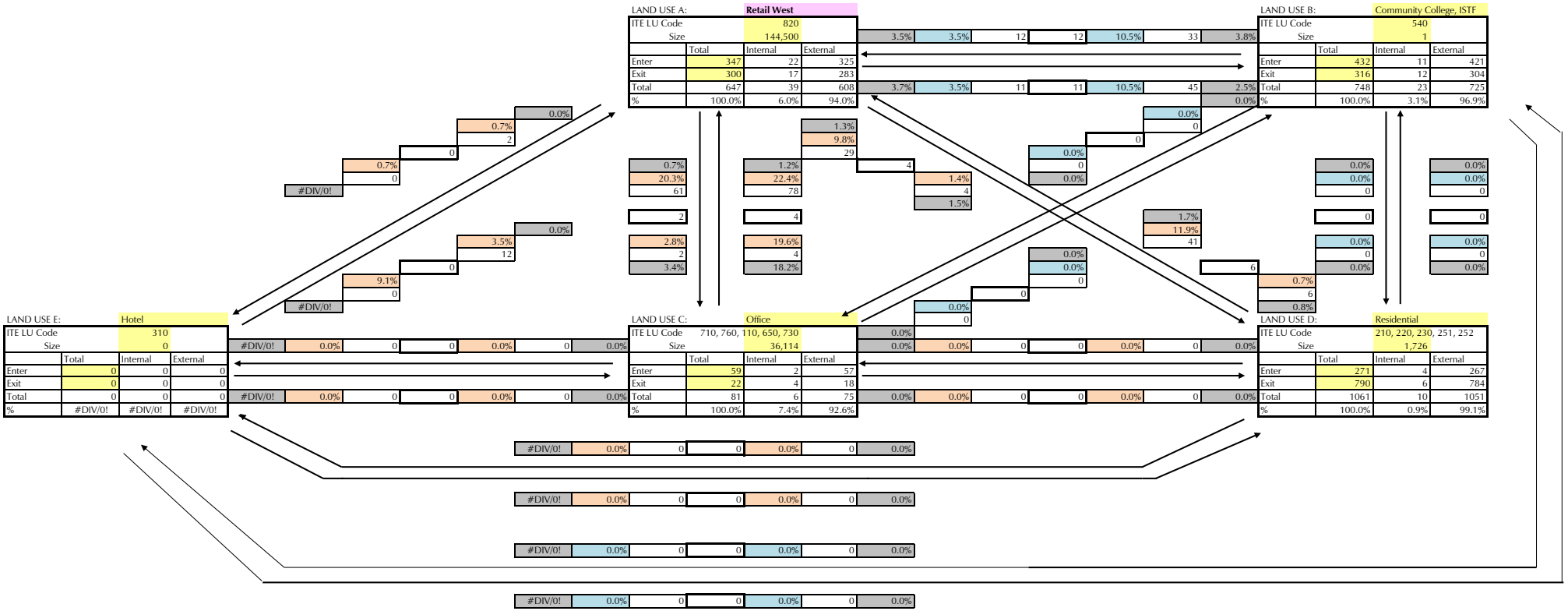
**INTERNAL CAPTURE**

**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 - Retail  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 10/08/20



| Net External Trips for Multi-Use Development |        |        |        |        |        |       |
|--|--------|--------|--------|--------|--------|-------|
|  | L.U. A | L.U. B | L.U. C | L.U. D | L.U. E | TOTAL |
| Enter  | 325    | 421    | 57     | 267    | 0      | 1070  |
| Exit   | 283    | 304    | 18     | 784    | 0      | 1389  |
| Total  | 608    | 725    | 75     | 1051   | 0      | 2459  |
| Single-Use Trip Gen. Estimate                | 647    | 748    | 81     | 1061   | 0      | 2537  |

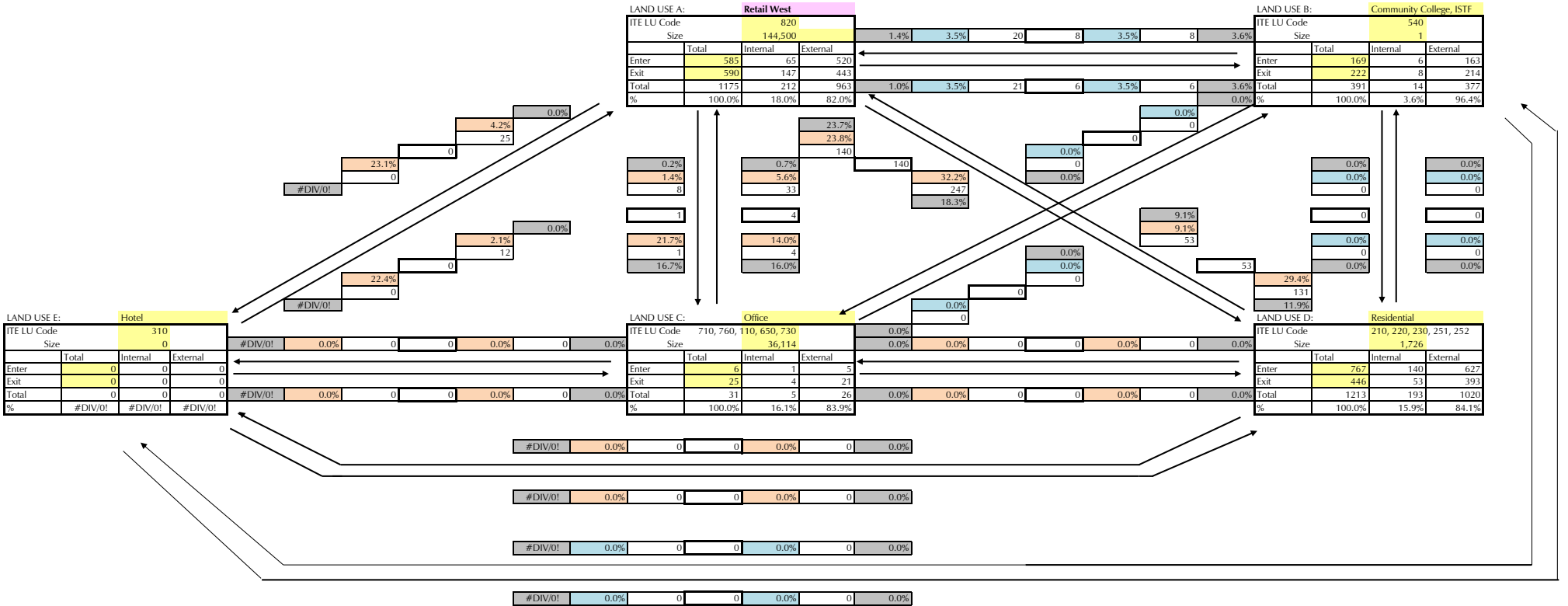
INTERNAL CAPTURE 3.1%

**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 - Retail  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 10/08/20



| Net External Trips for Multi-Use Development |        |        |        |        |        |       |       |
|--|--------|--------|--------|--------|--------|-------|-------|
|  | L.U. A | L.U. B | L.U. C | L.U. D | L.U. E | TOTAL |       |
| Enter  | 520    | 163    | 5      | 627    | 0      | 1315  |       |
| Exit   | 443    | 214    | 21     | 393    | 0      | 1071  |       |
| Total  | 963    | 377    | 26     | 1020   | 0      | 2386  |       |
| Single-Use Trip Gen. Estimate                | 1175   | 391    | 31     | 1213   | 0      | 2810  | 15.1% |

**INTERNAL CAPTURE**

**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.