

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
Equivalency Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip equivalency analysis for the proposed Publix at Westlake Plaza Site Plan 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 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.

Attachments E1a - E1b provide the calculation of daily, AM and PM peak hour trips associated with this pod. 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 G commercial uses are equivalent to 140,000 SF of Retail and 100,000 SF of Office. 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.

We request that this equivalency analysis be reviewed and approved for use in the Trip Generation Statement accompanying the Site Plan Application for Publix at Westlake Plaza.

Sincerely,



Digitally signed by
Rebecca J Mulcahy
Date: 2020.10.12
15:18:29 -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 E1a
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
TOTALS		140,000 SF		10,070	500	5.0%	9,570	3,923	41%	5,647

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

Attachment E1b
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	%	In	Out	Trips	In	%	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
TOTALS		140,000 SF		217	171	388	20	5.2%	207	161	368	165	45%	115	88	203

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	%	In	Out	Trips	In	%	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
TOTALS		140,000 SF		467	473	940	46	4.9%	444	450	894	366	41%	262	266	528

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

Attachment E2
Publix at Westlake Plaza
PM Peak Hour Trip Generation - Equivalency

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	$\text{Ln}(T) = 0.82\text{Ln}(x) + 0.32 (67/33)$	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 (4)	1.49 /1000 SF (17/83)	13	62	75	17	23.3%	9	49	58	10	13.3%	5	43	48	5	10%	5	38	43
Research & Devel.	760	378,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06 (15/85)$	60	338	398	93	23.3%	39	266	305	50	12.6%	21	234	255	26	10%	19	210	229
Retail	820	210,000 SF (5)	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31 (48/52)$	473	512	985	91	9.2%	421	473	894	191	19.4%	351	352	703	236	33.5%	233	234	467
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	9.2%	6	7	13	3	21.4%	5	5	10	-	0%	5	5	10
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	25	9.2%	119	123	242	52	19.5%	100	90	190	116	61%	39	35	74
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	444	450	894	82	9.2%	396	416	812	174	19.5%	333	305	638	183	28.7%	237	218	455
TOTALS				1,270	1,589	2,859	414	14.5%	1,063	1,382	2,445	528	18.5%	861	1,056	1,917	566		584	767	1,351

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	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.51 (63/37)$	530	312	842	131	15.6%	447	264	711	116	13.8%	364	231	595	-	0%	364	231	595
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.51 (63/37)$	953	560	1,513	236	15.6%	804	473	1,277	208	13.7%	655	414	1,069	-	0%	655	414	1,069
Residential - MF Condos.	230	450 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x) + 0.32 (67/33)$	138	68	206	32	15.6%	116	58	174	28	13.6%	96	50	146	-	0%	96	50	146
Residential - 55+ Detached	251	500 DUs	0.27 /DU (61/39)	82	53	135	21	15.6%	69	45	114	19	14.1%	55	40	95	-	0%	55	40	95
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	27	6.1%	46	306	352	35	10%	41	276	317
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06 (15/85)$	32	178	210	30	14.1%	22	158	180	13	6.2%	19	148	167	17	10%	17	133	150
Light Industrial	110	450,000 SF	0.97 /1000 SF (12/88)	52	385	437	62	14.1%	36	339	375	27	6.2%	31	317	348	35	10%	28	285	313
Retail	820	150,000 SF	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31 (48/52)$	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-Calc'd	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-Calc'd	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-Calc'd	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	528	9.6%	1,798	2,091	3,889	308		1,674	1,907	3,581

COMBINED TOTALS				3,936	4,426	8,362	1,500	17.9%	3,186	3,676	6,862	1,056	12.6%	2,659	3,147	5,806	874		2,258	2,674	4,932
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* 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.

(4) Approved for 150,000 SF.

(5) Approved for 350,000 SF.

Approved Total

4,932

Attachment E3
Publix at Westlake Plaza
AM Peak Hour Trip Generation - Equivalency

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				
Residential - MF Condos.	230	150 DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83)	12	59	71	3	4.0%	12	56	68	7	9.9%	10	51	61	-	0%	10	51	61
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	8.8%	92	8	100	7	6.4%	87	6	93	9	10%	78	6	84
Research & Devel.	760	378,000 SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17)	343	70	413	36	8.8%	324	53	377	27	6.5%	303	47	350	35	10%	273	42	315
Retail	820	210,000 SF	0.96 /1000 SF (62/38)	125	77	202	9	5.1%	118	75	193	24	11.9%	105	64	169	57	33.5%	70	42	112
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	5.1%	6	5	11	2	16.7%	5	4	9	-	0%	5	4	9
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	14	5.1%	127	126	253	31	11.6%	110	112	222	135	61%	43	44	87
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	207	161	368	19	5.1%	196	153	349	43	11.7%	173	133	306	88	28.7%	123	95	218
TOTALS				963	589	1,552	97	6.3%	914	541	1,455	152	9.8%	829	474	1,303	324		638	341	979

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				
Residential - SF (N,O,T,U)	210	1,010 DUs	0.75 /DU (25/75)	190	568	758	74	9.7%	168	516	684	11	1.5%	166	507	673	-	0%	166	507	673
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	22	1.5%	316	973	1,289	-	0%	316	973	1,289
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	3	1.7%	25	127	152	-	0%	25	127	152
Residential - 55+ Detached	251	500 DUs	0.22 /DU (35/65)	39	71	110	11	9.7%	34	65	99	2	1.8%	34	63	97	-	0%	34	63	97
Hotel	310	150 Rooms	0.53 /Room (59/41)	47	33	80	36	45.0%	43	1	44	3	3.8%	41	-	41	4	10%	37	-	37
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
Retail	820	150,000 SF	0.96 /1000 SF (62/38)	89	55	144	83	57.6%	34	27	61	15	10.4%	25	21	46	17	36.6%	16	13	29
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-Calc'd	474	334	808	98	12.1%	419	291	710	37	4.6%	402	271	673	-	0%	402	271	673
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	12.2%	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	154	3.1%	2,015	2,138	4,153	167		1,888	2,098	3,986

COMBINED TOTALS				3,385	3,171	6,556	794	12.1%	2,989	2,773	5,762	306	4.7%	2,844	2,612	5,456	491		2,526	2,439	4,965
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* 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 E4
Publix at Westlake Plaza
Daily Trip Generation - Equivalency

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	93	12.6%	644	-	0%	644
Residential - 55+ Detached	251	300 DUs	8 /DU	2,400	629	26.2%	1,771	233	13.2%	1,538	-	0%	1,538
Residential - 55+ Attached	252	200 DUs	6 /DU	1,200	314	26.2%	886	114	12.9%	772	-	0%	772
General Office	710	50,000 SF	$\text{Ln}(T) = 0.77\text{Ln}(X) + 3.65$	782	126	16.1%	656	52	7.9%	604	60	10%	544
Research & Devel.	760	378,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 3.09$ (3)	3,029	488	16.1%	2,541	196	7.7%	2,345	235	10%	2,110
Retail	820	210,000 SF	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83$	11,000	792	7.2%	10,208	1,287	12.6%	8,921	2,989	33.5%	5,932
Park	412	125 Acres	2.28 /Acre	285	29	10.0%	256	21	8.2%	235	-	0%	235
Car Wash	PBC	1 Lane	166 /Lane	166	12	7.2%	154	23	14.9%	131	-	0%	131
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	275	7.2%	3,543	444	12.5%	3,099	1,890	61%	1,209
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	9,570	689	7.2%	8,881	1,111	12.5%	7,770	2,230	28.7%	5,540
TOTALS				33,248	3,615	10.9%	29,633	3,574	10.7%	26,059	7,404		18,655

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	679	7.7%	8,138	-	0%	8,138
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	10 /DU	19,360	2,459	12.7%	16,901	1,284	7.6%	15,617	-	0%	15,617
Residential - MF Condos.	230	450 DUs	6.65 /DU	2,993	380	12.7%	2,613	201	7.7%	2,412	-	0%	2,412
Residential - 55+ Detached	251	500 DUs	8 /DU	4,000	508	12.7%	3,492	279	8.0%	3,213	-	0%	3,213
Hotel	310	150 Rooms	8.92 /Room	1,338	591	44.2%	747	64	8.6%	683	68	10%	615
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	144	5.4%	2,527	253	10%	2,274
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 3.09$ (3)	1,598	211	13.2%	1,387	76	5.5%	1,311	131	10%	1,180
Light Industrial	110	450,000 SF	6.97 /1000 SF	3,137	414	13.2%	2,723	147	5.4%	2,576	258	10%	2,318
Retail	820	150,000 SF	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83$	8,839	4,154	47.0%	4,685	403	8.6%	4,282	1,567	36.6%	2,715
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	217	4.5%	4,602	-	0%	4,602
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	3,573	5.5%	48,634	2,695		45,939

COMBINED TOTALS				97,954	16,114	16.5%	81,840	7,147	7.3%	74,693	10,099		64,594
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* 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.

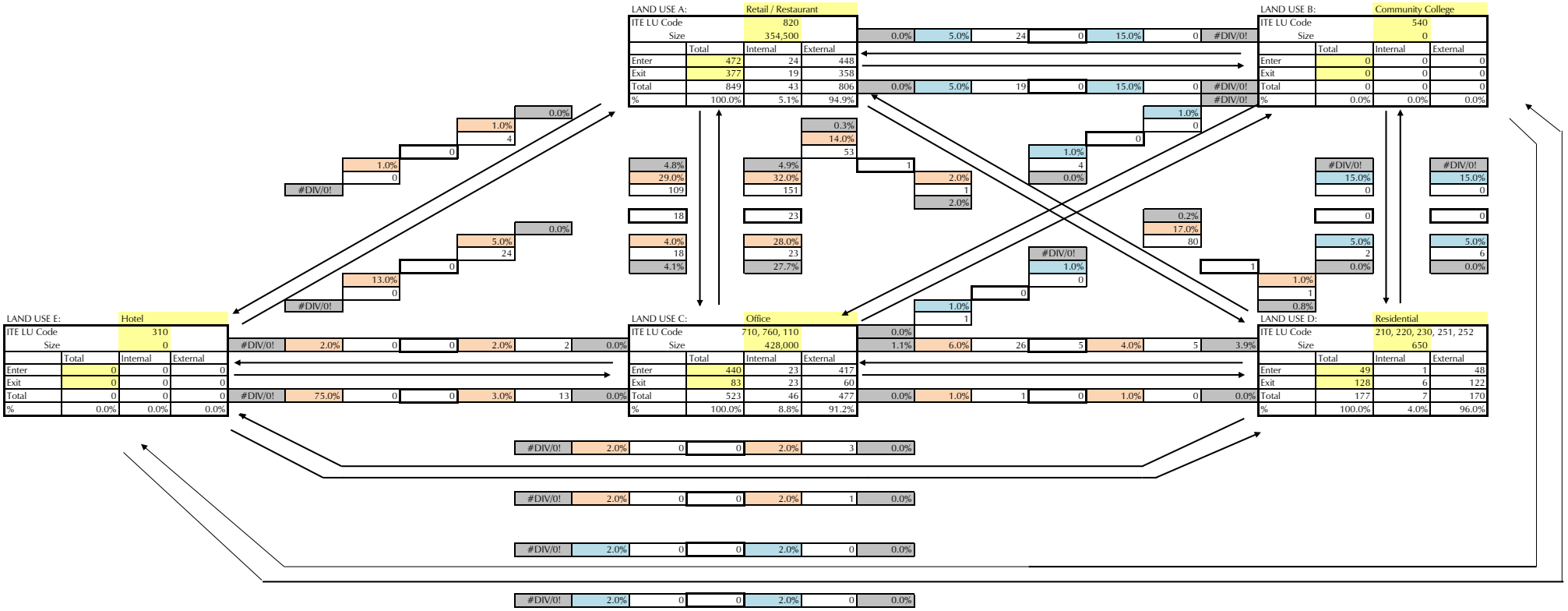
(3) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition.

(4) Utilized average of individual AM and PM peak hour internalization rates with adjustments to balance with the east side interzonal trips.

APPENDIX

INTERNAL CAPTURE WORKSHEET

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



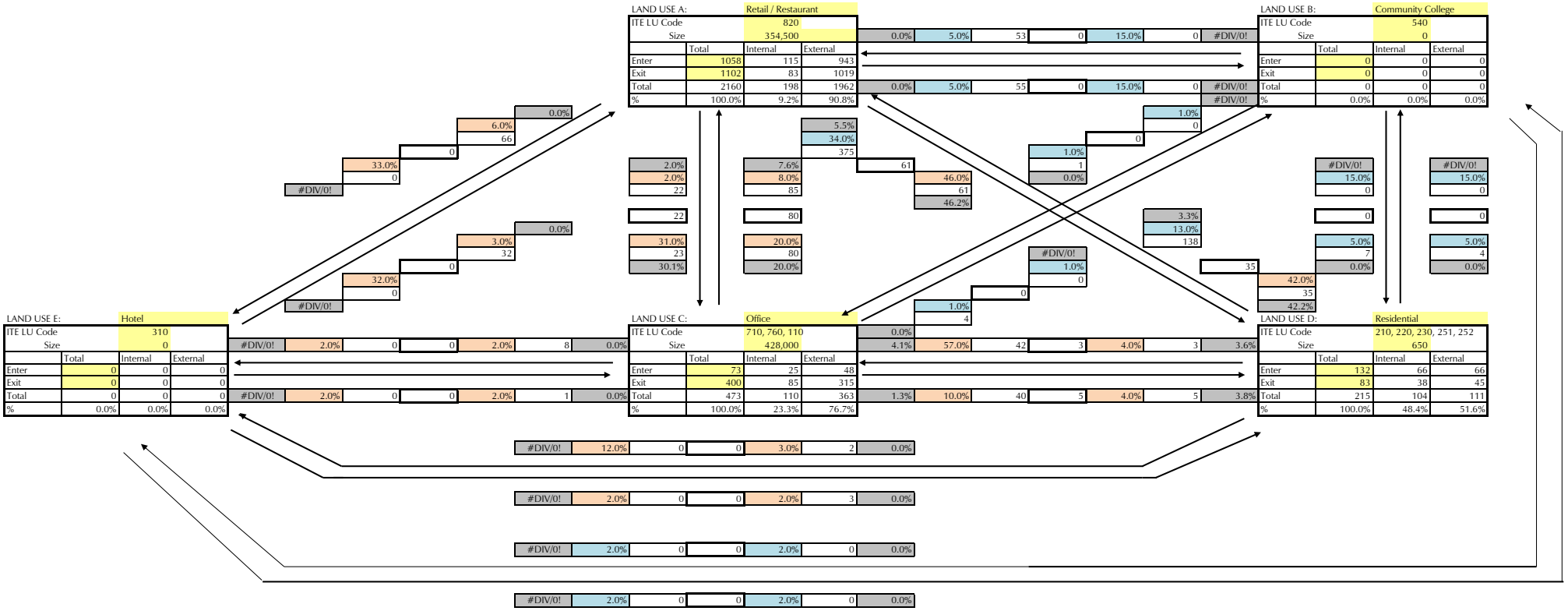
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	448	0	417	48	0	913	
Exit	358	0	60	122	0	540	
Total	806	0	477	170	0	1453	
Single-Use Trip Gen. Estimate	849	0	523	177	0	1549	6.2%

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).
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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 - West Side
 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	943	0	48	66	0	1057
Exit	1019	0	315	45	0	1379
Total	1962	0	363	111	0	2436
Single-Use Trip Gen. Estimate	2160	0	473	215	0	2848
						14.5%

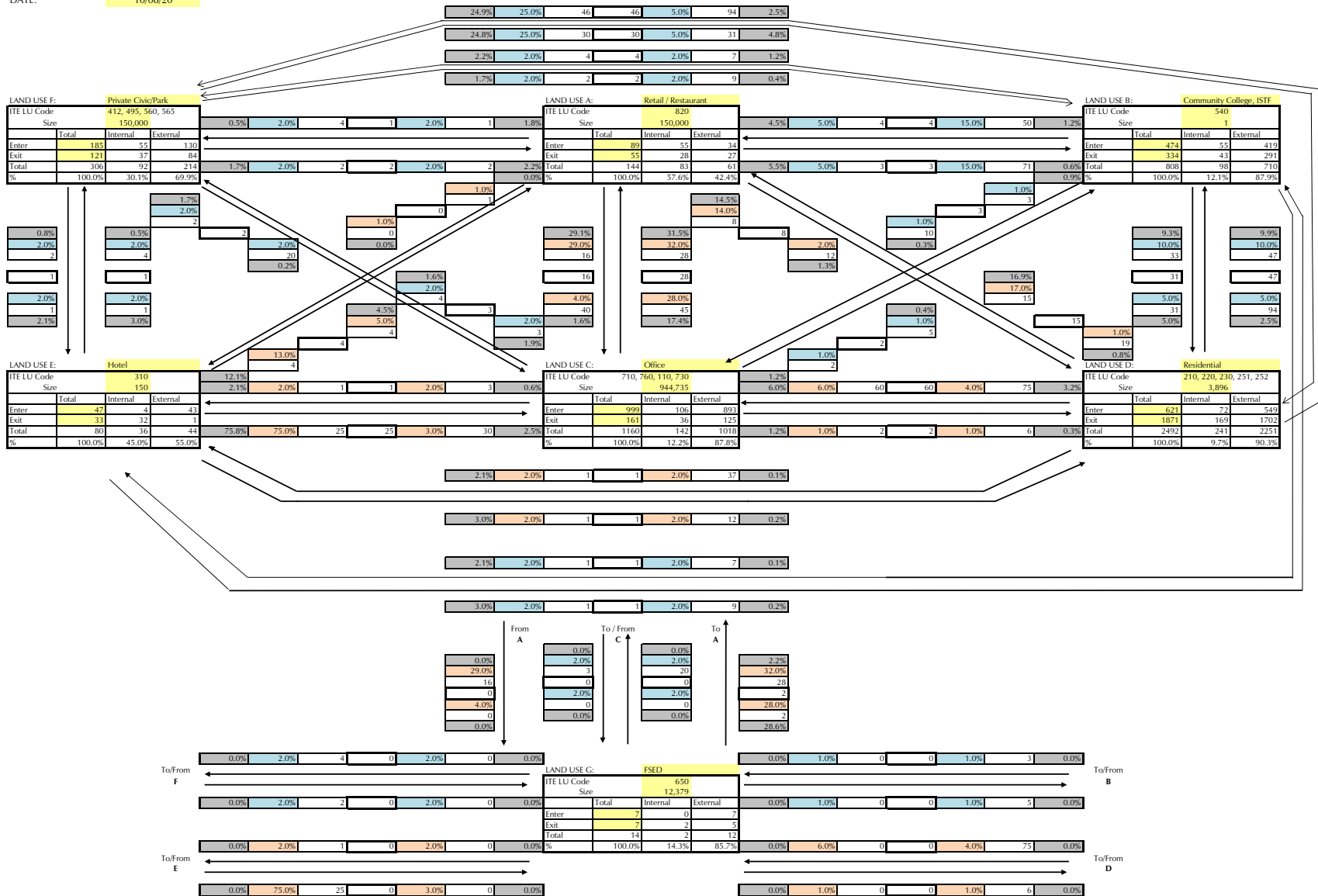
INTERNAL CAPTURE

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
TIME PERIOD: AM 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	34	419	893	549	43	130	7	2075
Exit	27	291	125	1702	1	84	5	2235
Total	61	710	1018	2251	44	214	12	4310
Single-Use Trip Gen. Estimate	144	806	1160	2492	80	306	14	5004

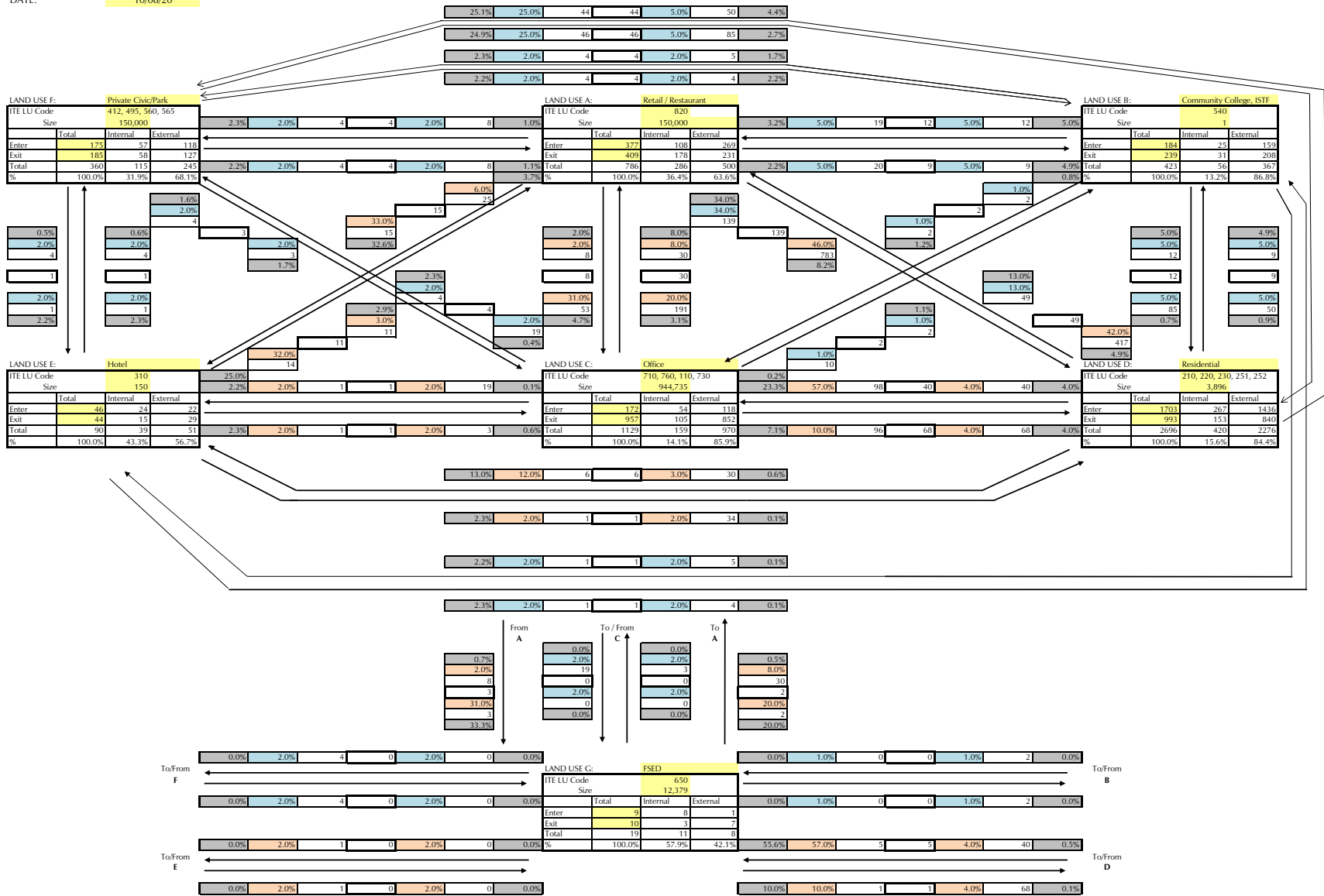
INTERNAL CAPTURE

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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	LU.H	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	421	1129	2696	90	360	19		5503

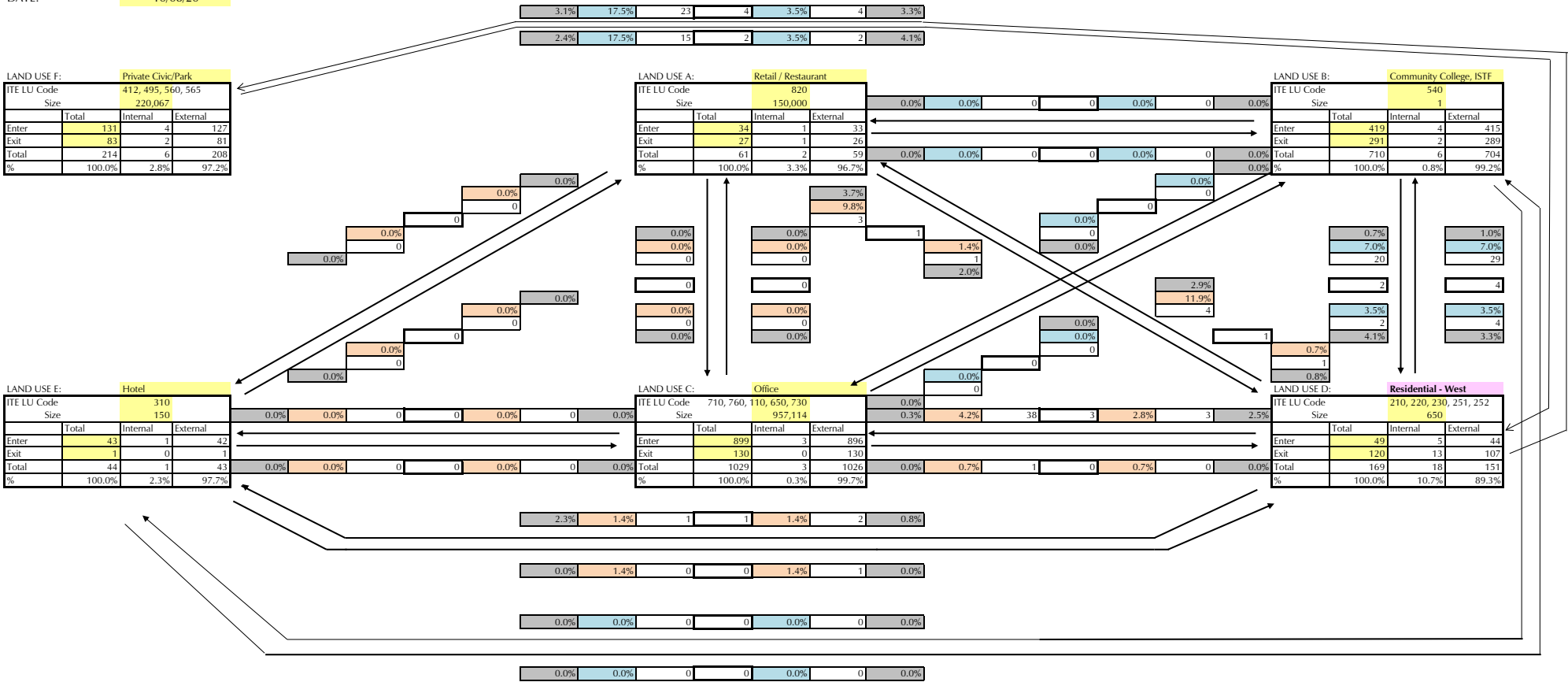
INTERNAL CAPTURE

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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	220,067		
Enter	Total 131	Internal 4	External 127
Exit	83	2	81
Total	214	6	208
%	100.0%	2.8%	97.2%

LAND USE A: Retail / Restaurant

ITE LU Code	820		
Size	150,000		
Enter	Total 34	Internal 1	External 33
Exit	27	1	26
Total	61	2	59
%	100.0%	3.3%	96.7%

LAND USE B: Community College, ISTF

ITE LU Code	540		
Size	1		
Enter	Total 419	Internal 4	External 415
Exit	291	2	289
Total	710	6	704
%	100.0%	0.8%	99.2%

LAND USE E: Hotel

ITE LU Code	310		
Size	150		
Enter	Total 43	Internal 1	External 42
Exit	1	0	1
Total	44	1	43
%	100.0%	2.3%	97.7%

LAND USE C: Office

ITE LU Code	710, 760, 110, 650, 730		
Size	957,114		
Enter	Total 899	Internal 3	External 896
Exit	130	0	130
Total	1029	3	1026
%	100.0%	0.3%	99.7%

LAND USE D: Residential - West

ITE LU Code	210, 220, 230, 251, 252		
Size	650		
Enter	Total 49	Internal 5	External 44
Exit	120	13	107
Total	169	18	151
%	100.0%	10.7%	89.3%

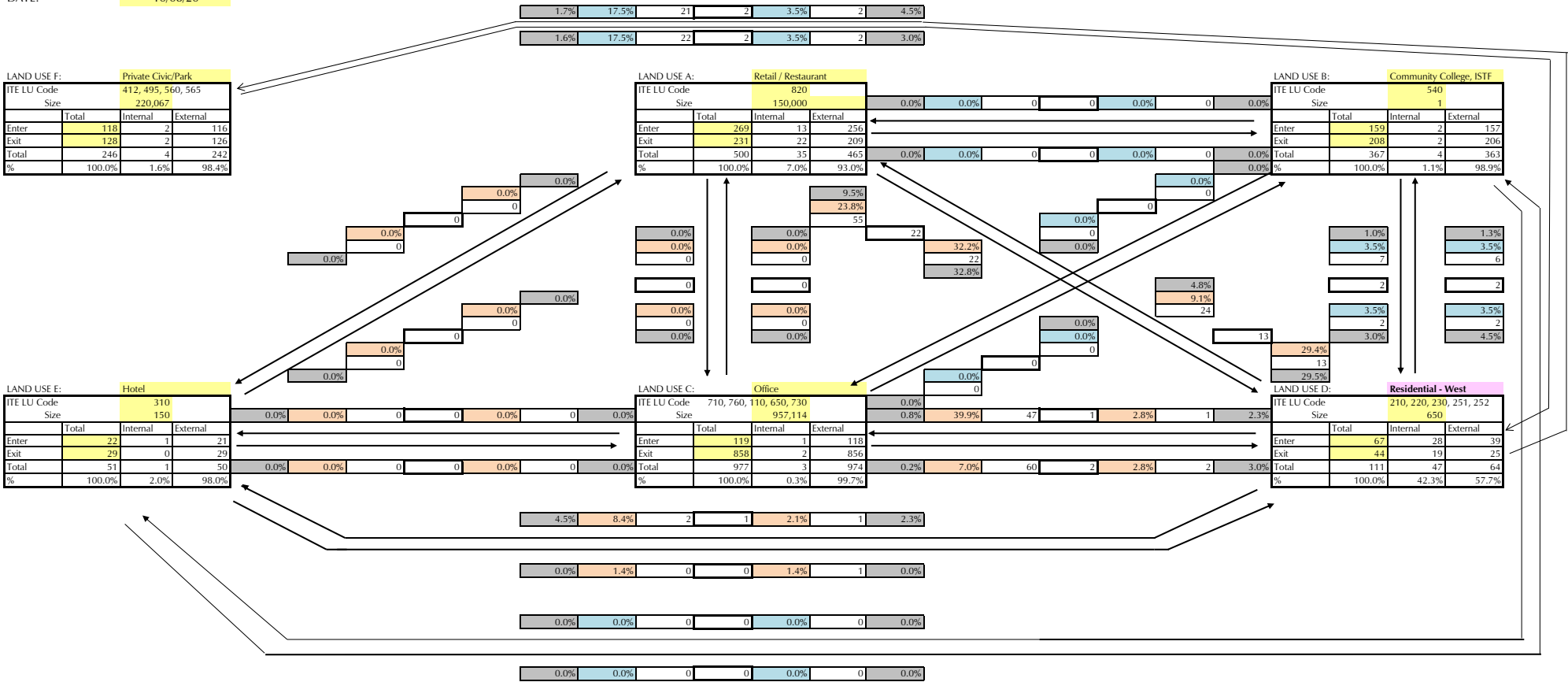
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	33	415	896	44	42	1430	
Exit	26	289	130	107	1	553	
Total	59	704	1026	151	43	1983	
Single-Use Trip Gen. Estimate	61	710	1029	169	44	2013	1.5%

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 10/08/20



LAND USE F: Private Civic/Park

ITE LU Code	412, 495, 560, 565		
Size	220,067		
Enter	Total 118	Internal 2	External 116
Exit	Total 128	Internal 2	External 126
Total	246	4	242
%	100.0%	1.6%	98.4%

LAND USE A: Retail / Restaurant

ITE LU Code	820		
Size	150,000		
Enter	Total 269	Internal 13	External 256
Exit	Total 231	Internal 22	External 209
Total	500	35	465
%	100.0%	7.0%	93.0%

LAND USE B: Community College, JSTF

ITE LU Code	540		
Size	1		
Enter	Total 159	Internal 2	External 157
Exit	Total 208	Internal 2	External 206
Total	367	4	363
%	100.0%	1.1%	98.9%

LAND USE C: Office

ITE LU Code	710, 760, 110, 650, 730		
Size	957,114		
Enter	Total 119	Internal 1	External 118
Exit	Total 858	Internal 2	External 856
Total	977	3	974
%	100.0%	0.3%	99.7%

LAND USE D: Residential - West

ITE LU Code	210, 220, 230, 251, 252		
Size	650		
Enter	Total 67	Internal 28	External 39
Exit	Total 44	Internal 19	External 25
Total	111	47	64
%	100.0%	42.3%	57.7%

	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	4.5%

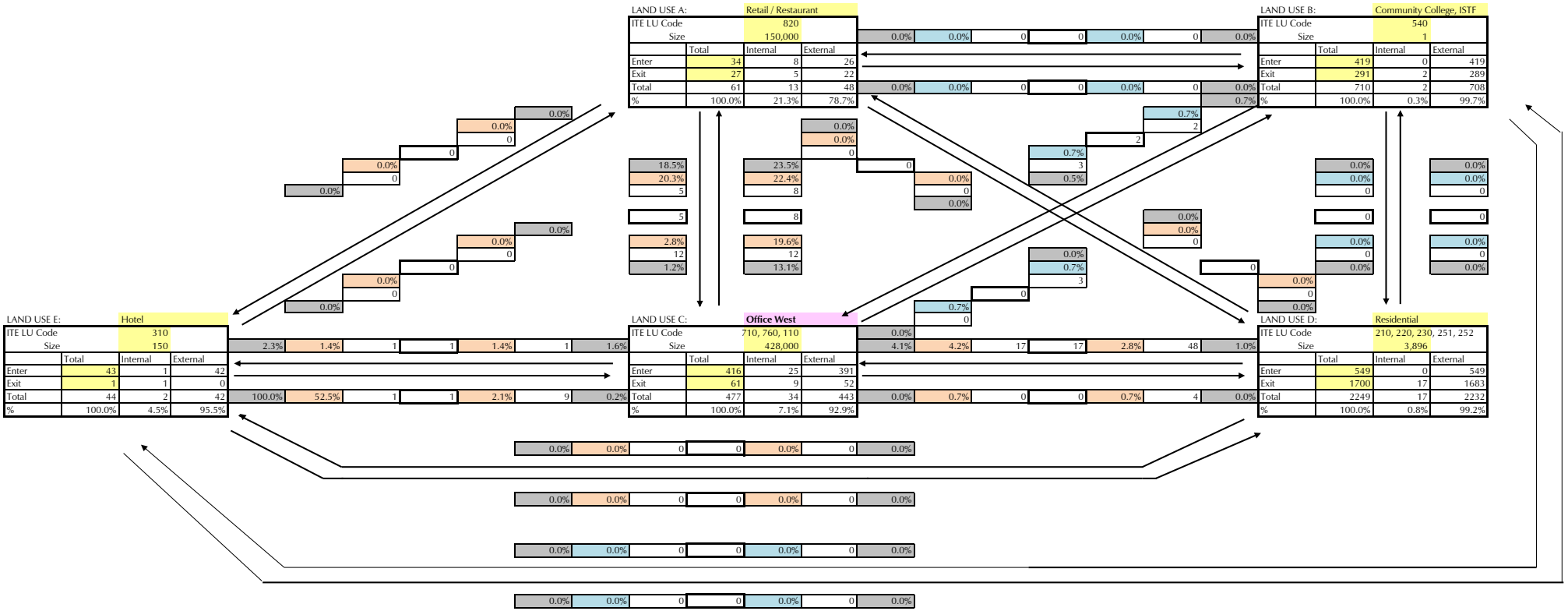
INTERNAL CAPTURE

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: AM 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	26	419	391	549	42	1427	
Exit	22	289	52	1683	0	2046	
Total	48	708	443	2232	42	3473	
Single-Use Trip Gen. Estimate	61	710	477	2249	44	3541	

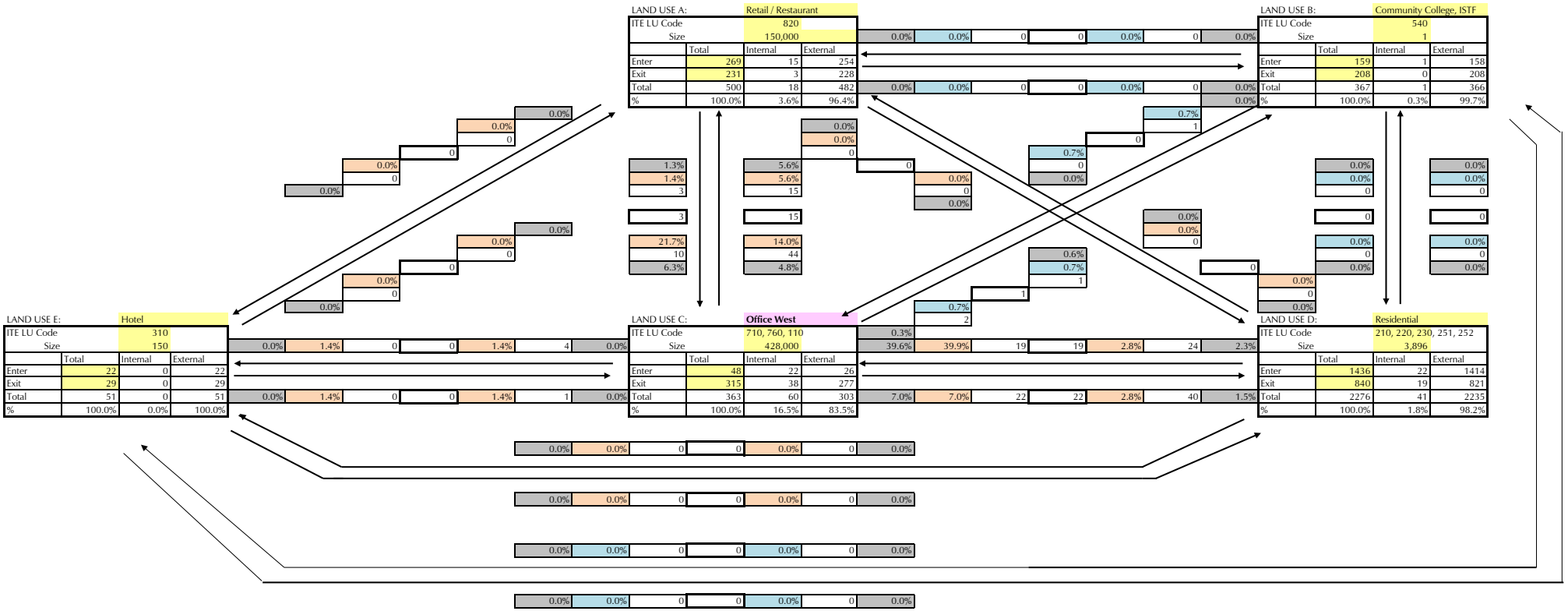
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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 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	254	158	26	1414	22	1874	
Exit	228	208	277	821	29	1563	
Total	482	366	303	2235	51	3437	
Single-Use Trip Gen. Estimate	500	367	363	2276	51	3557	

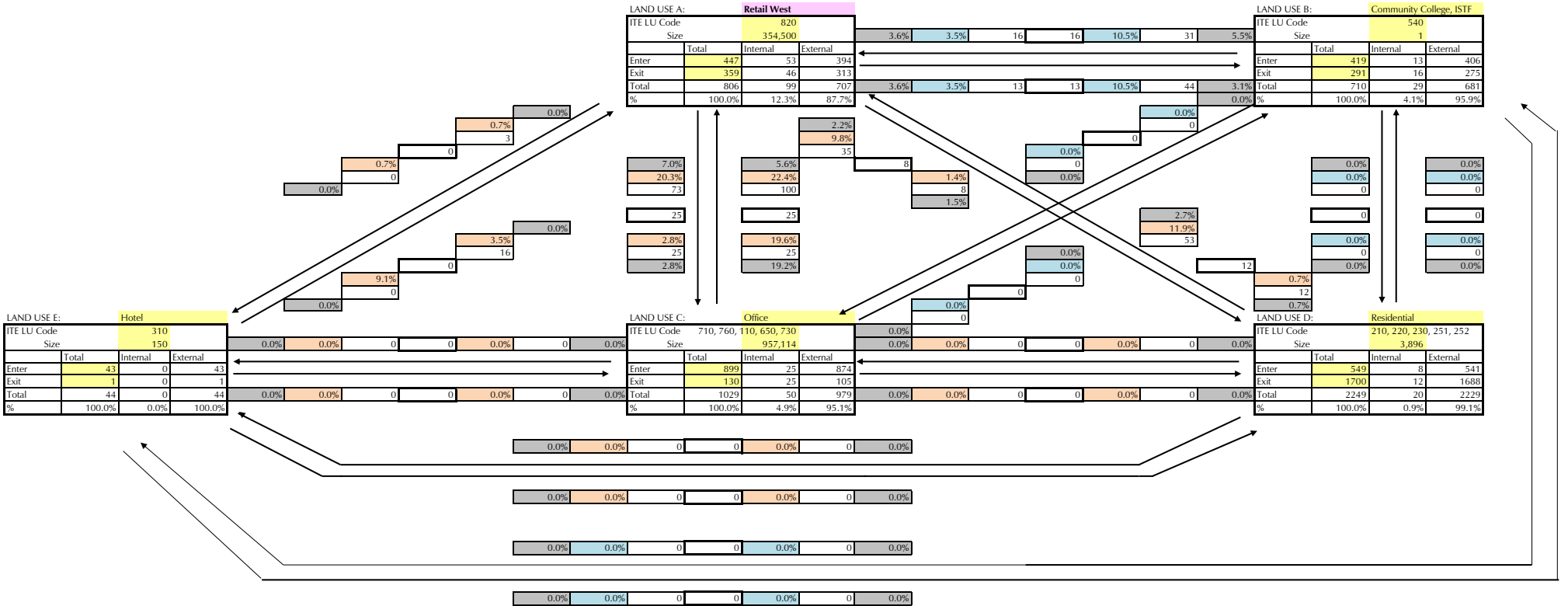
INTERNAL CAPTURE

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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	394	406	874	541	43	2258
Exit	313	275	105	1688	1	2382
Total	707	681	979	2229	44	4640
Single-Use Trip Gen. Estimate	806	710	1029	2249	44	4838

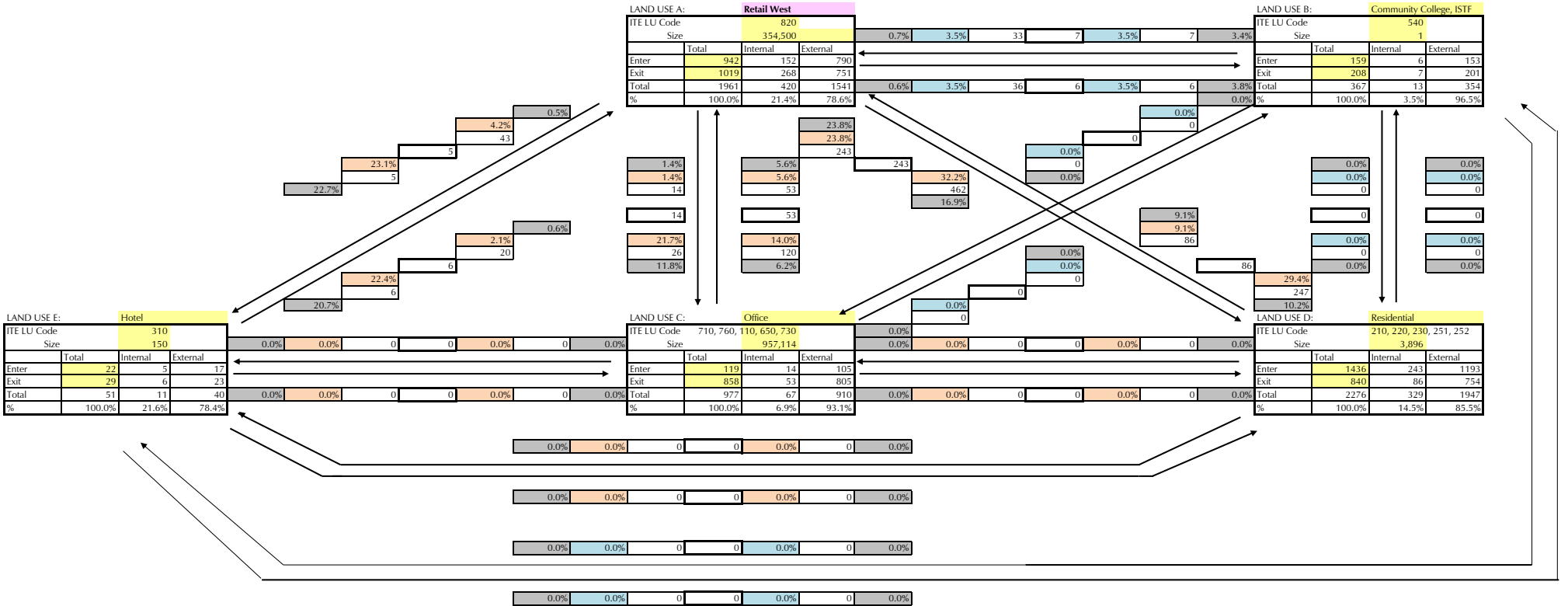
INTERNAL CAPTURE 4.1%

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 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	790	153	105	1193	17		2258
Exit	751	201	805	754	23		2534
Total	1541	354	910	1947	40		4792
Single-Use Trip Gen. Estimate	1961	367	977	2276	51		5632
							14.9%

INTERNAL CAPTURE

LEGEND

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