

March 26, 2021

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

**Re: Westlake Pod H - Pinnacle Storage - #PTC21-026  
Equivalency Statement**

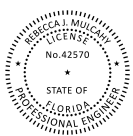
Dear Mr. Cassel:

The purpose of this letter is to present a trip equivalency analysis for the proposed Pod H Pinnacle Storage 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 107,261 SF Self Storage and 50 spaces of Outdoor Storage.

Attachment E1 provides the calculation of daily, AM and PM peak hour trips associated with this parcel. 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 Pinnacle Storage uses are equivalent to 27,000 SF of Research & Development. 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 Pod H Pinnacle Storage.

Sincerely,



Digitally signed by  
Rebecca J Mulcahy  
Date: 2021.03.26  
10:48:40 -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 3/26/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

## Attachment E1 Westlake Pod H - Pinnacle Storage Trip Generation

### DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New External Trips
Self Storage	151	107,261 SF	1.51 /1,000 SF	162	16	10%	146
Outdoor Storage	PBC	50 Spaces	0.27 /Space	14	-	0%	14
<b>TOTALS</b>				176	16		160

### AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips			
				In	Out	Trips		In	Out	Trips	
Self Storage	151	107,261 SF	0.10 /1,000 SF (60/40)	7	4	11	1	10%	6	4	10
Outdoor Storage	PBC	50 Spaces	0 /Space (50/50)	-	-	-	-	0%	-	-	-
<b>TOTALS</b>				7	4	11	1		6	4	10

### PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips			
				In	Out	Trips		In	Out	Trips	
Self Storage	151	107,261 SF	0.17 /1,000 SF (47/53)	8	10	18	2	10%	7	9	16
Outdoor Storage	PBC	50 Spaces	0.02 /Space (50/50)	1	-	1	-	0%	1	-	1
<b>TOTALS</b>				9	10	19	2		8	9	17

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

**Attachment E2**  
**Westlake Pod H - Pinnacle Storage**  
**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	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	1.49 /1000 SF (17/83)	13	62	75	18	23.4%	8	49	57	10	13.3%	4	43	47	5	10%	4	38	42
Research & Devel.	760	351,000 SF (4)	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$	56	318	374	88	23.4%	37	249	286	48	12.8%	20	218	238	24	10%	18	196	214
Retail	820	210,000 SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	473	512	985	88	8.9%	423	474	897	191	19.4%	353	353	706	237	33.5%	235	234	469
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	8.9%	6	7	13	3	21.4%	5	5	10	-	0%	5	5	10
Pinnacle Storage	N/A	107,261 SF	Pre-Calc'd	9	10	19	2	8.9%	8	9	17	4	21.1%	7	6	13	1	10%	6	6	12
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	24	8.9%	120	123	243	52	19.5%	101	90	191	117	61%	39	35	74
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	444	450	894	80	8.9%	398	416	814	173	19.4%	335	306	641	184	28.7%	239	218	457
<b>TOTALS</b>				1,275	1,579	2,854	406	14.2%	1,073	1,375	2,448	529	18.5%	871	1,048	1,919	568		592	759	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	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	209	13.8%	655	413	1,068	-	0%	655	413	1,068
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
<b>TOTALS</b>				2,666	2,837	5,503	1,086	19.7%	2,123	2,294	4,417	529	9.6%	1,798	2,090	3,888	308		1,674	1,906	3,580

<b>COMBINED TOTALS</b>				3,941	4,416	8,357	1,492	17.9%	3,196	3,669	6,865	1,058	12.7%	2,669	3,138	5,807	876		2,266	2,665	4,931
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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) Previous amount = 378,000 SF.

**Approved Total**

4,932

**Attachment E3**  
**Westlake Pod H - Pinnacle Storage**  
**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	$\ln(T) = 0.80\ln(x)+0.26$ (17/83)	12	59	71	2	4.0%	12	57	69	7	9.9%	10	52	62	-	0%	10	52	62
Residential - 55+ Detached	251	300 DUs	0.22 /DU (35/65)	23	43	66	3	4.0%	23	40	63	7	10.6%	21	35	56	-	0%	21	35	56
Residential - 55+ Attached	252	200 DUs	0.2 /DU (34/66)	14	26	40	2	4.0%	14	24	38	4	10.0%	13	21	34	-	0%	13	21	34
General Office	710	50,000 SF	$\ln(T) = 0.80\ln(x)+1.57$ (88/12)	97	13	110	10	8.9%	92	8	100	8	7.3%	86	6	92	9	10%	77	6	83
Research & Devel.	760	351,000 SF	$\ln(T) = 0.87\ln(x)+0.86$ (83/17)	321	66	387	34	8.9%	303	50	353	27	7.0%	283	43	326	33	10%	255	38	293
Retail	820	210,000 SF	0.96 /1000 SF (62/38)	125	77	202	10	4.8%	118	74	192	24	11.9%	105	63	168	56	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	4.8%	6	5	11	2	16.7%	5	4	9	-	0%	5	4	9
Pinnacle Storage	N/A	107,261 SF	Pre-Calc'd	7	4	11	1	4.8%	7	3	10	1	9.1%	6	3	9	1	10%	5	3	8
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	13	4.8%	128	126	254	31	11.6%	112	111	223	136	61%	44	43	87
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	207	161	368	18	4.8%	197	153	350	43	11.7%	174	133	307	88	28.7%	124	95	219
<b>TOTALS</b>				948	589	1,537	94	6.1%	902	541	1,443	154	10.0%	817	472	1,289	323		626	340	966

**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	$\ln(T) = 0.80\ln(x)+0.26$ (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	$\ln(T) = 0.80\ln(x)+1.57$ (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	$\ln(T) = 0.87\ln(x)+0.86$ (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
<b>TOTALS</b>				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

<b>COMBINED TOTALS</b>				3,370	3,171	6,541	791	12.1%	2,977	2,773	5,750	308	4.7%	2,832	2,610	5,442	490		2,514	2,438	4,952
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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**  
**Westlake Pod H - Pinnacle Storage**  
**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	92	12.5%	645	-	0%	645
Residential - 55+ Detached	251	300 DUs	8 /DU	2,400	629	26.2%	1,771	232	13.1%	1,539	-	0%	1,539
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	$\text{Ln (T) = 0.77Ln (X)+3.65}$	782	127	16.2%	655	54	8.2%	601	60	10%	541
Research & Devel.	760	351,000 SF	$\text{Ln (T) = 0.83Ln (X)+3.09 (3)}$	2,848	461	16.2%	2,387	189	7.9%	2,198	220	10%	1,978
Retail	820	210,000 SF	$\text{Ln (T) = 0.65Ln (X)+5.83}$	11,000	759	6.9%	10,241	1,287	12.6%	8,954	3,000	33.5%	5,954
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	11	6.9%	155	24	15.5%	131	-	0%	131
Pinnacle Storage	N/A	107,261 SF	Pre-Calc'd	176	12	6.9%	164	20	12.2%	144	14	10%	130
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	263	6.9%	3,555	444	12.5%	3,111	1,898	61%	1,213
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	9,570	660	6.9%	8,910	1,113	12.5%	7,797	2,238	28.7%	5,559
<b>TOTALS</b>				<b>33,243</b>	<b>3,526</b>	<b>10.6%</b>	<b>29,717</b>	<b>3,590</b>	<b>10.8%</b>	<b>26,127</b>	<b>7,430</b>		<b>18,697</b>

**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	1,301	7.7%	15,600	-	0%	15,600
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	$\text{Ln (T) = 0.77Ln (X)+3.65}$	3,077	406	13.2%	2,671	144	5.4%	2,527	253	10%	2,274
Research & Devel.	760	175,000 SF	$\text{Ln (T) = 0.83Ln (X)+3.09 (3)}$	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	$\text{Ln (T) = 0.65Ln (X)+5.83}$	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
<b>TOTALS</b>				<b>64,706</b>	<b>12,499</b>	<b>19.3%</b>	<b>52,207</b>	<b>3,590</b>	<b>5.5%</b>	<b>48,617</b>	<b>2,695</b>		<b>45,922</b>

<b>COMBINED TOTALS</b>				<b>97,949</b>	<b>16,025</b>	<b>16.4%</b>	<b>81,924</b>	<b>7,180</b>	<b>7.3%</b>	<b>74,744</b>	<b>10,125</b>		<b>64,619</b>
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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.

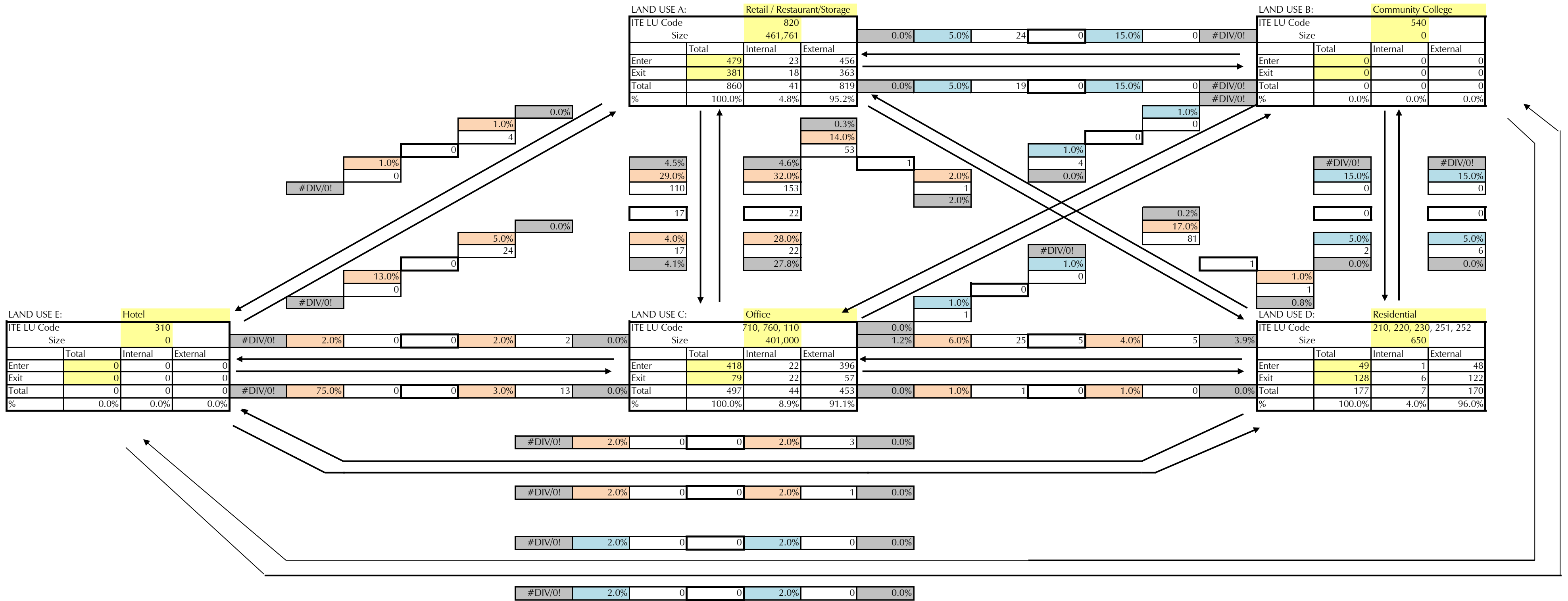
(3) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition.

(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: 03/25/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	456	0	396	48	0	900
Exit	363	0	57	122	0	542
Total	819	0	453	170	0	1442
Single-Use Trip Gen. Estimate	860	0	497	177	0	1534

**INTERNAL CAPTURE**

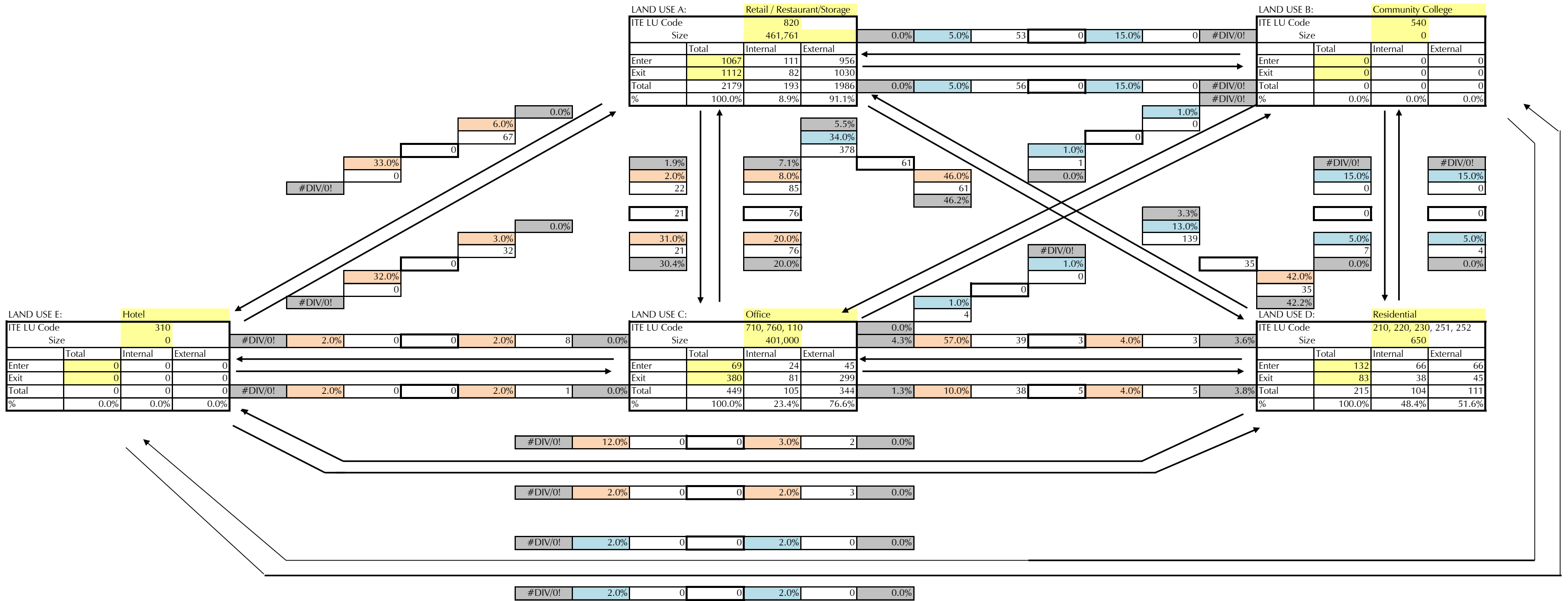
6.0%

**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 - West Side  
TIME PERIOD: PM Peak Hour Traffic  
DATE: 03/25/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	956	0	45	66	0	1067
Exit	1030	0	299	45	0	1374
Total	1986	0	344	111	0	2441
Single-Use Trip Gen. Estimate	2179	0	449	215	0	2843

**INTERNAL CAPTURE**

14.1%

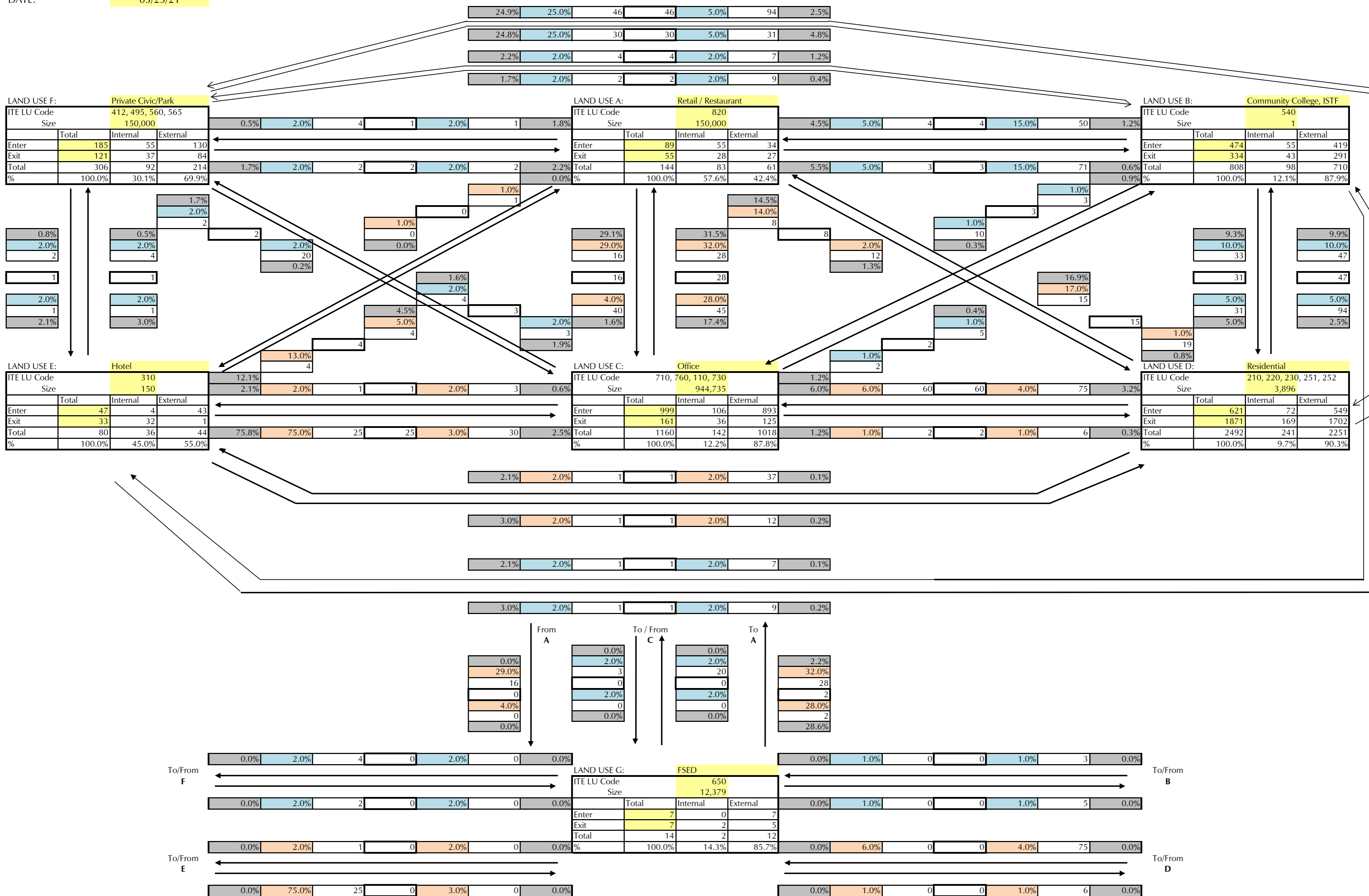
**LEGEND**

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- 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: 03/25/21



Net External Trips for Multi-Use Development								
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	L.U. F	L.U. 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	808	1160	2492	80	306	14	5004

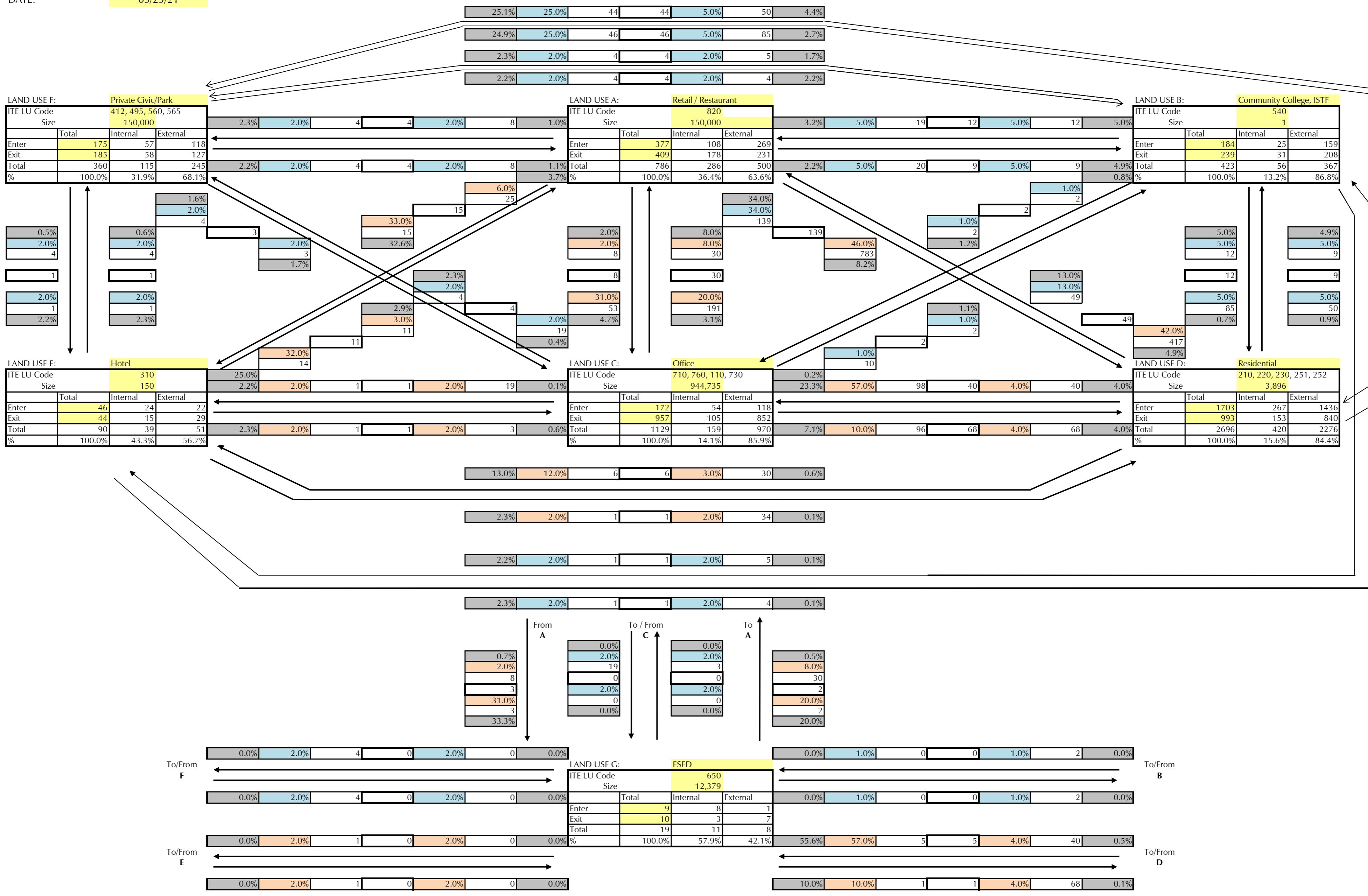
**INTERNAL CAPTURE**

**LEGEND**

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- 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: 03/25/21



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

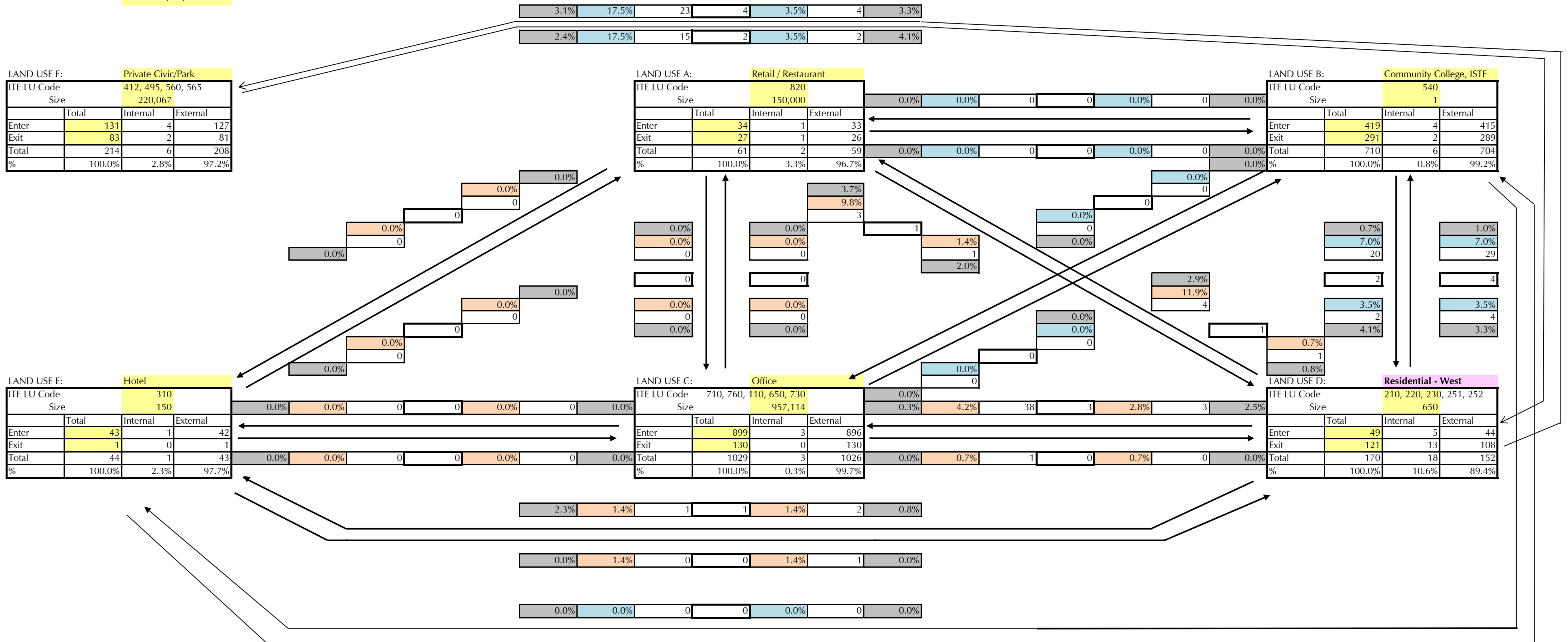
**INTERNAL CAPTURE**

**LEGEND**

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

**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - Interzonal - Residential  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 03/25/21



LAND USE F: Private Civic/Park

ITE LU Code	412, 495, 560, 565		
Size	220,067		
	Total	Internal	External
Enter	131	4	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		
	Total	Internal	External
Enter	34	1	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		
	Total	Internal	External
Enter	419	4	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		
	Total	Internal	External
Enter	43	1	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		
	Total	Internal	External
Enter	899	3	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		
	Total	Internal	External
Enter	49	5	44
Exit	121	13	108
Total	170	18	152
%	100.0%	10.6%	89.4%

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

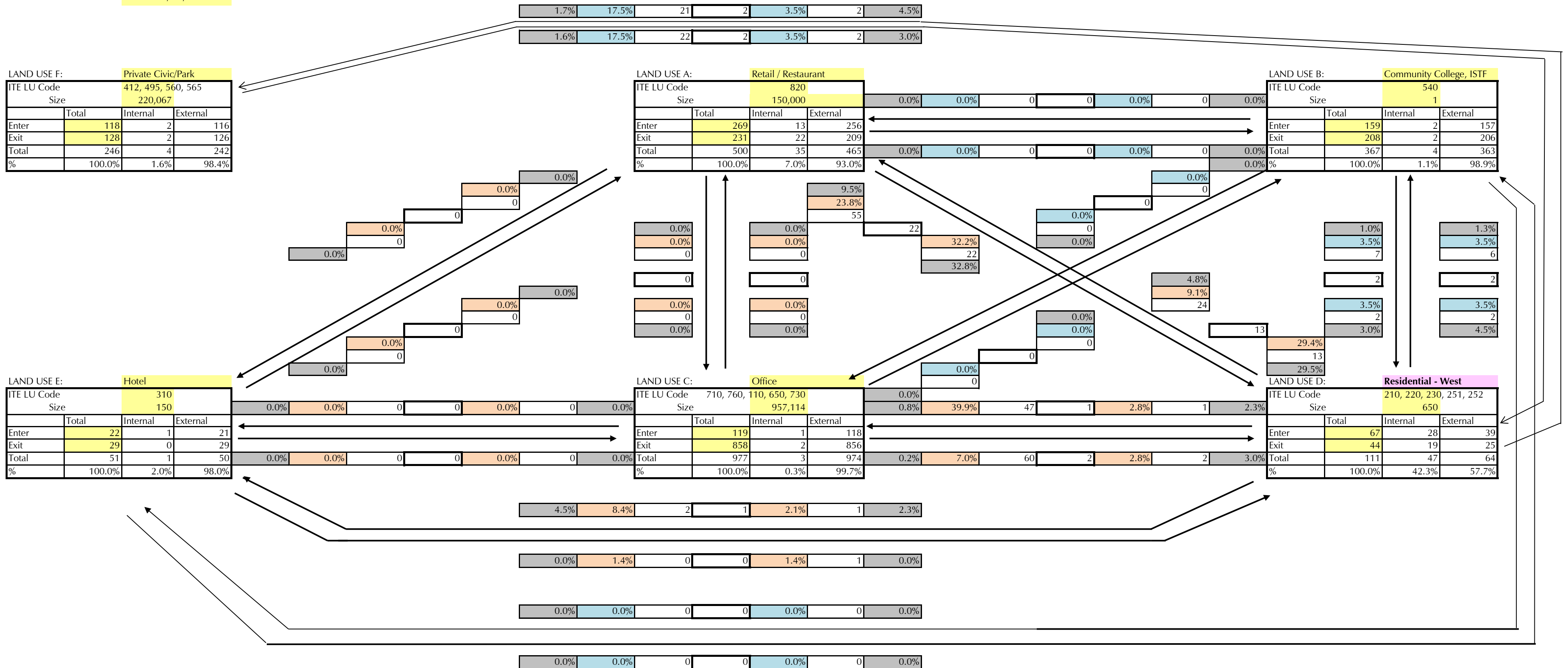
**INTERNAL CAPTURE**

**LEGEND**

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- 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: 03/25/21



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

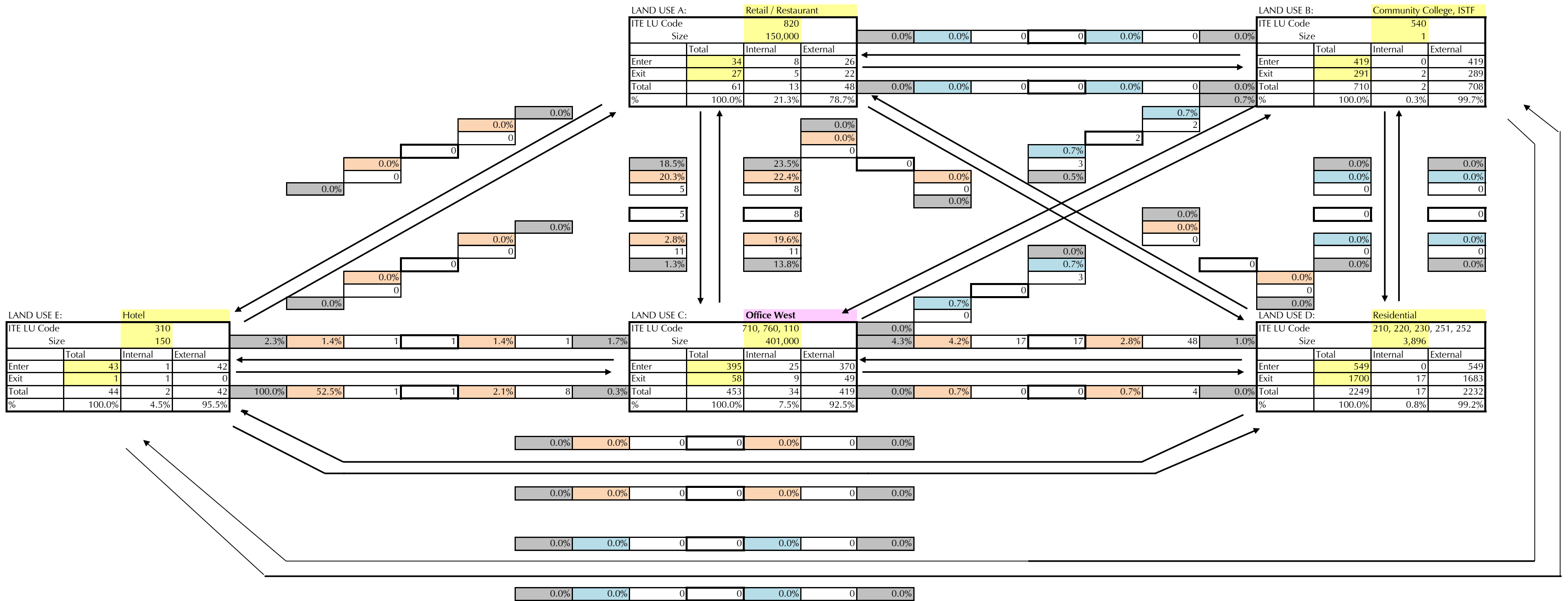
**INTERNAL CAPTURE**

**LEGEND**

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- 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: 03/25/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	26	419	370	549	42	1406
Exit	22	289	49	1683	0	2043
Total	48	708	419	2232	42	3449
Single-Use Trip Gen. Estimate	61	710	453	2249	44	3517

INTERNAL CAPTURE 1.9%

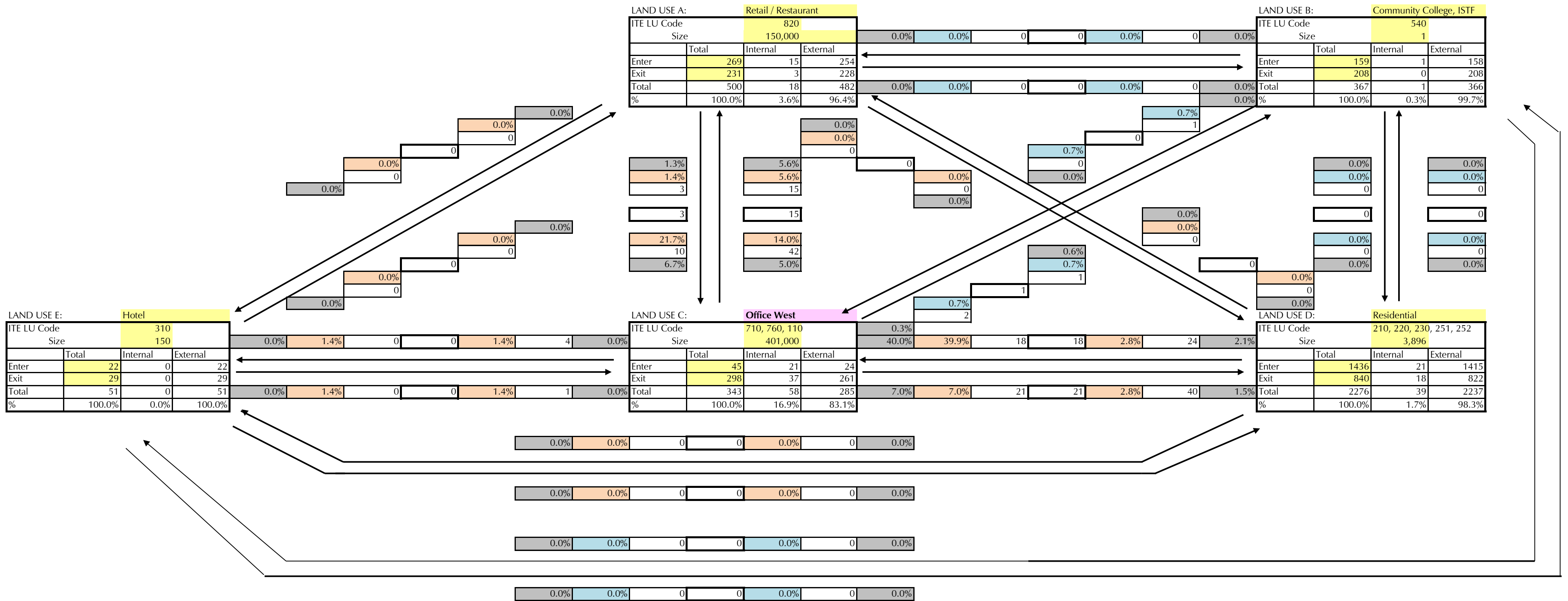
**LEGEND**

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**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - Interzonal - Office  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 03/25/21



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	254	158	24	1415	22	1873	
Exit	228	208	261	822	29	1548	
Total	482	366	285	2237	51	3421	
Single-Use Trip Gen. Estimate	500	367	343	2276	51	3537	

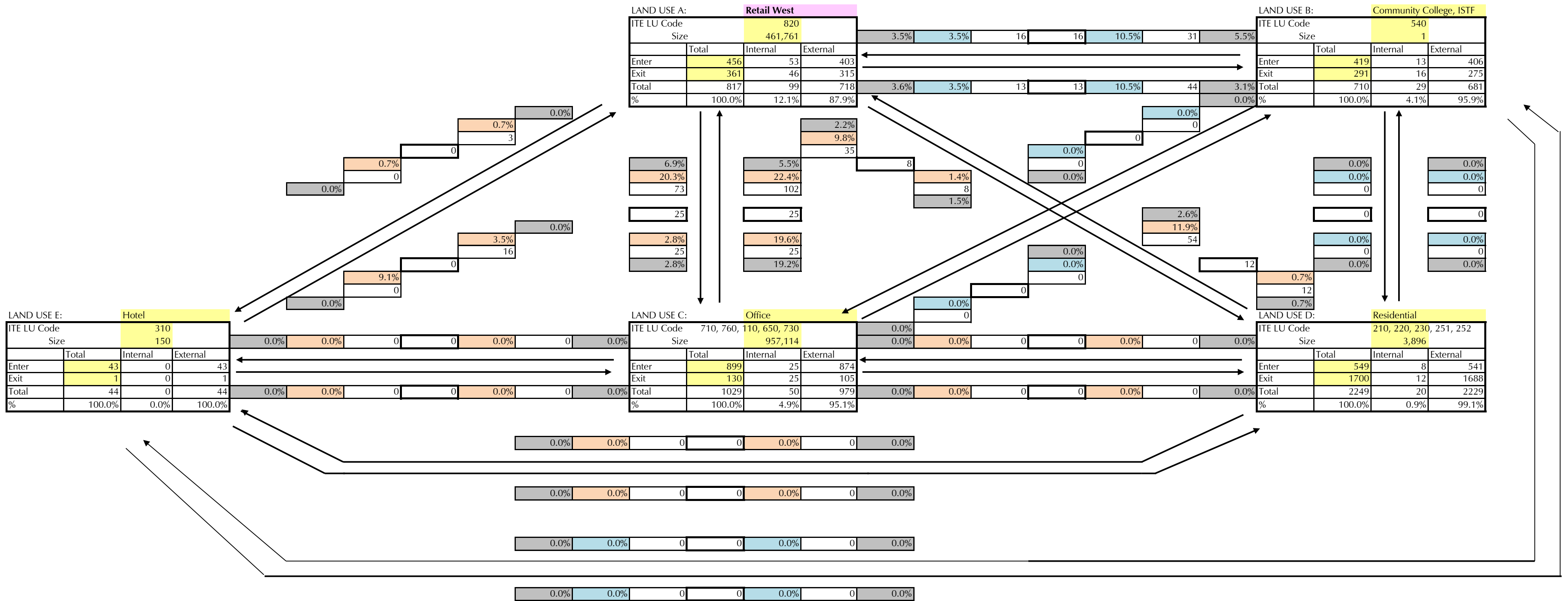
INTERNAL CAPTURE 3.3%

**LEGEND**

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

**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - Interzonal - Retail  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 03/25/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	403	406	874	541	43	2267
Exit	315	275	105	1688	1	2384
Total	718	681	979	2229	44	4651
Single-Use Trip Gen. Estimate	817	710	1029	2249	44	4849

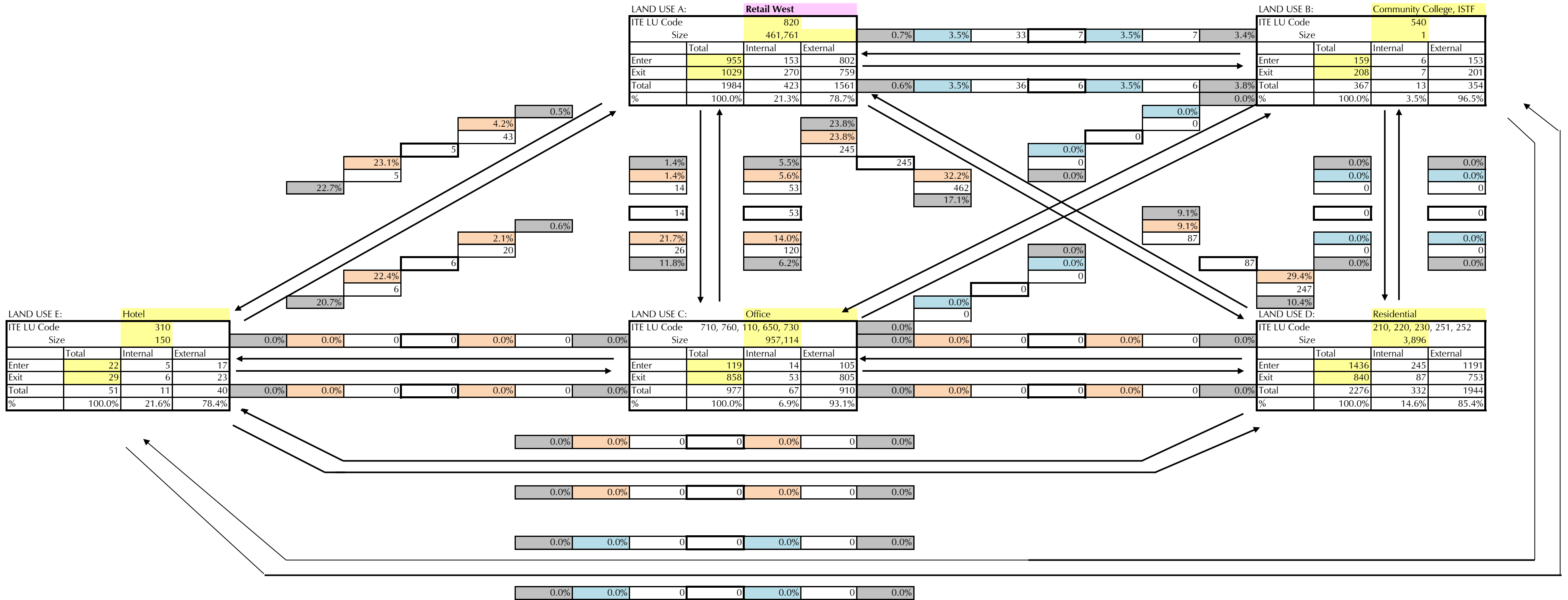
INTERNAL CAPTURE 4.1%

**LEGEND**

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- 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: 03/25/21



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	802	153	105	1191	17		2268
Exit	759	201	805	753	23		2541
Total	1561	354	910	1944	40		4809
Single-Use Trip Gen. Estimate	1984	367	977	2276	51		5655

INTERNAL CAPTURE 15.0%

**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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