

APPENDIX A

SERIES 11 FORECAST / TRIP GENERATION INFORMATION

SANDAG
Series 11 2030re
Select Zone Plot

Carmel Valley

Functional Classifications

- Freeway
- Prime
- Major
- Collector
- Light Collector
- Rural Collector
- Local
- Freeway Ramp
- Local Ramp
- Zone Connector

- Signal
- All Way Stop
- Two Way Stop
- Ramp Meter
- Ramp Meter HOV
- LRT Crossing

Traffic Analysis Zones

Select Link Volume
& Percentage

ADT Volume (X1000)

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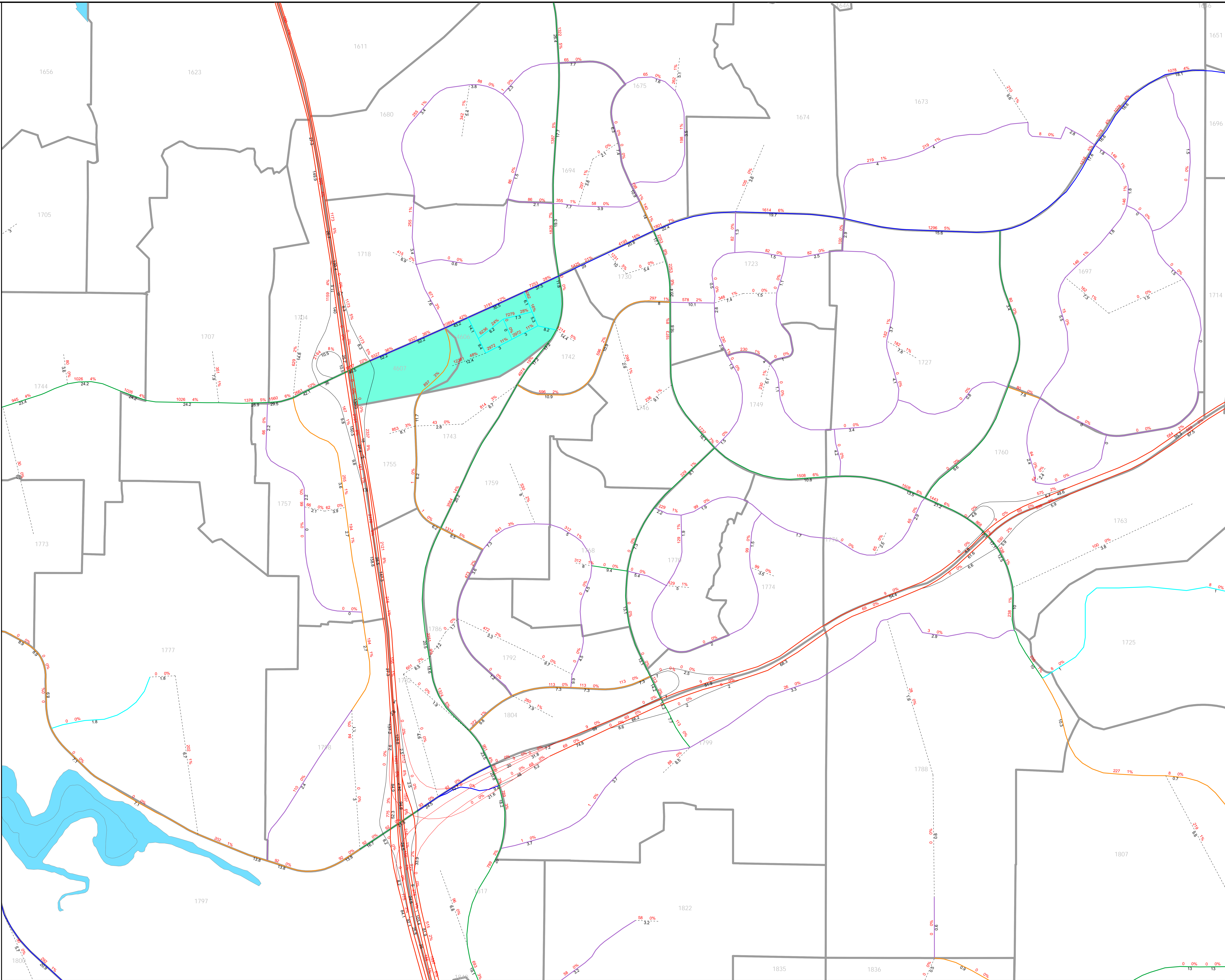
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0 0.06 0.12 0.18
Miles

SANDAG

servicebureau

February 9, 2009



ATTACHMENT 1

Jake Swim

From: Little, Robert [rlittle@kilroyrealty.com]
Sent: Tuesday, April 13, 2010 5:33 PM
To: Jake Swim
Cc: usai@urbansystems.net; Andy; Chine, Jeffrey
Subject: RE: San Diego Corporate Center Lots - Land Use Categories
Jake - in response to your memo regarding land-uses and trip generation for the initial phase of 109,000 square feet / specialty retail center, below I outline the anticipated retail support mix of the phase:

APPAREL:

8,000 TO 10,000 sf such as Children's Place, Gap, Hollister, Lucky Jeans, etc

BEAUTY/HEALTH:

8,000 to 10,000 sf of Spa and accessories

2,000 of sunglasses or accessories

Support: FINANCIAL SERVICES (as part of the office buildings):

12,000 to 14,000 sf of bank, credit union and financial advisory services

Ancillary: FOOD (14,000 sf as part of the office buildings):

15,000 to 16,000 sf of coffee, yogurt, ice cream, bakery, sandwich/deli, asian, american, mexican.

16,000 to 18,000 of restaurant such as Morton's, Flemings, Sushi, Pizzeria.

HOME /ELECTRONICS:

Up to 36,000 sf combination of wireless stores, Apple, other computer, Pottery Barn, William Sonoma, West Elm, etc

OVERALL SUMMARY Initial Phase:

BLOCK D 53,900 sf (of which 18,000 sf is located within office building)

BLOCK E 48,900 sf (of which 25,800 sf is located within office building)

Approx. TOTAL 102,800 sf of 109,000 sf.

Please call me with any questions,
Bob

From: Jake Swim [mailto:jake@urbansystems.net]
Sent: Friday, April 09, 2010 3:46 PM
To: Little, Robert
Cc: usai@urbansystems.net; 'Andy'; 'Chine, Jeffrey'
Subject: San Diego Corporate Center Lots - Land Use Categories

Hi Bob,

Please see the attached memo.

Jacob Swim

Project Manager

Urban Systems & Associates, Inc.

4540 Kearny Villa Road, Suite 106

San Diego, CA 92123-1573

(858) 560-4911 x 306

4/14/2010

ATTACHMENT 2

Categories of Commercial-Retail Trip Land Uses and Trip Generation

#	Land use category	Trip Generation Rate
1	Convenience Market	500 trips / 1000 sq. ft.
2	Furniture Store	6 trips / 1000 sq. ft.
3	Home Improvement Store	30 trips / 1000 sq. ft.
4	Lumber Store	30 trips / 1000 sq. ft.
5	Nursery	40 trips / 1000 sq. ft.
6	Shopping Center	N/A
7	Neighborhood Shopping Center	120 trips / 1000 sq. ft.
8	Community Shopping Center	70 trips / 1000 sq. ft.
9	Regional Shopping Center	$\ln(T) = 0.756 * \ln(x) + 5.25$
10	Specialty Retail Center / Strip Commercial	40 trips / 1000 sq. ft.
11	Supermarket	150 trips / 1000 sq. ft.

Note: Driveway rates used in this table.

DEFINITION OF LAND USE CATEGORIES FOR TRIP GENERATION PURPOSES

AGRICULTURE/OPEN SPACE

A tract of land used for producing crops or raising livestock, and in varying degrees, the preparation of these products for human use. "Open Space" refers to a tract of land specifically designated as an open space zone and used to protect open space for natural resources preservation, park and recreation use, or scenic enjoyment.

AUTO-SERVING COMMERCIAL

GASOLINE SERVICE STATION

A gasoline service station is a freestanding commercial establishment designed primarily for the sale of gasoline to the motoring public. Maintenance and repair work may also be done, as well as the sale of auto-related accessories.

CAR DEALER

A car dealer is a freestanding structure normally with open or shed-like parking lot designed for the sale of new and used cars and trucks. Car dealers also provide maintenance service and the sale of automobile accessories.

CAR WASH (Full Service)

A car wash is a freestanding building, which houses equipment for washing vehicles. It also has an area for drying off vehicles after they are washed.

AIRPORT

GENERAL AVIATION

A general aviation airport is designed primarily for the use of small private and corporate aircraft; and not for regularly scheduled commercial passenger service. A general aviation airport is usually characterized by short runways, few or no terminal facilities, and many small planes.

COMMERCIAL - RETAIL

CONVENIENCE MARKET

1 A convenience market is usually a small, freestanding establishment selling food items, beverages and other sundry items. Sales are typically of small quantities. Convenience markets have largely supplanted the neighborhood corner store, particularly in suburban areas. Convenience markets with more than four vehicle-fueling spaces will be considered as gasoline stations with food mart.

- 2 FURNITURE STORE
A retail establishment displaying and selling residential furniture items, typically having a small staff in relation to total square feet.
- 3 HOME IMPROVEMENT STORE
A retail establishment selling home improvement and related supplies in one location.
- 4 LUMBER STORE
A retail establishment selling lumber, home improvement and related supplies in one location.
- 5 NURSERY
A nursery is a place where plants and flowers are grown for sale.
- 6 SHOPPING CENTER
A shopping center is a conglomerate of individual businesses designed for the retail sale of a large spectrum of products ranging from clothing to jewelry, art, etc. Shopping centers normally contain specialty shops, eating establishments, and department stores. Some services such as travel agencies, insurance offices, beauty salons, etc. may also be located in a shopping center. All stores normally have a common parking area.
- 7 NEIGHBORHOOD SHOPPING CENTER
A neighborhood shopping center typically has a gross leasable floor area of 30,000 square feet or more, located on at least four or more acres. The principal retail outlet may be a supermarket supported by a drugstore and/or some other smaller retail store(s). The trading radius is usually less than three miles and serves a population of roughly 5,000-10,000 people.
- 8 COMMUNITY SHOPPING CENTER
A community shopping center typically has a gross leasable floor area of 100,000 square feet or more, located on 10 or more acres. The leading retail outlets are usually a discount store (i.e., Wal-Mart, Kmart, T J Maxx, Ross, and Home Depot), and may also include a grocery store or drugstore. The trading radius can be three miles or more and serve a population area of about 25,000 people.
- 9 REGIONAL SHOPPING CENTER
A regional shopping center typically has a gross leasable floor area of 300,000 square feet or more. The center is usually under one management which has a regional service area and two or more major department stores, supported by a number of specialty retail stores.
- 10 SPECIALTY RETAIL CENTER/STRIP COMMERCIAL
A freestanding retail store is a single building with separate parking where merchandise is sold to the end user, usually in small quantities. Minor auxiliary services that are independently owned and operated from the major store can be a part of the retail facility. Free standing retail stores may be of any size but usually are a function of the merchandise sold, and the locality. In general, as the gross floor area approaches 100,000 square feet, the stores lose their "freestanding" character and become part of a shopping center. The number of employees in freestanding retail stores is a function of the sales volume and land acreage and depends on the

store type, size, and attractiveness to the consumer. Supermarkets, convenience stores, discount stores, lumber stores and furniture stores are typically not included in this category (as they are treated individually for trip generation).

SUPERMARKET

A supermarket is a freestanding, self-service store, which sells food, beverages, and household items.

EDUCATION

UNIVERSITY

A university is a major educational facility that grants bachelor degrees with a four-year curriculum. Universities are normally located on a park-like campus consisting of many buildings. They may be state-supported or privately run.

COMMUNITY COLLEGE

A college that grants associate degrees in a two-year curriculum, and is usually state-supported.

HIGH SCHOOL

A high school is a secondary school with a three or four-year curriculum. A high school is usually located on a campus-like setting with associated sports facilities.

JUNIOR HIGH SCHOOL (MIDDLE SCHOOL)

Junior high schools are secondary schools designed to educate a group of children in grades, which are intermediate--between grade school and high school. Junior high schools are normally freestanding and include athletic fields.

ELEMENTARY SCHOOL (GRADE SCHOOL)

An elementary school is a school normally serving grades kindergarten through six. An elementary school is usually an isolated building with an associated playground.

DAY CARE CENTER

A day care center is a place where preschool children are cared for during the workday.

FINANCIAL INSTITUTIONS

BANK OR CREDIT UNION (EXCLUDING DRIVE-THROUGH LANES)

A bank or credit union is a freestanding structure for the custody, loan, exchange or issues of money or credit. Trips for drive-through facilities should be generated separately and added to the lobby totals.

BANK OR CREDIT UNION (DRIVE-THROUGH LANES ONLY)

A bank or credit union that provides its services only through drive-through lanes. Such facility should be clearly labeled a "drive-through bank" for trip generation purposes. Trips for drive-through tellers should be generated separately, even if adjoining a bank lobby.

TABLE 1
TRIP GENERATION RATE SUMMARY
(WEEKDAX)

LAND USE	DRIVEWAY (1) (2)	VEHICLE TRIP RATE	CUMULATIVE (3)	VEHICLE TRIP RATE	PEAK HOUR AND IN/OUT RATIO	
					AM (IN:OUT)	PM (IN:OUT)
CULTURE (OPEN SPACE) (4)	2 trips/acre					
ART (3)						
Commercial	100 trips/flight; 60 trips/acre				6% (6:4)	7% (5:5)
General Aviation	2 trips/flight; 6 trips/acre				--	--
TERMINAL	5 trips/acre				--	--
			2 trips/acre			
RETAIL-RETAIL (4) (5)						
Automobile Services:						
Car Dealer	100 trips/flight; 60 trips/acre					
Car Wash	2 trips/flight; 6 trips/acre					
Full service	5 trips/acre					
Self service						
Gasoline Stations:						
With food/mart	100 trips/flight; 60 trips/acre					
With fully automated carwash	2 trips/flight; 6 trips/acre					
With food mart & fully automated carwash	5 trips/acre					
Car Sale						
Repair Shop						
Tire Store						
Convenience Market Chain:						
Open Up to 16 Hours Per Day						
Open 24 Hours						
Country Store/Discount Club						
Warehouse						
Gift Store						
Home Improvement Store						
Library						
Restaurant:						
Quality						
High Turnover (sit-down)						
Fast Food (with or without drive-through)						
Shopping Center:						
Neighborhood (30,000 sq. ft. or more GEA on 4 or more acres)						
Community (100,000 sq. ft. or more GEA on 10 or more acres)						
Regional (300,000 sq. ft. or more GEA) (6)						
Specialty Retail Center/Strip Commercial						
Terminal						

TABLE 1 (Continued)

TRIP GENERATION RATE SUMMARY (WEEKDAY)

LAND USE	DRIVEWAY (3)	VEHICLE TRIP RATE	CUMULATIVE (8) VEHICLE TRIP RATE	PEAK HOUR AND IN/OUT RATIO	
				AM (IN:OUT)	PM (IN:OUT)
RESIDENTIAL (3)	University (4 years or higher)	2.5 trips/student; 100 trips/acre	2.5 trips/student; 100 trips/acre	10% (9:1)	9% (3:7)
	Community College (2 years)	1.6 trips/student; 80 trips/acre; 18 trips/1,000 sq. ft.	1.6 trips/student; 80 trips/acre; 18 trips/1,000 sq. ft.	12% (9:1)	8% (3:7)
	High School	1.8 trips/student; 13 trips/1,000 sq. ft.; 50 trips/acre	1.8 trips/student; 11 trips/1,000 sq. ft.; 50 trips/acre	20% (8:2)	14% (3:7)
	Junior High School	1.4 trips/student; 40 trips/acre; 12 trips/1,000 sq. ft.	1.4 trips/student; 40 trips/acre; 12 trips/1,000 sq. ft.	24% (7:3)	17% (3:7)
	Elementary School	2.1 trips/student; 34 trips/1,000 sq. ft.; 119 trips/acre	2.1 trips/student; 34 trips/1,000 sq. ft.; 119 trips/acre	31% (6:4)	19% (4:6)
SCHOOL (3)	Elementary School	5 trips/student; 80 trips/1,000 sq. ft.	5 trips/student; 80 trips/1,000 sq. ft.	19% (5:3)	18% (3:5)
	Junior High School	150 trips/1,000 sq. ft.; 1,000 trips/acre	112.5 trips/1,000 sq. ft.; 750 trips/acre	4% (7:3)	8% (4:6)
	High School	200 trips/1,000 sq. ft.; 1,500 trips/acre	150 trips/1,000 sq. ft.; 1,125 trips/acre	15% (6:4)	10% (5:3)
	College	250 trips/acre	187.5 trips/acre	3% (5:5)	13% (5:5)
	University	3 trips/bed	3 trips/bed	7% (6:4)	7% (4:6)
OFFICE (3)	Office	20 trips/bed; 20 trips/1,000 sq. ft.; 300 trips/acre	20 trips/bed; 20 trips/1,000 sq. ft.; 300 trips/acre	19% (7:3)	19% (3:7)
	Office	15 trips/1,000 sq. ft.; quadruple rates for days of	9 trips/1,000 sq. ft.; quadruple rate for days of	4% (8:2)	8% (5:5)
	Office	5 trips/1,000 sq. ft.; quadruple rates for days of	5 trips/1,000 sq. ft.; quadruple rate for days of	4% (8:2)	8% (5:5)
	Office	16 trips/1,000 sq. ft.; 200 trips/acre	16 trips/1,000 sq. ft.; 200 trips/acre	12% (1:2)	12% (2:8)
	Office	15 trips/1,000 sq. ft.; 30 trips/acre	15 trips/1,000 sq. ft.; 30 trips/acre	11% (9:1)	12% (2:8)
INDUSTRIAL (3)	Industrial Park	8 trips/1,000 sq. ft.; 100 trips/acre	8 trips/1,000 sq. ft.; 100 trips/acre	20% (9:1)	20% (2:8)
	Industrial Park	4 trips/1,000 sq. ft.; 50 trips/acre	4 trips/1,000 sq. ft.; 50 trips/acre	6% (5:5)	9% (5:5)
	Industrial Park	2 trips/1,000 sq. ft.; 30 trips/acre	2 trips/1,000 sq. ft.; 30 trips/acre	4% (9:1)	14% (1:2)
	Industrial Park	10 trips/1,000 sq. ft.; 80 trips/acre	10 trips/1,000 sq. ft.; 80 trips/acre	9% (4:6)	8% (5:5)
	Industrial Park	5 trips/1,000 sq. ft.; 60 trips/acre	5 trips/1,000 sq. ft.; 60 trips/acre	15% (7:3)	16% (4:6)
RETAIL (3)	Retail	50 trips/1,000 sq. ft.; 400 trips/acre	20 trips/1,000 sq. ft.	2% (7:3)	10% (5:5)
	Retail	20 trips/1,000 sq. ft.	16 trips/1,000 sq. ft.	2% (7:3)	10% (5:5)
	Retail	15 trips/1,000 sq. ft.; quadruple rates for days of	9 trips/1,000 sq. ft.; quadruple rate for days of	4% (8:2)	8% (5:5)
	Retail	5 trips/1,000 sq. ft.; quadruple rates for days of	5 trips/1,000 sq. ft.; quadruple rate for days of	4% (8:2)	8% (5:5)
	Retail	16 trips/1,000 sq. ft.; 200 trips/acre	16 trips/1,000 sq. ft.; 200 trips/acre	12% (1:2)	12% (2:8)
COMMERCIAL (3)	Commercial	15 trips/1,000 sq. ft.; 30 trips/acre	15 trips/1,000 sq. ft.; 30 trips/acre	11% (9:1)	12% (2:8)
	Commercial	8 trips/1,000 sq. ft.; 100 trips/acre	8 trips/1,000 sq. ft.; 100 trips/acre	20% (9:1)	20% (2:8)
	Commercial	4 trips/1,000 sq. ft.; 50 trips/acre	4 trips/1,000 sq. ft.; 50 trips/acre	6% (5:5)	9% (5:5)
	Commercial	2 trips/1,000 sq. ft.; 30 trips/acre	2 trips/1,000 sq. ft.; 30 trips/acre	4% (9:1)	14% (1:2)
	Commercial	10 trips/1,000 sq. ft.; 80 trips/acre	10 trips/1,000 sq. ft.; 80 trips/acre	9% (4:6)	8% (5:5)
OTHER (3)	Other	5 trips/1,000 sq. ft.; 60 trips/acre	5 trips/1,000 sq. ft.; 60 trips/acre	15% (7:3)	16% (4:6)
	Other	50 trips/1,000 sq. ft.; 400 trips/acre	20 trips/1,000 sq. ft.	2% (7:3)	10% (5:5)
	Other	20 trips/1,000 sq. ft.	16 trips/1,000 sq. ft.	2% (7:3)	10% (5:5)
	Other	15 trips/1,000 sq. ft.; quadruple rates for days of	9 trips/1,000 sq. ft.; quadruple rate for days of	4% (8:2)	8% (5:5)
	Other	5 trips/1,000 sq. ft.; quadruple rates for days of	5 trips/1,000 sq. ft.; quadruple rate for days of	4% (8:2)	8% (5:5)

(1) amount of local serving commercial included. May have multiple shifts.

TABLE 1 (Continued)

TRIP GENERATION RATE SUMMARY (WEEKDAY)

LAND USE	DRIVEWAY (6)	VEHICLE TRIP RATE	CUMULATIVE (8)	PEAK HOUR AND IN/OUT RATIO	
				AM (IN-OUT)	PM (IN-OUT)
GING (3)					
tel (w/convention facilities/restaurant)	10 trips/room; 300 trips/acre	10 trips/room; 300 trips/acre	10 trips/room; 300 trips/acre	6% (6-4)	8% (6-4)
tel	9 trips/room; 200 trips/acre	9 trips/room; 200 trips/acre	9 trips/room; 200 trips/acre	8% (4-6)	9% (4-6)
3rd Hotel	8 trips/room; 100 trips/acre	8 trips/room; 100 trips/acre	8 trips/room; 100 trips/acre	5% (6-4)	7% (6-4)
TARY BASE (3)	2.5 trips/employee (military or civilian)	2.5 trips/employee (military or civilian)	2.5 trips/employee (military or civilian)	9% (9-1)	10% (6-4)
CE					
municipal Office (6)	$L_n(T) = 0.756 L_n(x) + 3.95$; 450 trips/acre	$L_n(T) = 0.756 L_n(x) + 3.95$; 450 trips/acre	$L_n(T) = 0.756 L_n(x) + 3.95$; 450 trips/acre	13% (9-1)	14% (2-8)
Private Headquarters/Sing (6); Tenant Office	10 trips/1,000 sq. ft.	10 trips/1,000 sq. ft.	10 trips/1,000 sq. ft.	15% (9-1)	15% (1-9)
partment of Motor Vehicles	180 trips/1,000 sq. ft.; 900 trips/acre	180 trips/1,000 sq. ft.; 900 trips/acre	180 trips/1,000 sq. ft.	6% (6-4)	11% (4-6)
Government Office (Civic Center)	20 trips/1,000 sq. ft.	20 trips/1,000 sq. ft.	20 trips/1,000 sq. ft.	9% (9-1)	12% (3-7)
Less than 100,000 sq. ft.	16 trips/1,000 sq. ft.	16 trips/1,000 sq. ft.	16 trips/1,000 sq. ft.	9% (9-1)	12% (3-7)
100,000 sq. ft. or more	20 trips/1,000 sq. ft.	20 trips/1,000 sq. ft.	20 trips/1,000 sq. ft.	9% (9-1)	12% (3-7)
Medical Office:	50 trips/1,000 sq. ft.; 500 trips/acre	50 trips/1,000 sq. ft.; 500 trips/acre	50 trips/1,000 sq. ft.	6% (8-2)	10% (3-7)
Less than 100,000 sq. ft.	20 trips/1,000 sq. ft.	20 trips/1,000 sq. ft.	20 trips/1,000 sq. ft.	6% (8-2)	10% (3-7)
100,000 sq. ft. or more	76 trips/1,000 sq. ft.	76 trips/1,000 sq. ft.	76 trips/1,000 sq. ft.	5%	7%
Office:	168 trips/1,000 sq. ft.; 1,680 trips/acre	168 trips/1,000 sq. ft.; 1,680 trips/acre	168 trips/1,000 sq. ft.	6% (6-4)	10% (5-5)
Distribution (central/walk-in only)	200 trips/1,000 sq. ft.; 2,000 trips/acre	200 trips/1,000 sq. ft.; 2,000 trips/acre	200 trips/1,000 sq. ft.	7% (5-5)	9% (3-7)
Community (without mail drop lane)	300 trips/1,000 sq. ft.; 3,000 trips/acre	300 trips/1,000 sq. ft.; 3,000 trips/acre	300 trips/1,000 sq. ft.	7% (5-5)	7% (6-4)
Community (with mail drop lane)	Less than 100,000 sq. ft.	Less than 100,000 sq. ft.	Less than 100,000 sq. ft.	7% (5-5)	8% (7-5)
100,000 sq. ft. or more	30 trips/1,000 sq. ft.	30 trips/1,000 sq. ft.	30 trips/1,000 sq. ft.	7% (7-5)	10% (4-6)
REATION					
ing Center	30 trips/1,000 sq. ft.	30 trips/1,000 sq. ft.	30 trips/1,000 sq. ft.	7% (7-5)	10% (4-6)
ll College	600 trips/1,000 sq. ft.; 6,000 trips/acre	600 trips/1,000 sq. ft.; 6,000 trips/acre	600 trips/1,000 sq. ft.	6% (8-2)	9% (3-7)
tion	4 trips/1,000 sq. ft.; 40 trips/acre	4 trips/1,000 sq. ft.; 40 trips/acre	4 trips/1,000 sq. ft.	3% (3-7)	7% (6-4)
ing Theater	80 trips/1,000 sq. ft.; 800 trips/acre	80 trips/1,000 sq. ft.; 800 trips/acre	80 trips/1,000 sq. ft.	0.3%	8% (7-3)
k:	600 trips/1,000 sq. ft.; 6,000 trips/acre	600 trips/1,000 sq. ft.; 6,000 trips/acre	600 trips/1,000 sq. ft.	11% (4-6)	11% (4-6)
Beach, Ocean or Bay	50 trips/acre	50 trips/acre	50 trips/acre	4%	8%
Developed	5 trips/acre	5 trips/acre	5 trips/acre	4%	8%
Undeveloped	40 trips/1,000 sq. ft.; 400 trips/acre	40 trips/1,000 sq. ft.; 400 trips/acre	40 trips/1,000 sq. ft.	4%	9% (6-4)
San Diego Zoo	115 trips/acre	115 trips/acre	115 trips/acre	4%	9%
World	80 trips/acre	80 trips/acre	80 trips/acre	4%	9%
ent Facility:	30 trips/acre	30 trips/acre	30 trips/acre	4%	9%
ndoor	50 trips/acre	50 trips/acre	50 trips/acre	4%	9%
Outdoor	50 trips/acre	50 trips/acre	50 trips/acre	4%	9%

TABLE 1 (Continued)
TRIP GENERATION RATE SUMMARY
(WEEKDAY)

LAND USE	DRIVEWAY VEHICLE TRIP RATE (1)(2)	CUMULATIVE (3) VEHICLE TRIP RATE	PEAK HOUR AND IN/OUT RATIO	
			AM (IN:OUT)	PM (IN:OUT)
DENTAL (3)				
Nursing Home	2 trips/dwelling unit 12 trips/dwelling unit	2 trips/dwelling unit 12 trips/dwelling unit	3% (6:4)	8% (5:5)
Hotel	5 trips/dwelling unit, 40 trips/acre	5 trips/dwelling unit, 40 trips/acre	9% (3:7)	12% (6:4)
Multiple Dwelling Unit:				
for 20 dwelling units/acre	8 trips/dwelling unit	8 trips/dwelling unit	5% (2:8)	10% (7:3)
for 20 dwelling units/acre	6 trips/dwelling unit	6 trips/dwelling unit	8% (2:8)	--
Senior Citizen Housing	4 trips/dwelling unit	4 trips/dwelling unit	--	--
Single Family Detached:				
Low Density Area (1)	9 trips/dwelling unit	9 trips/dwelling unit	8% (2:8)	10% (7:3)
Medium Density Area (1)	10 trips/dwelling unit	10 trips/dwelling unit	8% (2:8)	10% (7:3)
SPORTATION FACILITIES (3)				
Depot	25 trips/1,000 sq. ft.	25 trips/1,000 sq. ft.	14% (7:3)	15% (3:7)
& Ride Lots	400 trips/acre; 600 trips/paved acre	400 trips/acre; 600 trips/paved acre	14% (7:3)	15% (3:7)
Bus Station (tail)	300 trips/acre	300 trips/acre		

Notes:

- (1) From the 1990 Trip Generation Manual. Driveway rates reflect trips that are generated by a site. These rates are used to calculate the total number of trips that impact the project and its immediate vicinity.
- (2) Does not include trip rates for Centre City area. See Table 5.
- (3) San Diego Association of Governments (SANDAG), "Traffic Generators," San Diego, California, December 1996, and July 1998.
- (4) City of San Diego memo, "Trip Generation Rate for Churches," December 9, 1992.
- (5) Refer to Cumulative Vehicle Trip Rate column for reduced trip rates.
- (6) \ln = Natural logarithm; fitted curve logarithmic equation is used for Commercial Office and Regional Shopping Center. For example, the trip generation of an Office Building with 100,000 sq. ft. of GLA is: $\ln(T) = 0.756 \ln(100) + 3.95$, or $\ln(T) = 0.756 (4.60517) + 3.95$, or $\ln(T) = 3.481509 + 3.95$, or $\ln(T) = 7.431509$, which is 1,688 trips. The trip generation of a Regional Shopping Center with 1,000,000 sq. ft. of GLA is: $\ln(T) = 0.756 \ln(1,000) + 5.25$, or $\ln(T) = 0.756 (6.907755) + 5.25$, or $\ln(T) = 5.222263 + 5.25$, or $\ln(T) = 10.47226$, which is 35,322 trips. See Table 2 for calculated trip generation for selected sizes of Regional Shopping Centers, and Table 3 for calculated trip generation for selected sizes of Commercial Offices. GLA = Gross Leasable Area; T = trips; x = GLA in 1,000 square feet.
- (7) Institute of Transportation Engineers, "Trip Generation," 5th and 6th Editions, Washington, District of Columbia, 1991 and 1998.
- (8) Trips made to a site are Pass-By and Cumulative trips. See Appendix A for definitions of these trips. Cumulative rates are used to determine the community-wide impact of a new project.

Land Use: 443

Movie Theater without Matinee

Independent Variables with One Observation

The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
Employees				
Weekday	53.12	41	1	50% entering, 50% exiting
Weekday a.m. Peak Hour of Adjacent Street Traffic	0.15	41	1	Not available
Weekday p.m. Peak Hour of Adjacent Street Traffic	4.20	41	1	Not available
Weekday a.m. Peak Hour of Generator	1.95	41	1	Not available
Weekday p.m. Peak Hour of Generator	9.56	41	1	Not available
Saturday	67.56	41	1	50% entering, 50% exiting
Saturday Peak Hour of Generator	10.73	41	1	Not available
Sunday	55.73	41	1	50% entering, 50% exiting
Sunday Peak Hour of Generator	7.32	41	1	Not available

Seats				
Weekday	1.76	1,236	1	50% entering, 50% exiting
Weekday a.m. Peak Hour of Adjacent Street Traffic	0.01	1,236	1	Not available
Weekday a.m. Peak Hour of Generator	0.06	1,236	1	Not available
Weekday p.m. Peak Hour of Generator	0.32	1,236	1	Not available
Saturday	2.24	1,236	1	50% entering, 50% exiting
Saturday Peak Hour of Generator	0.36	1,236	1	Not available
Sunday	1.85	1,236	1	50% entering, 50% exiting
Sunday Peak Hour of Generator	0.24	1,236	1	Not available

Land Use: 443
 Movie Theater without Matinee
Independent Variables with One Observation

Movie Screens

Weekday	220.00	6	1	50% entering, 50% exiting
Weekday p.m. Peak Hour of Adjacent Street Traffic	24.00	6	1	41% entering, 59% exiting
Weekday p.m. Peak Hour of Generator	37.83	6	1	52% entering, 48% exiting
Saturday	376.00	6	1	50% entering, 50% exiting
Saturday Peak Hour of Generator	64.50	6	1	61% entering, 39% exiting
Sunday	314.00	6	1	50% entering, 50% exiting
Sunday Peak Hour of Generator	45.17	6	1	52% entering, 48% exiting

1,000 Square Feet Gross Floor Area

Weekday	78.06	28	1	50% entering, 50% exiting
Weekday a.m. Peak Hour of Adjacent Street Traffic	0.22	28	1	Not available
Weekday p.m. Peak Hour of Adjacent Street Traffic	6.16	28	1	94% entering, 6% exiting
Weekday a.m. Peak Hour of Generator	2.87	28	1	Not available
Weekday p.m. Peak Hour of Generator	14.05	28	1	Not available
Saturday	99.28	28	1	50% entering, 50% exiting
Saturday Peak Hour of Generator	15.77	28	1	61% entering, 39% exiting
Sunday	81.90	28	1	50% entering, 50% exiting
Sunday Peak Hour of Generator	10.75	28	1	52% entering, 48% exiting