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MEMORANDUM

TO: Mr. Christopher Starr
Smith Legacy Partners Series, LLC
6 Littlefield Road
Acton, MA 01720

DATE: October 24, 2012

FROM: Rebecca L. Brown, PE, Senior Engineer
Kevin R. Dandrade, PE, PTOE, Principal

PROJECT NO.: T0376.01

RE: Cushing Village Redevelopment Project
Trapelo Road and Common Street, Belmont, MA
Updated Trip Generation Assessment

INTRODUCTION

On behalf of Smith Legacy Partners Series, LLC, TEC, Inc. previously prepared a Traffic Impact, Access, and Parking Study (TIAPS) dated October 12, 2012 in support of the proposed Cushing Village mixed-use development located at 102 to 112 Trapelo Road and 493 to 527 Common Street in Belmont, Massachusetts. The site currently contains a vacant 6,200 square foot (SF) CVS/pharmacy, a 2,430 SF Starbucks restaurant with 30 seats, approximately 12,065 SF of specialty retail and restaurant space, the foundation of a former 3,590 SF retail building, and a municipal parking lot containing 50 parking spaces. The project Proponent is proposing to demolish the existing land uses on the site and construct a mixed-use development to contain a 2,000 SF Starbucks, a 5,000 SF quality restaurant, a 3,300 SF health and fitness club, approximately 27,200 SF of retail space, and approximately 118 apartment units. The TIAPS for the project included an estimation of the vehicle trips to be generated by the proposed redevelopment project. Subsequent to submission of the TIAPS, an error was identified in the calculation of the trips generated by the existing Starbucks. The intent of this memorandum is to provide an updated analysis of the trips anticipated to be generated by the proposed mixed-use redevelopment project.

SITE GENERATED TRAFFIC

TEC previously estimated the trips generated by the existing Starbucks using trip generation rates contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 8th Edition* for Land Use Code (LUC) 936 (Coffee/Donut Shop without Drive-Through). The size of the Starbucks that was used in the calculations included in the TIAPS was 1,800 SF; however, the existing Starbucks is actually 2,430 SF in size. Therefore, the trip generation estimation included within the TIAPS for the existing Starbucks was lower than may be generated by the larger building. TEC has updated the trip generation analysis to reflect a larger building size for the Starbucks. In addition, it was assumed that all traffic that is currently generated by the existing Starbucks would continue to use the proposed Starbucks following completion of the proposed mixed-use redevelopment project.

The revised detailed trip generation calculations are provided as an Attachment to this memorandum and are summarized in Table 1.

The proposed development project consists of demolishing the existing buildings on the site and constructing an approximately 18,000 SF market or drugstore, a 5,200 SF quality restaurant, a 3,800 SF walk-in bank, a 3,430 SF health club, an 1,800 SF Starbucks, approximately 5,030 SF of specialty retail space, and 142 apartment units. The trip generation rates for ITE LUC 850 (Supermarket) are higher than the rates for ITE LUC 880 (Pharmacy/Drugstore without drive-through window). Therefore, in order to provide a conservative (worst case) analysis scenario, the trip rates for ITE LUC 850 were utilized to estimate the trip generation for the proposed market/drugstore. The trip generation rates for ITE LUC 931 (Quality Restaurant), LUC 911 (Walk-In Bank), LUC 492 (Health/Fitness Club), LUC 814 (Specialty Retail), and LUC 220 (Apartments) were used to estimate the traffic associated with each of the remaining uses, respectively. Because the Starbucks is an existing use and the size of the building is decreasing, no additional traffic was added to the roadway network for the Starbucks. ITE LUC 936 (Coffee/Donut Shop without Drive-Through Window) was used to estimate the trips generated by the Starbucks in order to reassign these trips to the new driveways.

Table 1 - Trip Generation Summary – Reoccupancy of Existing Land Uses^a

Time Period	CVS Pharmacy LUC 880	Specialty Retail LUC 814	Starbucks LUC 936	Total Trips	Pass-by Trips	Primary Trips
<i>Weekday Daily</i>	554	535	1,733	2,822	1,300	1,522
<i>Weekday Morning</i>						
IN	12	5	119	136	63	73
OUT	<u>8</u>	<u>4</u>	<u>115</u>	<u>127</u>	<u>63</u>	<u>64</u>
TOTAL	20	9	234	263	126	137
<i>Weekday Evening</i>						
IN	26	15	41	82	41	41
OUT	<u>26</u>	<u>18</u>	<u>41</u>	<u>85</u>	<u>41</u>	<u>44</u>
TOTAL	52	33	82	167	82	85
<i>Saturday Daily</i>	708	507	1,683	2,898	1,350	1,548
<i>Saturday Midday</i>						
IN	34	26	63	121	57	64
OUT	<u>34</u>	<u>24</u>	<u>69</u>	<u>127</u>	<u>57</u>	<u>70</u>
TOTAL	66	50	132	248	114	134

^a ITE LUC 880 (Pharmacy/Drugstore without Drive-Thru Window) for 6,200 SF, ITE LUC 936 (Coffee/Donut Shop without Drive-Through Window) for 2,000 SF, and ITE LUC 814 (Specialty Retail) for 12,065 SF, which assumes re-occupancy of vacant space on the site.

The multi-use trips calculations included in the TIAPS were also based on the smaller 1,800 SF Starbucks rather than the 2,000 SF proposed size for the Starbucks. Therefore, the trip generation estimate for the proposed land uses has also been updated to reflect the appropriate size building. The detailed trip generation calculations are provided as an Attachment and are summarized in Table 2.

Table 2 – Trip Generation Summary – Proposed Land Uses

Time Period	Health Club LUC 492	Shopping Center LUC 820	Apartments LUC 220	Quality Restaurant LUC 931	Starbucks LUC 936	Total Trips	Multi-Use Trips	Pass-by Trips	Primary Trips
<i>Weekday Daily</i>	109	2,604	785	450	1,733	5,681	1,860	1,170	2,651
<i>Weekday Morning</i>									
IN	2	38	12	2	119	173	31	59	83
OUT	<u>3</u>	<u>24</u>	<u>48</u>	<u>2</u>	<u>115</u>	192	<u>31</u>	<u>59</u>	102
TOTAL	5	62	60	4	234	365	62	118	185
<i>Weekday Evening</i>									
IN	7	118	47	25	41	238	54	54	130
OUT	<u>5</u>	<u>121</u>	<u>26</u>	<u>12</u>	<u>41</u>	205	<u>54</u>	<u>54</u>	97
TOTAL	12	239	73	37	82	443	108	108	227
<i>Saturday Daily</i>	69	3,613	754	439	1,683	6,558	1,790	1,422	3,346
<i>Saturday Midday</i>									
IN	4	171	31	32	63	301	79	63	159
OUT	<u>5</u>	<u>158</u>	<u>30</u>	<u>22</u>	<u>69</u>	284	<u>79</u>	<u>63</u>	142
TOTAL	9	329	61	54	132	585	158	126	301

^aITE Trip Generation, Eighth Edition, Institute of Transportation Engineers, 2008.

Table 3 provides an updated comparison of the trips generated by reoccupancy of the existing land uses and trips generated by the proposed mixed-use redevelopment. The detailed calculations are provided as an Attachment.

As shown in Table 3, the project is estimated to generate an increase in *new* primary trips of 48 trips during the weekday morning peak hour, 142 trips during the weekday evening peak hour, and 167 trips during the Saturday midday peak hour. The trip generation calculations included within the TIAPS estimated that the project would generate 65 *new* primary trips during the weekday morning peak hour, 147 trips during the weekday evening peak hour, and 178 trips during the Saturday midday peak hour. As such, the trip generation estimate included in the original TIAPS results in higher volumes than the updated trip generation analysis. Therefore, an updated capacity and queuing analysis has not been provided as the original TIAPS represents a more conservative (worse case) analysis condition.

Table 3 – Net Increase in Trips

Time Period	Total Trips			Multi-Use Trips	Pass-by Trips ^c	New Primary Trips ^d
	Proposed ^a	Re-Occupied ^b	Net Increase			
<i>Weekday Daily</i>	5,681	2,822	2,859	1,860	-130	1,129
<i>Weekday Morning</i>						
IN	173	136	37	31	-4	10
OUT	<u>192</u>	<u>127</u>	<u>65</u>	<u>31</u>	<u>-4</u>	<u>38</u>
TOTAL	365	263	102	62	-8	48
<i>Weekday Evening</i>						
IN	238	82	156	54	13	89
OUT	<u>205</u>	<u>85</u>	<u>120</u>	<u>54</u>	<u>13</u>	<u>53</u>
TOTAL	443	167	276	108	26	142
<i>Saturday Daily</i>	6,558	2,898	3,660	1,790	72	1,798
<i>Saturday Midday</i>						
IN	301	121	180	79	6	95
OUT	<u>284</u>	<u>127</u>	<u>158</u>	<u>79</u>	<u>6</u>	<u>72</u>
TOTAL	585	248	337	158	12	167

^a From Table 2.

^b From Table 1.

^c 44 percent of restaurant trips; 26 percent of retail trips during all periods except weekday evening peak hour; 34 percent of retail trips during weekday peak hour.

^d Net Increase in trips minus multi-use trips and pass-by trips.

Trip Generation Assessment - Proposed Uses vs. Existing / Re-Occupied Uses

Project: Proposed Mixed Use Development - Belmont, Massachusetts
 Date: October 23, 2012
 Analyst: TEC, Inc. / Samuel W. Gregorio, E.I.T.
 Source: Institute of Transportation Engineers - Trip Generation - 8th Ed.

Proposed Development

118 Unit Apartment (ITE LUC 220)

Units:	118	Units											
	Total Trips		Total Trips	% Distribution		Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	# Passby Trips		# Primary Trips	
	IN	OUT		IN	OUT	IN	OUT			IN	OUT	IN	OUT
Weekday Daily	393	392	785	50%	50%	130	149	0	506	0	0	263	243
Weekday AM PH	12	48	60	20%	80%	4	13	0	43	0	0	8	35
Weekday PM PH	47	26	73	65%	35%	15	14	0	44	0	0	32	12
Saturday Daily	377	377	754	50%	50%	124	143	0	487	0	0	253	234
Sat Midday PH	31	30	61	50%	50%	11	10	0	40	0	0	20	20

27,200 SF Shopping Center (ITE LUC 820)

Size:	27.2	KSF											
	Total Trips		Total Trips	% Distribution		Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	# Passby Trips		# Primary Trips	
	IN	OUT		IN	OUT	IN	OUT			IN	OUT	IN	OUT
Weekday Daily	1302	1302	2604	50%	50%	411	379	472	1342	236	236	655	687
Weekday AM PH	38	24	62	61%	39%	11	6	12	33	6	6	21	12
Weekday PM PH	118	121	239	49%	51%	19	25	66	129	33	33	66	63
Saturday Daily	1807	1806	3613	50%	50%	413	383	732	2085	366	366	1028	1057
Sat Midday PH	171	158	329	52%	48%	34	38	66	191	33	33	104	87

Assumed 34% pass-by rate for weekday PM and 26% pass-by rate for all others (LUC 820 - Shopping Center - Trip Generation Handbook, 2nd Edition).

3,300 SF Health/Fitness Club (ITE LUC 492)

Size:	3.3	KSF											
	Total Trips		Total Trips	% Distribution		Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	# Passby Trips		# Primary Trips	
	IN	OUT		IN	OUT	IN	OUT			IN	OUT	IN	OUT
Weekday Daily	55	54	109	50%	50%	18	19	0	72	0	0	37	35
Weekday AM PH	2	3	5	45%	55%	0	1	0	4	0	0	2	2
Weekday PM PH	7	5	12	57%	43%	2	1	0	9	0	0	5	4
Saturday Daily	35	34	69	50%	50%	12	11	0	46	0	0	23	23
Sat Midday PH	4	5	9	45%	55%	1	1	0	7	0	0	3	4

Trip Generation Assessment - Proposed Uses vs. Existing / Re-Occupied Uses

Project: Proposed Mixed Use Development - Belmont, Massachusetts
 Date: October 23, 2012
 Analyst: TEC, Inc. / Samuel W. Gregorio, E.I.T.
 Source: Institute of Transportation Engineers - Trip Generation - 8th Ed.

5,000 SF Quality Restaurant (ITE LUC 931)

Size:	5 KSF													
	Total Trips		Total Trips	% Distribution		Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	# Passby Trips		# Primary Trips		
	IN	OUT		IN	OUT	IN	OUT			IN	OUT	IN	OUT	
	Weekday Daily	225	225	450	50%	50%	76	79	130	165	65	65	84	81
	Weekday AM PH	2	2	4	50%	50%	0	0	2	2	1	1	1	1
	Weekday PM PH	25	12	37	67%	33%	7	3	12	15	6	6	12	3
	Saturday Daily	220	219	439	50%	50%	72	74	128	165	64	64	84	81
	Sat Midday PH	32	22	54	59%	41%	11	7	16	20	8	8	13	7

Assumed 44% passby rate (Trip Generation Handbook, 2nd Edition).

2,000 SF Starbucks (ITE LUC 936)

Size:	2 KSF												
	Total Trips		Total Trips	% Distribution		Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	# Passby Trips		# Primary Trips	
	IN	OUT		IN	OUT	IN	OUT			IN	OUT	IN	OUT
Weekday Daily	867	866	1733	50%	50%	295	304	568	566	284	284	288	278
Weekday AM PH	119	115	234	51%	49%	16	11	104	103	52	52	51	52
Weekday PM PH	41	41	82	50%	50%	11	11	30	30	15	15	15	15
Saturday Daily	842	841	1683	50%	50%	274	284	562	563	281	281	287	276
Sat Midday PH	63	69	132	48%	52%	22	23	44	43	22	22	19	24

Assumed 49% pass-by rate for weekday AM and 50% pass-by rate for all others (LUC 934 - Fast-Food Restaurant with Drive Through - Trip Generation Handbook, 2nd Edition).

Total Proposed

Size:	KSF												
	Total Trips		Total Trips	% Distribution		Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	# Passby Trips		# Primary Trips	
	IN	OUT		IN	OUT	IN	OUT			IN	OUT	IN	OUT
Weekday Daily	2842	2839	5681	50%	50%	930	930	1170	2651	585	585	1327	1324
Weekday AM PH	173	192	365	47%	53%	31	31	118	185	59	59	83	102
Weekday PM PH	238	205	443	54%	46%	54	54	108	227	54	54	130	97
Saturday Daily	3281	3277	6558	50%	50%	895	895	1422	3346	711	711	1675	1671
Sat Midday PH	301	284	585	51%	49%	79	79	126	301	63	63	159	142

Trip Generation Assessment - Proposed Uses vs. Existing / Re-Occupied Uses

Project: Proposed Mixed Use Development - Belmont, Massachusetts
 Date: October 23, 2012
 Analyst: TEC, Inc. / Samuel W. Gregorio, E.I.T.
 Source: Institute of Transportation Engineers - Trip Generation - 8th Ed.

Full Re-Occupied Uses

6,200 SF Pharmacy/Drugstore without Drive-Thru Window (ITE LUC 880)

Size:	6.2 KSF													
	Total Trips		Total Trips	% Distribution		Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	# Passby Trips		# Primary Trips		
	IN	OUT		IN	OUT	IN	OUT			IN	OUT	IN	OUT	
	Weekday Daily	277	277	554	50%	50%	0	0	294	260	147	147	130	130
	Weekday AM PH	12	8	20	59%	41%	0	0	10	10	5	5	7	3
	Weekday PM PH	26	26	52	50%	50%	0	0	28	24	14	14	12	12
	Saturday Daily	354	354	708	49%	51%	0	0	376	332	188	188	166	166
	Sat Midday PH	32	34	66	49%	51%	0	0	34	32	17	17	15	17

Interpolated Saturday Daily from Weekday PM PH

Assumed 53% passby rate (Trip Generation Handbook, 2nd Edition).

12,065 SF Specialty Retail (ITE LUC 814)

Size:	12.065 KSF													
	Total Trips		Total Trips	% Distribution		Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	# Passby Trips		# Primary Trips		
	IN	OUT		IN	OUT	IN	OUT			IN	OUT	IN	OUT	
	Weekday Daily	268	267	535	50%	50%	0	0	140	395	70	70	198	197
	Weekday AM PH	5	4	9	61%	39%	0	0	2	7	1	1	4	3
	Weekday PM PH	15	18	33	44%	56%	0	0	12	21	6	6	9	12
	Saturday Daily	254	253	507	50%	50%	0	0	132	375	66	66	188	187
	Sat Midday PH	26	24	50	52%	48%	0	0	14	36	7	7	19	17

Interpolated Weekday AM PH from Weekday AM PH LUC 820 - Shopping Center

Assumed 34% pass-by rate for weekday PM and 26% pass-by rate for all others (LUC 820 - Shopping Center - Trip Generation Handbook, 2nd Edition).

2,000 SF Starbucks (ITE LUC 936)

Size:	2 KSF													
	Total Trips		Total Trips	% Distribution		Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	# Passby Trips		# Primary Trips		
	IN	OUT		IN	OUT	IN	OUT			IN	OUT	IN	OUT	
	Weekday Daily	867	866	1733	50%	50%	0	0	866	867	433	433	434	433
	Weekday AM PH	119	115	234	51%	49%	0	0	114	120	57	57	62	58
	Weekday PM PH	41	41	82	50%	50%	0	0	42	40	21	21	20	20
	Saturday Daily	842	841	1683	50%	50%	0	0	842	841	421	421	421	420
	Sat Midday PH	63	69	132	48%	52%	0	0	66	66	33	33	30	36

Assumed 49% pass-by rate for weekday AM and 50% pass-by rate for all others (LUC 934 - Fast-Food Restaurant with Drive Through - Trip Generation Handbook, 2nd Edition).

Trip Generation Assessment - Proposed Uses vs. Existing / Re-Occupied Uses

Project: Proposed Mixed Use Development - Belmont, Massachusetts
 Date: October 23, 2012
 Analyst: TEC, Inc. / Samuel W. Gregorio, E.I.T.
 Source: Institute of Transportation Engineers - Trip Generation - 8th Ed.

Total Reoccupancy

Size:	20.265	KSF												
	Total Trips		Total Trips	% Distribution		Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	# Passby Trips		# Primary Trips		
	IN	OUT		IN	OUT	IN	OUT			IN	OUT	IN	OUT	
	Weekday Daily	1412	1410	2822	50%	50%	0	0	1300	1522	650	650	762	760
	Weekday AM PH	136	127	263	52%	48%	0	0	126	137	63	63	73	64
	Weekday PM PH	82	85	167	49%	51%	0	0	82	85	41	41	41	44
	Saturday Daily	1450	1448	2898	50%	50%	0	0	1350	1548	675	675	775	773
	Sat Midday PH	121	127	248	49%	51%	0	0	114	134	57	57	64	70

Net Increase	Total Trips			Total Multi-Use Trips		Total New Pass-by Trips	Total New Primary Trips	Total Pass-by Trips		Total Primary Trips	
				In	Out			In	Out	In	Out
Weekday Daily	2859			930	930	-130	1129	-65	-65	565	564
Weekday AM Peak Hour	102			31	31	-8	48	-4	-4	10	38
Weekday PM Peak Hour	276			54	54	26	142	13	13	89	53
Saturday Daily	3660			895	895	72	1798	36	36	900	898
Sat Midday Peak Hour	337			79	79	12	167	6	6	95	72

Trip Generation Assessment - Cushing Square Development

Project: Proposed Mixed Use Development - Belmont, Massachusetts
 Date: October 1, 2012
 Analyst: TEC, Inc. / Samuel W. Gregorio, E.I.T.
 Source: Institute of Transportation Engineers - Trip Generation - 8th Ed.

Proposed Development

27,200 SF Shopping Center (ITE LUC 820)

Size:	27.2 KSF							
	Total Trips		Potential Multi-Use Trips		Retail-Retail Trips		Remaining Trips	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Weekday Daily	1302	1302	365	391	330	307	972	995
Weekday AM PH	38	24	8	5	8	5	30	19
Weekday PM PH	118	121	24	24	11	14	107	107
Saturday Daily	1807	1806	506	542	320	300	1487	1506
Sat MIDDAY PH	171	158	53	46	27	31	144	127

Interpolated Saturday Daily from Weekday PM PH
 Assumed 53% passby rate (Trip Generation Handbook, 2nd Edition).

3,300 SF Health/Fitness Club (ITE LUC 492)

Size:	3.3 KSF							
	Total Trips		Potential Multi-Use Trips		Retail-Retail Trips		Remaining Trips	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Weekday Daily	55	54	15	16	15	16	40	38
Weekday AM PH	2	3	0	1	0	1	2	2
Weekday PM PH	7	5	1	1	1	1	6	4
Saturday Daily	35	34	10	10	10	10	25	24
Sat MIDDAY PH	4	5	1	1	1	1	3	4

5,000 SF Quality Restaurant (ITE LUC 931)

Size:	5 KSF							
	Total Trips		Potential Multi-Use Trips		Retail-Retail Trips		Remaining Trips	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Weekday Daily	225	225	63	68	63	68	162	157
Weekday AM PH	2	2	0	0	0	0	2	2
Weekday PM PH	25	12	5	2	5	2	20	10
Saturday Daily	220	219	62	66	62	66	158	153
Sat MIDDAY PH	32	22	10	6	10	6	22	16

Assumed 44% passby rate (Trip Generation Handbook, 2nd Edition).

2,000 SF Starbucks (ITE LUC 936)

Size:	2 KSF							
	Total Trips		Potential Multi-Use Trips		Retail-Retail Trips		Remaining Trips	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Weekday Daily	867	866	243	260	243	260	624	606
Weekday AM PH	119	115	24	23	6	8	113	107
Weekday PM PH	41	41	8	8	8	8	33	33
Saturday Daily	842	841	236	252	236	252	606	589
Sat MIDDAY PH	63	69	20	20	20	20	43	49

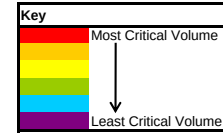
Assumed 34% pass-by rate for weekday PM and 26% pass-by rate for all others (LUC 820 - Shopping Center - Trip Generation Handbook, 2nd Edition).

Total 'Retail Uses'

	Total Trips				Retail-Retail Trips		Remaining Trips	
	IN	OUT			IN	OUT	IN	OUT
Weekday Daily	2449	2447			651	651	1798	1796
Weekday AM PH	161	144			14	14	147	130
Weekday PM PH	191	179			25	25	166	154
Saturday Daily	2904	2900			628	628	2276	2272
Sat MIDDAY PH	270	254			58	58	212	196

Maximum Shared Retail to Retail

Development Type	820	492	931/936
Weekday Daily			
	IN 365	15	306
	OUT 391	16	328
	Total 756	31	634
Weekday Morning			
	IN 8	0	24
	OUT 5	1	23
	Total 13	1	47
Weekday Evening			
	IN 24	1	13
	OUT 24	1	10
	Total 48	2	23
Saturday Daily			
	IN 506	10	298
	OUT 542	10	318
	Total 1,048	20	616
Saturday MIDDAY			
	IN 53	1	30
	OUT 46	1	26
	Total 99	2	56



Weekday Daily

	To			
From	820	492	931/936	Total
820	0	8	299	307
492	9	0	7	16
931/936	321	7	0	328
Total	330	15	306	651

Weekday Morning

	To			
From	820	492	931/936	Total
820	0	0	5	5
492	0	0	1	1
931/936	8	0	0	8
Total	8	0	6	14

Weekday Evening

	To			
From	820	492	931/936	Total
820	0	1	13	14
492	1	0	0	1
931/936	10	0	0	10
Total	11	1	13	25

Saturday Daily

	To			
From	820	492	931/936	Total
820	0	6	294	300
492	6	0	4	10
931/936	314	4	0	318
Total	320	10	298	628

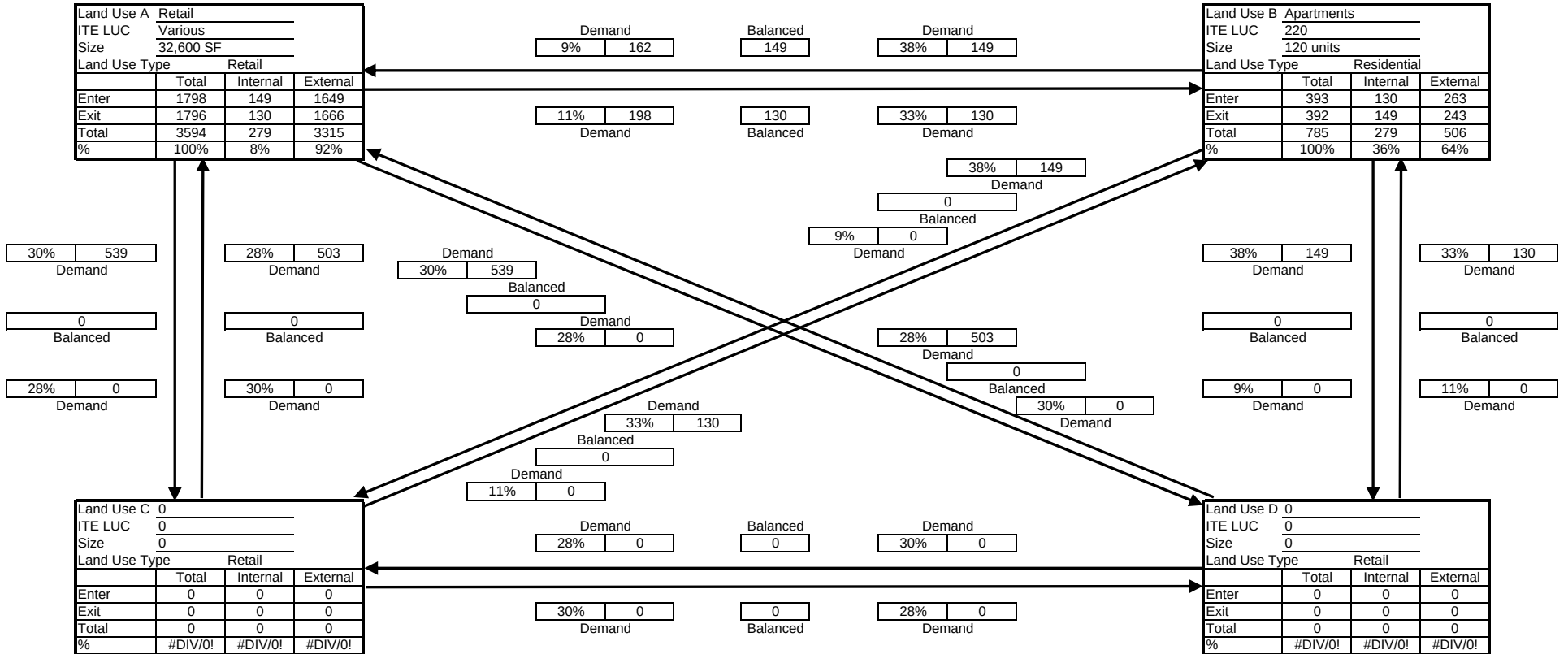
Saturday MIDDAY

	To			
From	820	492	931/936	Total
820	0	1	30	31
492	1	0	0	1
931/936	26	0	0	26
Total	27	1	30	58

Multi-Use Trip Generation Calculation

Analyst: TEC, Inc. / Samuel W. G
Date: 10/1/2012

Project Name: Cushing Village
Time Period: Weekday Daily



Net External Trips for Multi-Use Development					
Land Use	A	B	C	D	Total
Enter	1649	263	0	0	1912
Exit	1666	243	0	0	1909
Total External Trips	3315	506	0	0	3821
Single-Use Trip Gen. Est.	3594	785	0	0	4379
Net Internal Trips	279	279	0	0	558

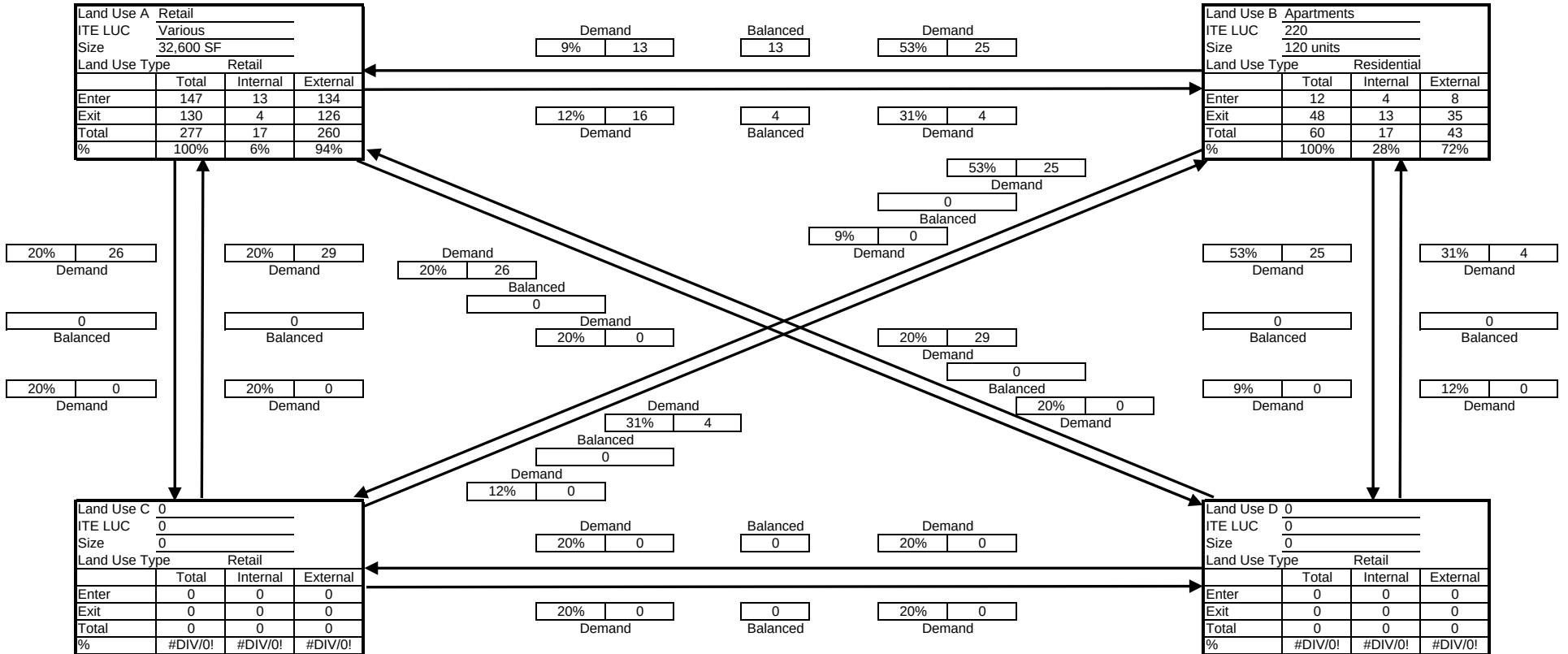
Internal Capture

13%

Multi-Use Trip Generation Calculation

Analyst: TEC, Inc. / Samuel W. G
Date: 10/1/2012

Project Name: Cushing Village
Time Period: Weekday AM Peak Hour



Net External Trips for Multi-Use Development					
Land Use	A	B	C	D	Total
Enter	134	8	0	0	142
Exit	126	35	0	0	161
Total External Trips	260	43	0	0	303
Single-Use Trip Gen. Est.	277	60	0	0	337
Net Internal Trips	17	17	0	0	34

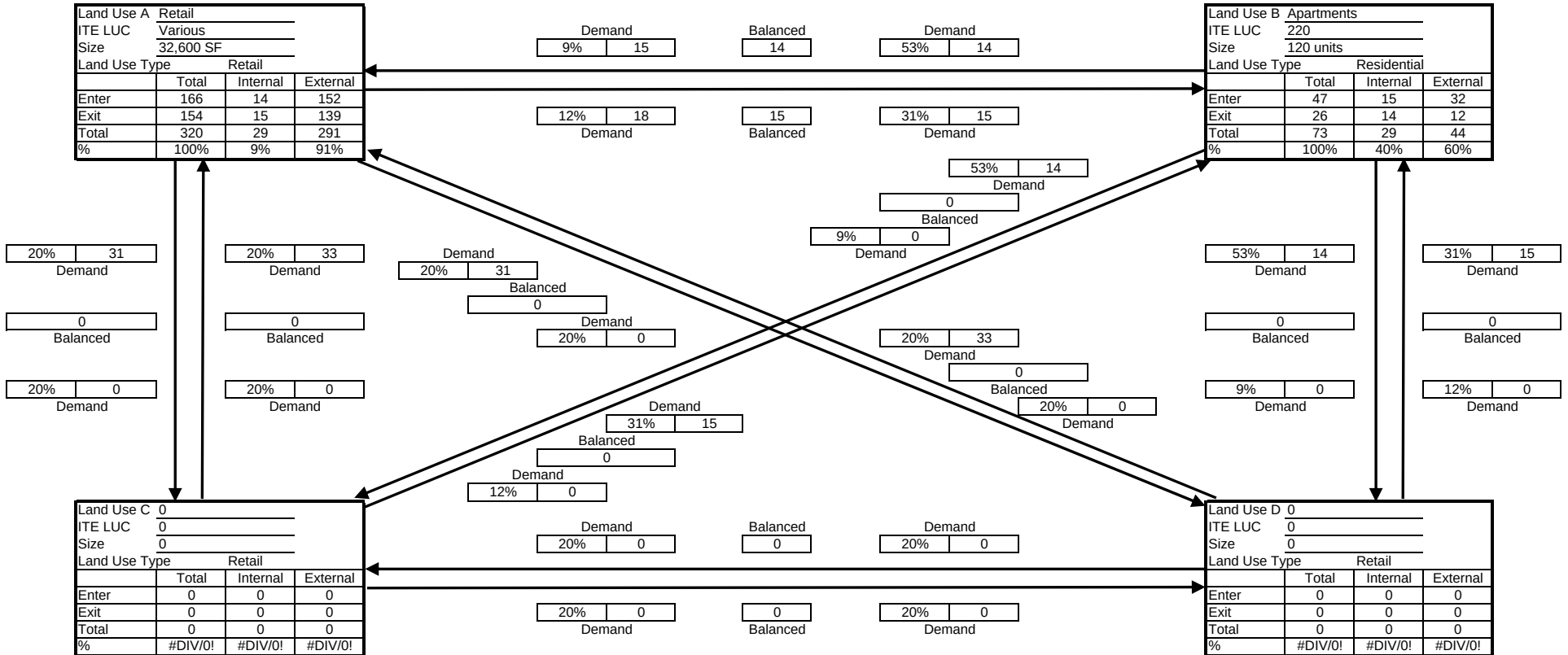
Internal Capture

10%

Multi-Use Trip Generation Calculation

Analyst: TEC, Inc. / Samuel W. G
Date: 10/1/2012

Project Name: Cushing Village
Time Period: Weekday PM Peak Hour



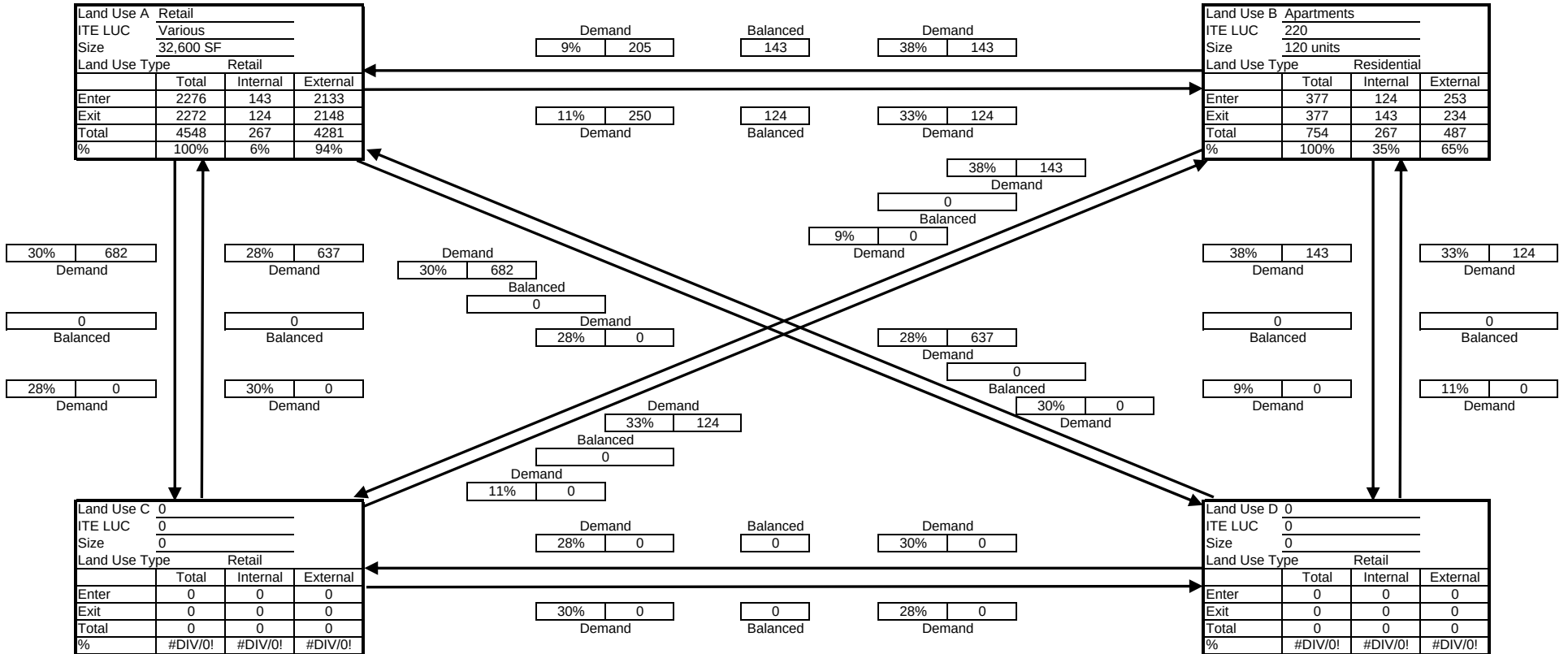
Net External Trips for Multi-Use Development					
Land Use	A	B	C	D	Total
Enter	152	32	0	0	184
Exit	139	12	0	0	151
Total External Trips	291	44	0	0	335
Single-Use Trip Gen. Est.	320	73	0	0	393
Net Internal Trips	29	29	0	0	58

Internal Capture 15%

Multi-Use Trip Generation Calculation

Analyst: TEC, Inc. / Samuel W. G
Date: 10/1/2012

Project Name: Cushing Village
Time Period: Saturday Daily



Net External Trips for Multi-Use Development					
Land Use	A	B	C	D	Total
Enter	2133	253	0	0	2386
Exit	2148	234	0	0	2382
Total External Trips	4281	487	0	0	4768
Single-Use Trip Gen. Est.	4548	754	0	0	5302
Net Internal Trips	267	267	0	0	534

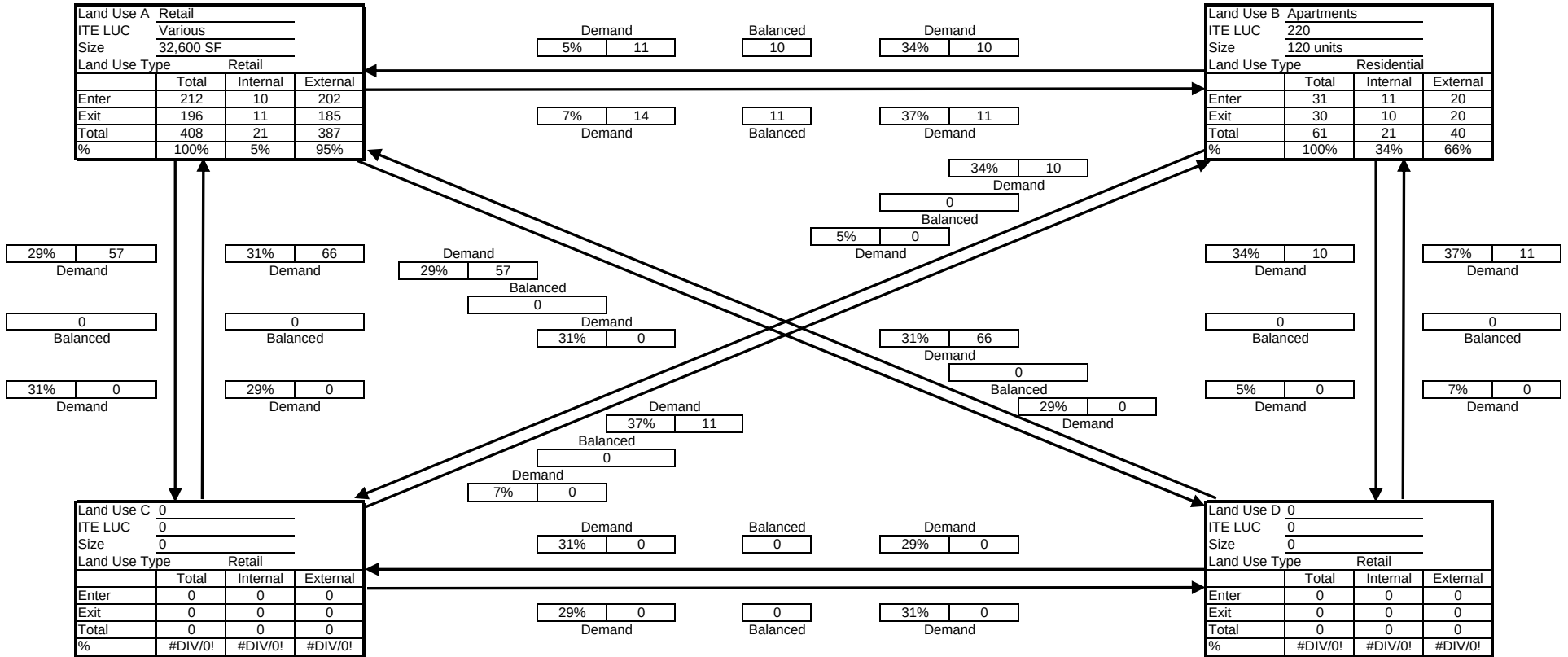
Internal Capture

10%

Multi-Use Trip Generation Calculation

Analyst: TEC, Inc. / Samuel W. G
Date: 10/1/2012

Project Name: Cushing Village
Time Period: Saturday MIDDAY



Net External Trips for Multi-Use Development					
Land Use	A	B	C	D	Total
Enter	202	20	0	0	222
Exit	185	20	0	0	205
Total External Trips	387	40	0	0	427
Single-Use Trip Gen. Est.	408	61	0	0	469
Net Internal Trips	21	21	0	0	42

Internal Capture 9%