

REF.: MAX-2014119.06

February 1, 2019

Mr. Ross Moldoff, AICP
Salem Planning Director
Salem Town Hall
33 Geremonty Drive
Salem, New Hampshire 03079

SUBJECT: Tuscan Village (Phase III) – Trip-Generation Letter
South Village/Central Village Site Plan
79 Rockingham Park Boulevard/11 Central Street
Salem, New Hampshire

Dear Mr. Moldoff:

On behalf of Mr. Joseph Faro, **Greenman-Pedersen, Inc.** (GPI) has prepared this letter to evaluate the expected trips based on an updated Gross Floor Area (GFA) Land Use Plan for the proposed Tuscan Village development located at 79 Rockingham Park Boulevard/11 Central Street in Salem, New Hampshire. The GFA Land Use Plan provides land use and size details for the South & Central Village sections of the 170-acre site. This Trip-Generation Letter provides a comparison of the land uses and trip estimates between the following:

- GFA Land Use Plan dated 12/13/18 as presented in the South & Central Village Site Plan Memorandum¹
- GFA Land Use Plan dated 02/01/19

Both GFA Land Use Plans are provided as attachments to this letter. Traffic to be generated by the proposed Tuscan Village development (inclusive of the North Village, the Hanover apartments, and South & Central Village) was forecast using the trip-generation information provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*² for the most applicable Land Use Codes (LUCs); LUC 820 (Shopping Center), LUC 710 (General Office), LUC 310 (Hotel), LUC 220 (Apartment), and LUC 230 (Residential Condominium/Townhouse) as shown in Table 1. Table 1 also provides a comparison of the current land uses and sizes to those utilized in the South & Central Village Site Plan Memorandum.

¹ Greenman-Pedersen, Inc. (GPI); *Site Plan Memorandum – South Village & Central Village*, Salem, New Hampshire; December 21, 2018.

² *Trip Generation Manual*, 9th Edition; Institute of Transportation Engineers; Washington, DC; 2012.

Table 1
TRIP-GENERATION LAND USES

Land Use	GFA Land Use Plan 12/13/18 ^a	GFA Land Use Plan 02/01/19 ^b	ITE Land Use Code
Retail (includes restaurants, cinema, and bowling alley)	750,200 SF	719,580 SF	LUC 820
General Office	250,000 SF	194,000 SF	LUC 710
Medical Office	--	--	LUC 720
University/College	--	--	LUC 550
Hotel	162 ROOMS	162 ROOMS	LUC 310
Apartments	595 UNITS	595 UNITS	LUC 220
Townhomes	96 UNITS	96 UNITS	LUC 230
Senior Housing	--	--	LUC 251
Assisted Living	--	--	LUC 254

^a GFA Land Use Plan dated 12/13/18 as presented in the South & Central Village Site Plan Memorandum.

^b GFA Land Use Plan dated 02/01/19.

Studies have shown that for developments of mixed-use or multi-use sites, it is realistic to assume that there will be some multi-use trips within the site itself. As this proposed project has various types of uses, it is likely that trips will be shared between the retail, residential, hotel, and office uses. Accordingly, a multi-use rate was used to calculate the external trips generated by the site based on data published in the ITE *Trip Generation Handbook*.³

Not all of the vehicle trips expected to be generated by the proposed development represent *new* trips on the study area roadway system. Studies have shown that for developments such as the one proposed, a substantial portion of the site-generated vehicle trips are already present in the adjacent passing stream of traffic or are diverted from another route to the proposed site. To be consistent with similar projects researched, and agreed upon with the Town of Salem Peer Review Consultant, only 25 percent of the site-generated traffic (for all uses with a *pass-by* rate in the ITE Trip-Generation Handbook) was considered *pass-by* traffic. The lower percentage of *pass-by* trips result in more new trips to the study area than expected.

Table 2 provides a summary of the updated trip generation estimates for the currently proposed Tuscan Village development (inclusive of the North Village, the Hanover apartments, and South & Central Village) as presented on the updated GFA Land Use Plan dated 02/01/19 in comparison to the

³ *Trip Generation Handbook*; 3rd Edition; Institute of Transportation Engineers; Washington, DC; August 2014.

development as presented on the GFA Land Use Plan dated 12/13/18 as presented in the South & Central Village Site Plan Memorandum. The trip generation calculations are attached to this letter.

Table 2
TRIP-GENERATION COMPARISON

Time Period/Direction	GFA Land Use Plan 12/13/18 ^a			GFA Land Use Plan 02/01/19 ^b			Difference
	Total External Trips	Pass-By Trips	New Trips	Total External Trips	Pass-By Trips	New Trips	
Weekday Daily:	27,920	5,610	22,310	26,970	5,460	21,510	(800)
Weekday AM Peak Hour:							
Enter	757	62	695	692	61	631	(64)
Exit	<u>520</u>	<u>62</u>	<u>458</u>	<u>513</u>	<u>61</u>	<u>452</u>	(6)
Total	1,277	124	1,153	1,205	122	1,083	(70)
Weekday PM Peak Hour:							
Enter	1,194	254	940	1,170	248	922	(18)
Exit	<u>1,414</u>	<u>254</u>	<u>1,160</u>	<u>1,331</u>	<u>248</u>	<u>1,083</u>	(77)
Total	2,608	508	2,100	2,501	496	2,005	(95)
Saturday Daily	34,990	7,650	27,340	34,060	7,450	26,610	(730)
Saturday Midday Peak Hour:							
Enter	1,785	378	1,407	1,736	368	1,368	(39)
Exit	<u>1,641</u>	<u>378</u>	<u>1,263</u>	<u>1,596</u>	<u>368</u>	<u>1,228</u>	(35)
Total	3,426	756	2,670	3,332	736	2,596	(74)

^a GFA Land Use Plan dated 12/13/18 as presented in the South & Central Village Site Plan Memorandum.

^b GFA Land Use Plan dated 02/01/19.

As shown in Table 2, the currently proposed plan for the Tuscan Village development (inclusive of the North Village, the Hanover apartments, and South & Central Village) is anticipated to generate *70 fewer new* vehicle trips (*64 less* entering and *6 more* exiting) during the weekday AM peak hour, *95 fewer new* vehicle trips (*18 less* entering and *77 more* exiting) during the weekday PM peak hour, and *74 fewer new* vehicle trips (*39 less* entering and *35 less* exiting) during the Saturday midday peak hour as compared to the previously submitted plan proposed in the South & Central Village Site Plan Memorandum.

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Also attached to this letter for your use, is the updated Tuscan Village Trip Generation Budget – External Vehicle-Trips (02/01/19) based on the updated South Village/Central Village Site Plan. As shown in the summary, with the construction and occupancy of the 50-acre development (North Village), the 281 apartment units (Hanover) on the 120-acre parcel, and the currently proposed South and Central Villages on the 120-acre parcel, on average, 70 percent of the approved new trips of the entire Tuscan Village development will be permitted on a daily basis and 73 percent of the approved new trips on a peak hour basis.

Should you have any questions, or require additional information, please contact me at (978) 570-2968.

Sincerely,

GREENMAN – PEDERSEN, INC.



Heather L. Monticup, P.E.
Assistant Vice President / Director of Land Development

Attachment(s)

cc: (via email except as noted)

Mr. Joseph Faro, Tuscan Brands

Mr. Mark Gross, P.E., MHF Design Consultants, Inc.

Mr. Dave Jordan, P.E., L.L.S., LEED AP, MHF Design Consultants, Inc.

Mr. Gino Baroni, Trident Building and Properties Group

Mr. Anthony Puntin, Town of Salem Tuscan Village Project Coordinator

Mr. André Garron, Town of Salem Community Development Director – Assistant Town Manager

Mr. Daniel Hudson, P.E., Town of Salem Municipal Services – Engineering Division Director (1 hard copy)

Mr. Stephen G. Pernaw, P.E., PTOE, Stephen G. Pernaw & Company, Inc. (1 hard copy)

Mr. C.R. Willeke, P.E., Bureau of Planning and Community Assistance (2 hard copies)

Mr. Richard Radwanski, NHDOT District 5 (1 hard copy)

TRIP-GENERATION LETTER

Tuscan Village (Phase III) – Salem, New Hampshire

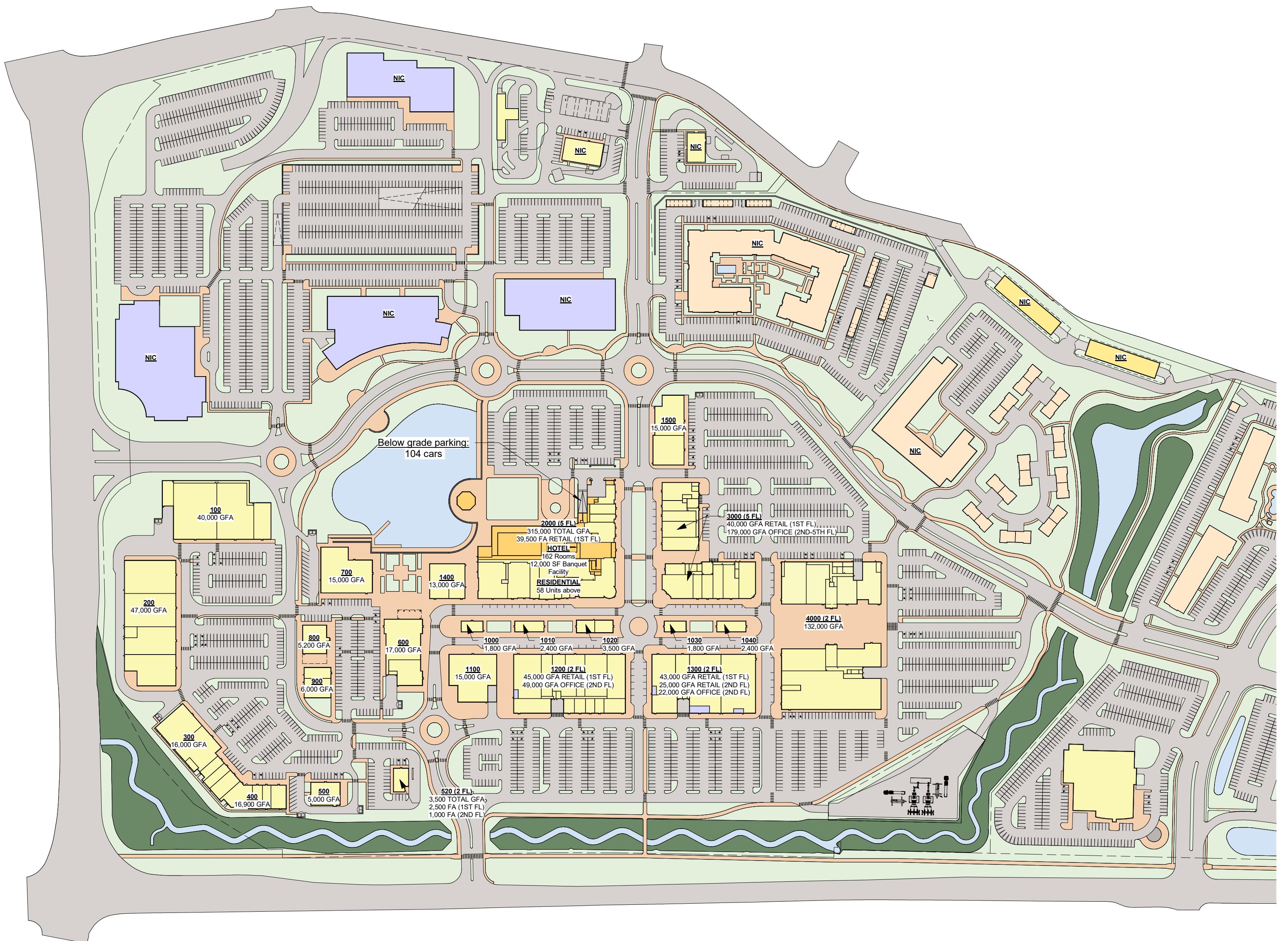
ATTACHMENTS

GFA LAND USE PLAN DATED 12/13/18
TRIP-GENERATION CALCULATIONS
TRIP-GENERATION BUDGET

GFA LAND USE PLAN DATED 02/01/19
TRIP-GENERATION CALCULATIONS
TRIP-GENERATION BUDGET

TUSCAN VILLAGE

SALEM, NH
PCA PROJECT #15076.00



Use	Block Size													TOTAL
	A	B	C	D	E	F	G-N	G-S	H	I	J	K		
Retail (Includes 15,000 SF of hotel retail, cinema, D&B, bowling, Gas Station/Convenience Store, Restaurant, Auto Dealership, Supermarket)	171,600	379,400	--	--	0	0	--	--	--	38,500	160,700	--	--	750,200
Office	--	250,000	0	--	--	--	--	--	--	--	--	--	--	250,000
Corporate Headquarters	--	--	--	--	--	--	--	--	--	--	--	--	--	0
Medical Office	--	--	0	--	--	--	--	--	--	--	--	--	--	0
University/College	--	--	0	--	--	--	--	--	--	--	--	--	--	0
Hotel (rooms) (includes banquet/kitchen)	--	162	--	--	--	--	--	--	--	--	--	--	--	162
Apartments (units)	--	58	--	--	--	--	--	281	256	--	--	--	--	595
Condominiums (units)	--	--	--	--	--	--	--	--	--	--	--	--	96	96
Senior House (units)	--	--	--	--	--	--	0	--	--	--	--	--	--	0
Assisted Living (units)	--	--	--	--	--	--	0	--	--	--	--	--	--	0

Rockingham Park Mixed-Use Development				
Size	Units	Land Use	ITE LUC	Utilized LUC
750,200 SF	0	Car Dealership	(LUC 841)	(LUC 820)
750,200 SF	0	Retail	(LUC 820)	(LUC 820)
0 SF	0	Sporting Goods	(LUC 861)	(LUC 820)
0 SF	0	Discount HFSS	(LUC 869)	(LUC 820)
0 SF	0	Furniture Store	(LUC 890)	(LUC 820)
0 SF	0	Supermarket	(LUC 850)	(LUC 820)
0 SF	0	Fast-Food Restaurant	(LUC 933)	(LUC 820)
0 SF	0	High Turnover Sit-Down	(LUC 932)	(LUC 820)
0 SF	0	Quality Restaurant	(LUC 931)	(LUC 820)
0 SF	0	Night Club	(LUC 925)	(LUC 820)
0 Screens	0	Cinema	(LUC 445)	(LUC 820)
0 Lanes	0	Bowling Alley	(LUC 437)	(LUC 820)
250,000 SF	0	General Office	(LUC 710)	(LUC 710)
0 SF	0	Corporate HQ	(LUC 714)	0
0 SF	0	University/College	(LUC 550)	(LUC 550)
0 SF	0	Medical Office	(LUC 720)	(LUC 720)
0 SF	0	Medical Facility	(LUC 610)	empirical data
162 Rooms	0	Hotel	(LUC 310)	(LUC 310)
595 Units	0	Apartments	(LUC 220)	(LUC 220)
96 Units	0	Condominiums	(LUC 230)	(LUC 230)
0 Units	0	Senior Housing	(LUC 251)	(LUC 251)
0 Units	0	Assisted Living	(LUC 254)	(LUC 254)

750,200

250,000

595

		Total Trips																						
		Car Dealership (LUC 841)	Retail (LUC 820)	Sporting Goods (LUC 861)	Discount Home Furnishing Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	High Turnover Sit-Down Restaurant (LUC 932)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Corporate Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)	Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	Total Trips
Weekday Daily	Entering	0	12,583	0	0	0	0	0	0	0	0	0	0	1,317	0	0	0	0	723	1,978	310	0	0	16,911
	Exiting	0	<u>12,583</u>	0	0	0	0	0	0	0	0	0	0	<u>1,317</u>	0	0	0	0	723	1,978	310	0	0	16,911
	Total	0	25,166	0	0	0	0	0	0	0	0	0	0	2,634	0	0	0	0	1,446	3,956	620	0	0	33,822
Weekday AM Peak Hour	Entering	0	330	0	0	0	0	0	0	0	0	0	0	350	0	0	0	0	63	59	9	0	0	811
	Exiting	0	<u>203</u>	0	0	0	0	0	0	0	0	0	0	<u>48</u>	0	0	0	0	46	236	41	0	0	574
	Total	0	533	0	0	0	0	0	0	0	0	0	0	398	0	0	0	0	109	295	50	0	0	1,385
Weekday PM Peak Hour	Entering	0	1,109	0	0	0	0	0	0	0	0	0	0	63	0	0	0	0	55	224	39	0	0	1,490
	Exiting	0	<u>1,202</u>	0	0	0	0	0	0	0	0	0	0	<u>310</u>	0	0	0	0	58	121	19	0	0	1,710
	Total	0	2,311	0	0	0	0	0	0	0	0	0	0	373	0	0	0	0	113	345	58	0	0	3,200
Saturday Daily	Entering	0	16,443	0	0	0	0	0	0	0	0	0	0	308	0	0	0	0	851	1,901	272	0	0	19,775
	Exiting	0	<u>16,443</u>	0	0	0	0	0	0	0	0	0	0	<u>308</u>	0	0	0	0	851	1,901	272	0	0	19,775
	Total	0	32,886	0	0	0	0	0	0	0	0	0	0	616	0	0	0	0	1,702	3,802	544	0	0	39,550
Saturday Midday Peak Hour	Entering	0	1,685	0	0	0	0	0	0	0	0	0	0	58	0	0	0	0	70	155	38	0	0	2,006
	Exiting	0	<u>1,555</u>	0	0	0	0	0	0	0	0	0	0	<u>50</u>	0	0	0	0	70	155	32	0	0	1,862
	Total	0	3,240	0	0	0	0	0	0	0	0	0	0	108	0	0	0	0	140	310	70	0	0	3,868

Mixed-Use Groupings							
1	2	3	4	5	6		
Retail	Residential	Restaurant	Hotel	Entertainment	Office		
Weekday Daily	12,583	2,288	0	723	0	1,317	
	<u>12,583</u>	<u>2,288</u>	0	<u>723</u>	0	<u>1,317</u>	
	Total	25,166	4,576	0	1,446	0	2,634
Weekday AM Peak Hour	330	68	0	63	0	350	
	<u>203</u>	<u>277</u>	0	<u>46</u>	0	<u>48</u>	
	Total	533	345	0	109	0	398
Weekday PM Peak Hour	1,109	263	0	55	0	63	
	<u>1,202</u>	<u>140</u>	0	<u>58</u>	0	<u>310</u>	
	Total	2,311	403	0	113	0	373
Saturday Daily	16,443	2,173	0	851	0	308	
	<u>16,443</u>	<u>2,173</u>	0	<u>851</u>	0	<u>308</u>	
	Total	32,886	4,346	0	1,702	0	616
Saturday Midday Peak Hour	1,685	193	0	70	0	58	
	<u>1,555</u>	<u>187</u>	0	<u>70</u>	0	<u>50</u>	
	Total	3,240	380	0	140	0	108
Total Size							750,200
							691
							162
							250,000

External Trips																					
Discount Home Furnishing					High Turnover Sit-Down Restaurant					Corporate / Medical											
Car Dealership (LUC 841)	Retail (LUC 820)	Sporting Goods (LUC 861)	Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Corporate Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)	Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	External Trips
0 11,216	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1,001 1,001	0 0	0 0	0 0	0 0	531 581	1,046 1,008	164 158	0 0	0 0	13,958 13,958
0 11,210	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	2,002 2,002	0 0	0 0	0 0	0 0	1,112 2,054	322 322	0 0	0 0	0 0	27,916
0 22,426	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	319 354	0 0	0 0	0 0	0 0	63 92	58 286	9 49	0 0	0 0	757
0 308	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	35 354	0 0	0 0	0 0	0 0	29 92	228 286	40 49	0 0	0 0	520
0 188	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	354 354	0 0	0 0	0 0	0 0	92 92	286 286	49 49	0 0	0 0	1,277
0 496	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	354 354	0 0	0 0	0 0	0 0	63 92	58 286	9 49	0 0	0 0	757
0 979	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	37 37	0 0	0 0	0 0	0 0	42 42	116 116	20 20	0 0	0 0	1,194
0 1,052	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	242 242	0 0	0 0	0 0	0 0	49 49	61 61	10 10	0 0	0 0	1,414
0 2,031	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	279 279	0 0	0 0	0 0	0 0	91 91	177 177	30 30	0 0	0 0	2,608
0 15,226	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	247 247	0 0	0 0	0 0	0 0	570 570	1,271 1,271	182 182	0 0	0 0	17,496
0 15,399	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	237 237	0 0	0 0	0 0	0 0	522 522	1,171 1,171	167 167	0 0	0 0	17,496
0 30,625	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	484 484	0 0	0 0	0 0	0 0	1,092 1,092	2,442 2,442	349 349	0 0	0 0	34,992
0 1,587	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	33 33	0 0	0 0	0 0	0 0	44 44	97 97	24 24	0 0	0 0	1,785
0 1,436	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	39 39	0 0	0 0	0 0	0 0	45 45	100 100	21 21	0 0	0 0	1,641
0 3,023	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	72 72	0 0	0 0	0 0	0 0	89 89	197 197	45 45	0 0	0 0	3,426

Pass-By Percentages																							
Car Dealership (LUC 841)	Discount Home Furnishing					High Turnover					Corporate					College / University			Medical Facility			Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)
	Retail (LUC 820)	Sporting Goods (LUC 861)	Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	Sit-Down Restaurant (LUC 932)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)				
	0%	25%	25%	25%	25%	25%	25%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Weekday Daily			
	0%	25%	25%	25%	25%	25%	25%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	AM			
	0%	25%	25%	25%	25%	25%	25%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	PM			
	0%	25%	25%	25%	25%	25%	25%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Saturday Daily			
	0%	25%	25%	25%	25%	25%	25%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	SAT			
ITE Available Pass-by Rates																							
Car Dealership (LUC 841)	Retail (LUC 820)	Sporting Goods (LUC 861)	Discount Home Furnishing	Superstore	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	High Turnover Sit-Down Restaurant	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)	Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	
	--	--	--	--	--	--	49%	--	--	--	--	--	--	--	--	--	--	--	--	AM			
	--	34%	--	--	53%	36%	50%	43%	44%	--	--	--	--	--	--	--	--	--	--	PM			
	--	26%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SAT			

Pass-By Trips																								
Car Dealership (LUC 841)	Discount Home Furnishing					High Turnover					Corporate					College / University			Medical Facility			Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	Pass-By Trips
	Retail (LUC 820)	Sporting Goods (LUC 861)	Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	Sit-Down Restaurant (LUC 932)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)					
	0	2,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,803				
	0	2,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,803				
	0	5,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,606				
	0	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62				
	0	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62				
	0	124	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	124				
	0	254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	254				
	0	254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	254				
	0	508	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	508				
	0	3,828	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,828				
	0	3,828	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,828				
	0	7,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,656				
	0	378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	378				
	0	378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	378				
	0	756	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	756				

EXTERNAL Residential CHECK			
Weekday Daily	Entering	12,748	1,210
	Exiting	12,792	1,166
	Total	25,540	2,376
Weekday AM Peak Hour	Entering	690	67
	Exiting	252	520
	Total	942	335
Weekday PM Peak Hour	Entering	1,058	136
	Exiting	1,343	71
	Total	2,401	207
Saturday Daily	Entering	16,043	1,453
	Exiting	16,158	1,338
	Total	32,201	2,791
Saturday Midday Peak Hour	Entering	1,664	121
	Exiting	1,520	121
	Total	3,184	242

New Trips																						
Car Dealership (LUC 841)	Retail (LUC 820)	Sporting Goods (LUC 861)	Discount Home Furnishing Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	High Turnover Sit-Down Restaurant (LUC 932)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Corporate Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)	Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	New Trips
0	8,413	0	0	0	0	0	0	0	0	0	0	1,001	0	0	0	0	531	1,046	164	0	0	11,155
0	8,407	0	0	0	0	0	0	0	0	0	0	1,001	0	0	0	0	581	1,008	158	0	0	11,155
0	16,820	0	0	0	0	0	0	0	0	0	0	2,002	0	0	0	0	1,112	2,054	322	0	0	22,310
0	246	0	0	0	0	0	0	0	0	0	0	319	0	0	0	0	63	58	9	0	0	695
0	126	0	0	0	0	0	0	0	0	0	0	35	0	0	0	0	29	228	40	0	0	458
0	372	0	0	0	0	0	0	0	0	0	0	354	0	0	0	0	92	286	49	0	0	1,153
0	725	0	0	0	0	0	0	0	0	0	0	37	0	0	0	0	42	116	20	0	0	940
0	798	0	0	0	0	0	0	0	0	0	0	242	0	0	0	0	49	61	10	0	0	1,160
0	1,523	0	0	0	0	0	0	0	0	0	0	279	0	0	0	0	91	177	30	0	0	2,100
0	11,398	0	0	0	0	0	0	0	0	0	0	247	0	0	0	0	570	1,271	182	0	0	13,668
0	11,571	0	0	0	0	0	0	0	0	0	0	237	0	0	0	0	522	1,171	167	0	0	13,668
0	22,969	0	0	0	0	0	0	0	0	0	0	484	0	0	0	0	1,092	2,442	349	0	0	27,336
0	1,209	0	0	0	0	0	0	0	0	0	0	33	0	0	0	0	44	97	24	0	0	1,407
0	1,058	0	0	0	0	0	0	0	0	0	0	39	0	0	0	0	45	100	21	0	0	1,263
0	2,267	0	0	0	0	0	0	0	0	0	0	72	0	0	0	0	89	197	45	0	0	2,670

Weekday Daily	NEW		
	Retail	Residential	CHECK
	Entering	9,945	1,270
Exiting	9,989	1,166	11,155
Total	19,934	2,376	22,310

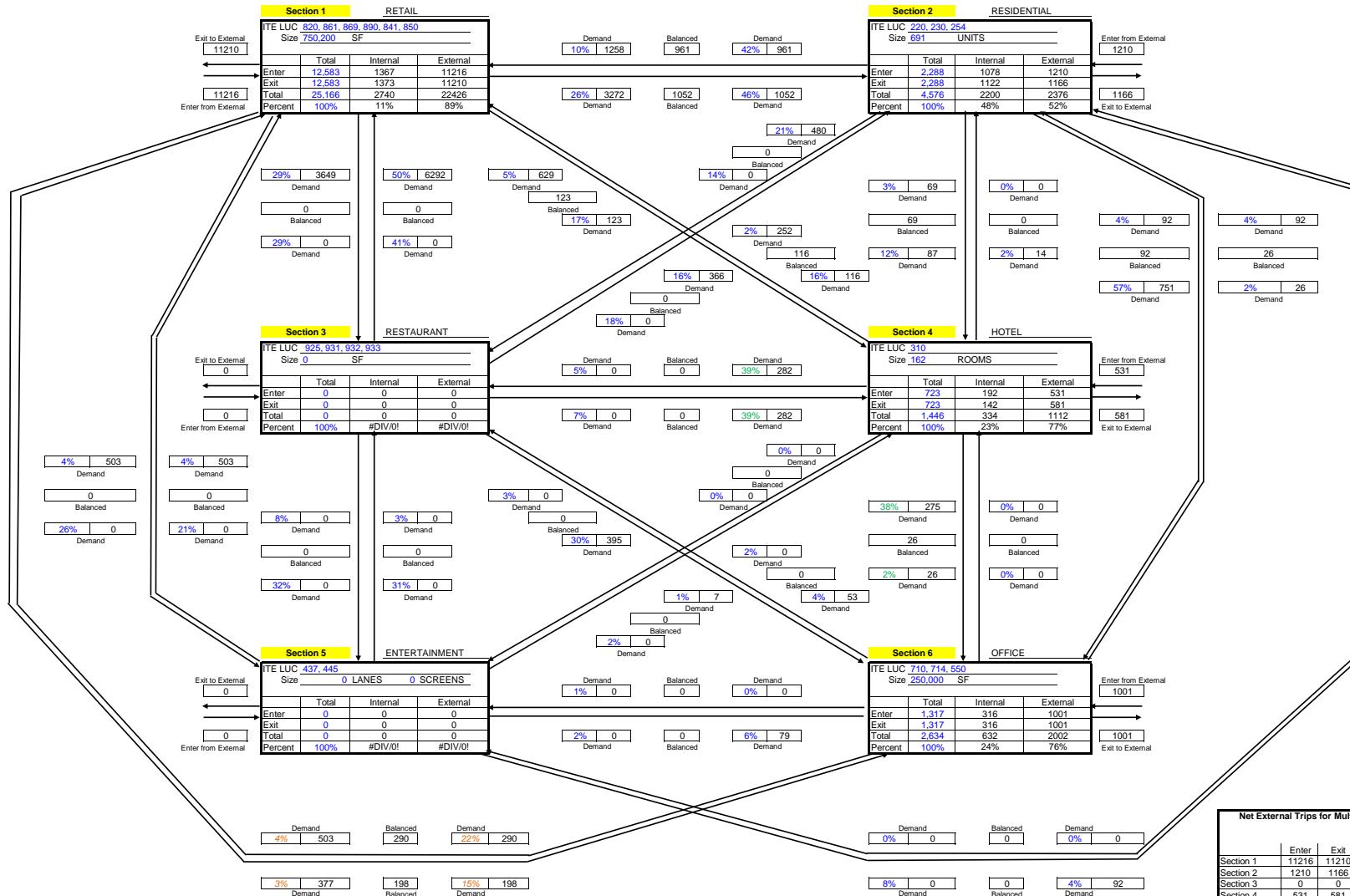
Weekday AM Peak Hour	NEW		
	628	67	695
	Entering	Exiting	Total
Exiting	190	268	458
Total	818	335	1,153

Weekday PM Peak Hour	NEW		
	804	136	940
	Entering	Exiting	Total
Exiting	1,089	71	1,160
Total	1,893	207	2,100

Saturday Daily	NEW		
	12,215	1,453	13,668
	Entering	Exiting	Total
Exiting	12,330	1,338	13,668
Total	24,545	2,791	27,336

Saturday Midday Peak Hour	NEW		
	1,286	121	1,407
	Entering	Exiting	Total
Exiting	1,142	121	1,263
Total	2,428	242	2,670

**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**



Based on Weekday PM from ITE Trip Generation Handbook, 3rd Edition, August 2014.

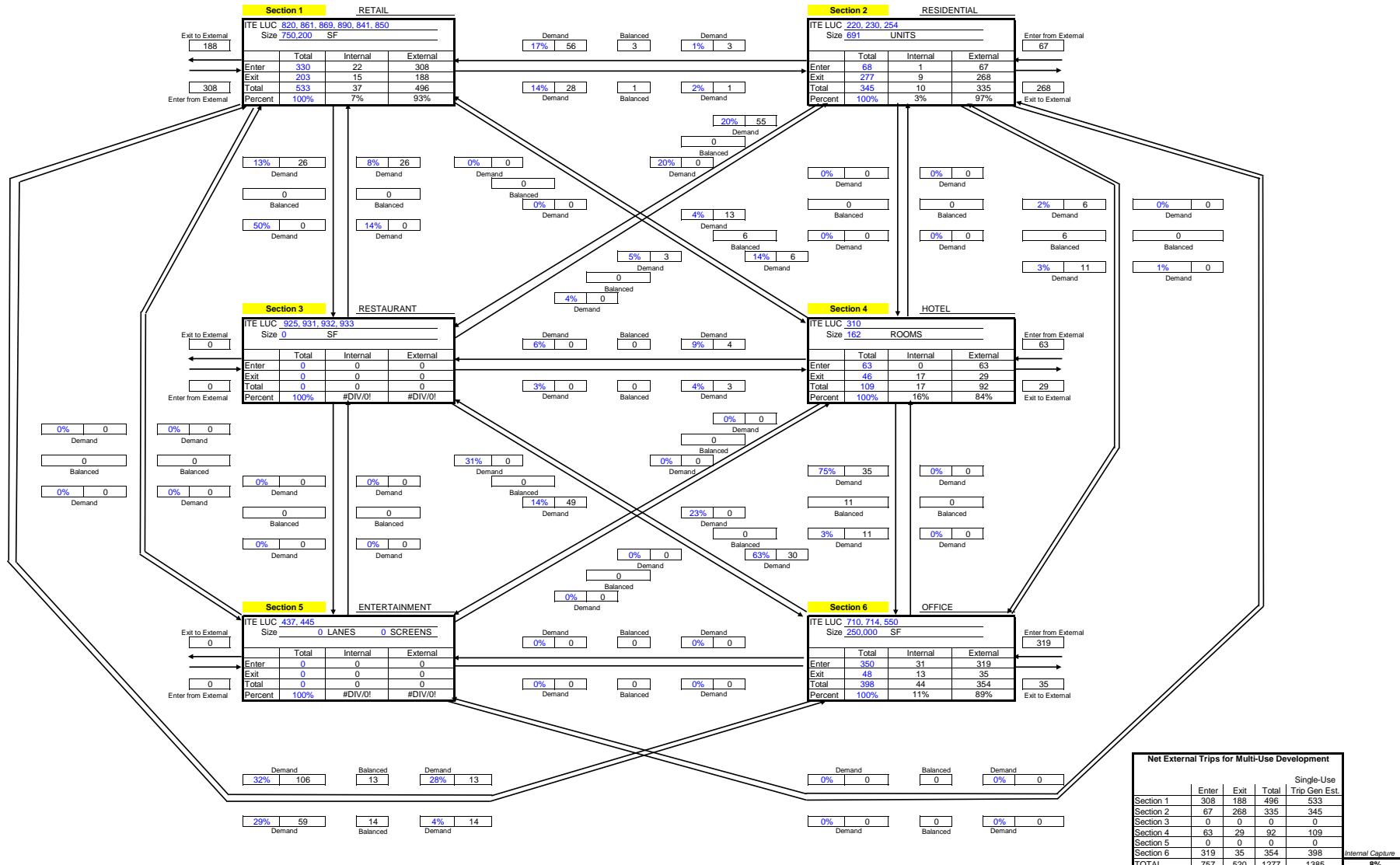
Based on an average of Weekday AM or PM from ITE Trip Generation Handbook, 3rd Edition, August 2014.

Based on ITE Trip Generation Handbook, 2nd Edition, June 2004.

Analyst: Rebecca L. Brown
Date: June 22, 2016

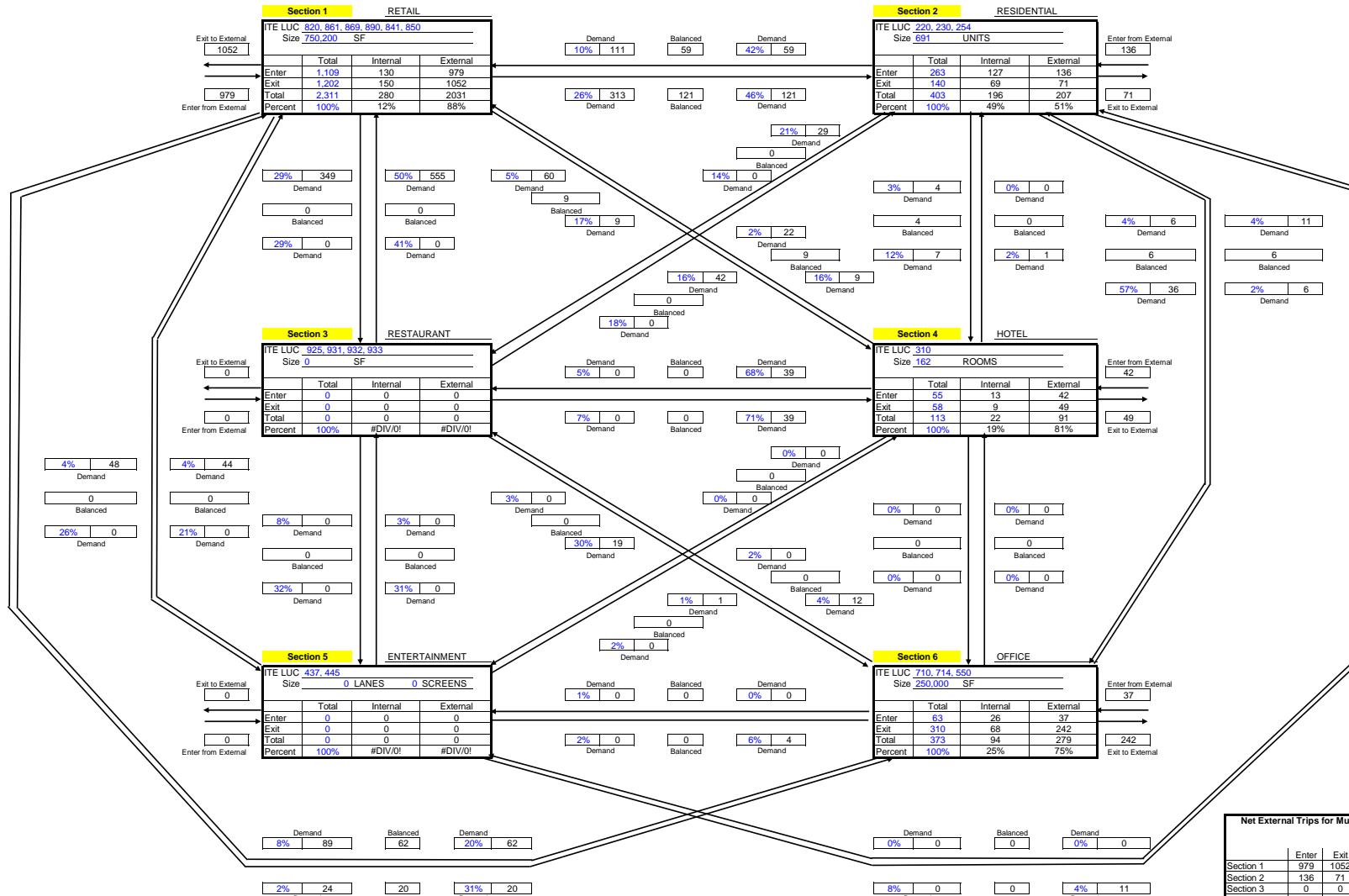
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt: Tuscan Village
Time Period: Weekday AM



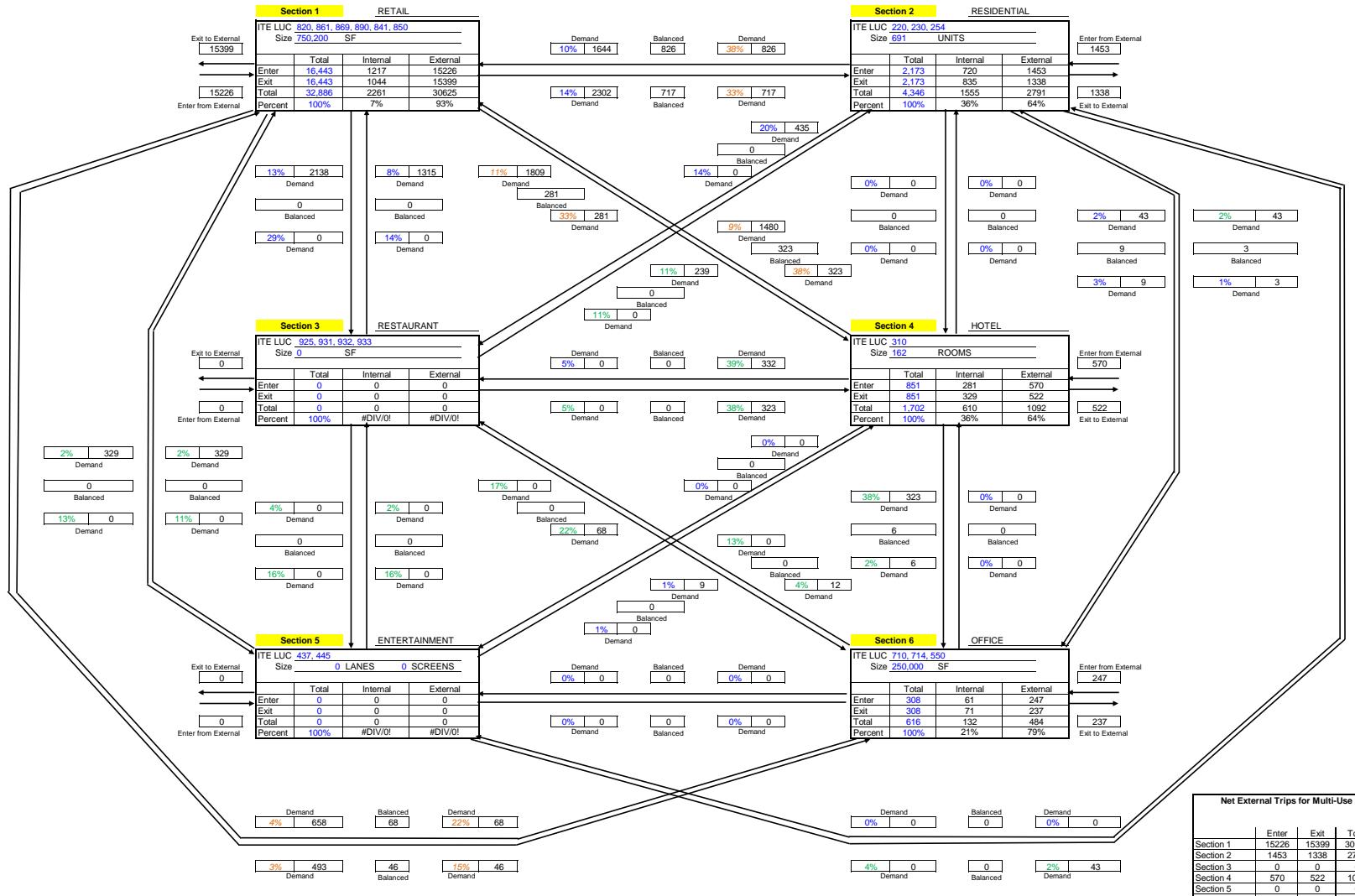
Based on ITE Trip Generation Handbook, 3rd Edition, August 2014

**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**



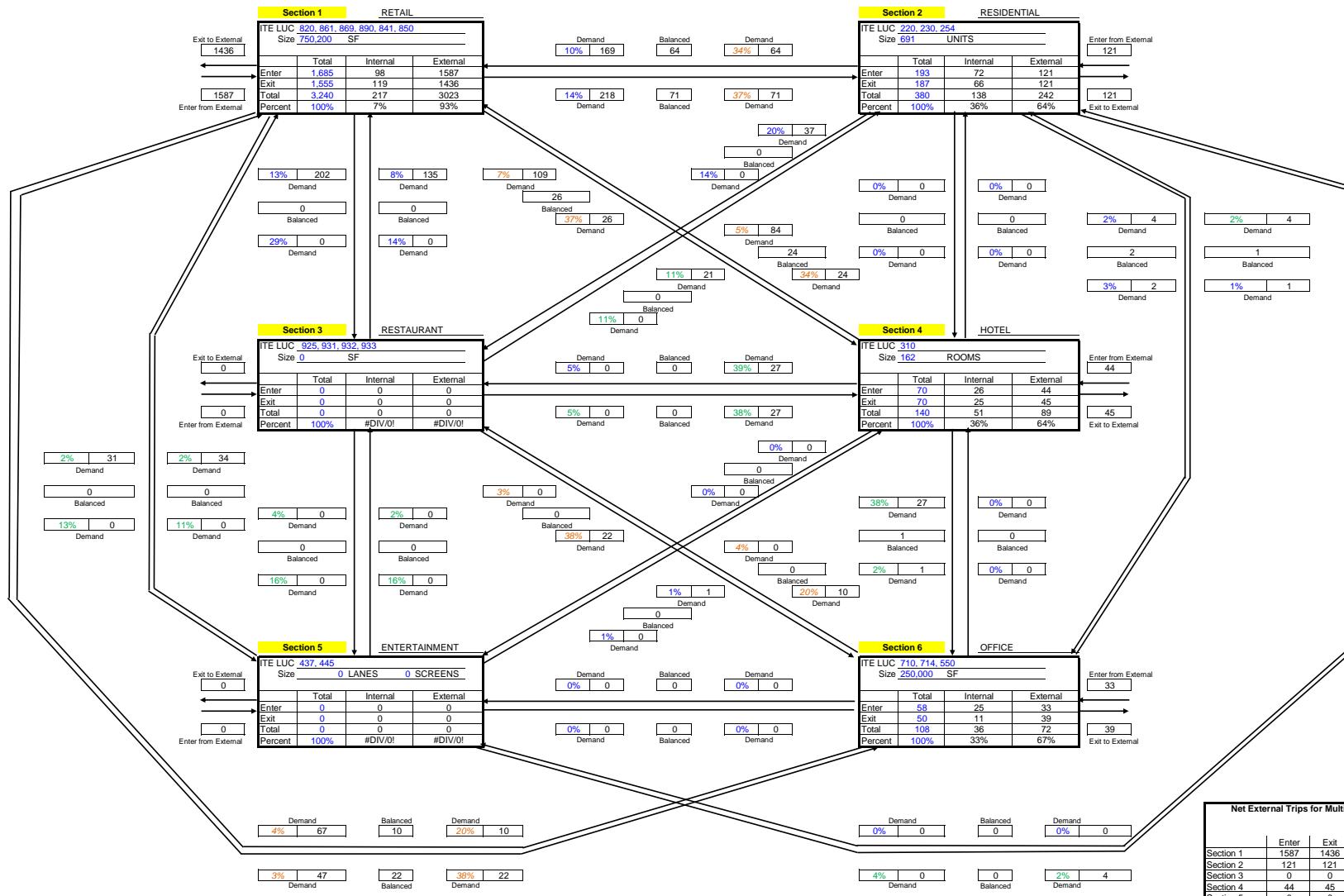
Based on ITE Trip Generation Handbook, 3rd Edition, August 2014.

**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**



Based on most conservative of Weekday AM or PM from ITE Trip Generation Handbook, 3rd Edition, August 2014.
 Based on an average of Weekday AM or PM from ITE Trip Generation Handbook, 3rd Edition, August 2014.
 Based on ITE Trip Generation Handbook, 2nd Edition, June 2004.

**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**



Based on most conservative of Weekday AM or PM from ITE Trip Generation Handbook, 3rd Edition, August 2014.
 Based on an average of Weekday AM or PM from ITE Trip Generation Handbook, 3rd Edition, August 2014.
 Based on ITE Trip Generation Handbook, 2nd Edition, June 2004.

**Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 820 - Shopping Center**

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Leasable Area
Independent Variable (X): 750.200

AVERAGE WEEKDAY DAILY

$\ln T = 0.65 \ln (X) + 5.83$
 $\ln T = 0.65 \ln 750.200 + (5.83)$
 $\ln T = 10.13$
 $T = 25165.29$
 $T = 25,166 \text{ vehicle trips}$
with 50% (12,583 vpd) entering and 50% (12,583 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$\ln T = 0.61 \ln (X) + 2.24$
 $\ln T = 0.61 \ln 750.200 + (2.24)$
 $\ln T = 6.28$
 $T = 532.94$
 $T = 533 \text{ vehicle trips}$
with 62% (330 vph) entering and 38% (203 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$\ln T = 0.67 \ln (X) + 3.31$
 $\ln T = 0.67 \ln 750.200 + (3.31)$
 $\ln T = 7.75$
 $T = 2311.44$
 $T = 2,311 \text{ vehicle trips}$
with 48% (1,109 vph) entering and 52% (1,202 vph) exiting.

SATURDAY DAILY

$\ln T = 0.63 \ln (X) + 6.23$
 $\ln T = 0.63 \ln 750.200 + (6.23)$
 $\ln T = 10.40$
 $T = 32886.39$
 $T = 32,886 \text{ vehicle trips}$
with 50% (16,443 vpd) entering and 50% (16,443 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$\ln T = 0.65 \ln (X) + 3.78$
 $\ln T = 0.65 \ln 750.200 + (3.78)$
 $\ln T = 8.08$
 $T = 3239.65$
 $T = 3,240 \text{ vehicle trips}$
with 52% (1,685 vph) entering and 48% (1,555 vph) exiting.

**Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 710 - General Office Building**

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
Independent Variable (X): 250.000

AVERAGE WEEKDAY DAILY

$$\ln T = 0.76 \ln (X) + 3.68$$

$$\ln T = 0.76 \ln 250.000 + (3.68)$$

$$\ln T = 7.88$$

$$T = 2634.14$$

T = 2,634 vehicle trips

with 50% (1,317 vph) entering and 50% (1,317 vph) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$\ln T = 0.80 \ln (X) + 1.57$$

$$\ln T = 0.80 \ln 250.000 + (1.57)$$

$$\ln T = 5.99$$

$$T = 398.29$$

T = 398 vehicle trips

with 88% (350 vph) entering and 12% (48 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 1.49 * (X)$$

$$T = 1.49 * 250.000$$

$$T = 372.50$$

T = 373 vehicle trips

with 17% (63 vph) entering and 83% (310 vph) exiting.

SATURDAY DAILY

$$T = 2.46 * (X)$$

$$T = 2.46 * 250.000$$

$$T = 615.00$$

T = 616 vehicle trips

with 50% (308 vpd) entering and 50% (308 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$$T = 0.43 * (X)$$

$$T = 0.43 * 250.000$$

$$T = 107.50$$

T = 108 vehicle trips

with 54% (58 vph) entering and 46% (50 vph) exiting.

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 310 - Hotel

Average Vehicle Trips Ends vs: Occupied Rooms
Independent Variable (X): 162

AVERAGE WEEKDAY DAILY

T = 8.92 * (X)
T = 8.92 * 162
T = 1445.04
T = 1,446 vehicle trips
with 50% (723 vph) entering and 50% (723 vph) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.67 * (X)
T = 0.67 * 162
T = 108.54
T = 109 vehicle trips
with 58% (63 vph) entering and 42% (46 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.70* (X)
T = 0.70 * 162
T = 113.40
T = 113 vehicle trips
with 49% (55 vph) entering and 51% (58 vph) exiting.

SATURDAY DAILY

T = 10.50 * (X)
T = 10.50 * 162
T = 1701.00
T = 1,702 vehicle trips
with 50% (851 vph) entering and 50% (851 vph) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 0.87 * (X)
T = 0.87 * 162
T = 140.94
T = 140 vehicle trips
with 50% (70 vph) entering and 50% (70 vph) exiting.

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 220 - Apartment

Average Vehicle Trips Ends vs: Dwelling Units
Independent Variable (X): 595

AVERAGE WEEKDAY DAILY

T = 6.65 * (X)
T = 6.65 * 595
T = 3956.75
T = 3,956 vehicle trips
with 50% (1,978 vpd) entering and 50% (1,978 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.49 * (X) + 3.73
T = 0.49 * 595 + (3.73)
T = 295.28
T = 295 vehicle trips
with 20% (59 vph) entering and 80% (236 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.55 * (X) + 17.65
T = 0.55 * 595 + (17.65)
T = 344.90
T = 345 vehicle trips
with 65% (224 vph) entering and 35% (121 vph) exiting.

SATURDAY DAILY

T = 6.39 * (X)
T = 6.39 * 595
T = 3802.05
T = 3,802 vehicle trips
with 50% (1,901 vpd) entering and 50% (1,901 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 0.52 * (X)
T = 0.52 * 595
T = 309.40
T = 310 vehicle trips
with 50% (155 vpd) entering and 50% (155 vpd) exiting.

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 230 - Residential Condominium/Townhouse

Average Vehicle Trips Ends vs: Dwelling Units
Independent Variable (X): 96

AVERAGE WEEKDAY DAILY

$\ln T = 0.870 \ln (X) + 2.46$
 $\ln T = 0.870 \ln 96 + (2.46)$
 $\ln T = 6.43$
 $T = 620.78$
 $T = 620$ vehicle trips
with 50% (310 vpd) entering and 50% (310 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$\ln T = 0.80 \ln (X) + 0.26$
 $\ln T = 0.80 \ln 96 + (0.26)$
 $\ln T = 3.91$
 $T = 49.97$
 $T = 50$ vehicle trips
with 17% (9 vpd) entering and 83% (41 vpd) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$\ln T = 0.82 \ln (X) + 0.32$
 $\ln T = 0.82 \ln 96 + (0.32)$
 $\ln T = 4.06$
 $T = 58.13$
 $T = 58$ vehicle trips
with 67% (39 vph) entering and 33% (19 vph) exiting.

SATURDAY DAILY

$T = 5.67 * (X)$
 $T = 5.67 * 96$
 $T = 544.32$
 $T = 544$ vehicle trips
with 50% (272 vpd) entering and 50% (272 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

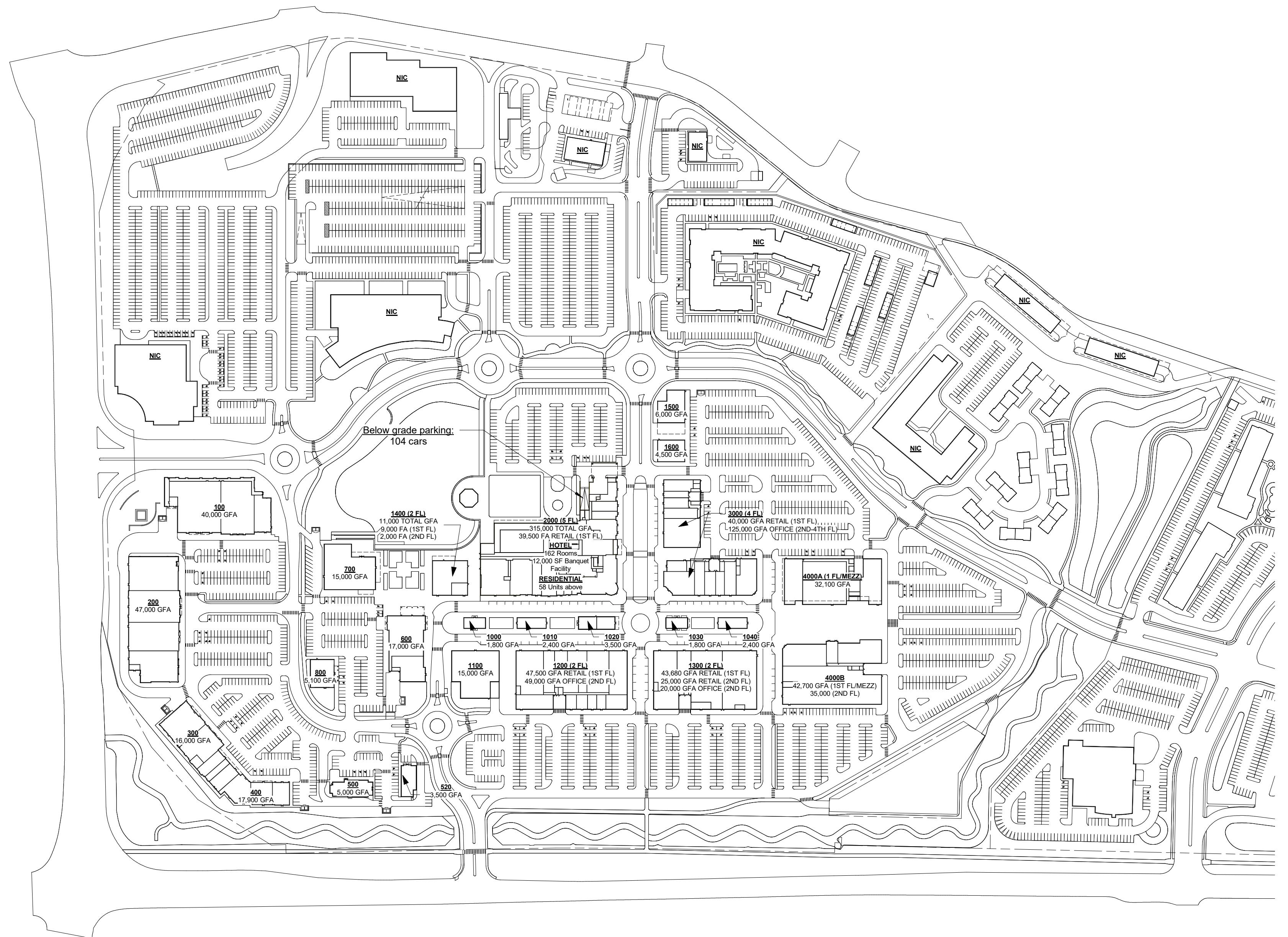
$T = 0.29 * (X) + 42.63$
 $T = 0.29 * 96 + (42.63)$
 $T = 70.47$
 $T = 70$ vehicle trips
with 54% (38 vph) entering and 46% (32 vph) exiting.

TUSCAN VILLAGE TRIP GENERATION BUDGET - EXTERNAL VEHICLE-TRIPS (12/19/18)

	<u>WEEKDAY</u>	<u>AM PEAK HOUR</u>	<u>PM PEAK HOUR</u>	<u>SATURDAY</u>	<u>SAT PEAK HOUR</u>
BUDGET FOR 170-ACRES	39,284	1,510	3,592	47,718	4,864
<hr/>					
<u>50-ACRE NORTH VILLAGE</u>					
CUMULATIVE SUBTOTAL	15,610	658	1,300	24,056	1,768
BALANCE REMAINING	23,674	852	2,292	23,662	3,096
PERCENT UTILIZED	40%	44%	36%	50%	36%
<u>HANOVER</u>	452	134	17	522	44
CUMULATIVE SUBTOTAL	16,062	792	1,317	24,578	1,812
BALANCE REMAINING	23,222	718	2,275	23,140	3,052
PERCENT UTILIZED	41%	52%	37%	52%	37%
<u>SOUTH/CENTRAL VILLAGE</u>	11,854	485	1,291	10,414	1,614
CUMULATIVE SUBTOTAL	27,916	1,277	2,608	34,992	3,426
BALANCE REMAINING	11,368	233	984	12,726	1,438
PERCENT UTILIZED	71%	85%	73%	73%	70%

TUSCAN VILLAGE

SALEM, NH
PCA PROJECT #15076.00



Use	Block Size													TOTAL
	A	B	C	D	E	F	G-N	G-S	H	I	J	K		
Retail (Includes 15,000 SF of hotel retail, cinema, D&B, bowling, Gas Station/Convenience Store, Restaurant, Auto Dealership, Supermarket)	166,500	353,880	--	--	0	0	--	--	--	38,500	160,700	--	--	719,580
Office	--	194,000	0	--	--	--	--	--	--	--	--	--	--	194,000
Corporate Headquarters	--	--	--	--	--	--	--	--	--	--	--	--	--	0
Medical Office	--	--	0	--	--	--	--	--	--	--	--	--	--	0
University/College	--	--	0	--	--	--	--	--	--	--	--	--	--	0
Hotel (rooms) (includes banquet/kitchen)	--	162	--	--	--	--	--	--	--	--	--	--	--	162
Apartments (units)	--	58	--	--	--	--	--	281	256	--	--	--	--	595
Condominiums (units)	--	--	--	--	--	--	--	--	--	--	--	--	96	96
Senior House (units)	--	--	--	--	--	--	0	--	--	--	--	--	--	0
Assisted Living (units)	--	--	--	--	--	--	0	--	--	--	--	--	--	0

Rockingham Park Mixed-Use Development				
Size	Units	Land Use	ITE LUC	Utilized LUC
719,580 SF	0	Car Dealership	(LUC 841)	(LUC 820)
719,580 SF	0	Retail	(LUC 820)	(LUC 820)
0 SF	0	Sporting Goods	(LUC 861)	(LUC 820)
0 SF	0	Discount HFSS	(LUC 869)	(LUC 820)
0 SF	0	Furniture Store	(LUC 890)	(LUC 820)
0 SF	0	Supermarket	(LUC 850)	(LUC 820)
0 SF	0	Fast-Food Restaurant	(LUC 933)	(LUC 820)
0 SF	0	High Turnover Sit-Down	(LUC 932)	(LUC 820)
0 SF	0	Quality Restaurant	(LUC 931)	(LUC 820)
0 SF	0	Night Club	(LUC 925)	(LUC 820)
0 Screens	0	Cinema	(LUC 445)	(LUC 820)
0 Lanes	0	Bowling Alley	(LUC 437)	(LUC 820)
194,000 SF	0	General Office	(LUC 710)	(LUC 710)
0 SF	0	Corporate HQ	(LUC 714)	0
0 SF	0	University/College	(LUC 550)	(LUC 550)
0 SF	0	Medical Office	(LUC 720)	(LUC 720)
0 SF	0	Medical Facility	(LUC 610)	empirical data
162 Rooms	0	Hotel	(LUC 310)	(LUC 310)
595 Units	0	Apartments	(LUC 220)	(LUC 220)
96 Units	0	Condominiums	(LUC 230)	(LUC 230)
0 Units	0	Senior Housing	(LUC 251)	(LUC 251)
0 Units	0	Assisted Living	(LUC 254)	(LUC 254)

719,580

194,000

595

Total Trips

		Car Dealership (LUC 841)	Retail (LUC 820)	Sporting Goods (LUC 861)	Discount Home Furnishing Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	High Turnover Sit-Down Restaurant (LUC 932)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Corporate Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)	Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	Total Trips
Weekday Daily	Entering	0	12,247	0	0	0	0	0	0	0	0	0	0	1,086	0	0	0	0	723	1,978	310	0	0	16,344
	Exiting	0	12,247	0	0	0	0	0	0	0	0	0	0	1,086	0	0	0	0	723	1,978	310	0	0	16,344
	Total	0	24,494	0	0	0	0	0	0	0	0	0	0	2,172	0	0	0	0	1,446	3,956	620	0	0	32,688
Weekday AM Peak Hour	Entering	0	322	0	0	0	0	0	0	0	0	0	0	286	0	0	0	0	63	59	9	0	0	739
	Exiting	0	198	0	0	0	0	0	0	0	0	0	0	39	0	0	0	0	46	236	41	0	0	560
	Total	0	520	0	0	0	0	0	0	0	0	0	0	325	0	0	0	0	109	295	50	0	0	1,299
Weekday PM Peak Hour	Entering	0	1,079	0	0	0	0	0	0	0	0	0	0	49	0	0	0	0	55	224	39	0	0	1,446
	Exiting	0	1,169	0	0	0	0	0	0	0	0	0	0	240	0	0	0	0	58	121	19	0	0	1,607
	Total	0	2,248	0	0	0	0	0	0	0	0	0	0	289	0	0	0	0	113	345	58	0	0	3,053
Saturday Daily	Entering	0	16,017	0	0	0	0	0	0	0	0	0	0	239	0	0	0	0	851	1,901	272	0	0	19,280
	Exiting	0	16,017	0	0	0	0	0	0	0	0	0	0	239	0	0	0	0	851	1,901	272	0	0	19,280
	Total	0	32,034	0	0	0	0	0	0	0	0	0	0	478	0	0	0	0	1,702	3,802	544	0	0	38,560
Saturday Midday Peak Hour	Entering	0	1,640	0	0	0	0	0	0	0	0	0	0	45	0	0	0	0	70	155	38	0	0	1,948
	Exiting	0	1,513	0	0	0	0	0	0	0	0	0	0	38	0	0	0	0	70	155	32	0	0	1,808
	Total	0	3,153	0	0	0	0	0	0	0	0	0	0	83	0	0	0	0	140	310	70	0	0	3,756

Mixed-Use Groupings

	1 Retail	2 Residential	3 Restaurant	4 Hotel	5 Entertainment	6 Office
Weekday Daily	Entering	12,247	2,288	0	723	0
	Exiting	12,247	2,288	0	723	0
	Total	24,494	4,576	0	1,446	0
Weekday AM Peak Hour	Entering	322	68	0	63	0
	Exiting	198	277	0	46	0
	Total	520	345	0	109	0
Weekday PM Peak Hour	Entering	1,079	263	0	55	0
	Exiting	1,169	140	0	58	0
	Total	2,248	403	0	113	0
Saturday Daily	Entering	16,017	2,173	0	851	0
	Exiting	16,017	2,173	0	851	0
	Total	32,034	4,346	0	1,702	0
Saturday Midday Peak Hour	Entering	1,640	193	0	70	0
	Exiting	1,513	187	0	70	0
	Total	3,153	380	0	140	0
Total Size	719,580	691	0	162	0	194,000

External Trips																								
Car Dealership (LUC 841)	Retail (LUC 820)	Sporting Goods (LUC 861)	Discount Home					High Turnover					Corporate Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)	Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	External Trips		
			Furnishing Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	High Turnover Sit-Down Restaurant (LUC 932)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)													
0	10,931	0	0	0	0	0	0	0	0	0	0	0	809	0	0	0	0	531	1,050	164	0	0	0	13,485
0	10,909	0	0	0	0	0	0	0	0	0	0	0	825	0	0	0	0	585	1,008	158	0	0	0	13,485
0	21,840	0	0	0	0	0	0	0	0	0	0	0	1,634	0	0	0	0	1,116	2,058	322	0	0	0	26,970
0	302	0	0	0	0	0	0	0	0	0	0	0	260	0	0	0	0	63	58	9	0	0	0	692
0	186	0	0	0	0	0	0	0	0	0	0	0	28	0	0	0	0	31	228	40	0	0	0	513
0	488	0	0	0	0	0	0	0	0	0	0	0	288	0	0	0	0	94	286	49	0	0	0	1,205
0	963	0	0	0	0	0	0	0	0	0	0	0	28	0	0	0	0	42	117	20	0	0	0	1,170
0	1,024	0	0	0	0	0	0	0	0	0	0	0	187	0	0	0	0	49	61	10	0	0	0	1,331
0	1,987	0	0	0	0	0	0	0	0	0	0	0	215	0	0	0	0	91	178	30	0	0	0	2,501
0	14,815	0	0	0	0	0	0	0	0	0	0	0	191	0	0	0	0	570	1,272	182	0	0	0	17,030
0	14,983	0	0	0	0	0	0	0	0	0	0	0	184	0	0	0	0	523	1,172	168	0	0	0	17,030
0	29,798	0	0	0	0	0	0	0	0	0	0	0	375	0	0	0	0	1,093	2,444	350	0	0	0	34,060
0	1,544	0	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	44	98	24	0	0	0	1,736
0	1,399	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	45	101	21	0	0	0	1,596
0	2,943	0	0	0	0	0	0	0	0	0	0	0	56	0	0	0	0	89	199	45	0	0	0	3,332

Car Dealership (LUC 841)	Retail (LUC 820)	Sporting Goods (LUC 861)	Discount Home					High Turnover					Corporate Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)	Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	Weekday Daily
			Furnishing Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	High Turnover Sit-Down Restaurant (LUC 932)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)										
0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.86	0.14	0.00	0.00	Entering
0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.86	0.14	0.00	0.00	Exiting
0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.87	0.13	0.00	0.00	Weekday AM
0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.85	0.15	0.00	0.00	Entering
0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.86	0.14	0.00	0.00	Exiting
0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.85	0.15	0.00	0.00	Weekday PM
0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.86	0.14	0.00	0.00	Entering
0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.87	0.13	0.00	0.00	Exiting
0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.83	0.20	0.00	0.00	SAT Midday
0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.83	0.17	0.00	0.00	Entering
0.00	1.00	0.00	0.00																			

Pass-By Percentages																							
Car Dealership (LUC 841)	Discount Home Furnishing					High Turnover					Corporate					College / University			Medical Facility			Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)
	Retail (LUC 820)	Sporting Goods (LUC 861)	Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	Sit-Down Restaurant (LUC 932)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)				
	0%	25%	25%	25%	25%	25%	25%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Weekday Daily			
	0%	25%	25%	25%	25%	25%	25%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	AM			
	0%	25%	25%	25%	25%	25%	25%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	PM			
	0%	25%	25%	25%	25%	25%	25%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Saturday Daily			
	0%	25%	25%	25%	25%	25%	25%	25%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	SAT			
ITE Available Pass-by Rates																							
Car Dealership (LUC 841)	Retail (LUC 820)	Sporting Goods (LUC 861)	Discount Home Furnishing	Superstore	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	High Turnover Sit-Down Restaurant	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)	Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	
	--	--	--	--	--	--	49%	--	--	--	--	--	--	--	--	--	--	--	--	AM			
	--	34%	--	--	53%	36%	50%	43%	44%	--	--	--	--	--	--	--	--	--	--	PM			
	--	26%	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SAT			

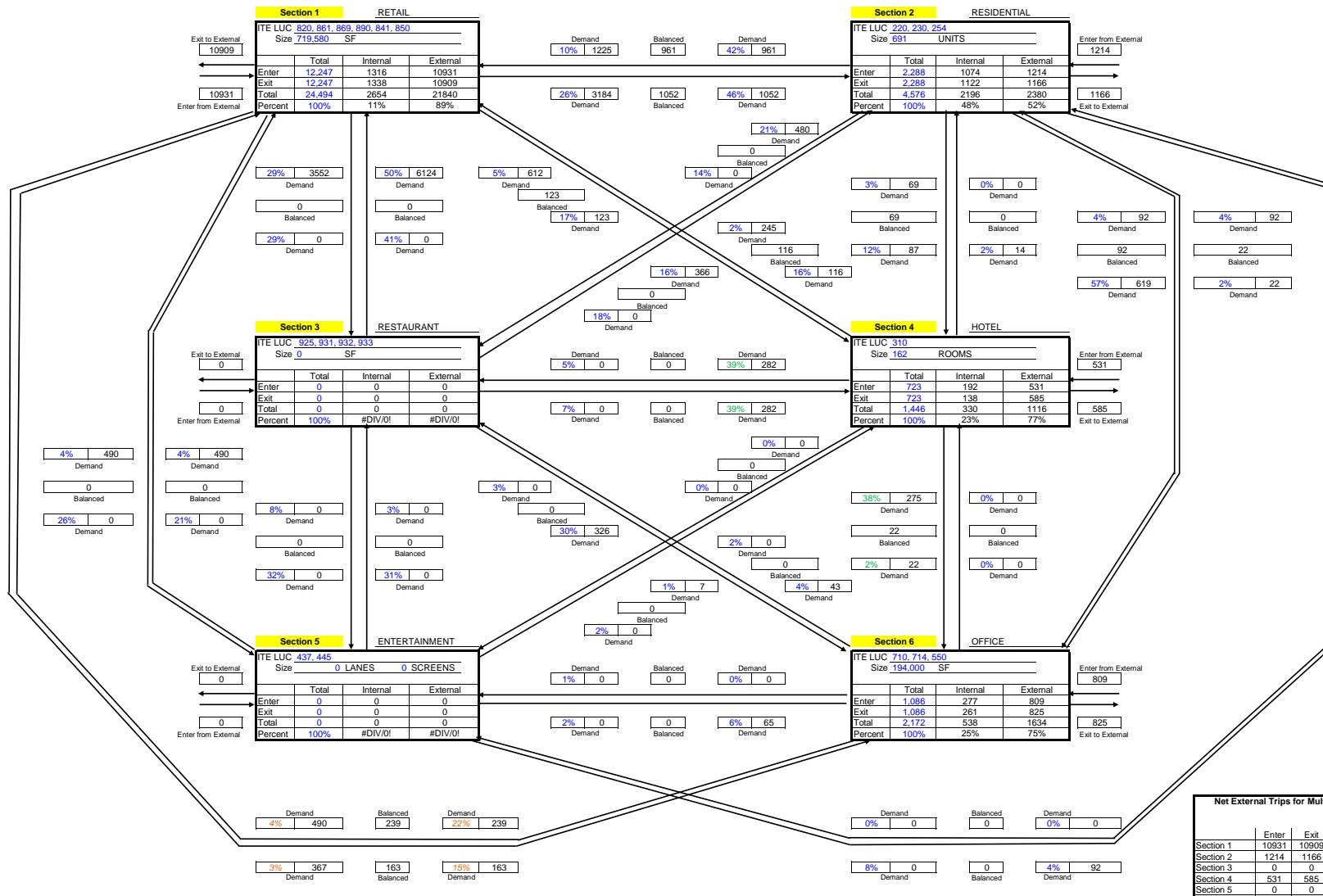
Pass-By Trips																								
Car Dealership (LUC 841)	Discount Home Furnishing					High Turnover					Corporate					College / University			Medical Facility			Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	Pass-By Trips
	Retail (LUC 820)	Sporting Goods (LUC 861)	Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	Sit-Down Restaurant (LUC 932)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)					
	0	2,730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,730				
	0	2,730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,730				
	0	5,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,460				
	0	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61				
	0	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61				
	0	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122				
	0	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	248				
	0	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	248				
	0	496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	496				
	0	3,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,725				
	0	3,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,725				
	0	7,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,450				
	0	368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	368				
	0	368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	368				
	0	736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	736				

EXTERNAL Residential			CHECK		
Weekday Daily	Entering	12,271	1,214	13,485	
	Exiting	12,319	1,166	13,485	
	Total	24,590	2,380	26,970	
Weekday AM Peak Hour	Entering	625	67	692	
	Exiting	245	268	513	
	Total	870	335	1,205	
Weekday PM Peak Hour	Entering	1,033	137	1,170	
	Exiting	1,260	71	1,331	
	Total	2,293	208	2,501	
Saturday Daily	Entering	15,576	1,454	17,030	
	Exiting	15,690	1,340	17,030	
	Total	31,266	2,794	34,060	
Saturday Midday Peak Hour	Entering	1,614	122	1,736	
	Exiting	1,474	122	1,596	
	Total	3,088	244	3,332	

New Trips																						
Car Dealership (LUC 841)	Retail (LUC 820)	Sporting Goods (LUC 861)	Discount Home Furnishing Superstore (LUC 869)	Furniture Store (LUC 890)	Supermarket (LUC 850)	Fast Food Restaurant (LUC 933)	High Turnover Sit-Down Restaurant (LUC 932)	Quality Restaurant (LUC 931)	Night Club (LUC 925)	Cinema (LUC 445)	Bowling Alley (LUC 437)	General Office (LUC 710)	Corporate Headquarters (LUC 714)	College / University (LUC 550)	Medical Office (LUC 720)	Medical Facility (empirical)	Hotel (LUC 310)	Apartments (LUC 220)	Condos (LUC 230)	Senior Adult Housing (LUC 251)	Assisted Living (LUC 254)	New Trips
0	8,201	0	0	0	0	0	0	0	0	0	0	809	0	0	0	0	531	1,050	164	0	0	10,755
0	8,179	0	0	0	0	0	0	0	0	0	0	825	0	0	0	0	585	1,008	158	0	0	10,755
0	16,380	0	0	0	0	0	0	0	0	0	0	1,634	0	0	0	0	1,116	2,058	322	0	0	21,510
0	241	0	0	0	0	0	0	0	0	0	0	260	0	0	0	0	63	58	9	0	0	631
0	125	0	0	0	0	0	0	0	0	0	0	28	0	0	0	0	31	228	40	0	0	452
0	366	0	0	0	0	0	0	0	0	0	0	288	0	0	0	0	94	286	49	0	0	1,083
0	715	0	0	0	0	0	0	0	0	0	0	28	0	0	0	0	42	117	20	0	0	922
0	776	0	0	0	0	0	0	0	0	0	0	187	0	0	0	0	49	61	10	0	0	1,083
0	1,491	0	0	0	0	0	0	0	0	0	0	215	0	0	0	0	91	178	30	0	0	2,005
0	11,090	0	0	0	0	0	0	0	0	0	0	191	0	0	0	0	570	1,272	182	0	0	13,305
0	11,258	0	0	0	0	0	0	0	0	0	0	184	0	0	0	0	523	1,172	168	0	0	13,305
0	22,348	0	0	0	0	0	0	0	0	0	0	375	0	0	0	0	1,093	2,444	350	0	0	26,610
0	1,176	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	44	98	24	0	0	1,368
0	1,031	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	45	101	21	0	0	1,228
0	2,207	0	0	0	0	0	0	0	0	0	0	56	0	0	0	0	89	199	45	0	0	2,596

Weekday Daily	NEW		
	Retail	Residential	CHECK
	Entering	Exiting	Total
Weekday Daily	9,541	1,274	10,755
Entering	9,589	1,166	10,755
Exiting			
Total	19,130	2,380	21,510
Weekday AM Peak Hour	564	67	631
Entering	184	268	452
Exiting			
Total	748	335	1,083
Weekday PM Peak Hour	785	137	922
Entering	1,012	71	1,083
Exiting			
Total	1,797	208	2,005
Saturday Daily	11,851	1,454	13,305
Entering	11,965	1,340	13,305
Exiting			
Total	23,816	2,794	26,610
Saturday Midday Peak Hour	1,246	122	1,368
Entering	1,106	122	1,228
Exiting			
Total	2,352	244	2,596

**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**

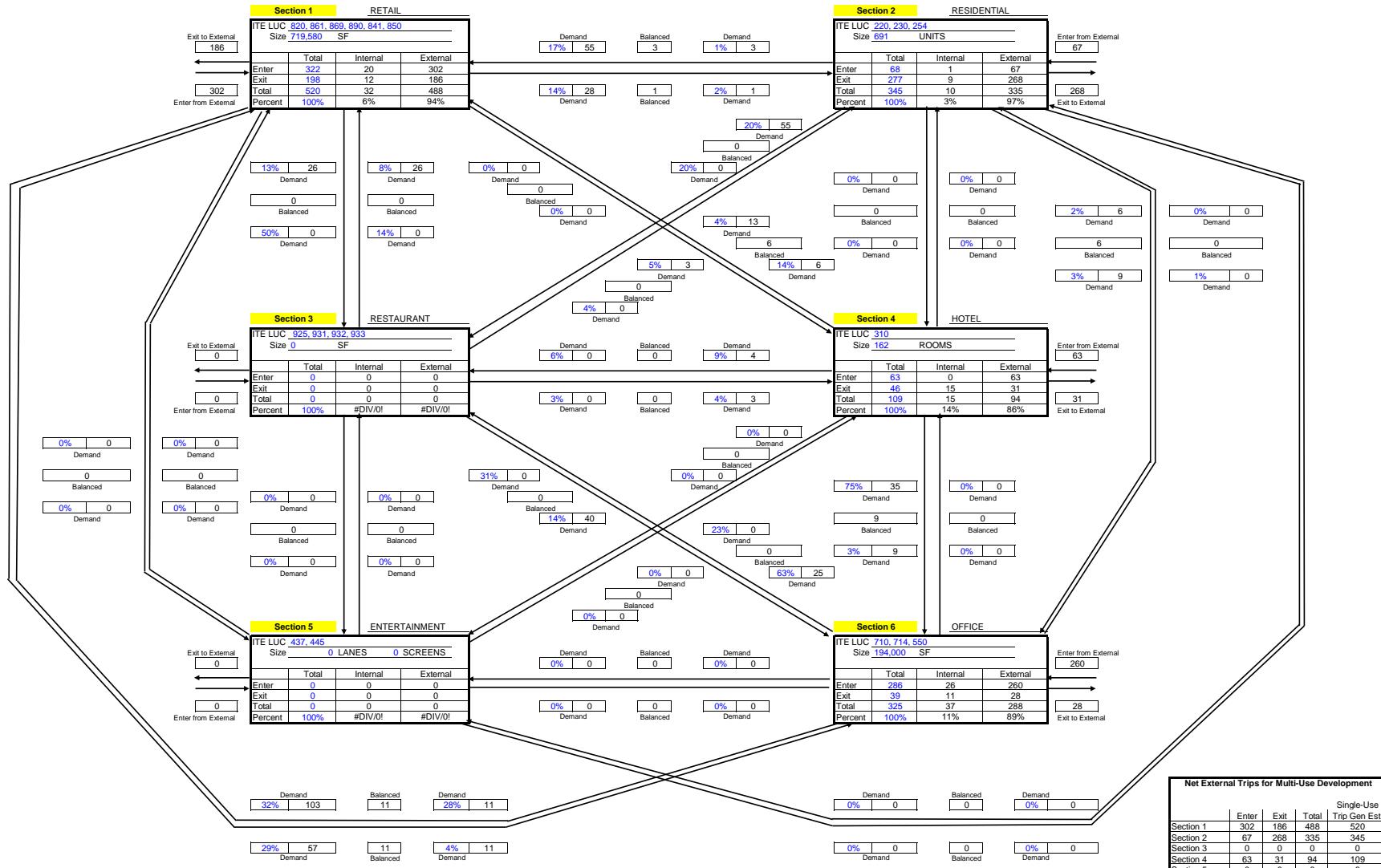


Based on Weekday PM from ITE Trip Generation Handbook, 3rd Edition, August 2014.

Based on an average of Weekday AM or PM from ITE Trip Generation Handbook, 3rd Edition, August 2014.

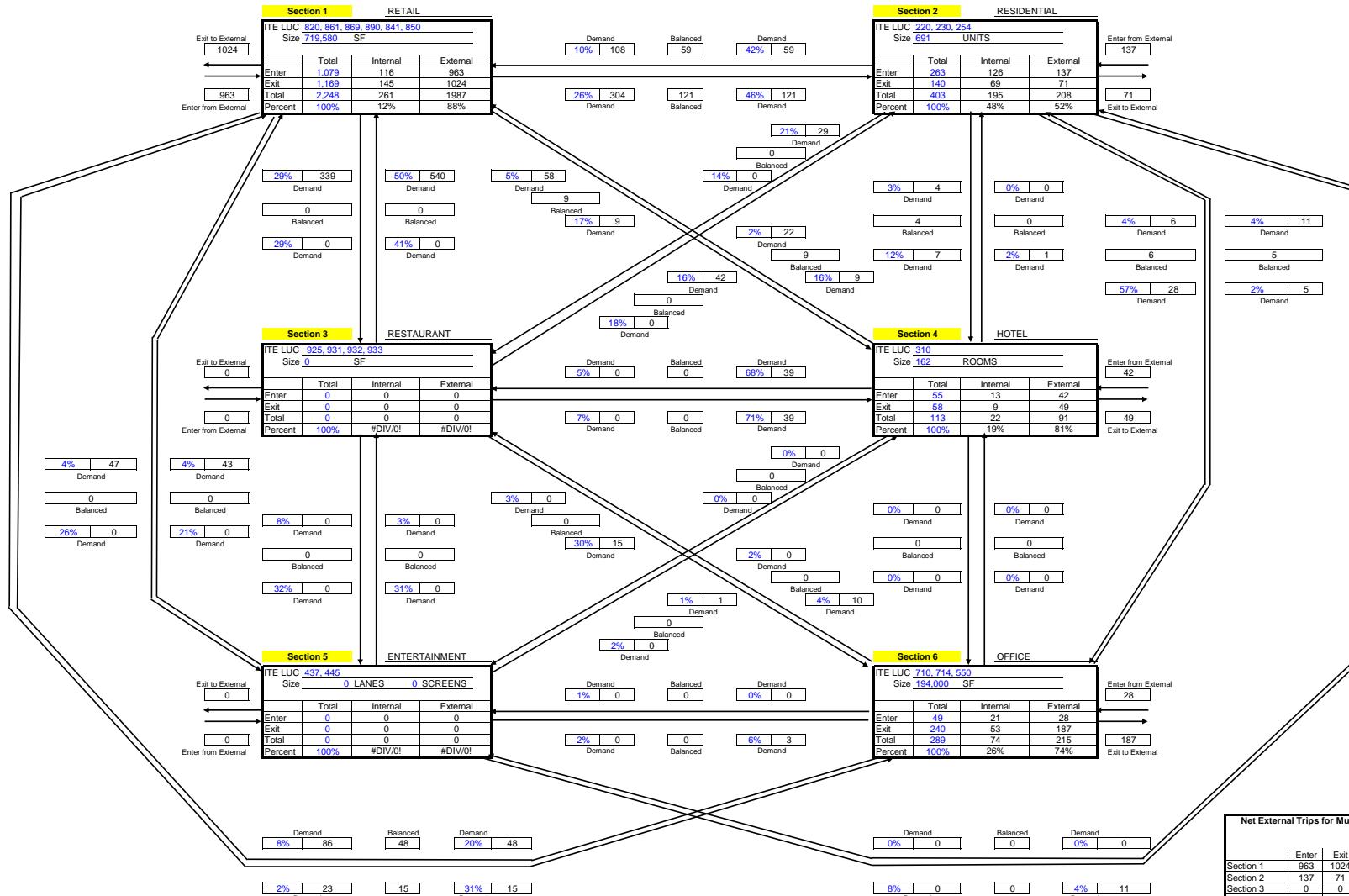
Based on ITE Trip Generation Handbook, 2nd Edition, June 2004.

**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**



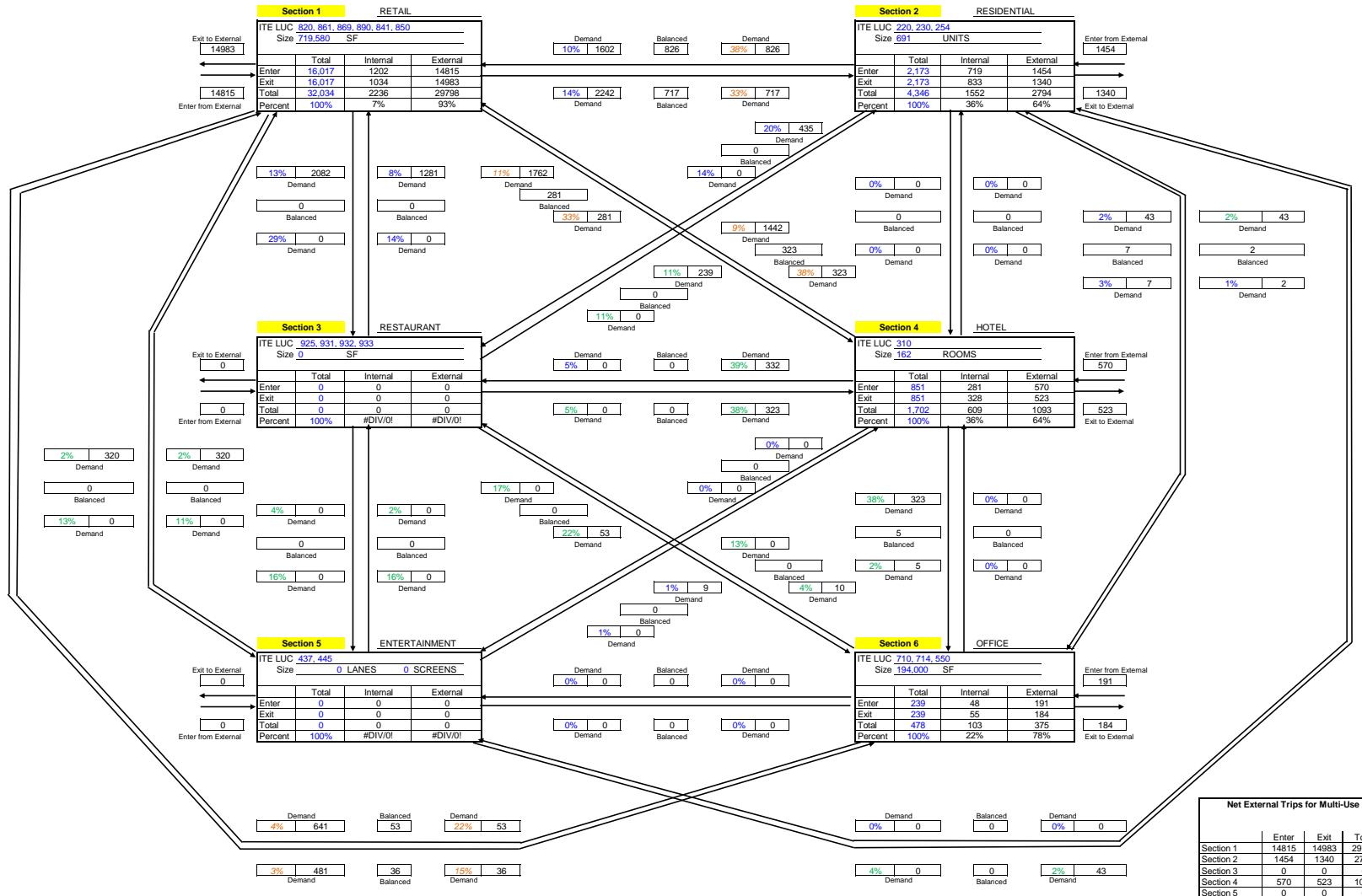
Based on ITE Trip Generation Handbook, 3rd Edition, August 2014.

**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**



Based on ITE Trip Generation Handbook, 3rd Edition, August 2014.

**MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY**



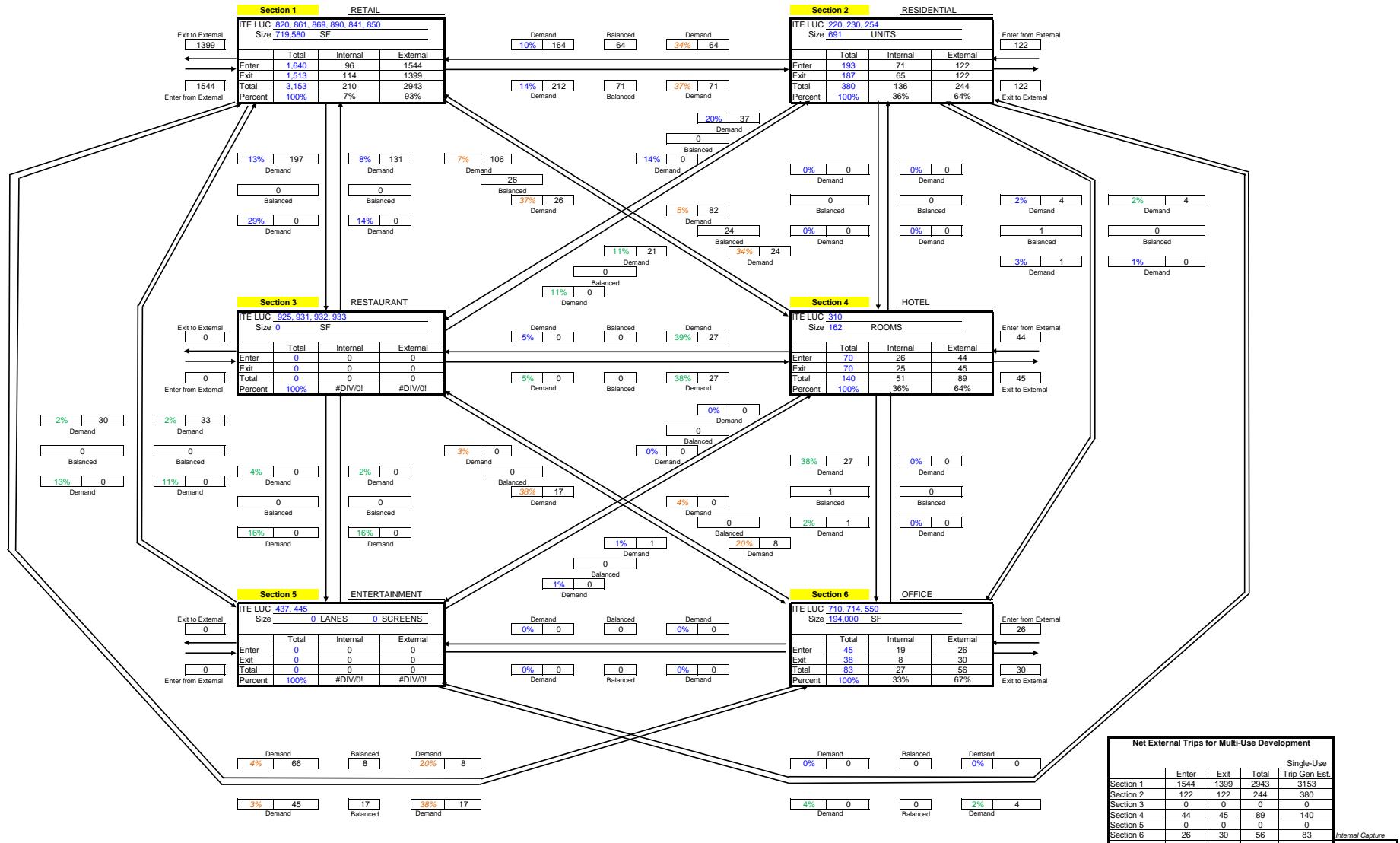
Net External Trips for Multi-Use Development			
	Enter	Exit	Total
Single-Use			
Section 1	14815	14983	29798
Section 2	1454	1340	2794
Section 3	0	0	0
Section 4	570	523	1093
Section 5	0	0	0
Section 6	191	184	375
TOTAL	17030	17030	34060

Based on most conservative of Weekday AM or PM from ITE Trip Generation Handbook, 3rd Edition, August 2014.
 Based on an average of Weekday AM or PM from ITE Trip Generation Handbook, 3rd Edition, August 2014.
 Based on ITE Trip Generation Handbook, 2nd Edition, June 2004.

Analyst: Rebecca L. Brown
Date: June 22, 2016

MULTI-USE DEVELOPMENT
TRIP GENERATION
AND INTERNAL CAPTURE SUMMARY

Name of Dwpt: Tuscan Village
Time Period: Saturday Midday



Based on most conservative of Weekday AM or PM from ITE Trip Generation

Based on most conservative of Week
Handbook, 3rd Edition, August 2014.

Based on an average of Weekday AM or PM from ITE Trip Generation Manual, 2015, April 2014.

Handbook, 3rd Edition, August 2014.
Based on ITE Trip Generation Handbook, 2009.

Based on ITE Trip Generation Handbook, 2nd Edition, June 2004.

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 820 - Shopping Center

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Leasable Area
Independent Variable (X): 719.580

AVERAGE WEEKDAY DAILY

$\ln T = 0.65 \ln (X) + 5.83$
 $\ln T = 0.65 \ln 719.580 + (5.83)$
 $\ln T = 10.11$
 $T = 24492.79$
 $T = 24,494$ vehicle trips
with 50% (12,247 vpd) entering and 50% (12,247 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$\ln T = 0.61 \ln (X) + 2.24$
 $\ln T = 0.61 \ln 719.580 + (2.24)$
 $\ln T = 6.25$
 $T = 519.56$
 $T = 520$ vehicle trips
with 62% (322 vph) entering and 38% (198 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$\ln T = 0.67 \ln (X) + 3.31$
 $\ln T = 0.67 \ln 719.580 + (3.31)$
 $\ln T = 7.72$
 $T = 2247.80$
 $T = 2,248$ vehicle trips
with 48% (1,079 vph) entering and 52% (1,169 vph) exiting.

SATURDAY DAILY

$\ln T = 0.63 \ln (X) + 6.23$
 $\ln T = 0.63 \ln 719.580 + (6.23)$
 $\ln T = 10.37$
 $T = 32034.24$
 $T = 32,034$ vehicle trips
with 50% (16,017 vpd) entering and 50% (16,017 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$\ln T = 0.65 \ln (X) + 3.78$
 $\ln T = 0.65 \ln 719.580 + (3.78)$
 $\ln T = 8.06$
 $T = 3153.08$
 $T = 3,153$ vehicle trips
with 52% (1,640 vph) entering and 48% (1,513 vph) exiting.

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 710 - General Office Building

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area
Independent Variable (X): 194.000

AVERAGE WEEKDAY DAILY

$$\ln T = 0.76 \ln (X) + 3.68$$

$$\ln T = 0.76 \ln 194.000 + (3.68)$$

$$\ln T = 7.68$$

$$T = 2172.37$$

T = 2,172 vehicle trips

with 50% (1,086 vph) entering and 50% (1,086 vph) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$\ln T = 0.80 \ln (X) + 1.57$$

$$\ln T = 0.80 \ln 194.000 + (1.57)$$

$$\ln T = 5.78$$

$$T = 325.15$$

T = 325 vehicle trips

with 88% (286 vph) entering and 12% (39 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 1.49 * (X)$$

$$T = 1.49 * 194.000$$

$$T = 289.06$$

T = 289 vehicle trips

with 17% (49 vph) entering and 83% (240 vph) exiting.

SATURDAY DAILY

$$T = 2.46 * (X)$$

$$T = 2.46 * 194.000$$

$$T = 477.24$$

T = 478 vehicle trips

with 50% (239 vpd) entering and 50% (239 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$$T = 0.43 * (X)$$

$$T = 0.43 * 194.000$$

$$T = 83.42$$

T = 83 vehicle trips

with 54% (45 vph) entering and 46% (38 vph) exiting.

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 310 - Hotel

Average Vehicle Trips Ends vs: Occupied Rooms
Independent Variable (X): 162

AVERAGE WEEKDAY DAILY

T = 8.92 * (X)
T = 8.92 * 162
T = 1445.04
T = 1,446 vehicle trips
with 50% (723 vph) entering and 50% (723 vph) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.67 * (X)
T = 0.67 * 162
T = 108.54
T = 109 vehicle trips
with 58% (63 vph) entering and 42% (46 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.70* (X)
T = 0.70 * 162
T = 113.40
T = 113 vehicle trips
with 49% (55 vph) entering and 51% (58 vph) exiting.

SATURDAY DAILY

T = 10.50 * (X)
T = 10.50 * 162
T = 1701.00
T = 1,702 vehicle trips
with 50% (851 vph) entering and 50% (851 vph) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 0.87 * (X)
T = 0.87 * 162
T = 140.94
T = 140 vehicle trips
with 50% (70 vph) entering and 50% (70 vph) exiting.

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 220 - Apartment

Average Vehicle Trips Ends vs: Dwelling Units
Independent Variable (X): 595

AVERAGE WEEKDAY DAILY

T = 6.65 * (X)
T = 6.65 * 595
T = 3956.75
T = 3,956 vehicle trips
with 50% (1,978 vpd) entering and 50% (1,978 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.49 * (X) + 3.73
T = 0.49 * 595 + (3.73)
T = 295.28
T = 295 vehicle trips
with 20% (59 vph) entering and 80% (236 vph) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

T = 0.55 * (X) + 17.65
T = 0.55 * 595 + (17.65)
T = 344.90
T = 345 vehicle trips
with 65% (224 vph) entering and 35% (121 vph) exiting.

SATURDAY DAILY

T = 6.39 * (X)
T = 6.39 * 595
T = 3802.05
T = 3,802 vehicle trips
with 50% (1,901 vpd) entering and 50% (1,901 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

T = 0.52 * (X)
T = 0.52 * 595
T = 309.40
T = 310 vehicle trips
with 50% (155 vpd) entering and 50% (155 vpd) exiting.

Institute of Transportation Engineers (ITE)
Land Use Code (LUC) 230 - Residential Condominium/Townhouse

Average Vehicle Trips Ends vs: Dwelling Units
Independent Variable (X): 96

AVERAGE WEEKDAY DAILY

$\ln T = 0.870 \ln (X) + 2.46$
 $\ln T = 0.870 \ln 96 + (2.46)$
 $\ln T = 6.43$
 $T = 620.78$
 $T = 620$ vehicle trips
with 50% (310 vpd) entering and 50% (310 vpd) exiting.

WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC

$\ln T = 0.80 \ln (X) + 0.26$
 $\ln T = 0.80 \ln 96 + (0.26)$
 $\ln T = 3.91$
 $T = 49.97$
 $T = 50$ vehicle trips
with 17% (9 vpd) entering and 83% (41 vpd) exiting.

WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC

$\ln T = 0.82 \ln (X) + 0.32$
 $\ln T = 0.82 \ln 96 + (0.32)$
 $\ln T = 4.06$
 $T = 58.13$
 $T = 58$ vehicle trips
with 67% (39 vph) entering and 33% (19 vph) exiting.

SATURDAY DAILY

$T = 5.67 * (X)$
 $T = 5.67 * 96$
 $T = 544.32$
 $T = 544$ vehicle trips
with 50% (272 vpd) entering and 50% (272 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$T = 0.29 * (X) + 42.63$
 $T = 0.29 * 96 + (42.63)$
 $T = 70.47$
 $T = 70$ vehicle trips
with 54% (38 vph) entering and 46% (32 vph) exiting.

TUSCAN VILLAGE TRIP GENERATION BUDGET - EXTERNAL VEHICLE-TRIPS (02/01/19)

	<u>WEEKDAY</u>	<u>AM PEAK HOUR</u>	<u>PM PEAK HOUR</u>	<u>SATURDAY</u>	<u>SAT PEAK HOUR</u>
BUDGET FOR 170-ACRES	39,284	1,510	3,592	47,718	4,864
<hr/>					
<u>50-ACRE NORTH VILLAGE</u>					
CUMULATIVE SUBTOTAL	15,610	658	1,300	24,056	1,768
BALANCE REMAINING	23,674	852	2,292	23,662	3,096
PERCENT UTILIZED	40%	44%	36%	50%	36%
<u>HANOVER</u>	452	134	17	522	44
CUMULATIVE SUBTOTAL	16,062	792	1,317	24,578	1,812
BALANCE REMAINING	23,222	718	2,275	23,140	3,052
PERCENT UTILIZED	41%	52%	37%	52%	37%
<u>SOUTH/CENTRAL VILLAGE</u>	10,908	413	1,184	9,482	1,520
CUMULATIVE SUBTOTAL	26,970	1,205	2,501	34,060	3,332
BALANCE REMAINING	12,314	305	1,091	13,658	1,532
PERCENT UTILIZED	69%	80%	70%	71%	69%