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Registered Professional Engineer (Civil)
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PAUL
BASHA
Date Signed 9/23/24
ARIZONA, U.S.A.
Expires 03/31/2026

23 September 2024

TO: City of Scottsdale

FROM: Paul E. Basha, PE, PTOE, Summit Land Management
Kayla Amado

RE: Traffic Statement for Garages at Westworld

Introduction

The developers of Apex Motor Sports are proposing to construct Garages at Westworld, luxury garages for collector vehicles, at the intersection of 99th Lane and McDowell Mountain Ranch Road in the City of Scottsdale, Arizona. The proposed development consists of 58 luxury vehicle garages, comprised of approximately 75,526 square feet on approximately 5.04 acres. The property is indicated in the greater vicinity aerial photograph in **Figure 1**.

Figure 1: Garages at Westworld General Location on Aerial Photograph

Figure 2 provides the site plan indicating the proposed property use. The Garages at Westworld access will be aligned with 99th Lane at the intersection of 99th Lane and McDowell Mountain Ranch Road.

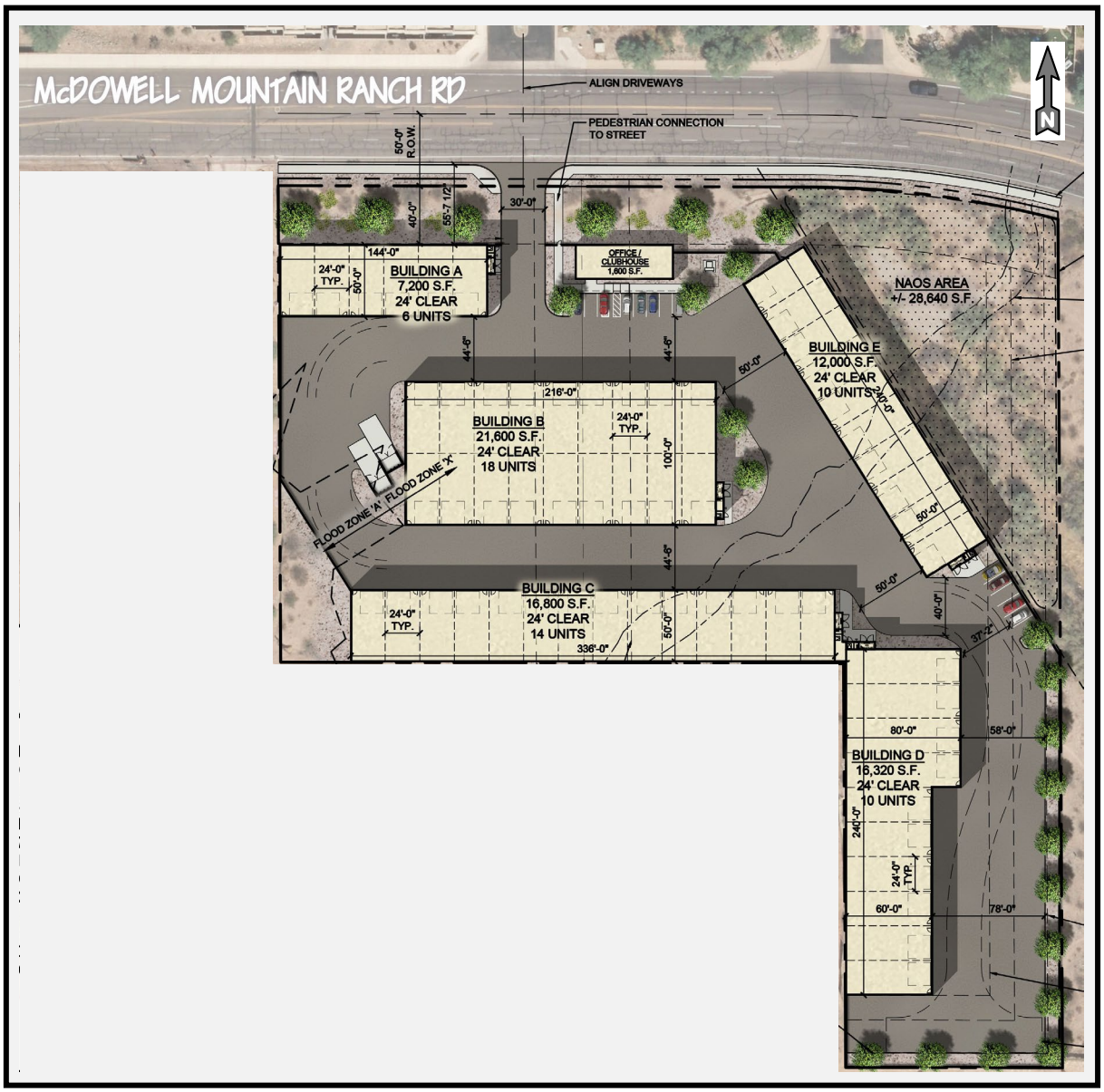


Figure 2: Garages at Westworld Site Plan

Traffic Data

Traffic counts were obtained on 10 July 2024 at the intersection of 99th Lane and McDowell Mountain Ranch Road. **Attachment 1** provides the complete traffic count data. Because traffic counts vary from month-to-month, often monthly factors are utilized to adjust a specific count month to an average for the year. The City of Scottsdale utilizes monthly factors developed by the Maricopa Association of Governments in 2007. **Table 1** provides these monthly factors. These factors indicate that counts in January, September, and October are the closest to typical. Counts in July are 93% of typical. The 2023 traffic counts were divided by 0.930 to represent the typical weekday traffic volume for the entire year.

Figure 3 below provides the 2024 adjusted day and peak hour traffic volumes, and the existing lane configurations, at the intersection of 99th Lane and McDowell Mountain Ranch Road.

Table 1: Monthly Factors

	Factor
January	1.003
February	1.045
March	1.040
April	**1.044**
May	1.022
June	0.972
July	**0.930**
August	0.975
September	0.995
October	0.994
November	1.008
December	0.974

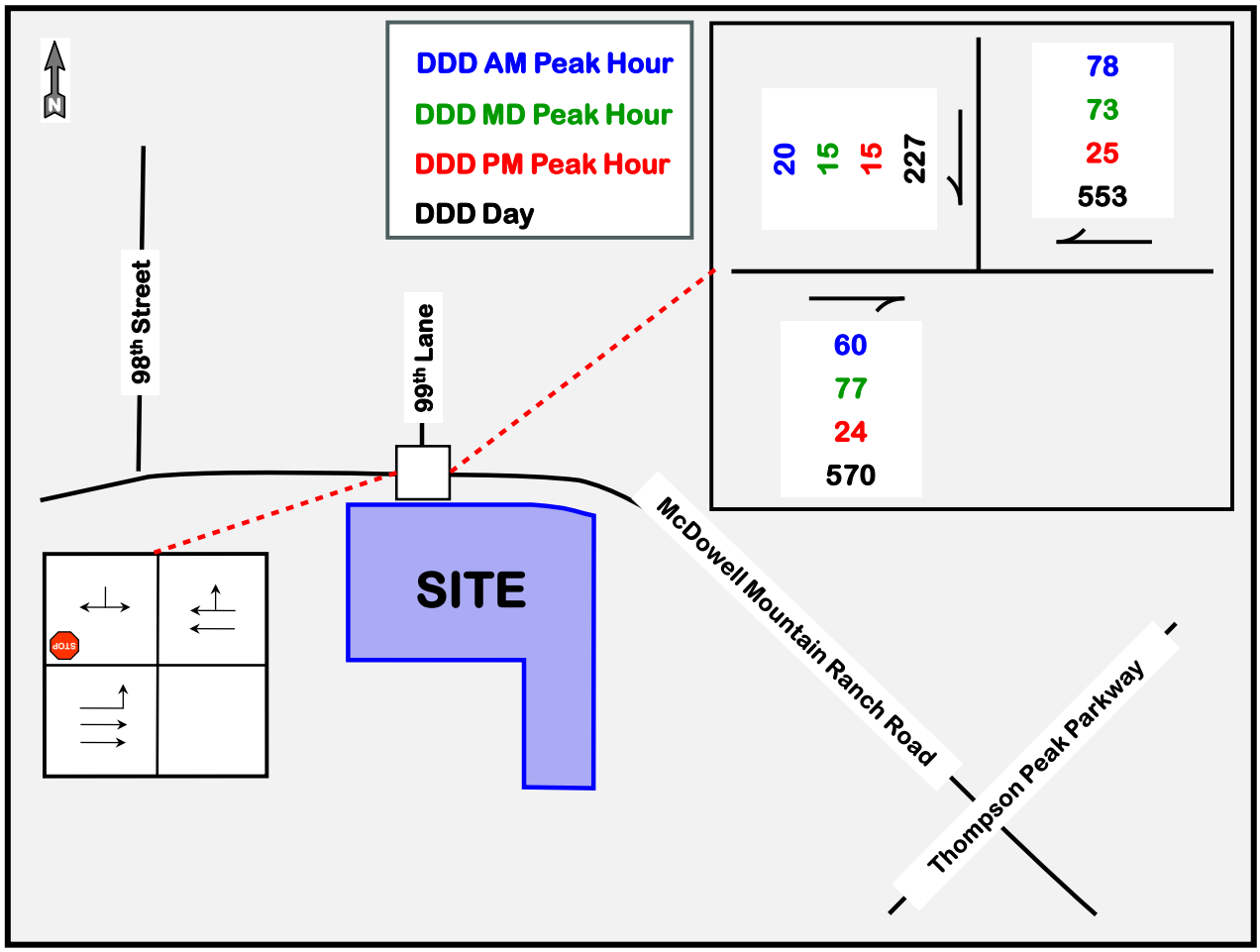


Figure 3: 2024 Adjusted Traffic Volumes and Lane Configurations

Trip Generation

Trip generation for proposed developments is estimated with the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*, published in 2021. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2021, that can be utilized to estimate trips from proposed developments. The traffic data are provided for 179 land use categories separated into 10 major land use categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. Data are typically provided for five (5) weekday time periods and four (4) weekend time periods.

There is no exact category for luxury vehicle garages in the *Trip Generation Manual, 11th Edition*. The closest appropriate land use category is Mini-Warehousing, land use code 151. This category best describes the property use. The luxury garages provide individual customized vehicle-homes for the storage of collector vehicles. These vehicles are collector items and driven sparingly. Four (4) independent variables are provided and were utilized: thousand feet of gross floor area, thousand square feet of net rentable area, hundred storage units, and occupied hundred storage units.

The average of the four (4) independent variables average rates was utilized, and the four (4) independent variables fitted curve equations were utilized, when available. The maximum of these two values for each time period was utilized to estimate the trip generation of the proposed luxury garages. The average of the four (4) independent variables average rates was utilized instead of the typical maximum value, as the maximum value was excessive – particularly for the daily volumes. The maximum daily volumes would be more than one (1) vehicle entering and one (1) vehicle exiting per day for each luxury garage. This is unreasonable for a vehicle storage facility. The results are provided, with both the maximum and average values, in **Attachment 2**.

The current zoning of the property is R1-35, providing a density of approximately 1.24 homes-per-acre. Therefore the 5.09 acres could accommodate six (6) individual houses. The land use category of Single-Family Detached Housing, land use code 220, was utilized to estimate the current zoning potential trip generation. The independent variable of dwelling unit was utilized. **Attachment 3** provides the results of the current zoning trip generation.

Table 2 provides a summary of the estimated trip generation for the proposed Garages at Westworld and the existing zoning for six (6) single-family detached houses.

Table 2: Trip Generation Summary

	GARAGES AT WESTWORLD			EXISTING ZONING (SIX HOUSES)		
	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL
WEEKDAY DAILY	32	32	64	55	55	110
AM PEAK HOUR STREET	4	3	7	2	4	6
AM PEAK HOUR GENERATOR	4	3	7	3	8	11
PM PEAK HOUR STREET	4	3	7	4	3	7
PM PEAK HOUR GENERATOR	4	4	8	5	3	8
SATURDAY *DAILY*	55	54	109	32	31	63
PEAK HOUR GENERATOR	4	4	8	8	7	15
SUNDAY *DAILY*	24	23	46	26	25	51
PEAK HOUR GENERATOR	3	4	7	5	5	10

During peak hours, the estimated trip generation is essentially the same for the proposed luxury garages and six (6) single family detached homes. During weekdays, the luxury garages are estimated to generate fewer trips than those generated by six (6) homes. During Saturdays, the luxury garages are estimated to generate more trips than six (6) homes. During Sundays, the estimated trip generation is essentially the same for the proposed luxury garages and six (6) detached homes.

Conclusions With Luxury Garages

The existing traffic volumes at the intersection of 99th Lane and McDowell Mountain Ranch Road are very low. The estimated traffic volumes for the Garages at Westworld are also very low, and similar to the estimated traffic volumes that would occur conforming to the existing zoning.

Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com if you have any questions or would like to discuss this traffic statement.

Attachments:
1. Traffic Counts
2. Trip Generation – Luxury Garages
3. Trip Generation – Single-family Houses

Attachment A

Traffic Counts

SUMMIT

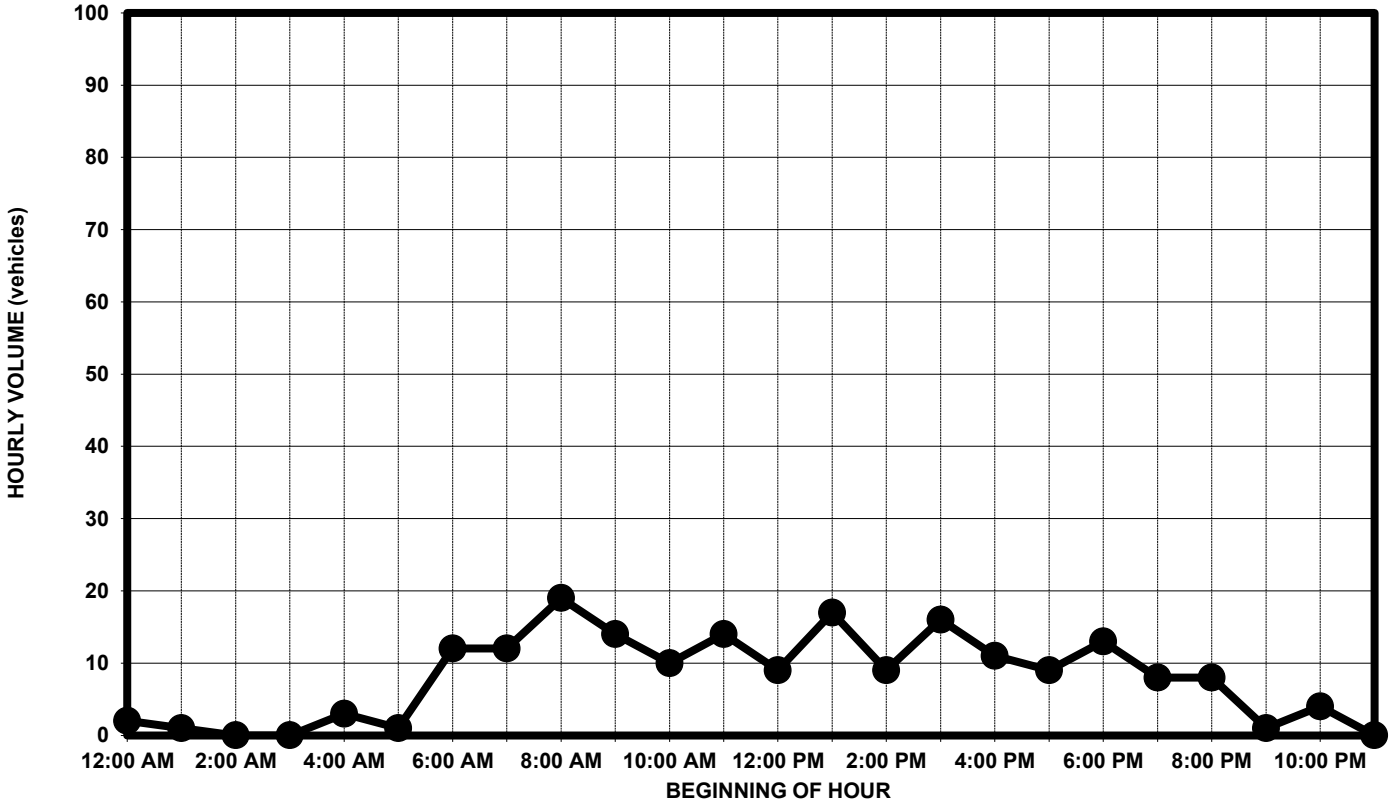
LAND MANAGEMENT

Garages at Westworld

GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024

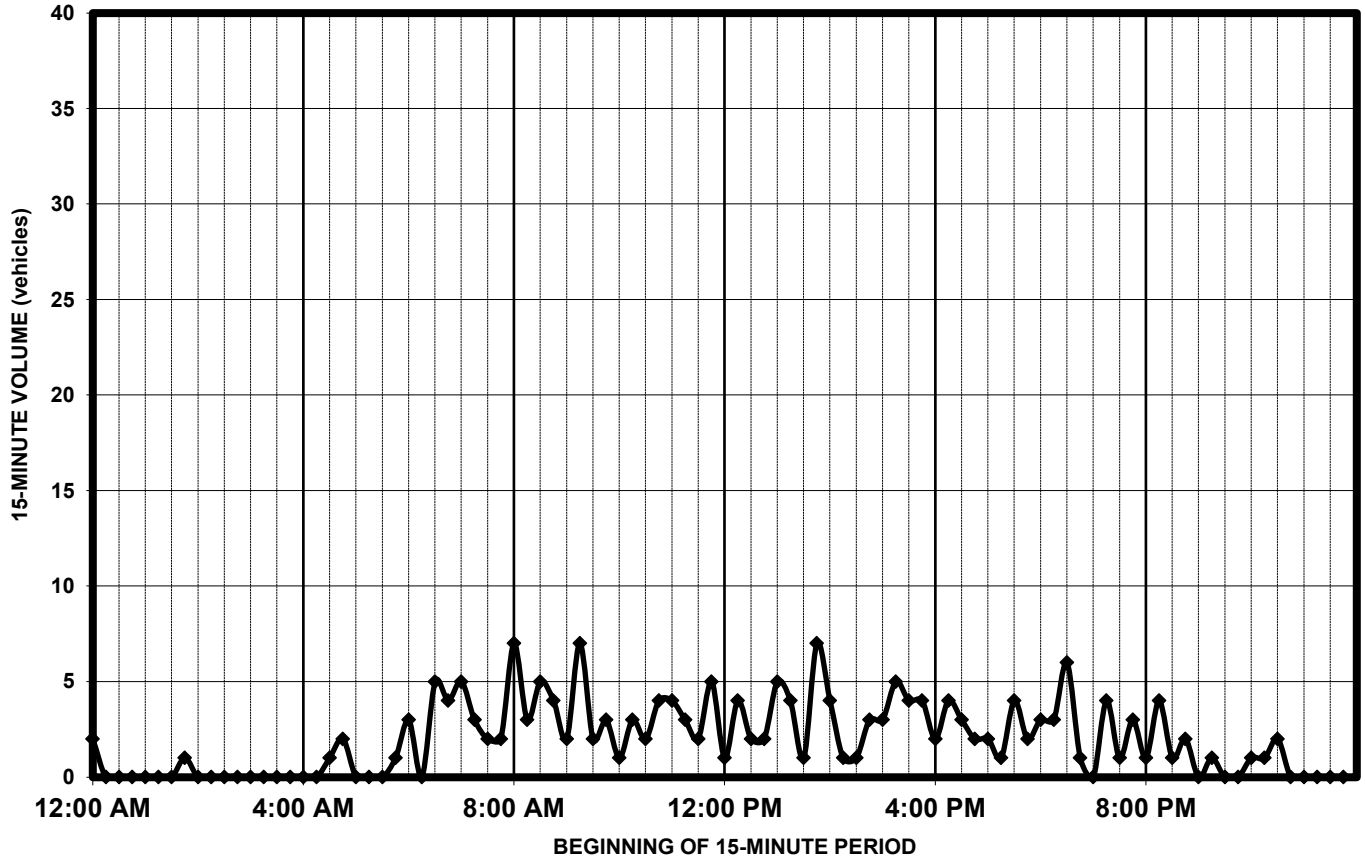
SOUTHBOUND HOURLY VOLUMES



GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th PLACE - WEDNESDAY 07/10/2024

EASTBOUND 15-MINUTE TRAFFIC VOLUMES



GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024

SOUTHBOUND 15-MINUTE TRAFFIC VOLUMES

BEGIN PERIOD	MORNING 15 MINUTES	MORNING 60 MINUTES	EVENING 15 MINUTES	EVENING 60 MINUTES	BEGIN PERIOD
12:00 AM	2	**2**	1	**9**	**12:00 PM**
12:15 AM	0	0	4	13	12:15 PM
12:30 AM	0	0	2	13	12:30 PM
12:45 AM	0	0	2	12	12:45 PM
1:00 AM	0	**1**	5	**17**	**1:00 PM**
1:15 AM	0	1	4	16	1:15 PM
1:30 AM	0	1	1	13	1:30 PM
1:45 AM	1	1	7	13	1:45 PM
2:00 AM	0	**0**	4	**9**	**2:00 PM**
2:15 AM	0	0	1	8	2:15 PM
2:30 AM	0	0	1	12	2:30 PM
2:45 AM	0	0	3	15	2:45 PM
3:00 AM	0	**0**	3	**16**	**3:00 PM**
3:15 AM	0	0	5	15	3:15 PM
3:30 AM	0	0	4	14	3:30 PM
3:45 AM	0	1	4	13	3:45 PM
4:00 AM	0	**3**	2	**11**	**4:00 PM**
4:15 AM	0	3	4	11	4:15 PM
4:30 AM	1	3	3	8	4:30 PM
4:45 AM	2	2	2	9	4:45 PM
5:00 AM	0	**1**	2	**9**	**5:00 PM**
5:15 AM	0	4	1	10	5:15 PM
5:30 AM	0	4	4	12	5:30 PM
5:45 AM	1	9	2	14	5:45 PM
6:00 AM	3	**12**	3	**13**	**6:00 PM**
6:15 AM	0	14	3	10	6:15 PM
6:30 AM	5	17	6	11	6:30 PM
6:45 AM	4	14	1	6	6:45 PM
7:00 AM	5	**12**	0	**8**	**7:00 PM**
7:15 AM	3	14	4	9	7:15 PM
7:30 AM	2	14	1	9	7:30 PM
7:45 AM	2	17	3	9	7:45 PM
8:00 AM	7	**19**	1	**8**	**8:00 PM**
8:15 AM	3	14	4	7	8:15 PM
8:30 AM	5	18	1	4	8:30 PM
8:45 AM	4	15	2	3	8:45 PM
9:00 AM	2	**14**	0	**1**	**9:00 PM**
9:15 AM	7	13	1	2	9:15 PM
9:30 AM	2	9	0	2	9:30 PM
9:45 AM	3	9	0	4	9:45 PM
10:00 AM	1	**10**	1	**4**	**10:00 PM**
10:15 AM	3	13	1	3	10:15 PM
10:30 AM	2	13	2	2	10:30 PM
10:45 AM	4	13	0	0	10:45 PM
11:00 AM	4	**14**	0	**0**	**11:00 PM**
11:15 AM	3	11	0	-	11:15 PM
11:30 AM	2	12	0	-	11:30 PM
11:45 AM	5	12	0	-	11:45 PM
AM PEAK VOLUME	**7**	**19**	**7**	**17**	PM PEAK VOLUME
PHF and TIME	**0.68**	**8:00 AM**	**0.61**	**1:00 PM**	PHF and TIME
DAILY VOLUME	**193**				

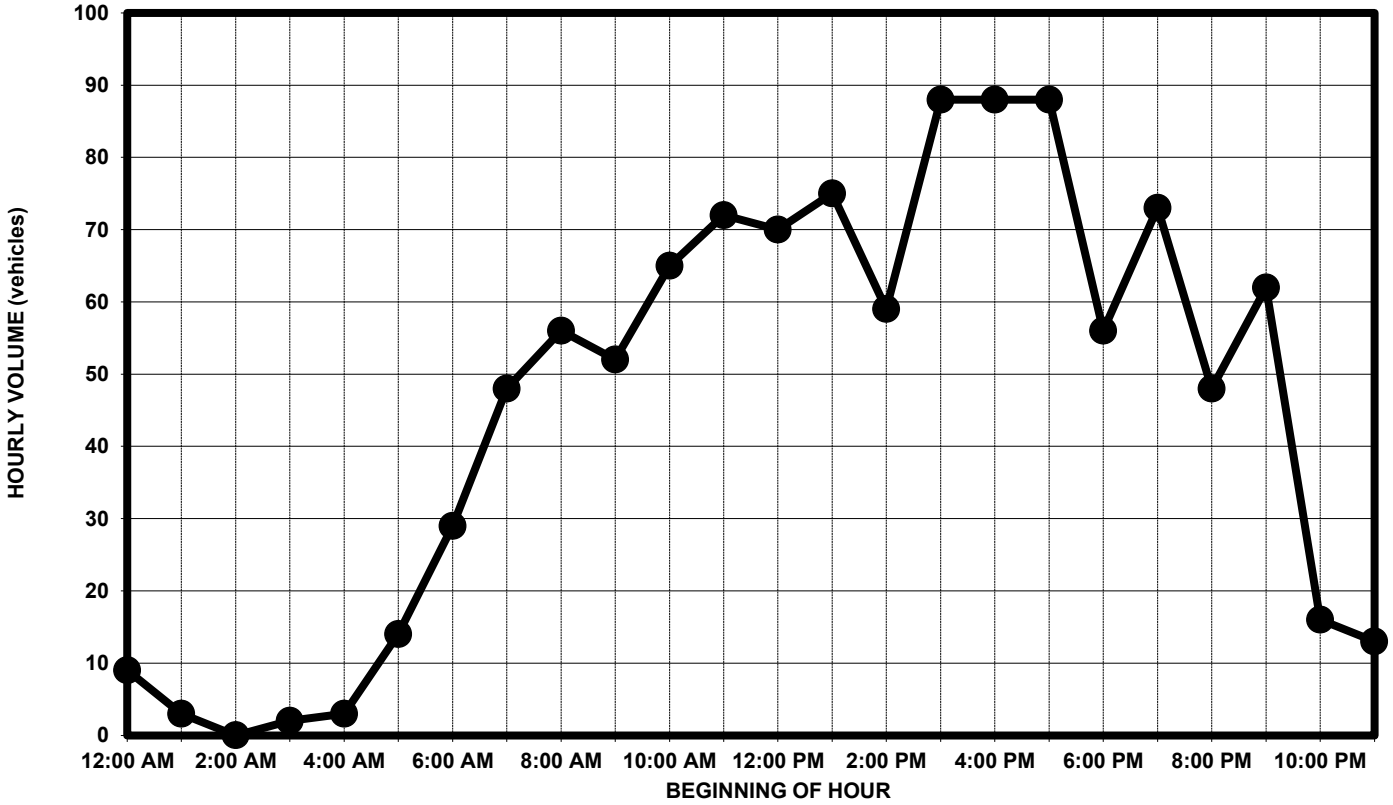
Analysis By: PEB Date: 07/10/2024

SUMMIT

GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024

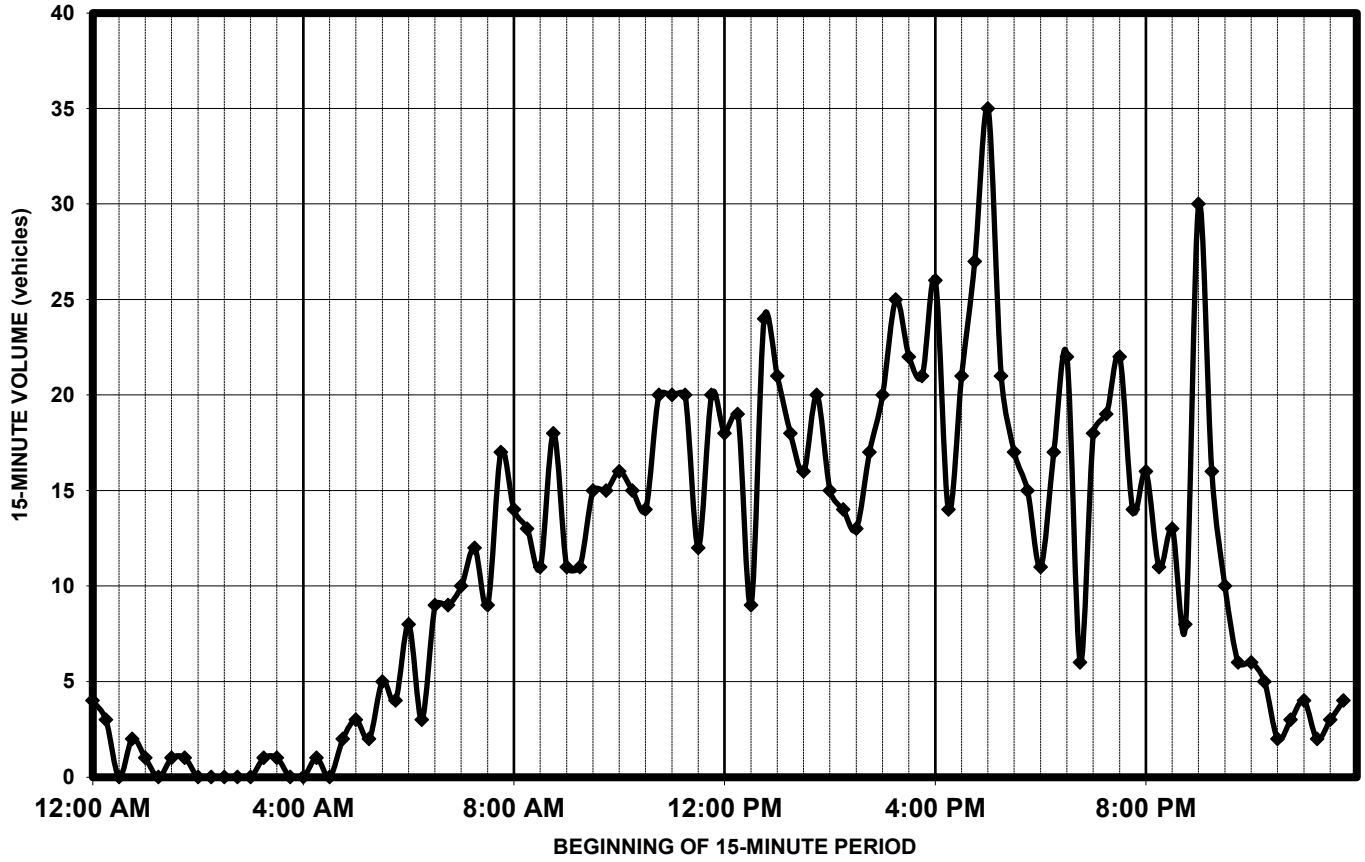
EASTBOUND HOURLY VOLUMES



GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th PLACE - WEDNESDAY 07/10/2024

EASTBOUND 15-MINUTE TRAFFIC VOLUMES



GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024

EASTBOUND 15-MINUTE TRAFFIC VOLUMES

BEGIN PERIOD	MORNING 15 MINUTES	MORNING 60 MINUTES	EVENING 15 MINUTES	EVENING 60 MINUTES	BEGIN PERIOD
12:00 AM	4	**9**	18	**70**	**12:00 PM**
12:15 AM	3	6	19	73	12:15 PM
12:30 AM	0	3	9	72	12:30 PM
12:45 AM	2	4	24	79	12:45 PM
1:00 AM	1	**3**	21	**75**	**1:00 PM**
1:15 AM	0	2	18	69	1:15 PM
1:30 AM	1	2	16	65	1:30 PM
1:45 AM	1	1	20	62	1:45 PM
2:00 AM	0	**0**	15	**59**	**2:00 PM**
2:15 AM	0	0	14	64	2:15 PM
2:30 AM	0	1	13	75	2:30 PM
2:45 AM	0	2	17	84	2:45 PM
3:00 AM	0	**2**	20	**88**	**3:00 PM**
3:15 AM	1	2	25	94	3:15 PM
3:30 AM	1	2	22	83	3:30 PM
3:45 AM	0	1	21	82	3:45 PM
4:00 AM	0	**3**	26	**88**	**4:00 PM**
4:15 AM	1	6	14	97	4:15 PM
4:30 AM	0	7	21	104	4:30 PM
4:45 AM	2	12	27	100	4:45 PM
5:00 AM	3	**14**	35	**88**	**5:00 PM**
5:15 AM	2	19	21	64	5:15 PM
5:30 AM	5	20	17	60	5:30 PM
5:45 AM	4	24	15	65	5:45 PM
6:00 AM	8	**29**	11	**56**	**6:00 PM**
6:15 AM	3	31	17	63	6:15 PM
6:30 AM	9	40	22	65	6:30 PM
6:45 AM	9	40	6	65	6:45 PM
7:00 AM	10	**48**	18	**73**	**7:00 PM**
7:15 AM	12	52	19	71	7:15 PM
7:30 AM	9	53	22	63	7:30 PM
7:45 AM	17	55	14	54	7:45 PM
8:00 AM	14	**56**	16	**48**	**8:00 PM**
8:15 AM	13	53	11	62	8:15 PM
8:30 AM	11	51	13	67	8:30 PM
8:45 AM	18	55	8	64	8:45 PM
9:00 AM	11	**52**	30	**62**	**9:00 PM**
9:15 AM	11	57	16	38	9:15 PM
9:30 AM	15	61	10	27	9:30 PM
9:45 AM	15	60	6	19	9:45 PM
10:00 AM	16	**65**	6	**16**	**10:00 PM**
10:15 AM	15	69	5	14	10:15 PM
10:30 AM	14	74	2	11	10:30 PM
10:45 AM	20	72	3	12	10:45 PM
11:00 AM	20	**72**	4	**13**	**11:00 PM**
11:15 AM	20	70	2	-	11:15 PM
11:30 AM	12	69	3	-	11:30 PM
11:45 AM	20	66	4	-	11:45 PM
AM PEAK VOLUME	**20**	**74**	**35**	**104**	PM PEAK VOLUME
PHF and TIME	**0.93**	**10:30 AM**	**0.74**	**4:30 PM**	PHF and TIME
DAILY VOLUME	**1,089**				

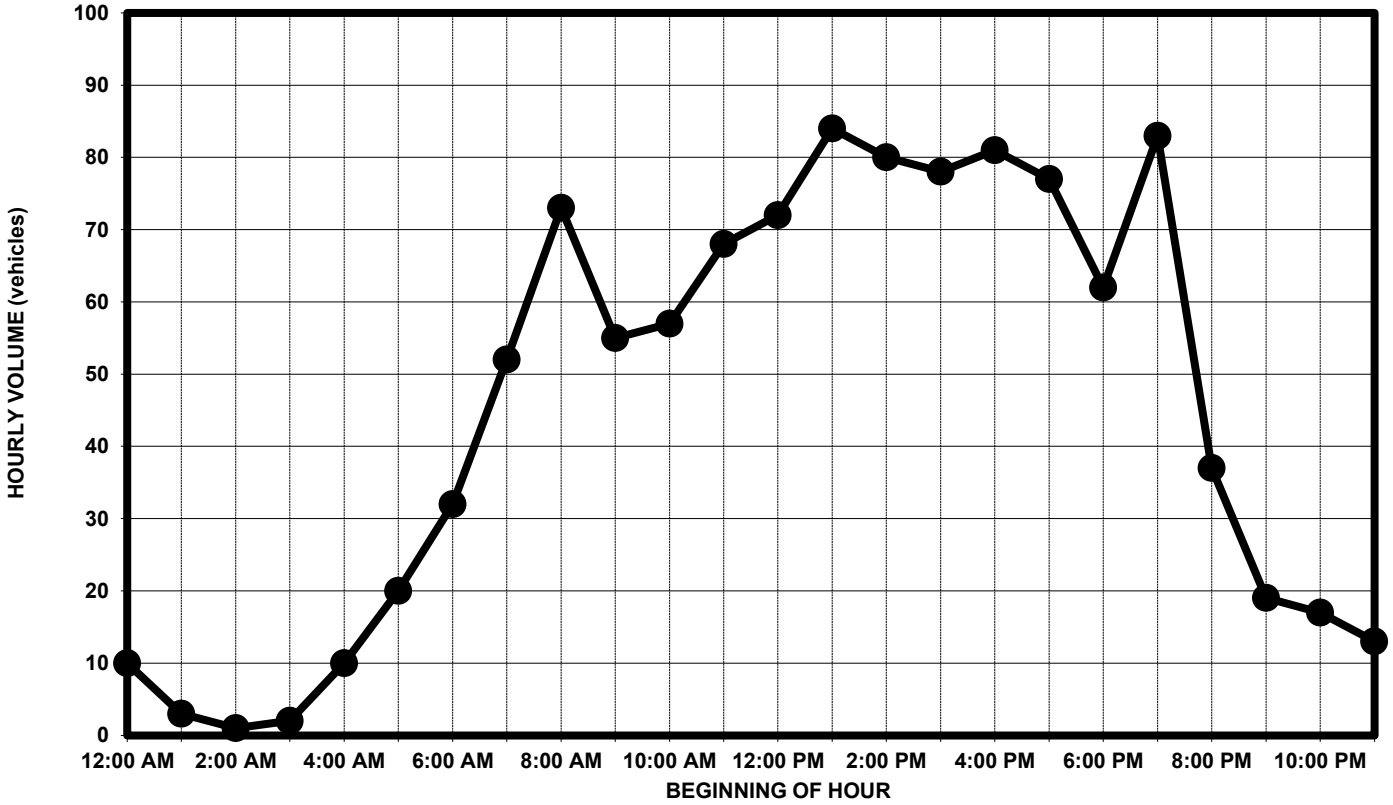
Analysis By: PEB Date: 07/10/2024

SUMMIT

GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024

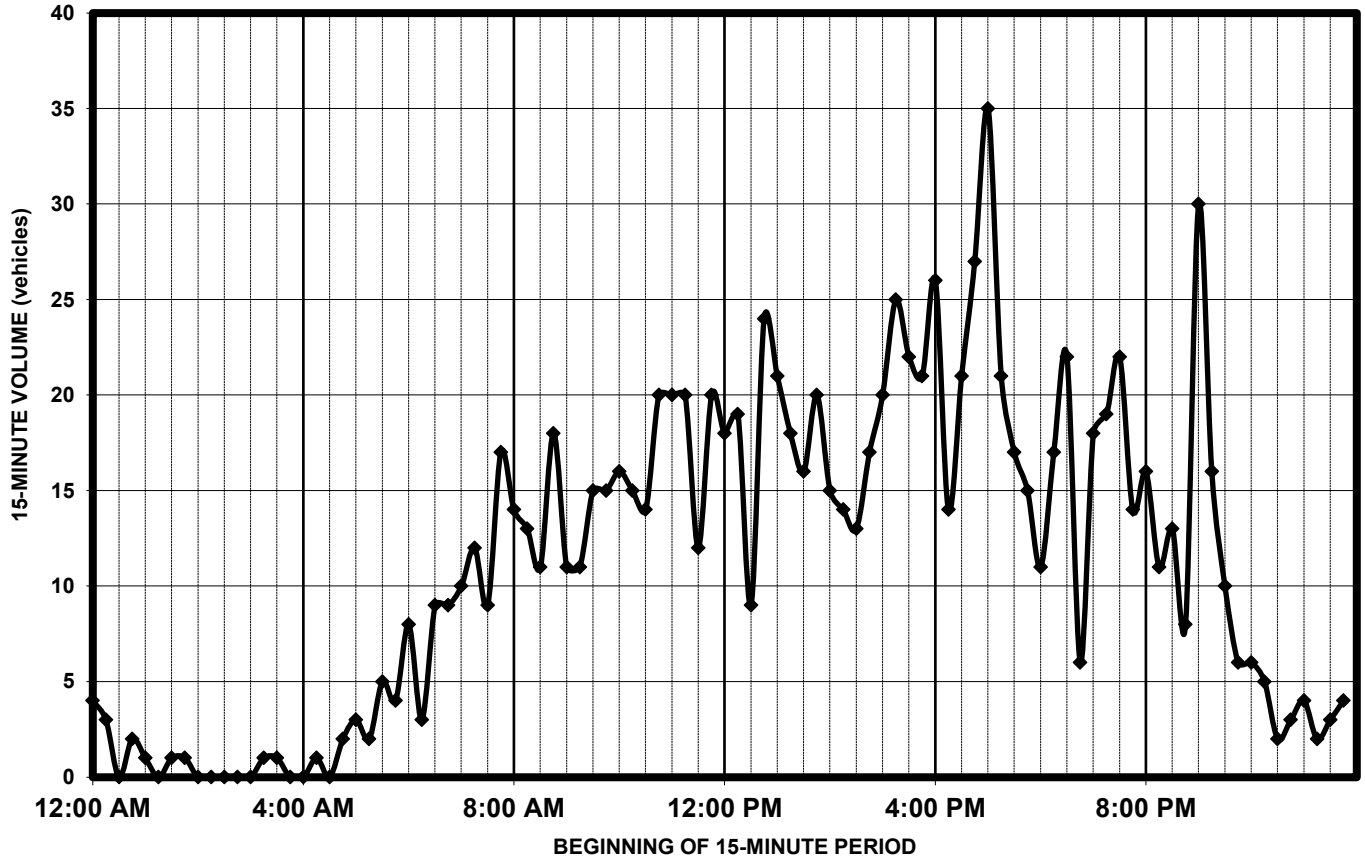
WESTBOUND HOURLY VOLUMES



GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th PLACE - WEDNESDAY 07/10/2024

EASTBOUND 15-MINUTE TRAFFIC VOLUMES



GARAGES AT WESTWORLD

MCDOWELL MOUNTAIN RANCH ROAD, EAST OF 99th LANE - WEDNESDAY 07/10/2024

WESTBOUND 15-MINUTE TRAFFIC VOLUMES

BEGIN PERIOD	MORNING 15 MINUTES	MORNING 60 MINUTES	EVENING 15 MINUTES	EVENING 60 MINUTES	BEGIN PERIOD
12:00 AM	5	**10**	16	**72**	**12:00 PM**
12:15 AM	2	5	17	87	12:15 PM
12:30 AM	1	4	22	86	12:30 PM
12:45 AM	2	4	17	85	12:45 PM
1:00 AM	0	**3**	31	**84**	**1:00 PM**
1:15 AM	1	3	16	77	1:15 PM
1:30 AM	1	2	21	82	1:30 PM
1:45 AM	1	1	16	75	1:45 PM
2:00 AM	0	**1**	24	**80**	**2:00 PM**
2:15 AM	0	1	21	72	2:15 PM
2:30 AM	0	1	14	76	2:30 PM
2:45 AM	1	3	21	83	2:45 PM
3:00 AM	0	**2**	16	**78**	**3:00 PM**
3:15 AM	0	2	25	79	3:15 PM
3:30 AM	2	4	21	79	3:30 PM
3:45 AM	0	6	16	78	3:45 PM
4:00 AM	0	**10**	17	**81**	**4:00 PM**
4:15 AM	2	13	25	80	4:15 PM
4:30 AM	4	15	20	79	4:30 PM
4:45 AM	4	19	19	84	4:45 PM
5:00 AM	3	**20**	16	**77**	**5:00 PM**
5:15 AM	4	25	24	75	5:15 PM
5:30 AM	8	26	25	70	5:30 PM
5:45 AM	5	25	12	71	5:45 PM
6:00 AM	8	**32**	14	**62**	**6:00 PM**
6:15 AM	5	29	19	64	6:15 PM
6:30 AM	7	43	26	65	6:30 PM
6:45 AM	12	47	3	68	6:45 PM
7:00 AM	5	**52**	16	**83**	**7:00 PM**
7:15 AM	19	60	20	76	7:15 PM
7:30 AM	11	59	29	70	7:30 PM
7:45 AM	17	69	18	48	7:45 PM
8:00 AM	13	**73**	9	**37**	**8:00 PM**
8:15 AM	18	73	14	34	8:15 PM
8:30 AM	21	72	7	29	8:30 PM
8:45 AM	21	63	7	25	8:45 PM
9:00 AM	13	**55**	6	**19**	**9:00 PM**
9:15 AM	17	64	9	20	9:15 PM
9:30 AM	12	58	3	14	9:30 PM
9:45 AM	13	55	1	13	9:45 PM
10:00 AM	22	**57**	7	**17**	**10:00 PM**
10:15 AM	11	51	3	16	10:15 PM
10:30 AM	9	61	2	15	10:30 PM
10:45 AM	15	68	5	15	10:45 PM
11:00 AM	16	**68**	6	**13**	**11:00 PM**
11:15 AM	21	68	2	-	11:15 PM
11:30 AM	16	64	2	-	11:30 PM
11:45 AM	15	70	3	-	11:45 PM
AM PEAK VOLUME	**21**	**73**	**31**	**87**	PM PEAK VOLUME
PHF and TIME	**0.87**	**2 peaks**	**0.70**	**12:15 PM**	PHF and TIME
DAILY VOLUME	**1,086**				

Analysis By: PEB Date: 07/10/2024

SUMMIT

GARAGES AT WESTWORLD

99th LANE and MCDOWELL MOUNTAIN RANCH ROAD - WEDNESDAY 07/10/2024

EXISTING 5:00 AM to 10:00 AM

BEGIN TIME	MCDOWELL MOUNTAIN RANCH ROAD EASTBOUND ALL	MCDOWELL MOUNTAIN RANCH ROAD WESTBOUND ALL	99th LANE NORTHBOUND ALL	99th LANE SOUTHBOUND ALL	ALL TOTAL	60 MINUTE TOTAL
5:00 AM	3	3	0	0	6	35
5:15 AM	2	4	0	0	6	48
5:30 AM	5	8	0	0	13	50
5:45 AM	4	5	0	1	10	58
6:00 AM	8	8	0	3	19	73
6:15 AM	3	5	0	0	8	74
6:30 AM	9	7	0	5	21	100
6:45 AM	9	12	0	4	25	101
7:00 AM	10	5	0	5	20	112
7:15 AM	12	19	0	3	34	126
7:30 AM	9	11	0	2	22	126
7:45 AM	17	17	0	2	36	141
8:00 AM	**14**	**13**	**0**	**7**	**34**	**148**
8:15 AM	13	18	0	3	34	140
8:30 AM	11	21	0	5	37	141
8:45 AM	18	21	0	4	**43**	133
9:00 AM	11	13	0	2	26	121
9:15 AM	11	17	0	7	35	134
9:30 AM	15	12	0	2	29	128
9:45 AM	15	13	0	3	31	124
AM PEAK	**56**	**73**	**0**	**19**	**148**	**148**
PHF	0.78	0.87		0.68		

GARAGES AT WESTWORLD

99th LANE and MCDOWELL MOUNTAIN RANCH ROAD - WEDNESDAY 07/10/2024

EXISTING 10:00 AM to 3:00 PM

BEGIN TIME	MCDOWELL MOUNTAIN RANCH ROAD EASTBOUND ALL	MCDOWELL MOUNTAIN RANCH ROAD WESTBOUND ALL	99th LANE NORTHBOUND ALL	99th LANE SOUTHBOUND ALL	ALL TOTAL	60 MIN. TOTAL
10:00 AM	16	22	0	1	39	132
10:15 AM	15	11	0	3	29	133
10:30 AM	14	9	0	2	25	148
10:45 AM	20	15	0	4	39	153
11:00 AM	**20**	**16**	**0**	**4**	**40**	**154**
11:15 AM	20	21	0	3	**44**	149
11:30 AM	12	16	0	2	30	120
11:45 AM	20	15	0	5	40	96
12:00 PM	18	16	0	1	35	60
12:15 PM	6	3	0	6	15	42
12:30 PM	3	2	0	1	6	38
12:45 PM	2	0	0	2	4	37
1:00 PM	9	4	0	4	17	48
1:15 PM	5	1	0	5	11	41
1:30 PM	4	0	0	1	5	47
1:45 PM	7	5	0	3	15	52
2:00 PM	3	2	0	5	10	48
2:15 PM	7	4	0	6	17	35
2:30 PM	4	3	0	3	10	29
2:45 PM	6	3	0	2	11	31
MD PEAK	**72**	**68**	**0**	**14**	**154**	**154**
PHF	0.90	0.81		0.70		

GARAGES AT WESTWORLD

99th LANE and MCDOWELL MOUNTAIN RANCH ROAD - WEDNESDAY 07/10/2024

EXISTING 3:00 PM to 8:00 PM

BEGIN TIME	MCDOWELL MOUNTAIN RANCH ROAD EASTBOUND ALL	MCDOWELL MOUNTAIN RANCH ROAD WESTBOUND ALL	99th LANE NORTHBOUND ALL	99th LANE SOUTHBOUND ALL	ALL TOTAL	60 MIN. TOTAL
3:00 PM	4	3	0	1	8	30
3:15 PM	5	3	0	1	9	34
3:30 PM	5	0	0	2	7	38
3:45 PM	2	2	0	2	6	41
4:00 PM	5	3	0	4	12	49
4:15 PM	4	5	0	4	13	50
4:30 PM	6	2	0	2	10	51
4:45 PM	7	3	0	4	14	58
5:00 PM	5	4	0	4	13	55
5:15 PM	**3**	**7**	**0**	**4**	**14**	**59**
5:30 PM	9	5	0	3	**17**	57
5:45 PM	3	5	0	3	11	47
6:00 PM	7	6	0	4	17	44
6:15 PM	4	5	0	3	12	34
6:30 PM	3	3	0	1	7	29
6:45 PM	4	2	0	2	8	28
7:00 PM	3	3	0	1	7	24
7:15 PM	1	3	0	3	7	35
7:30 PM	2	2	0	2	6	29
7:45 PM	1	1	0	2	4	31
PM PEAK	**22**	**23**	**0**	**14**	**59**	**59**
PHF	0.61	0.82		0.88		

Attachment B

Trip Generation – Luxury Garages

SUMMIT

LAND MANAGEMENT

Garages at Westworld

PROJECT		**GARAGES AT WESTWORLD**						
PARCEL		**ENTIRE**						
ITE LAND USE CATEGORY AND CODE		**MINI-WAREHOUSE - 151**						
INDEPENDENT VARIABLE		**THOUSAND SQUARE FEET**						
SIZE		**75.52**						
						ENTERING	EXITING	TOTAL
***WEEKDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		16	8	55	101			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.38				15	14	29
AVERAGE RATE		1.45				55	55	110
MAXIMUM RATE	HIGH RATES ACCEPTABLE	3.25				123	122	245
STANDARD DEVIATION		0.92						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**55**	**55**	**110**
AM PEAK HOUR ADJACENT STREET						59%	41%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		13	27	70	114			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.04				2	1	3
AVERAGE RATE		0.09				4	3	7
MAXIMUM RATE	HIGH RATES ACCEPTABLE	0.17				8	5	13
STANDARD DEVIATION		0.05						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**4**	**3**	**7**
AM PEAK HOUR GENERATOR						51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		11	8	66	114			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.07				3	2	5
AVERAGE RATE		0.18				7	7	14
MAXIMUM RATE	HIGH RATES SUSPECT	0.79				31	29	60
STANDARD DEVIATION		0.16						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**7**	**7**	**14**
PM PEAK HOUR ADJACENT STREET						47%	53%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		18	8	66	114			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.02				1	1	2
AVERAGE RATE		0.15				5	6	11
MAXIMUM RATE	HIGH RATES SUSPECT	0.64				23	25	48
STANDARD DEVIATION		0.14						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**5**	**6**	**11**
PM PEAK HOUR GENERATOR						51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		16	8	56	114			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.06				3	2	5
AVERAGE RATE		0.18				7	7	14
MAXIMUM RATE	HIGH RATES SUSPECT	1.05				40	39	79
STANDARD DEVIATION		0.14						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**7**	**7**	**14**

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SUMMIT
LAND MANAGEMENT

PROJECT		**GARAGES AT WESTWORLD**					
PARCEL		**ENTIRE**					
ITE LAND USE CATEGORY AND CODE		**MINI-WAREHOUSE - 151**					
INDEPENDENT VARIABLE		**THOUSAND SQUARE FEET**					
SIZE		**75.52**					
						ENTERING	EXITING	SUM
***SATURDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	20	43	87			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.21				46	45	91
AVERAGE RATE		1.77				67	67	134
MAXIMUM RATE	HIGH RATES ACCEPTABLE	3.29				124	124	248
STANDARD DEVIATION		0.76						
EQUATION: T = 1.00 * X + 33.19		R^2 = 0.57				55	54	109
LARGEST OF AVERAGE OR EQUATION						**67**	**67**	**134**
PEAK HOUR GENERATOR						62%	38%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	71	90	114			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.04				2	1	3
AVERAGE RATE		0.17				8	5	13
MAXIMUM RATE	HIGH RATES ACCEPTABLE	0.31				14	9	23
STANDARD DEVIATION		0.14						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**8**	**5**	**13**
***SUNDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	20	40	87			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.69				26	26	52
AVERAGE RATE		1.50				57	56	113
MAXIMUM RATE	HIGH RATES SUSPECT	3.70				140	139	279
STANDARD DEVIATION		1.01						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**57**	**56**	**113**
PEAK HOUR GENERATOR						45%	55%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	71	79	87			
MINIMUM RATE		0.16				5	7	12
AVERAGE RATE		0.20				7	8	15
MAXIMUM RATE		0.23				8	9	17
STANDARD DEVIATION		NA						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**7**	**8**	**15**

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SUMMIT

PROJECT		**GARAGES AT WESTWORLD**					
PARCEL		**ENTIRE**					
ITE LAND USE CATEGORY AND CODE		**MINI-WAREHOUSE - 151**					
INDEPENDENT VARIABLE		**THOUSAND SQUARE FEET NET RENTABLE AREA**					
SIZE		**75.52**					
					ENTERING	EXITING	TOTAL
***WEEKDAY* DAILY**					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		4	83	114	153		
MINIMUM RATE	LOW RATES ACCEPTABLE	1.19				45	45	90
AVERAGE RATE		1.65				63	62	125
MAXIMUM RATE	HIGH RATES ACCEPTABLE	2.17				82	82	164
STANDARD DEVIATION		0.47						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**63**	**62**	**125**
AM PEAK HOUR ADJACENT STREET						52%	48%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		8	27	88	153			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.04				2	1	3
AVERAGE RATE		0.10				4	4	8
MAXIMUM RATE	HIGH RATES ACCEPTABLE	0.19				7	7	14
STANDARD DEVIATION		0.06						
EQUATION: T = 0.12 * X - 1.70		$R^2 = 0.52$				4	3	7
LARGEST OF AVERAGE OR EQUATION						**4**	**4**	**8**
AM PEAK HOUR GENERATOR						53%	47%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		9	50	93	153			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.08				3	3	6
AVERAGE RATE		0.17				7	6	13
MAXIMUM RATE	HIGH RATES ACCEPTABLE	0.24				10	8	18
STANDARD DEVIATION		0.06						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**7**	**6**	**13**
PM PEAK HOUR ADJACENT STREET						52%	48%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		8	27	88	153			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.04				2	1	3
AVERAGE RATE		0.17				7	6	13
MAXIMUM RATE	HIGH RATES SUSPECT	0.64				25	23	48
STANDARD DEVIATION		0.12						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**7**	**6**	**13**
PM PEAK HOUR GENERATOR						53%	47%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		8	60	98	153			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.06				3	2	5
AVERAGE RATE		0.19				7	7	14
MAXIMUM RATE	HIGH RATES ACCEPTABLE	0.33				13	12	25
STANDARD DEVIATION		0.08						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**7**	**7**	**14**

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SUMMIT

PROJECT		**GARAGES AT WESTWORLD**					
PARCEL		**ENTIRE**					
ITE LAND USE CATEGORY AND CODE		**MINI-WAREHOUSE - 151**					
INDEPENDENT VARIABLE		**THOUSAND SQUARE FEET NET RENTABLE AREA**					
SIZE		**75.52**					
						ENTERING	EXITING	SUM
***SATURDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	133	143	153			
MINIMUM RATE		1.14				43	43	86
AVERAGE RATE		1.17				44	44	88
MAXIMUM RATE		1.22				46	46	92
STANDARD DEVIATION		NA						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**44**	**44**	**88**
PEAK HOUR GENERATOR						51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	70	111	153			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.04				2	1	3
AVERAGE RATE		0.19				7	7	14
MAXIMUM RATE	HIGH RATES ACCEPTABLE	0.29				11	11	22
STANDARD DEVIATION		0.09						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**7**	**7**	**14**
***SUNDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	133	143	153			
MINIMUM RATE		0.69				26	26	52
AVERAGE RATE		0.76				29	28	57
MAXIMUM RATE		0.83				32	31	63
STANDARD DEVIATION		NA						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**29**	**28**	**57**
PEAK HOUR GENERATOR						51%	49%	Saturday
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	133	143	153			
MINIMUM RATE		0.13				5	5	10
AVERAGE RATE		0.15				6	5	11
MAXIMUM RATE		0.16				6	6	12
STANDARD DEVIATION		NA						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**6**	**5**	**11**

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SUMMIT

PROJECT		**GARAGES AT WESTWORLD**					
PARCEL		**ENTIRE**					
ITE LAND USE CATEGORY AND CODE		**MINI-WAREHOUSE - 151**					
INDEPENDENT VARIABLE		**HUNDRED STORAGE UNITS**					
SIZE		**0.58**					
					ENTERING	EXITING	TOTAL
***WEEKDAY* DAILY**					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	1	5	1		
MINIMUM RATE	LOW RATES ACCEPTABLE	12.25				4	3	7
AVERAGE RATE		17.96				5	5	10
MAXIMUM RATE	HIGH RATES SUSPECT	33.33				10	9	19
STANDARD DEVIATION		4.13						
EQUATION: T = 18.86 * X - 4.09		R^2 = 0.96				4	3	7
LARGEST OF AVERAGE OR EQUATION						**5**	**5**	**10**
AM PEAK HOUR ADJACENT STREET						51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		7	3	7	11			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.45				0	0	0
AVERAGE RATE		1.21				1	0	1
MAXIMUM RATE	HIGH RATES ACCEPTABLE	1.70				1	0	1
STANDARD DEVIATION		0.49						
EQUATION: T = 1.64 * X - 2.90		R^2 = 0.49				4	3	-2
LARGEST OF AVERAGE OR EQUATION						**4**	**3**	**1**
AM PEAK HOUR GENERATOR						58%	42%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		8	1	5	11			
MINIMUM RATE		1.02				1	0	1
AVERAGE RATE		2.04				1	0	1
MAXIMUM RATE		6.67				2	2	4
STANDARD DEVIATION		NA						
EQUATION: LN (T) = 0.62 * LN(X) + 1.34		R^2 = 0.80				2	1	3
LARGEST OF AVERAGE OR EQUATION						**2**	**1**	**3**
PM PEAK HOUR ADJACENT STREET						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		9	1	5	11			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.56				0	0	0
AVERAGE RATE		1.68				1	0	1
MAXIMUM RATE	HIGH RATES SUSPECT	8.33				3	2	5
STANDARD DEVIATION		1.37						
EQUATION: LN (T) = 0.60 * LN(X) + 1.07		R^2 = 0.52				1	1	2
LARGEST OF AVERAGE OR EQUATION						**1**	**1**	**2**
PM PEAK HOUR GENERATOR						48%	52%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		8	1	5	11			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.79				0	0	0
AVERAGE RATE		2.07				0	1	1
MAXIMUM RATE	HIGH RATES SUSPECT	10.00				3	3	6
STANDARD DEVIATION		1.24						
EQUATION: LN (T) = 0.59 * LN(X) + 1.43		R^2 = 0.72				1	2	3
LARGEST OF AVERAGE OR EQUATION						**1**	**2**	**3**

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SUMMIT

PROJECT		**GARAGES AT WESTWORLD**					
PARCEL		**ENTIRE**					
ITE LAND USE CATEGORY AND CODE		**MINI-WAREHOUSE - 151**					
INDEPENDENT VARIABLE		**HUNDRED STORAGE UNITS**					
SIZE		**0.58**					
						ENTERING	EXITING	SUM
***SATURDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	9	10	11			
MINIMUM RATE		15.58				5	4	9
AVERAGE RATE		16.29				5	4	9
MAXIMUM RATE		17.12				5	5	10
STANDARD DEVIATION		NA						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**5**	**4**	**9**
PEAK HOUR GENERATOR						56%	44%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	5	8	11			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.56				0	0	0
AVERAGE RATE		2.67				1	1	2
MAXIMUM RATE	HIGH RATES ACCEPTABLE	4.81				2	1	3
STANDARD DEVIATION		1.41						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**1**	**1**	**2**
***SUNDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	9	10	11			
MINIMUM RATE		9.49				3	3	6
AVERAGE RATE		10.47				3	3	6
MAXIMUM RATE		11.63				4	3	7
STANDARD DEVIATION		NA						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**3**	**3**	**6**
PEAK HOUR GENERATOR						45%	55%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	5	8	11			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.80				0	1	1
AVERAGE RATE		2.10				0	1	1
MAXIMUM RATE	HIGH RATES ACCEPTABLE	2.41				0	1	1
STANDARD DEVIATION		0.30						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**0**	**1**	**1**

Checked by: PEB 7/11/2024

SUMMIT

PROJECT		**GARAGES AT WESTWORLD**					
PARCEL		**ENTIRE**					
ITE LAND USE CATEGORY AND CODE		**MINI-WAREHOUSE - 151**					
INDEPENDENT VARIABLE		**OCCUPIED HUNDRED STORAGE UNITS**					
SIZE		**0.58**					
					ENTERING	EXITING	TOTAL
***WEEKDAY* DAILY**					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		4	4	9	11		
MINIMUM RATE	LOW RATES SUSPECT	12.90				4	3	7
AVERAGE RATE		19.19				6	5	11
MAXIMUM RATE	HIGH RATES ACCEPTABLE	21.06				6	6	12
STANDARD DEVIATION		3.03						
EQUATION: T = 25.95 * X - 59.45		R^2 = 0.99				4	3	-44
LARGEST OF AVERAGE OR EQUATION						**6**	**5**	**11**
AM PEAK HOUR ADJACENT STREET						56%	44%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	4	9	11		
MINIMUM RATE	LOW RATES ACCEPTABLE	0.45				0	0	0
AVERAGE RATE		1.34				1	0	1
MAXIMUM RATE	HIGH RATES ACCEPTABLE	1.74				1	0	1
STANDARD DEVIATION		0.54						
EQUATION: T = 1.82 * X - 4.21		R^2 = 0.54				4	3	0
LARGEST OF AVERAGE OR EQUATION						**4**	**3**	**1**
AM PEAK HOUR GENERATOR						53%	47%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	4	9	11		
MINIMUM RATE	LOW RATES ACCEPTABLE	1.02				1	0	1
AVERAGE RATE		1.82				1	0	1
MAXIMUM RATE	HIGH RATES ACCEPTABLE	2.66				1	1	2
STANDARD DEVIATION		0.64						
EQUATION: T = 2.60 * X - 6.93		R^2 = 0.63				4	3	-5
LARGEST OF AVERAGE OR EQUATION						**4**	**3**	**1**
PM PEAK HOUR ADJACENT STREET						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	4	9	11		
MINIMUM RATE	LOW RATES ACCEPTABLE	0.56				0	0	0
AVERAGE RATE		1.54				1	0	1
MAXIMUM RATE	HIGH RATES ACCEPTABLE	2.11				1	0	1
STANDARD DEVIATION		0.63						
EQUATION: T = 2.50 * X - 8.42		R^2 = 0.65				4	3	-7
LARGEST OF AVERAGE OR EQUATION						**4**	**3**	**1**
PM PEAK HOUR GENERATOR						47%	53%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	4	9	11		
MINIMUM RATE	LOW RATES ACCEPTABLE	0.79				0	0	0
AVERAGE RATE		2.02				0	1	1
MAXIMUM RATE	HIGH RATES ACCEPTABLE	2.49				0	1	1
STANDARD DEVIATION		0.71						
EQUATION: T = 2.52 * X - 4.41		R^2 = 0.55				4	3	-3
LARGEST OF AVERAGE OR EQUATION						**4**	**3**	**1**

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SUMMIT

PROJECT		**GARAGES AT WESTWORLD**					
PARCEL		**ENTIRE**					
ITE LAND USE CATEGORY AND CODE		**MINI-WAREHOUSE - 151**					
INDEPENDENT VARIABLE		**OCCUPIED HUNDRED STORAGE UNITS**					
SIZE		**0.58**					
						ENTERING	EXITING	SUM
***SATURDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	9	10	11			
MINIMUM RATE	LOW RATES ACCEPTABLE	15.93				5	4	9
AVERAGE RATE		18.85				6	5	11
MAXIMUM RATE	HIGH RATES ACCEPTABLE	21.87				7	6	13
STANDARD DEVIATION		3.08						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**6**	**5**	**11**
PEAK HOUR GENERATOR						59%	41%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	4	9	11			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.56				0	0	0
AVERAGE RATE		2.81				1	1	2
MAXIMUM RATE	HIGH RATES ACCEPTABLE	5.07				2	1	3
STANDARD DEVIATION		1.42						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**1**	**1**	**2**
***SUNDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	9	10	11			
MINIMUM RATE	LOW RATES ACCEPTABLE	9.71				3	3	6
AVERAGE RATE		15.28				5	4	9
MAXIMUM RATE	HIGH RATES ACCEPTABLE	22.76				7	6	13
STANDARD DEVIATION		7.07						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**5**	**4**	**9**
PEAK HOUR GENERATOR						45%	55%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		4	4	9	11			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.95				0	1	1
AVERAGE RATE		2.39				0	1	1
MAXIMUM RATE	HIGH RATES ACCEPTABLE	2.76				1	1	2
STANDARD DEVIATION		0.36						
EQUATION: LN (T) = 0.97 * LN(X) + 0.92		$R^2 = 0.89$				0	1	1
LARGEST OF AVERAGE OR EQUATION						**0**	**1**	**1**

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SUMMIT

PROJECT	**GARAGES AT WESTWORLD**
PARCEL	**ENTIRE**
ITE CATEGORY AND CODE	**MINI-WAREHOUSE - 151**
LOCATION	**GENERAL URBAN / SUBURBAN**
INDEPENDENT VARIABLE	**THOUSAND SQUARE FEET, THOUSAND SQUARE FEET NET RENTABLE AREA, HUNDRED STORAGE UNITS, and OCCUPIED HUNDRED STORAGE UNITS**
SIZE	**75.52, 75.52, 0.58, and 0.58**

	MAXIMUM OF AVERAGE RATES								
	AVERAGE RATE			EQUATION			LARGEST		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
***WEEKDAY* DAILY**	63	62	125	4	3	7	**63**	**62**	**125**
AM PEAK HOUR STREET	4	4	8	4	3	7	**4**	**4**	**8**
AM PEAK HOUR GENERATOR	7	7	14	4	3	7	**7**	**7**	**14**
PM PEAK HOUR STREET	7	6	13	4	3	7	**7**	**6**	**13**
PM PEAK HOUR GENERATOR	7	7	14	4	3	7	**7**	**7**	**14**
SATURDAY DAILY	67	67	134	55	54	109	**67**	**67**	**134**
PEAK HOUR GENERATOR	8	7	15	NA	NA	NA	**8**	**7**	**15**
SUNDAY DAILY	57	56	113	NA	NA	NA	**57**	**56**	**113**
PEAK HOUR GENERATOR	7	8	15	0	1	1	**7**	**8**	**15**

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SUMMIT
LAND MANAGEMENT

PROJECT	**GARAGES AT WESTWORLD**
PARCEL	**ENTIRE**
ITE CATEGORY AND CODE	**MINI-WAREHOUSE - 151**
LOCATION	**GENERAL URBAN / SUBURBAN**
INDEPENDENT VARIABLE	**THOUSAND SQUARE FEET, THOUSAND SQUARE FEET NET RENTABLE AREA, HUNDRED STORAGE UNITS, and OCCUPIED HUNDRED STORAGE UNITS**
SIZE	**75.52, 75.52, 0.58, and 0.58**

	AVERAGE OF AVERAGE RATES								
	AVERAGE RATE			EQUATION			LARGEST		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
***WEEKDAY* DAILY**	32	32	64	4	3	7	**32**	**32**	**64**
AM PEAK HOUR STREET	3	2	4	4	3	7	**4**	**3**	**7**
AM PEAK HOUR GENERATOR	4	3	7	3	2	5	**4**	**3**	**7**
PM PEAK HOUR STREET	4	3	7	3	2	5	**4**	**3**	**7**
PM PEAK HOUR GENERATOR	4	4	8	3	3	5	**4**	**4**	**8**
SATURDAY DAILY	31	30	61	55	54	109	**55**	**54**	**109**
PEAK HOUR GENERATOR	4	4	8	NA	NA	NA	**4**	**4**	**8**
SUNDAY DAILY	24	23	46	NA	NA	NA	**24**	**23**	**46**
PEAK HOUR GENERATOR	3	4	7	0	1	1	**3**	**4**	**7**

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Attachment C

Trip Generation – Single-family Houses

SUMMIT

LAND MANAGEMENT

Garages at Westworld

PROJECT		**GARAGES AT WESTWORLD**					
PARCEL		**ENTIRE**					
ITE LAND USE CATEGORY AND CODE		**SINGLE FAMILY DETACHED HOUSING - 210**					
INDEPENDENT VARIABLE		**DWELLING UNITS FOR FULL PROXY DATA**					
SIZE		**6**					
					ENTERING	EXITING	TOTAL
***WEEKDAY* DAILY**					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		174	10	246	2,945		
MINIMUM RATE	LOW RATES SUSPECT	4.65				14	14	28
AVERAGE RATE		9.43				29	28	57
MAXIMUM RATE	HIGH RATES SUSPECT	22.61				68	68	136
STANDARD DEVIATION		2.13						
EQUATION: LN(T) = 0.92 * LN(X) + 2.68		R^2 = 0.95				38	38	76
LARGEST OF AVERAGE OR EQUATION						**38**	**38**	**76**
AM PEAK HOUR ADJACENT STREET						26%	74%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		192	5	226	2,945			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.27				1	1	2
AVERAGE RATE		0.70				1	3	4
MAXIMUM RATE	HIGH RATES SUSPECT	2.27				4	10	14
STANDARD DEVIATION		0.24						
EQUATION: T = 0.91 * (X) + 0.12		R^2 = 0.90				2	4	6
LARGEST OF AVERAGE OR EQUATION						**2**	**4**	**6**
AM PEAK HOUR GENERATOR						26%	74%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		217	13	217	2,945			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.34				1	1	2
AVERAGE RATE		0.75				1	4	5
MAXIMUM RATE	HIGH RATES SUSPECT	2.27				4	10	14
STANDARD DEVIATION		0.25						
EQUATION: T = 0.71 * (X) + 7.23		R^2 = 0.91				3	8	11
LARGEST OF AVERAGE OR EQUATION						**3**	**8**	**11**
PM PEAK HOUR ADJACENT STREET						63%	37%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		208	12	248	2,945			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.35				1	1	2
AVERAGE RATE		0.94				4	2	6
MAXIMUM RATE	HIGH RATES SUSPECT	2.98				11	7	18
STANDARD DEVIATION		0.31						
EQUATION: LN(T) = 0.94 * LN(X) + 0.27		R^2 = 0.92				4	3	7
LARGEST OF AVERAGE OR EQUATION						**4**	**3**	**7**
PM PEAK HOUR GENERATOR						64%	36%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		178	12	203	1,781			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.49				2	1	3
AVERAGE RATE		0.99				4	2	6
MAXIMUM RATE	HIGH RATES SUSPECT	2.98				12	6	18
STANDARD DEVIATION		0.28						
EQUATION: LN(T) = 0.93 * LN(X) + 0.36		R^2 = 0.92				5	3	8
LARGEST OF AVERAGE OR EQUATION						**5**	**3**	**8**

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SUMMIT

PROJECT		**GARAGES AT WESTWORLD**					
PARCEL		**ENTIRE**					
ITE LAND USE CATEGORY AND CODE		**SINGLE FAMILY DETACHED HOUSING - 210**					
INDEPENDENT VARIABLE		**DWELLING UNITS FOR FULL PROXY DATA**					
SIZE		**6**					
						ENTERING	EXITING	SUM
***SATURDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		63	15	179	1,000			
MINIMUM RATE	LOW RATES SUSPECT	3.36				10	10	20
AVERAGE RATE		9.48				29	28	57
MAXIMUM RATE	HIGH RATES SUSPECT	16.52				50	49	99
STANDARD DEVIATION		2.26						
EQUATION: LN(T) = 0.97 * LN(X) + 2.40		$R^2 = 0.91$				32	31	63
LARGEST OF AVERAGE OR EQUATION						**32**	**31**	**63**
PEAK HOUR GENERATOR						54%	46%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		42	15	152	644			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.41				1	1	2
AVERAGE RATE		0.92				3	3	6
MAXIMUM RATE	HIGH RATES SUSPECT	1.78				6	5	11
STANDARD DEVIATION		0.27						
EQUATION: T = 0.86 * (X) + 9.72		$R^2 = 0.89$				8	7	15
LARGEST OF AVERAGE OR EQUATION						**8**	**7**	**15**
SUNDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		60	15	186	1,000			
MINIMUM RATE	LOW RATES SUSPECT	2.61				8	8	16
AVERAGE RATE		8.48				26	25	51
MAXIMUM RATE	HIGH RATES SUSPECT	16.44				50	49	99
STANDARD DEVIATION		1.74						
EQUATION: T = 8.86 * (X) - 70.09		$R^2 = 0.94$				-9	-8	-17
LARGEST OF AVERAGE OR EQUATION						**26**	**25**	**51**
PEAK HOUR GENERATOR						53%	47%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		40	15	162	644			
MINIMUM RATE	LOW RATES SUSPECT	0.36				1	1	2
AVERAGE RATE		0.83				3	2	5
MAXIMUM RATE	HIGH RATES SUSPECT	1.67				5	5	10
STANDARD DEVIATION		0.19						
EQUATION: T = 0.80 * (X) + 4.76		$R^2 = 0.92$				5	5	10
LARGEST OF AVERAGE OR EQUATION						**5**	**5**	**10**

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