



OSA Medical Office Park

Trip Generation

Date Prepared: June 27, 2016

Development Information:

Specialty Retail Center (Lot 1) - 10,000 S.F.

Pharmacy/Drugstore with Drive-Through Window (Lot 2) - 1,374 S.F.

Medical-Dental Office Building (Lot 2) - 45,656 S.F.

Specialty Retail Center (Code 814)

Weekday A.M. – Peak Hour

Average Vehicle Trip Ends vs: 1,000 Sq. Feet Gross Leasable Area

On a: Weekday

A.M. Peak Hour of Generator

Directional Distribution: 48% entering, 52% exiting

Specialty Retail Center (Lot 1) - 10,000 S.F.

Fitted Curve Equation - Not Given

Average Rate = 6.41 Trips Ends per 1,000 Sq. Feet Gross Leasable Area = 64.1 Trip Ends

Directional Distribution: 48% entering = 30.77
 52% exiting = 33.33

Weekday P.M. – Peak Hour

Average Vehicle Trip Ends vs: 1,000 Sq. Feet Gross Leasable Area

On a: Weekday

P.M. Peak Hour of Generator

Directional Distribution: 57% entering, 43% exiting

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Specialty Retail Center (Code 814) - Continued

Weekday P.M. – Peak Hour (Continued)

Fitted Curve Equation - Not Given

Average Rate = 4.93 Trips Ends per 1,000 Sq. Feet Gross Leasable Area = 49.3 Trip Ends

Directional Distribution: 57% entering = 28.10
 43% exiting = 21.20

Pharmacy/Drugstore with Drive-Through Window (Code 881)

Weekday A.M. – Peak Hour

Average Vehicle Trip Ends vs: 1,000 Sq. Feet Gross Floor Area

On a: Weekday

A.M. Peak Hour of Generator

Directional Distribution: 48% entering, 52% exiting

Pharmacy/Drugstore with Drive-Through Window (Lot 2) - 1,374 S.F.

Fitted Curve Equation - Not Given

Average Rate = 6.71 Trips Ends per 1,000 Sq. Feet Gross Floor Area = 9.22 Trip Ends

Directional Distribution: 48% entering = 4.43
 52% exiting = 4.79

Weekday P.M. – Peak Hour

Average Vehicle Trip Ends vs: 1,000 Sq. Feet Gross Floor Area

On a: Weekday

P.M. Peak Hour of Generator

Directional Distribution: 49% entering, 51% exiting

Fitted Curve Equation - Not Given

Average Rate = 9.18 Trips Ends per 1,000 Sq. Feet Gross Floor Area = 12.61 Trip Ends

Directional Distribution: 49% entering = 6.18
 51% exiting = 6.43

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Date Prepared: June 27, 2016

Development Summary (From Trip Generation Calculations)

<u>Land Use</u>	<u>Trip Ends – AM Peak Hour</u>	<u>Trip Ends – PM Peak Hour</u>
Specialty Retail Center (10,000 SF)	64.10	49.30
Pharmacy/Drugstore w/ Drive Through (1,374 SF)	9.22	12.61
Medical-Dental Office Building (45,656 SF)	163.94	199.99
Total	237.26	261.90

<u>Land Use</u>	<u>Trip Ends - AM Peak Hour Entering</u>	<u>Trip Ends - AM Peak Hour Exiting</u>	<u>Trip Ends - PM Peak Hour Entering</u>	<u>Trip Ends - PM Peak Hour Exiting</u>
Specialty Retail Center (10,000 SF)	30.77	33.33	28.10	21.20
Pharmacy/Drugstore w/ Drive Through (1,374 SF)	4.43	4.79	6.18	6.43
Medical-Dental Office Building (45,656 SF)	106.56	57.38	80.00	120.00
Total	141.76	95.50	114.28	147.63

Assumptions:

- Trips will enter and leave the site with the same directional distribution.
- Distribution is 70% of trip ends to/from the northeast on Cane Run Road and 30% of trip ends to/from the southwest on Cane Run Road.

<u>Direction</u>	<u>Trip Ends - AM Peak Hour Entering</u>	<u>Trip Ends - AM Peak Hour Exiting</u>	<u>Trip Ends - PM Peak Hour Entering</u>	<u>Trip Ends - PM Peak Hour Exiting</u>
To/From Northeast (70% of Trip Ends)	99.23	66.85	80.00	103.34
To/From Southwest (30% of Trip Ends)	42.53	28.65	34.28	44.29
Total	141.76	95.50	114.28	147.63

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