

TRANSPORTATION

Appendix 21-B1

Trip Generation

TIPS Outputs

TIPS Site Summary Worksheet

Adjacent Highways Passby information

Site Information

Name of Development Durbin DR1
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Daily - Pod A, B, J, K, L, M, N, O
Analysis Year 2015
North/ South Roadway Race Track Road
North/ South Daily Hour Volume 7900
East/ West Roadway
East/ West Daily Hour Volume

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
310	Hotel	98	occupied room	437	437	170	166	170	166	336	38	267	271	538	-	E/W	*
750	Office Park	177000	sq. feet gross floor area	1126	1127	192	284	192	284	476	21	934	843	1777	-	E/W	*
750	Office Park	555000	sq. feet gross floor area	3096	3096	487	681	487	681	1168	19	2609	2415	5024	-	E/W	*
820	Shopping Center	1100000	sq. feet gross leasable area	16136	16137	1059	777	1059	777	1836	6	15077	15360	30437	0	E/W	*
Total Volume				1908	1908	1908	1908	1908	1908	3816	9%	18887	18889	37776			

(* indicates the land use was modified from the original rates.)

TIPS Internal Capture Site Worksheet

Site Information

Name of Development Durbin DRI
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Daily - Pod A, B, J, K, L, M, N, O
Analysis Year 2015

* ITE Code: 310 Land Type: Hotel
 #Units: 98 Independent Variable: occupied room

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	-	-	-
	Office Park	0	13	13
	Office Park	0	13	13
	Shopping Center	166	144	310
Internal Demand Actual Rate: 38%		Total Internal Trips:	166	170

* ITE Code: 750 Land Type: Office Park
 #Units: 177000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	13	0	13
	Office Park	-	-	-
	Office Park	23	23	46
	Shopping Center	248	169	417
Internal Demand Actual Rate: 21%		Total Internal Trips:	284	192

* ITE Code: 750 Land Type: Office Park
 #Units: 555000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	13	0	13
	Office Park	23	23	46
	Office Park	-	-	-
	Shopping Center	645	464	1109
Internal Demand Actual Rate: 19%		Total Internal Trips:	681	487

* ITE Code: 820 Land Type: Shopping Center
 #Units: 1100000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	144	166	310
	Office Park	169	248	417
	Office Park	464	645	1109
	Shopping Center	-	-	-
Internal Demand Actual Rate: 6%		Total Internal Trips:	777	1059

Total Internal Capture: 9%

Total Internal Trips:

1908

1908

3816

(indicates the land use was modified from the original rates.)*

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	310		750				820		Balanced Internal Trips	% Internal Demand
				Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL		
310	Hotel	1	437	Exiting To:		0	0	0	0	0.38	166	166	38
			437	Entering From:	0.03	13	0.03	13	0.33	144	170	170	
750	Office Park	1	1127	Exiting To:	0.02	13			0.02	23	248	284	21
			1126	Entering From:	0	0			0.02	23	169	192	
750	Office Park	1	3096	Exiting To:	0.02	13					645	681	19
			3096	Entering From:	0	0					464	487	
820	Shopping Center	1	16137	Exiting To:	0.08	144			0.03	169		777	6
			16136	Entering From:	0.09	166	0.04	248	0.04	645		1059	

TIPS Site Summary Worksheet

Adjacent Highways Passby Information

Site Information
Name of Development Durbin DRI
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Daily - Pod C, F, G
Analysis Year 2015

North/ South Roadway
 North/ South Daily Hour Volume
 East/ West Roadway Race Track Road
 East/ West Daily Hour Volume 0

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
310	Hotel	77	occupied room	344	343	114	117	114	117	231	34	230	226	456	-	E/W	*
814	Specialty Retail Center	60000	sq. feet gross leasable area	1302	1302	234	257	234	257	491	19	1068	1045	2113	-	E/W	*
220	Apartments	456	dwelling units	1446	1445	143	117	143	117	260	9	1303	1328	2631	-	E/W	
Total Volume				491	491	491	491	491	491	982	16%	2601	2599	5200			

(* indicates the land use was modified from the original rates.)

TIPS Internal Capture Site Worksheet

Site Information

Name of Development: Durbin DRI
 Name of Applicant: Prosser Hallock
 Name of Analyst: Fred Kyle
 Date: 3/29/2006
 Development Phase: Daily - Pod C, F, G
 Analysis Year: 2015

* ITE Code: 310 Land Type: Hotel
 #Units: 77 Independent Variable: occupied room

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Hotel	-	-	-
		Specialty Retail	117	114	231
		Apartments	0	0	0
Internal Demand Actual Rate:			34%	Total Internal Trips:	117
					114
					231

* ITE Code: 814 Land Type: Specialty Retail Center
 #Units: 60000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Hotel	114	117	231
		Specialty Retail	-	-	-
		Apartments	143	117	260
Internal Demand Actual Rate:			19%	Total Internal Trips:	257
					234
					491

ITE Code: 220 Land Type: Apartments
 #Units: 456 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Hotel	0	0	0
		Specialty Retail	117	143	260
		Apartments	-	-	-
Internal Demand Actual Rate:			9%	Total Internal Trips:	117
					143
					260

Total Internal Capture: 16% Total Internal Trips: 491 491 982

(* indicates the land use was modified from the original rates.)

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	310		814		220		Balanced Internal Trips	% Internal Demand	
				Demand	BAL	Demand	BAL	Demand	BAL			
310	Hotel	1	343	Exiting To:						117	34	
			344	Entering From:					0	0	114	
814	Specialty Retail Center	1	1302	Exiting To:	0.11	114			0.11	143	19	
			1302	Entering From:	0.09	117			0.09	117	234	
220	Apartments	1	1445	Exiting To:	0	0	0.38	117			117	9
			1446	Entering From:	0	0	0.33	143			143	

TIPS Site Summary Worksheet

Adjacent Highways Passby Information

Site Information			
Name of Development	Durbin DRI	North/ South Roadway	North/ South Roadway
Name of Applicant	Prosser Hallock	North/ South Daily Hour Volume	North/ South Daily Hour Volume
Name of Analyst	Fred Kyle	East/ West Roadway	Race Track Road
Date	3/29/2006	East/ West Daily Hour Volume	0
Development Phase	Daily - Pod D-E		
Analysis Year	2015		

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
814	Specialty Retail Center	20000	sq. feet gross leasable area	446	447	0	0	0	0	0	0	446	447	893	-	E/W	*
Total Volume				0	0	0	0	0	0	0	0%	446	447	893			

(* indicates the land use was modified from the original rates.)

TIPS Site Summary Worksheet

Site Information

Name of Development Durbin DRI
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Peak Hour - Pod A, B, J, K, L, M, N, O
Analysis Year 2015

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
310	Hotel	98	occupied room	25	27	8	9	8	9	17	33	17	18	35	10	EW	*
750	Office Park	177000	sq. feet gross floor area	45	275	17	32	17	32	49	15	28	243	271	22	EW	*
750	Office Park	555000	sq. feet gross floor area	109	669	37	32	37	32	69	9	72	637	709	57	EW	*
820	Shopping Center	1100000	sq. feet gross leasable area	1463	1584	67	56	67	56	123	4	1396	1528	2924	291	EW	*
Total Volume				129	129	129	129	129	129	258	6%	1513	2426	3939			

(* indicates the land use was modified from the original rates.)

TIPS Internal Capture Site Worksheet

Site Information

Name of Development Durbin DRI
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Peak Hour - Pod A, B, J, K, L, M, N, O
Analysis Year 2015

* ITE Code: 310 Land Type: Hotel
 #Units: 98 Independent Variable: occupied room

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	-	-	-
	Office Park	0	0	0
	Office Park	0	0	0
	Shopping Center	9	8	17
Internal Demand Actual Rate: 33%		Total Internal Trips:		
		9	8	17

* ITE Code: 750 Land Type: Office Park
 #Units: 177000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Office Park	-	-	-
	Office Park	3	3	6
	Shopping Center	29	14	43
Internal Demand Actual Rate: 15%		Total Internal Trips:		
		32	17	49

* ITE Code: 750 Land Type: Office Park
 #Units: 555000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Office Park	3	3	6
	Office Park	-	-	-
	Shopping Center	29	34	63
Internal Demand Actual Rate: 9%		Total Internal Trips:		
		32	37	69

* ITE Code: 820 Land Type: Shopping Center
 #Units: 1100000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	8	9	17
	Office Park	14	29	43
	Office Park	34	29	63
	Shopping Center	-	-	-
Internal Demand Actual Rate: 4%		Total Internal Trips:		
		56	67	123

Total Internal Capture: 6%

Total Internal Trips:

129

129

258

(* indicates the land use was modified from the original rates.)

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	310		750				820		Balanced Internal Trips	% Internal Demand
				Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL		
310	Hotel	1	27	Exiting To:			0	0	0	0	0.33	9	33
			25	Entering From:		0.02	0	0.02	0	0.32	8	8	
750	Office Park	1	275	Exiting To:	0.02	0			0.01	3	0.23	29	15
			45	Entering From:	0	0			0.06	3	0.31	14	17
750	Office Park	1	669	Exiting To:	0.02	0			0.01	3	0.23	29	9
			109	Entering From:	0	0			0.06	3	0.31	34	37
820	Shopping Center	1	1584	Exiting To:	0.12	8	0.03	14	0.03	34		56	4
			1463	Entering From:	0.09	9	0.02	29	0.02	29		67	

TIPS Site Summary Worksheet

Site Information
 Name of Development: Durbin DRI
 Name of Applicant: Prosser Hallock
 Name of Analyst: Fred Kyle
 Date: 3/29/2006
 Development Phase: Peak Hour - Pods C, F, & G
 Analysis Year: 2015

Adjacent Highways Passby Information
 North/ South Roadway: Race Track Road
 North/ South PM Peak Hour Volume: 2294
 East/ West Roadway: Race Track Road
 East/ West PM Peak Hour Volume: 2294

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
310	Hotel	77	occupied room	19	20	6	7	6	7	13	33	13	13	26	8	EW	*
814	Specialty Retail Center	60000	sq. feet gross leasable area	73	92	14	17	14	17	31	19	59	75	134	67	EW	*
220	Apartments	456	dwelling units	174	94	11	7	11	7	18	7	163	87	250	-	EW	
Total Volume				31	31	31	31	31	31	62	13%	235	175	410			

(* indicates the land use was modified from the original rates.)

TIPS Internal Capture Site Worksheet

Site Information

Name of Development: Durbin DRI
Name of Applicant: Prosser Hallock
Name of Analyst: Fred Kyle
Date: 3/29/2006
Development Phase: Peak Hour - Pods C, F, & G
Analysis Year: 2015

* ITE Code: 310 Land Type: Hotel
#Units: 77 Independent Variable: occupied room

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Hotel	-	-	-
		Specialty Retail	7	6	13
		Apartments	0	0	0
			<hr/>		
Internal Demand Actual Rate:	33%	Total Internal Trips:	7	6	13

* ITE Code: 814 Land Type: Specialty Retail Center
#Units: 60000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Hotel	6	7	13
		Specialty Retail	-	-	-
		Apartments	11	7	18
			<hr/>		
Internal Demand Actual Rate:	19%	Total Internal Trips:	17	14	31

ITE Code: 220 Land Type: Apartments
#Units: 456 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Hotel	0	0	0
		Specialty Retail	7	11	18
		Apartments	-	-	-
			<hr/>		
Internal Demand Actual Rate:	7%	Total Internal Trips:	7	11	18
			<hr/>		
Total Internal Capture:	13%	Total Internal Trips:	31	31	62

(* indicates the land use was modified from the original rates.)

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	310		814		220		Balanced Internal Trips	% Internal Demand
				Demand	BAL	Demand	BAL	Demand	BAL		
310	Hotel	1	20	Exiting To:				0	0	7	33
			19	Entering From:			0	0	6		
814	Specialty Retail Center	1	92	Exiting To:	0.12	6		0.12	11	17	19
			73	Entering From:	0.09	7		0.09	7	14	
220	Apartments	1	94	Exiting To:	0	0	0.53	7		7	7
			174	Entering From:	0	0	0.31	11		11	

TIPS Site Summary Worksheet

Site Information	Adjacent Highways Passby Information	
Name of Development	Durbin DRI	North/ South Roadway
Name of Applicant	Prosser Hallock	North/ South PM Peak Hour Volume
Name of Analyst	Fred Kyle	East/ West Roadway
Date	6/19/2006	Race Track Road
Development Phase	Peak Hour - Pods D & E	East/ West PM Peak Hour Volume
Analysis Year	2015	2294

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
814	Specialty Retail Center	20000	sq. feet gross leasable area	30	39	0	0	0	0	0	0	0	0	39	34	E/W	*
Total Volume						0	0	0	0	0	0	0	39	69			

(* indicates the land use was modified from the original rates.)

TIPS Site Summary Worksheet

Adjacent Highways Passby Information

Site Information
Name of Development Durbin DRI
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Daily - Pod A, B, J, K, L, M, N, O
Analysis Year 2022

North/ South Roadway
North/ South Daily Hour Volume
East/ West Roadway Race Track Road
East/ West Daily Hour Volume 7900

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
310	Hotel	84	occupied room	374	375	304	324	304	324	628	84	70	51	121	-	E/W	*
814	Specialty Retail Center	20000	sq. feet gross leasable area	446	447	446	456	446	456	902	101	0	-9	-9	-	E/W	*
310	Hotel	175	occupied room	780	781	596	634	596	634	1230	79	184	147	331	-	E/W	*
220	Apartments	300	dwelling units	976	977	751	782	751	782	1533	78	225	195	420	-	E/W	*
445	Multiplex Movie Theater	12	movie screens (F/S)	0	3510	0	0	0	0	0	0	0	3510	3510	-	E/W	*
750	Office Park	555000	sq. feet gross floor area	3096	3096	689	1086	689	1086	1775	29	2407	2010	4417	-	E/W	*
750	Office Park	582000	sq. feet gross floor area	3236	3237	710	1120	710	1120	1830	28	2526	2117	4643	-	E/W	*
230	Residential Condominium/Townhouse	1710	dwelling units	3585	3585	1910	1853	1910	1853	3763	52	1675	1732	3407	-	E/W	*
820	Shopping Center	182000	sq. feet gross leasable area	5012	5011	3194	3181	3194	3181	6375	64	1818	1830	3648	0	E/W	*
820	Shopping Center	1546000	sq. feet gross leasable area	20133	20133	5198	4362	5198	4362	9560	24	14935	15771	30706	-	E/W	*
Total Volume						13798	13798	13798	13798	27596	35%	23840	27354	51194			

(* indicates the land use was modified from the original rates.)

TIPS Internal Capture Site Worksheet

Site Information

Name of Development Durbin DRI
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Daily - Build Out - Pod A
Analysis Year 2022

*** ITE Code:** 310 **Land Type:** Hotel
#Units: 84 **Independent Variable:** occupied room

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	-	-	-
	Specialty Retail	40	36	76
	Hotel	0	0	0
	Apartments	0	0	0
	Multiplex Movie	0	0	0
	Office Park	0	11	11
	Office Park	0	11	11
	Residential	0	0	0
	Shopping Center	142	123	265
	Shopping Center	142	123	265
Internal Demand Actual Rate: 84%	Total Internal Trips:	324	304	628

*** ITE Code:** 814 **Land Type:** Specialty Retail Center
#Units: 20000 **Independent Variable:** sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	36	40	76
	Specialty Retail	-	-	-
	Hotel	36	40	76
	Apartments	49	40	89
	Multiplex Movie	0	0	0
	Office Park	13	18	31
	Office Park	13	18	31
	Residential	49	40	89
	Shopping Center	130	125	255
	Shopping Center	130	125	255
Internal Demand Actual Rate: 101%	Total Internal Trips:	456	446	902

*** ITE Code:** 310 **Land Type:** Hotel
#Units: 175 **Independent Variable:** occupied room

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	40	36	76
	Hotel	-	-	-
	Apartments	0	0	0

Multiplex Movie	0	0	0
Office Park	0	23	23
Office Park	0	23	23
Residential	0	0	0
Shopping Center	297	257	554
Shopping Center	297	257	554

Internal Demand Actual Rate: 79% Total Internal Trips: 634 596 1230

ITE Code: 220 Land Type: Apartments
 #Units: 300 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	40	49	89
	Hotel	0	0	0
	Apartments	-	-	-
	Multiplex Movie	0	0	0
	Office Park	0	29	29
	Office Park	0	29	29
	Residential	0	0	0
	Shopping Center	371	322	693
	Shopping Center	371	322	693

Internal Demand Actual Rate: 78% Total Internal Trips: 782 751 1533

* ITE Code: 445 Land Type: Multiplex Movie Theater
 #Units: 12 Independent Variable: movie screens (F/S)

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	0	0	0
	Hotel	0	0	0
	Apartments	0	0	0
	Multiplex Movie	-	-	-
	Office Park	0	0	0
	Office Park	0	0	0
	Residential	0	0	0
	Shopping Center	0	0	0
	Shopping Center	0	0	0

Internal Demand Actual Rate: 0% Total Internal Trips: 0 0 0

* ITE Code: 750 Land Type: Office Park
 #Units: 555000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	11	0	11
	Specialty Retail	18	13	31
	Hotel	23	0	23
	Apartments	29	0	29
	Multiplex Movie	0	0	0
	Office Park	-	-	-
	Office Park	62	62	124

Residential	62	0	62
Shopping Center	200	150	350
Shopping Center	681	464	1145

Internal Demand Actual Rate: 29% Total Internal Trips: 1086 689 1775

* ITE Code: 750 Land Type: Office Park
 #Units: 582000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	11	0	11
	Specialty Retail	18	13	31
	Hotel	23	0	23
	Apartments	29	0	29
	Multiplex Movie	0	0	0
	Office Park	62	62	124
	Office Park	-	-	-
	Residential	65	0	65
	Shopping Center	200	150	350
	Shopping Center	712	485	1197

Internal Demand Actual Rate: 28% Total Internal Trips: 1120 710 1830

* ITE Code: 230 Land Type: Residential Condominium/Townhouse
 #Units: 1710 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	40	49	89
	Hotel	0	0	0
	Apartments	0	0	0
	Multiplex Movie	0	0	0
	Office Park	0	62	62
	Office Park	0	65	65
	Residential	-	-	-
	Shopping Center	451	551	1002
	Shopping Center	1362	1183	2545

Internal Demand Actual Rate: 52% Total Internal Trips: 1853 1910 3763

* ITE Code: 820 Land Type: Shopping Center
 #Units: 182000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	123	142	265
	Specialty Retail	125	130	255
	Hotel	257	297	554
	Apartments	322	371	693
	Multiplex Movie	0	0	0
	Office Park	150	200	350
	Office Park	150	200	350
	Residential	551	451	1002
	Shopping Center	-	-	-
	Shopping Center	1503	1403	2906

Internal Demand Actual Rate: 64%	Total Internal Trips:	3181	3194	6375
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* ITE Code: 820

Land Type: Shopping Center

#Units: 1546000

Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	123	142	265
	Specialty Retail	125	130	255
	Hotel	257	297	554
	Apartments	322	371	693
	Multiplex Movie	0	0	0
	Office Park	464	681	1145
	Office Park	485	712	1197
	Residential	1183	1362	2545
	Shopping Center	1403	1503	2906
	Shopping Center	-	-	-

Internal Demand Actual Rate: 24%	Total Internal Trips:	4362	5198	9560
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Total Internal Capture: 35%	Total Internal Trips:	13798	13798	27596
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(* indicates the land use was modified from the original rates.)

IC Rate	Internal Capture Type	IC Max Rate from methodology	Trip Gen.	310		814		310		220		445		750		230		820		Balanced Internal Trips	% Internal Demand
				Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL		
310	Hotel Lodging	1	375	Exiting To:	0	0	0.38	40	0	0	0	0	0	0	0	0	0	0.38	142	324	84
			374	Entering From:	0	0	0.33	36	0	0	0	0	0	0.03	11	0	0	0.33	123	304	
814	Special Retail Center	1	447	Exiting To:	0.08	36			0.08	36	0.11	49	0	0.03	13	0.11	49	0.29	130	456	101
			446	Entering From:	0.09	40			0.09	40	0.09	40	0	0.04	18	0.09	40	0.28	125	446	
310	Hotel Lodging	1	781	Exiting To:	0	0	0.38	40			0	0	0	0	0	0	0	0.38	297	634	79
			780	Entering From:	0	0	0.33	36			0	0	0	0.03	23	0	0	0.33	257	596	
220	Apartment	1	977	Exiting To:	0	0	0.38	40	0	0			0	0	0	0	0	0.38	371	782	78
			976	Entering From:	0	0	0.33	49	0	0			0	0.03	29	0	0	0.33	322	751	
445	Multiple Movie Theater	1	3510	Exiting To:	0	0	0	0	0	0						0	0	0	0	0	0
			0	Entering From:	0	0	0	0	0	0						0	0	0	0	0	0
750	Office Park	1	3096	Exiting To:	0.02	11	0.22	18	0.02	23	0.02	29	0	0.02	62	0.02	62	0.22	200	1086	29
			3096	Entering From:	0	0	0.15	13	0	0	0	0	0	0.02	62	0	0	0.15	150	689	
750	Office Park	1	3237	Exiting To:	0.02	11	0.22	18	0.02	23	0.02	29	0	0.02	62	0.02	62	0.22	200	1120	28
			3236	Entering From:	0	0	0.15	13	0	0	0	0	0	0.02	62	0	0	0.15	150	710	
230	Residential Minimum/Lowr	1	3505	Exiting To:	0	0	0.38	40	0	0			0	0	0			0.38	451	1853	52
			3585	Entering From:	0	0	0.33	49	0	0	0	0	0	0.03	62			0.33	551	1910	
820	Shopping Center	1	5011	Exiting To:	0.11	123	0.3	125	0.11	257	0.11	322	0	0.03	150	0.11	551	0.38	451	3181	64
			5012	Entering From:	0.09	142	0.28	130	0.09	297	0.09	371	0	0.04	200	0.09	451	0.28	403	3194	
820	Shopping Center	1	20133	Exiting To:	0.11	123	0.3	125	0.11	257	0.11	322	0	0.03	485	0.11	183	0.3	1403	4362	24
			20133	Entering From:	0.09	142	0.28	130	0.09	297	0.09	371	0	0.04	681	0.09	362	0.28	1503	5198	

TIPS Site Summary Worksheet

Adjacent Highways Passby Information

Site Information

Name of Development	Durbin DRI	North/ South Roadway
Name of Applicant	Prosser Hallock	North/ South Daily Hour Volume
Name of Analyst	Fred Kyle	East/ West Roadway
Date	3/29/2006	East/ West Daily Hour Volume
Development Phase	Daily - Pod C, F, G	Race Track Road
Analysis Year	2022	0

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
310	Hotel	77	occupied room	344	343	228	247	228	247	475	69	116	96	212	-	E/W	*
814	Specialty Retail Center	60000	sq. feet gross leasable area	1302	1302	599	648	599	648	1247	48	703	654	1357	-	E/W	*
220	Apartments	456	dwelling units	1446	1445	620	627	620	627	1247	43	826	818	1644	-	E/W	
820	Shopping Center	220000	sq. feet gross leasable area	5668	5669	1031	956	1031	956	1987	18	4637	4713	9350	0	E/W	*
Total Volume				2478	2478	2478	2478	2478	2478	4956	28%	6282	6281	12563			

(* indicates the land use was modified from the original rates.)

TIPS Internal Capture Site Worksheet

Site Information

Name of Development: Durbin DRI
 Name of Applicant: Prosser Hallock
 Name of Analyst: Fred Kyle
 Date: 3/29/2006
 Development Phase: Daily - Pod C, F, G
 Analysis Year: 2022

* ITE Code: 310 Land Type: Hotel
 #Units: 77 Independent Variable: occupied room

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Hotel	-	-	-
		Specialty Retail	117	114	231
		Apartments	0	0	0
		Shopping Center	130	114	244
Internal Demand Actual Rate:	69%	Total Internal Trips:	247	228	475

* ITE Code: 814 Land Type: Specialty Retail Center
 #Units: 60000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Hotel	114	117	231
		Specialty Retail	-	-	-
		Apartments	143	117	260
		Shopping Center	391	365	756
Internal Demand Actual Rate:	48%	Total Internal Trips:	648	599	1247

ITE Code: 220 Land Type: Apartments
 #Units: 456 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Hotel	0	0	0
		Specialty Retail	117	143	260
		Apartments	-	-	-
		Shopping Center	510	477	987
Internal Demand Actual Rate:	43%	Total Internal Trips:	627	620	1247

* ITE Code: 820 Land Type: Shopping Center
 #Units: 220000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Hotel	114	130	244
		Specialty Retail	365	391	756
		Apartments	477	510	987
		Shopping Center	-	-	-
Internal Demand Actual Rate:	18%	Total Internal Trips:	956	1031	1987

Total Internal Capture: 28% Total Internal Trips: 2478 2478 4956

(indicates the land use was modified from the original rates.)*

Reset Table

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	310		814		220		820		Balanced Internal Trips	% Internal Demand
				Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL		
310	Hotel	1	343	Exiting To:				0	0	0.38	130	247	89
			344	Entering From:				0	0	0.33	114	228	
814	Specialty Retail Center	1	1302	Exiting To:	0.11	114		0.11	143	0.3	391	648	48
			1302	Entering From:	0.09	117		0.09	117	0.28	365	599	
220	Apartments	1	1445	Exiting To:	0	0	0.38	117		0.38	510	627	43
			1446	Entering From:	0	0	0.33	143		0.33	477	620	
820	Shopping Center	1	5568	Exiting To:	0.11	114	0.3	365	0.11	477		956	18
			5568	Entering From:	0.09	130	0.28	391	0.09	510		1031	

TIPS Site Summary Worksheet

Site Information	Adjacent Highways Passby Information	
Name of Development	Durbin DRI	North/ South Roadway
Name of Applicant	Prosser Hallock	North/ South Daily Hour Volume
Name of Analyst	Fred Kyle	East/ West Roadway
Date	3/29/2006	East/ West Daily Hour Volume
Development Phase	Daily - Pod D-E	Race Track Road
Analysis Year	2022	7900

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
710	General Office Building	51000	sq. feet gross floor area	397	397	13	18	13	18	31	4	384	379	763	-	E/W	
814	Specialty Retail Center	20000	sq. feet gross leasable area	446	447	18	13	18	13	31	3	428	434	862	-	E/W *	
Total Volume				31	31	31	31	31	31	62	4%	812	813	1625			

(* indicates the land use was modified from the original rates.)

TIPS Internal Capture Site Worksheet

Site Information

Name of Development	Durbin DRI
Name of Applicant	Prosser Hallock
Name of Analyst	Fred Kyle
Date	3/29/2006
Development Phase	Daily - Pod D-E
Analysis Year	2022

ITE Code: 710	Land Type: General Office Building
#Units: 51000	Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Office			-
	Specialty Retail	18	13	31
<hr/>				
Internal Demand Actual Rate: 4%	Total Internal Trips:	18	13	31

* ITE Code: 814	Land Type: Specialty Retail Center
#Units: 20000	Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Office	13	18	31
	Specialty Retail			-
<hr/>				
Internal Demand Actual Rate: 3%	Total Internal Trips:	13	18	31
<hr/>				
Total Internal Capture: 4%	Total Internal Trips:	31	31	62

(* indicates the land use was modified from the original rates.)

Reset Table Finished

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	710		814		Balanced Internal Trips	% Internal Demand
				Demand	BAL	Demand	BAL		
710	Office	1	397	Exiting To:		0.22	18	18	4
			397	Entering From:		0.15	13	13	
814	Retail	1	447	Exiting To:	0.03	13		13	3
			446	Entering From:	0.04	18		18	

TIPS Site Summary Worksheet

Adjacent Highways Passby Information

Site Information
Name of Development Durbin DRI
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Peak Hour - Pod A, B, J, K, L, M, N, O
Analysis Year 2022

North/ South Roadway
 North/ South PM Peak Hour Volume
East/ West Roadway Race Track Road
 East/ West PM Peak Hour Volume 2425

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
310	Hotel	84	occupied room	21	22	19	17	19	17	36	84	2	5	7	2	E/W	*
814	Specialty Retail Center	20000	sq. feet gross leasable area	30	39	26	38	26	38	64	93	4	1	5	2	E/W	*
310	Hotel	175	occupied room	51	53	39	37	39	37	76	73	12	16	28	8	E/W	*
445	Multiplex Movie Theater	12	movie screens (Weekday)	74	90	0	0	0	0	0	0	74	90	164	25	E/W	
220	Apartments	300	dwelling units	119	64	85	45	85	45	130	71	34	19	53	-	E/W	
230	Residential Condominium/Townhouse	1710	dwelling units	413	204	207	151	207	151	358	58	206	53	259	-	E/W	*
750	Office Park	555000	sq. feet gross floor area	109	669	56	65	56	65	121	16	53	604	657	53	E/W	*
750	Office Park	582000	sq. feet gross floor area	113	697	57	65	57	65	122	15	56	632	688	55	E/W	*
820	Shopping Center	182000	sq. feet gross leasable area	446	483	200	250	200	250	450	48	246	233	479	157	E/W	*
820	Shopping Center	1546000	sq. feet gross leasable area	1832	1984	332	353	332	353	685	18	1500	1631	3131	242	E/W	*
Total Volume				1021	1021	1021	1021	1021	1021	2042	27%	2187	3284	5471			

(* indicates the land use was modified from the original rates.)

TIPS Internal Capture Site Worksheet

Site Information

Name of Development Durbin DR1
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Peak Hour - Pod A, B, J, K, L, M, N, O
Analysis Year 2022

* ITE Code: 310 Land Type: Hotel
 #Units: 84 Independent Variable: occupied room

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	-	-	-
	Specialty Retail	3	5	8
	Hotel	0	0	0
	Multiplex Movie	0	0	0
	Apartments	0	0	0
	Residential	0	0	0
	Office Park	0	0	0
	Office Park	0	0	0
	Shopping Center	7	7	14
	Shopping Center	7	7	14
Internal Demand Actual Rate: 84%	Total Internal Trips:	17	19	36

* ITE Code: 814 Land Type: Specialty Retail Center
 #Units: 20000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	5	3	8
	Specialty Retail	-	-	-
	Hotel	5	3	8
	Multiplex Movie	0	0	0
	Apartments	5	3	8
	Residential	5	3	8
	Office Park	1	1	2
	Office Park	1	1	2
	Shopping Center	8	6	14
	Shopping Center	8	6	14
Internal Demand Actual Rate: 93%	Total Internal Trips:	38	26	64

* ITE Code: 310 Land Type: Hotel
 #Units: 175 Independent Variable: occupied room

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	3	5	8
	Hotel	-	-	-
	Multiplex Movie	0	0	0

Apartments	0	0	0
Residential	0	0	0
Office Park	0	1	1
Office Park	0	1	1
Shopping Center	17	16	33
Shopping Center	17	16	33

Internal Demand Actual Rate: 73%	Total Internal Trips:	37	39	76
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ITE Code: 445 Land Type: Multiplex Movie Theater
#Units: 12 Independent Variable: movie screens (Weekday)

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	0	0	0
	Hotel	0	0	0
	Multiplex Movie	-	-	-
	Apartments	0	0	0
	Residential	0	0	0
	Office Park	0	0	0
	Office Park	0	0	0
	Shopping Center	0	0	0
	Shopping Center	0	0	0
Internal Demand Actual Rate: 0%	Total Internal Trips:	0	0	0

ITE Code: 220 Land Type: Apartments
#Units: 300 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	3	5	8
	Hotel	0	0	0
	Multiplex Movie	0	0	0
	Apartments	-	-	-
	Residential	0	0	0
	Office Park	0	2	2
	Office Park	0	2	2
	Shopping Center	21	38	59
	Shopping Center	21	38	59
Internal Demand Actual Rate: 71%	Total Internal Trips:	45	85	130

* ITE Code: 230 Land Type: Residential Condominium/Townhouse
#Units: 1710 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	3	5	8
	Hotel	0	0	0
	Multiplex Movie	0	0	0
	Apartments	0	0	0
	Residential	-	-	-
	Office Park	0	8	8

Office Park	0	8	8
Shopping Center	40	58	98
Shopping Center	108	128	236

Internal Demand Actual Rate: 58%	Total Internal Trips:	151	207	358
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* ITE Code: 750 Land Type: Office Park
 #Units: 555000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	1	1	2
	Hotel	1	0	1
	Multiplex Movie	0	0	0
	Apartments	2	0	2
	Residential	8	0	8
	Office Park	-	-	-
	Office Park	7	7	14
	Shopping Center	9	14	23
	Shopping Center	37	34	71
		<hr/>	<hr/>	
Internal Demand Actual Rate: 16%	Total Internal Trips:	65	56	121

* ITE Code: 750 Land Type: Office Park
 #Units: 582000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	1	1	2
	Hotel	1	0	1
	Multiplex Movie	0	0	0
	Apartments	2	0	2
	Residential	8	0	8
	Office Park	7	7	14
	Office Park	-	-	-
	Shopping Center	9	14	23
	Shopping Center	37	35	72
		<hr/>	<hr/>	
Internal Demand Actual Rate: 15%	Total Internal Trips:	65	57	122

* ITE Code: 820 Land Type: Shopping Center
 #Units: 182000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	7	7	14
	Specialty Retail	6	8	14
	Hotel	16	17	33
	Multiplex Movie	0	0	0
	Apartments	38	21	59
	Residential	58	40	98
	Office Park	14	9	23
	Office Park	14	9	23
	Shopping Center	-	-	-
	Shopping Center	97	89	186

Internal Demand Actual Rate: 48%	Total Internal Trips:	250	200	450
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* ITE Code: 820

Land Type: Shopping Center

#Units: 1546000

Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	7	7	14
	Specialty Retail	6	8	14
	Hotel	16	17	33
	Multiplex Movie	0	0	0
	Apartments	38	21	59
	Residential	128	108	236
	Office Park	34	37	71
	Office Park	35	37	72
	Shopping Center	89	97	186
	Shopping Center	-	-	-

Internal Demand Actual Rate: 18%	Total Internal Trips:	353	332	685
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Total Internal Capture: 27%	Total Internal Trips:	1021	1021	2042
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(* indicates the land use was modified from the original rates.)

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	310 Hotel		814 Specialty Retail Center		310 Hotel		445 Multiplex Movie Theater		220 Apartments		230 Residential Minimum/Tow		750 Office Park				820 Shopping Center				Balanced Internal Trips	% Internal Demand
				Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL		
310 Hotel	Lodging	1	22	Exiting To.	0	0	0.33	3	0	0	0	0	0	0	0	0	0	0.33	7	0.33	7	17	84		
			21	Entering From.	0	0	0.32	5	0	0	0	0	0	0	0	0	0	0	0.32	7	0.32	7	19		
814 Special Retail Center	Retail	1	39	Exiting To.	0.12	5			0.12	5	0	0	0.12	5	0.12	5	0.03	1	0.03	1	0.2	8	38	93	
			30	Entering From.	0.09	3			0.09	3	0	0	0.09	3	0.09	3	0.02	1	0.02	1	0.2	6	26		
310 Hotel	Lodging	1	53	Exiting To.	0	0	0.33	3										0.33	17	0.33	17	37	73		
			51	Entering From.	0	0	0.32	5											0.32	16	0.32	16	39		
445 Multiple Movie Theater	Theater	1	90	Exiting To.	0	0																	0	0	
			74	Entering From.	0	0																			
220 Water Residential	Residential	1	64	Exiting To.	0	0	0.33	3											0.33	21	0.33	21	45	71	
			119	Entering From.	0	0	0.32	5												0.32	38	0.32	38	85	
230 Residential Minimum/Tow	Residential	1	204	Exiting To.	0	0	0.53	3											0.53	40	0.53	108	151	58	
			413	Entering From.	0	0	0.31	5												0.31	58	0.31	128	207	
750 Office Park	Office	1	669	Exiting To.	0.02	0	0.23	1	0.02	1	0	0	0.02	2	0.02	8			0.23	9	0.23	37	65	16	
			109	Entering From.	0	0	0.31	1	0	0	0	0	0	0	0	0	0			0.31	14	0.31	34	56	
750 Office Park	Office	1	697	Exiting To.	0.02	0	0.23	1	0.02	1	0	0	0.02	2	0.02	8			0.23	9	0.23	37	65	15	
			113	Entering From.	0	0	0.31	1	0	0	0	0	0	0	0	0	0			0.31	14	0.31	35	57	
820 Shopping Center	Retail	1	483	Exiting To.	0.12	7	0.2	6	0.12	16	0	0	0.12	38	0.12	58							250	48	
			446	Entering From.	0.09	7	0.2	8	0.09	17	0	0	0.09	21	0.09	40	0.09	9						200	
820 Shopping Center	Retail	1	1984	Exiting To.	0.12	7	0.2	6	0.12	16	0	0	0.12	38	0.12	128							353	18	
			1832	Entering From.	0.09	7	0.2	8	0.09	17	0	0	0.09	21	0.09	108	0.09	37						332	

TIPS Site Summary Worksheet

Adjacent Highways Passby Information

Site Information

Name of Development Durbin DRI
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Peak Hour - Pods C, F, & G
Analysis Year 2022

North/ South Roadway
 North/ South PM Peak Hour Volume
East/ West Roadway Race Track Road
 East/ West PM Peak Hour Volume 3017

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
310	Hotel	77	occupied room	19	20	12	18	12	18	30	77	7	2	9	3	E/W	*
814	Specialty Retail Center	60000	sq. feet gross leasable area	73	92	29	35	29	35	64	39	44	57	101	50	E/W	*
220	Apartments	456	dwelling units	174	94	65	52	65	52	117	44	109	42	151	-	E/W	
820	Shopping Center	220000	sq. feet gross leasable area	505	548	74	75	74	75	149	14	431	473	904	280	E/W	*
Total Volume				180	180	180	180	180	180	360	24%	591	574	1165			

(* indicates the land use was modified from the original rates.)

TIPS Internal Capture Site Worksheet

Site Information

Name of Development Durbin DRI
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Peak Hour - Pods C, F, & G
Analysis Year 2022

* ITE Code: 310 Land Type: Hotel
 #Units: 77 Independent Variable: occupied room

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	-	-	-
	Specialty Retail	7	6	13
	Apartments	0	0	0
	Shopping Center	11	6	17
Internal Demand Actual Rate: 77%		Total Internal Trips:	18	12
			30	

* ITE Code: 814 Land Type: Specialty Retail Center
 #Units: 60000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	6	7	13
	Specialty Retail	-	-	-
	Apartments	11	7	18
	Shopping Center	18	15	33
Internal Demand Actual Rate: 39%		Total Internal Trips:	35	29
			64	

ITE Code: 220 Land Type: Apartments
 #Units: 456 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	0	0	0
	Specialty Retail	7	11	18
	Apartments	-	-	-
	Shopping Center	45	54	99
Internal Demand Actual Rate: 44%		Total Internal Trips:	52	65
			117	

* ITE Code: 820 Land Type: Shopping Center
 #Units: 220000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	Hotel	6	11	17
	Specialty Retail	15	18	33
	Apartments	54	45	99
	Shopping Center	-	-	-
Internal Demand Actual Rate: 14%		Total Internal Trips:	75	74
			149	

Total Internal Capture: 24% Total Internal Trips: 180 180 360

(indicates the land use was modified from the original rates.)*

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	310		814		220		820		Balanced Internal Trips	% Internal Demand
				Demand	BAL	Demand	BAL	Demand	BAL	Demand	BAL		
310	Hotel	1	20	Exiting To:				7	0	0	0	18	77
			19	Entering From:					6	0	0	6	12
814	Specialty Retail Center	1	92	Exiting To:					6	0.12	11	35	39
			73	Entering From:					7	0.09	7	29	
220	Apartments	1	94	Exiting To:					0	0		52	44
			174	Entering From:					11	0		65	
820	Shopping Center	1	548	Exiting To:					6	0.12	54	75	14
			505	Entering From:					18	0.09	45	74	

TIPS Site Summary Worksheet

Site Information
Name of Development Durbin DRt
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Peak Hour - Pods D & E
Analysis Year 2022

Adjacent Highways Passby Information
 North/ South Roadway
 North/ South PM Peak Hour Volume
 East/ West Roadway Race Track Road
 East/ West PM Peak Hour Volume 3017

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips w/Reason Check		Total IC Trips	Real IC %	Trips on External Roadway		Total Trips	Result Pass By	Street Dir	M O D
				In	Out	In	Out	In	Out			In	Out				
814	Specialty Retail Center	20000	sq. feet gross leasable area	30	39	1	1	1	1	1	2	3	29	38	67	34	EW *
710	General Office Building	51000	sq. feet gross floor area	23	113	1	1	1	1	1	2	1	22	112	134	11	EW
Total Volume						2	2	2	2	4	2%		51	150	201		

(* indicates the land use was modified from the original rates.)

TIPS Internal Capture Site Worksheet

Site Information

Name of Development Durbin DRI
Name of Applicant Prosser Hallock
Name of Analyst Fred Kyle
Date 3/29/2006
Development Phase Peak Hour - Pods D & E
Analysis Year 2022

* ITE Code: 814 Land Type: Specialty Retail Center
 #Units: 20000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Specialty Retail			-
		General Office	1	1	2
<hr style="border-top: 1px dashed black;"/>					
Internal Demand Actual Rate:	3%	Total Internal Trips:	1	1	2

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		Specialty Retail	1	1	2
		General Office			-
<hr style="border-top: 1px dashed black;"/>					
Internal Demand Actual Rate:	1%	Total Internal Trips:	1	1	2
<hr style="border-top: 1px dashed black;"/>					
Total Internal Capture:	2%	Total Internal Trips:	2	2	4

(* indicates the land use was modified from the original rates.)

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	814		710		Balanced Internal Trips	% Internal Demand
				Specialty Retail Center	General Office Building	Specialty Retail Center	General Office Building		
				Demand	BAL	Demand	BAL		
814	Retail	1	39			0.03	1	1	3
			30			0.02	1	1	
710	Office	1	113					1	1
			23					1	1