

TRANSPORTATION

Appendix 21-B1

Trip Generation

TIPS Trip Generation Summary Output Tables

TIPS Site Summary Worksheet

Site Information

Name of Development Elkton
Name of Applicant Elkton 2500, LLC
Name of Analyst FredJ
Date 5/27/06
Development Phase Phase I
Analysis Year 2011

Adjacent Highways Passby Information

North/ South Roadway
 North/ South Daily Hour Volume
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		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				
				In	Out	In	Out	In	Out			In	Out				
110	General Light Industrial	28000	sq. feet gross floor area	54	53	0	0	0	0	0	0	54	53	107	-	E/W	*
710	General Office Building	20000	sq. feet gross floor area	193	193	33	58	33	58	91	24	160	135	295	-	E/W	
720	Medical-Dental Office Bldg	20000	sq. feet gross floor area	302	301	49	88	49	88	137	23	253	213	466	-	E/W	*
520	Elementary School	95000	sq. feet gross floor area	605	605	0	0	0	0	0	0	605	605	1210	-	E/W	
230	Residential Condominium/Townhouse	245	dwelling units	688	687	237	261	237	261	498	36	451	426	877	-	E/W	
251	Senior Adult Housing - Detached	340	dwelling units	766	766	263	285	263	285	548	36	503	481	984	-	E/W	*
210	Single-Family Detached Housing	660	dwelling units	2950	2951	359	285	359	285	644	11	2591	2666	5257	-	E/W	
820	Shopping Center	90000	sq. feet gross leasable area	3171	3171	939	903	939	903	1842	29	2232	2268	4500	0	E/W	
Total Volume				1880	1880	1880	1880	1880	1880	3760	22%	6849	6847	13696			

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

Internal Demand Actual Rate: 23% Total Internal Trips: 88 49 137

ITE Code: 520 Land Type: Elementary School
#Units: 95000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	0	0
		Medical-Dental Office	0	0	0
		Elementary School	-	-	-
		Residential	0	0	0
		Senior Adult Housing	0	0	0
		Single-Family	0	0	0
		Shopping Center	0	0	0
Internal Demand Actual Rate:	0%	Total Internal Trips:	0	0	0

ITE Code: 230 Land Type: Residential Condominium/Townhouse
#Units: 245 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	4	4
		Medical-Dental Office	0	6	6
		Elementary School	0	0	0
		Residential	-	-	-
		Senior Adult Housing	0	0	0
		Single-Family	0	0	0
		Shopping Center	261	227	488
Internal Demand Actual Rate:	36%	Total Internal Trips:	261	237	498

* ITE Code: 251 Land Type: Senior Adult Housing - Detached
#Units: 340 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	4	4
		Medical-Dental Office	0	6	6
		Elementary School	0	0	0
		Residential	0	0	0
		Senior Adult Housing	-	-	-
		Single-Family	0	0	0
		Shopping Center	285	253	538
Internal Demand Actual Rate:	36%	Total Internal Trips:	285	263	548

ITE Code: 210 Land Type: Single-Family Detached Housing
#Units: 660 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	4	4
		Medical-Dental Office	0	6	6

Elementary School	0	0	0
Residential	0	0	0
Senior Adult Housing	0	0	0
Single-Family	-	-	-
Shopping Center	285	349	634

Internal Demand Actual Rate: 11%	Total Internal Trips:	285	359	644
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ITE Code: 820

Land Type: Shopping Center

#Units: 90000

Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	29	42	71
	Medical-Dental Office	45	66	111
	Elementary School	0	0	0
	Residential	227	261	488
	Senior Adult Housing	253	285	538
	Single-Family	349	285	634
	Shopping Center	-	-	-

Internal Demand Actual Rate: 29%	Total Internal Trips:	903	939	1842
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Total Internal Capture: 22%	Total Internal Trips:	1880	1880	3760
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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.	110		710		720		520		230		251		210		820		Balanced Internal Trips	% Internal Demand	
				Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL			Dem
110	General Light Industrial	1	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
			54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
710	General Office Building	1	193	0	0	0.02	4	0	0	0.02	4	0	0	0	0	0	0.02	4	0.22	42	58	24
			193	0	0	0.02	4	0	0	0.02	4	0	0	0	0	0	0.15	29	33	33		
720	Medical-Dental Office Bldg	1	301	0	0.02	4	0	0	0	0.02	6	0	0	0	0	0	0.02	6	0.22	66	88	23
			302	0	0.02	4	0	0	0	0	0	0	0	0	0	0	0.15	45	49	49		
520	Elementary School	1	605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230	Residential Minimum/Town	1	687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.38	261	261	36
			688	0	0.03	4	0.03	6	0	0	0	0	0	0	0	0	0	0.33	227	237	237	
251	Senior Adult Housing - Detached	1	766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.38	285	285	36
			766	0	0.03	4	0.03	6	0	0	0	0	0	0	0	0	0	0.33	253	263	263	
210	Single-Family Detached Housing	1	2951	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.38	285	285	11
			2950	0	0.03	4	0.03	6	0	0	0	0	0	0	0	0	0	0.33	349	359	359	
820	Shopping Center	1	3171	0	0.03	29	0.03	45	0	0.11	227	0.11	253	0.11	349	0.11	349	0.11	903	903	29	29
			3171	0	0.04	42	0.04	66	0	0.09	261	0.09	285	0.09	285	0.09	285	0.09	939	939	939	

TIPS Site Summary Worksheet

Site Information

Name of Development Elkton
Name of Applicant Elkton 2500, LLC
Name of Analyst FredJ
Date 5/27/06
Development Phase Phase II
Analysis Year 2016

Adjacent Highways Passby Information

North/ South Roadway
North/ South Daily Hour Volume
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	In	Out			In	Out				
110	General Light Industrial	70000	sq. feet gross floor area	210	211	0	0	0	0	0	0	210	211	421	-	E/W *
710	General Office Building	40000	sq. feet gross floor area	330	329	57	100	57	100	157	24	273	229	502	-	E/W
520	Elementary School	95000	sq. feet gross floor area	605	605	0	0	0	0	0	0	605	605	1210	-	E/W
720	Medical-Dental Office Bldg	40000	sq. feet gross floor area	710	711	114	205	114	205	319	22	596	506	1102	-	E/W *
230	Residential Condominium/Townhouse	430	dwelling units	1109	1109	387	380	387	380	767	35	722	729	1451	-	E/W
251	Senior Adult Housing - Detached	650	dwelling units	1329	1329	460	380	460	380	840	32	869	949	1818	-	E/W *
820	Shopping Center	140000	sq. feet gross leasable area	4226	4225	1368	1427	1368	1427	2795	33	2858	2798	5656	0	E/W
210	Single-Family Detached Housing	1430	dwelling units	6009	6009	486	380	486	380	866	7	5523	5629	11152	-	E/W
Total Volume				2872	2872	2872	2872	2872	2872	5744	20%	11656	11656	23312		

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

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

* ITE Code: 720 Land Type: Medical-Dental Office Bldg
#Units: 40000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	7	7	14
		Elementary School	0	0	0
		Medical-Dental Office	-	-	-
		Residential	14	0	14
		Senior Adult Housing	14	0	14
		Shopping Center	156	107	263
		Single-Family	14	0	14
Internal Demand Actual Rate:	22%	Total Internal Trips:	205	114	319

ITE Code: 230 Land Type: Residential Condominium/Townhouse
#Units: 430 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	7	7
		Elementary School	0	0	0
		Medical-Dental Office	0	14	14
		Residential	-	-	-
		Senior Adult Housing	0	0	0
		Shopping Center	380	366	746
		Single-Family	0	0	0
Internal Demand Actual Rate:	35%	Total Internal Trips:	380	387	767

* ITE Code: 251 Land Type: Senior Adult Housing - Detached
#Units: 650 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	7	7
		Elementary School	0	0	0
		Medical-Dental Office	0	14	14
		Residential	0	0	0
		Senior Adult Housing	-	-	-
		Shopping Center	380	439	819
		Single-Family	0	0	0
Internal Demand Actual Rate:	32%	Total Internal Trips:	380	460	840

ITE Code: 820 Land Type: Shopping Center
#Units: 140000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	50	72	122
		Elementary School	0	0	0

Medical-Dental Office	107	156	263
Residential	366	380	746
Senior Adult Housing	439	380	819
Shopping Center	-	-	-
Single-Family	465	380	845

Internal Demand Actual Rate: 33% **Total Internal Trips:** 1427 1368 2795

ITE Code: 210 **Land Type:** Single-Family Detached Housing
#Units: 1430 **Independent Variable:** dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	0	7	7
	Elementary School	0	0	0
	Medical-Dental Office	0	14	14
	Residential	0	0	0
	Senior Adult Housing	0	0	0
	Shopping Center	380	465	845
	Single-Family	-	-	-

Internal Demand Actual Rate: 7% **Total Internal Trips:** 380 486 866

Total Internal Capture: 20% **Total Internal Trips:** 2872 2872 5744

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

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	Exiting To: Entering From:	110		710		520		720		230		251		820		210		% Internal Demand						
					General Light Industrial	Dem	BAL	General Office Building	Dem	BAL	Elementary School	Dem	BAL	Medical-Dent Office Bldg	Dem	BAL	Residential Condominium/Townhome	Dem	BAL	Senior Adult Housing - Detached		Dem	BAL	Shopping Center	Dem	BAL	Single-Family Detached Housing
110	General Light Industrial	1	211	Exiting To:	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0
710	General Office Building	1	329	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	
				Entering From:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
520	Elementary School	1	605	Exiting To:	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0
720	Medical-Dent Office Bldg	1	711	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
				Entering From:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230	Residential Condominium/Townhome	1	1109	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35
				Entering From:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251	Senior Adult Housing - Detached	1	1329	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32
				Entering From:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
820	Shopping Center	1	4225	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33
				Entering From:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210	Single-Family Detached Housing	1	6009	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
				Entering From:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TIPS Site Summary Worksheet

Site Information
Name of Development Elkton
Name of Applicant Elkton 2500, LLC
Name of Analyst FredJ
Date 5/27/06
Development Phase Phase III
Analysis Year 2021

Adjacent Highways Passby Information
North/ South Roadway
North/ South Daily Hour Volume
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		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				
110	General Light Industrial	70000	sq. feet gross floor area	210	211	0	0	0	0	0	0	210	211	421	-	E/W	*
710	General Office Building	40000	sq. feet gross floor area	330	329	57	107	57	107	164	25	273	222	495	-	E/W	
720	Medical-Dental Office Bldg	40000	sq. feet gross floor area	710	711	114	219	114	219	333	23	596	492	1088	-	E/W	*
220	Apartments	300	dwelling units	976	977	343	371	343	371	714	37	633	606	1239	-	E/W	
520	Elementary School	190000	sq. feet gross floor area	1202	1201	0	0	0	0	0	0	1202	1201	2403	-	E/W	*
251	Senior Adult Housing - Detached	650	dwelling units	1329	1329	460	380	460	380	840	32	869	949	1818	-	E/W	*
530	High School	256000	sq. feet gross floor area	1650	1650	0	0	0	0	0	0	1650	1650	3300	-	E/W	
230	Residential Condominium/Townhouse	700	dwelling units	1678	1678	486	380	486	380	866	26	1192	1298	2490	-	E/W	
820	Shopping Center	140000	sq. feet gross leasable area	4226	4225	1739	1848	1739	1848	3587	42	2487	2377	4864	0	E/W	
210	Single-Family Detached Housing	1950	dwelling units	7993	7993	486	380	486	380	866	5	7507	7613	15120	-	E/W	
Total Volume						3685	3685	3685	3685	7370	18%	16619	16619	33238			

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

Elementary School	0	0	0
Senior Adult Housing	14	0	14
High School	0	0	0
Residential	14	0	14
Shopping Center	156	107	263
Single-Family	14	0	14

Internal Demand Actual Rate: 23% Total Internal Trips: 219 114 333

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:
	General Light	0	0	0
	General Office	0	7	7
	Medical-Dental Office	0	14	14
	Apartments			-
	Elementary School	0	0	0
	Senior Adult Housing	0	0	0
	High School	0	0	0
	Residential	0	0	0
	Shopping Center	371	322	693
	Single-Family	0	0	0

Internal Demand Actual Rate: 37% Total Internal Trips: 371 343 714

* **ITE Code: 520 Land Type: Elementary School**
#Units: 190000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	0	0	0
	Medical-Dental Office	0	0	0
	Apartments	0	0	0
	Elementary School			-
	Senior Adult Housing	0	0	0
	High School	0	0	0
	Residential	0	0	0
	Shopping Center	0	0	0
	Single-Family	0	0	0

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

* **ITE Code: 251 Land Type: Senior Adult Housing - Detached**
#Units: 650 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	0	7	7
	Medical-Dental Office	0	14	14
	Apartments	0	0	0
	Elementary School	0	0	0
	Senior Adult Housing			-
	High School	0	0	0

Residential	0	0	0
Shopping Center	380	439	819
Single-Family	0	0	0

Internal Demand Actual Rate: 32% **Total Internal Trips:** 380 460 840

ITE Code: 530 **Land Type:** High School
#Units: 256000 **Independent Variable:** sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	0	0	0
	Medical-Dental Office	0	0	0
	Apartments	0	0	0
	Elementary School	0	0	0
	Senior Adult Housing	0	0	0
	High School			-
	Residential	0	0	0
	Shopping Center	0	0	0
	Single-Family	0	0	0
Internal Demand Actual Rate: 0%	Total Internal Trips:	0	0	0

ITE Code: 230 **Land Type:** Residential Condominium/Townhouse
#Units: 700 **Independent Variable:** dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	0	7	7
	Medical-Dental Office	0	14	14
	Apartments	0	0	0
	Elementary School	0	0	0
	Senior Adult Housing	0	0	0
	High School	0	0	0
	Residential			-
	Shopping Center	380	465	845
	Single-Family	0	0	0
Internal Demand Actual Rate: 26%	Total Internal Trips:	380	486	866

ITE Code: 820 **Land Type:** Shopping Center
#Units: 140000 **Independent Variable:** sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	50	72	122
	Medical-Dental Office	107	156	263
	Apartments	322	371	693
	Elementary School	0	0	0
	Senior Adult Housing	439	380	819
	High School	0	0	0
	Residential	465	380	845
	Shopping Center			-
	Single-Family	465	380	845

Internal Demand Actual Rate: 42%	Total Internal Trips:	1848	1739	3587
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ITE Code: 210

Land Type: Single-Family Detached Housing

#Units: 1950

Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	7	7
		Medical-Dental Office	0	14	14
		Apartments	0	0	0
		Elementary School	0	0	0
		Senior Adult Housing	0	0	0
		High School	0	0	0
		Residential	0	0	0
		Shopping Center	380	465	845
		Single-Family			-

Internal Demand Actual Rate: 5%	Total Internal Trips:	380	486	866
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Total Internal Capture: 18%	Total Internal Trips:	3685	3685	7370
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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.	110		710		720		220		520		251		530		230		820		210		Balanced Internal Trips	% Internal Demand	
				Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL			Dem
110	General Light Industrial	1	211	Exiting To.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Industrial		210	Entering From.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
710	General Office Building	1	329	Exiting To.	0	0	0.02	7	0.02	7	0.02	7	0	0	0.02	7	0	0	0.02	7	0.22	72	0.02	7	107	25
	Office		330	Entering From.	0	0	0.02	7	0.02	7	0	0	0	0	0	0	0	0	0	0	0.15	50	0	57		
720	Medical-Dent Office Bldg	1	711	Exiting To.	0	0	0.02	7		0.02	14	0	0	0.02	14	0	0	0.02	14	0.22	156	0.02	14	219	23	
	Office		710	Entering From.	0	0	0.02	7		0	0	0	0	0	0	0	0	0	0	0.15	107	0	0	114		
220	Apartments	1	977	Exiting To.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.38	371	0	0	371	37	
	Residential		976	Entering From.	0	0	0.03	7	0.03	14	0	0	0	0	0	0	0	0	0.33	322	0	0	0	343		
520	Elementary School	1	1201	Exiting To.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Institutional		1202	Entering From.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
251	Senior Adult Housing - Detached	1	1329	Exiting To.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.38	380	0	0	380	32	
	Residential		1329	Entering From.	0	0	0.03	7	0.03	14	0	0	0	0	0	0	0	0	0.33	439	0	0	0	460		
530	High School	1	1650	Exiting To.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Institutional		1650	Entering From.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
230	Residential Minimum/Tow	1	1678	Exiting To.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.38	380	0	0	380	26	
	Residential		1678	Entering From.	0	0	0.03	7	0.03	14	0	0	0	0	0	0	0	0	0.33	465	0	0	0	486		
820	Shopping Center	1	4225	Exiting To.	0	0	0.03	50	0.03	107	0.11	322	0	0	0.11	439	0	0	0.11	465		0.11	465	1848	42	

TIPS Site Summary Worksheet

Site Information
Name of Development Elkton
Name of Applicant Elkton 2500, LLC
Name of Analyst FredJ
Date 5/27/06
Development Phase Phase I
Analysis Year 2011

Adjacent Highways Passby Information
North/ South Roadway
 North/ South PM Peak Hour Volume
East/ West Roadway SR 207 (CR 305 to Vermont Blvd)
 East/ West PM Peak Hour Volume 1139

ITE Code	Land Type	# Units	Independent Variable	Trip Generation		IC Trips Based on IC Rate		Balanced IC Trips		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				
110	General Light Industrial	28000	sq. feet gross floor area	3	24	0	0	0	0	0	0	3	24	27	-	E/W	*
720	Medical-Dental Office Bldg	20000	sq. feet gross floor area	19	52	7	10	7	10	17	24	12	42	54	-	E/W	
710	General Office Building	20000	sq. feet gross floor area	17	84	6	12	6	12	18	18	11	72	83	-	E/W	
251	Senior Adult Housing - Detached	340	dwelling units	73	46	25	24	25	24	49	41	48	22	70	-	E/W	
230	Residential Condominium/Townhouse	245	dwelling units	84	41	29	22	29	22	51	41	55	19	74	-	E/W	
520	Elementary School	95000	sq. feet gross floor area	0	146	0	0	0	0	0	0	0	146	146	-	E/W	*
820	Shopping Center	90000	sq. feet gross leasable area	280	304	83	96	83	96	179	31	197	208	405	114	E/W	
210	Single-Family Detached Housing	660	dwelling units	369	217	39	25	39	25	64	11	330	192	522	-	E/W	
Total Volume				189	189	189	189	189	189	378	21%	656	725	1381			

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

Internal Demand Actual Rate: 18% Total Internal Trips: 12 6 18

ITE Code: 251 Land Type: Senior Adult Housing - Detached
#Units: 340 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	Trip Distribution:	Exiting:	Entering:	Total:
100%	General Light	0	0	0
	Medical-Dental Office	0	1	1
	General Office	0	1	1
	Senior Adult Housing	-	-	-
	Residential	0	0	0
	Elementary School	0	0	0
	Shopping Center	24	23	47
	Single-Family	0	0	0
Internal Demand Actual Rate: 41%	Total Internal Trips:	24	25	49

ITE Code: 230 Land Type: Residential Condominium/Townhouse
#Units: 245 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	Trip Distribution:	Exiting:	Entering:	Total:
100%	General Light	0	0	0
	Medical-Dental Office	0	1	1
	General Office	0	2	2
	Senior Adult Housing	0	0	0
	Residential	-	-	-
	Elementary School	0	0	0
	Shopping Center	22	26	48
	Single-Family	0	0	0
Internal Demand Actual Rate: 41%	Total Internal Trips:	22	29	51

* ITE Code: 520 Land Type: Elementary School
#Units: 95000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting:	Trip Distribution:	Exiting:	Entering:	Total:
100%	General Light	0	0	0
	Medical-Dental Office	0	0	0
	General Office	0	0	0
	Senior Adult Housing	0	0	0
	Residential	0	0	0
	Elementary School	-	-	-
	Shopping Center	0	0	0
	Single-Family	0	0	0
Internal Demand Actual Rate: 0%	Total Internal Trips:	0	0	0

ITE Code: 820 Land Type: Shopping Center
#Units: 90000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting:	Trip Distribution:	Exiting:	Entering:	Total:
100%	General Light	0	0	0
	Medical-Dental Office	6	6	12
	General Office	5	6	11

Senior Adult Housing	23	24	47
Residential	26	22	48
Elementary School	0	0	0
Shopping Center	-	-	-
Single-Family	36	25	61

Internal Demand Actual Rate: 31%	Total Internal Trips:	96	83	179
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ITE Code: 210

Land Type: Single-Family Detached Housing

#Units: 660

Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	Medical-Dental Office	0	1	1
	General Office	0	2	2
	Senior Adult Housing	0	0	0
	Residential	0	0	0
	Elementary School	0	0	0
	Shopping Center	25	36	61
	Single-Family	-	-	-

Internal Demand Actual Rate: 11%	Total Internal Trips:	25	39	64
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Total Internal Capture: 21%	Total Internal Trips:	189	189	378
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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	Tip Gen.	110		720		710		251		230		520		820		210		% Internal Demand	
				Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL	Dem	BAL		Dem
110	General Light Industrial	1	24	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
			3	Entering From:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
720	Medical-Dent Office Bldg	1	52	Exiting To:	0	0	0.01	1	0.02	1	0.02	1	0.02	1	0	0	0.23	6	0.02	1	24
			19	Entering From:	0	0	0.06	1	0	0	0	0	0	0	0	0.31	6	0	0	7	
710	General Office Building	1	84	Exiting To:	0	0.01	1	0.02	1	0.02	1	0.02	2	0	0	0.23	6	0.02	2	12	18
			17	Entering From:	0	0.06	1	0	0	0	0	0	0	0	0.31	5	0	0	0	6	
251	Senior Adult Housing - Detached	1	46	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0.53	24	0	0	24	41
			73	Entering From:	0	0.02	1	0.02	1	0.02	1	0	0	0	0.31	23	0	0	0	25	
230	Residential Condominium/Town	1	41	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0.53	22	0	0	22	41
			84	Entering From:	0	0.02	1	0.02	2	0	0	0	0	0	0.31	26	0	0	0	29	
520	Elementary School	1	146	Exiting To:	0	0	0	0	0	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	0	0	0	0	0
820	Shopping Center	1	304	Exiting To:	0	0.03	6	0.03	5	0.12	23	0.12	26	0	0	0.12	36	0.12	36	96	31
			280	Entering From:	0	0.02	6	0.02	6	0.09	24	0.09	22	0	0	0.09	25	0.09	25	83	
210	Single-Family Detached Housing	1	217	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0.53	25	0.53	25	25	11
			369	Entering From:	0	0.02	1	0.02	2	0	0	0	0	0	0.31	36	0.31	36	39	39	

TIPS Site Summary Worksheet

Site Information

Name of Development Elkton
Name of Applicant Elkton 2500, LLC
Name of Analyst FredJ
Date 5/27/06
Development Phase Phase II
Analysis Year 2016

Adjacent Highways Passby Information

North/ South Roadway
 North/ South PM Peak
 Hour Volume
East/ West Roadway SR 207 (CR 305 to Vermont Blvd)
 East/ West PM Peak Hour
 Volume 1139

ITE Code	Land Type	# Units	Independent Variable	Trip Generation	IC Trips Based on IC Rate		Balanced IC Trips		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	In	Out			In	Out				
110	General Light Industrial	70000	sq. feet gross floor area	8	61	0	0	0	0	0	0	8	61	69	-	E/W *
710	General Office Building	40000	sq. feet gross floor area	21	103	8	14	8	14	22	18	13	89	102	-	E/W
720	Medical-Dental Office Bldg	40000	sq. feet gross floor area	36	98	12	14	12	14	26	19	24	84	108	-	E/W
520	Elementary School	95000	sq. feet gross floor area	0	146	0	0	0	0	0	0	0	146	146	-	E/W *
251	Senior Adult Housing - Detached	650	dwelling units	115	74	40	34	40	34	74	39	75	40	115	-	E/W
230	Residential Condominium/Townhouse	430	dwelling units	133	66	45	34	45	34	79	40	88	32	120	-	E/W
820	Shopping Center	140000	sq. feet gross leasable area	375	407	116	144	116	144	260	33	259	263	522	114	E/W
210	Single-Family Detached Housing	1430	dwelling units	740	435	53	34	53	34	87	7	687	401	1088	-	E/W
Total Volume				274	274	274	274	274	274	548	19%	1154	1116	2270		

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

Internal Demand Actual Rate: 19% Total Internal Trips: 14 12 26

* ITE Code: 520 Land Type: Elementary School
#Units: 95000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	0	0
		Medical-Dental Office	0	0	0
		Elementary School	-	-	-
		Senior Adult Housing	0	0	0
		Residential	0	0	0
		Shopping Center	0	0	0
		Single-Family	0	0	0
Internal Demand Actual Rate:	0%	Total Internal Trips:	0	0	0

ITE Code: 251 Land Type: Senior Adult Housing - Detached
#Units: 650 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	2	2
		Medical-Dental Office	0	2	2
		Elementary School	0	0	0
		Senior Adult Housing	-	-	-
		Residential	0	0	0
		Shopping Center	34	36	70
		Single-Family	0	0	0
Internal Demand Actual Rate:	39%	Total Internal Trips:	34	40	74

ITE Code: 230 Land Type: Residential Condominium/Townhouse
#Units: 430 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	2	2
		Medical-Dental Office	0	2	2
		Elementary School	0	0	0
		Senior Adult Housing	0	0	0
		Residential	-	-	-
		Shopping Center	34	41	75
		Single-Family	0	0	0
Internal Demand Actual Rate:	40%	Total Internal Trips:	34	45	79

ITE Code: 820 Land Type: Shopping Center
#Units: 140000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	7	7	14
		Medical-Dental Office	11	7	18

IC Rate	Internal Capture Type	IC Max Rate from Methodology Meeting	Trip Gen.	110		710		720		520		251		230		820		210		% Internal Demand			
				General Light Industrial	Dem.	BAL	General Office Building	Dem.	BAL	Medical-Dent Office Bldg	Dem.	BAL	Elementary School	Dem.	BAL	Senior Adult Housing - Detached	Dem.	BAL	Residential Minimum/Town		Dem.	BAL	Shopping Center
110	General Light Industrial	1	61	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
			8	Entering From:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
710	General Office Building	1	103	Exiting To:	0	0	0.01	1	0	0	0.02	2	0.02	2	0.02	7	0.02	2	14	18			
			21	Entering From:	0	0	0.06	1	0	0	0	0	0	0	0	0	0.31	7	0	8			
720	Medical-Dent Office Bldg	1	98	Exiting To:	0	0	0.01	1	0	0	0.02	2	0.02	2	0.02	7	0.02	2	14	19			
			36	Entering From:	0	0	0.06	1	0	0	0	0	0	0	0	0.31	11	0	12				
520	Elementary School	1	146	Exiting To:	0	0	0	0	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	0	0	0	0	0	0	0
251	Senior Adult Housing - Detached	1	74	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0.53	34	0	34	39			
			115	Entering From:	0	0	0.02	2	0.02	2	0	0	0	0	0	0.31	36	0	40				
230	Residential Minimum/Town	1	66	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0.53	34	0	34	40			
			133	Entering From:	0	0	0.02	2	0.02	2	0	0	0	0	0	0.31	41	0	45				
820	Shopping Center	1	407	Exiting To:	0	0	0.03	7	0.03	11	0	0	0.12	36	0.12	41	0.12	49	144	33			
			375	Entering From:	0	0	0.02	7	0.02	7	0	0	0.09	34	0.09	34	0.09	34	116				
210	Single-Family Detached Housing	1	435	Exiting To:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	7			
			740	Entering From:	0	0	0.02	2	0.02	2	0	0	0	0	0.31	49	0.31	49	53				

TIPS Site Summary Worksheet

Site Information

Name of Development Elkton
Name of Applicant Elkton 2500, LLC
Name of Analyst FredJ
Date 5/27/06
Development Phase Phase III
Analysis Year 2021

Adjacent Highways Passby Information

North/ South Roadway
North/ South PM Peak Hour Volume
East/ West Roadway SR 207 (CR 305 to Vermont Blvd)
East/ West PM Peak Hour Volume 1139

ITE Code	Land Type	# Units	Independent Variable	Trip Generation	IC Trips Based on IC Rate				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	In	Out				In	Out				
110	General Light Industrial	70000	sq. feet gross floor area	8	61	0	0	0	0	0	0	8	61	69	-	E/W	*
710	General Office Building	40000	sq. feet gross floor area	21	103	8	16	8	16	24	19	13	87	100	-	E/W	
720	Medical-Dental Office Bldg	40000	sq. feet gross floor area	36	98	12	16	12	16	28	21	24	82	106	-	E/W	
220	Apartments	300	dwelling units	119	64	41	34	41	34	75	41	78	30	108	-	E/W	
251	Senior Adult Housing - Detached	650	dwelling units	115	74	40	34	40	34	74	39	75	40	115	-	E/W	
530	High School	256000	sq. feet gross floor area	134	114	0	0	0	0	0	0	134	114	248	-	E/W	*
520	Elementary School	190000	sq. feet gross floor area	0	293	0	0	0	0	0	0	0	293	293	-	E/W	*
230	Residential Condominium/Townhouse	700	dwelling units	198	98	53	34	53	34	87	29	145	64	209	-	E/W	
820	Shopping Center	140000	sq. feet gross leasable area	375	407	150	189	150	189	339	43	225	218	443	114	E/W	
210	Single-Family Detached Housing	1950	dwelling units	978	574	53	34	53	34	87	6	925	540	1465	-	E/W	
Total Volume				357	357	357	357	357	357	714	18%	1627	1529	3156			

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

TIPS Internal Capture Site Worksheet

Site Information

Name of Development Elkton
 Name of Applicant Elkton 2500, LLC
 Name of Analyst FredJ
 Date 5/27/06
 Development Phase Phase III
 Analysis Year 2021

* ITE Code: 110 Land Type: General Light Industrial
 #Units: 70000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light			-
	General Office	0	0	0
	Medical-Dental Office	0	0	0
	Apartments	0	0	0
	Senior Adult Housing	0	0	0
	High School	0	0	0
	Elementary School	0	0	0
	Residential	0	0	0
	Shopping Center	0	0	0
	Single-Family	0	0	0
Internal Demand Actual Rate: 0%		Total Internal Trips:		0 0 0

ITE Code: 710 Land Type: General Office Building
 #Units: 40000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office			-
	Medical-Dental Office	1	1	2
	Apartments	2	0	2
	Senior Adult Housing	2	0	2
	High School	0	0	0
	Elementary School	0	0	0
	Residential	2	0	2
	Shopping Center	7	7	14
	Single-Family	2	0	2
Internal Demand Actual Rate: 19%		Total Internal Trips:		16 8 24

ITE Code: 720 Land Type: Medical-Dental Office Bldg
 #Units: 40000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	1	1	2
	Medical-Dental Office			-
	Apartments	2	0	2

Senior Adult Housing	2	0	2
High School	0	0	0
Elementary School	0	0	0
Residential	2	0	2
Shopping Center	7	11	18
Single-Family	2	0	2

Internal Demand Actual Rate: 21% **Total Internal Trips:** 16 12 28

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:
	General Light	0	0	0
	General Office	0	2	2
	Medical-Dental Office	0	2	2
	Apartments			-
	Senior Adult Housing	0	0	0
	High School	0	0	0
	Elementary School	0	0	0
	Residential	0	0	0
	Shopping Center	34	37	71
	Single-Family	0	0	0

Internal Demand Actual Rate: 41% **Total Internal Trips:** 34 41 75

ITE Code: 251 **Land Type:** Senior Adult Housing - Detached
#Units: 650 **Independent Variable:** dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	0	2	2
	Medical-Dental Office	0	2	2
	Apartments	0	0	0
	Senior Adult Housing			-
	High School	0	0	0
	Elementary School	0	0	0
	Residential	0	0	0
	Shopping Center	34	36	70
	Single-Family	0	0	0

Internal Demand Actual Rate: 39% **Total Internal Trips:** 34 40 74

* **ITE Code:** 530 **Land Type:** High School
#Units: 256000 **Independent Variable:** sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	0	0	0
	Medical-Dental Office	0	0	0
	Apartments	0	0	0
	Senior Adult Housing	0	0	0
	High School			-
	Elementary School	0	0	0

Residential	0	0	0
Shopping Center	0	0	0
Single-Family	0	0	0

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

* ITE Code: 520 Land Type: Elementary School
 #Units: 190000 Independent Variable: sq. feet gross floor area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	0	0	0
	Medical-Dental Office	0	0	0
	Apartments	0	0	0
	Senior Adult Housing	0	0	0
	High School	0	0	0
	Elementary School			-
	Residential	0	0	0
	Shopping Center	0	0	0
	Single-Family	0	0	0

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

ITE Code: 230 Land Type: Residential Condominium/Townhouse
 #Units: 700 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	0	2	2
	Medical-Dental Office	0	2	2
	Apartments	0	0	0
	Senior Adult Housing	0	0	0
	High School	0	0	0
	Elementary School	0	0	0
	Residential			-
	Shopping Center	34	49	83
	Single-Family	0	0	0

Internal Demand Actual Rate: 29% **Total Internal Trips:** 34 53 87

ITE Code: 820 Land Type: Shopping Center
 #Units: 140000 Independent Variable: sq. feet gross leasable area

Internal Capture Max Rate from Methodology Meeting: 100%	Trip Distribution:	Exiting:	Entering:	Total:
	General Light	0	0	0
	General Office	7	7	14
	Medical-Dental Office	11	7	18
	Apartments	37	34	71
	Senior Adult Housing	36	34	70
	High School	0	0	0
	Elementary School	0	0	0
	Residential	49	34	83
	Shopping Center			-
	Single-Family	49	34	83

Internal Demand Actual Rate: 43%	Total Internal Trips:	189	150	339
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ITE Code: 210 Land Type: Single-Family Detached Housing
 #Units: 1950 Independent Variable: dwelling units

Internal Capture Max Rate from Methodology Meeting:	100%	Trip Distribution:	Exiting:	Entering:	Total:
		General Light	0	0	0
		General Office	0	2	2
		Medical-Dental Office	0	2	2
		Apartments	0	0	0
		Senior Adult Housing	0	0	0
		High School	0	0	0
		Elementary School	0	0	0
		Residential	0	0	0
		Shopping Center	34	49	83
		Single-Family			-

Internal Demand Actual Rate: 6%	Total Internal Trips:	34	53	87
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Total Internal Capture: 18%	Total Internal Trips:	357	357	714
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(* indicates the land use was modified from the original rates.)

