



Shephard ▲ Wesnitzer, Inc.

75 Kallof Place
Sedona, AZ 86336

P.O. Box 3924
Sedona, AZ 86340

928.282.1061
928.282.2058 fax

www.swiaz.com

Engineering an environment of excellence.

Bernie Corea
AC Sedona, LLC
121 E Mason Street, Suite B
Santa Barbara, CA 93101

Job No. 19242.004
May 19, 2020

Re: Traffic Statement – AutoCamp

Dear Mr. Corea:

This letter is in support of the rezone request for the AutoCamp development. The purpose of this letter is to provide a trip generation analysis for the proposed 18.73 acre AutoCamp project on Assessor's Parcel Number 408-34-008 which is surrounded by National Forest land, in the northwest Section 31, T18N, R5E, G&SRB&M, Yavapai County. The project site is located approximately 0.75 miles north of E Boynton Pass Road on Forest Service Road FS 152E and 4.6 miles northwest of Sedona.

Trip Generation

The proposed project will consist of 100 RV sites with 95 Airstream trailers and 5 tents. The project is planned to be re-zoned as a Planned Area Development. Each RV site will be served by a central water distribution system and a central sewer collection system and be served by a private utility company. The RV's will remain road ready with their tires, wheels and hitch attached as well as being licensed for the road. AutoCamp is a campground where guests arrive at the site and park in a large parking lot and take their bags and other belongings to the units to use during their stay. Proposed with the project are 9000-sf of buildings including a 4500-sf of club-house building, 1800-sf back of house building, 1500-sf machine shop/storage building, 1200-sf meeting space building/structure and a pool.

The average daily traffic volumes, including AM and PM peak hour trips generated by the proposed development have been estimated using trip rates provided by the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 10th Edition*. ITE land use code 416: Campground/Recreational Vehicle Park was used in the analysis. Due to the "Small Sample Size" of ITE Code 416, this code does not provide data for total daily trips but does provide data information for peak AM and PM trips. Based on ITE Code 416, the proposed development will generate 9 AM and 18 PM peak hour trips. To verify the validity of ITE Code 416 SWI compared the results to the "(Not so)

Brief Guide of Vehicular Traffic Generation Rate for the San Diego Region (SANDAG) (see Appendix A), a well-known document of traffic generation rates. Using the SANDAG document the development generates 400 weekday daily trips, including 16 AM and 32 PM peak hour trips. To estimate the weekend traffic, generation values were increased by 15%, yielding 460 weekend daily trips, including 19 AM and 37 PM peak hour trips. Table 1, attached to this letter, summarizes the Trip Generation Calculations for the AutoCamp development.

TIA Scope

Generally, a traffic impact analysis (TIA) is only required for new developments which generate 100 or more trips during any hour of the day. The PM peak hour trips generated by this development is 37 trips, therefore, a TIA is not required.

Please call if you have any questions or comments.

Sincerely,
Shephard – Wesnitzer, Inc.



Arthur H. Beckwith, PE
Vice President

Attachments:

Table 1: Trip Generation Table
ITE Code 416 – Campground/Recreational Vehicle Park
Guide of Vehicular Traffic Generation Rate for the San Diego Region

AutoCamp
 SWI Project: # 19242.004
 Date: 5/4/2020

TABLE 1 - PROPOSED SITE GENERATED WEEKDAY TRAFFIC

LAND USE	ITE CODE	VARIABLE	TIME PERIOD	EQUATION	% ENTERING	WEEKDAY TOTAL	AM TOTAL	AM		PM TOTAL	PM	
								in	out		in	out
Campground/Recreational Vehicle Park	416	18.6	<i>Weekday</i>	N/A								
RV Park			<i>AM peak</i>	T=0.48(X)	42%		9	4	5			
Variable=Acres			<i>PM peak</i>	T=0.98(X)	69%					18	13	6
						0	9	4	5	18	13	6

LAND USE	SANDAG	VARIABLE	TIME PERIOD	EQUATION	% ENTERING	WEEKDAY TOTAL	AM TOTAL	AM		PM TOTAL	PM	
								in	out		in	out
Campground	N/A	100.0	<i>Weekday</i>	T=4(X)		400						
RV Park			<i>AM peak</i>	T=0.04(Weekday)	42%		16	7	9			
Variable=Campsite			<i>PM peak</i>	T=0.08(Weekday)	69%					32	22	10
						400	16	7	9	32	22	10

NOTE: SANDAG does not list % entering so % entering from ITE 416 was utilized in the cacluations

Land Use: 416 Campground/Recreational Vehicle Park

Description

A campground and recreational vehicle park is a recreational site that accommodates campers, trailers, tents, and recreational vehicles on a transient basis. They are found in a variety of locations and provide a variety of facilities, often including restrooms with showers and recreational facilities, such as a swimming pool, convenience store, and laundromat.

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Rhode Island, Vermont, and Washington.

Source Numbers

401, 559, 728

Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Acres
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

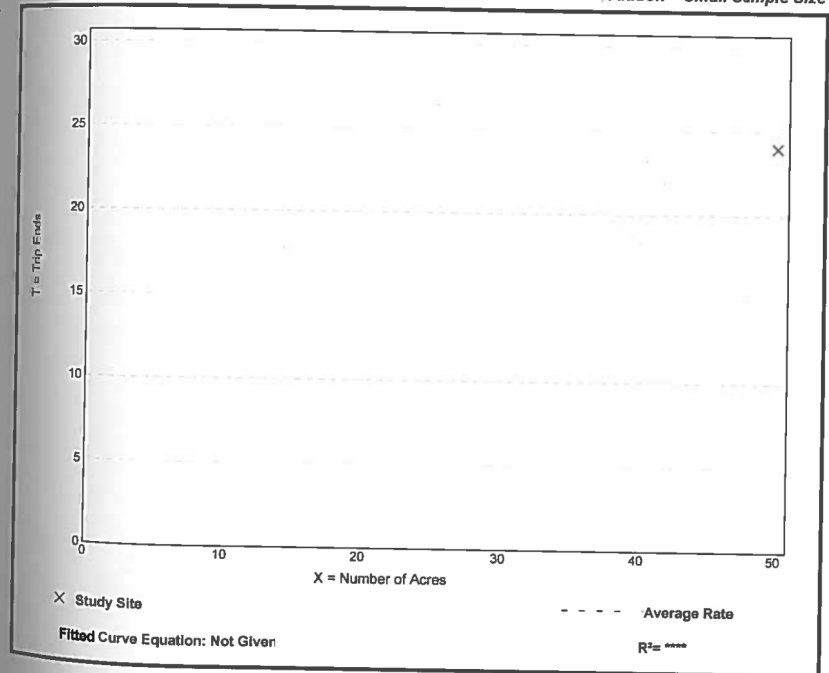
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Acres: 50
Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.48	0.48 - 0.48	.

Data Plot and Equation

Caution - Small Sample Size



Campground/Recreational Vehicle Park (416)

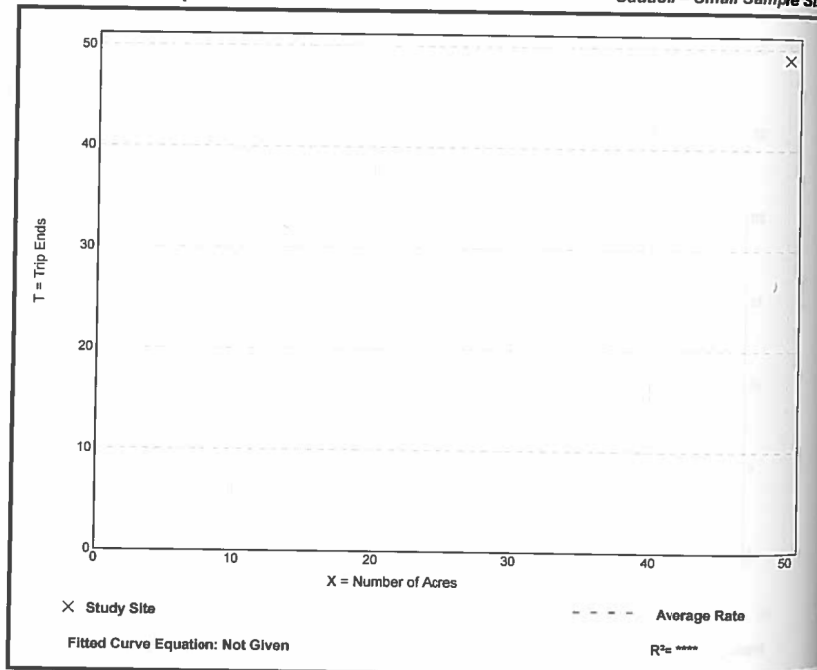
Vehicle Trip Ends vs: Acres
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Acres: 50
 Directional Distribution: 69% entering, 31% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.98	0.98 - 0.98	*

Data Plot and Equation

Caution - Small Sample Size



Campground/Recreational Vehicle Park (416)

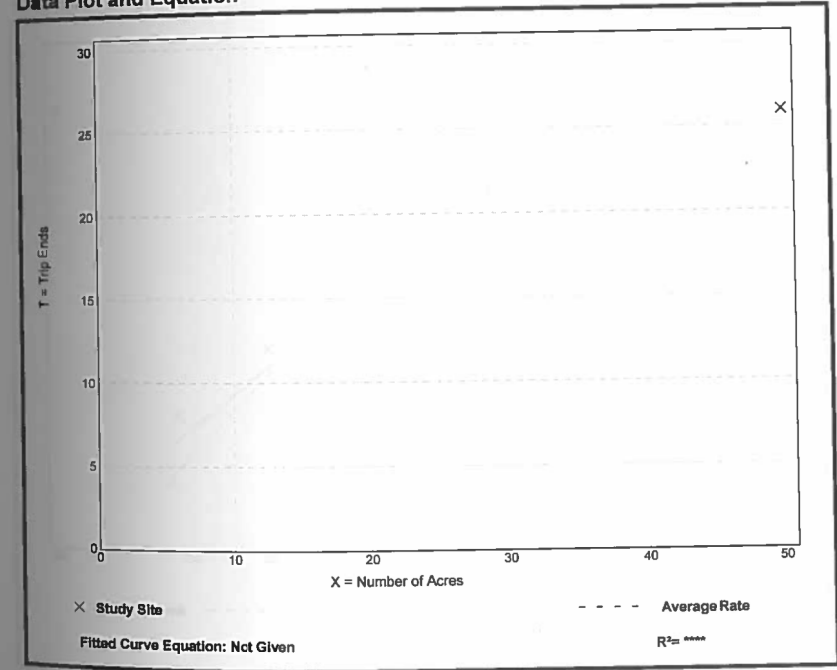
Vehicle Trip Ends vs: Acres
On a: Weekday,
 AM Peak Hour of Generator
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Acres: 50
 Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.52	0.52 - 0.52	*

Data Plot and Equation

Caution - Small Sample Size



Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Acres
On a: Weekday,
PM Peak Hour of Generator

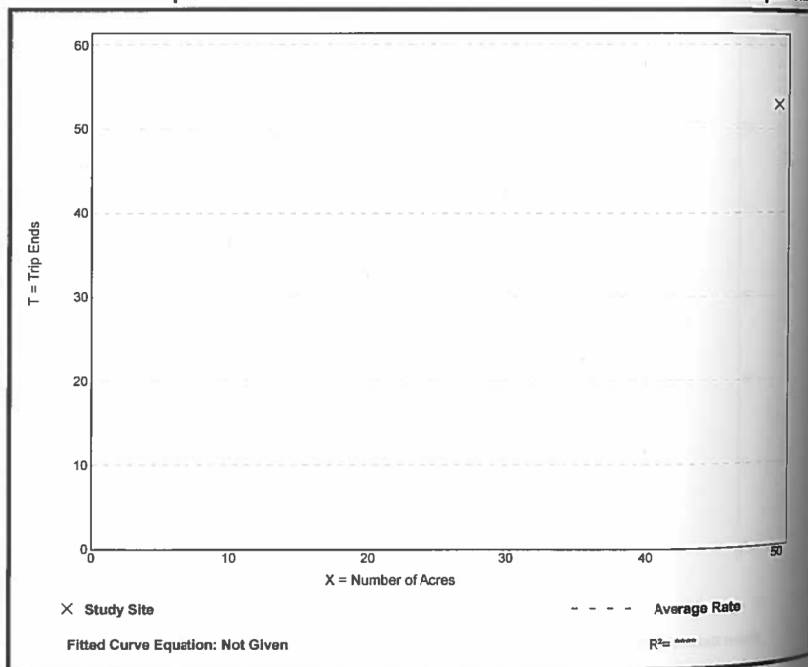
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Acres: 50
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
1.06	1.06 - 1.06	*

Data Plot and Equation

Caution - Small Sample Size



Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

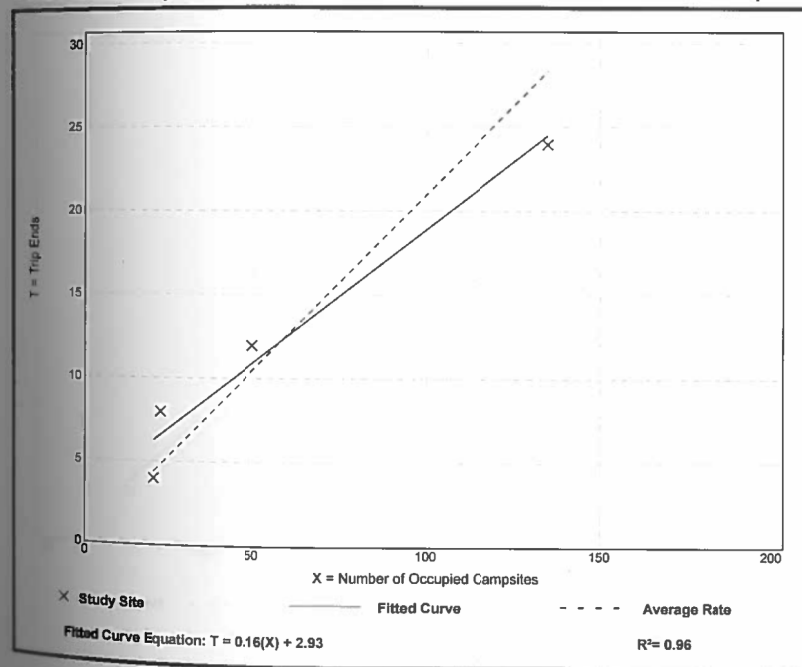
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Occupied Campsites: 57
Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

Data Plot and Equation

Caution - Small Sample Size



Campground/Recreational Vehicle Park (416)

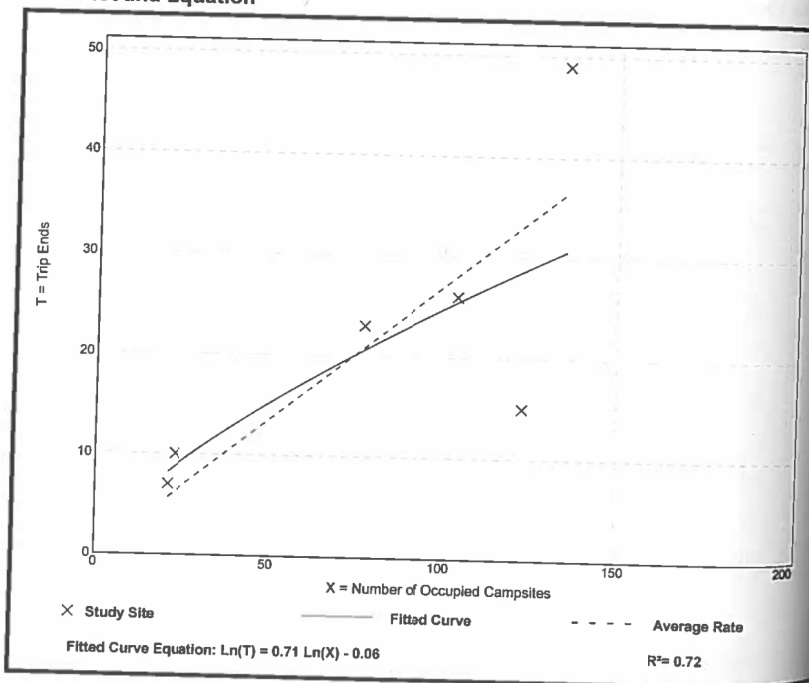
Vehicle Trip Ends vs: Occupied Campsites
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 6
 Avg. Num. of Occupied Campsites: 81
 Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.27	0.12 - 0.43	0.11

Data Plot and Equation



Campground/Recreational Vehicle Park (416)

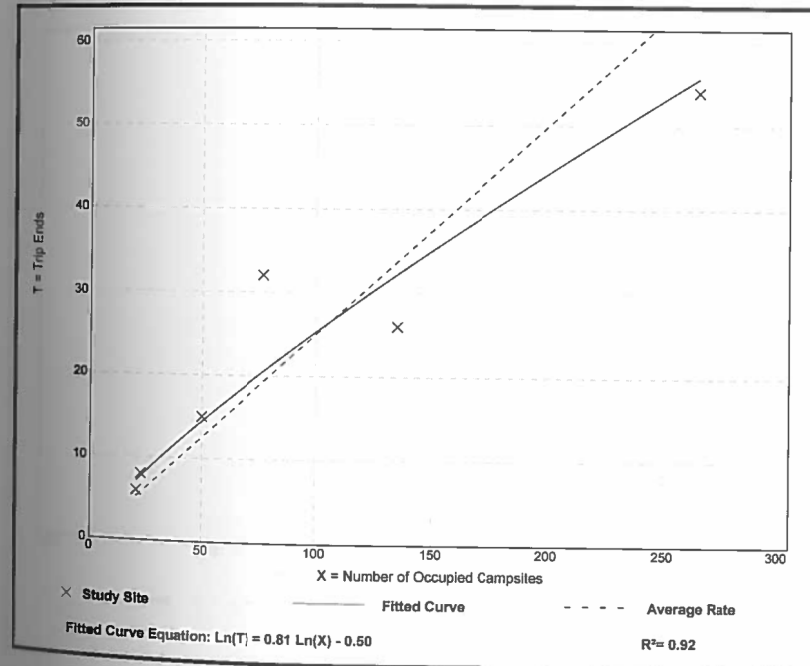
Vehicle Trip Ends vs: Occupied Campsites
 On a: Weekday,
 AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 6
 Avg. Num. of Occupied Campsites: 95
 Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.25	0.19 - 0.42	0.09

Data Plot and Equation



Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites
On a: Weekday,
PM Peak Hour of Generator

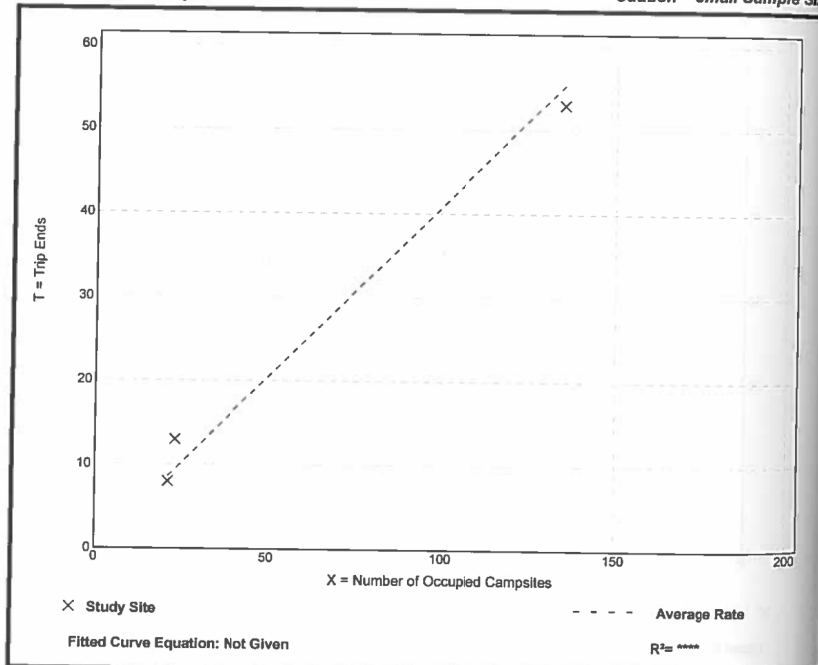
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Occupied Campsites: 60
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.41	0.38 - 0.57	0.56

Data Plot and Equation

Caution - Small Sample Size



Land Use: 420 Marina

Description

A marina is a public or private facility that provides docks and berths for boats and may include limited retail and restaurant space.

Additional Data

The sites were surveyed in the 1980s in Connecticut and Washington.

Source Numbers

123, 265

(NOT SO)
BRIEF GUIDE OF VEHICULAR TRAFFIC GENERATION RATES
FOR THE SAN DIEGO REGION



401 B Street, Suite 800
 San Diego, California 92101
 (619) 595-5300 • Fax (619) 595-5305

JULY 1998

NOTE: This listing only represents a *guide* of average, or estimated, traffic generation "driveway" rates and some very general trip data for land uses (emphasis on acreage and building square footage) in the San Diego region. These rates are subject to change as future documentation becomes available, or as local sources are updated. For more specific information regarding traffic data and trip rates, please refer to the San Diego Traffic Generators manual. **Always check with local jurisdictions for their preferred or applicable rates.**

LAND USE	TRIP CATEGORIES [PRIMARY:DIVERTED:PASS-BY] ^P	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE (DRIVEWAY)	HIGHEST PEAK HOUR % (plus IN:OUT ratio)		TRIP LENGTH (Miles) ^L
			Between 6:00-9:30 A.M.	Between 3:00-6:30 P.M.	
AGRICULTURE (Open Space)	[80:18:2]	2/acre**			10.8
AIRPORT	[78:20:2]				12.5
Commercial		60/acre, 100/flight, 70/1000 sq. ft.* **	5% (6:4)	6% (5:5)	
General Aviation		6/acre, 2/flight, 6/based aircraft* **	9% (7:3)	15% (5:5)	
Heliports		100/acre**			
AUTOMOBILE^S					
Car Wash					
Automatic		900/site, 600/acre**	4% (5:5)	9% (5:5)	
Self-serve		100/wash stall**	4% (5:5)	8% (5:5)	
Gasoline	[21:51:28]				2.8
with/Food Mart		160/vehicle fueling space**	7% (5:5)	8% (5:5)	
with/Food Mart & Car Wash		155/vehicle fueling space**	8% (5:5)	9% (5:5)	
Older Service Station Design		150/vehicle fueling space, 900/station**	7% (5:5)	9% (5:5)	
Sales (Dealer & Repair)		50/1000 sq. ft., 300/acre, 60/service stall* **	5% (7:3)	8% (4:6)	
Auto Repair Center		20/1000 sq. ft., 400/acre, 20/service stall*	8% (7:3)	11% (4:6)	
Auto Parts Sales		60/1000 sq. ft. **	4%	10%	
Quick Lube		40/service stall**	7% (6:4)	10% (5:5)	
Tire Store		25/1000 sq. ft., 30/service stall**	7% (6:4)	11% (5:5)	
CEMETERY		5/acre*			
CHURCH (or Synagogue)	[64:25:11]	9/1000 sq. ft., 30/acre** (quadruple rates for Sunday, or days of assembly)	5% (6:4)	8% (5:5)	5.1
COMMERCIAL/RETAIL^S					
Super Regional Shopping Center (More than 60 acres, more than 600,000 sq. ft., w/usually 3+ major stores)		40/1000 sq. ft., ^C 400/acre*	2% (7:3)	9% (5:5)	
Regional Shopping Center	[54:35:11]	50/1000 sq. ft., ^C 500/acre*	2% (7:3)	9% (5:5)	5.2
(30-60 acres, 300,000-600,000 sq. ft., w/usually 2+ major stores)					
Community Shopping Center	[47:31:22]	70/1000 sq. ft., 700/acre* **	3% (6:4)	10% (5:5)	3.6
(10-30 acres, 100,000-300,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)					
Neighborhood Shopping Center (Less than 10 acres, less than 100,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)		120/1000 sq. ft., 1200/acre* **	4% (6:4)	10% (5:5)	
Commercial Shops	[45:40:15]				
Specialty Retail/Strip Commercial		40/1000 sq. ft., 400/acre*	3% (6:4)	9% (5:5)	4.3
Electronics Superstore		50/1000 sq. ft.**		10% (5:5)	
Factory Outlet		40/1000 sq. ft.**	3% (7:3)	9% (5:5)	
Supermarket		150/1000 sq. ft., 2000/acre* **	4% (7:3)	10% (5:5)	
Drugstore		90/1000 sq. ft.**	4% (6:4)	10% (5:5)	
Convenience Market (15-16 hours)		500/1000 sq. ft.**	8% (5:5)	8% (5:5)	
Convenience Market (24 hours)		700/1000 sq. ft.**	9% (5:5)	7% (5:5)	
Convenience Market (w/gasoline pumps)		850/1000 sq. ft., 550/vehicle fueling space**	6% (5:5)	7% (5:5)	
Discount Club		60/1000 sq. ft., 600/acre* **	1% (7:3)	9% (5:5)	
Discount Store		60/1000 sq. ft., 600/acre**	3% (6:4)	8% (5:5)	
Furniture Store		6/1000 sq. ft., 100/acre**	4% (7:3)	9% (5:5)	
Lumber Store		30/1000 sq. ft., 150/acre**	7% (6:4)	9% (5:5)	
Home Improvement Superstore		40/1000 sq. ft.**	5% (6:4)	8% (5:5)	
Hardware/Paint Store		60/1000 sq. ft., 600/acre**	2% (6:4)	9% (5:5)	
Garden Nursery		40/1000 sq. ft., 90/acre**	3% (6:4)	10% (5:5)	
Mixed Use: Commercial (w/supermarket)/Residential		{ 110/1000 sq. ft., 2000/acre* (commercial only) 5/dwelling unit, 200/acre* (residential only)	3% (6:4) 9% (3:7)	9% (5:5) 13% (6:4)	
EDUCATION					
University (4 years)	[91:9:0]	2.5/student, 100 acre*	10% (8:2)	9% (3:7)	8.9
Junior College (2 years)	[92:7:1]	1.6/student, 18/1000 sq. ft., 80/acre*	12% (9:1)	8% (4:6)	9.0
High School	[75:19:6]	1.8/student, 13/1000 sq. ft., 50/acre* **	24% (7:3)	12% (3:7)	4.8
Middle/Junior High	[63:25:12]	1.4/student, 12/1000 sq. ft. 40/acre**	30% (6:4)	9% (4:6)	5.0
Elementary	[57:25:10]	1.2/student, 14/1000 sq. ft., 60/acre**	28% (6:4)	7% (3:7)	3.4
Day Care	[28:58:14]	5/child, 80/1000 sq. ft.**	17% (5:5)	18% (5:5)	3.7
FINANCIAL^S	[35:42:23]				3.4
Bank (Walk-In only)		150/1000 sq. ft., 1000/acre* **	4% (7:3)	8% (4:6)	
with Drive-Through		200/1000 sq. ft., 1500/acre*	5% (6:4)	10% (5:5)	
Drive-Through only		250 (125 one-way)/lane*	3% (5:5)	13% (5:5)	
Savings & Loan		60/1000 sq. ft., 600/acre**	2%	9%	
Drive-Through only		100 (50 one-way)/lane**	4%	15%	
HOSPITAL	[73:25:2]				8.3
General		17/bed, 20/1000 sq. ft., 250/acre*	9% (7:3)	10% (3:7)	
Convalescent/Nursing		3/bed**	7% (6:4)	7% (4:6)	
INDUSTRIAL					
Industrial/Business Park (commercial included)	[79:19:2]	16/1000 sq. ft., 200/acre* **	12% (8:2)	12% (2:8)	9.0
Industrial Park (no commercial)		7/1000 sq. ft., 80/acre**	11% (9:1)	12% (2:8)	
Industrial Plant (multiple shifts)	[92:5:3]	10/1000 sq. ft., 120/acre*	14% (8:2)	15% (3:7)	11.7
Manufacturing/Assembly		4/1000 sq. ft., 50/acre**	19% (9:1)	20% (2:8)	
Warehousing		5/1000 sq. ft., 60/acre**	13% (7:3)	15% (4:6)	
Storage		2/1000 sq. ft., 0.2/vault, 30/acre*	6% (5:5)	9% (5:5)	
Science Research & Development		8/1000 sq. ft., 80/acre*	16% (9:1)	14% (1:9)	

(OVER)

MEMBER AGENCIES: Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista and County of San Diego.
 ADVISORY/LIAISON MEMBERS: California Department of Transportation, County Water Authority, U.S. Department of Defense, S.D. Unified Port District and Tijuana/Baja California.

LAND USE	TRIP CATEGORIES [PRIMARY:DIVERTED:PASS-BY] [†]	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE (DRIVEWAY)	HIGHEST PEAK HOUR % (plus IN:OUT ratio)		TRIP LENGTH (Miles) [‡]		
			Between 6:00-9:30 A.M.	Between 3:00-6:30 P.M.			
LIBRARY	[44:44:12]	50/1000 sq. ft., 400/acre**	2%	(7:3)	10%	(5:5)	3.9
LODGING	[58:38:4]						7.6
Hotel (w/convention facilities/restaurant)		10/occupied room, 300/acre	6%	(6:4)	8%	(6:4)	
Motel		9/occupied room, 200/acre*	8%	(4:6)	9%	(6:4)	
Resort Hotel		8/occupied room, 100/acre*	5%	(6:4)	7%	(4:6)	
Business Hotel		7/occupied room**	8%	(4:6)	9%	(6:4)	
MILITARY	[82:16:2]	2.5/military & civilian personnel*	9%	(9:1)	10%	(2:8)	11.2
OFFICE							
Standard Commercial Office	[77:19:4]	20/1000 sq. ft., [°] 300/acre*	14%	(9:1)	13%	(2:8)	8.8
(less than 100,000 sq. ft.)							
Large (High-Rise) Commercial Office	[82:15:3]	17/1000 sq. ft., [°] 600/acre*	13%	(9:1)	14%	(2:8)	10.0
(more than 100,000 sq. ft., 6+ stories)							
Office Park (average 400,000 sq. ft.)		12/1000 sq. ft., [°] 200/acre **	13%	(9:1)	13%	(2:8)	
Single Tenant Office		14/1000 sq. ft., 180/acre*	15%	(9:1)	15%	(2:8)	8.8
Corporate Headquarters		7/1000 sq. ft., 110/acre*	17%	(9:1)	16%	(1:9)	
Government (Civic Center)	[50:34:16]	30/1000 sq. ft.**	9%	(9:1)	12%	(3:7)	6.0
Post Office							
Central/Walk-In Only		90/1000 sq. ft.**	5%		7%		
Community (not including mail drop lane)		200/1000 sq. ft., 1300/acre*	6%	(6:4)	9%	(5:5)	
Community (w/mail drop lane)		300/1000 sq. ft., 2000/acre*	7%	(5:5)	10%	(5:5)	
Mail Drop Lane only		1500 (750 one-way)/lane*	7%	(5:5)	12%	(5:5)	
Department of Motor Vehicles		180/1000 sq. ft., 900/acre**	6%	(6:4)	10%	(4:6)	
Medical-Dental	[60:30:10]	50/1000 sq. ft., 500/acre*	6%	(8:2)	11%	(3:7)	6.4
PARKS	[66:28:6]		4%		8%		5.4
City (developed)		50/acre*					
Regional (developed)		20/acre*					
Neighborhood/County (undeveloped)		5/acre (add for specific sport uses), 6/picnic site* **					
State (average 1000 acres)		1/acre, 10/picnic site**					
Amusement (Theme)		80/acre, 130/acre (summer only)**			6%	(6:4)	
San Diego Zoo		115/acre*					
Sea World		80/acre*					
RECREATION							
Beach, Ocean or Bay	[52:39:9]	600/1000 ft. shoreline, 60/acre*					6.3
Beach, Lake (fresh water)		50/1000 ft. shoreline, 5/acre*					
Bowling Center		30/1000 sq. ft., 300/acre, 30/lane **	7%	(7:3)	11%	(4:6)	
Campground		4/campsite**	4%		8%		
Golf Course		7/acre, 40/hole, 700/course**	6%	(8:2)	8%	(3:7)	
Driving Range only		70/acre, 14/tee box*	3%	(7:3)	9%	(5:5)	
Marinas		4/berth, 20/acre* **	3%	(3:7)	7%	(6:4)	
Multi-purpose (miniature golf, video arcade, batting cage, etc.)		90/acre	2%		6%		
Racquetball/Health Club		30/1000 sq. ft., 300/acre, 40/court*	4%	(6:4)	9%	(6:4)	
Tennis Courts		16/acre, 30/court**	5%		11%	(5:5)	
Sports Facilities							
Outdoor Stadium		50/acre, 0.2/seat*					
Indoor Arena		30/acre, 0.1/seat*					
Racetrack		40/acre, 0.6 seat*					
Theaters (multiplex w/matinee)	[66:17:17]	80/1000 sq. ft., 1.8/seat, 360/screen*	1/3%		8%	(6:4)	6.1
RESIDENTIAL	[86:11:3]						7.9
Estate, Urban or Rural		12/dwelling unit* ^R	8%	(3:7)	10%	(7:3)	
(average 1-2 DU/acre)							
Single Family Detached		10/dwelling unit* ^R	8%	(3:7)	10%	(7:3)	
(average 3-6 DU/acre)							
Condominium		8/dwelling unit* ^R	8%	(2:8)	10%	(7:3)	
(or any multi-family 6-20 DU/acre)							
Apartment		6/dwelling unit* ^R	8%	(2:8)	9%	(7:3)	
(or any multi-family units more than 20 DU/acre)							
Military Housing (off-base, multi-family)							
(less than 6 DU/acre)		8/dwelling unit	7%	(3:7)	9%	(6:4)	
(6-20 DU/acre)		6/dwelling unit	7%	(3:7)	9%	(6:4)	
Mobile Home							
Family		5/dwelling unit, 40/acre*	8%	(3:7)	11%	(6:4)	
Adults Only		3/dwelling unit, 20/acre*	9%	(3:7)	10%	(6:4)	
Retirement Community		4/dwelling unit**	5%	(4:6)	7%	(6:4)	
Congregate Care Facility		2/dwelling unit**	3%	(6:4)	8%	(5:5)	
RESTAURANT [§]	[51:37:12]						4.7
Quality		100/1000 sq. ft., 3/seat, 500/acre* **	1%	(6:4)	8%	(7:3)	
Sit-down, high turnover		160/1000 sq. ft., 6/seat, 1000/acre* **	8%	(5:5)	8%	(6:4)	
Fast Food (w/drive-through)		650/1000 sq. ft., 20/seat, 3000/acre* **	7%	(5:5)	7%	(5:5)	
Fast Food (without drive-through)		700/1000 sq. ft.**	5%	(6:4)	7%	(5:5)	
Delicatessen (7am-4pm)		150/1000 sq. ft., 11/seat*	9%	(6:4)	3%	(3:7)	
TRANSPORTATION							
Bus Depot		25/1000 sq. ft.**					
Truck Terminal		10/1000 sq. ft., 7/bay, 80/acre**	9%	(4:6)	8%	(5:5)	
Waterport/Marine Terminal		170/berth, 12/acre**					
Transit Station (Light Rail w/parking)		300/acre, 2 ^{1/2} /parking space (4/occupied)**	14%	(7:3)	15%	(3:7)	
Park & Ride Lots		{400/acre (600/paved acre), {5/parking space (8/occupied)* **	14%	(7:3)	15%	(3:7)	

* Primary source: San Diego Traffic Generators.

** Other sources: ITE Trip Generation Report [6th Edition], Trip Generation Rates (other agencies and publications), various SANDAG & CALTRANS studies, reports and estimates.

† Trip category percentage ratios are daily from local household surveys, often cannot be applied to very specific land uses, and do not include non-resident drivers

(draft SANDAG Analysis of Trip Diversion, revised November, 1990):

PRIMARY - one trip directly between origin and primary destination.

DIVERTED - linked trip (having one or more stops along the way to a primary destination) whose distance compared to direct distance \geq 1 mile.

PASS-BY - undiverted or diverted < 1 mile.

‡ Trip lengths are average weighted for all trips to and from general land use site. (All trips system-wide average length = 6.9 miles)

^c Fitted curve equation: $\ln(T) = 0.756 \ln(x) + 5.25$ } T = total trips, x = 1,000 sq. ft.

^o Fitted curve equation: $\ln(T) = 0.756 \ln(x) + 3.95$ }

^R Fitted curve equation: $t = -2.169 \ln(d) + 12.85$ t = trips/DU, d = density (DU/acre), DU = dwelling unit

[§] Suggested PASS-BY [undiverted or diverted < 1 mile] percentages for trip rate reductions only during P.M. peak period (based on combination of local data/review and Other sources**):

COMMERCIAL/RETAIL	
Regional Shopping Center	20%
Community " "	30%
Neighborhood " "	40%
Specialty Retail/Strip Commercial (other)	10%
Supermarket	40%
Convenience Market	50%
Discount Club/Store	30%
FINANCIAL	
Bank	25%
AUTOMOBILE	
Gasoline Station	50%
RESTAURANT	
Quality	10%
Sit-down high turnover	20%
Fast Food	40%