Attachment I

DAVID PLUMMER & ASSOCIATES, INC.

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

Memorandum

To:	Mary Gibbs
	Walter McCarthy
From:	Mark Gillis
Date:	October 9, 2017
RE:	University Highland Land Use Conversion, #17524
cc:	Mikki Rozdolski, David Loveland, Dan Kirkpatrick, Marcus Evans, Al Moscato,
	Neale Montgomery

We have reviewed the September 28, 2017 letter from Ms. Mikki Rozdolski of Lee County DCD requesting an analysis utilizing the proposed land use conversions for University Highland that show that the number of new trips does not exceed that associated with the approved uses. The requested analysis is provided in the following.

<u>Overview</u>

A land use conversion has been proposed for University Highland which would allow the conversion of retail, office or a combination of the two uses to self storage. The desired objective is to achieve a total of 90,000 square feet of self storage space.

The land use conversion was calculated and documented in a Memorandum dated August 31, 2017 to Mr. Walter McCarthy of the Village of Estero. The Memorandum was submitted to the Village in support of the amendment to the University Highland Mixed Use Planned Development.

The general trip generation rates from the Institute of Transportation Engineers (ITE) <u>Trip Generation</u>, 9th Edition manual were used to develop the land use conversion rates. For ease of calculation and understanding, no adjustments were taken for internal capture or retail pass-by. The resultant land use conversion rates were presented in the August 31, 2017 Memorandum and resulted in approximately 20,400 sq.ft. of general office equaling 90,000 sq.ft. of self storage and approximately 8,640 sq.ft. of retail equaling 90,000 sq.ft. of self storage.

In response to the Lee County letter of September 28, 2017, three land use scenarios are presented to demonstrate that the resultant net new external trips after the land use conversion would be equivalent to the approved number of trips for University Highland. Those land use scenarios are discussed below and updated conversion ratios, based on net new external trips, are presented.

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Approved Land Uses

The approved land uses per the <u>University Highland Development Order Traffic Study</u>, dated Revised June 16, 2014 are summarized below and presented in Attachment 1.

<u>University Highland</u> Approved Development Pro	gram
Land Use	<u>Size</u>
Single Family Multifamily Condominium Multifamily Apartments Hotel Retail Office	351 d.u. 239 d.u. 270 d.u. 200 rooms 99,384 sq.ft. 150,000 sq.ft. ⁽¹⁾

Footnote:

(1) Up to 50,000 sq.ft. of office considered to be medical office.

Approved Trip Generation

The approved trip generation for University Highland is summarized below and presented in Attachment 1.

<u> </u>	<u>ee inpotioration</u>		
	AM Peak	PM Peak	<u>Daily</u>
Total	1,067	1,677	17,985
Net New External	943	1,192	13,911

<u>University Highland</u> Approved Trip Generation

Land Use Scenarios

Three land use scenarios were tested to demonstrate that the resultant net new external trips for University Highland after the conversion to self storage would be equivalent to the approved trips. The land use scenarios included 90,000 sq.ft. of self storage and kept the number and type of residential units the same as reflected in the development order traffic study. The number of hotel rooms was also kept the same as approved. Adjustments were made to the retail, general office, and medical office square footage.

The three scenarios are summarized below.

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University Highland Land Use Scenarios

Land Use	Approved	Scenario #1	Scenario #2	<u>Scenario #3</u>
Single Family (d.u.)	351	351	351	351
Multifamily Condominium (d.u.)	239	239	239	239
Multifamily Apartments (d.u.)	270	270	270	270
Hotel (rooms)	200	200	200	200
Retail (sq.ft.)	99,384	99,384	99,384	90,744
General Office (sq.ft.)	100,000	79,600	100,000	87,000
Medical Office (sq.ft.)	50,000	50,000	41,500	50,000
Self Storage (sq.ft.)	0	90,000	90,000	90,000

The trip generation associated with each land use scenario was calculated using the trip rates from the ITE <u>Trip</u> <u>Generation</u>, 9th Edition. Internal capture was estimated using the "NCHRP 8-51 Internal Trip Capture Estimation Tool". The trip generation summary tables and detailed calculations for each land use scenario are presented in Attachment 2.

A comparison of the net new external trips associated with the three land use scenarios to the approved trips for University Highland is presented below.

Trip Genera	ity Highland tion Comparisor External Trips	<u>1</u>	
<u>Scenario</u>	AM Peak	PM Peak	<u>Daily</u>
Approved Parameters	943	1,192	13,911
Scenario #1 (add self storage / reduce general office)	933	1,193	13,848
Scenario #2 (add self storage / reduce medical office)	942	1,191	13,741
Scenario #3(add self storage / reduce retail and general office)	935	1,192	13,728

Conclusions

The conclusions of the above analysis are summarized as follows.

1. The conversion to self storage, as demonstrated by the three land use scenarios, results in an equivalent number of AM peak, PM peak and daily trips as that of the approved University Highland development program.

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- 2. The land use conversions that support 90,000 sq. ft. of self storage are:
 - a. 20,400 sq.ft. of general office equals 90,000 sq.ft. of self storage.
 - b. 8,500 sq.ft. of medical office equals 90,000 sq.ft. of self storage.
 - c. 8,640 sq.ft. of retail and 13,000 sq.ft. of general office equals 90,000 sq.ft. of self storage.
- 3. The land use conversion ratios, now based on net new external trips, are:
 - a. 1 sq.ft. of general office equals 4.412 sq.ft. of self storage.
 - b. 1 sq.ft. of medical office equals 10.588 sq.ft. of self storage.
 - c. 1 sq.ft. of retail equals 4.643 sq.ft. of self storage.

The determination of the actual land use conversion scenario will be made by the owner of University Highland.

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ATTACHMENT 1

EXHIBIT 3 UNIVERSITY HIGHLAND DEVELOPMENT ORDER TRAFFIC STUDY DEVELOPMENT PROGRAM AND ITE TRIP GENERATION



UNIVERSITY HIGHLAND DEVELOPMENT ORDER

TRAFFIC STUDY

Project #14508

April 23, 2014 Revised June 16, 2014

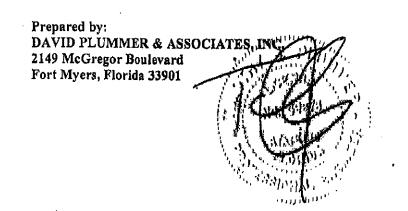


EXHIBIT 3

UNIVERSITY HIGHLAND DEVELOPMENT ORDER TRAFFIC STUDY

ITE TRIP GENERATION⁽¹⁾

				AM PEAK HOUR				<u>P1</u>	PM PEAK HOUR				DAILY	
.		LUC	<u>SIZE</u>	In	Out	Total	%	In	Out	Total	%	Total	%	
Resider														
	ngle Family	210	351 d.u.	64	191	255		205	120	325		3,334		
	ultifamily Condominiums	230	239 d.u.	18	86	104		82	41	123		1,373		
M	ultifamily Apartments	220	<u>270 d.u.</u>	<u>27</u>	<u>109</u>	<u>136</u>		<u>108</u>	<u>58</u>	<u>166</u>		<u>1,760</u>		
	Total		860 d.u.	109	386	495		395	219	614		6,467		
	Internal Capture (2)			2	12	14	3%	86	45	131	21%	781	12%	
	Net New External	·		107	374	481		309	174	483		5,686		
Hotel	Total	310	200 rooms	63	43	106		61	59	120		1,634		
	Internal Capture (2)			0	12	12	11%	17	6	23	19%	249	15%	
	External			63	31	94		44	53	97		1,385		
Retail	Total	820	99,384 sq. ft.	96	59	155		287	310	597		6,764		
	Internal Capture (2)			21	13	34	22%	58	97	155	26%	1,620	24%	
	Pass-by			15	9	24	20%	50	83	133	30%	1,029	20%	
	External		-	60	37	97		179	130	309		4,115		
Office														
Ge	eneral Office	710	100,000 sq. ft.	168	23	191		32	158	1 9 0		1,313		
Me	edical Office	720	<u>50,000 sq. ft.</u>	25	<u>25</u>	<u>120</u>		<u>44</u>	<u>112</u>	156		1.807		
	Total		150,000 sq. ft.	263	48	311		76	270	346		3,120		
	Internal Capture (2)			27	13	40	13%	15	28	43	12%	395	13%	
	External			236	35	271		61	242	303	-	2,725		
TOTAL	L			531	536	1,067		819	858	1,677		17,985		
INTER	NAL CAPTURE			<u>50</u>	<u>50</u>	100	9%	176	<u>176</u>		21%	3.045	17%	
DRIVE	WAY VOLUME			481	486	967		643	682	1,325		14,940		
PASS-1	BY			<u>15</u>	2	<u>24</u>	3%	50	83	<u>133</u>	10%	1.029	7%	
NET N	EW EXTERNAL			466	477	943		593	599	1,192		13,911	, ,,	

Footnotes:

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ITE Trip Generation, 9th Edition, using OTISS software.
 NCHRP Report 684/8-51 Internal Trip Capture Estimation Tool.

ATTACHMENT 2

TRIP GENERATION ESTIMATES BY LAND USE SCENARIO

.



SCENARIO 1



SCENARIO #1 ADD SELF STORAGE / REDUCE GENERAL OFFICE

UNIVERSITY HIGHLAND

ITE TRIP GENERATION⁽¹⁾

				<u>AM PE</u>	<u>AK HOU</u>	R		PM PE	AK HOU	R	DA	<u>AILY</u>
	<u>LUC</u>	<u>SIZE</u>	In	Out	Total	%	In	Out	Total	%	Total	%
Residential												
Single Family	210	351 d.u.	64	191	255		205	120	325		3,334	
Multifamily Condominiums	230	239 d.u.	18	86	104		82	41	123		1,373	
Multifamily Apartments	220	270 d.u.	27	109	136		108	58	166		1,760	
Total		860 d.u.	109	386	495		395	219	614		6,467	
Internal Capture ⁽²⁾			2	11	13	3%	86	45	131	21%	840	13%
Net New External			107	375	482		309	174	483		5,627	
Hotel	310	200 rooms	63	43	106		61	59	120		1,634	
Internal Capture			0	11	11	10%	17	6	23	19%	246	15%
External			63	32	95		44	53	97		1,388	
Retail	820	99,384 sq. ft.	96	59	155		287	310	597		6,764	
Internal Capture ⁽²⁾			20	11	31	20%	58	97	155	26%	1,673	25%
Pass-by			16	9	25	20%	50	83	133	30%	1,018	20%
External			60	39	99		179	130	309		4,073	
Office												
General Office	710	79,600 sq. ft.	140	19	159		29	139	168		1,104	
Medical Office	720	50,000 sq. ft.	95	25	120		44	112	156		1,807	
Total		129,600 sq. ft.	235	44	279		73	251	324		2,911	
Internal Capture ⁽²⁾			23	12	35	13%	15	28	43	13%	377	13%
External			212	32	244		58	223	281		2,534	
Self Storage	151	90000 sq. ft.	7	6	13		12	11	23		225	
Internal Capture ⁽²⁾			0	0	0	0%	0	0	0	0%	0	0%
External			7	6	13		12	11	23		225	0.0
TOTAL			510	538	1.048		828	850	1,678		18,001	
INTERNAL CAPTURE			45	<u>45</u>	<u>90</u>	9%	176	<u>176</u>	352	21%	3,135	17%
DRIVEWAY VOLUME			465	493	958		652	674	1,326		14,866	
PASS-BY			<u>16</u>	<u>9</u>	<u>25</u>	3%	<u>50</u>	<u>83</u>	133	10%	<u>1.018</u>	7%
NET NEW EXTERNAL			449	484	933		602	<u>591</u>	1,193		13,848	

Footnotes:

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(1) ITE Trip Generation, 9th Edition, using OTISS software.

(2) NCHRP Report 684/8-51 Internal Trip Capture Estimation Tool.

Project Information	
Project Name:	University Highland - Scenario 1
No:	17524
Date:	10/4/2017
City:	Fort Myers
State/Province:	FL
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	qL
Edition:	

Land Use	Size	Week	day	AM Peak	Hour	PM Peak Hou		
		Entry	Exit	it Entry Exit		Entry	Exit	
210 - Single-Family Detached Housing	351 Dwelling Units	1667	1667	64	191	205	120	
Reduction		0	0	0	0	0	0	
Internal		0	0	0	0	0	0	
Pass-by		0	0	0	0	0	o	
Non-pass-by		1667	1667	64	191	205	120	
230 - Residential								
Condominium/Townhouse	239 Dwelling Units	687	686	18	86	82	41	
Reduction		0	0	0	0	0	0	
Internal		0	0	0	0	0	0	
Pass-by		0	0	0	0	0	0	
Non-pass-by		687	686	18	86	82	41	
220 - Apartment	270 Dwelling Units	880	880	27	109	108		
Reduction		O,	0	0	0	0		
Internal		0	0	0	0	0	0	
Pass-by		0	0	0	0	0	0	
Non-pass-by		880	880	27	109	108		
310 - Hotel	200 Rooms	817	817		43	61	59	
Reduction		0	0	0	0	0	0	
Internal		0	0	0	0	Ō		
Pass-by		0	0	0	0	Ō		
Non-pass-by		817	817	63	43	61	_	
820 - Shopping Center	99.38 1000 Sq. Feet Gross Leasable Area	3382	3382	96		287		
Reduction		0	0	0	0	0		
Internal		0	0	0	о	Ō		
Pass-by		o	Ó	0	0	o		
Non-pass-by		3382	3382	96	59	287	310	
710 - General Office Building	79.6 1000 Sq. Feet Gross Floor Area	552	552	140	19	29	139	
Reduction		0	0	0	0	0		
Internal		0	0	0	o	o		
Pass-by		0	0	0	0	0	0	
Non-pass-by		552	552	140	19	29		
720 - Medical-Dental Office Building	50 1000 Sq. Feet Gross Floor Area	904	903	95	25	44	112	
Reduction		0	0	0		o		
Internal		0	0	0	0	o		
Pass-by		0	0	0		Ō		
Non-pass-by		904	903			44		
151 - Mini-Warehouse	90 1000 Sq. Feet Gross Floor Area	113	112	7	6	12		
Reduction		0	0	0		0		
Internal		0	0	0	0	0	0	
Pass-by		0	0	0	0	0	0	
Non-pass-by		113	112		6	12	11	
Total		9002			538	828		
Total Reduction		0	0	010	0	0_0	0	
Total Internal		o	0	0	0	0	ŏ	
Total Pass-by		ŏ	o	0	o	ŏ	ő	
Total Non-pass-by		9002	8999	510	538	828		

	NCHRP 8-51 Internal Trip Capture Estimation Tool											
Project Name:	University Highland	Organization:	DPA									
Project Location:	Lee County	Performed By:	JMP									
Scenario Description:	AM Peak Hour - Scenario 2	Date:	4-Oct-17									
Analysis Year:	2017	Checked By:										
Analysis Period:	AM Street Peak Hour	Date:										

	Table 1-	A: Base Vehic	le-Trip Generatior	n Estin	nates (Single-Use \$	Site Estimate)			
Land Use	Developme	ent Data (For In	formation Only)		Estimated Vehicle-Trips				
Lanu Use	ITE LUCs ¹	Quantity	Units		Total	Entering	Exiting		
Office			and the state of the	1	279	235	44		
Retail		NALS NO.	A Design of the second		155	96	59		
Restaurant		11.21.22.23.23.24			0	0	0		
Cinema/Entertainment					0	0	0		
Residential		and the second second			495	109	386		
Hotel	and a second		and the second second		106	63	43		
All Other Land Uses ²		and the second second			13	7	6		
Total					1048	510	538		

Table 2-A: Mode Split and Vehicle Occupancy Estimates												
Land Use		Entering Tr	ips		Exiting Trips							
Lanu Use	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized						
Office	THE BOARD STATE					1. 在这些情况的复数形						
Retail												
Restaurant	and the second	Non-Section of		NO SAME TO DO		The second second second						
Cinema/Entertainment			n has been and the loss		the solution of the second	1997年1月1日日日1月1日日						
Residential						Los Statistics Shifting						
Hotel	The second second		TANK SALAR									
All Other Land Uses ²												

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)											
Origin (From)				Destination (To)							
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office											
Retail	and the second	a second									
Restaurant											
Cinema/Entertainment											
Residential											
Hotel	addition of the				Second Second Second						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*											
				Destination (To)							
Origin (From)	Office	Office Retail Restaurant Cinema/Entertainment		Residential	Hotel						
Office		12	0	0	0	0					
Retail	9		0	0	2	0					
Restaurant	0	0		0	0	0					
Cinema/Entertainment	0	0	0		0	0					
Residential	7	4	0	0		0					
Hotel	7	4	0	0	0	NAMES OF STREET					

Table 5-A: Computations Summary				Table 6-A: Internal Trip Capture Percentages by Land Use		
	Total Entering Exiting Land Use		Land Use	Entering Trips	Exiting Trips	
All Person-Trips	1,048	510	538	Office	10%	27%
Internal Capture Percentage	9%	9%	8%	Retail	21%	19%
				Restaurant	N/A	N/A
External Vehicle-Trips ³	958	465	493	Cinema/Entertainment	N/A	N/A
External Transit-Trips ⁴	0	0	0	Residential	2%	3%
External Non-Motorized Trips ⁴	0	0	0	Hotel	0%	26%

¹ Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.	
² Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
³ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A	
⁴ Person-Trips	
Indicates computation that has been rounded to the nearest whole number.	
Estimation Tool Developed by the Texas Transportation Institute	

Project Name:	University Highland
Analysis Period:	AM Peak Hour

		Table 7-A: Conv	ersion of Vehicle-T	rip Ends to Person-Trip	Ends	
Land Use	Tab	le 7-A (D): Enteri	ng Trips		Table 7-A (O): Exiting Trip	s
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Veh. Occ. Vehicle-Trips	
Office	1.00	235	235	1.00	44	44
Retail	1.00	96	96	1.00	59	59
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	109	109	1.00	386	386
Hotel	1.00	63	63	1.00	43	43

	Table 8-A	(O): Internal Pe	erson-Trip Origin-	Destination Matrix (Compu	ited at Origin)						
Origin (Ecom)		Destination (To)									
Origin (From)	Office Retail Restaurant		Cinema/Entertainment	Residential	Hotel						
Office		12	28	0	0	0					
Retail	17		8	0	8	0					
Restaurant	0	0		0	0	0					
Cinema/Entertainment	0	0	0	1019 Store Delivery	0	0					
Residential	8	4	77	0		0					
Hotel	32	6	4	0	0	Provide Street State					

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)									
				Destination (To)					
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office	936638	31	0	0	0	0			
Retail	9		0	0	2	0			
Restaurant	33	8		0	5	3			
Cinema/Entertainment	0	0	0		0	0			
Residential	7	16	0	0		0			
Hotel	7	4	0	0	0				

	Та	ble 9-A (D): Int	ernal and Externa	l Tri	ips Summary (Entering	Trips)		
Destinction Land Line		Person-Trip Esti	imates		External Trips by Mode*			
Destination Land Use	Internal	External	Total	1	Vehicles ¹	Vehicles ¹ Transit ²		
Office	23	212	235		212	0	0	
Retail	20	76	96		76	0	0	
Restaurant	0	0	0		0	0	0	
Cinema/Entertainment	0	0	0		0	0	0	
Residential	2	107	109		107	0	0	
Hotel	0	63	63		63	0	0	
All Other Land Uses ³	0	7	7	1	7	0	0	

	Т	able 9-A (O): In	ternal and Extern	al Tri	os Summary (Exiting	Trips)		
	I I	Person-Trip Esti	mates		External Trips by Mode*			
Origin Land Use	Internal	External	Total	7 F	Vehicles ¹	Transit ²	Non-Motorized ²	
Office	12	32	44	1Γ	32	0	0	
Retail	11	48	59	1 [48	0	0	
Restaurant	0	0	0	1 F	0	0	0	
Cinema/Entertainment	0	0	0	1 F	0	0	0	
Residential	11	375	386	1 F	375	0	0	
Hotel	11	32	43	1 [32	0	0	
All Other Land Uses ³	0	6	6	1 [6	0	0	

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

²Person-Trips ³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator "Indicates computation that has been rounded to the nearest whole number.

	NCHRP 8-51 Internal Trip Capture Estimation Tool										
Project Name:	University Highland	Organizatior	DPA								
Project Location:	Lee County	Performed By	JMP								
Scenario Description:	PM Peak Hour Scenario 2	Date	e: 4-Oct-17								
Analysis Year:	2017	Checked By	/:								
Analysis Period:	PM Street Peak Hour	Date	»:								

	Table 1-	P: Base Vehic	le-Trip Generation	Estimates (Single-Use \$	Site Estimate)	
Land Use	Developme	ent Data (For In	formation Only)		Estimated Vehicle-Trips	
Lanu Ose	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office			1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	324	73	251
Retail		The second	WORK AN ARTICLE	597	287	310
Restaurant			MAN SAMPLE AND	0	0	0
Cinema/Entertainment				0	0	0
Residential	and the standard	a se safati na si	part of the local second	614	395	219
Hotel	and the second second	Service Services		120	61	59
All Other Land Uses ²	Section and the section of the	Section 2001	SWARAN GAN SH	23	12	11
Total				1678	828	850

		Table 2-P:	Mode Split and Vehic	le Occupancy Estimates				
Land Use		Entering Trips			Exiting Trips			
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized		
Office								
Retail		447.41						
Restaurant								
Cinema/Entertainment						The second states of		
Residential		a Tank ta Mini						
Hotel								
All Other Land Uses ²			Contraction of the second			No. of the second states of the second		

	Table	3-P: Average La	Ind Use Interchan	ge Distances (Feet Walking	g Distance)						
Origin (From)		Destination (To)									
Origin (From) Office	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office											
Retail											
Restaurant											
Cinema/Entertainment				and a second second second							
Residential											
Hotel				distant and a second							

		Table 4-P: In	ternal Person-Tri	p Origin-Destination Matrix	(*						
Origin (From)		Destination (To)									
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office		23	0	0	5	0					
Retail	6		0	0	81	10					
Restaurant	0	0	See Section and sector	0	0	0					
Cinema/Entertainment	0	0	0		0	0					
Residential	9	29	0	0	A MARCAN CONTRACTOR	7					
Hotel	0 6 0		0	0	0	and a state of the state of the					

Table 5-P:	Computatio	ns Summary		Table 6-P: Internal Trip Capture Percentages by Land Use			
	Total	Entering	Exiting	Land Use	Entering Trips	Exiting Trips	
All Person-Trips	1,678	828	850	Office	21%	11%	
Internal Capture Percentage	21%	21%	21%	Retail	20%	31%	
				Restaurant	N/A	N/A	
External Vehicle-Trips ³	1,326	652	674	Cinema/Entertainment	N/A	N/A	
External Transit-Trips ⁴	0	0	0	Residential	22%	21%	
External Non-Motorized Trips ⁴	it-Trips ⁴ 0 0 0		Hotel	28%	10%		

¹ Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.	
² Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
³ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P	
⁴ Person-Trips	
*Indicates computation that has been rounded to the nearest whole number.	
Estimation Tool Developed by the Texas Transportation Institute	

Project Name:	University Highland
Analysis Period:	PM Peak Hour

	т	able 7-P: Conver	sion of Vehicle-Tr	ip E	nds to Person-Trip En	ds	· · · · · · · · · · · · · · · · · · ·	
Land Use	Tabl	e 7-P (D): Entering	j Trips		Table 7-P (O): Exiting Trips			
Lailu Use	Veh. Occ.	Vehicle-Trips	Person-Trips*	1 [Veh. Occ.	Vehicle-Trips	Person-Trips*	
Office	1.00	73	73	1 [1.00	251	251	
Retail	1.00	287	287		1.00	310	310	
Restaurant	1.00	0	0	0		0	0	
Cinema/Entertainment	1.00	0	0		1.00	0	0	
Residential	1.00	395	395	1	1.00	219	219	
Hotel	1.00	61	. 61	1 [1.00	59	59	

Origin (From)		Destination (To)									
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office 50 10		0	5	0							
Retail	6		90	12	81	16					
Restaurant	0	0		0	0	0					
Cinema/Entertainment	0	0	0		0	0					
Residential	9 92 46		0		7						
Hotel	0	9	40	0	1						

	Table 8-P (D):	internal Persor	n-Trip Origin-Desti	nation Matrix (Computed a	t Destination)							
Origin (From)		Destination (To)										
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hote!						
Office		23	0	0	16	0						
Retail	23		0	0	182	10						
Restaurant	22	144		0	63	43						
Cinema/Entertainment	4	11	0		16	1						
Residential	42	29	0	0		7						
Hotel	0	6	0	0	0	Mary Mary Street States						

	Tat	ole 9-P (D): Interna	al and External T	rips S	Summary (Entering T	rips)			
Destination Land Use	Pe	erson-Trip Estimate	es		External Trips by Mode*				
Destination Land Use	Internal External Total		1[Vehicles ¹	Transit ²	Non-Motorized ²			
Office	15	58	73]Γ	58	0	0		
Retail	58	229	287	1 Г	229	0	0		
Restaurant	0	0	0	1 Г	0	0	0		
Cinema/Entertainment	0	0	0	"ו ר	0	0	0		
Residential	86	309	395	1 Г	309	0	0		
Hotel	17	44	61	1 Г	44	0	0		
All Other Land Uses ³	0	12	12	1. Г	12	0	0		

	Та	ble 9-P (O): Inter	nal and External	Trips	Summary (Exiting Tri	ps)		
Origin Land Use	P	erson-Trip Estima	ites		External Trips by Mode*			
Ongin Land Ose	Internal	Internal External Total		1 [Vehicles ¹	Transit ²	Non-Motorized ²	
Office	28	223	251	1Γ	223	0	0	
Retail	97	213	310	1 Г	213	0	0	
Restaurant	0	0	0	1Γ	0	0	0	
Cinema/Entertainment	0	0	0	1 Г	0	0	0	
Residential	45	174	219	1 F	174	0	0	
Hotel	6 53 59] [53	0	0		
All Other Land Uses ³	0	11	11] [11	0	0	

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
²Person-Trips
³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator
^{*}Indicates computation that has been rounded to the nearest whole number.

		Period Setting		14 M			
AM Peak Hour							
University Highland -	- Scenar	rio 🚺 No :	No : 17524				
10/4/2017		City:	City: Fort Myers				
FL		Zip/Postal Code:					
		Client Name:					
JP		Edition:	ITE-TGM 9th E	dition			
Independent Variable	Size	Time Period	Method	Entry	Exit	Total	
Dwelling Units	351	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.		64 25%	191 75%	255	
Dwelling Units	239			18 17%	86 83%	104	
Dwelling Units	270			27 20%	109 80%	136	
Rooms	200			63 59%	43 41%	106	
1000 Sq. Feet Gross Leasable Area	99.38			96 62%	59 38%	155	
1000 Sq. Feet Gross Floor Area	79.6	Weekday, A.M. Peak Hour of Generator ⁽¹⁾	Best Fit (LOG) Ln(T) = 0.8Ln(X) +1.57	140 88%	19 12%	159	
1000 Sq. Feet Gross Floor Area	50			95 79%	25 21%	120	
1000 Sq. Feet Gross	90			7	6	13	
	University Highland - 10/4/2017 FL JP Independent Variable Dwelling Units Dwelling Units Dwelling Units Dwelling Units I000 Sq. Feet Gross Floor Area 1000 Sq. Feet Gross Floor Area 1000 Sq. Feet Gross	AM Peak Hour University Highland - Scenar 10/4/2017 FL JP Independent Variable Size Dwelling Units 239 Dwelling Units 239 Dwelling Units 239 Coms 200 Scenario 20	University Highland - ScenarioNo:10/4/2017City:FLZip/Postal Code: Client Name:JPEdition:Independent VariableSizeTime PeriodDwelling Units351Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.Dwelling Units239Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.Dwelling Units270Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area79.6Weekday, A.M. Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area50Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area90Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area90Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	AM Peak Hour Iniversity Highland - Scen Jr No : 17524 10/4/2017 City: Fort Myers FL Zjp/Postal Code: Client Name: JP Edition: TTE-TGM 9th E Independent Variable Size Time Period Method Dwelling Units S1 Weekday, Peak Hour of Adjacent Street Best Fit (LIN) T = 0.7 (X)+9.74 Dwelling Units S1 Weekday, Peak Hour of Adjacent Street Best Fit (LIN) T = 0.7 (X)+9.74 Dwelling Units S1 Weekday, Peak Hour of Adjacent Street Best Fit (LIN) T = 0.7 (X)+9.74 Dwelling Units S1 Weekday, Peak Hour of Adjacent Street Best Fit (LOG) Ln(T) = 0.8 (L)(X)+0.26 Dwelling Units 270 Weekday, Peak Hour of Adjacent Street Best Fit (LON) T = 0.49 (X)+3.73 Rooms 200 Weekday, Peak Hour of Adjacent Street Best Fit (LOG) Ln(T) = 0.6 (L)(X)+3.73 I000 Sq. Feet Gross 9.8 Weekday, Peak Hour of Adjacent Street Best Fit (LOG) Ln(T) = 0.8 (L)(L)(T) = 0.8 (L)(X)+3.73 I000 Sq. Feet Gross 9.9 Weekday, Peak Hour of Adjacent Street Best Fit (LOG) Ln(T) = 0.8 (L)(X)+3.73 I000 Sq. Feet Gross 50 Weekday, Peak Hour of Adjacent Street <td>AM Peak Hour No: 17524 University Highland - Scenaro No: 17524 10/4/2017 City: Fort Myers FL Zip/Postal Code: Client Name: JP Edition: TTE-TGM 9the Titom Independent Variable Size Time Period Method Entry Dwelling Units 351 Weekday, Peak Hour of Adjacent Street Best Fit (LIN) (X) 9.74 25% (X) 9.74 17% Dwelling Units 239 Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Best Fit (LIN) (X) 9.74 17% (X) 9.74 Dwelling Units 239 Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Best Fit (LIN) (X) 9.74 17% (X) 9.74 Dwelling Units 270 Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Som (X) 9.73 30% I000 Sq. Feet Gross Floor Area 99.38 Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Som (X) 9.73 30% I000 Sq. Feet Gross Floor Area 99.38 Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Som (A) 6.31 Som (A) 6.31</td> <td>AM Peak Hour No: 17524 University Highland Scenter I No: 17524 10/4/2017 City: Fort Myers FL Zip/Postal Code: Citent Name: JP Edition: TE-TGM 9000000000000000000000000000000000000</td>	AM Peak Hour No: 17524 University Highland - Scenaro No: 17524 10/4/2017 City: Fort Myers FL Zip/Postal Code: Client Name: JP Edition: TTE-TGM 9the Titom Independent Variable Size Time Period Method Entry Dwelling Units 351 Weekday, Peak Hour of Adjacent Street Best Fit (LIN) (X) 9.74 25% (X) 9.74 17% Dwelling Units 239 Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Best Fit (LIN) (X) 9.74 17% (X) 9.74 Dwelling Units 239 Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Best Fit (LIN) (X) 9.74 17% (X) 9.74 Dwelling Units 270 Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Som (X) 9.73 30% I000 Sq. Feet Gross Floor Area 99.38 Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Som (X) 9.73 30% I000 Sq. Feet Gross Floor Area 99.38 Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Som (A) 6.31 Som (A) 6.31	AM Peak Hour No: 17524 University Highland Scenter I No: 17524 10/4/2017 City: Fort Myers FL Zip/Postal Code: Citent Name: JP Edition: TE-TGM 9000000000000000000000000000000000000	

			Period Setting				
Analysis Name :	PM Peak Hour						
Project Name :	University Highland	- Scena	rio 1 No :	17524			
Date:	10/4/2017		City:	Fort Myers			
State/Province:	FL		Zip/Postal Code:				
Country:			Client Name:				
Analyst's Name:	JP		Edition:	ITE-TGM 9th E	dition		
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +0.51	205 63%	120 37%	325
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.82Ln(X) + 0.32	82 67%	41 33%	123
220 - Apartment	Dwelling Units	270	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.55 (X)+17.65	108 65%	58 35%	166
310 - Hotel	Rooms	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.6	61 51%	59 49%	120
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	99.38	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.67Ln(X) +3.31	287 48%	310 52%	597
710 - General Office Building	1000 Sq. Feet Gross Floor Area	79.6	Weekday, P.M. Peak Hour of Generator	Best Fit (LIN) T = 1.12 (X)+78.45	29 17%	139 83%	168
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	50	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) + 1.53	44 28%	112 72%	156
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.26	12 52%	11 48%	23

			Period	Setting				
Analysis Name :	Weekday							
Project Name :	University Hig	hland - S	cenario 🕇	No :	1	7524		
Date:	10/4/2017			City:	F	ort Myers		
State/Province:	FL			Zip/Posta	l Code:			
Country:				Client Na	me:			
Analyst's Name:	JP .			Edition:	ľ	ГЕ-TGM 9t	h Edition	
Land Use	Independent Variable	Size	Time Per	iod	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday		Best Fit (LOG) Ln(T) = 0.92Ln(X) +2.72	1667 50%	1667 50%	3334
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday		Best Fit (LOG) Ln(T) = 0.87Ln(X) + 2.46	687 50%	686 50%	1373
220 - Apartment	Dwelling Units	270	Weekday		Best Fit (LIN) T = 6.06 (X)+123.56	880 50%	880 50%	1760
310 - Hotel	Rooms	200	Weekday		Average 8.17	817 50%	817 50%	1634
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	99.38	Weekday		Best Fit (LOG) Ln(T) = 0.65Ln(X) + 5.83	3382 50%	3382 50%	6764
710 - General Office Building	1000 Sq. Feet Gross Floor Area	79.6	Weekday		Best Fit (LOG) Ln(T) = 0.76Ln(X) + 3.68	552 50%	552 50%	1104
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	50	Weekday		Average 36.13	904 50%	903 50%	1807
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday		Average 2.5	113 50%	112 50%	225

SCENARIO 2



•

SCENARIO #2 ADD SELF STORAGE / REDUCE MEDICAL OFFICE

UNIVERSITY HIGHLAND

ITE TRIP GENERATION⁽¹⁾

				<u>AM PE</u>	<u>AK HOU</u>	R		<u>PM PE</u>	<u>ak hou</u>	R	DA	<u>ILY</u>
	<u>LUC</u>	<u>SIZE</u>	In	Out	Total	%	In	Out	Total	%	Total	%
Residential												
Single Family	210	351 d.u.	64	191	255		205	120	325		3,334	
Multifamily Condominiums	230	239 d.u.	18	86	104		82	41	123		1,373	
Multifamily Apartments	220	270 d.u.	27	109	136		108	58	166		1,760	
Total		860 d.u.	109	386	495		395	219	614		6,467	
Internal Capture ⁽²⁾			2	11	13	3%	86	45	131	21%	840	13%
Net New External			107	375	482		309	174	483		5,627	
Hotel	310	200 rooms	63	43	106		61	59	120		1,634	
Internal Capture			0	11	11	10%	17	6	23	19%	246	15%
External			63	32	95		44	53	97		1,388	
Retail	820	99,384 sq. ft.	96	59	155		287	310	597		6,764	
Internal Capture ⁽²⁾			20	12	32	21%	58	97	155	26%	1,682	25%
Pass-by			15	9	25	20%	50	83	133	30%	1,016	20%
External			61	38	98		179	130	309		4,066	
Office												
General Office	710	100,000 sq. ft.	168	23	191		32	158	190		1,313	
Medical Office	720	41,500 sq. ft.	78	21	99		37	95	132		1,482	
Total		141,500 sq. ft.	246	44	290		69	253	322		2,795	
Internal Capture ⁽²⁾			24	12	36	12%	15	28	43	13%	361	13%
External			222	32	254		54	225	279		2,434	
Self Storage	151	90000 sq. ft.	7	6	13		12	11	23		225	
Internal Capture ⁽²⁾			0	0	0	0%	0	0	0	0%	0	0%
External			7	6	13		12	11	23		225	
TOTAL			521	538	1,059		824	852	1.676		17,885	
INTERNAL CAPTURE			<u>46</u>	<u>46</u>	92	9%	176	176	352	21%	3,128	17%
DRIVEWAY VOLUME			475	492	967		648	676	1,324		14,757	
PASS-BY			15	<u>9</u>	<u>25</u>	3%	<u>50</u>	<u>83</u>	133	10%	<u>1,016</u>	7%
NET NEW EXTERNAL			460	483	942		598	593	1,191		13,741	
									,		.,	

Footnotes:
(1) ITE Trip Generation, 9th Edition, using OTISS software.
(2) NCHRP Report 684/8-51 Internal Trip Capture Estimation Tool.

Project Information	
Project Name:	University Highland - Scenario 2
No:	17524
Date:	10/4/2017
City:	Fort Myers
State/Province:	FL
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	JP
Edition:	ITE-TGM 9th Edition

Land Use	Size	Week	day	AM Peal	Hour	PM Peak	Hour
		Entry		Entry	Exit	Entry	Exit
210 - Single-Family Detached Housing	351 Dwelling Units	1667	1667	64	191	205	120
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		1667	1667	64	191	205	120
230 - Residential							
Condominium/Townhouse	239 Dwelling Units	687	686	18	86	82	41
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		687	686	18	86	82	41
220 - Apartment	270 Dwelling Units	880	880			1	
Reduction	-	0	0	0			
Internal		0	о	0	0	0	
Pass-by		0	0	0	0		
Non-pass-by		880	880	27	109	108	
310 - Hotel	200 Rooms	817	817		r	61	
Reduction		0	0		r		
Internal		0	0				
Pass-by		0	0			_	
Non-pass-by		817	817				
820 - Shopping Center	99.38 1000 Sq. Feet Gross Leasable Area	3382	3382				
Reduction	,	0	0				
Internal		0	0			_	
Pass-by		0	0			_	
Non-pass-by		3382	3382				-
710 - General Office Building	100 1000 Sq. Feet Gross Floor Area	657	656				
Reduction		0	0				
Internal		0	0	0	0	0	_
Pass-by		0	0				
Non-pass-by		657	656				
720 - Medical-Dental Office Building	41.5 1000 Sg. Feet Gross Floor Area	741	741				
Reduction		0	0				0
Internal		0	0			-	0
Pass-by		0	0				0
Non-pass-by		741	741				95
151 - Mini-Warehouse	90 1000 Sq. Feet Gross Floor Area	113	112				11
Reduction		0	0				0
Internal		0	0			Ő	0
Pass-by		0	0				Ő
Non-pass-by		113					11
Total			8941		-		
Total Reduction		0077 7 0	0			024	0.52
Total Internal		0	0			0	0
Total Pass-by		0	0	_	o	0	0
Total Non-pass-by			8941	521	538		852

Project Name:	University Highland	Organization:	DPA
Project Location:	Lee County	Performed By:	JMP
Scenario Description:	AM Peak Hour - Scenario 3 2	Date:	4-Oct-17
Analysis Year:	2017	Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

	Table 1-	A: Base Vehic	le-Trip Generation	Estimates (Single-Use S	ite Estimate)	
Land Use	Developme	ent Data (For In	formation Only)		Estimated Vehicle-Trips	
Land Use	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				290	246	44
Retail		STATE SAME	All States and States and States	155	96	59
Restaurant				0	0	0
Cinema/Entertainment				0	0	0
Residential			Market and the second sec	495	109	386
Hotel	and the second sec	e de la serie d		106	63	43
All Other Land Uses ²	10000	Land States	in the second states	13	7	6
Total	And the second second		North Contraction of the	1059	521	538

		Table 2-A:	Mode Split and Vehic	le Occupancy Estimates				
Land Use		Entering Tr	ips		Exiting Trips			
Land Ose	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized		
Office						Contraction and the		
Retail								
Restaurant								
Cinema/Entertainment		12.5.5			a state we spect the set	The second second second		
Residential	DE IZACADA DISE N	and the start press.			and the second state of th	Constanting and the		
Hotel		Line States						
All Other Land Uses ²								

	Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)								
Origin (From)				Destination (To)					
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office		a province at			NEW CALL				
Retail									
Restaurant									
Cinema/Entertainment									
Residential				an and the second second second					
Hotel			Welling and the						

		Table 4-A: In	ternal Person-Tri	o Origin-Destination Matrix	*	
Origin (From)				Destination (To)		
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	0	0	0	0
Retail	10		0	0	2	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	7	4	0	0		0
Hotel	7	4	0	0	0	

Table 5-A:	Table 5-A: Computations Summary				Trip Capture Percenta	ges by Land Use		
	Total	Entering	Exiting	Land Use	Entering Trips	Exiting Trips		
All Person-Trips	1,059	521	538	Office	10%	27%		
Internal Capture Percentage	9%	9%	9%	Retail	21%	20%		
				Restaurant	N/A	N/A		
External Vehicle-Trips ³	967	475	492	Cinema/Entertainment	N/A	N/A		
External Transit-Trips ⁴	0	0	0	Residential	2%	3%		
External Non-Motorized Trips ⁴	0	0	0	Hotel	0%	26%		

¹ Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.	
² Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
³ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A	
⁴ Person-Trips	
*Indicates computation that has been rounded to the nearest whole number.	
Estimation Tool Developed by the Texas Transportation Institute	

Project Name:	University Highland
Analysis Period:	AM Peak Hour

		Table 7-A: Conv	ersion of Vehicle-Tr	ip Ends to Person-Trip	Ends			
Land Use	Tab	le 7-A (D): Enteri	ing Trips		Table 7-A (O): Exiting Trips			
	Veh, Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*		
Office	1.00	246	246	1.00	44	44		
Retail	1.00	96	96	1.00	59	59		
Restaurant	1.00	0	0	1.00	0	0		
Cinema/Entertainment	1.00	0	0	1.00	0	0		
Residential	1.00	109	109	1.00	386	386		
Hotel	1.00	63	63	1.00	43	43		

		Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin) Destination (To)							
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office	an a	12	28	0	0	0			
Retail	17		8	0	8	0			
Restaurant	0	0		0	0	0			
Cinema/Entertainment	0	0	0	an stand and the	0	0			
Residential	8	4	77	0	Real and a lot of the second	0			
Hotel	32	6	4	0	0	en goderne e			

	Table 8-A (D): Internal Pers	on-Trip Origin-De	stination Matrix (Compute	d at Destination)	
Origin (From)				Destination (To)		
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office	10000000	31	0	0	0	0
Retail	10		0	0	2	0
Restaurant	34	8		0	5	3
Cinema/Entertainment	0	0	0		0	0
Residential	7	16	0			0
Hotel	7	4	0	0	0	to angles i jarne ene

	Ta	ble 9-A (D): Int	ernal and Externa	il Tr	ips Summary (Enterin	g Trips)	
Destination Land Use		Person-Trip Estimates			External Trips by Mode*		
Destination Land Ose	Internal	External	Total	1	Vehicles ¹	Transit ²	Non-Motorized ²
Office	24	222	246	1	222	0	0
Retail	20	76	96	1	76	0	0
Restaurant	0	0	0	1	0	0	0
Cinema/Entertainment	0	0	0	1	0	0	0
Residential	2	107	109	1	107	0	0
Hotel	0	63	63	1	63	0	0
All Other Land Uses ³	0	7	7	7	7	0	0

	T	able 9-A (O): In	ternal and Externa	Trips Summary (Exiting T	rips)			
Origin Land Lisa	F	Person-Trip Esti	nates		External Trips by Mode*			
Origin Land Use	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²		
Office	12	32	44	32	0	0		
Retail	12	47	59	47	0	0		
Restaurant	0	0	0	0	0	0		
Cinema/Entertainment	0	0	0	0	0	0		
Residential	11	375	386	375	0	0		
Hotel	11	32	43	32	0	0		
All Other Land Uses ³	0	6	6	6	0	0		

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

²Person-Trips
³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

	NCHRP 8-51 Internal Trip Ca	apture Estimation Tool	
Project Name:	University Highland	Organization:	DPA
Project Location:	Lee County	Performed By:	JMP
Scenario Description:	PM Peak Hour Scenario 2 3	Date:	4-Oct-17
Analysis Year:	2017	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

	Table 1-	P: Base Vehicl	e-Trip Generation I	Estimates (Single-Use S	ite Estimate)		
Land Use	Developme	Development Data (For Information Only)			Estimated Vehicle-Trips		
Land Ose	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting	
Office			aller generation and solar	322	69	253	
Retail				597	287	310	
Restaurant				0	0	0	
Cinema/Entertainment	2 to 1 to	1.1.1.25 9.000		0	0	0	
Residential			and the second second	614	395	219	
Hotel				120	61	59	
All Other Land Uses ²				23	12	11	
Total				1676	824	852	

		Table 2-P:	Mode Split and Vehic	le Occupancy Estimates			
Land Use		Entering Tr	ips		Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized	
Office	1 Part and all	C. Laboration of the			WERE STREET	Second Second Second	
Retail	Contraction of the	Contraction of				Physical Contraction of the	
Restaurant					A PROPERTY AND A PROPERTY	19月1日 日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日	
Cinema/Entertainment		NEW STREET		Service and the service of		and the second second second	
Residential		telling Statements	a state of the state of the		Weiterstein auf der Beiter	NT PARA PARA	
Hotel						CONTRACTOR OF AN	
All Other Land Uses ²							

	Table	3-P: Average La	and Use Interchang	ge Distances (Feet Walking	g Distance)	
				Destination (To)		
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office			ENCOMPACT NO.			
Retail		Charles and the			NY TRUTY TO BE DOUBLE THE	and a second second
Restaurant						
Cinema/Entertainment		of State of the State				a characteristic and characteristic
Residential						
Hotel				and the second second second		

		Table 4-P: Ir	ternal Person-Tri	p Origin-Destination Matrix	*				
Origin (From)		Destination (To)							
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office		23	0	0	5	0			
Retail	6		0	0	81	10			
Restaurant	0	0		0	0	0			
Cinema/Entertainment	0	0	0		0	0			
Residential	9	29	0	0		7			
Hotel	0	6	0	0	0				

Table 5-P: Computations Summary				Table 6-P: Internal Trip Capture Percentages by Land Use		
	Total	Entering	Exiting	Land Use	Entering Trips	Exiting Trips
All Person-Trips	1,676	824	852	Office	22%	11%
Internal Capture Percentage	21%	21%	21%	Retail	20%	31%
				Restaurant	N/A	N/A
External Vehicle-Trips ³	1,324	648	676	Cinema/Entertainment	N/A	N/A
External Transit-Trips ⁴	0	0	0	Residential	22%	21%
External Non-Motorized Trips ⁴	0	0	0	Hotel	28%	10%

¹ Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.	
² Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
³ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P	
⁴ Person-Trips	
*Indicates computation that has been rounded to the nearest whole number.	
Estimation Tool Developed by the Texas Transportation Institute	

Project Name:	University Highland
Analysis Period:	PM Peak Hour

	T	able 7-P: Conver	sion of Vehicle-Tr	ip Er	nds to Person-Trip En	ds				
Land Use	Tabl	e 7-P (D): Entering	j Trips		Table 7-P (O): Exiting Trips					
	Veh. Occ.	Vehicle-Trips	Person-Trips*	1	Veh. Occ.	Vehicle-Trips	Person-Trips*			
Office	1.00	69	69	1 Г	1.00	253	253			
Retail	1.00	287	287	1 Г	1.00	310	310			
Restaurant	1.00	0	0		1.00	0	0			
Cinema/Entertainment	1.00	0	0	1 Г	1.00	0	0			
Residential	1.00	395	395	1	1.00	219	219			
Hotel	1.00	61	61	1	1.00	59	59			

	Table 8-P (C)): Internal Pers	son-Trip Origin-De	stination Matrix (Computed	d at Origin)							
Origin (From)		Destination (To)										
Chigin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel						
Office		51 10		0	5	0						
Retail	6		90	12	81	16						
Restaurant	0			0	0	0						
Cinema/Entertainment	0	0	0	홍수 문화 전문 소란 것	0	0						
Residential	9	92	46	0		7						
Hotel	0	9	40	0	1							

	Table 8-P (D):	Internal Persor	n-Trip Origin-Desti	nation Matrix (Computed a	t Destination)							
Origin (From)		Destination (To)										
Origin (r torn)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hatei						
Office		23	0	0	16	0						
Retail	21		0	0	182	10						
Restaurant	21	144		0	63	43						
Cinema/Entertainment	4	11	0		16	1						
Residential	39	29	0	0		7						
Hotel	0	6	0	0	0							

Destination Land Use	Pe	erson-Trip Estimate	es	es Summary (Entering Trips) External Trips by Mode*					
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²			
Office	15	54	69	54	0	0			
Retail	58	229	287	229	0	0			
Restaurant	0	0	0	0	0	0			
Cinema/Entertainment	0	0	0	0	0	0			
Residential	86	309	395	309	0	0			
Hotel	17	44	61	44	0	0			
All Other Land Uses ³	0	12	12	12	0	0			

Origin Lond Llon	P	erson-Trip Estimate	es	External Trips by Mode*					
Origin Land Use	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²			
Office	28	225	253	225	0	0			
Retail	97	213	310	213	0	0			
Restaurant	0	0	0	0	0	0			
Cinema/Entertainment	0	0	0	0	0	0			
Residential	45	174	219	174	0	0			
Hotel	6	53	59	53	0	0			
All Other Land Uses ³	0	11	11	11	0	0			

¹ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P	
² Person-Trips	
³ Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
Indicates computation that has been rounded to the nearest whole number.	

		Period Setting						
AM Peak Hour								
University Highland -	Scenar	io 🔂 No :	No : 17524					
10/4/2017		City:	City: Fort Myers					
FL		Zip/Postal Code:	Zip/Postal Code:					
		Client Name:						
JP		Edition:	ITE-TGM 9th E	dition				
Independent Variable	Size	Time Period	Method	Entry	Exit	Total		
Dwelling Units	351			64 25%	191 75%	255		
Dwelling Units	239			18 17%	86 83%	104		
Dwelling Units	270			27 20%	109 80%	136		
Rooms	200			63 59%	43 41%	106		
1000 Sq. Feet Gross Leasable Area	99.38			96 62%	59 38%	155		
1000 Sq. Feet Gross Floor Area	100	Weekday, A.M. Peak Hour of Generator ⁽¹⁾	Best Fit (LOG) Ln(T) = 0.8Ln(X) +1.57	168 88%	23 12%	191		
1000 Sq. Feet Gross Floor Area	41.5			78 79%	21 21%	99		
1000 Sq. Feet Gross Floor Area	90			7 54%	6 46%	13		
	University Highland - 10/4/2017 FL JP Independent Variable Dwelling Units Dwelling Units Dwelling Units Rooms 1000 Sq. Feet Gross Floor Area 1000 Sq. Feet Gross Floor Area 1000 Sq. Feet Gross	AM Peak HourUniversity Highland - Scenar10/4/2017FLJPIndependent VariableSizeDwelling Units351Dwelling Units239Dwelling Units270Rooms2001000 Sq. Feet Gross99.381000 Sq. Feet Gross100Floor Area1001000 Sq. Feet Gross41.51000 Sq. Feet Gross90	AM Peak HourUniversity Highland - Scenario?No:10/4/2017City:FLZip/Postal Code: Client Name:JPEdition:Independent VariableSizeTime PeriodDwelling Units351Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.Dwelling Units239Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.Dwelling Units270Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.Dwelling Units200Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area100Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area100Sq. Feet Gross Floor Area100Sq. Feet Gross Floor Area100Sq. Feet Gross Floor Area90Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.1000 Sq. Feet Gross Floor Area90Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	AM Peak HourNo :17524University Highland - ScenarioNo :1752410/4/2017City:Fort MyersFL $Zip/Postal Code:$ Client Name:TE-TGM 9th EJPEdition:ITE-TGM 9th EIndependent VariableSizeTime PeriodMethodDwelling UnitsS51Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Te 0.7 (X)+9.74Best Fit (LIN) T = 0.7 (X)+9.74Dwelling Units239Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Te 10.7 (X)+9.74Best Fit (LOO) Ln(T) = 0.8Ln(X)+0.26Dwelling Units270Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Te 0.49 (X)+3.73Best Fit (LON) T = 0.49 (X)+3.73Rooms200Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Te 10.49 (X)+3.73Best Fit (LOG) Ln(T) = 0.61Ln(X) +2.241000 Sq. Feet Gross Floor Area100Keekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Te 10.61Ln(X) +2.241000 Sq. Feet Gross Floor Area100Keekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Traffic, One Hour Between 7 and 9 a.m. To 1000 Sq. Feet Gross Floor Area1001000 Sq. Feet Gross Floor Area100Keekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. Traffic, One Hour Between 7 and 9 a.m. Traffic, One Hour Between 7 and 9 a.m. Traffic, One Hour Between 7 and 9 a.m. So 1000 Sq. Feet Gross Floor Area1001000 Sq. Feet Gr	AM Peak Hour No : 17524 University Highland - Scenaro ? No : 17524 10/4/2017 City: Fort Myers FL Zip/Postal Code: Client Name: JP Edition: TIE-TGM 9th Uriton Independent Variable Size Time Period Method Entry Dwelling Units Siz Yeekday, Peak Hour of Adjacent Street Best Fit (LIN) 64 Dwelling Units Siz Weekday, Peak Hour of Adjacent Street Best Fit (LIN) 17% Dwelling Units Siz Weekday, Peak Hour of Adjacent Street Best Fit (LIN) 17% Dwelling Units Siz Weekday, Peak Hour of Adjacent Street Best Fit (LIN) 17% Dwelling Units Siz Weekday, Peak Hour of Adjacent Street Best Fit (LIN) 17% Dwelling Units Siz Weekday, Peak Hour of Adjacent Street Best Fit (LIN) 17 Dwelling Units Siz Weekday, Peak Hour of Adjacent Street Best Fit (LOG) 5% Dwelling Units Siz Weekday, A.M. Peak Hour of Adjacent Street Best Fit (LOG) 63 Dwelling Units	AM Peak Hour No : 17524 University Highland - Scenario No : 17524 10/4/2017 City: Fort Myers FL Zip/Postal Code: Citient Name: JP Edition: TE-TGM 9tb Editor Independent Variabe Size Time Period Method Entry Exit Dwelling Units 351 Weekday, Peak Hour of Adjacent Street Best Fit (LON) LON +0.4 64 191 25.% Dwelling Units 351 Weekday, Peak Hour of Adjacent Street Best Fit (LOO) LON +0.4 18 86 Dwelling Units 329 Weekday, Peak Hour of Adjacent Street Best Fit (LON) LON +0.4 77 109 Dwelling Units 200 Weekday, Peak Hour of Adjacent Street Best Fit (LON) LON +0.4 78 36% Rooms 200 Weekday, Peak Hour of Adjacent Street Best Fit (LOG) LON +0.4 63 41 1000 Sq. Feet Gross 200 Weekday, Peak Hour of Adjacent Street Best Fit (LOG) LON +0.4 62% 59 1000 Sq. Feet Gross 200 Weekday, Peak Hour of Adjacent Street Best Fit (LOG) LON +0.4 62%		

			Period Setting		and the second		ica Nel Nel		
Analysis Name :	PM Peak Hour	PM Peak Hour							
Project Name :	University Highland -	Scenar	io 👌 No :	17524					
Date:	10/4/2017		City:	Fort Myers					
State/Province:	FL		Zip/Postal Code:						
Country:			Client Name:						
Analyst's Name:	JP		ITE-TGM 9th E	dition					
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total		
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +0.51	205 63%	120 37%	325		
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.82Ln(X) +0.32	82 67%	41 33%	123		
220 - Apartment	Dwelling Units	270	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.55 (X)+17.65	108 65%	58 35%	166		
310 - Hotel	Rooms	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.6	61 51%	59 49%	120		
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	99.38	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.67Ln(X) +3.31	287 48%	310 52%	597		
710 - General Office Building	1000 Sq. Feet Gross Floor Area	100	Weekday, P.M. Peak Hour of Generator	Best Fit (LIN) T = 1.12 (X)+78.45	32 17%	158 83%	190		
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	41.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) + 1.53	37 28%	95 72%	132		
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.26	12 52%	11 48%	23		

			Period	Setting					
Analysis Name :	Weekday								
Project Name :	University Hig	hland - S	cenario 子	No :	No : 17524				
Date:	10/4/2017			City:		Fort Myers			
State/Province:	FL			Zip/Posta	l Code:				
Country:				Client Na	me:				
Analyst's Name:	JP			Edition:		ITE-TGM 9	th Edition		
Land Use	Independent Variable	Size	Time Per	iod	Method	Entry	Exit	Total	
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday	,	Best Fit (LOG) Ln(T) = 0.92Ln(X) +2.7	1667 2 50%	1667 50%	3334	
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday	•	Best Fit (LOG) Ln(T) = 0.87Ln(X) + 2.4	687 6 50%	686 50%	1373	
220 - Apartment	Dwelling Units	270	Weekday		Best Fit (LIN) T = 6.06 (X)+123.56	880 50%	880 50%	1760	
310 - Hotel	Rooms	200	Weekday	•	Average 8.17	817 50%	817 50%	1634	
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	99.38	Weekday	,	Best Fit (LOG) Ln(T) = 0.65Ln(X) +5.8	3382 3 50%	3382 50%	6764	
710 - General Office Building	1000 Sq. Feet Gross Floor Area	100	Weekday		Best Fit (LOG) Ln(T) = 0.76Ln(X) + 3.6	657 8 50%	656 50%	1313	
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	41.5	Weekday		Best Fit (LIN) T = 40.89 (X)+-214.97	741 50%	741 50%	1482	
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday	•	Average 2.5	113 50%	112 50%	225	

SCENARIO 3



SCENARIO #3 ADD SELF STORAGE / REDUCE RETAIL / REDUCE GENERAL OFFICE

UNIVERSITY HIGHLAND

ITE TRIP GENERATION (1)

				<u>AM PE</u>	<u>AK HOU</u>	<u>R</u>		PM PE	<u>AK HOU</u>	R	DA	<u>ILY</u>
	<u>LUC</u>	<u>SIZE</u>	In	Out	Total	%	In	Out	Total	%	Total	%
Residential												
Single Family	210	351 d.u.	64	191	255		205	120	325		3,334	
Multifamily Condominiums	230	239 d.u.	18	86	104		82	41	123		1,373	
Multifamily Apartments	220	270 d.u.	27	109	136		108	58	166		1,760	
Total		860 d.u.	109	386	495		395	219	614		6,467	
Internal Capture ⁽²⁾			2	11	13	3%	81	43	124	20%	799	12%
Net New External			107	375	482		314	176	490		5,668	
Hotel	310	200 rooms	63	43	106		61	59	120		1,634	
Internal Capture			0	11	11	10%	17	5	22	18%	239	15%
External			63	32	95		44	54	98		1,395	
Retail	820	90,744 sq. ft.	91	56	147		269	292	561		6,375	
Internal Capture ⁽²⁾			21	12	33	22%	54	92	146	26%	1,612	25%
Pass-by			15	8	23	20%	46	78	125	30%	953	20%
External			55	36	91		169	122	291		3,810	
Office												
General Office	710	87,000 sq. ft.	150	21	171		30	146	176		1,181	
Medical Office	720	50,000 sq. ft.	95	25	120		44	112	156		1,830	
Total		137,000 sq. ft.	245	46	291		74	258	332		3,011	
Internal Capture ⁽²⁾			24	13	37	13%	15	27	42	13%	382	13%
External			221	33	254		59	231	290		2,629	
Self Storage	151	90000 sq. ft.	7	6	13		12	11	23		225	
Internal Capture ⁽²⁾			0	0	0	0%	0	0	0	0%	0	0%
External			7	6	13		12	11	23		225	
TOTAL			515	537	1,052		811	839	1,650		17,712	
INTERNAL CAPTURE			<u>47</u>	<u>47</u>	<u>94</u>	9%	167	167	334	20%	3,031	17%
DRIVEWAY VOLUME			468	490	958		644	672	1.316		14,681	
PASS-BY			<u>15</u>	<u>8</u>	<u>23</u>	2%	<u>46</u>	<u>78</u>	125	9%	<u>953</u>	6%
NET NEW EXTERNAL			453	482	935		598	594	1,192		13,728	
									, -		,	

Footnotes:

ITE Trip Generation, 9th Edition, using OTISS software.
 NCHRP Report 684/8-51 Internal Trip Capture Estimation Tool.

Project Information	
Project Name:	University Highland - Scenario 3
No:	17524
Date:	10/5/2017
City:	Fort Myers
State/Province:	FL
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	qt
Edition:	ITE-TGM 9th Edition

Reduction Internal Pass-by Non-pass-by	Units	0 0 0	1667 0 0 1667 686 0 0 686 880 0 0	0 0 64 18 0 0 18 27	0 0 191 86 0 0	0 0 205 82 0 0	0 0 120 41 0
ReductionInternalPass-byNon-pass-by230 - ResidentialCondominium/TownhouseReductionInternalPass-byNon-pass-by220 - ApartmentReductionInternalPass-byNon-pass-by220 - ApartmentReductionInternalPass-byNon-pass-by310 - HotelReductionInternalPass-byNon-pass-by320 - Shopping CenterPass-byNon-pass-by710 - General Office BuildingReductionInternalPass-byNon-pass-by320 - Shopping Center90.74 1000 SReductionInternalPass-byNon-pass-by710 - General Office BuildingReductionInternalInternalInternalPass-byNon-pass-by710 - General Office BuildingReductionInternal	Units	0 0 1667 687 0 0 0 687 880 0 0 880 0 0 880	0 0 1667 686 0 0 686 880 0 0	0 0 64 18 0 0 18 27	0 0 191 86 0 0	0 0 205 82 0 0	0 0 120 41 0
Internal Pass-by Non-pass-by 230 - Residential Condominium/Townhouse Reduction Internal Pass-by Non-pass-by 220 - Apartment Reduction Internal Pass-by Non-pass-by 310 - Hotel Reduction Internal Pass-by Non-pass-by 820 - Shopping Center Reduction Internal Pass-by Non-pass-by 820 - Shopping Center Reduction Internal Pass-by Non-pass-by 710 - General Office Building Reduction Internal		0 1667 687 0 0 0 687 880 0 0 880 0 0 880	0 0 1667 686 0 0 686 880 0 0	0 0 64 18 0 0 18 27	0 0 191 86 0 0	0 205 82 0 0	0 0 120 41 0
Pass-byNon-pass-by230 - Residential239 DwellingCondominium/Townhouse239 DwellingReductionInternalPass-by200 Non-pass-by220 - Apartment270 DwellingReductionInternalPass-by200 RoomsNon-pass-by200 Rooms310 - Hotel200 RoomsReductionInternalPass-by90.74 1000 SNon-pass-by820 - Shopping CenterPass-by90.74 1000 SNon-pass-by87 1000 Sq.ReductionInternalInternal87 1000 Sq.ReductionInternal		0 1667 0 0 687 880 0 0 880 0 880	0 1667 0 0 686 880 0 0	0 64 18 0 0 18 27	0 191 86 0 0	0 205 82 0 0	0 120 41 0
Non-pass-by230 - Residential239 DwellingCondominium/Townhouse239 DwellingReductioninternalPass-by270 DwellingNon-pass-by270 Dwelling220 - Apartment270 DwellingReductionInternalPass-by200 RoomsNon-pass-by200 Rooms310 - Hotel200 RoomsReductionInternalPass-by90.74 1000 SNon-pass-by820 - Shopping CenterPass-by90.74 1000 SNon-pass-by87 1000 Sq.ReductionInternalInternal87 1000 Sq.ReductionInternal		1667 0 0 687 880 0 0 880 0 880	1667 686 0 0 686 880 0 0	64 18 0 0 18 27	191 86 0 0	205 82 0 0	120 41 0
230 - Residential239 DwellingCondominium/Townhouse239 DwellingReductionInternalPass-byNon-pass-by220 - Apartment270 DwellingReductionInternalPass-byNon-pass-by310 - Hotel200 RoomsReductionInternalPass-bySon-pass-by310 - Hotel200 RoomsReductionInternalPass-by90.74 1000 SReductionInternalPass-by820 - Shopping CenterReductionInternalPass-by87 1000 Sq.ReductionReductionInternal87 1000 Sq.ReductionInternal		687 0 0 687 880 0 0 0 880	686 0 0 686 880 0 0	18 0 0 18 27	86 0 0 0	82 0 0	120 41 0 0
Condominium/Townhouse239 DwellingReductionInternalPass-byNon-pass-by220 - Apartment270 DwellingReductionInternalPass-byNon-pass-by310 - Hotel200 RoomsReductionInternalPass-byStoreNon-pass-by90.74 1000 Store820 - Shopping Center90.74 1000 StoreReductionInternalPass-byNon-pass-by820 - Shopping Center90.74 1000 StoreReductionInternalPass-byReductionInternal87 1000 Sq.ReductionInternal		0 0 687 880 0 0 0 880	0 0 686 880 0 0	0 0 18 27	0 0 0	0 0	41 0
ReductioninternalPass-byNon-pass-by 220 - Apartment ReductionInternalPass-byNon-pass-by 310 - Hotel ReductionInternalPass-byNon-pass-by 320 - Hotel ReductionInternalPass-byNon-pass-by 820 - Shopping Center ReductionInternalPass-byNon-pass-by 820 - Shopping Center Pass-byNon-pass-by 710 - General Office Building ReductionInternalInternalInternalPass-byNon-pass-by 710 - General Office Building ReductionInternal		0 0 687 880 0 0 0 880	0 0 686 880 0 0	0 0 18 27	0 0 0	0 0	o
Internal Pass-by Non-pass-by 220 - Apartment Reduction Internal Pass-by Non-pass-by 310 - Hotel Reduction Internal Pass-by Non-pass-by 820 - Shopping Center Reduction Internal Pass-by Non-pass-by 710 - General Office Building Reduction Internal Pass-by Non-pass-by 87 1000 Sq.	Units	0 687 880 0 0 0 880	0 686 880 0 0	0 0 18 27	0 0 0	0 0	0
Pass-by270 DwellingNon-pass-by270 Dwelling220 - Apartment270 DwellingReductionInternalPass-by200 RoomsNon-pass-by200 RoomsReductionInternalPass-by200 RoomsNon-pass-by200 Rooms820 - Shopping Center90.74 1000 SReductionInternalPass-by90.74 1000 SNon-pass-by87 1000 Sq.ReductionReductionInternal87 1000 Sq.ReductionInternal	Units	0 687 880 0 0 880	0 686 880 0 0	0 18 27	0		
Non-pass-by270 Dwelling220 - Apartment270 DwellingReductionInternalPass-by200 Rooms310 - Hotel200 RoomsReductionInternalPass-by200 RoomsNon-pass-by200 Rooms820 - Shopping Center90.74 1000 SReductionInternalPass-by87 1000 Sq.Reduction87 1000 Sq.ReductionInternalPass-by87 1000 Sq.	Units	687 880 0 0 880	686 880 0 0	18 27		0	
220 - Apartment270 DwellingReductionInternalInternalPass-byNon-pass-by200 Rooms 310 - Hotel 200 RoomsReductionInternalPass-by90.74 1000 SNon-pass-by90.74 1000 S 820 - Shopping Center 90.74 1000 SReductionInternalPass-by90.74 1000 SReductionInternalPass-by87 1000 Sq.ReductionInternalInternal87 1000 Sq.ReductionInternal	Units	880 0 0 880	880 0 0	27	86		0
ReductionInternalPass-byNon-pass-by 310 - Hotel 200 RoomsReductionInternalPass-byNon-pass-by 820 - Shopping Center Pass-byReductionInternalPass-byNon-pass-by 710 - General Office Building ReductionInternalInternalPass-byNon-pass-byTo - General Office BuildingReductionInternal	Units	880 0 0 880	880 0 0	27			41
ReductionInternalPass-byNon-pass-by 310 - Hotel 200 RoomsReductionInternalPass-byNon-pass-by 820 - Shopping Center Pass-byReductionInternalPass-byReductionInternalPass-by 710 - General Office Building ReductionInternalInternalPass-byNon-pass-by 710 - General Office Building ReductionInternal		0 0 880	0 0		109		58
Pass-by Non-pass-by 310 - Hotel 200 Rooms Reduction Internal Pass-by Non-pass-by 820 - Shopping Center 90.74 1000 S Reduction Internal Pass-by Non-pass-by 710 - General Office Building 87 1000 Sq. Reduction Internal		0 0 880	0				0
Non-pass-by 310 - Hotel 200 Rooms Reduction Internal Pass-by Non-pass-by 820 - Shopping Center Reduction Internal Pass-by Non-pass-by 710 - General Office Building Reduction Internal Internal		0 880					0
310 - Hotel200 RoomsReductionInternalInternalPass-byNon-pass-by90.74 1000 S820 - Shopping Center90.74 1000 SReductionInternalPass-by90.74 1000 SNon-pass-by87 1000 Sq.710 - General Office Building87 1000 Sq.ReductionInternal			0	0	0		Ő
310 - Hotel200 RoomsReductionInternalInternalPass-byNon-pass-by90.74 1000 S820 - Shopping Center90.74 1000 SReductionInternalPass-by90.74 1000 SNon-pass-by87 1000 Sq.710 - General Office Building87 1000 Sq.ReductionInternal			880	27	109		58
Internal Pass-by Non-pass-by 820 - Shopping Center Reduction Internal Pass-by Non-pass-by 710 - General Office Building Reduction Internal		817	817				59
Pass-by Non-pass-by 820 - Shopping Center 90.74 1000 S Reduction Internal Pass-by Non-pass-by 710 - General Office Building Reduction Internal Internal		0	0	0		0	0
Non-pass-by 820 - Shopping Center 90.74 1000 S Reduction Internal Pass-by Non-pass-by 710 - General Office Building 87 1000 Sq. Reduction Internal		0	ő	0	0		0
820 - Shopping Center 90.74 1000 S Reduction 90.74 1000 S Internal 90.74 1000 S Pass-by 90.74 1000 S Non-pass-by 90.74 1000 S 710 - General Office Building 87 1000 Sq. Reduction 90.74 1000 Sq. Internal 90.74 1000 Sq.		0	0	0	Ő		ő
820 - Shopping Center 90.74 1000 S Reduction 90.74 1000 S Internal 90.74 1000 S Pass-by 90.74 1000 S Non-pass-by 90.74 1000 S 710 - General Office Building 87 1000 Sq. Reduction 90.74 1000 Sq. Internal 90.74 1000 Sq.		817	817	63	43		59
Reduction Internal Pass-by Non-pass-by 710 - General Office Building 87 1000 Sq. Reduction Internal	q. Feet Gross Leasable Area		3187	91	56		
Pass-by Non-pass-by 710 - General Office Building 87 1000 Sq. Reduction Internal	, · · · · · · · · · · · · · · · · · · ·	0	0	0	0	0	0
Non-pass-by 710 - General Office Building 87 1000 Sq. Reduction Internal		0	Ő	o	ŏ	o	Ő
Non-pass-by 710 - General Office Building 87 1000 Sq. Reduction Internal		0	0	0	Ő		ŏ
710 - General Office Building 87 1000 Sq. Reduction Internal		-	3187		56		292
Reduction	eet Gross Floor Area	591	590	150	21	30	146
		0		0	0	0	140
Dare by		Ő		0	Ő	0	o
rass-by		0	o	0	0		Ő
Non-pass-by		591	590	150	21	30	146
720 - Medical-Dental Office Building 50 1000 Sq.	eet Gross Floor Area	915	915	95	25	44	112
Reduction		0	0	0	0	o	0
Internal		0	0	0	ō	-	0 0
Pass-by		ő	0 0	ů o	Ő	_	ŏ
Non-pass-by		915	915		25	44	112
	eet Gross Floor Area	113	112	7		12	11
Reduction		0	0	0	ŏ	0	0
Internal		ŏ	ň	0	0 0	0	0
Pass-by		Ő	ŏ	0	Ő	0	0
Non-pass-by		113		7	6	12	11
Total			8854	, 515	537	811	839
Total Reduction		0	00.54 0	0		0	059
Total Internal	1	0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		U	8854	515	537	811	839

	NCHRP 8-51 Internal Trip Capture Estimation Tool								
Project Name:	University Highland		Organization:	DPA					
Project Location:	Lee County		Performed By:	JMP					
Scenario Description:	AM Peak Hour - Scenario 3		Date:	5-Oct-17					
Analysis Year:	2017		Checked By:						
Analysis Period:	AM Street Peak Hour		Date:						

	Table 1-	A: Base Vehicl	le-Trip Generation E	stimates (Single-Use Si	te Estimate)			
Land Use			formation Only)		Estimated Vehicle-Trips			
Land Ose	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting		
Office			No. 1. Providence	291	245	46		
Retail				147	91	56		
Restaurant				0	0	0		
Cinema/Entertainment	in collection 5.			0	0	0		
Residential		1. C. C. L. M. March		495	109	386		
Hotel				106	63	43		
All Other Land Uses ²				13	7	6		
Total				1052	515	537		

		Table 2-A:	Mode Split and Vehi	cle Occupancy Estimat	es			
Land Use		Entering Tr	ips		Exiting Trips			
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized		
Office								
Retail	- Hereiter					Real Statement Action		
Restaurant	CARLES STATES		Control Victoria and			A DAMESTIC ACCURATE		
Cinema/Entertainment								
Residential				A DEPARTMENT	A State of the second second			
Hotel		La constante de						
All Other Land Uses ²					and the second second second			

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)										
Origin (From)		Destination (To)								
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office										
Retail					and the second second second					
Restaurant				Second Second						
Cinema/Entertainment										
Residential					a province and the second states	and the second second				
Hotel		and a second second second								

		Table 4-A: In	ternal Person-Tri	p Origin-Destination Matrix	*					
Origin (From)		Destination (To)								
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office		13	0	0	0	0				
Retail	10		0	0	2	0				
Restaurant	0	0		0	0	0				
Cinema/Entertainment	0	0	0		0	0				
Residential	7	4	0	0		0				
Hotel	7	4	0	0	0					

Table 5-A:	Computatio	ons Summary	Table 6-A: Internal Trip Capture Percentages by Land Use			
	Total	Entering	Exiting	Land Use	Entering Trips	Exiting Trips
All Person-Trips	1,052	515	537	Office	10%	28%
Internal Capture Percentage	9%	9%	9%	Retail	23%	21%
				Restaurant	N/A	N/A
External Vehicle-Trips ³	958	468	490	Cinema/Entertainment	N/A	N/A
External Transit-Trips ⁴	0	0	0	Residential	2%	3%
External Non-Motorized Trips ⁴	0	0	0	Hotel	0%	26%

-

Project Name:	University Highland
Analysis Period:	AM Peak Hour

	-	Table 7-A: Conv	ersion of Vehicle-	rip Ends to Person-Trip	Ends			
Land Use	Tab	le 7-A (D): Enter	ing Trips		Table 7-A (O): Exiting Trips			
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*		
Office	1.00	245	245	1.00	46	46		
Retail	1.00	91	91	1.00	56	56		
Restaurant	1.00	0	0	1.00	0	0		
Cinema/Entertainment	1.00	0	0	1.00	0	0		
Residential	1.00	109	109	1.00	386	386		
Hotel	1.00	63	63	1.00	43	43		

	Table 8-A	(O): Internal P	erson-Trip Origin-	Destination Matrix (Compu	ited at Origin)						
Origin (From)		Destination (To)									
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel					
Office		13	29	0	0	0					
Retail	16		7	0	8	0					
Restaurant	0	0		0	0	0					
Cinema/Entertainment	0	0	0		0	0					
Residential	8	4	77	0		0					
Hotel	32	6	4	0	0						

		Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination) Destination (To)								
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel				
Office		29	0	0	0	0				
Retail	10	1.000 - 6.000 - 7.000	0	0	2	0				
Restaurant	34	7	한 같은 것 같은	0	5	3				
Cinema/Entertainment	0	0	0		0	0				
Residential	7	15	0	0		0				
Hotel	7	4	0	0	0					

	Та	ble 9-A (D): Int	ernal and Externa	l Tr	ips Summary (Enterin	g Trips)		
Destination Land Use	Person-Trip Estimates				External Trips by Mode*			
Destination cand Use	Internal	External	Total	1	Vehicles ¹	Transit ²	Non-Motorized ²	
Office	24	221	245	1	221	0	0	
Retail	21	70	91	1	70	0	0	
Restaurant	0	0	0	1	0	0	0	
Cinema/Entertainment	0	0	0	1	0	0	0	
Residential	2	107	109	1	107	0	0	
Hotel	0	63	63	1	63	0	0	
All Other Land Uses ³	0	7	7	1	7	0	0	

	Т	able 9-A (O): In	ternal and Externa	al Trips Summary (Exiting	Trips)		
	1	Person-Trip Esti	mates		External Trips by Mode*		
Origin Land Use	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²	
Office	13	33	46	33	0	0	
Retail	12	44	56	44	0	0	
Restaurant	0	0	0	0	0	0	
Cinema/Entertainment	0	0	0	0	0	0	
Residential	11	375	386	375	0	0	
Hotel	11	32	43	32	0	0	
All Other Land Uses ³	0	6	6	6	0	0	

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

²Person-Trips

³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator *Indicates computation that has been rounded to the nearest whole number.

	NCHRP 8-51 Internal Trip Capture Estimation Tool									
Project Name:	University Highland	Organization:	DPA							
Project Location:	Lee County	Performed By:	JMP							
Scenario Description:	PM Peak Hour Scenario	Date:	5-Oct-17							
Analysis Year:	2017	Checked By:								
Analysis Period:	PM Street Peak Hour	Date:								

	Table 1-	P: Base Vehic	le-Trip Generation I	Estimates (Single-Use Si	te Estimate)		
Land Use	Developme	ent Data (For In	formation Only)		Estimated Vehicle-Trips		
Lanu Ose	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting	
Office				332	74	258	
Retail			Street Street Street	561	269	292	
Restaurant				0	0	0	
Cinema/Entertainment				0	0	0	
Residential				614	395	219	
Hotel		al and a start	No. 1999 - Specielar	120	61	59	
All Other Land Uses ²				23	12	11	
Total				1650	811	839	

		Table 2-P:	Mode Split and Vehi	cle Occupancy Estimates	S		
Land Use		Entering Tr	ips		Exiting Trips		
Land Ose	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized	
Office		2012			加速度的关键,对应规则	1. 《主义》是"专家"的"	
Retail				Press Property States			
Restaurant						Web and the second second	
Cinema/Entertainment		a distant and		Sector Sector Constraints	STREET, STREET, STREET, STREET,	a service South and a state	
Residential					Contraction of the		
Hotel	In the second		A MARKAN AND A MARKAN		Market Barriston Mark		
All Other Land Uses ²							

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)									
Origin (From)				Destination (To)					
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel			
Office			《然后》 在自己的问题。						
Retail				•	100000000000000000000000000000000000000				
Restaurant									
Cinema/Entertainment						A DATE OF DESCRIPTION OF THE OWNER OF THE OWNE			
Residential	10 Alternation								
Hotel	and distant		and the second second						

		Table 4-P: In	ternal Person-Tri	Origin-Destination Matrix	*	
Origin (From)				Destination (To)		
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		22	0	0	5	0
Retail	6		0	0	76	10
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	9	27	- 0	0		7
Hotel	0	5	0	0	0	

Table 5-P: Computations Summary				Table 6-P: Internal Trip Capture Percentages by Land Use		
	Total	Entering	Exiting	Land Use	Entering Trips	Exiting Trips
All Person-Trips	1,650	811	839	Office	20%	10%
Internal Capture Percentage	20%	21%	20%	Retail	20%	32%
				Restaurant	N/A	N/A
External Vehicle-Trips ³	1,316	644	672	Cinema/Entertainment	N/A	N/A
External Transit-Trips ⁴	0	0	0	Residential	21%	20%
External Non-Motorized Trips ⁴	0	0	0	Hotel	28%	8%

¹ Land Use Codes (LUCs) from Trip Generation Informational Report, published by the Institute of Transportation Engineers.	
² Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
³ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P	
⁴ Person-Trips	
*Indicates computation that has been rounded to the nearest whole number.	
Estimation Tool Developed by the Texas Transportation Institute	

Project Name:	University Highland
Analysis Period:	PM Peak Hour

	т	able 7-P: Conver	sion of Vehicle-Tri	Ends to Person-Tri	p Ends			
Land Use	Tabl	e 7-P (D): Entering) Trips		Table 7-P (O): Exiting Trips			
Land Use	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Veh. Occ. Vehicle-Trips Pe			
Office	1.00	74	74	1.00	258	258		
Retail	1.00	269	269	1.00	292	292		
Restaurant	1.00	0	0	1.00	0	0		
Cinema/Entertainment	1.00	0	0	1.00	0	0		
Residential	1.00	395	395	1.00	219	219		
Hotel	1.00	61	61	1.00	59	59		

Origin (Fram)		Destination (To)										
Origin (From)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel						
Office		52	10	0	5	0						
Retail	6		85	12	76	15						
Restaurant	0	0		0	0	0						
Cinema/Entertainment	0	0	0		0	0						
Residential	9	92	46	0	CARLES STREET	7						
Hotel	0	9	40	0	1							

	Table 8-P (D): Internal Person-Trip OrigIn-Destination Matrix (Computed at Destination)											
Origin (From)		Destination (To)										
Cagin (Front)	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel						
Office		22	0	0	16	0						
Retail	23		0	0	182	10						
Restaurant	22	135		0	63	43						
Cinema/Entertainment	4	11	0		16	1						
Residential	42	27	0	0		7						
Hotel	0	5	0	0	0							

	Tal	ole 9-P (D): Interi	hal and External T	rips	Summary (Entering Tr	ips)				
Destination Land Use	P	Person-Trip Estimates				External Trips by Mode*				
	Internal	External	Total	1 [Vehicles ¹	Transit ²	Non-Motorized ²			
Office	15	59	74	ר ר	59	0	0			
Retail	54	215	269	1 [215	0	0			
Restaurant	0	0	0	1 F	0	0	0			
Cinema/Entertainment	0	0	0	1 F	0	0	0			
Residential	81	314	395	1 F	314	0	0			
Hotel	17	44	61	1 [44	0	0			
All Other Land Uses ³	0	12	12	1 F	12	0	0			

	la	ble 9-P (O): Interi	nal and External Tr	ps Summary (Exiting Trip	s)			
Origin Land Use	P	erson-Trip Estimat	tes	External Trips by Mode*				
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²		
Office	27	231	258	231	0	0		
Retail	92	200	292	200	0	0		
Restaurant	0	0	0	0	0	0		
Cinema/Entertainment	0	0	0	0	0	0		
Residential	43	176	219	176	0	0		
Hotel	5	54	59	54	0	0		
All Other Land Uses ³	0	11	11	11	0	0		

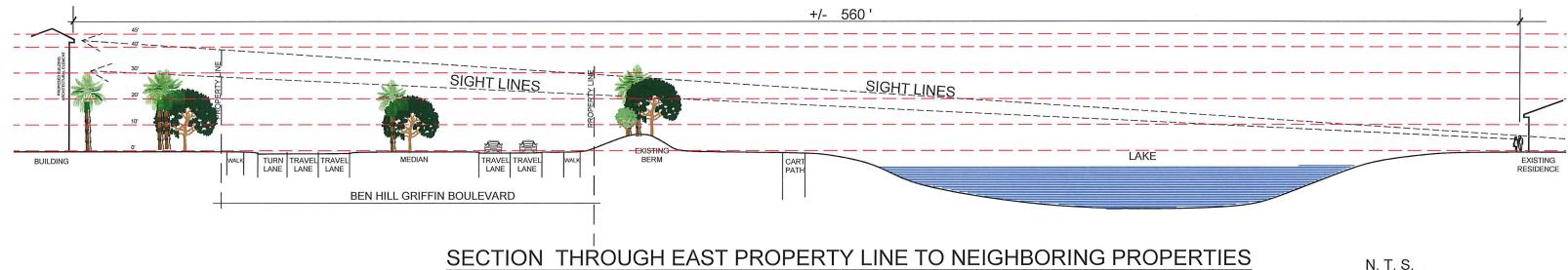
¹ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P	
² Person-Trips	
³ Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator	
*Indicates computation that has been rounded to the nearest whole number.	

Server and the server and the server	State of the second	en el B	Period Setting		19. 18. 1		1
Analysis Name :	AM Peak Hour						
Project Name :	University Highland	- Scenar	rio 👌 No :	17524			
Date:	10/5/2017		City:	Fort Myers			
State/Province:	FL		Zip/Postal Code:				
Country:			Client Name:				
Analyst's Name:	JP		Edition:	ITE-TGM 9th	Edition		
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.7 (X)+9.74	64 25%	191 75%	255
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.8Ln(X) +0.26	18 17%	86 83%	104
220 - Apartment	Dwelling Units	270	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.49 (X)+ 3.73	27 20%	109 80%	136
310 - Hotel	Rooms	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.53	63 59%	43 41%	106
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	90.74	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.61Ln(X) +2.24	91 62%	56 38%	147
710 - General Office Building	1000 Sq. Feet Gross Floor Area	87	Weekday, A.M. Peak Hour of Generator ⁽¹⁾	Best Fit (LOG) Ln(T) = 0.8Ln(X) +1.57	150 88%	21 12%	171
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	50	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 2.39	95 79%	25 21%	120
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.14	7 54%	6 46%	13

			Period Setting				
Analysis Name :	PM Peak Hour		2				
Project Name :	University Highland	- Scenar	rio 3 No :	17524			
Date:	10/5/2017		City:	Fort Myers			
State/Province:	FL		Zip/Postal Code:				
Country:			Client Name:				
Analyst's Name:	JP		Edition:	ITE-TGM 9th	Edition		
Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +0.51	205 63%	120 37%	325
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.82Ln(X) +0.32	82 67%	41 33%	123
220 - Apartment	Dwelling Units	270	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.55 (X)+17.65	108 65%	58 35%	166
310 - Hotel	Rooms	200	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.6	61 51%	59 49%	120
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	90.74	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.67Ln(X) +3.31	269 48%	292 52%	561
710 - General Office Building	1000 Sq. Feet Gross Floor Area	87	Weekday, P.M. Peak Hour of Generator ⁽¹⁾	Best Fit (LIN) T = 1.12 (X)+78.45	30 17%	146 83%	176
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	50	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +1.53	44 28%	112 72%	156
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.26	12 52%	11 48%	23

		Sector Real	Period	Setting				
Analysis Name :	Weekday							
Project Name :	University Hig	ghland - S	cenario 3	No :	1	7524		
Date:	10/5/2017			City:	I	ort Myers		
State/Province:	FL			Zip/Posta	l Code:			
Country:				Client Na	me:			
Analyst's Name:	JP			Edition:	1	TE-TGM 9	h Edition	
Land Use	Independent Variable	Size	Time Po	eriod	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	351	Weekda	y	Best Fit (LOG) Ln(T) = 0.92Ln(X) +2.72	1667 50%	1667 50%	3334
230 - Residential Condominium/Townhouse	Dwelling Units	239	Weekda	y	Best Fit (LOG) Ln(T) = 0.87Ln(X) + 2.46	687 50%	686 50%	1373
220 - Apartment	Dwelling Units	270	Weekda	y	Best Fit (LIN) T = 6.06 (X)+123.56	880 50%	880 50%	1760
310 - Hotel	Rooms	200	Weekda	y	Average 8.17	817 50%	817 50%	1634
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	90.74	Weekda	y	Best Fit (LOG) Ln(T) = 0.65Ln(X) +5.83	3188 50%	3187 50%	6375
710 - General Office Building	1000 Sq. Feet Gross Floor Area	87	Weekday	y	Best Fit (LOG) Ln(T) = 0.76Ln(X) + 3.68	591 50%	590 50%	1181
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	50	Weekda	y	Best Fit (LIN) T = 40.89 (X)+-214.97	915 50%	915 50%	1830
151 - Mini-Warehouse	1000 Sq. Feet Gross Floor Area	90	Weekda	y	Average 2.5	113 50%	112 50%	225

Attachment J - Line of Sight Exhibits



N. T. S.

