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3 April 2025

TO: City of Mesa

FROM: Paul E. Basha, PE, PTOE, Summit Land Management
        Kayla Amado

RE: Trip Generation and Traffic Assignment for Main 45 Residential Community

Introduction

Elliot Barkan Development, LLC is planning the development of 45 townhomes, identified as Main 45, on approximately 3.51 acres located on the southwest corner of Sossaman Road and Main Street in Mesa, Arizona. The property is currently zoned Limited Commercial (LC) and is being rezoned to Multiple Residence (RM-2) with PAD Overlay.

Figure 1 provides an aerial photograph of the larger general vicinity of the proposed Main 45 residential community. **Figure 2** provides an aerial photograph of the immediate vicinity of the proposed Main 45 residential community. Both figures indicate the exclusive access for Main 45.
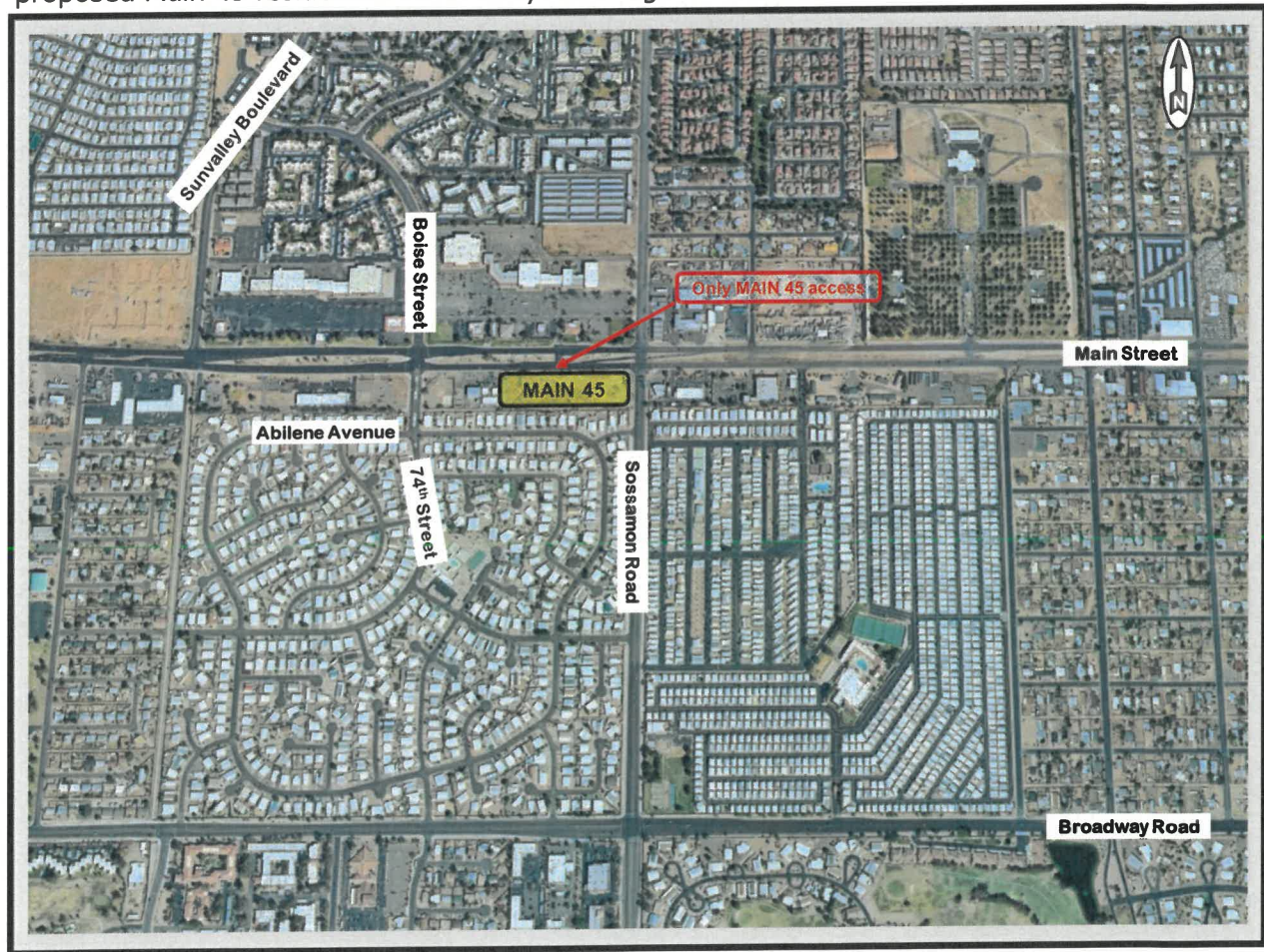

Figure 1: Aerial Photograph Greater Vicinity Main 45 Residential Community

Figure 2: Aerial Photograph Immediate Vicinity Main 45 Residential Community

As indicated in **Figure 2**, the Main 45 residential community has direct left-turn ingress and egress with Main Street, as well as direct right-turn ingress and egress with Main Street. The properties to the west only have direct right-turn ingress and egress with Main Street. Because of the median, the adjacent properties do not have direct left-turn ingress and egress with Main Street.

Proposed Multi-Family Trip Generation

Trip generation for proposed developments is estimated with the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*, published in 2021. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2021, that can be utilized to estimate trips from proposed developments. The traffic data are provided for 179 land use categories separated into 10 major land use categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. Data are typically provided for five (5) weekday time periods and four (4) weekend time periods.

The Single-Family Attached Home (215) land use code was utilized for the proposed Main 45 townhomes. Both the average rate and the fitted curve equation were utilized, and the maximum of the two (2) values was utilized. The **Attachment** provides the complete trip generation calculations results, and **Table 1** summarizes the results.

Table 1: Main 45 Estimated Trip Generation

	PROPOSED TOWNHOMES		
	ENTERING	EXITING	TOTAL
WEEKDAY DAILY	162	162	324
AM PEAK HOUR STREET	6	16	22
AM PEAK HOUR GENERATOR	11	32	43
PM PEAK HOUR STREET	15	11	26
PM PEAK HOUR GENERATOR	19	11	30
SATURDAY DAILY	197	197	394
PEAK HOUR GENERATOR	17	18	35
SUNDAY DAILY	162	161	323
PEAK HOUR GENERATOR	17	19	36

The maximum entering traffic generated by Main 45 is estimated as 19 vehicles-per-hour during the weekday evening peak hour of generator. The maximum exiting traffic generated by Main 45 is estimated as 32 vehicles-per-hour during the weekday morning peak hour of generator. During the morning peak hour of the adjacent street system, 6 vehicles are estimated to enter the property and 16 vehicles are estimated to exit the property. During the evening peak hour of the adjacent street system, 15 vehicles are estimated to enter the property and 11 vehicles are estimated to exit the property.

Existing Zoning Potential Trip Generation

The existing property is zoned Limited Commercial, which allows for numerous commercial uses of varying intensity. The largest medical office, retail, or restaurant building would be 5,000 square feet. A fast-food restaurant, coffee shop, or donut shop with a drive-through would be approximately half the 5,000 square feet because of the land required for the drive-through lane.

The trip generation for the existing zoning was estimated utilizing the same *Trip Generation Manual, 11th Edition* data and procedures. The **Attachment** includes the results of this calculation. **Table 2** compares the estimated trip generation of the proposed single-family attached town homes to that of the potential property uses consistent with the existing limited commercial zoning.

Table 2: Trip Generation Comparison of Proposed Townhomes to Existing Zoning

	AREA	WEEKDAY			SATURDAY		SUNDAY	
		DAY	AM PEAK	PM PEAK	DAY	PEAK	DAY	PEAK
Medical Office	5,000	180	16	20	69	15	6	1
Retail Smaller Than 40,000 SF	5,000	441	18	48	NA	33	NA	NA
Fast Casual Restaurant	5,000	486	7	74	NA	163	NA	NA
Fine Dining Restaurant	5,000	419	4	39	450	53	360	39
High Turnover Sit Down Restaurant	5,000	536	48	74	612	8	713	129
Fast Food without Drive-Thru	5,000	2,252	216	166	3,480	273	2,500	NA
Fast Food with Drive-Thru	2,500	1,169	112	83	1,540	138	1,181	138
Coffee / Donut Shop	2,500	1,334	215	97	NA	NA	NA	NA

Table 3 compares the estimated trip generation of the proposed single-family attached town homes to a potential development of one commercial plaza consisting of three (3) businesses consistent with the existing limited commercial zoning.

Table 3: Trip Generation Comparison of Proposed Townhomes to Existing Zoning

	AREA	WEEKDAY		
		DAY	AM PEAK	PM PEAK
Medical Office	5,000	180	16	20
Retail Smaller Than 40,000 SF	5,000	441	18	48
Coffee / Donut Shop	2,500	1,334	215	97
TOTAL	12,500	1,955	249	165
Single-Family Attached Homes	45 homes	324	22	26

The Main 45 property could become a commercial plaza with a medical office, a small retail shop, and a coffee or donut shop.

Such a commercial plaza would generate five (5) times the daily traffic of the proposed townhomes, ten (10) times the morning peak hourly traffic of the proposed townhomes, and five (5) times the evening peak hourly traffic of the proposed townhomes.

Traffic Assignment

The Main 45 residential community is approximately 1.8 miles west of an interchange with SR-202, which curves to the west approximately one mile north of Main Street, and interchanges with US-60 approximately two miles south of Main Street. Because of this close proximity to a freeway system, more traffic will travel to and from the east, than to and from the west.

Therefore, in the morning peak hour of adjacent street exiting the Main 45 residential community, 11 vehicles will turn right and 5 vehicles will turn left. Also, in the morning peak hour of adjacent street entering the site, 4 vehicles will turn left into the site and 2 vehicles will turn right into the site. In the evening peak hour of adjacent street, exiting the property, 8 vehicles will turn right and 3 vehicles will turn left. Also, in the evening peak hour of adjacent street entering the site, 10 vehicles will turn left into the site and 5 vehicles will turn right into the site. These estimated traffic volumes are depicted in **Figure 3**.

Figure 3: Hourly Traffic Volumes Main 45 Residential Community

Conclusions and Recommendations

The Main 45 residential community is estimated to generate during the morning peak hour of the adjacent street system, 6 vehicles entering the property, and 16 vehicles exiting the property. During the evening peak hour of the adjacent street system, 15 vehicles are estimated to enter the property, and 11 vehicles are estimated to exit the property. This volume is one-fifth to one-tenth of the traffic that would be generated with a commercial plaza on the property.

The Main 45 residential community has direct left-turn and right-turn ingress and egress with Main Street. This contrasts with the properties to the west. These two (2) properties do not have left-turn ingress and egress with Main Street. Therefore, some people who frequent those two (2) businesses are tempted to use 75th Place and Abilene Avenue, from Sossamon Road, intruding on the residential neighborhood. Because the Main 45 homes have direct left-turn access with Main Street, these new residents will use Main Street. They will have very convenient direct access and will not use the circuitous route of Sossamon Road to 75th Place and Abilene Avenue.

Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com, if you have any questions or would like to discuss this traffic statement.

Attachment: Trip Generation

Attachment

Trip Generation

PROJECT	BARKAN 45 MAIN		
PARCEL	ENTIRE		
ITE LAND USE CATEGORY AND CODE	SINGLE FAMILY ATTACHED HOUSING - 215		
INDEPENDENT VARIABLE	DWELLING UNITS		
SIZE	45		
		ENTERING	EXITING	TOTAL

					ENTERING	EXITING	TOTAL
WEEKDAY DAILY					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		22	8	120	585		
MINIMUM RATE	LOW RATES ACCEPTABLE	4.70			106	106	212
AVERAGE RATE		7.20			162	162	324
MAXIMUM RATE	HIGH RATES SUSPECT	10.97			247	247	494
STANDARD DEVIATION		1.61					
EQUATION: T = 7.62 * (X) - 50.48		$R^2 = 0.94$			146	146	292
LARGEST OF AVERAGE OR EQUATION					**162**	**162**	**324**
AM PEAK HOUR ADJACENT STREET					25%	75%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		46	8	135	700		
MINIMUM RATE	LOW RATES SUSPECT	0.12			1	4	5
AVERAGE RATE		0.48			6	16	22
MAXIMUM RATE	HIGH RATES ACCEPTABLE	0.74			8	25	33
STANDARD DEVIATION		0.14					
EQUATION: T = 0.52 * (X) - 5.70		$R^2 = 0.92$			5	13	18
LARGEST OF AVERAGE OR EQUATION					**6**	**16**	**22**
AM PEAK HOUR GENERATOR					25%	75%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		31	8	110	452		
MINIMUM RATE	LOW RATES ACCEPTABLE	0.35			4	12	16
AVERAGE RATE		0.55			6	19	25
MAXIMUM RATE	HIGH RATES SUSPECT	0.97			11	33	44
STANDARD DEVIATION		0.16					
EQUATION: LN(T) = 0.92 * LN(X) - 0.26		$R^2 = 0.91$			11	32	43
LARGEST OF AVERAGE OR EQUATION					**11**	**32**	**43**
PM PEAK HOUR ADJACENT STREET					59%	41%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		51	8	136	700		
MINIMUM RATE	LOW RATES SUSPECT	0.17			5	3	8
AVERAGE RATE		0.57			15	11	26
MAXIMUM RATE	HIGH RATES SUSPECT	1.25			33	23	56
STANDARD DEVIATION		0.18					
EQUATION: T = 0.60 * (X) - 3.93		$R^2 = 0.91$			14	9	23
LARGEST OF AVERAGE OR EQUATION					**15**	**11**	**26**
PM PEAK HOUR GENERATOR					62%	38%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		34	8	110	452		
MINIMUM RATE	LOW RATES ACCEPTABLE	0.29			8	5	13
AVERAGE RATE		0.61			17	10	27
MAXIMUM RATE	HIGH RATES SUSPECT	1.25			35	21	56
STANDARD DEVIATION		0.18					
EQUATION: LN(T) = 0.88 * LN(X) + 0.06		$R^2 = 0.87$			19	11	30
LARGEST OF AVERAGE OR EQUATION					**19**	**11**	**30**

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						ENTERING	EXITING	SUM
PROJECT					**BARKAN 45 MAIN**			
PARCEL					**ENTIRE**			
ITE LAND USE CATEGORY AND CODE					**SINGLE FAMILY ATTACHED HOUSING - 215**			
INDEPENDENT VARIABLE					**DWELLING UNITS**			
SIZE					**45**			
						ENTERING	EXITING	SUM
SATURDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	48	100	147			
MINIMUM RATE	LOW RATES ACCEPTABLE		6.75			152	152	304
AVERAGE RATE			8.76			197	197	394
MAXIMUM RATE	HIGH RATES ACCEPTABLE		11.40			257	256	513
STANDARD DEVIATION			2.02					
EQUATION: T = 13.21 * (X) - 444.34		$R^2 = 0.91$				75	75	150
LARGEST OF AVERAGE OR EQUATION						**197**	**197**	**394**
PEAK HOUR GENERATOR						48%	52%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		7	48	182	462			
MINIMUM RATE	LOW RATES ACCEPTABLE		0.46			10	11	21
AVERAGE RATE			0.57			12	14	26
MAXIMUM RATE	HIGH RATES SUSPECT		0.93			20	22	42
STANDARD DEVIATION			0.17					
EQUATION: LN(T) = 0.82 * LN(X) + 0.43		$R^2 = 0.91$				17	18	35
LARGEST OF AVERAGE OR EQUATION						**17**	**18**	**35**
SUNDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	48	100	147			
MINIMUM RATE	LOW RATES ACCEPTABLE		5.52			124	124	248
AVERAGE RATE			7.17			162	161	323
MAXIMUM RATE	HIGH RATES ACCEPTABLE		8.41			189	189	378
STANDARD DEVIATION			1.34					
EQUATION: T = 9.79 * (X) - 262.10		$R^2 = 0.93$				89	89	178
LARGEST OF AVERAGE OR EQUATION						**162**	**161**	**323**
PEAK HOUR GENERATOR						48%	52%	Saturday
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	48	100	147			
MINIMUM RATE	LOW RATES ACCEPTABLE		0.54			12	12	24
AVERAGE RATE			0.79			17	19	36
MAXIMUM RATE	HIGH RATES ACCEPTABLE		1.07			23	25	48
STANDARD DEVIATION			0.24					
EQUATION: T = 1.18 * (X) - 38.18		$R^2 = 0.83$				7	8	15
LARGEST OF AVERAGE OR EQUATION						**17**	**19**	**36**

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PROJECT					BARKAN 45 MAIN			
PARCEL					ENTIRE			
ITE LAND USE CATEGORY AND CODE					MEDICAL OFFICE - 720			
INDEPENDENT VARIABLE					THOUSAND SQUARE FEET			
SIZE					5.000			
						ENTERING	EXITING	TOTAL
WEEKDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		18	2	15	65			
MINIMUM RATE	LOW RATES ACCEPTABLE		14.52			37	36	73
AVERAGE RATE			36.00			90	90	180
MAXIMUM RATE	HIGH RATES SUSPECT		100.75			252	252	504
STANDARD DEVIATION			13.38					
EQUATION: T = 42.97 * (X) - 108.01			R^2 = 0.92			54	53	107
LARGEST OF AVERAGE OR EQUATION						**90**	**90**	**180**
AM PEAK HOUR ADJACENT STREET						79%	21%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		24	2	25	95			
MINIMUM RATE	LOW RATES ACCEPTABLE		0.87			3	1	4
AVERAGE RATE			3.10			13	3	16
MAXIMUM RATE	HIGH RATES SUSPECT		14.30			57	15	72
STANDARD DEVIATION			1.49					
EQUATION: LN (T) = 0.90 * LN(X) + 1.34			R^2 = 0.80			13	3	16
LARGEST OF AVERAGE OR EQUATION						**13**	**3**	**16**
AM PEAK HOUR GENERATOR						59%	41%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		21	2	15	60			
MINIMUM RATE	LOW RATES ACCEPTABLE		1.21			4	2	6
AVERAGE RATE			3.74			11	8	19
MAXIMUM RATE	HIGH RATES SUSPECT		19.28			57	39	96
STANDARD DEVIATION			2.14					
EQUATION: T = 3.56 * (X) + 2.66			R^2 = 0.74			12	8	20
LARGEST OF AVERAGE OR EQUATION						**12**	**8**	**20**
PM PEAK HOUR ADJACENT STREET						30%	70%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		30	2	25	95			
MINIMUM RATE	LOW RATES ACCEPTABLE		0.62			1	2	3
AVERAGE RATE			3.93			6	14	20
MAXIMUM RATE	HIGH RATES SUSPECT		8.86			13	31	44
STANDARD DEVIATION			1.86					
EQUATION: T = 4.07 * (X) - 3.17			R^2 = 0.77			5	12	17
LARGEST OF AVERAGE OR EQUATION						**6**	**14**	**20**
PM PEAK HOUR GENERATOR						51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		22	2	18	90			
MINIMUM RATE	LOW RATES ACCEPTABLE		1.88			5	4	9
AVERAGE RATE			4.79			12	12	24
MAXIMUM RATE	HIGH RATES SUSPECT		15.55			40	38	78
STANDARD DEVIATION			1.62					
EQUATION: T = 5.36 * (X) - 10.42			R^2 = 0.95			8	8	16
LARGEST OF AVERAGE OR EQUATION						**12**	**12**	**24**

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PROJECT		BARKAN 45 MAIN		
PARCEL		ENTIRE		
ITE LAND USE CATEGORY AND CODE		MEDICAL OFFICE - 720		
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET		
SIZE		5.000		

		ENTERING	EXITING	SUM
SATURDAY DAILY		50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	3 ‖ 26 31 43			
MINIMUM RATE	LOW RATES ACCEPTABLE	5.24	13	13	26
AVERAGE RATE		13.78	35	34	69
MAXIMUM RATE	HIGH RATES ACCEPTABLE	21.93	55	55	110
STANDARD DEVIATION		9.26			
EQUATION: NOT PROVIDED		NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION			**35**	**34**	**69**
PEAK HOUR GENERATOR		57%	43%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	2 ‖ 26 34 43			
MINIMUM RATE		1.33	4	3	7
AVERAGE RATE		3.02	9	6	15
MAXIMUM RATE		4.02	11	9	20
STANDARD DEVIATION		NA			
EQUATION: NOT PROVIDED		NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION			**9**	**6**	**15**
SUNDAY DAILY		50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	2 ‖ 26 34 43			
MINIMUM RATE		0.39	1	1	2
AVERAGE RATE		1.14	3	3	6
MAXIMUM RATE		1.58	4	4	8
STANDARD DEVIATION		NA			
EQUATION: NOT PROVIDED		NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION			**3**	**3**	**6**
PEAK HOUR GENERATOR		52%	48%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	2 ‖ 26 34 43			
MINIMUM RATE		0.12	1	0	1
AVERAGE RATE		0.22	1	0	1
MAXIMUM RATE		0.28	1	0	1
STANDARD DEVIATION		NA			
EQUATION: NOT PROVIDED		NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION			**1**	**0**	**1**

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PROJECT						BARKAN 45 MAIN		
PARCEL						ENTIRE		
ITE LAND USE CATEGORY AND CODE						STRIP RETAIL PLAZA (LESS THAN 40,000) - 822		
INDEPENDENT VARIABLE						THOUSAND SQUARE FEET		
SIZE						5.00		
						ENTERING	EXITING	TOTAL
WEEKDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		4	9	19	35			
MINIMUM RATE	LOW RATES ACCEPTABLE		47.86			120	119	239
AVERAGE RATE			54.45			136	136	272
MAXIMUM RATE	HIGH RATES ACCEPTABLE		65.07			163	162	325
STANDARD DEVIATION			7.81					
EQUATION: T = 42.20 * X + 229.68			$R^2 = 0.96$			221	220	441
LARGEST OF AVERAGE OR EQUATION						**221**	**220**	**441**
AM PEAK HOUR ADJACENT STREET						60%	40%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	9	18	35			
MINIMUM RATE	LOW RATES ACCEPTABLE		1.60			5	3	8
AVERAGE RATE			2.36			7	5	12
MAXIMUM RATE	HIGH RATES ACCEPTABLE		3.73			11	8	19
STANDARD DEVIATION			0.94					
EQUATION: LN(T) = 0.66 * LN(X) + 1.84			$R^2 = 0.57$			11	7	18
LARGEST OF AVERAGE OR EQUATION						**11**	**7**	**18**
AM PEAK HOUR GENERATOR						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	8	16	25			
MINIMUM RATE	LOW RATES ACCEPTABLE		2.40			6	6	12
AVERAGE RATE			7.60			19	19	38
MAXIMUM RATE	HIGH RATES SUSPECT		21.30			54	53	107
STANDARD DEVIATION			6.45					
EQUATION: NOT PROVIDED			NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**19**	**19**	**38**
PM PEAK HOUR ADJACENT STREET						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		25	2	21	39			
MINIMUM RATE	LOW RATES ACCEPTABLE		2.81			7	7	14
AVERAGE RATE			6.59			17	16	33
MAXIMUM RATE	HIGH RATES SUSPECT		15.20			38	38	76
STANDARD DEVIATION			2.94					
EQUATION: LN(T) = 0.71 * LN(X) + 2.72			$R^2 = 0.56$			24	24	48
LARGEST OF AVERAGE OR EQUATION						**24**	**24**	**48**
PM PEAK HOUR GENERATOR						54%	46%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	8	16	25			
MINIMUM RATE	LOW RATES ACCEPTABLE		6.27			17	14	31
AVERAGE RATE			13.24			36	30	66
MAXIMUM RATE	HIGH RATES ACCEPTABLE		24.11			65	56	121
STANDARD DEVIATION			7.40					
EQUATION: NOT PROVIDED			NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**36**	**30**	**66**

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PROJECT	BARKAN 45 MAIN			
PARCEL	ENTIRE			
ITE LAND USE CATEGORY AND CODE	STRIP RETAIL PLAZA (LESS THAN 40,000) - 822			
INDEPENDENT VARIABLE	THOUSAND SQUARE FEET			
SIZE	5.00			

					ENTERING	EXITING	SUM
***SATURDAY* DAILY**					NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA			
MINIMUM RATE		NA			NA	NA	NA
AVERAGE RATE		NA			NA	NA	NA
MAXIMUM RATE		NA			NA	NA	NA
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**NA**	**NA**	**NA**
PEAK HOUR GENERATOR					51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	12	8	27	39			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.88			5	4	9
AVERAGE RATE		6.57			17	16	33
MAXIMUM RATE	HIGH RATES SUSPECT	14.23			36	35	71
STANDARD DEVIATION		3.45					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**17**	**16**	**33**
***SUNDAY* DAILY**					NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA			
MINIMUM RATE		NA			NA	NA	NA
AVERAGE RATE		NA			NA	NA	NA
MAXIMUM RATE		NA			NA	NA	NA
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**NA**	**NA**	**NA**
PEAK HOUR GENERATOR					NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA			
MINIMUM RATE		NA			NA	NA	NA
AVERAGE RATE		NA			NA	NA	NA
MAXIMUM RATE		NA			NA	NA	NA
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**NA**	**NA**	**NA**

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PROJECT					BARKAN 45 MAIN			
PARCEL					ENTIRE			
ITE LAND USE CATEGORY AND CODE					FAST CASUAL RESTAURANT - 930			
INDEPENDENT VARIABLE					THOUSAND SQUARE FEET			
SIZE					5.000			
						ENTERING	EXITING	TOTAL
WEEKDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	1	1	1			
MINIMUM RATE			97.14			243	243	486
AVERAGE RATE			97.14			243	243	486
MAXIMUM RATE			97.14			243	243	486
STANDARD DEVIATION			NA					
EQUATION: NOT PROVIDED			NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**243**	**243**	**486**
AM PEAK HOUR ADJACENT STREET						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	1	1	1			
MINIMUM RATE			1.43			4	3	7
AVERAGE RATE			1.43			4	3	7
MAXIMUM RATE			1.43			4	3	7
STANDARD DEVIATION			NA					
EQUATION: NOT PROVIDED			NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**4**	**3**	**7**
AM PEAK HOUR GENERATOR						80%	20%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	1	1	1			
MINIMUM RATE			5.71			23	6	29
AVERAGE RATE			5.71			23	6	29
MAXIMUM RATE			5.71			23	6	29
STANDARD DEVIATION			NA					
EQUATION: NOT PROVIDED			NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**23**	**6**	**29**
PM PEAK HOUR ADJACENT STREET						55%	45%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		15	1	3	5			
MINIMUM RATE	LOW RATES ACCEPTABLE		5.94			17	13	30
AVERAGE RATE			12.55			35	28	63
MAXIMUM RATE	HIGH RATES SUSPECT		27.40			75	62	137
STANDARD DEVIATION			5.52					
EQUATION: T = 17.96 * X - 15.94			$R^2 = 0.65$			41	33	74
LARGEST OF AVERAGE OR EQUATION						**41**	**33**	**74**
PM PEAK HOUR GENERATOR						62%	38%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	1	1	1			
MINIMUM RATE			18.57			58	35	93
AVERAGE RATE			18.57			58	35	93
MAXIMUM RATE			18.57			58	35	93
STANDARD DEVIATION			NA					
EQUATION: NOT PROVIDED			NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**58**	**35**	**93**

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PROJECT	#REF!		
PARCEL	#REF!		
ITE LAND USE CATEGORY AND CODE	#REF!		
INDEPENDENT VARIABLE	THOUSAND SQUARE FEET		
SIZE	5.000		

					ENTERING	EXITING	SUM
SATURDAY DAILY					NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA			
MINIMUM RATE		NA			NA	NA	NA
AVERAGE RATE		NA			NA	NA	NA
MAXIMUM RATE		NA			NA	NA	NA
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**NA**	**NA**	**NA**
PEAK HOUR GENERATOR					55%	45%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	2	5	5	5			
MINIMUM RATE		32.26			89	72	161
AVERAGE RATE		32.64			90	73	163
MAXIMUM RATE		33.00			91	74	165
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**90**	**73**	**163**
SUNDAY DAILY					NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA			
MINIMUM RATE		NA			NA	NA	NA
AVERAGE RATE		NA			NA	NA	NA
MAXIMUM RATE		NA			NA	NA	NA
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**NA**	**NA**	**NA**
PEAK HOUR GENERATOR					NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA			
MINIMUM RATE		NA			NA	NA	NA
AVERAGE RATE		NA			NA	NA	NA
MAXIMUM RATE		NA			NA	NA	NA
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**NA**	**NA**	**NA**

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PROJECT					BARKAN 45 MAIN		
PARCEL					ENTIRE		
ITE LAND USE CATEGORY AND CODE					FINE DINING RESTAURANT - 931		
INDEPENDENT VARIABLE					THOUSAND SQUARE FEET		
SIZE					5.000		
					ENTERING	EXITING	TOTAL
WEEKDAY DAILY					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		10	5	9	16		
MINIMUM RATE	LOW RATES ACCEPTABLE	33.45				84	83	167
AVERAGE RATE		83.84				210	209	419
MAXIMUM RATE	HIGH RATES ACCEPTABLE	139.93				350	350	700
STANDARD DEVIATION		40.01					
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**210**	**209**	**419**
AM PEAK HOUR ADJACENT STREET					80%	20%	generator
STUDIES and LOW, AVERAGE, AND HIGH SIZE		7	7	10	16		
MINIMUM RATE	LOW RATES ACCEPTABLE	0.25				1	0	1
AVERAGE RATE		0.73				3	1	4
MAXIMUM RATE	HIGH RATES SUSPECT	1.60				6	2	8
STANDARD DEVIATION		0.42					
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**3**	**1**	**4**
AM PEAK HOUR GENERATOR					80%	20%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		12	5	8	16		
MINIMUM RATE	LOW RATES ACCEPTABLE	0.87				3	1	4
AVERAGE RATE		4.47				18	4	22
MAXIMUM RATE	HIGH RATES ACCEPTABLE	10.38				42	10	52
STANDARD DEVIATION		3.26					
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**18**	**4**	**22**
PM PEAK HOUR ADJACENT STREET					67%	33%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		19	4	9	16		
MINIMUM RATE	LOW RATES ACCEPTABLE	2.62				9	4	13
AVERAGE RATE		7.80				26	13	39
MAXIMUM RATE	HIGH RATES SUSPECT	18.68				62	31	93
STANDARD DEVIATION		4.49					
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**26**	**13**	**39**
PM PEAK HOUR GENERATOR					61%	39%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		15	5	9	16		
MINIMUM RATE	LOW RATES ACCEPTABLE	2.68				8	5	13
AVERAGE RATE		8.28				25	16	41
MAXIMUM RATE	HIGH RATES ACCEPTABLE	15.90				49	31	80
STANDARD DEVIATION		3.89					
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**25**	**16**	**41**

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						ENTERING	EXITING	SUM
PROJECT						**BARKAN 45 MAIN**		
PARCEL						**ENTIRE**		
ITE LAND USE CATEGORY AND CODE						**FINE DINING RESTAURANT - 931**		
INDEPENDENT VARIABLE						**THOUSAND SQUARE FEET**		
SIZE						**5.000**		
						ENTERING	EXITING	SUM
***SATURDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	5	10	16			
MINIMUM RATE	LOW RATES ACCEPTABLE		53.63			134	134	268
AVERAGE RATE			90.04			225	225	450
MAXIMUM RATE	HIGH RATES ACCEPTABLE		126.78			317	317	634
STANDARD DEVIATION			32.81					
EQUATION: NOT PROVIDED			NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**225**	**225**	**450**
PEAK HOUR GENERATOR						59%	41%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		7	5	10	16			
MINIMUM RATE	LOW RATES ACCEPTABLE		5.75			17	12	29
AVERAGE RATE			10.68			31	22	53
MAXIMUM RATE	HIGH RATES ACCEPTABLE		15.29			45	31	76
STANDARD DEVIATION			3.62					
EQUATION: NOT PROVIDED			NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**31**	**22**	**53**
***SUNDAY* DAILY**						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	5	10	16			
MINIMUM RATE	LOW RATES ACCEPTABLE		41.38			104	103	207
AVERAGE RATE			71.97			180	180	360
MAXIMUM RATE	HIGH RATES ACCEPTABLE		120.59			302	301	603
STANDARD DEVIATION			26.30					
EQUATION: NOT PROVIDED			NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**180**	**180**	**360**
PEAK HOUR GENERATOR						63%	37%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	5	10	16			
MINIMUM RATE	LOW RATES ACCEPTABLE		4.69			14	9	23
AVERAGE RATE			7.80			25	14	39
MAXIMUM RATE	HIGH RATES ACCEPTABLE		12.06			38	22	60
STANDARD DEVIATION			2.48					
EQUATION: NOT PROVIDED			NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						**25**	**14**	**39**

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PROJECT					BARKAN 45 MAIN		
CONDITION					ENTIRE		
ITE LAND USE CATEGORY AND CODE					HIGH TURNOVER (SIT-DOWN) RESTAURANT - 932		
INDEPENDENT VARIABLE					THOUSAND SQUARE FEET		
SIZE					5.000		
					ENTERING	EXITING	TOTAL
WEEKDAY DAILY					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	50	1	5	11			
MINIMUM RATE	LOW RATES ACCEPTABLE		13.04		33	32	65
AVERAGE RATE			107.20		268	268	536
MAXIMUM RATE	HIGH RATES SUSPECT		742.41		1,856	1,856	3,712
STANDARD DEVIATION			66.72				
EQUATION: NOT PROVIDED			NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**268**	**268**	**536**
AM PEAK HOUR ADJACENT STREET					55%	45%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	37	1	5	11			
MINIMUM RATE	LOW RATES ACCEPTABLE		0.76		2	2	4
AVERAGE RATE			9.57		26	22	48
MAXIMUM RATE	HIGH RATES SUSPECT		102.39		282	230	512
STANDARD DEVIATION			11.61				
EQUATION: NOT PROVIDED			NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**26**	**22**	**48**
AM PEAK HOUR GENERATOR					57%	43%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	58	1	6	11			
MINIMUM RATE	LOW RATES ACCEPTABLE		1.74		5	4	9
AVERAGE RATE			13.68		39	29	68
MAXIMUM RATE	HIGH RATES SUSPECT		112.49		320	242	562
STANDARD DEVIATION			11.29				
EQUATION: NOT PROVIDED			NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**39**	**29**	**68**
PM PEAK HOUR ADJACENT STREET					55%	45%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	15	1	3	5			
MINIMUM RATE	LOW RATES ACCEPTABLE		5.94		17	13	30
AVERAGE RATE			12.55		35	28	63
MAXIMUM RATE	HIGH RATES SUSPECT		27.40		75	62	137
STANDARD DEVIATION			6.18				
EQUATION: T = 17.96 * X - 15.94			$R^2 = 0.65$		41	33	74
LARGEST OF AVERAGE OR EQUATION					**41**	**33**	**74**
PM PEAK HOUR GENERATOR					61%	39%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	15	1	5	11			
MINIMUM RATE	LOW RATES ACCEPTABLE		3.04		9	6	15
AVERAGE RATE			16.35		50	32	82
MAXIMUM RATE	HIGH RATES SUSPECT		89.99		275	175	450
STANDARD DEVIATION			10.84				
EQUATION: NOT PROVIDED			NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**50**	**32**	**82**

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							ENTERING	EXITING	SUM
PROJECT						**BARKAN 45 MAIN**			
PARCEL						**ENTIRE**			
ITE LAND USE CATEGORY AND CODE						**HIGH TURNOVER (SIT-DOWN) RESTAURANT - 932**			
INDEPENDENT VARIABLE						**THOUSAND SQUARE FEET**			
SIZE						**5.000**			
							ENTERING	EXITING	SUM
***SATURDAY* DAILY**							50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	5	6	9				
MINIMUM RATE	LOW RATES ACCEPTABLE		101.99				255	255	510
AVERAGE RATE			122.40				306	306	612
MAXIMUM RATE	HIGH RATES ACCEPTABLE		173.07				433	432	865
STANDARD DEVIATION			36.99						
EQUATION: NOT PROVIDED			NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION							**306**	**306**	**612**
PEAK HOUR GENERATOR							51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE									
MINIMUM RATE	LOW RATES ACCEPTABLE	22	3	5	12		56	54	110
AVERAGE RATE			1.63				4	4	8
MAXIMUM RATE	HIGH RATES ACCEPTABLE		11.19				29	27	56
STANDARD DEVIATION			50.40						
EQUATION: LN (T) = 0.62 * LN(X) + 0.72			8.30				3	3	6
LARGEST OF AVERAGE OR EQUATION							**4**	**4**	**8**
***SUNDAY* DAILY**							50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	5	5	5				
MINIMUM RATE			119.62				299	299	598
AVERAGE RATE			142.64				357	356	713
MAXIMUM RATE			164.43				411	411	822
STANDARD DEVIATION			NA						
EQUATION: NOT PROVIDED			NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION							**357**	**356**	**713**
PEAK HOUR GENERATOR							55%	45%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	3	4	5				
MINIMUM RATE	LOW RATES ACCEPTABLE		9.81				27	22	49
AVERAGE RATE			25.83				71	58	129
MAXIMUM RATE	HIGH RATES ACCEPTABLE		43.20				119	97	216
STANDARD DEVIATION			16.36						
EQUATION: NOT PROVIDED			NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION							**71**	**58**	**129**

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					ENTERING	EXITING	TOTAL
PROJECT					**BARKAN 45 MAIN**		
PARCEL					**ENTIRE**		
ITE LAND USE CATEGORY AND CODE					**FAST FOOD RESTAURANT WITHOUT DRIVE-THRU - 933**		
INDEPENDENT VARIABLE					**THOUSAND SQUARE FEET**		
SIZE					**5.000**		
					ENTERING	EXITING	TOTAL
***WEEKDAY* DAILY**					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	6	0	1	2			
MINIMUM RATE	LOW RATES ACCEPTABLE		95.91		240	240	480
AVERAGE RATE			450.49		1,126	1,126	2,252
MAXIMUM RATE	HIGH RATES ACCEPTABLE		1053.57		2,634	2,634	5,268
STANDARD DEVIATION			310.99				
EQUATION: NOT PROVIDED			NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**1,126**	**1,126**	**2,252**
AM PEAK HOUR ADJACENT STREET					58%	42%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	3	1	3	4			
MINIMUM RATE	LOW RATES ACCEPTABLE		39.50		115	83	198
AVERAGE RATE			43.18		125	91	216
MAXIMUM RATE	HIGH RATES ACCEPTABLE		45.58		132	96	228
STANDARD DEVIATION			2.84				
EQUATION: NOT PROVIDED			NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**125**	**91**	**216**
AM PEAK HOUR GENERATOR					53%	47%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	9	0	2	4			
MINIMUM RATE	LOW RATES ACCEPTABLE		24.60		65	58	123
AVERAGE RATE			53.43		142	125	267
MAXIMUM RATE	HIGH RATES SUSPECT		272.32		722	640	1,362
STANDARD DEVIATION			30.64				
EQUATION: $T = 58.73 * X - 10.17$			$R^2 = 0.73$		150	133	283
LARGEST OF AVERAGE OR EQUATION					**150**	**133**	**283**
PM PEAK HOUR ADJACENT STREET					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	8	0	2	5			
MINIMUM RATE	LOW RATES ACCEPTABLE		10.23		26	25	51
AVERAGE RATE			33.21		83	83	166
MAXIMUM RATE	HIGH RATES SUSPECT		89.29		223	223	446
STANDARD DEVIATION			17.22				
EQUATION: $T = 25.22 * X + 18.31$			$R^2 = 0.53$		72	72	144
LARGEST OF AVERAGE OR EQUATION					**83**	**83**	**166**
PM PEAK HOUR GENERATOR					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	12	0	2	5			
MINIMUM RATE	LOW RATES ACCEPTABLE		21.74		55	54	109
AVERAGE RATE			52.77		132	132	264
MAXIMUM RATE	HIGH RATES SUSPECT		241.07		603	602	1,205
STANDARD DEVIATION			27.20				
EQUATION: $T = 44.83 * (X) + 16.56$			$R^2 = 0.53$		121	120	241
LARGEST OF AVERAGE OR EQUATION					**132**	**132**	**264**

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PROJECT					BARKAN 45 MAIN		
PARCEL					ENTIRE		
ITE LAND USE CATEGORY AND CODE					FAST FOOD RESTAURANT WITHOUT DRIVE-THRU - 933		
INDEPENDENT VARIABLE					THOUSAND SQUARE FEET		
SIZE					5.000		
					ENTERING	EXITING	SUM
SATURDAY DAILY					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	1	1	1	1			
MINIMUM RATE		696.00			1,740	1,740	3,480
AVERAGE RATE		696.00			1,740	1,740	3,480
MAXIMUM RATE		696.00			1,740	1,740	3,480
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**1,740**	**1,740**	**3,480**
PEAK HOUR GENERATOR					49%	51%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	1	5	5	5			
MINIMUM RATE		54.60			134	139	273
AVERAGE RATE		54.60			134	139	273
MAXIMUM RATE		54.60			134	139	273
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**134**	**139**	**273**
SUNDAY DAILY					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	1	1	1	1			
MINIMUM RATE		500.00			1,250	1,250	2,500
AVERAGE RATE		500.00			1,250	1,250	2,500
MAXIMUM RATE		500.00			1,250	1,250	2,500
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**1,250**	**1,250**	**2,500**
PEAK HOUR GENERATOR					NA	NA	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA			
MINIMUM RATE		NA			NA	NA	NA
AVERAGE RATE		NA			NA	NA	NA
MAXIMUM RATE		NA			NA	NA	NA
STANDARD DEVIATION		NA					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**NA**	**NA**	**NA**

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PROJECT					BARKAN 45 MAIN		
PARCEL					ENTIRE		
ITE LAND USE CATEGORY AND CODE					FAST FOOD RESTAURANT WITH DRIVE-THRU - 934		
INDEPENDENT VARIABLE					THOUSAND SQUARE FEET		
SIZE					2.500		
					ENTERING	EXITING	TOTAL
WEEKDAY DAILY					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	71	1	3	9			
MINIMUM RATE	LOW RATES ACCEPTABLE		98.89		124	123	247
AVERAGE RATE			467.48		585	584	1,169
MAXIMUM RATE	HIGH RATES SUSPECT		1137.66		1,422	1,422	2,844
STANDARD DEVIATION			238.62				
EQUATION: NOT PROVIDED			NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**585**	**584**	**1,169**
AM PEAK HOUR ADJACENT STREET					51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	96	1	4	9			
MINIMUM RATE	LOW RATES ACCEPTABLE		1.05		2	1	3
AVERAGE RATE			44.61		57	55	112
MAXIMUM RATE	HIGH RATES SUSPECT		164.25		210	201	411
STANDARD DEVIATION			27.14				
EQUATION: NOT PROVIDED			NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**57**	**55**	**112**
AM PEAK HOUR GENERATOR					52%	48%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	118	1	3	9			
MINIMUM RATE	LOW RATES ACCEPTABLE		7.28		9	9	18
AVERAGE RATE			50.57		66	60	126
MAXIMUM RATE	HIGH RATES SUSPECT		164.25		214	197	411
STANDARD DEVIATION			25.99				
EQUATION: T = 58.73 * X - 10.17			$R^2 = 0.73$		71	66	137
LARGEST OF AVERAGE OR EQUATION					**71**	**66**	**137**
PM PEAK HOUR ADJACENT STREET					52%	48%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	190	1	3	9			
MINIMUM RATE	LOW RATES ACCEPTABLE		8.77		11	11	22
AVERAGE RATE			33.03		43	40	83
MAXIMUM RATE	HIGH RATES SUSPECT		117.22		152	141	293
STANDARD DEVIATION			17.59				
EQUATION: T = 25.22 * X + 18.31			$R^2 = 0.53$		42	39	81
LARGEST OF AVERAGE OR EQUATION					**43**	**40**	**83**
PM PEAK HOUR GENERATOR					51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE	135	1	3	9			
MINIMUM RATE	LOW RATES ACCEPTABLE		13.36		17	16	33
AVERAGE RATE			50.94		65	62	127
MAXIMUM RATE	HIGH RATES SUSPECT		159.07		203	195	398
STANDARD DEVIATION			24.91				
EQUATION: NOT PROVIDED			NA		NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**65**	**62**	**127**

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PROJECT					BARKAN 45 MAIN		
PARCEL					ENTIRE		
ITE LAND USE CATEGORY AND CODE					FAST FOOD RESTAURANT WITH DRIVE-THRU - 934		
INDEPENDENT VARIABLE					THOUSAND SQUARE FEET		
SIZE					2.500		
					ENTERING	EXITING	SUM
SATURDAY DAILY					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		17	2	3	6		
MINIMUM RATE	LOW RATES ACCEPTABLE	218.91			274	273	547
AVERAGE RATE		616.12			770	770	1,540
MAXIMUM RATE	HIGH RATES SUSPECT	1410.88			1,764	1,763	3,527
STANDARD DEVIATION		320.90					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**770**	**770**	**1,540**
PEAK HOUR GENERATOR					51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		53	2	4	8		
MINIMUM RATE	LOW RATES ACCEPTABLE	11.25			14	14	28
AVERAGE RATE		55.25			70	68	138
MAXIMUM RATE	HIGH RATES SUSPECT	122.92			157	150	307
STANDARD DEVIATION		24.62					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**70**	**68**	**138**
SUNDAY DAILY					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		15	2	3	6		
MINIMUM RATE	LOW RATES ACCEPTABLE	213.45			267	267	534
AVERAGE RATE		472.58			591	590	1,181
MAXIMUM RATE	HIGH RATES SUSPECT	953.97			1,193	1,192	2,385
STANDARD DEVIATION		215.31					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**591**	**590**	**1,181**
PEAK HOUR GENERATOR					48%	52%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		10	2	3	6		
MINIMUM RATE	LOW RATES ACCEPTABLE	26.55			32	34	66
AVERAGE RATE		55.15			66	72	138
MAXIMUM RATE	HIGH RATES ACCEPTABLE	98.15			118	127	245
STANDARD DEVIATION		23.88					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**66**	**72**	**138**

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PROJECT					BARKAN 45 MAIN		
PARCEL					**ENTIRE**		
ITE LAND USE CATEGORY AND CODE					**COFFEE / DONUT WITH DRIVE-THROUGH - 937**		
INDEPENDENT VARIABLE					**THOUSAND SQUARE FEET**		
SIZE					**2.50**		
					ENTERING	EXITING	TOTAL
***WEEKDAY* DAILY**					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	1	2	3		
MINIMUM RATE	LOW RATES ACCEPTABLE	309.41			387	387	774
AVERAGE RATE		533.57			667	667	1,334
MAXIMUM RATE	HIGH RATES ACCEPTABLE	869.00			1,087	1,086	2,173
STANDARD DEVIATION		243.65					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**667**	**667**	**1,334**
AM PEAK HOUR ADJACENT STREET					51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		78	0	2	5		
MINIMUM RATE	LOW RATES ACCEPTABLE	18.51			23	23	46
AVERAGE RATE		85.88			110	105	215
MAXIMUM RATE	HIGH RATES SUSPECT	282.05			360	345	705
STANDARD DEVIATION		44.92					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**110**	**105**	**215**
AM PEAK HOUR GENERATOR					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		62	0	2	5		
MINIMUM RATE	LOW RATES ACCEPTABLE	40.82			51	51	102
AVERAGE RATE		101.27			127	126	253
MAXIMUM RATE	HIGH RATES SUSPECT	282.05			353	352	705
STANDARD DEVIATION		41.74					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**127**	**126**	**253**
PM PEAK HOUR ADJACENT STREET					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		36	0	2	5		
MINIMUM RATE	LOW RATES ACCEPTABLE	13.78			17	17	34
AVERAGE RATE		38.99			49	48	97
MAXIMUM RATE	HIGH RATES SUSPECT	92.31			116	115	231
STANDARD DEVIATION		17.79					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**49**	**48**	**97**
PM PEAK HOUR GENERATOR					50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		34	0	2	5		
MINIMUM RATE	LOW RATES ACCEPTABLE	18.37			23	23	46
AVERAGE RATE		43.65			55	54	109
MAXIMUM RATE	HIGH RATES SUSPECT	92.31			116	115	231
STANDARD DEVIATION		16.74					
EQUATION: NOT PROVIDED		NA			NA	NA	NA
LARGEST OF AVERAGE OR EQUATION					**55**	**54**	**109**

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