

Chey Chase Lake

Trip Generation Table for Existing Approved Plan

Land Use	Amount	Unit	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Office	74,356	S.F.	103	15	118	22	105	127
Retail								
Approved Additional + Existing	174,016	S.F.	200	185	385	801	739	1,540
Pass-By Reduction	0% / 40%		-	-	-	(320)	(296)	(616)
Subtotal			200	185	385	481	443	924
Approved Future			303	200	503	503	548	1,051

Formulas Used*

		AM	PM
Office	Total =	1.7 (GFA/1000) - 8	1.44 (GFA/1000) + 20
Retail	Total =	0.25 [7.43 (GLA/1000) +247]	7.43 (GLA/1000) +247

*All Formulars from LATR

Chevy Chase Lake

Trip Generation Table for Scenario I

Land Use	Amount	Unit	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Additional Approved Program								
Residential								
high rise	708	Units	54	162	216	154	99	253
Retail + Grocery	120,000	S.F.	148	137	285	592	547	1,139
<u>Pass-By Reduction</u>	<u>0% / 40%</u>		-	-	-	(237)	(219)	(456)
			148	137	285	355	328	683
Subtotal (Retail + Residential)			202	299	501	509	427	936
Internal Capture Rate			3.00%	3.00%	3.00%	16.00%	16.00%	16.00%
Proposed New Trips			196	290	486	428	359	786
Approved Plan			303	200	503	503	548	1,051

Formulas Used*

		AM	PM
Office	Total =	1.7 (GFA/1000) - 8	1.44 (GFA/1000) + 20
Retail	Total =	0.25 [7.43 (GLA/1000) +247]	7.43 (GLA/1000) +247
Residential (high rise)	Total =	0.29 (# of units) +11	0.34 (# of units) +12

*All formulas from LATR

Chevy Chase Lake

Trip Generation Table for Scenario 2

Land Use	Amount	Unit	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Additional Approved Program								
Residential -high rise	598	Units	46	138	184	131	84	215
Hotel	140	Rooms	48	30	78	44	39	83
Retail + Grocery	120,000	S.F.	148	137	285	592	547	1,139
<u>Pass-By Reduction</u>	<u>0% / 40%</u>		-	-	-	(237)	(219)	(456)
			148	137	285	355	328	683
Subtotal (Retail + Residential + Hotel)			242	305	547	530	451	981
Internal Capture Rate			4.00%	4.00%	4.00%	15.00%	15.00%	15.00%
Proposed New Trips*			232	293	525	451	383	834
Approved Plan			303	200	503	503	548	1,051

Formulas Used

		AM	PM
Office	Total =	1.7 (GFA/1000) - 8	1.44 (GFA/1000) + 20
Retail	Total =	0.25 [7.43 (GLA/1000) +247]	7.43 (GLA/1000) +247
Residential (high rise)	Total =	0.29 (# of units) +11	0.34 (# of units) +12
Hotel**	Total =	0.56 (# of rooms)	0.59 (# of rooms)

*The proposed development with Hotel option results in AM peak hour trips to exceed approved plan trip cap

**Hotel formulas come from ITE, Land Use 310. Everything else is from LATR.