Public Works Traffic Analysis Comments

Date: 12-16-2024

Subject: Corporate Park of Doral

Permit: LAND-2411-0019

Date Submitted: 11-22-2024

1st Review

Results of the Review:

[X] **Approval Recommended**

The applicant is proposing to rezone the existing property from Industrial Commercial (IC) to Industrial (I) located at 7785 NW 48 Street the City of Doral. The existing site is currently considered a General Office building (LUC 710) and a Medical-Dental Office building (LUC 720). The applicant is proposing to rezone for the use of Warehouse (LUC 150), General Office building (LUC 710) and Medical-Dental Office building (LUC 720). Based on the Trip Generation analysis, there will be a reduction in Net New Trips for the morning and afternoon peak. The Public Works Department recommends approval.

Advisory comments below are necessary during site plan review process and implementation of the project:

- Approval is subject to review from City of Doral Public Works Department - Plans Review.
- Compliance with the applicable sections of the City's Land Development Code Chapter 77.
- Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.

Kimley»Horn

MEMORANDUM

To: Edna Sibila
City of Doral

From: Adrian K. Dabkowski, P.E., PTOE AK
Ariel B. Centurion, E.I. ABC

Date: July 17, 2024

Subject: Corporate Park of Doral
7705 NW 48th Street
Traffic Study Methodology

The purpose of this memorandum is to summarize the traffic study methodology for the proposed redevelopment of the Corporate Park of Doral located at 7705 NW 48th Street in Doral, Florida. The site proposed for redevelopment is currently occupied by 95,853 square feet of office space and 6,617 square feet of medical office space. There are two (2) redevelopment scenarios being considered. Redevelopment scenario 1 consists of 267,148 square feet of warehousing space and 13,400 square feet of office space. Redevelopment scenario 2 consists of 245,059 square feet of warehousing space, 11,200 square feet of office space, and 6,617 square feet of medical office space. Note the difference in redevelopment scenarios is the existing medical office space which is proposed to remain under redevelopment scenario 2. A project location map and conceptual site plan are provided in Attachment A. The following sections summarize our proposed methodology.

TRIP GENERATION

Trip generation calculations for the existing development and proposed redevelopment were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. The trip generation for the existing development was determined using ITE Land Use Code (LUC) 710 (General Office Building) and LUC 720 (Medical-Dental Office Building). The trip generation for the proposed redevelopment was determined using ITE LUC 150 (Warehousing), LUC 710 (General Office Building), and LUC 720 (Medical-Dental Office Building).

A multimodal (public transit, bicycle, and pedestrian) factor based on US Census *Means of Transportation to Work* data was reviewed for the census tract in the vicinity of the redevelopment. A multimodal factor of 0.7 percent (0.7%) was calculated and applied to the trip generation calculations to account for the urban environment in which the project site is located. It is expected that a portion of employees and visitors will choose to walk, bike, or use public transit to and from the proposed redevelopment. Transit route information will be documented in the report.

Two (2) Miami-Dade County Department of Transportation and Public Works (DTPW) routes and one (1) City of Doral Trolley route currently operate in close proximity (within ½ mile) to the site during the A.M. and P.M. peak hours. Detailed transit route information is included in Attachment B.

- **DTPW Route 36** operates along NW 79th Avenue in the vicinity of the project site with the nearest stop located just north of NW 48th Street. This route operates with approximately

20-minute headways in the eastbound and westbound directions during the A.M and P.M. peak hours.

- **DTPW Route 132** operates along NW 79th Avenue in the vicinity of the project site with the nearest stop located just north of NW 48th Street. This route operates with approximately 15-minute headways in the eastbound and westbound directions during the A.M and P.M. peak hours.
- **City of Doral Trolley Route 2** operates along NW 79th Avenue in the vicinity of the project site with the nearest stop located just north of NW 48th Street. This route operates with approximately 40-minute headways in the eastbound and westbound directions during the A.M and P.M. peak hours.

As shown in Table 1, redevelopment scenario 1 is expected to result in a reduction of 96 net new external vehicular trips during the weekday A.M. peak hour and a reduction of 94 net new external vehicular trips during the weekday P.M. peak hour. Redevelopment scenario 2 is expected to result in a reduction of 83 net new external vehicular trips during the weekday A.M. peak hour and a reduction of 77 net new external vehicular trips during the weekday P.M. peak hour. Trip generation calculations may be revised based on revisions to the redevelopment program or site plan modifications. Detailed trip generation calculations and US Census *Means of Transportation to Work* data are included in Attachment C.

Table 1: Proposed Net New Trip Generation

A.M. (P.M.) Peak Hour

Land Use (ITE Code)	**Scale**	**Entering Trips**	**Exiting Trips**	**Net New External Trips**
Existing Development				
General Office Building (710)	95,853 square feet	141 (27)	19 (132)	160 (159)
Medical-Dental Office Building (720)	6,617 square feet	17 (7)	4 (17)	21 (24)
Redevelopment Scenario 1				
Warehousing (150)	267,148 square feet	42 (17)	13 (41)	55 (58)
General Office Building (710)	13,400 square feet	26 (5)	4 (26)	30 (31)
Net New Redevelopment Scenario 1				
Net New Vehicle Trips (vph)		**-90 (-12)**	**-6 (-82)**	**-96 (-94)**
Redevelopment Scenario 2				
Warehousing (150)	245,059 square feet	40 (15)	12 (40)	52 (55)
General Office Building (710)	11,200 square feet	22 (5)	3 (22)	25 (27)
Medical-Dental Office Building (720)	6,617 square feet	17 (7)	4 (17)	21 (24)
Net New Redevelopment Scenario 2				
Net New Vehicle Trips (vph)		**-79 (-7)**	**-4 (-70)**	**-83 (-77)**

STUDY AREA

As both redevelopment scenarios generate a reduction in net new external trips, no other external intersections or roadways are proposed to be analyzed.

TURN LANE ANALYSIS

A right and left turn-lane analysis will be conducted at the intersection of NW 79th Avenue and NW 47th Street/NW 48th Street. The analysis will determine whether exclusive right-turn lanes or left-turn lanes will be required based on Section 77-46 of the City's Code of Ordinances and Florida Department of Transportation's (FDOT) *Multimodal Access Management Guidebook*, 2023.

DOCUMENTATION

The results of the traffic analysis will be summarized in a technical memorandum. The memorandum will include supporting documents related to the analyses performed. The memorandum will also include text and graphics necessary to summarize the assumptions and analysis.

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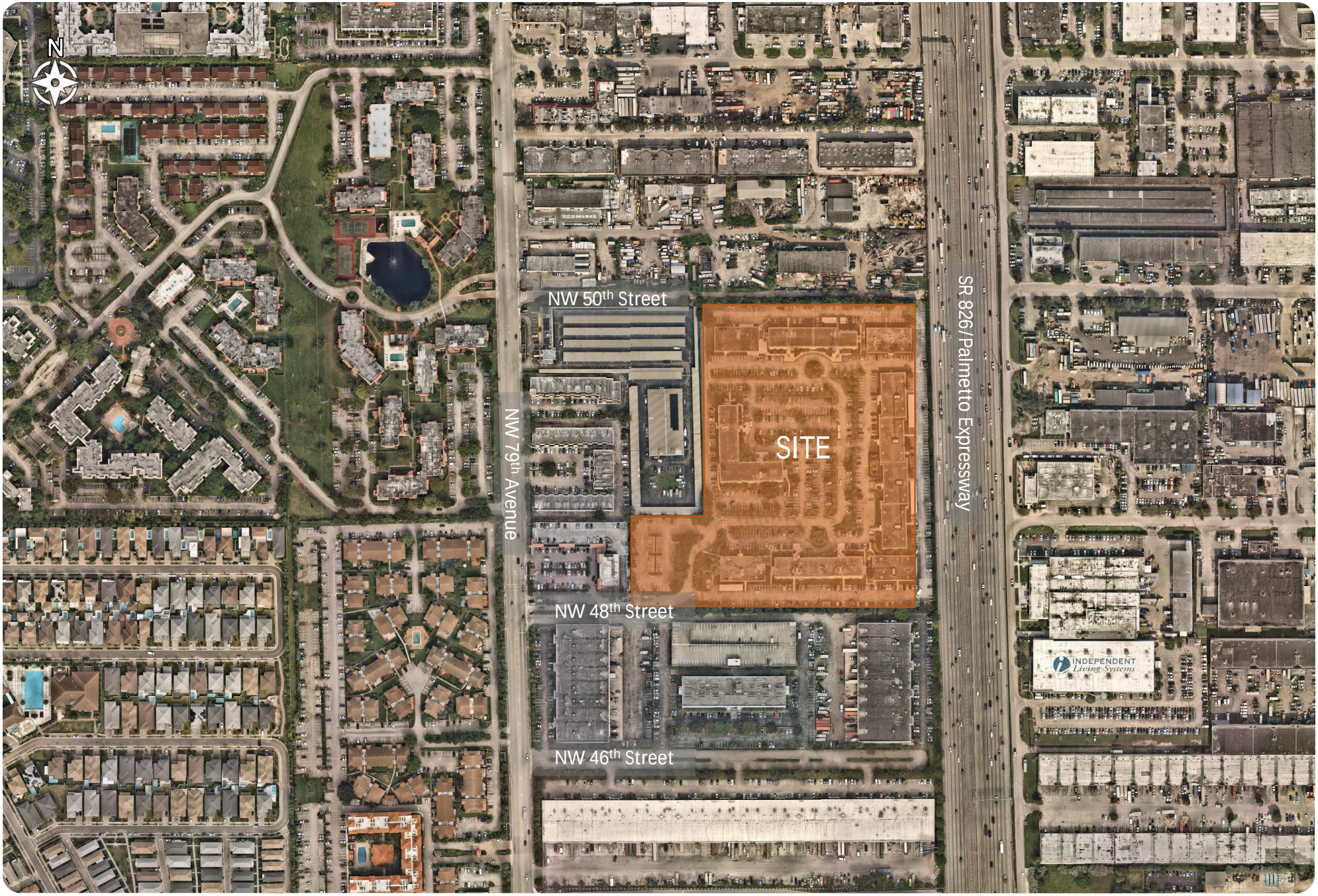
Attachment A

Project Location Map and Conceptual Site Plan



Kimley»Horn

Attachment A
Project Location Map
Corporate Park of Doral
Doral, Florida

BRIDGE

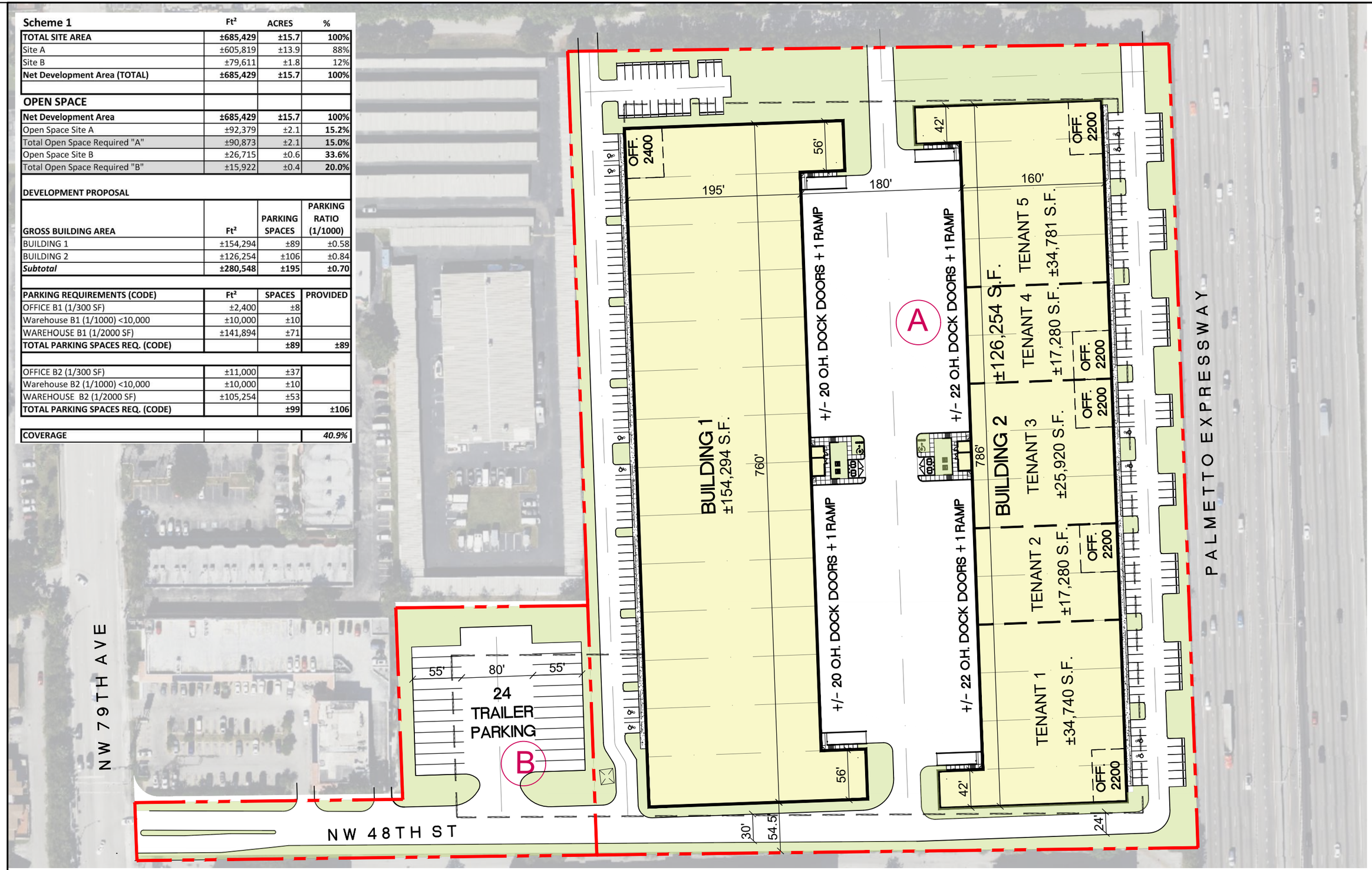
Scheme 1	Ft²	ACRES	%
TOTAL SITE AREA	**±685,429**	**±15.7**	**100%**
Site A	±605,819	±13.9	88%
Site B	±79,611	±1.8	12%
Net Development Area (TOTAL)	**±685,429**	**±15.7**	**100%**
OPEN SPACE			
Net Development Area	**±685,429**	**±15.7**	**100%**
Open Space Site A	±92,379	±2.1	**15.2%**
Total Open Space Required "A"	±90,873	±2.1	**15.0%**
Open Space Site B	±26,715	±0.6	**33.6%**
Total Open Space Required "B"	±15,922	±0.4	**20.0%**

DEVELOPMENT PROPOSAL

GROSS BUILDING AREA	Ft²	PARKING SPACES	PARKING RATIO (1/1000)
BUILDING 1	±154,294	±89	±0.58
BUILDING 2	±126,254	±106	±0.84
Subtotal	**±280,548**	**±195**	**±0.70**

PARKING REQUIREMENTS (CODE)	Ft²	SPACES	PROVIDED
OFFICE B1 (1/300 SF)	±2,400	±8	
Warehouse B1 (1/1000) <10,000	±10,000	±10	
WAREHOUSE B1 (1/2000 SF)	±141,894	±71	
TOTAL PARKING SPACES REQ. (CODE)		**±89**	**±89**
OFFICE B2 (1/300 SF)	±11,000	±37	
Warehouse B2 (1/1000) <10,000	±10,000	±10	
WAREHOUSE B2 (1/2000 SF)	±105,254	±53	
TOTAL PARKING SPACES REQ. (CODE)		**±99**	**±106**

COVERAGE			***40.9%***



SITE PLAN - SCHEME 1

1

ARCADIS

BRIDGE POINT DORAL 826
DORAL, FL

0' 50' 100'

06.25.24

ARCADIS
arcadis.com
7000 N. FEDERAL HIGHWAY BOCA RATON, FL 33487

00000.00 - AMS

BRIDGE

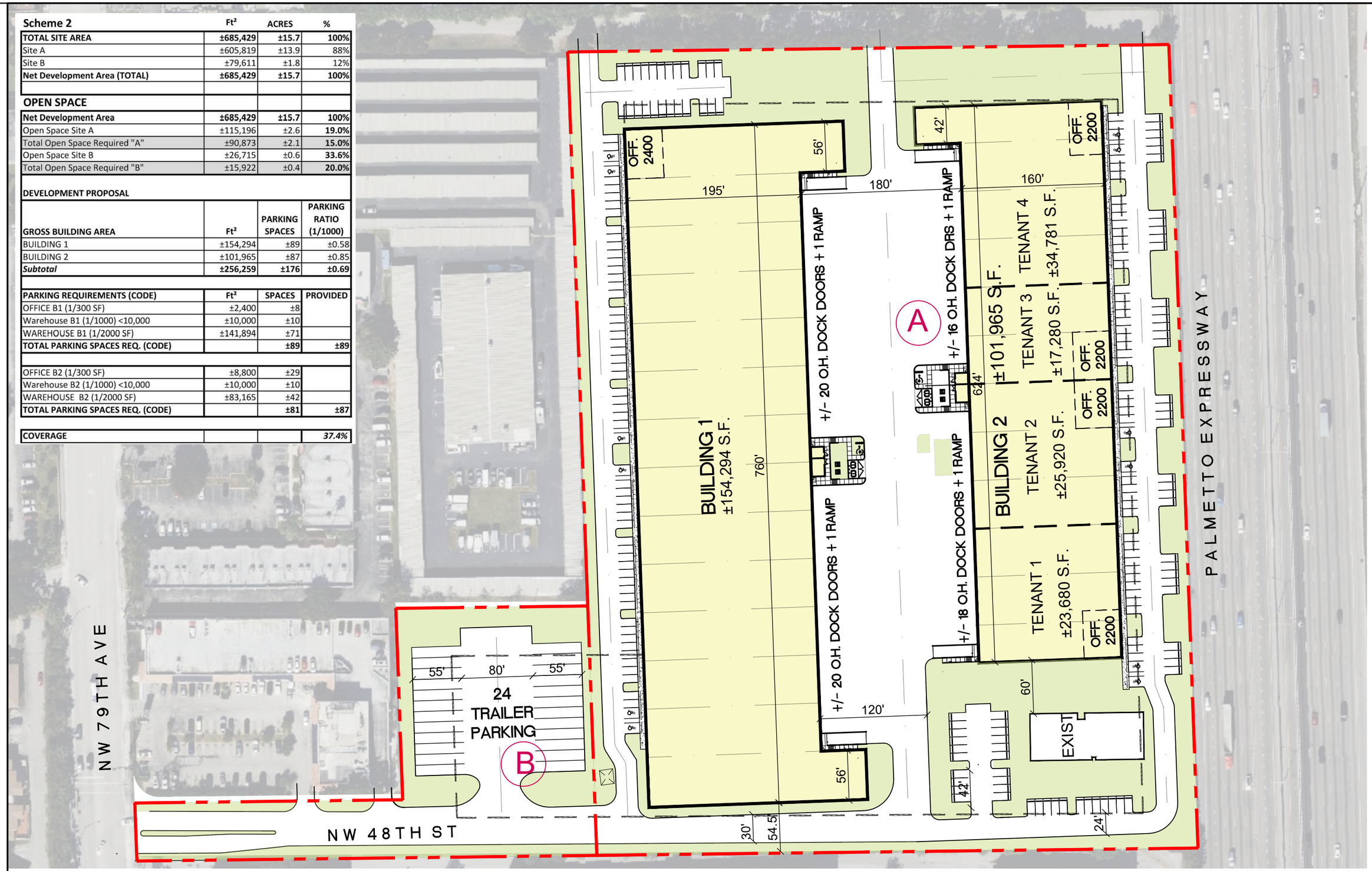
Scheme 2	Ft²	ACRES	%
TOTAL SITE AREA	**±685,429**	**±15.7**	**100%**
Site A	±605,819	±13.9	88%
Site B	±79,611	±1.8	12%
Net Development Area (TOTAL)	**±685,429**	**±15.7**	**100%**
OPEN SPACE			
Net Development Area	**±685,429**	**±15.7**	**100%**
Open Space Site A	±115,196	±2.6	**19.0%**
Total Open Space Required "A"	±90,873	±2.1	**15.0%**
Open Space Site B	±26,715	±0.6	**33.6%**
Total Open Space Required "B"	±15,922	±0.4	**20.0%**

DEVELOPMENT PROPOSAL

GROSS BUILDING AREA	Ft²	PARKING SPACES	PARKING RATIO (1/1000)
BUILDING 1	±154,294	±89	±0.58
BUILDING 2	±101,965	±87	±0.85
Subtotal	**±256,259**	**±176**	**±0.69**

PARKING REQUIREMENTS (CODE)	Ft²	SPACES	PROVIDED
OFFICE B1 (1/300 SF)	±2,400	±8	
Warehouse B1 (1/1000) <10,000	±10,000	±10	
WAREHOUSE B1 (1/2000 SF)	±141,894	±71	
TOTAL PARKING SPACES REQ. (CODE)		**±89**	**±89**
OFFICE B2 (1/300 SF)	±8,800	±29	
Warehouse B2 (1/1000) <10,000	±10,000	±10	
WAREHOUSE B2 (1/2000 SF)	±83,165	±42	
TOTAL PARKING SPACES REQ. (CODE)		**±81**	**±87**

COVERAGE			*37.4%*



0' 50' 100'

2 SITE PLAN - SCHEME 2

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Attachment B

Transit Service Data

SERVICE FREQUENCIES

FRECUENCIAS DE SERVICIO / FREKANS SÈVIS YO

	FROM DESDE / DE	TO HASTA / A	EVERY CADA / CHAK
WEEKDAY DIAS LABORABLES LASEMÈN	4:00 a.m.	6:00 a.m.	30 min (36+36A) 60 min (36) 60 min (36A)
	6:00 a.m.	10:00 p.m.	15 min (36+36A) 30 min (36) 30 min (36A)
	10:00 p.m.	12:00 a.m.	30 min (36+36A) 60 min (36) 60 min (36A)
SATURDAY SÁBADO SAMDI	5:00 a.m.	7:00 a.m.	30 min (36+36A) 60 min (36) 60 min (36A)
	7:00 a.m.	10:00 p.m.	15 min (36+36A) 30 min (36) 30 min (36A)
	10:00 p.m.	12:00 a.m.	30 min (36+36A) 60 min (36) 60 min (36A)
SUNDAY DOMINGO DIMANCH	5:00 a.m.	6:00 a.m.	60 min (36A)
	6:00 a.m.	8:00 a.m.	30 min (36+36A) 60 min (36) 60 min (36A)
	8:00 a.m.	8:00 p.m.	20 min (36+36A) 40 min (36) 40 min (36A)
	8:00 p.m.	12:00 a.m.	60 min (36A)

Frequencies are approximate and may vary depending on traffic and road conditions.
Las frecuencias son aproximadas, pues dependen del tráfico y otras condiciones de las vías.
Asosye yo apwoksimatif epi yo ka varye selon kondisyon sikilasyon sou wout yo.

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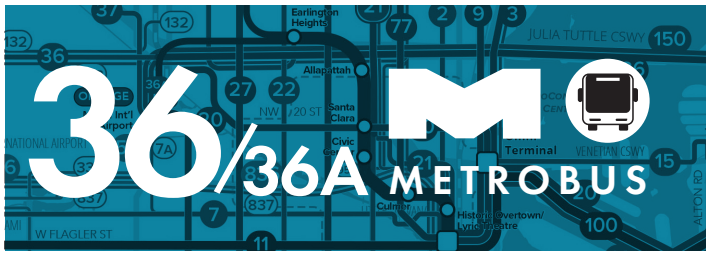

MARCH 2024 MARZO 2024 | MAS 2024

- Local service seven days a week.
- Travels from Downtown Doral to South Beach along NW/NE 36 St, the Julia Tuttle Causeway and Collins Ave.
- Route 36A travels from Miami International Airport station.
- Stops include Allapattah Metrorail station.

- Servicio local los siete días de la semana.
- Va desde el downtown del Doral hasta South Beach, pasando por NW/NE 36 St, Julia Tuttle Causeway y Collins Ave.
- La ruta 36A comienza en la estación del Aeropuerto Internacional de Miami.
- Con parada en la estación de Allapattah del Metrorail.

- Sèvis lokal sèt jou sou sèt.
- Vwayaje soti nan Downtown Doral rive nan South Beach sou NW/NE 36 St, Julia Tuttle Causeway ak Collins Ave.
- Wout 36A vwayaje soti nan estasyon Ayewopò Entènasyonal Miami.
- Arè yo gen ladan estasyon Allapattah Metrorail.

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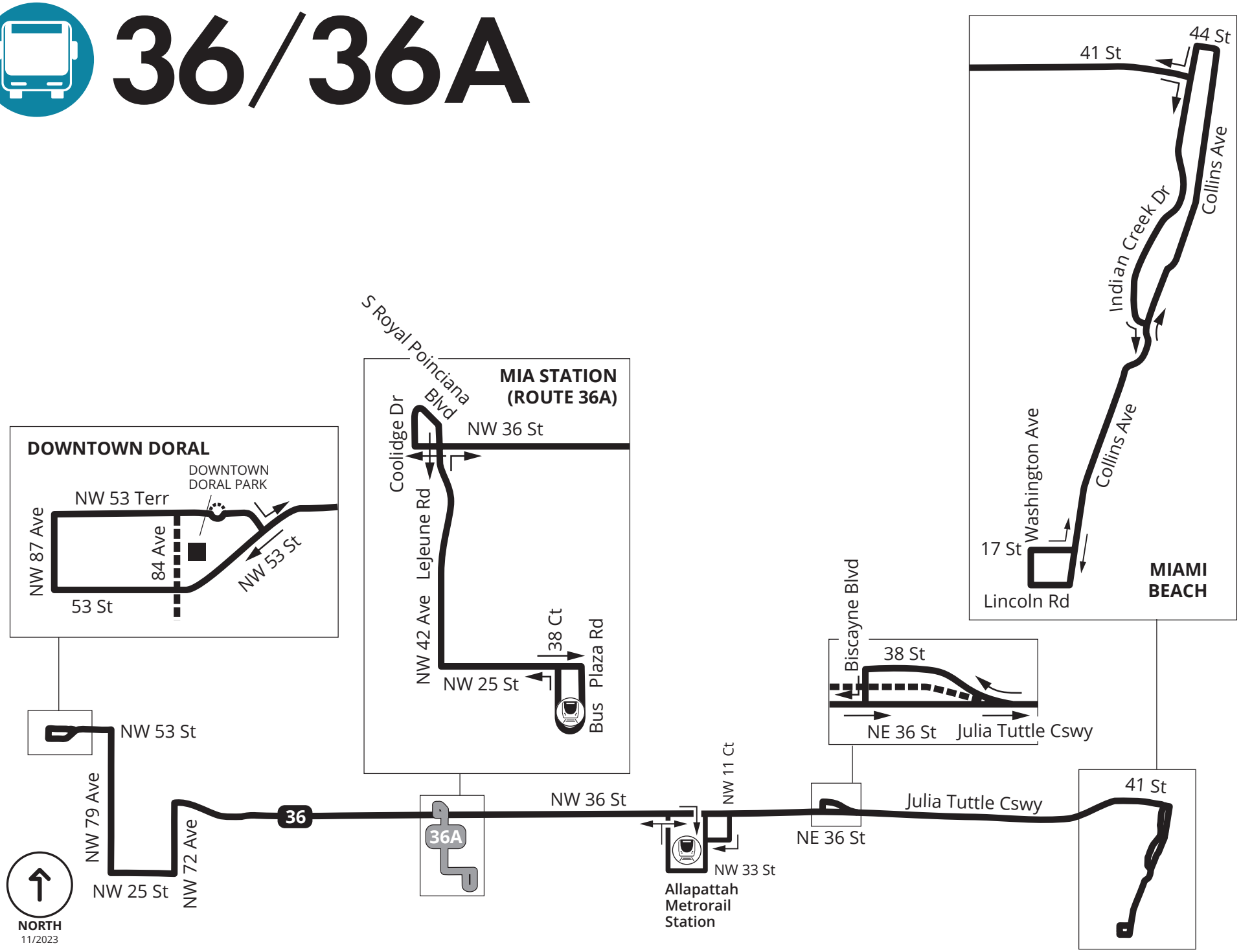
36/36A


DOWNTOWN DORAL
DOWNTOWN DORAL PARK
NW 53 Terr
NW 87 Ave
84 Ave
NW 53 St
53 St
MIA STATION (ROUTE 36A)
S Royal Poinciana Blvd
Coolidge Dr
NW 36 St
LeJeune Rd
NW 42 Ave
38 Ct
Plaza Rd
Bus
NW 25 St
44 St
41 St
Collins Ave
Indian Creek Dr
Washington Ave
17 St
Lincoln Rd
MIAMI BEACH
Biscayne Blvd
38 St
NE 36 St
Julia Tuttle Cswy
NW 53 St
NW 79 Ave
NW 72 Ave
NW 25 St
36
36A
NW 36 St
NW 11 Ct
NW 33 St
Allapattah Metrorail Station
NE 36 St
Julia Tuttle Cswy
41 St
NORTH
11/2023

SERVICE FREQUENCIES

FRECUENCIAS DE SERVICIO / FREKANS SÈVIS YO

	FROM DESDE / DE	TO HASTA / A	EVERY CADA / CHAK
WEEKDAY DIAS LABORABLES LASEMÈN	6:30 a.m.	9:00 a.m.	60 min
	3:00 p.m.	5:45 p.m.	60 min

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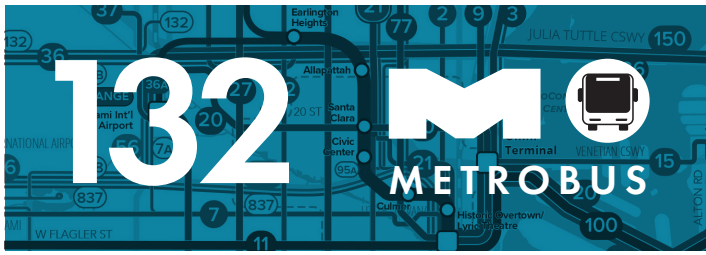

MARCH 2024 MARZO 2024 | MAS 2024

TRI-RAIL DORAL SHUTTLE

- Local service, weekday mornings and afternoons.
- Travels from Hialeah Market Tri-Rail station to Downtown Doral along NW 42 Ave, NW 36 St, NW 79 Ave and NW 87 Ave.

- Servicio local, en las mañanas y las tardes de los días laborables.
- Va desde la estación Hialeah Market del Tri-Rail hasta el downtown del Doral, pasando por NW 42 Ave, NW 36 St, NW 79 Ave y NW 87 Ave.

- Sèvis lokal, maten ak apremidi lasemèn.
- Vwayaje soti nan estasyon Hialeah Market Tri-Rail pou rive nan Downtown Doral sou NW 42 Ave, NW 36 St, NW 79 Ave ak NW 87 Ave.

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DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS

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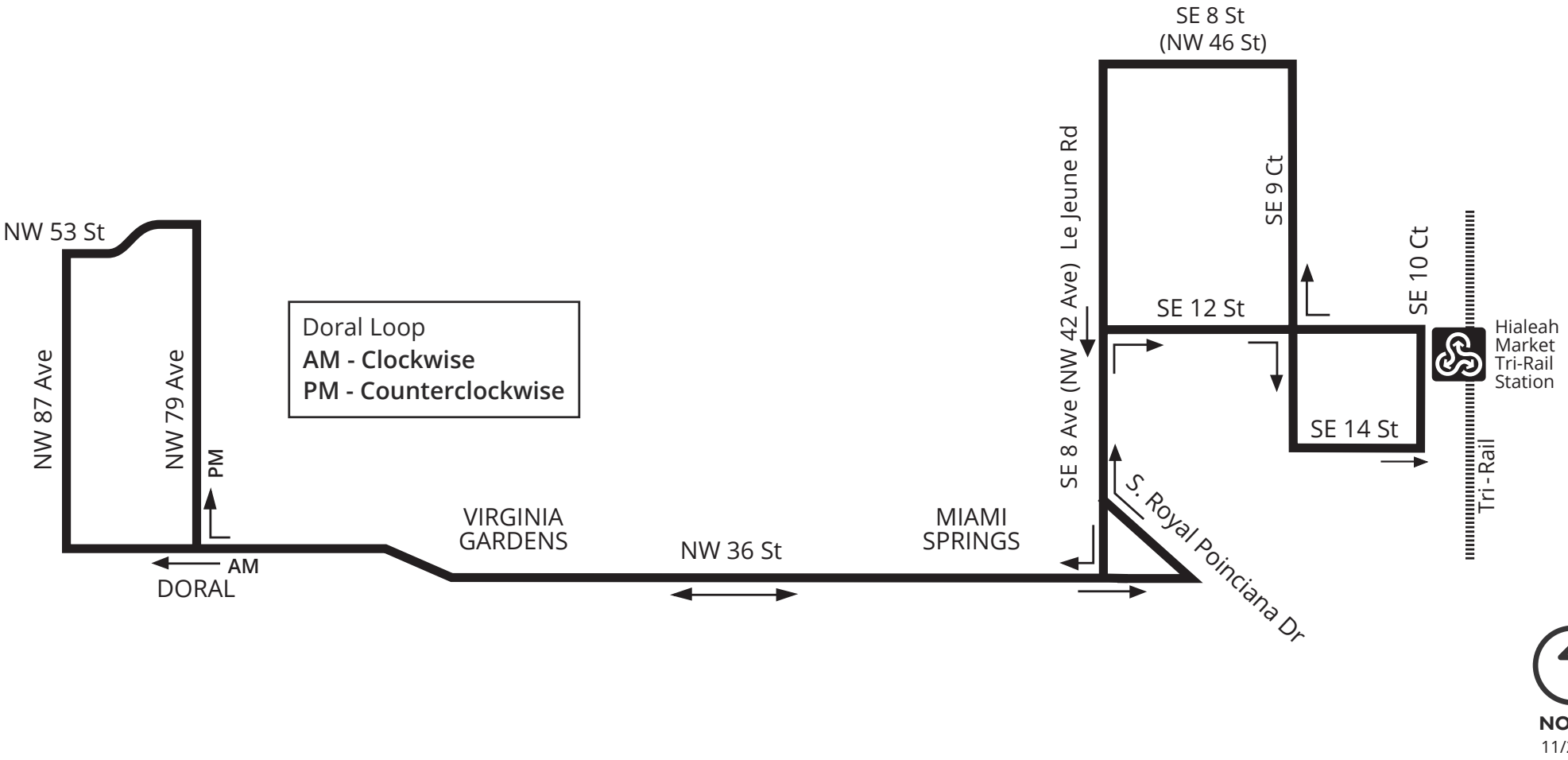
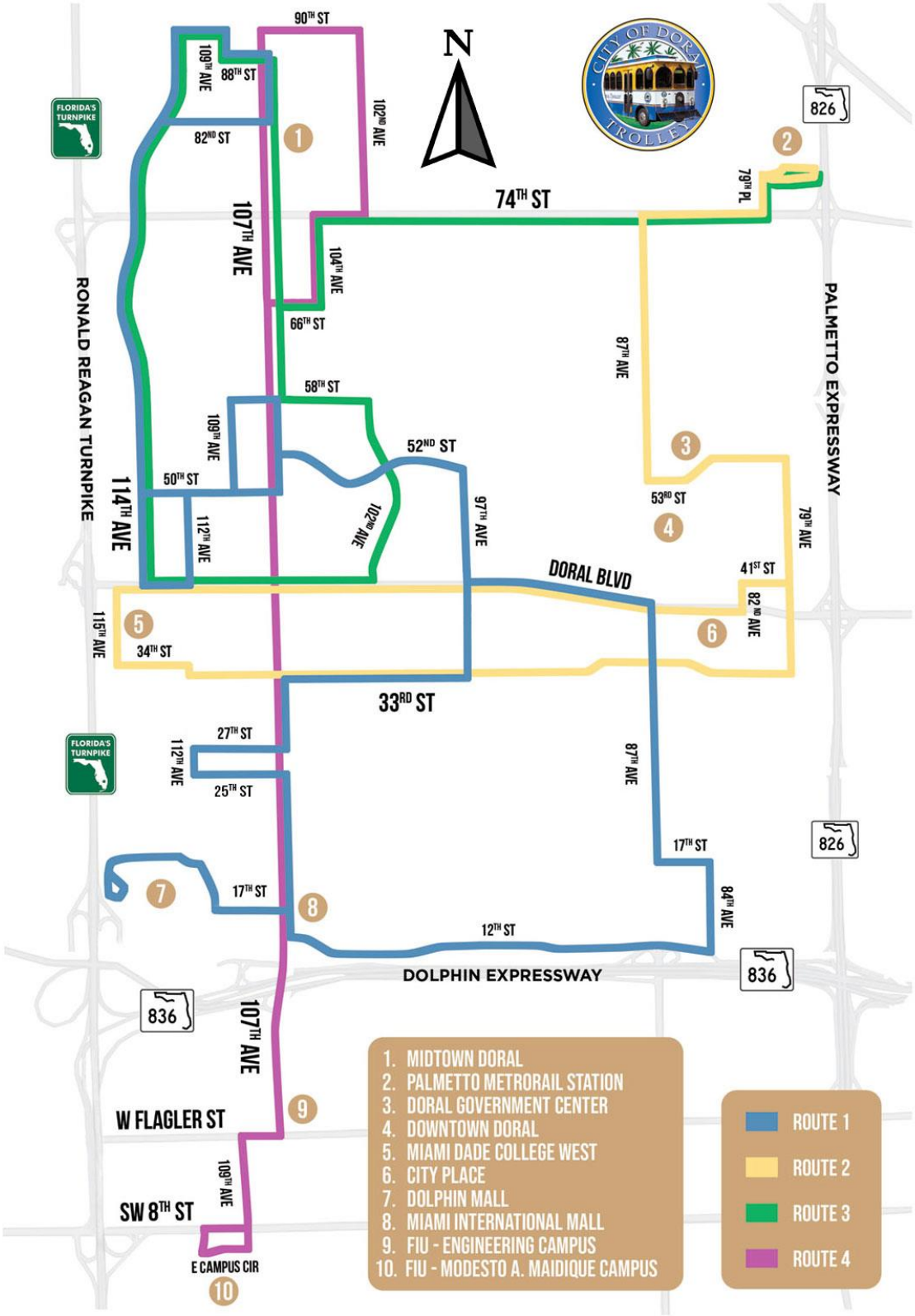
TRI-RAIL DORAL SHUTTLE




N
CITY OF DORAL TROLLEY
90TH ST
88TH ST
82ND ST
102ND AVE
109TH AVE
107TH AVE
104TH AVE
66TH ST
58TH ST
74TH ST
79TH PL
87TH AVE
RONALD REAGAN TURNPIKE
PALMETTO EXPRESSWAY
826
FLORIDA'S TURNPIKE
114TH AVE
112TH AVE
109TH AVE
50TH ST
52ND ST
102ND AVE
97TH AVE
53RD ST
79TH AVE
DORAL BLVD
41ST ST
82ND AVE
115TH AVE
34TH ST
33RD ST
27TH ST
25TH ST
112TH AVE
87TH AVE
17TH ST
84TH AVE
12TH ST
DOLPHIN EXPRESSWAY
836
W FLAGLER ST
SW 8TH ST
109TH AVE
E CAMPUS CIR
1. MIDTOWN DORAL
2. PALMETTO METRORAIL STATION
3. DORAL GOVERNMENT CENTER
4. DOWNTOWN DORAL
5. MIAMI DADE COLLEGE WEST
6. CITY PLACE
7. DOLPHIN MALL
8. MIAMI INTERNATIONAL MALL
9. FIU - ENGINEERING CAMPUS
10. FIU - MODESTO A. MAIDIQUE CAMPUS
ROUTE 1
ROUTE 2
ROUTE 3
ROUTE 4

Doral Trolley Route 2 Weekday Schedule																				
Direction	Stop	Road	Location	Nearby Landmark	B-1	B-2	B-1	B-2	B-1	B-2	B-1	B-2	B-1	B-2	B-1	B-2	B-1	B-2	B-1	B-2	B-1	B-2
	2001	NW 79 Pl	NW 77 St	MetroRail Station	6:14 AM	6:59 AM	7:39 AM	8:49 AM	9:29 AM	10:19 AM	10:54 AM	11:46 AM	12:23 PM	1:09 PM	1:54 PM	2:40 PM	3:24 PM	4:24 PM	5:09 PM	6:15 PM	6:53 PM	7:59 PM
	2002	NW 87 Ave	South of NW 58 St		6:24 AM	7:10 AM	7:50 AM	8:59 AM	9:39 AM	10:29 AM	11:04 AM	11:56 AM	12:33 PM	1:19 PM	2:04 PM	2:50 PM	3:34 PM	4:35 PM	5:19 PM	6:25 PM	7:03 PM	8:09 PM
	2003	NW 53 St	East of NW 87 Ave		6:25 AM	7:12 AM	7:52 AM	9:00 AM	9:41 AM	10:31 AM	11:05 AM	11:57 AM	12:35 PM	1:21 PM	2:05 PM	2:52 PM	3:36 PM	4:36 PM	5:21 PM	6:27 PM	7:05 PM	8:11 PM
	2004	NW 53 St	East of NW 84 Ave	Downtown Doral Charter Elementary	6:26 AM	7:13 AM	7:53 AM	9:01 AM	9:42 AM	10:32 AM	11:06 AM	11:58 AM	12:36 PM	1:22 PM	2:06 PM	2:53 PM	3:37 PM	4:37 PM	5:22 PM	6:28 PM	7:06 PM	8:12 PM
	2005	NW 53 St	East o NW 52 Terr		6:26 AM	7:13 AM	7:53 AM	9:02 AM	9:42 AM	10:32 AM	11:06 AM	11:59 AM	12:36 PM	1:22 PM	2:06 PM	2:53 PM	3:37 PM	4:38 PM	5:22 PM	6:28 PM	7:06 PM	8:12 PM
	2006	NW 53 St	West of 8100	Cordoba	6:28 AM	7:14 AM	7:55 AM	9:03 AM	9:43 AM	10:33 AM	11:08 AM	12:00 PM	12:37 PM	1:23 PM	2:08 PM	2:54 PM	3:39 PM	4:39 PM	5:23 PM	6:29 PM	7:07 PM	8:13 PM
	2007	NW 79 Ave	South of NW 50 St	Doral Gardens II	6:29 AM	7:16 AM	7:56 AM	9:04 AM	9:45 AM	10:35 AM	11:09 AM	12:01 PM	12:39 PM	1:25 PM	2:09 PM	2:56 PM	3:41 PM	4:41 PM	5:25 PM	6:31 PM	7:09 PM	8:15 PM
	2008	NW 79 Ave	South of NW 48 Way	Doral Gardens II	6:30 AM	7:17 AM	7:57 AM	9:05 AM	9:45 AM	10:36 AM	11:10 AM	12:02 PM	12:39 PM	1:26 PM	2:10 PM	2:57 PM	3:42 PM	4:42 PM	5:26 PM	6:32 PM	7:09 PM	8:16 PM
	2009	NW 79 Ave	South of NW 46 St	Doral Gardens I	6:31 AM	7:18 AM	7:58 AM	9:06 AM	9:46 AM	10:36 AM	11:11 AM	12:03 PM	12:40 PM	1:26 PM	2:11 PM	2:58 PM	3:43 PM	4:43 PM	5:27 PM	6:33 PM	7:10 PM	8:16 PM
	2010	NW 79 Ave	North of NW 41 St		6:31 AM	7:19 AM	7:59 AM	9:07 AM	9:47 AM	10:37 AM	11:11 AM	12:04 PM	12:41 PM	1:27 PM	2:11 PM	3:00 PM	3:44 PM	4:44 PM	5:28 PM	6:35 PM	7:11 PM	8:17 PM
	2012	NW 79 Ave	South of NW 37 St	Hampton Inn	6:33 AM	7:20 AM	8:01 AM	9:08 AM	9:48 AM	10:39 AM	11:13 AM	12:05 PM	12:42 PM	1:29 PM	2:13 PM	3:01 PM	3:45 PM	4:46 PM	5:30 PM	6:36 PM	7:12 PM	8:19 PM
	2013	NW 79 Ave	North of NW 33 St		6:34 AM	7:21 AM	8:01 AM	9:09 AM	9:49 AM	10:39 AM	11:14 AM	12:06 PM	12:43 PM	1:29 PM	2:14 PM	3:02 PM	3:46 PM	4:46 PM	5:30 PM	6:37 PM	7:13 PM	8:19 PM
	2063	NW 79 Ave	North of NW 29 St	Doral Décor District	6:35 AM	7:22 AM	8:02 AM	9:10 AM	9:50 AM	10:40 AM	11:15 AM	12:07 PM	12:44 PM	1:30 PM	2:15 PM	3:02 PM	3:47 PM	4:47 PM	5:31 PM	6:37 PM	7:14 PM	8:20 PM
	2064	NW 79 Ave	North of NW 25 St	Jackson West Medical Center	6:36 AM	7:23 AM	8:03 AM	9:11 AM	9:51 AM	10:41 AM	11:16 AM	12:08 PM	12:45 PM	1:31 PM	2:16 PM	3:03 PM	3:47 PM	4:48 PM	5:32 PM	6:38 PM	7:15 PM	8:21 PM
	2065	NW 82 Ave	North of NW 27 St		6:38 AM	7:24 AM	8:05 AM	9:13 AM	9:53 AM	10:43 AM	11:18 AM	12:10 PM	12:47 PM	1:33 PM	2:18 PM	3:05 PM	3:49 PM	4:49 PM	5:34 PM	6:40 PM	7:17 PM	8:23 PM
	2066	NW 82 Ave	South of NW 31 St		6:39 AM	7:25 AM	8:06 AM	9:14 AM	9:54 AM	10:44 AM	11:19 AM	12:11 PM	12:48 PM	1:34 PM	2:19 PM	3:06 PM	3:50 PM	4:50 PM	5:35 PM	6:41 PM	7:18 PM	8:24 PM
	2014	NW 33 St	West of NW 82 Ave	Oasis	6:39 AM	7:26 AM	8:07 AM	9:15 AM	9:55 AM	10:45 AM	11:19 AM	12:12 PM	12:49 PM	1:35 PM	2:19 PM	3:07 PM	3:51 PM	4:51 PM	5:35 PM	6:42 PM	7:19 PM	8:25 PM
	2015	NW 33 St	West of NW 84 Ave	Opp. Renaissance Elementary	6:40 AM	7:27 AM	8:08 AM	9:15 AM	9:55 AM	10:46 AM	11:20 AM	12:12 PM	12:49 PM	1:36 PM	2:20 PM	3:08 PM	3:52 PM	4:52 PM	5:36 PM	6:43 PM	7:19 PM	8:26 PM
SB	2016	NW 33 St	East of NW 87 Ave	Carnival Cruise Line	6:41 AM	7:28 AM	8:08 AM	9:16 AM	9:56 AM	10:46 AM	11:21 AM	12:13 PM	12:50 PM	1:36 PM	2:21 PM	3:08 PM	3:52 PM	4:53 PM	5:37 PM	6:43 PM	7:20 PM	8:26 PM
	2017	NW 33 St	West of NW 87 Ave	Wawa	6:41 AM	7:29 AM	8:09 AM	9:16 AM	9:57 AM	10:47 AM	11:21 AM	12:13 PM	12:51 PM	1:37 PM	2:21 PM	3:09 PM	3:53 PM	4:53 PM	5:38 PM	6:44 PM	7:21 PM	8:27 PM
	2018	NW 33 St	West of NW 89 Ct	Miami Herald	6:42 AM	7:31 AM	8:11 AM	9:17 AM	9:58 AM	10:48 AM	11:22 AM	12:14 PM	12:52 PM	1:38 PM	2:22 PM	3:10 PM	3:54 PM	4:55 PM	5:39 PM	6:45 PM	7:22 PM	8:28 PM
	2019	NW 33 St	West of 9300 Blk	U.S. Southern Command	6:43 AM	7:32 AM	8:12 AM	9:18 AM	9:59 AM	10:49 AM	11:23 AM	12:15 PM	12:53 PM	1:39 PM	2:23 PM	3:11 PM	3:56 PM	4:56 PM	5:40 PM	6:46 PM	7:23 PM	8:29 PM
	2020	NW 97 Ave	South of NW 33 St	Costa Brava	6:44 AM	7:34 AM	8:14 AM	9:20 AM	10:00 AM	10:50 AM	11:24 AM	12:17 PM	12:54 PM	1:40 PM	2:24 PM	3:13 PM	3:57 PM	4:57 PM	5:42 PM	6:48 PM	7:24 PM	8:30 PM
	2067	NW 97 Ave	South of NW 27 St		6:47 AM	7:37 AM	8:18 AM	9:22 AM	10:02 AM	10:52 AM	11:27 AM	12:19 PM	12:56 PM	1:42 PM	2:27 PM	3:16 PM	4:00 PM	5:01 PM	5:45 PM	6:51 PM	7:26 PM	8:32 PM
	2068	NW 97 Ave	South of NW 25 St	Doral Academy Elementary	6:48 AM	7:40 AM	8:20 AM	9:23 AM	10:04 AM	10:54 AM	11:28 AM	12:20 PM	12:58 PM	1:44 PM	2:28 PM	3:18 PM	4:03 PM	5:03 PM	5:47 PM	6:53 PM	7:28 PM	8:34 PM
	2069	NW 17 St	West of NW 97 Ave	United States Postal Service	6:49 AM	7:41 AM	8:21 AM	9:24 AM	10:05 AM	10:55 AM	11:29 AM	12:21 PM	12:59 PM	1:45 PM	2:29 PM	3:19 PM	4:04 PM	5:04 PM	5:48 PM	6:54 PM	7:29 PM	8:35 PM
	2070	NW 17 St	East of NW 102 Ave	DoubleTree Hotel and Residence Inn Hotel	6:50 AM	7:42 AM	8:22 AM	9:25 AM	10:05 AM	10:56 AM	11:30 AM	12:22 PM	12:59 PM	1:46 PM	2:30 PM	3:20 PM	4:04 PM	5:05 PM	5:49 PM	6:55 PM	7:29 PM	8:36 PM
	2071	NW 102 Ave	South of NW 21 St		6:50 AM	7:43 AM	8:23 AM	9:26 AM	10:06 AM	10:57 AM	11:31 AM	12:23 PM	1:00 PM	1:47 PM	2:31 PM	3:21 PM	4:05 PM	5:06 PM	5:50 PM	6:56 PM	7:30 PM	8:37 PM
	2072	NW 102 Ave	South of NW 25 St		6:51 AM	7:44 AM	8:24 AM	9:27 AM	10:07 AM	10:58 AM	11:32 AM	12:24 PM	1:01 PM	1:48 PM	2:32 PM	3:22 PM	4:06 PM	5:07 PM	5:51 PM	6:57 PM	7:31 PM	8:38 PM
	2073	NW 25 St	West of NW 99 Ave		6:52 AM	7:46 AM	8:26 AM	9:28 AM	10:08 AM	10:58 AM	11:32 AM	12:25 PM	1:02 PM	1:48 PM	2:32 PM	3:23 PM	4:08 PM	5:08 PM	5:52 PM	6:58 PM	7:32 PM	8:38 PM
	2074	NW 97 Ave	South of NW 27 St		6:54 AM	7:48 AM	8:28 AM	9:29 AM	10:09 AM	10:59 AM	11:34 AM	12:26 PM	1:03 PM	1:49 PM	2:34 PM	3:25 PM	4:09 PM	5:09 PM	5:54 PM	7:00 PM	7:33 PM	8:39 PM
	2021	NW 33 St	East of Torremolinos Ave	Veteran's Park	6:57 AM	7:51 AM	8:32 AM	9:32 AM	10:13 AM	11:03 AM	11:37 AM	12:29 PM	1:07 PM	1:53 PM	2:37 PM	3:29 PM	4:13 PM	5:13 PM	5:57 PM	7:04 PM	7:37 PM	8:43 PM
	2022	NW 33 St	East of NW 107 Ave	Sears (Parts & Service)	6:58 AM	7:53 AM	8:33 AM	9:34 AM	10:14 AM	11:04 AM	11:38 AM	12:31 PM	1:08 PM	1:54 PM	2:38 PM	3:30 PM	4:14 PM	5:14 PM	5:59 PM	7:05 PM	7:38 PM	8:44 PM
	2023	NW 33 St	NW 108 Ave	Beacon Industrial Park	6:59 AM	7:53 AM	8:34 AM	9:34 AM	10:14 AM	11:05 AM	11:39 AM	12:31 PM	1:08 PM	1:55 PM	2:39 PM	3:31 PM	4:15 PM	5:15 PM	5:59 PM	7:06 PM	7:38 PM	8:45 PM
	2024	NW 33 St	NW 110 Ave		7:00 AM	7:55 AM	8:35 AM	9:35 AM	10:16 AM	11:06 AM	11:40 AM	12:32 PM	1:10 PM	1:56 PM	2:40 PM	3:32 PM	4:16 PM	5:16 PM	6:01 PM	7:07 PM	7:40 PM	8:46 PM
	2025	NW 34 St	West of NW 113 Ct		7:01 AM	7:56 AM	8:36 AM	9:36 AM	10:17 AM	11:07 AM	11:41 AM	12:33 PM	1:11 PM	1:57 PM	2:41 PM	3:33 PM	4:17 PM	5:18 PM	6:02 PM	7:08 PM	7:41 PM	8:47 PM
	2026	NW 34 St	East of NW 115 Ave		7:02 AM	7:57 AM	8:37 AM	9:37 AM	10:18 AM	11:08 AM	11:42 AM	12:34 PM	1:12 PM	1:58 PM	2:42 PM	3:34 PM	4:18 PM	5:19 PM	6:03 PM	7:09 PM	7:42 PM	8:48 PM

Doral Trolley Route 2 Weekday Schedule																					
Direction	**Stop**	**Road**	**Location**	**Nearby Landmark**	**B-1**	**B-2**	**B-1**	**B-2**	**B-1**	**B-2**	**B-1**	**B-2**	**B-1**	**B-2**	**B-1**	**B-2**	**B-1**	**B-2**	**B-1**	**B-2**	**B-1**	**B-2**
NB	2027	NW 115 Ave	South of NW 39 St	Miami-Dade College West Campus	7:03 AM	7:57 AM	8:38 AM	9:38 AM	10:18 AM	11:08 AM	11:43 AM	12:35 PM	1:12 PM	1:58 PM	2:43 PM	3:35 PM	4:19 PM	5:19 PM	6:03 PM	7:10 PM	7:42 PM	8:48 PM
	2028	NW 115 Ave	South of NW 41 St	Doral Shops Plaza	7:03 AM	7:58 AM	8:38 AM	9:38 AM	10:19 AM	11:09 AM	11:43 AM	12:35 PM	1:13 PM	1:59 PM	2:43 PM	3:35 PM	4:19 PM	5:20 PM	6:04 PM	7:10 PM	7:43 PM	8:49 PM
	2029	NW 41 St	East of NW 114 Ave	The Imagination Factory	7:04 AM	7:59 AM	8:39 AM	9:39 AM	10:20 AM	11:10 AM	11:44 AM	12:36 PM	1:14 PM	2:00 PM	2:44 PM	3:36 PM	4:21 PM	5:21 PM	6:05 PM	7:11 PM	7:44 PM	8:50 PM
	2030	NW 41 St	West of NW 107 Ave	Citibank	7:06 AM	8:01 AM	8:41 AM	9:41 AM	10:22 AM	11:12 AM	11:46 AM	12:38 PM	1:16 PM	2:02 PM	2:46 PM	3:39 PM	4:23 PM	5:23 PM	6:08 PM	7:14 PM	7:46 PM	8:52 PM
	2031	NW 41 St	East of NW 107 Ave	San Ignacio University	7:07 AM	8:02 AM	8:42 AM	9:42 AM	10:22 AM	11:12 AM	11:47 AM	12:39 PM	1:16 PM	2:02 PM	2:47 PM	3:40 PM	4:24 PM	5:24 PM	6:08 PM	7:15 PM	7:46 PM	8:52 PM
	2032	NW 41 St	East of NW 104 Ave	Hellmann	7:07 AM	8:03 AM	8:43 AM	9:43 AM	10:23 AM	11:13 AM	11:47 AM	12:40 PM	1:17 PM	2:03 PM	2:47 PM	3:41 PM	4:25 PM	5:25 PM	6:09 PM	7:16 PM	7:47 PM	8:53 PM
	2033	NW 41 St	East of NW 102 Ave	Costa del Sol	7:08 AM	8:04 AM	8:44 AM	9:43 AM	10:24 AM	11:14 AM	11:48 AM	12:40 PM	1:18 PM	2:04 PM	2:48 PM	3:42 PM	4:26 PM	5:26 PM	6:10 PM	7:17 PM	7:48 PM	8:54 PM
	2034	NW 41 St	West of NW 97 Ave	HSBC	7:10 AM	8:06 AM	8:46 AM	9:45 AM	10:26 AM	11:16 AM	11:50 AM	12:42 PM	1:20 PM	2:06 PM	2:50 PM	3:44 PM	4:28 PM	5:29 PM	6:13 PM	7:19 PM	7:50 PM	8:56 PM
	2035	NW 41 St	East of NW 97 Ave	9690 Plaza (Einstein Bagels)	7:10 AM	8:06 AM	8:46 AM	9:46 AM	10:26 AM	11:16 AM	11:50 AM	12:43 PM	1:20 PM	2:06 PM	2:50 PM	3:44 PM	4:29 PM	5:29 PM	6:13 PM	7:19 PM	7:50 PM	8:56 PM
	2036	NW 41 St	West of NW 93 Ct	MDC Fire Rescue HQ	7:11 AM	8:07 AM	8:47 AM	9:46 AM	10:27 AM	11:17 AM	11:51 AM	12:43 PM	1:21 PM	2:07 PM	2:51 PM	3:45 PM	4:30 PM	5:30 PM	6:14 PM	7:20 PM	7:51 PM	8:57 PM
	2037	NW 36 St	9100 NW 36 St	Federal Reserve	7:12 AM	8:08 AM	8:48 AM	9:47 AM	10:27 AM	11:18 AM	11:52 AM	12:44 PM	1:21 PM	2:08 PM	2:52 PM	3:47 PM	4:31 PM	5:31 PM	6:15 PM	7:22 PM	7:51 PM	8:58 PM
	2047	NW 36 St	W of NW 8800 Blk	Bus Shelter	7:13 AM	8:09 AM	8:49 AM	9:48 AM	10:28 AM	11:18 AM	11:53 AM	12:45 PM	1:22 PM	2:08 PM	2:53 PM	3:48 PM	4:32 PM	5:32 PM	6:16 PM	7:23 PM	7:52 PM	8:58 PM
	2048	NW 36 St	West of NW 87 Ave	Doral Corporate Center	7:13 AM	8:09 AM	8:50 AM	9:48 AM	10:29 AM	11:19 AM	11:53 AM	12:45 PM	1:23 PM	2:09 PM	2:53 PM	3:48 PM	4:32 PM	5:33 PM	6:17 PM	7:23 PM	7:53 PM	8:59 PM
	2049	NW 36 St	East of NW 87 Ave		7:14 AM	8:10 AM	8:50 AM	9:49 AM	10:29 AM	11:19 AM	11:54 AM	12:46 PM	1:23 PM	2:09 PM	2:54 PM	3:49 PM	4:33 PM	5:34 PM	6:18 PM	7:24 PM	7:53 PM	8:59 PM
	2050	NW 36 St	West of NW 8400 Block		7:14 AM	8:10 AM	8:51 AM	9:49 AM	10:30 AM	11:20 AM	11:54 AM	12:46 PM	1:24 PM	2:10 PM	2:54 PM	3:50 PM	4:34 PM	5:34 PM	6:18 PM	7:25 PM	7:54 PM	9:00 PM
	2052	NW 82 Ave	North of NW 36 St		7:17 AM	8:13 AM	8:53 AM	9:52 AM	10:32 AM	11:22 AM	11:57 AM	12:49 PM	1:26 PM	2:12 PM	2:57 PM	3:51 PM	4:35 PM	5:36 PM	6:20 PM	7:26 PM	7:56 PM	9:02 PM
	2054	NW 79 Ave	North of NW 41 St		7:18 AM	8:14 AM	8:54 AM	9:53 AM	10:33 AM	11:23 AM	11:58 AM	12:50 PM	1:27 PM	2:13 PM	2:58 PM	3:53 PM	4:37 PM	5:37 PM	6:22 PM	7:28 PM	7:57 PM	9:03 PM
	2056	NW 79 Ave	North of NW 48 St		7:18 AM	8:15 AM	8:55 AM	9:54 AM	10:34 AM	11:24 AM	11:58 AM	12:51 PM	1:28 PM	2:14 PM	2:58 PM	3:54 PM	4:39 PM	5:39 PM	6:23 PM	7:29 PM	7:58 PM	9:04 PM
	2057	NW 79 Ave	South of NW 50 St		7:19 AM	8:15 AM	8:56 AM	9:54 AM	10:34 AM	11:25 AM	11:59 AM	12:51 PM	1:28 PM	2:15 PM	2:59 PM	3:55 PM	4:39 PM	5:40 PM	6:24 PM	7:30 PM	7:58 PM	9:05 PM
	2058	NW 53 St	West of NW 79 Ave		7:20 AM	8:17 AM	8:57 AM	9:55 AM	10:36 AM	11:26 AM	12:00 PM	12:52 PM	1:30 PM	2:16 PM	3:00 PM	3:56 PM	4:41 PM	5:41 PM	6:25 PM	7:31 PM	8:00 PM	9:06 PM
	2059	NW 53 St	East of NW 53 Ter	8333 Building	7:21 AM	8:18 AM	8:58 AM	9:56 AM	10:37 AM	11:27 AM	12:01 PM	12:53 PM	1:31 PM	2:17 PM	3:01 PM	3:57 PM	4:42 PM	5:42 PM	6:26 PM	7:32 PM	8:01 PM	9:07 PM
	2060	NW 53 St	East of NW 84 Ave	Downtown Doral Park	7:22 AM	8:18 AM	8:59 AM	9:57 AM	10:37 AM	11:28 AM	12:02 PM	12:54 PM	1:31 PM	2:18 PM	3:02 PM	3:58 PM	4:42 PM	5:43 PM	6:27 PM	7:33 PM	8:01 PM	9:08 PM
	2061	NW 53 St	East of NW 87 Ave		7:22 AM	8:19 AM	8:59 AM	9:58 AM	10:38 AM	11:28 AM	12:02 PM	12:55 PM	1:32 PM	2:18 PM	3:02 PM	3:59 PM	4:43 PM	5:43 PM	6:28 PM	7:34 PM	8:02 PM	9:08 PM
	2001	NW 79 Pl	NW 77 St	Palmetto MetroRail Station	7:34 AM	8:37 AM	9:17 AM	10:09 AM	10:50 AM	11:40 AM	12:14 PM	1:06 PM	1:44 PM	2:30 PM	3:14 PM	4:14 PM	4:59 PM	5:59 PM	6:43 PM	7:49 PM	8:14 PM	9:20 PM

Attachment C

Trip Generation Calculations

Scenario 1 Trip Generation

AM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	General Office Building	11	710	95.853	ksf	88%	12%	142	19	161	0.7%	1	141	19	160	0.0%	0	141	19	160	0.0%	0	141	19	160
	2	Medical-Dental Office Building	11	720	6.617	ksf	79%	21%	17	4	21	0.7%	0	17	4	21	0.0%	0	17	4	21	0.0%	0	17	4	21
	3																									
	4																									
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	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	159	23	182	0.7%	1	158	23	181	0.0%	0	158	23	181	0.0%	0	158	23	181

ITE Land Use Code	Rate or Equation
710	LN(Y) = 0.86*LN(X)+1.16
720	LN(Y) = 0.9*LN(X)+1.34

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Warehousing	11	150	267.148	ksf	77%	23%	43	13	56	0.7%	1	42	13	55	0.0%	0	42	13	55	0.0%	0	42	13	55
	2	General Office Building	11	710	13.4	ksf	88%	12%	26	4	30	0.7%	0	26	4	30	0.0%	0	26	4	30	0.0%	0	26	4	30
	3																									
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								Total:	69	17	86	0.7%	1	68	17	85	0.0%	0	68	17	85	0.0%	0	68	17	85

ITE Land Use Code	Rate or Equation
150	Y=0.12*(X)+23.62
710	LN(Y) = 0.86*LN(X)+1.16

	IN	OUT	TOTAL
NET NEW TRIPS	-90	-6	-96

Scenario 1 Trip Generation

PM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	General Office Building	11	710	95.853	ksf	17%	83%	27	133	160	0.7%	1	27	132	159	0.0%	0	27	132	159	0.0%	0	27	132	159
	2	Medical-Dental Office Building	11	720	6.617	ksf	30%	70%	7	17	24	0.7%	0	7	17	24	0.0%	0	7	17	24	0.0%	0	7	17	24
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	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	34	150	184	0.7%	1	34	149	183	0.0%	0	34	149	183	0.0%	0	34	149	183

ITE Land Use Code	Rate or Equation
710	LN(Y) = 0.83*LN(X)+1.29
720	Y=4.07*(X)+-3.17

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Warehousing	11	150	267.148	ksf	28%	72%	17	42	59	0.7%	1	17	41	58	0.0%	0	17	41	58	0.0%	0	17	41	58
	2	General Office Building	11	710	13.4	ksf	17%	83%	5	26	31	0.7%	0	5	26	31	0.0%	0	5	26	31	0.0%	0	5	26	31
	3																									
	4																									
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	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	22	68	90	0.7%	1	22	67	89	0.0%	0	22	67	89	0.0%	0	22	67	89

ITE Land Use Code	Rate or Equation
150	Y=0.12*(X)+26.48
710	LN(Y) = 0.83*LN(X)+1.29

	IN	OUT	TOTAL
NET NEW TRIPS	-12	-82	-94

Scenario 2 Trip Generation

AM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	General Office Building	11	710	95.853	ksf	88%	12%	142	19	161	0.7%	1	141	19	160	0.0%	0	141	19	160	0.0%	0	141	19	160
	2	Medical-Dental Office Building	11	720	6.617	ksf	79%	21%	17	4	21	0.7%	0	17	4	21	0.0%	0	17	4	21	0.0%	0	17	4	21
	3																									
	4																									
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	10																									
	11																									
	12																									
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	14																									
	15																									
								Total:	159	23	182	0.7%	1	158	23	181	0.0%	0	158	23	181	0.0%	0	158	23	181

ITE Land Use Code	Rate or Equation
710	LN(Y) = 0.86*LN(X)+1.16
720	LN(Y) = 0.9*LN(X)+1.34

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Warehousing	11	150	245.059	ksf	77%	23%	41	12	53	0.7%	1	40	12	52	0.0%	0	40	12	52	0.0%	0	40	12	52
	2	General Office Building	11	710	11.2	ksf	88%	12%	22	3	25	0.7%	0	22	3	25	0.0%	0	22	3	25	0.0%	0	22	3	25
	3	Medical-Dental Office Building	11	720	6.617	ksf	79%	21%	17	4	21	0.7%	0	17	4	21	0.0%	0	17	4	21	0.0%	0	17	4	21
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								Total:	80	19	99	0.7%	1	79	19	98	0.0%	0	79	19	98	0.0%	0	79	19	98

ITE Land Use Code	Rate or Equation
150	Y=0.12*(X)+23.62
710	LN(Y) = 0.86*LN(X)+1.16
720	LN(Y) = 0.9*LN(X)+1.34

	IN	OUT	TOTAL
NET NEW TRIPS	-79	-4	-83

Scenario 2 Trip Generation

PM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	General Office Building	11	710	95.853	ksf	17%	83%	27	133	160	0.7%	1	27	132	159	0.0%	0	27	132	159	0.0%	0	27	132	159
	2	Medical-Dental Office Building	11	720	6.617	ksf	30%	70%	7	17	24	0.7%	0	7	17	24	0.0%	0	7	17	24	0.0%	0	7	17	24
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	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	34	150	184	0.7%	1	34	149	183	0.0%	0	34	149	183	0.0%	0	34	149	183

ITE Land Use Code	Rate or Equation
710	LN(Y) = 0.83*LN(X)+1.29
720	Y=4.07*(X)+-3.17

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Warehousing	11	150	245.059	ksf	28%	72%	16	40	56	0.7%	1	15	40	55	0.0%	0	15	40	55	0.0%	0	15	40	55
	2	General Office Building	11	710	11.2	ksf	17%	83%	5	22	27	0.7%	0	5	22	27	0.0%	0	5	22	27	0.0%	0	5	22	27
	3	Medical-Dental Office Building	11	720	6.617	ksf	30%	70%	7	17	24	0.7%	0	7	17	24	0.0%	0	7	17	24	0.0%	0	7	17	24
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	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	28	79	107	0.7%	1	27	79	106	0.0%	0	27	79	106	0.0%	0	27	79	106

ITE Land Use Code	Rate or Equation
150	Y=0.12*(X)+26.48
710	LN(Y) = 0.83*LN(X)+1.29
720	Y=4.07*(X)+-3.17

	IN	OUT	TOTAL
NET NEW TRIPS	-7	-70	-77

Means of Transportation to Work

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Label	(11+0+0)/1633 = 0.7%	Block Group 1; Census Tract 90.65; Miami-Dade County; Florida	
		Estimate	Margin of Error
Total:		1,633	±291
Car, truck, or van:		1,219	±245
Drove alone		1,017	±212
Carpooled:		202	±133
In 2-person carpool		180	±135
In 3-person carpool		22	±36
In 4-person carpool		0	±15
In 5- or 6-person carpool		0	±15
In 7-or-more-person carpool		0	±15
Public transportation (excluding taxicab):		11	±18
Bus		11	±18
Subway or elevated rail		0	±15
Long-distance train or commuter rail		0	±15
Light rail, streetcar or trolley (carro público in Puerto Rico)		0	±15
Ferryboat		0	±15
Taxicab		59	±75
Motorcycle		0	±15
Bicycle		0	±15
Walked		0	±15
Other means		7	±12
Worked from home		337	±152

Table Notes

Means of Transportation to Work

Survey/Program: American Community Survey

Universe: Workers 16 years and over

Year: 2022

Estimates: 5-Year

Table ID: B08301

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official sourc of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and dissemina the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the
Methodology
section.

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represent through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

Several means of transportation to work categories were updated in 2019. For more information, see: Change to Means of Transportation.

The 2018-2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may diff from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

-
The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of th median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associate with a median was larger than the median itself.

N
The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.

(X)
The estimate or margin of error is not applicable or not available.

median-
The median falls in the lowest interval of an open-ended distribution (for example "2,500-")

median+
The median falls in the highest interval of an open-ended distribution (for example "250,000+").

**
The margin of error could not be computed because there were an insufficient number of sample observations.

***
The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.

*****

Scenario 2 Trip Generation

AM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	General Office Building	11	710	95.853	ksf	88%	12%	142	19	161	0.7%	1	141	19	160	0.0%	0	141	19	160	0.0%	0	141	19	160
	2	Medical-Dental Office Building	11	720	7.555	ksf	79%	21%	19	5	24	0.7%	0	19	5	24	0.0%	0	19	5	24	0.0%	0	19	5	24
	3																									
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	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	161	24	185	0.7%	1	160	24	184	0.0%	0	160	24	184	0.0%	0	160	24	184

ITE Land Use Code	Rate or Equation
710	LN(Y) = 0.86*LN(X)+1.16
720	LN(Y) = 0.9*LN(X)+1.34

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Warehousing	11	150	269.418	ksf	77%	23%	43	13	56	0.7%	1	42	13	55	0.0%	0	42	13	55	0.0%	0	42	13	55
	2	General Office Building	11	710	11.2	ksf	88%	12%	22	3	25	0.7%	0	22	3	25	0.0%	0	22	3	25	0.0%	0	22	3	25
	3	Medical-Dental Office Building	11	720	7.555	ksf	79%	21%	19	5	24	0.7%	0	19	5	24	0.0%	0	19	5	24	0.0%	0	19	5	24
	4																									
	5																									
	6																									
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	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	84	21	105	0.7%	1	83	21	104	0.0%	0	83	21	104	0.0%	0	83	21	104

ITE Land Use Code	Rate or Equation
150	Y=0.12*(X)+23.62
710	LN(Y) = 0.86*LN(X)+1.16
720	LN(Y) = 0.9*LN(X)+1.34

	IN	OUT	TOTAL
NET NEW TRIPS	-77	-3	-80

Scenario 2 Trip Generation

PM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	General Office Building	11	710	95.853	ksf	17%	83%	27	133	160	0.7%	1	27	132	159	0.0%	0	27	132	159	0.0%	0	27	132	159
	2	Medical-Dental Office Building	11	720	7.555	ksf	30%	70%	8	20	28	0.7%	0	8	20	28	0.0%	0	8	20	28	0.0%	0	8	20	28
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	9																									
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	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	35	153	188	0.7%	1	35	152	187	0.0%	0	35	152	187	0.0%	0	35	152	187

ITE Land Use Code	Rate or Equation
710	LN(Y) = 0.83*LN(X)+1.29
720	Y=4.07*(X)+-3.17

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Warehousing	11	150	269.418	ksf	28%	72%	17	42	59	0.7%	1	16	42	58	0.0%	0	16	42	58	0.0%	0	16	42	58
	2	General Office Building	11	710	11.2	ksf	17%	83%	5	22	27	0.7%	0	5	22	27	0.0%	0	5	22	27	0.0%	0	5	22	27
	3	Medical-Dental Office Building	11	720	7.555	ksf	30%	70%	8	20	28	0.7%	0	8	20	28	0.0%	0	8	20	28	0.0%	0	8	20	28
	4																									
	5																									
	6																									
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	8																									
	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	30	84	114	0.7%	1	29	84	113	0.0%	0	29	84	113	0.0%	0	29	84	113

ITE Land Use Code	Rate or Equation
150	Y=0.12*(X)+26.48
710	LN(Y) = 0.83*LN(X)+1.29
720	Y=4.07*(X)+-3.17

	IN	OUT	TOTAL
NET NEW TRIPS	-6	-68	-74