

Land Use	Quantity	Daily Trips
Proposed Project		
Residential		
Single Family/Townhomes (golf course match) (office match) (medical match) (equestrian match) net external	513 dus	2,842 (80) (21) (55) (5) 2,681
Retirement Community	1,700 dus	4,998
Total Gross Residential		7,840
Total Net External (Residential)		7,679
Non-Residential		
Golf course (2/3 internal match) net external	18 holes	515 (343) 172
Office / professional (2/3 internal match) net external	5.0 ksf	133 (89) 44
Medical/Dental (2/3 internal match) net external	14.0 ksf	358 (239) 119
Equestrian Center (2/3 internal match) net external	50 horses	35 (23) 12
Recreation Vehicle Park	100 spaces	333
Total Gross-Non Residential		1,374
Total Net External-Non-Residential		680
Gross Total Project Trips		9,214
Net External Site Project Trips		8,359
dus = dwelling units ksf = 1,000 square feet		

Source: kdANDERSON Transportation Engineers

Some of the trips generated by the project will remain on site as residential and non-residential trips will match. This on-site matching effectively reduces the number of trips that will be external to the site. An internal trip generation reduction, proportional to the percentage of single-family and townhome residences, was taken for internal matching of the non-residential portion of the site. However, no reduction in the number of trips generated by the retirement community housing was taken for internal matching, as the trip generation rates for retirement communities already account for internal matching to such uses as golfing, recreation centers, and small amounts of office and retail uses.

As shown in Table 3.6-12, the proposed project is anticipated to generate a total of 9,214 “gross” daily trips. Of these daily trips, a total of 8,359 daily trips are anticipated to be external to the project site and access the adjacent street system.

Trip Distribution