

UPDATED TRIPS CALCULATION BASED ON 30% DESIGN FOR COMPREHENSIVE AGREEMENT

EXHIBIT 1Q

Table 1: Trip Generation Summary Existing Uses

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total
Museum (LUC 580) (1)	23.112	ksf	6	5	1	4	1	3	44
Retail (LUC 822)	0.997	ksf	2	1	1	7	4	3	54
Subtotal			8	6	2	11	5	6	98
Internal (0%)									
Subtotal			8	6	2	11	5	6	98
Pass-by (0%)									
Subtotal			8	6	2	11	5	6	98
Multimodal Reduction (15%)			(1)	(1)	0	(2)	(1)	(1)	(15)
Total			7	5	2	9	4	5	83

Source: ITE Trip Generation Manual (11th Edition)

(1) Includes 7,444 sf museum space, 4,676 sf auditorium, and 3,992 sf exhibit space in West Building plus 7,000 sf exhibit space in East Building.

Table 2: Trip Generation Summary Total

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	Total Trips
Museum (LUC 580) (1)	32.818	ksf	9	8	1	6	1	5	67
Office (LUC 710) (2)	27.833	du	42	37	5	40	7	33	302
Fine Dining (LUC 931) (3)	5.489	ksf	4	2	2	43	29	14	460
High-Turnover (Sit-Down) Restaurant (LUC 932) (4)	2.890	ksf	28	15	13	26	16	10	310
Retail (LUC 822) (5)	4.758	ksf	11	7	4	31	16	15	259
Event Space (LUC 310) (6)	20.366	emp	9	5	4	12	6	6	163
Subtotal			103	74	29	158	75	83	1,561
Internal (22%, 25%)			(22)	(11)	(11)	(40)	(20)	(20)	(367)
Subtotal			81	63	18	118	55	63	1,194
Pass-by (44%) LUC 931						(14)	(10)	(4)	(155)
Pass-by (43%) LUC 932						(8)	(5)	(3)	(102)
Subtotal			81	63	18	96	40	56	937
Multimodal Reduction (15%)			(12)	(9)	(3)	(14)	(6)	(8)	(141)
Total			69	54	15	82	34	48	796

Net New Vehicle Trips			62	49	13	73	30	43	713
------------------------------	--	--	-----------	-----------	-----------	-----------	-----------	-----------	------------

Source: ITE Trip Generation Manual (11th Edition)

(1) Includes West: 976 sf Level 1, 23,035 sf Level 4, 7,307 Level 4 and East: 1,500 sf welcome center.

(2) Includes West 6,880 sf Level 5 and East: 1,406 sf Level 2, 4,304 sf Level 3, 10,739 sf Level 4 and 4,504 sf Level 3 Ocean Rescue.

(3) Includes West: 5,489 sf Level 6.

(4) Includes West: 2,423 sf Level 1 and East: 467 sf Level 3.

(5) Includes West: 423 sf Level 1 and East: 2,958 sf Level 1 and 1,377 sf Level 2.

(6) Includes West: 20,366 sf Level 5

*LUC 580 - Daily rate developed by applying rule of thumb: PM Peak Hour is 9% of the Daily total.

*LUC 310 - Used for event space (20,366 sf).

**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**

DC ENGINEERS, INC.

October 26, 2020

Mario Caprini
Capital Group
55 NE 5th Avenue, Suite 501
Boca Raton, FL 33432

**Re: International Swimming Hall of Fame (ISHOF) - Fort Lauderdale, Florida
Trip Generation Statement**

Dear Mr. Caprini:

Pursuant to your request, Daniels Consulting Engineers, Inc. (DC Engineers, Inc.) has prepared this trip generation statement specific to the new masterplan and design for the International Swimming Hall of Fame (ISHOF) and Aquatic Facility located along the west side of southbound SR A1A (Seabreeze Boulevard) south of SE 5th Street within municipal limits of the City of Fort Lauderdale, Florida. It is our understanding the redevelopment will include approximately 33,722 square feet (sf) of museum space, 7,311 sf of office use, a 5,500 sf restaurant and 17,995 sf of event and banquet space in a new ISHOF Museum building located along the western edge of the property. It is our further understanding a new east building overlooking the beach and DC Alexander Park will house a 1,175 sf street side cafe, a 1,168 sf museum welcome center, 2,445 sf of retail space and 16,991 sf of office use including a new Ocean Rescue facility. Applicable plan sheets are included as Attachment A.

Figure 1 shows the location of the project site. This trip generation statement documents vehicle trips estimated to be produced by the onsite uses to be removed and the expected trip generation of the development proposed. The following is a summary of our findings.

Trip Generation

Estimates of trip generation were determined using rates and formulae published in the Institute of Transportation Engineers (ITE) report *Trip Generation* (10th Edition). Based upon this information, the weekday, AM peak hour, and PM peak hour trip generation rates for existing and proposed land uses are as follows:

Museum – ITE Land Use #580

- Weekday: *not available. See Tables 1 and 2 for methodology
where T = number of trips and X = 1,000 sf gross floor area
- AM Peak Hour: $T = 0.28(X)$ (86% in / 14% out)
- PM Peak Hour: $T = 0.18(X)$ (16% in / 84% out)

General Office – ITE Land Use #710

- Weekday: $T = 9.74(X)$ (50% in / 50% out)
where T = number of trips and X = 1,000 sf gross floor area
- AM Peak Hour: $T = 1.16(X)$ (86% in / 14% out)
- PM Peak Hour: $T = 1.15(X)$ (16% in / 84% out)

Quality Restaurant – ITE Land Use #931

- Weekday: $T = 83.84(X)$ (50% in / 50% out)
where T = number of trips and $X = 1,000$ sf gross floor area
- AM Peak Hour: $T = 0.73(X)$ (50% in / 50% out)
- PM Peak Hour: $T = 7.80(X)$ (67% in / 33% out)
- Pass-By Percentage: 44%

Shopping Center – ITE Land Use #820

- Weekday: $T = 37.75(X)$ (50% in / 50% out)
where T = number of trips and $X = 1,000$ sf gross leasable area
- AM Peak Hour: $T = 0.94(X)$ (62% in / 38% out)
- PM Peak Hour: $T = 3.81(X)$ (48% in / 52% out)

Coffee/Donut Shop w/out Drive-Through Window – ITE Land Use #936

- Weekday: *not available. See Table 2 for methodology
where T = number of trips and $X = 1,000$ sf gross floor area
- AM Peak Hour: $T = 101.14(X)$ (51% in / 49% out)
- PM Peak Hour: $T = 36.31(X)$ (50% in / 50% out)

Table 1, included as Attachment B, summarizes trip generation results for existing uses to be removed, including: 23,112 sf of museum and 997 sf of retail space. As shown in Table 1, the existing uses are estimated to produce 82 vehicle trips per day (vpd) with 7 vehicle trips occurring during the AM peak hour (6 entering and 1 exiting) and 8 vehicle trips occurring during the PM peak hour (3 entering and 5 exiting).

Similarly, Table 2 summarizes trip generation results for the proposed ISHOF buildings which are expected to generate 903 vpd with 132 vehicle trips occurring during the AM peak hour (79 entering and 53 exiting) and 86 vehicle trips occurring during the PM peak hour (36 entering and 50 exiting). Table 2 is included within Attachment B. Both the museum welcome center and a 2,709 sf museum cafe are considered ancillary facilities that will not generate vehicle trips on their own. The proposed event space is not expected to affect AM or PM peak hours as events will occur midday or later in the evening. These facilities are, therefore, not evaluated in Table 2.

Net New Trips

As shown in Table 2 net new vehicle trips attributable to the project as proposed are 821 vpd, approximately 125 AM peak hour trips and 78 PM peak hour trips.

Conclusion

Based upon the foregoing analysis, the proposed project should not require a comprehensive traffic impact study for the following reasons:

- Unified Land Development Regulations (ULDR's) specific to the City of Fort Lauderdale stipulate that when a proposed project generates more than 1,000 net new vehicle trips per day, a comprehensive traffic study is required. The subject project is expected to produce less than 1,000 vehicle trips per day whether or not the prior use is considered.

**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**

DC ENGINEERS, INC.

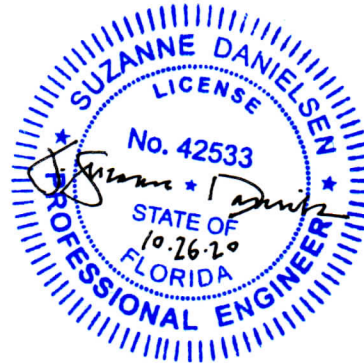
- And, if the net new vehicle trips are less than 1,000 vehicle trips per day and more than 20 percent of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a comprehensive traffic study is required. As shown in Table 2, 20 percent of daily trips are not expected to arrive or depart (or both) within one-half hour.

Of course, please call or email with any questions you may have.

DANIELSEN CONSULTING ENGINEERS, INC.



J. Suzanne Daniels, P.E.
Senior Transportation Engineer



J. Suzanne Daniels, P.E.
Florida Registration Number 42533
Danielsen Consulting Engineers, Inc.
12743 NW 13th Court
Coral Springs, FL 33071
CA # 3202

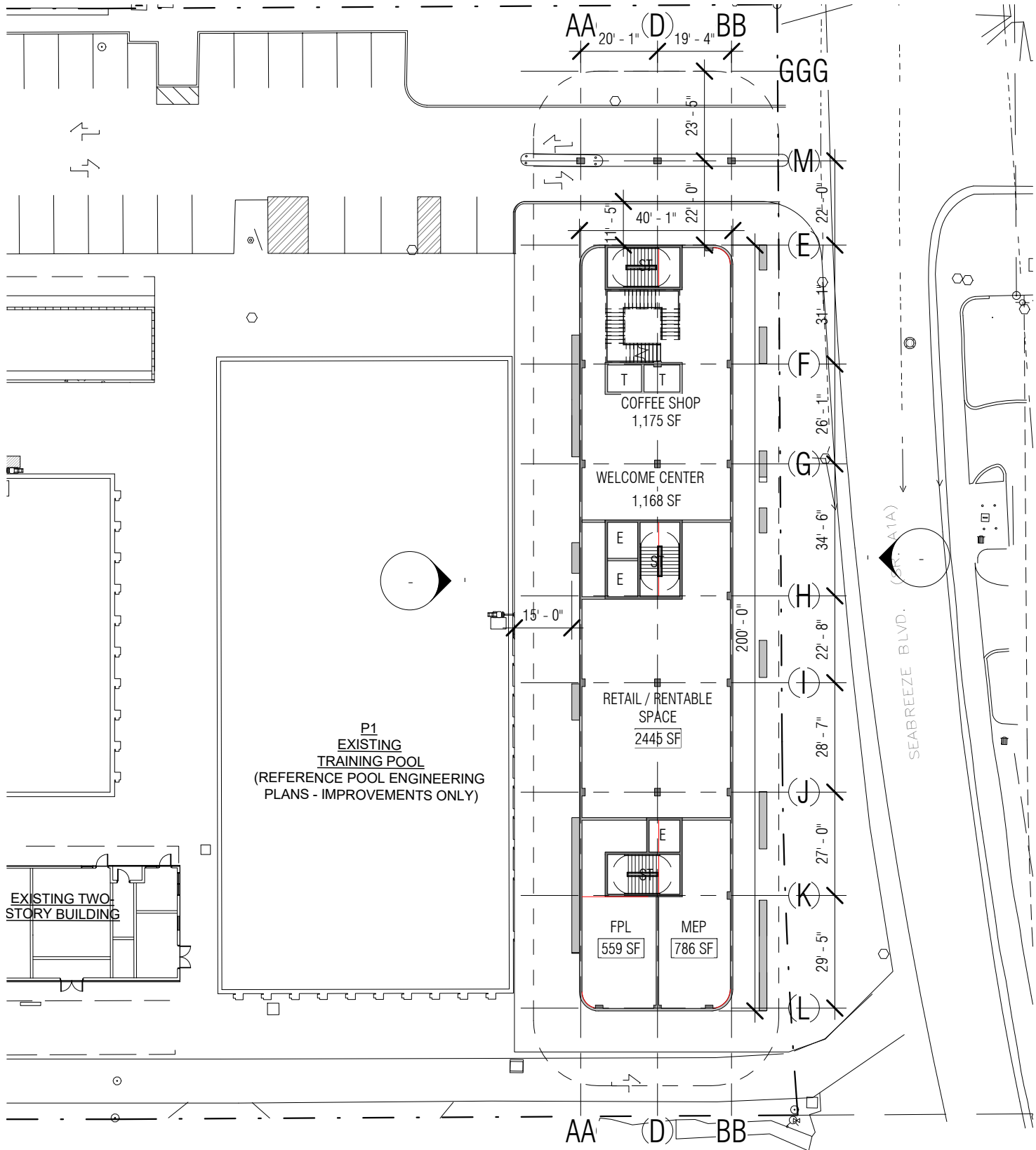
**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**



ATTACHMENT A

Plan Sheets

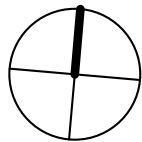
**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ISHOF

EAST BLDG- GROUND FLOOR

SCALE: 1/32" = 1'-0"

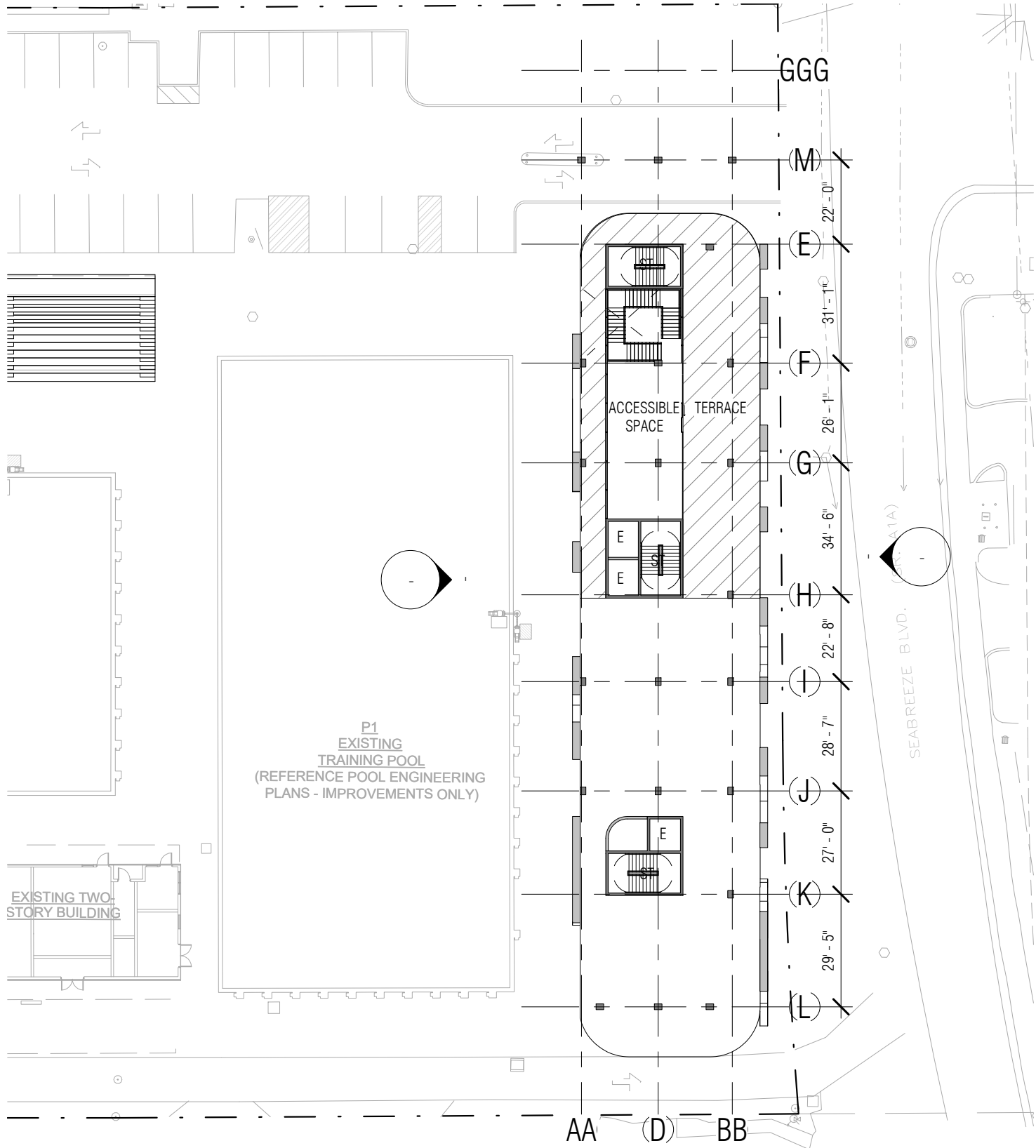


DATE:
05/14/20

A1-107

10/23/2020 11:41:57 AM

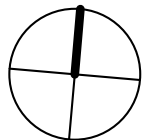
PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ISHOF

EAST BLDG- LEVEL 02 (PODIUM)

SCALE: 1/32" = 1'-0"

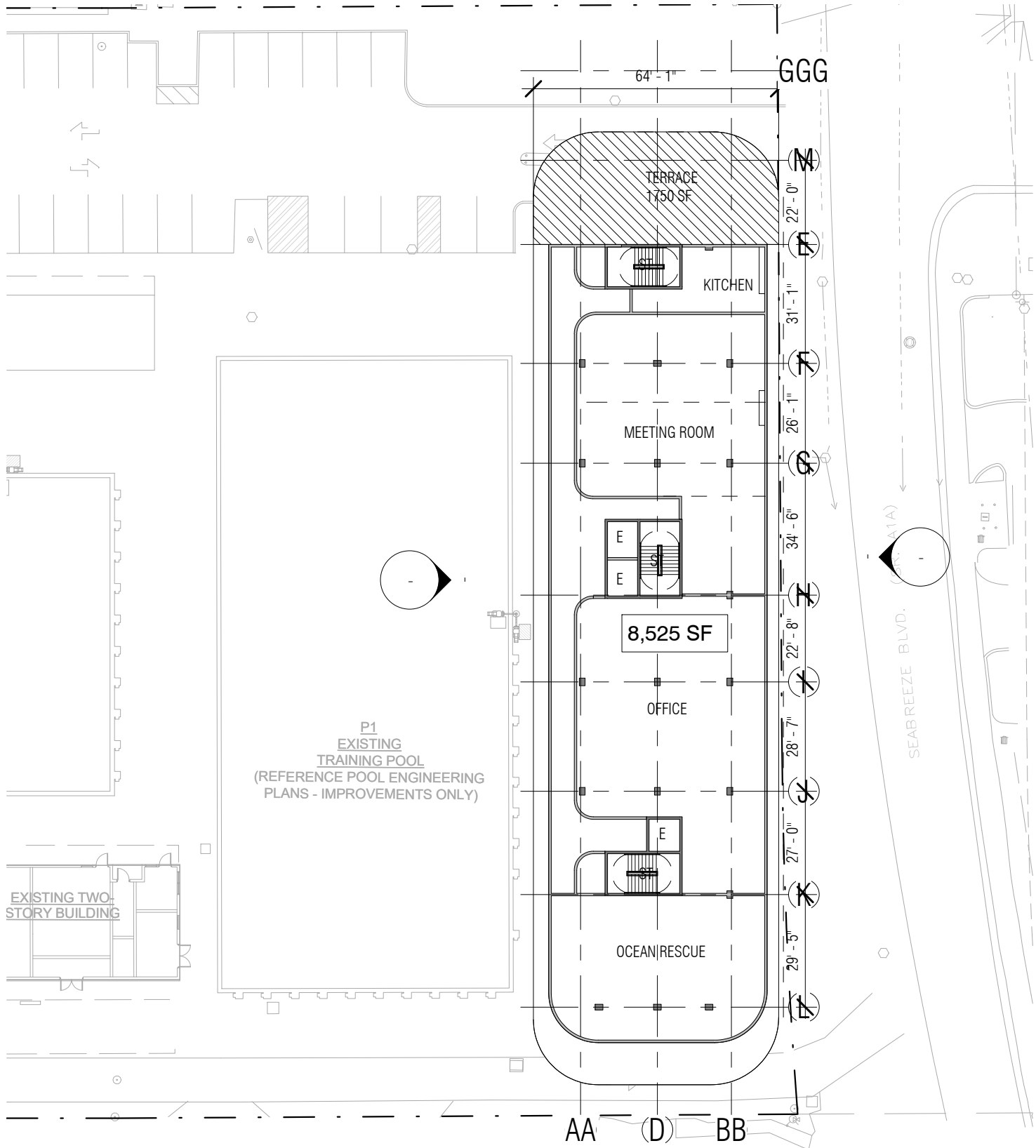


DATE:
05/14/20

A1-108

10/23/2020 2:57:30 PM

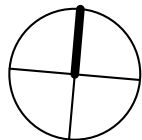
PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ISHOF

EAST BLDG- LEVEL 03

SCALE: 1/32" = 1'-0"

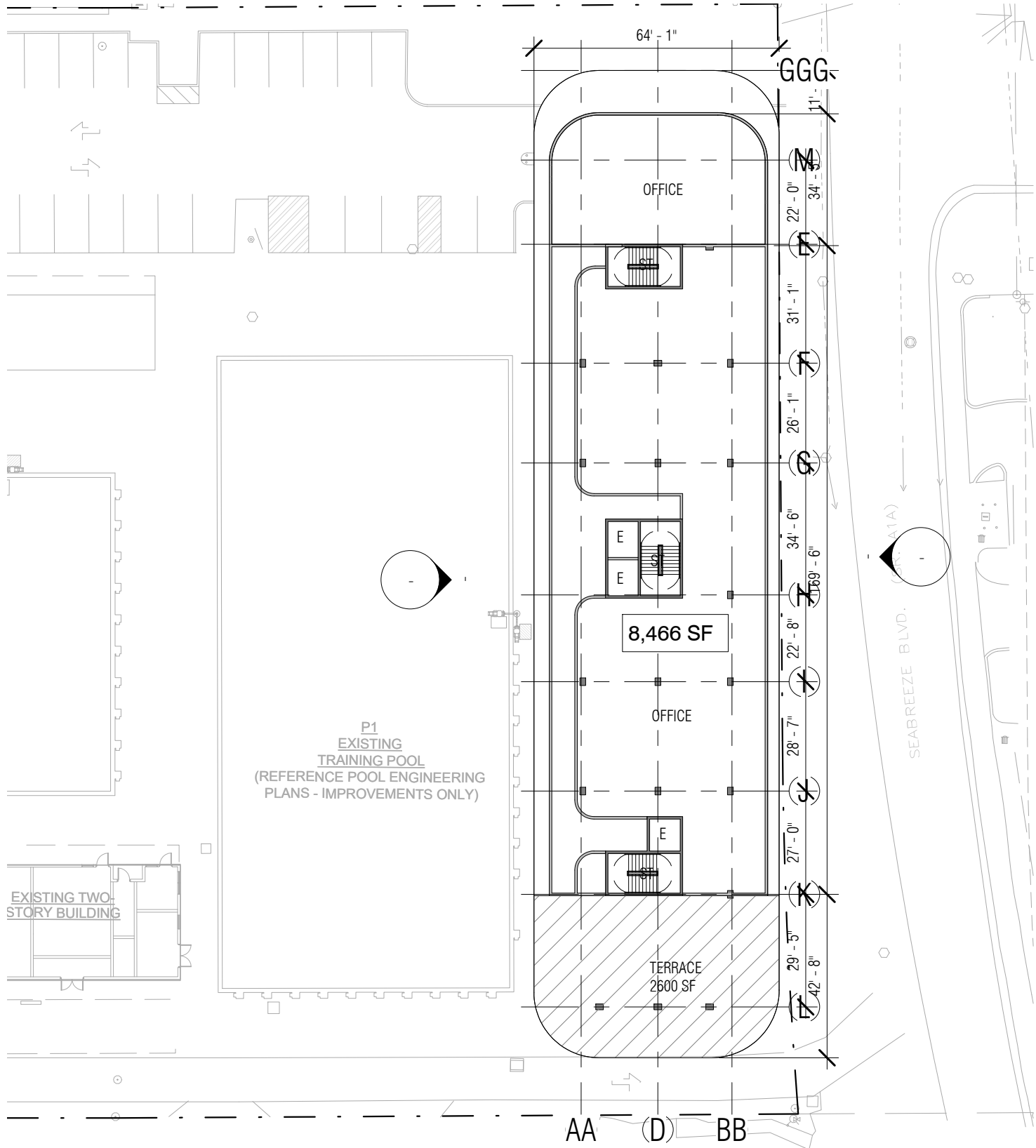


DATE:
05/14/20

A1-109

10/23/2020 11:41:58 AM

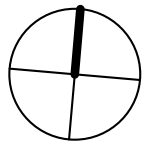
PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ISHOF

EAST BLDG- LEVEL 04

SCALE: 1/32" = 1'-0"

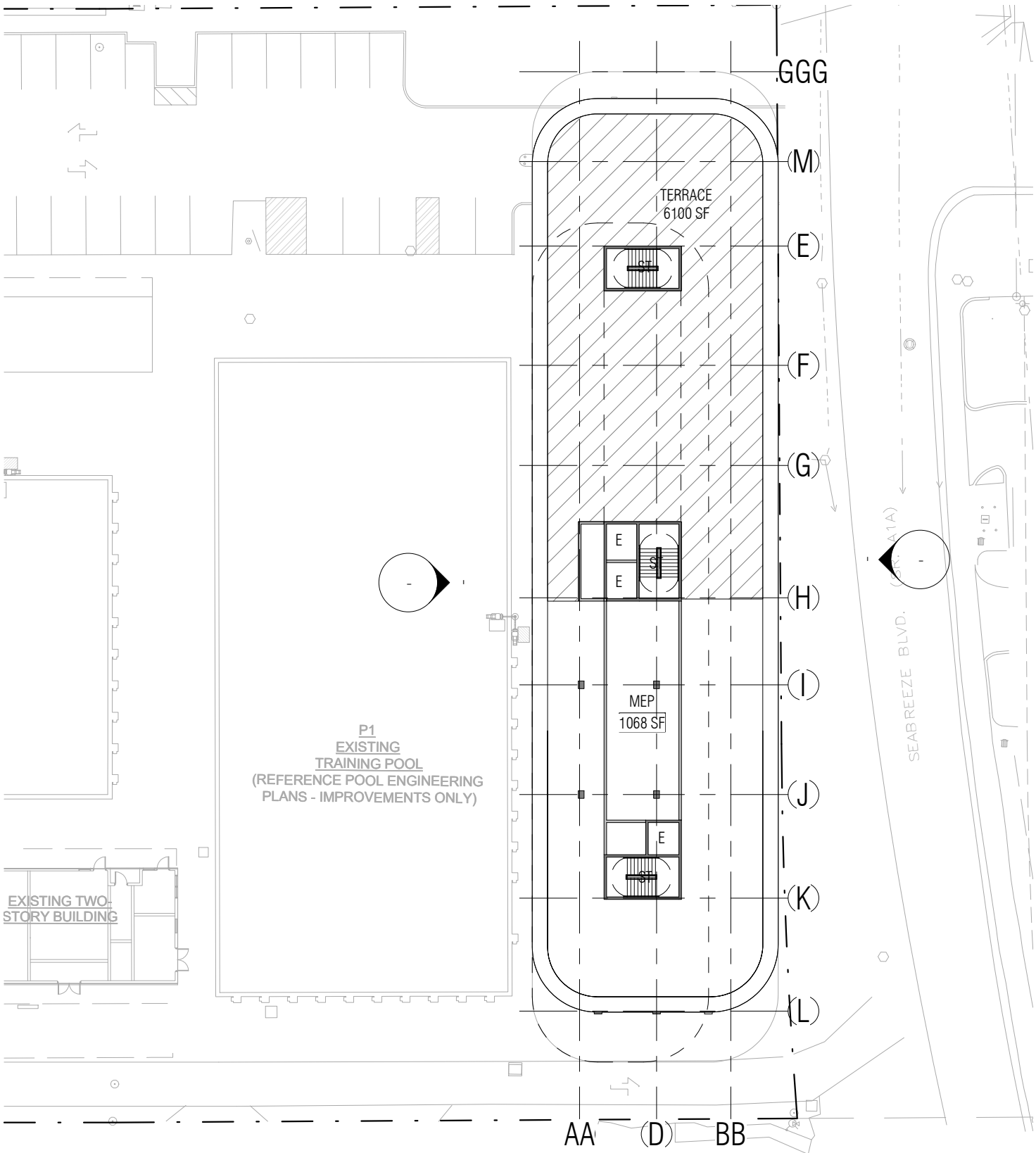


DATE:
05/14/20

A1-110

10/23/2020 11:41:58 AM

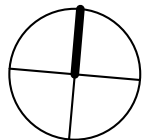
**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ISHOF

EAST BLDG- LEVEL 05

SCALE: 1/32" = 1'-0"

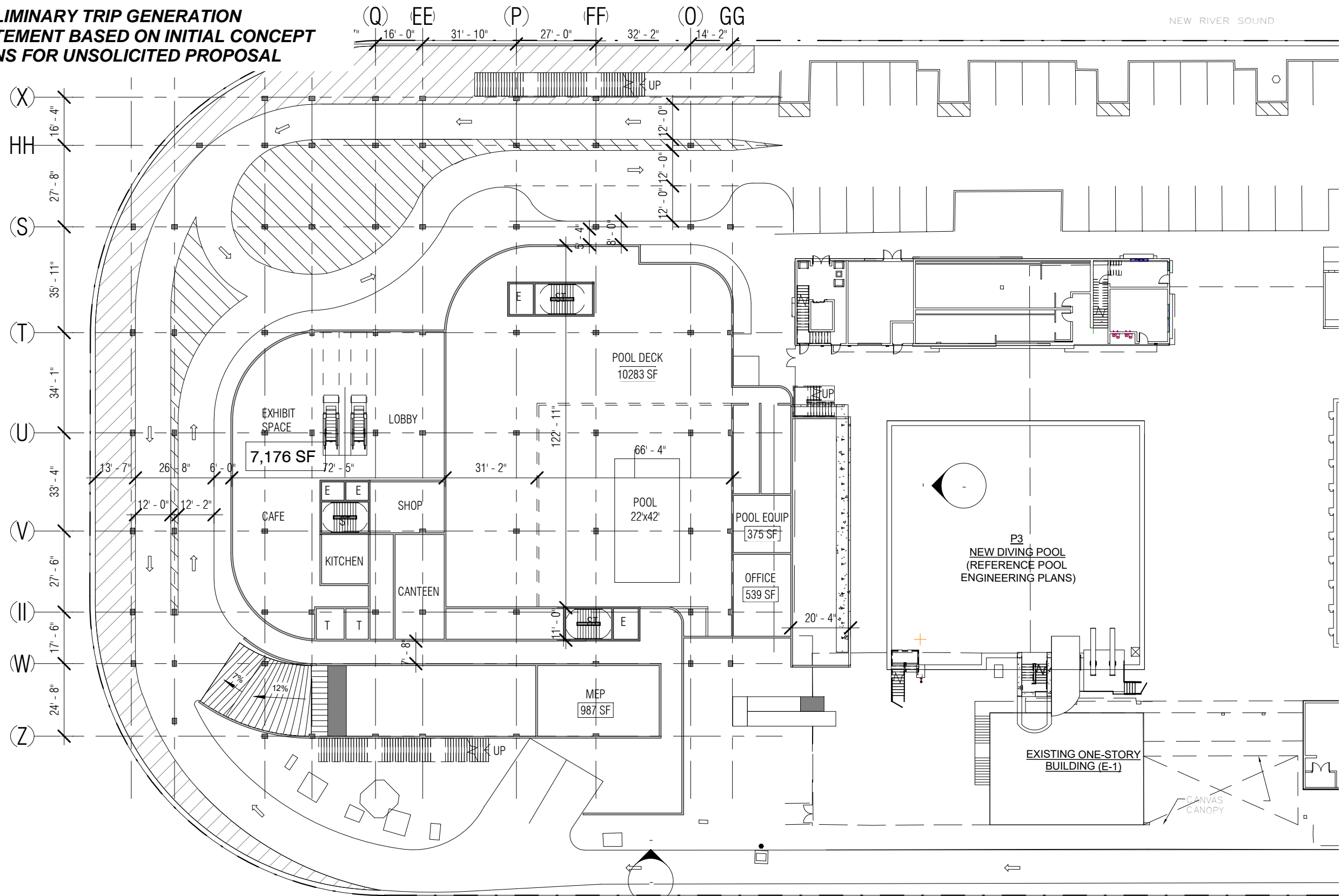


DATE:
05/14/20

A1-111

10/23/2020 11:41:59 AM

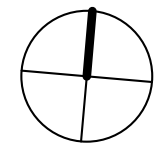
**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ISHOF

WEST BLDG- GROUND LEVEL

SCALE: 1/32" = 1'-0"

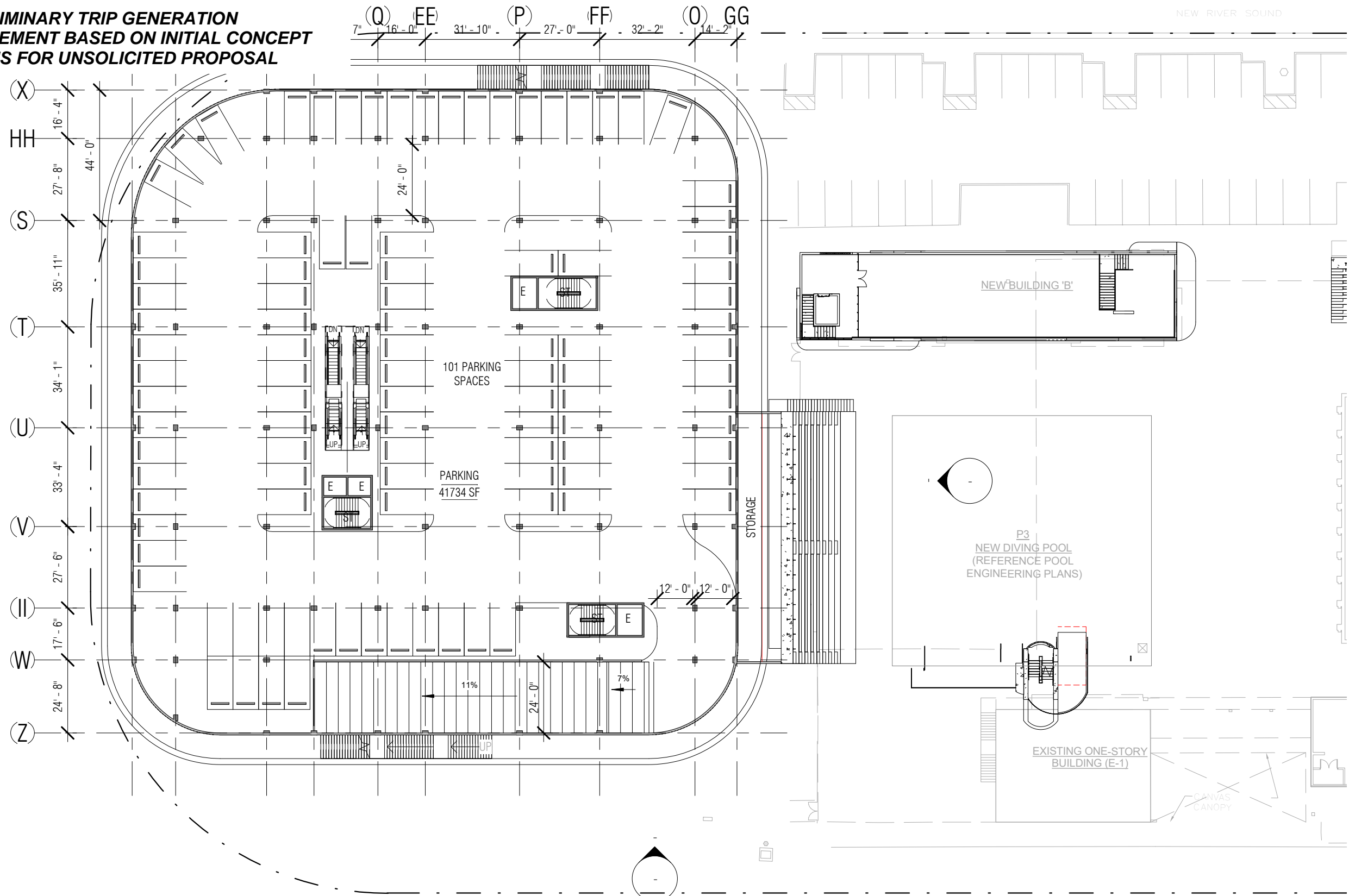


DATE:
05/14/20

A1-100

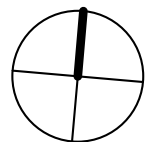
10/23/2020 9:18:27 AM

**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com



ISHOF

WEST BLDG- LEVEL 02

SCALE: 1/32" = 1'-0"



DATE:

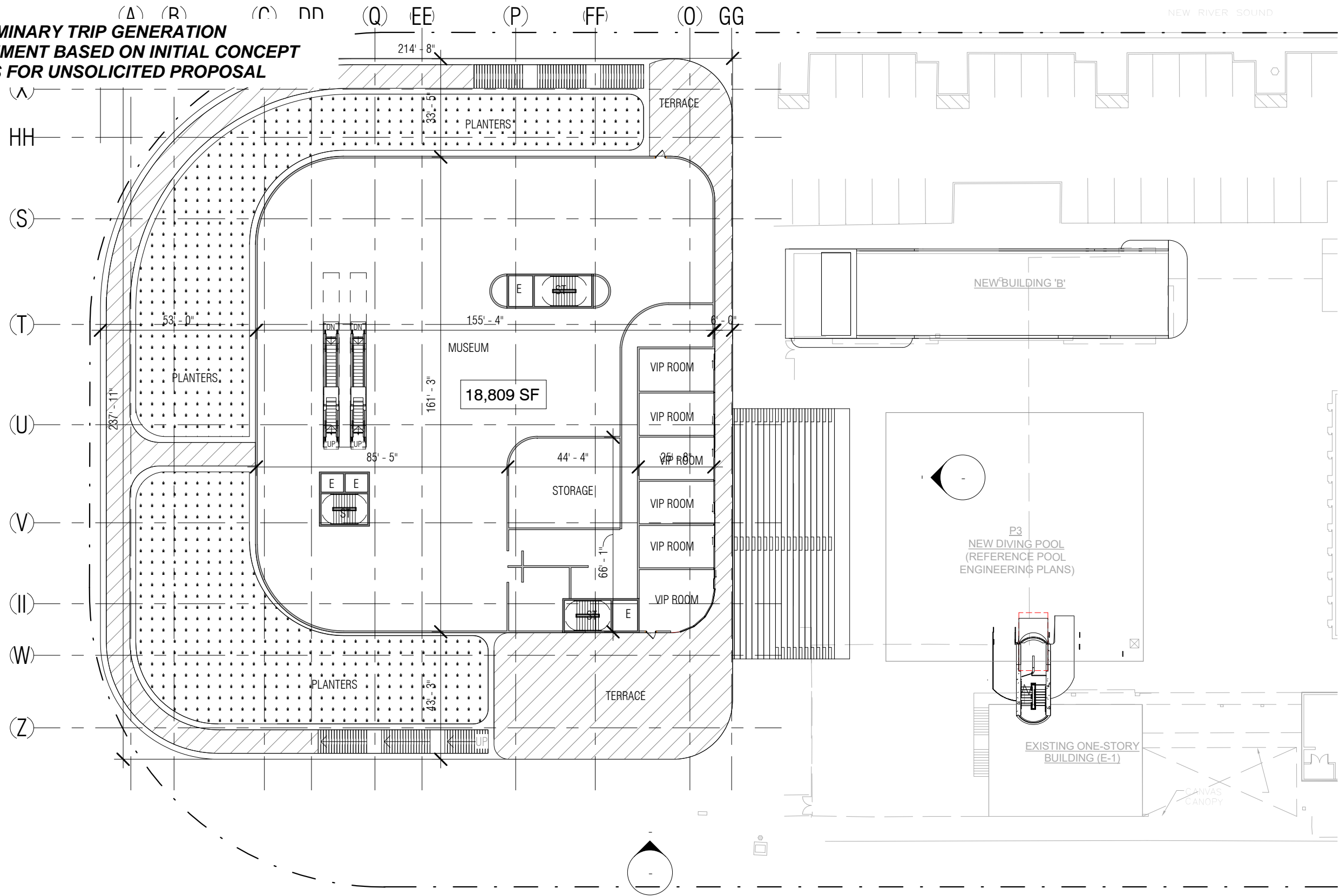
05/14/20

A1-101

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

10/23/2020 9:18:28 AM

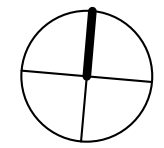
**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ISHOF

WEST BLDG- LEVEL 03

SCALE: 1/32" = 1'-0"

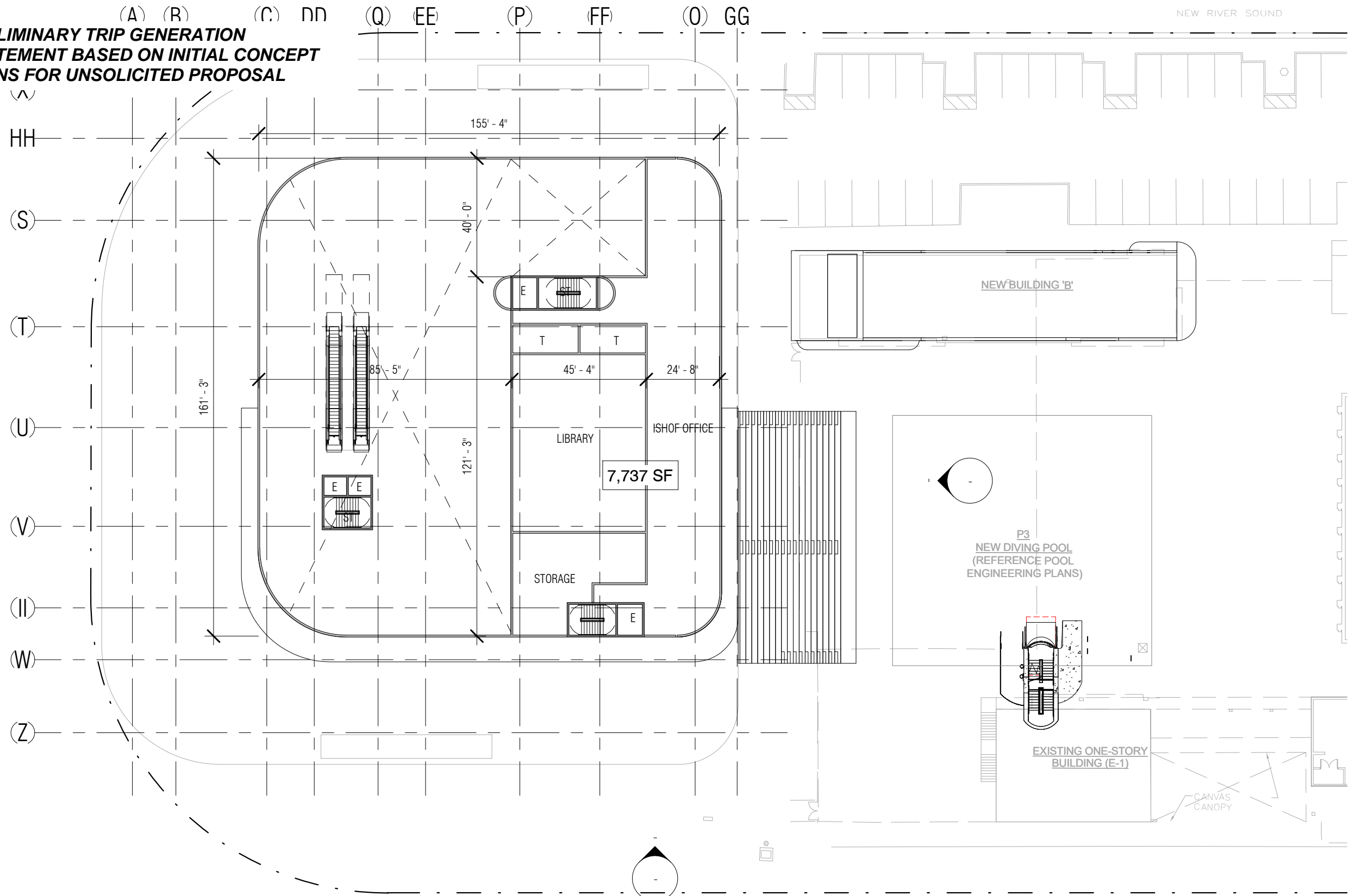


DATE:
05/14/20

A1-102

10/23/2020 9:18:29 AM

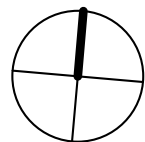
**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ISHOF

WEST BLDG- LEVEL 03 MEZZ

SCALE: 1/32" = 1'-0"



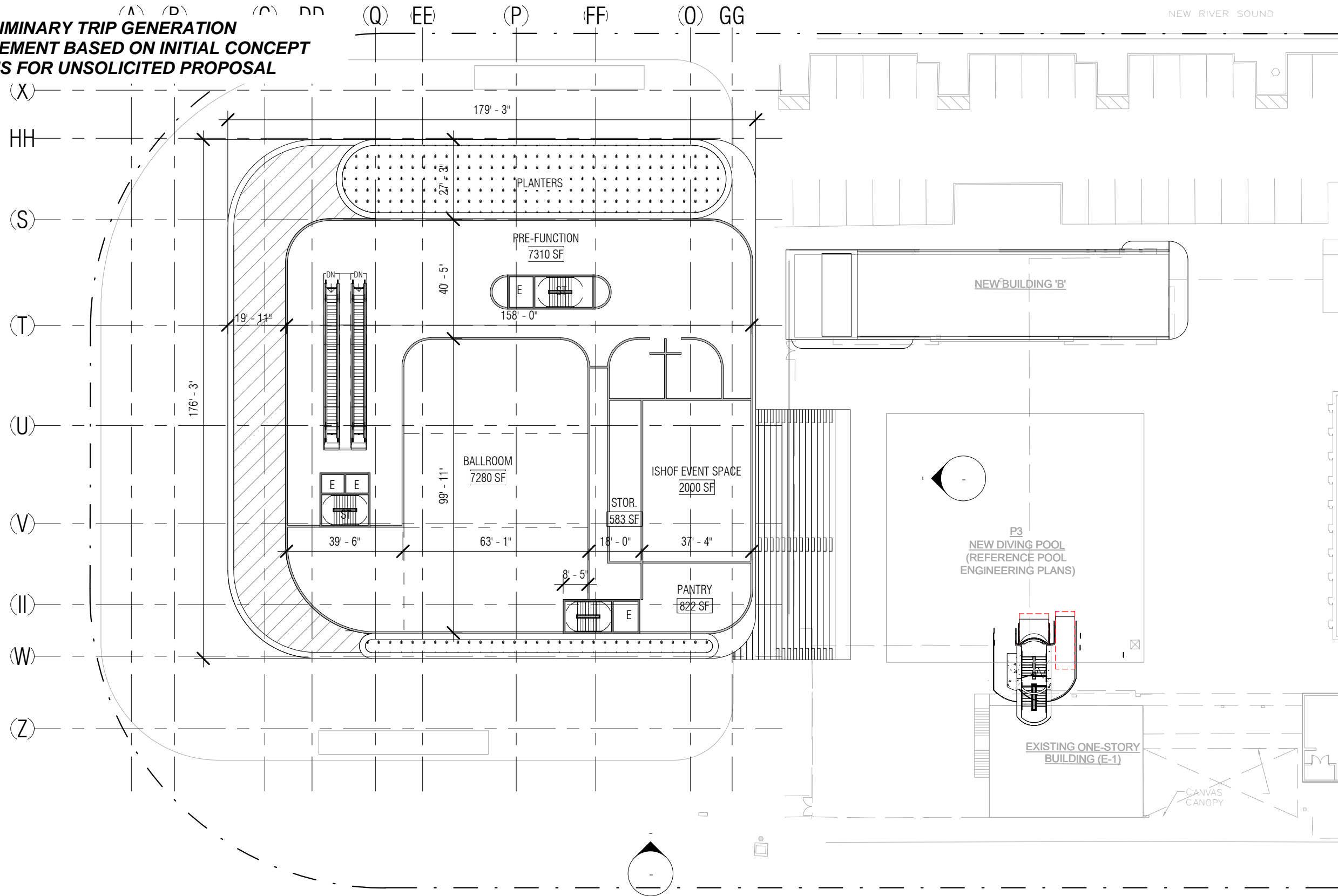
DATE:

05/14/20

A1-103

10/23/2020 9:18:30 AM

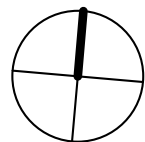
**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ISHOF

WEST BLDG- LEVEL 04

SCALE: 1/32" = 1'-0"



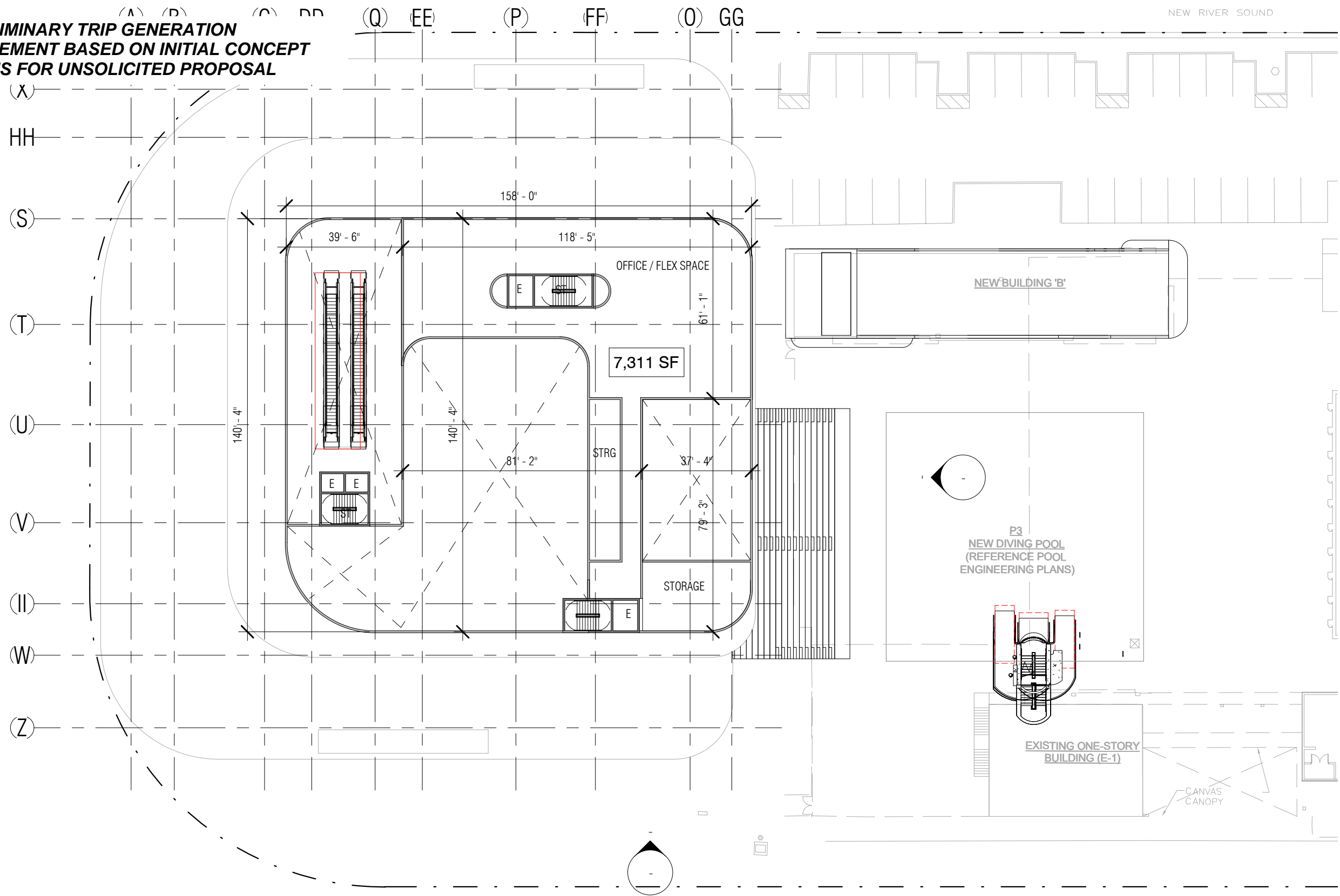
DATE:

05/14/20

A1-104

10/23/2020 9:18:30 AM

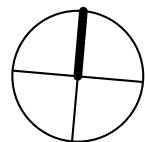
**PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL**



ARQUITECTONICA

2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.



ISHOF

WEST BLDG- LEVEL 04 MEZZ

SCALE: 1/32" = 1'-0"



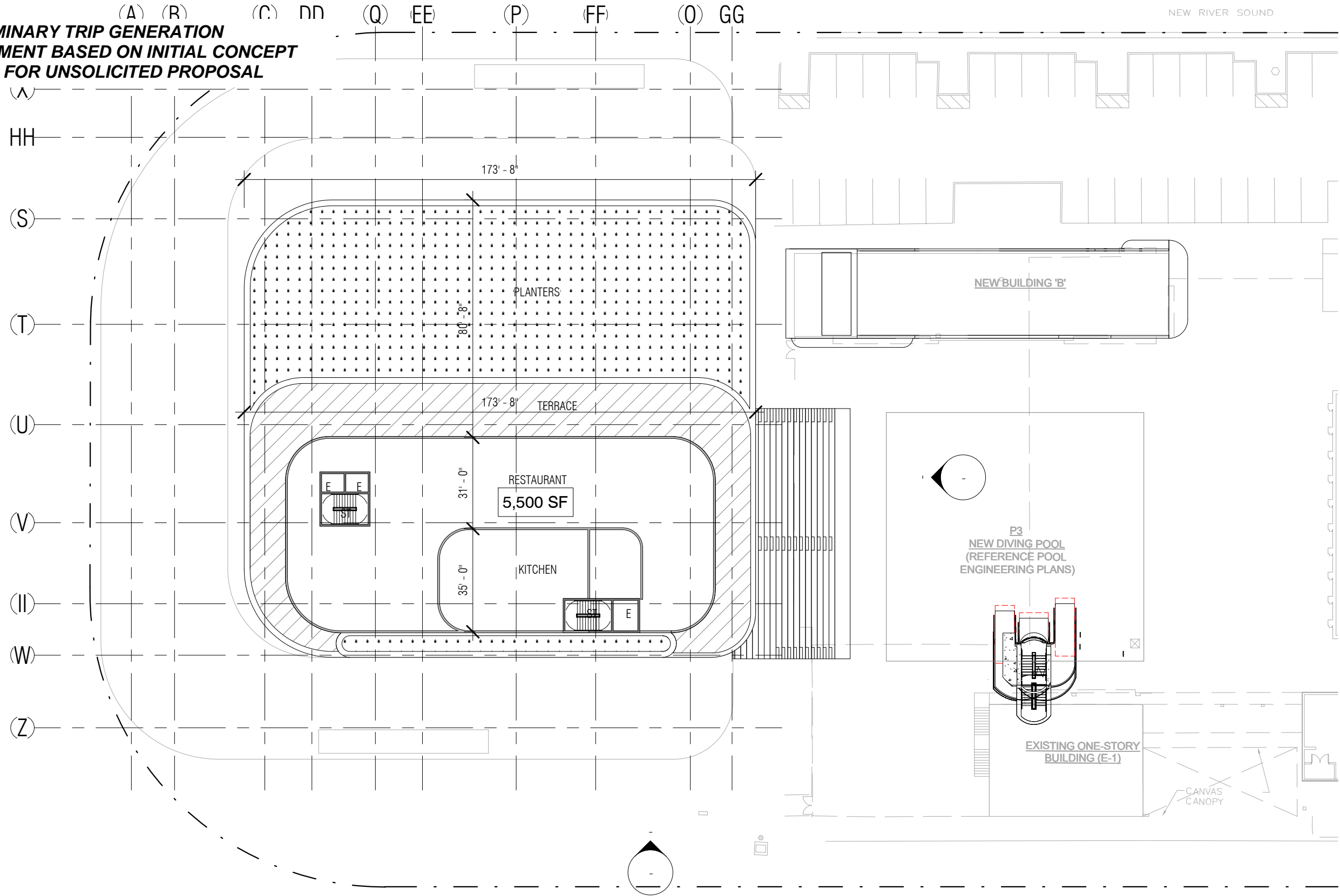
DATE:

05/14/20

A1-105

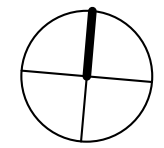
10/23/2020 9:18:31 AM

PRELIMINARY TRIP GENERATION
STATEMENT BASED ON INITIAL CONCEPT
PLANS FOR UNSOLICITED PROPOSAL



ARQUITECTONICA

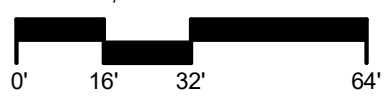
2900 Oak Avenue Miami, Florida 33133
305.372.1812 TEL 305.372.1175 FAX
www.arquitectonica.com



ISHOF

WEST BLDG- LEVEL 05

SCALE: 1/32" = 1'-0"



DATE:
05/14/20

A1-106

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

10/23/2020 9:18:32 AM

ATTACHMENT B

Trip Generation Tables

PRELIMINARY TRIP GENERATION STATEMENT BASED ON INITIAL CONCEPT PLANS FOR UNSOLICITED PROPOSAL

Table 1: Trip Generation Summary Existing Uses

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily Total
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
Museum (LUC 580) (1)	23.112	ksf	6	5	1	4	1	3	44
Retail (LUC 820)	0.997	ksf	1	1	0	4	2	2	38
Subtotal			7	6	1	8	3	5	82
Internal (0%)									
Subtotal			7	6	1	8	3	5	82
Pass-by (0%)									
Total			7	6	1	8	3	5	82

Source: ITE Trip Generation Manual (9th Edition)

(1) Includes 7,444 sf museum space, 4,676 sf auditorium, and 3,992 sf exhibit space in West Building plus 7,000 sf exhibit space in East Building.

*LUC 580 - Daily rate developed by applying rule of thumb: PM Peak Hour is 9% of the Daily total.

Table 2: Trip Generation Summary Total

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour			Daily Total Trips
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
West Building									
Museum (LUC 580) (1)	33.722	ksf	9	8	1	6	1	5	67
Office (LUC 710) (2)	7.311	du	8	7	1	8	1	7	71
Quality Restaurant (LUC 931) (3)	5.500	ksf	4	2	2	43	29	14	461
East Building									
Coffee/Donut Shop w/out Drive-Through (LUC 936) (4)	1.175	ksf	119	61	58	43	22	21	478
Retail (LUC 820)	2.445	ksf	2	1	1	9	4	5	92
Office (LUC 710) (5)	16.991	du	20	17	3	20	3	17	165
Subtotal			162	96	66	129	60	69	1,334
Internal (7.67%, 10.85%)			(12)	(6)	(6)	(14)	(7)	(7)	(124)
Subtotal			150	90	60	115	53	62	1,210
Pass-by (44%) LUC 931						(17)	(12)	(5)	(184)
Subtotal			150	90	60	98	41	57	1,026
Multimodal Reduction (12%)			(18)	(11)	(7)	(12)	(5)	(7)	(123)
Subtotal			132	79	53	86	36	50	903
Net New Vehicle Trips			125	73	52	78	33	45	821

Source: ITE Trip Generation Manual (10th Edition)

(1) Includes 7,176 sf Floor 1, 17,681 sf + 1,128 sf Floor 2, 2,661 sf + 1,123 sf + 3953 sf Floor 3 mezzanine.

(2) Includes 5,921 sf + 568 sf + 822 sf Floor 4 mezzanine.

(3) Includes 5,500 sf Floor 5.

(4) Of the 2,343 sf space 1,175 sf designated coffee shop the remainder 1,168 sf is the welcome center (ancillary to the site).

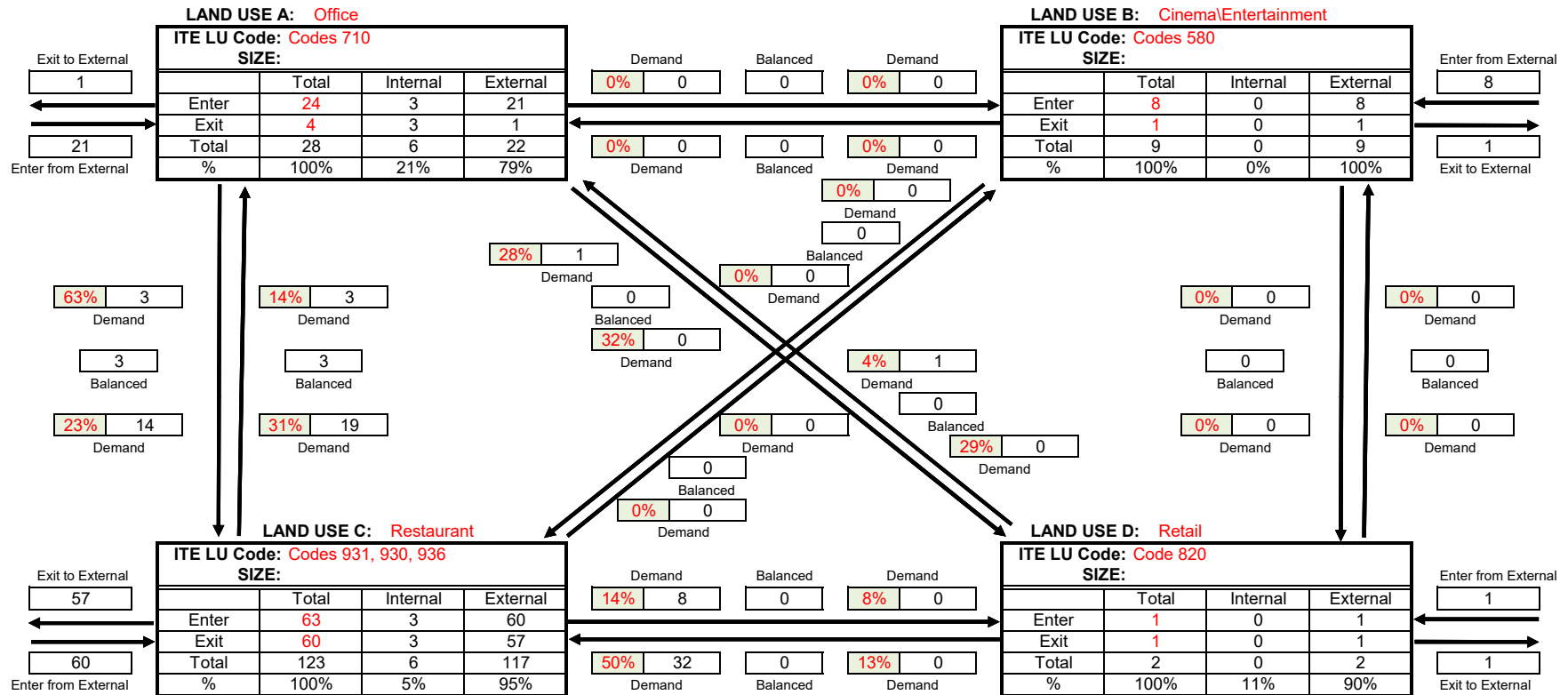
(5) Includes 2,849 sf + 443 sf + 3,212 sf + 2,021 sf + 1,809 sf + 6,657 sf Floors 3 and 4.

*LUC 580 and 936 - Daily rate developed by applying rule of thumb: PM Peak Hour is 9% of the Daily total.

PRELIMINARY TRIP GENERATION STATEMENT BASED ON INITIAL CONCEPT PLANS FOR UNSOLICITED PROPOSAL

PROPOSED LAND USES Trip Generation and Internal Capture Summary

Analyst: Danielsen
Date: 29-Jun-20
Peak Period: AM Peak Hour



Net External Trips for Multi-Use Development					
	LAND USE A	LAND USE B	LAND USE C	LAND USE D	TOTAL
Enter	21	8	60	1	90
Exit	1	1	57	1	60
Total	22	9	117	2	150
Single-Use Trip Gen. Est.	28	9	123	2	162
					INTERNAL CAPTURE
					7.67%

NOTE: Base on ITE Trip Generation Handbook (3rd Edition).

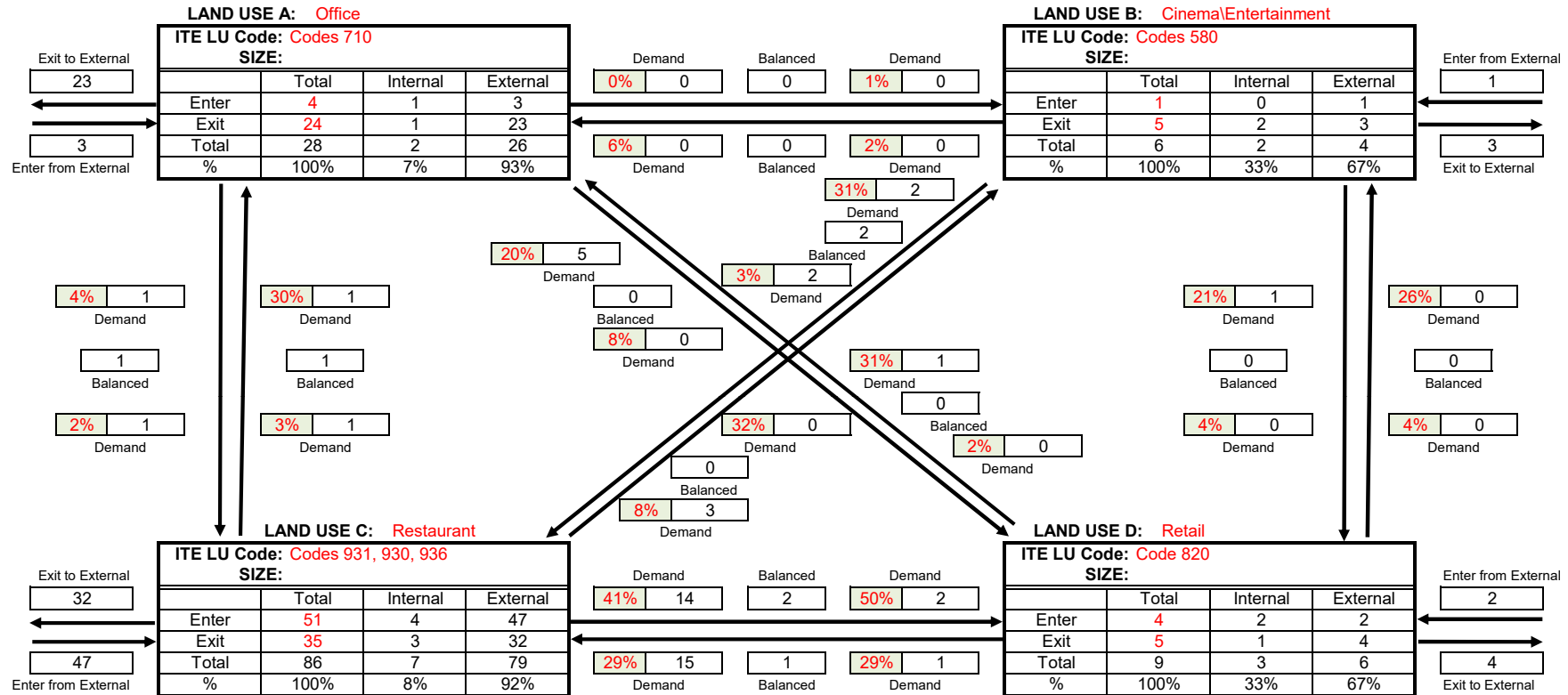
PRELIMINARY TRIP GENERATION STATEMENT BASED ON INITIAL CONCEPT PLANS FOR UNSOLICITED PROPOSAL

PROPOSED LAND USES Trip Generation and Internal Capture Summary

Analyst: Danielsén

Date: 29-Jun-20

Peak Period: PM Peak Hour



Net External Trips for Multi-Use Development					
	LAND USE A	LAND USE B	LAND USE C	LAND USE D	TOTAL
Enter	3	1	47	2	53
Exit	23	3	32	4	62
Total	26	4	79	6	115
Single-Use Trip Gen. Est.	28	6	86	9	129
					INTERNAL CAPTURE
					10.85%

NOTE: Base on ITE Trip Generation Handbook (3rd Edition).