

Exhibit D

DSAP 2 Use Type Equivalency Table

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During the land development process, real estate market conditions are subject to change, therefore it is necessary to create a conversion table for particular types of use, such as single family residential to multi-family. The following conversion tables were established to provide a simple tool for evaluating development opportunities while maintaining consistency in traffic generation across the DSAP 2.

TABLE 3.2.1 - RESIDENTIAL CONVERSION TABLE

TO:\nFROM:	Single Family	Multi-family Low-Rise	Multi-family Mid-Rise	Senior Adult Housing Detached	Senior Adult Housing Attached	Timeshare
	DU	DU	DU	DU	DU	DU
Single Family		1.7679	2.2500	3.3000	3.8077	1.5714
Multi-family Low-Rise	0.5657		1.2727	1.8667	2.1538	0.8889
Multi-family Mid-Rise	0.4444	0.7857		1.4667	1.6923	0.6984
Senior Adult Housing Detached	0.3030	0.5357	0.6818		1.1538	0.4762
Senior Adult Housing Attached	0.2626	0.4643	0.5909	0.8667		0.4127
Timeshare	0.6364	1.1250	1.4318	2.1000	2.4231	

TABLE 3.2.2 - NON-RESIDENTIAL CONVERSION TABLE

TO:\nFROM:	Congregate Care Facility	Assisted Living	Nursing Home	Hotel	Resort Hotel	General Light Industrial	Mini-Warehouse	Office	Medical Dental Office Building	Shopping Center
	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF
Congregate Care Facility		0.5833	0.4746	0.3043	0.7568	0.5714	1.6471	0.2435	0.0809	0.0735
Assisted Living	1.7143		0.8136	0.5217	1.2973	0.9796	2.8235	0.4174	0.1387	0.1260
Nursing Home	2.1071	1.2292		0.6413	1.5946	1.2041	3.4706	0.5130	0.1705	0.1549
Hotel	3.2857	1.9167	1.5593		2.4865	1.8776	5.4118	0.8000	0.2659	0.2415
Resort Hotel	1.3214	0.7708	0.6271	0.4022		0.7551	2.1765	0.3217	0.1069	0.0971
General Light Industrial	1.7500	1.0208	0.8305	0.5326	1.3243		2.8824	0.4261	0.1416	0.1286
Mini-Warehouse	0.6071	0.3542	0.2881	0.1848	0.4595	0.3469		0.1478	0.0491	0.0446
Office	4.1071	2.3958	1.9492	1.2500	3.1081	2.3469	6.7647		0.3324	0.3018
Medical-Dental Office Building	12.3571	7.2083	5.8644	3.7609	9.3514	7.0612	20.3529	3.0087		0.9081
Shopping Center	13.6071	7.9375	6.4576	4.1413	10.2973	7.7755	22.4118	3.3130	1.1012	

TABLE 3.2.3 - TRIP GENERATION RATE CALCULATION

Land Use	ITE LUC	Independent Variable	PM Peak Hour Avg Trip Rate
Residential			
Single Family	210	DU	0.99
Multi-family Low-Rise	220	DU	0.56
Multi-family Mid-Rise	221	DU	0.44
Senior Adult Housing Detached	251	DU	0.30
Senior Adult Housing Attached	252	DU	0.26
Timeshare	265	DU	0.63
Non-Residential			
Congregate Care Facility	253	1000 SF	0.28
Assisted Living	254	1000 SF	0.48
Nursing Home	620	1000 SF	0.59
Hotel	310	1000 SF	0.92
Resort Hotel	330	1000 SF	0.37
General Light Industrial	110	1000 SF	0.49
Mini-Warehouse	151	1000 SF	0.17
Office	710	1000 SF	1.15
Medical-Dental Office Building	720	1000 SF	3.46
Shopping Center	820	1000 SF	3.81

Note: No conversion will be allowed between residential and non-residential uses
Average PM peak hour trip rate calculated using the following criteria:
1) Trip rate from the ITE's Trip Generation Manual, 10th Edition
2) No Pass-by considered
3) No Internal Capture considered
4) Rooms was used for the independent variable for land use codes 253, 310, and 330.
The average square footage of building area per room for ITE LUC 253 and 310 is approximately 650 sf, while the average square footage of building area per room for ITE LUC 330 was assumed to be 1,115 sf.

Example 1: Convert 100 Single Family DU to Multi-Family Mid-Rise DU

100 SF DU x 2.25 MF Mid-Rise Trip Rate = 225 MF Mid-Rise DU
100 Single Family Dwelling units is equivalent to 225 Multi-Family Mid-Rise units

Example 2: Convert 50,000 sf of Office to General Light Industrial

50,000 SF Office x 2.3469 General Light Industrial Trip Rate = 117,345 SF General Light Industrial
50,000 SF of Office is equivalent to 117,345 SF of General Light Industrial

