

**BRODIE OAKS CENTER  
SUMMARY OF TRIP GENERATION -TENATN BREAKDOWN BY PHASES**

**SUMMARY OF UNADJUSTED TRIP GENERATION<sup>1</sup> - TENANT BREAKDOWN**

Rent Roll PDF - Page #	Bldg ID	ITE Code	ITE Land Use Description	Existing Use	Size		24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
								Enter	Exit	Total	Enter	Exit	Total
Phase 1-Pg1	4040E	-	-	Vacant	693	s.f.	-	-	-	-	-	-	-
	4040A	879	Arts and Crafts Store	Hobby Lobby	61,172	s.f.	3,459	-	-	-	175	205	380
	4040B	820	Shopping Center	Hoppin' House <sup>2</sup>	7,098	s.f.	268	4	3	7	13	14	27
	4040C	820	Shopping Center	Performace Bicycles <sup>2</sup>	5,229	s.f.	197	3	2	5	10	10	20
	4040D	710	General Office	Bravo Beta Ventures, Inc.	3,184	s.f.	37	25	4	29	1	4	4
Phase 1-Pg2	4029011	-	-	Vacant	3,471	s.f.	-	-	-	-	-	-	-
	4029021	-	-	Vacant	3,430	s.f.	-	-	-	-	-	-	-
	4029010	710	General Office	David Evans & Associates, Inc.	1,258	s.f.	15	24	4	28	0	1	2
	4029010	710	General Office	Gary M. Renfro, State Farm	839	s.f.	10	23	4	27	0	1	1
	4029010	710	General Office	NPE Consulting, LLC	2,241	s.f.	27	25	4	29	0	3	3
	4029010	720	Medical-Dental Office Building	Guili Zheng, AC	435	s.f.	15	1	0	2	1	3	4
	4029010	720	Medical-Dental Office Building	Michael Allen Ciaverli, DDS	1,291	s.f.	45	4	1	5	2	5	7
	4029011	710	General Office	City of Austin	3,749	s.f.	44	26	4	30	1	4	5
	4029011	710	General Office	Texas Assoc of Comm Action	1,263	s.f.	15	24	4	28	0	2	2
	4029012	710	General Office	Complete IT	1,632	s.f.	20	24	4	28	0	2	2
	4029012	710	General Office	Marathon Kids, Inc.	2,235	s.f.	27	25	4	29	0	3	3
	4029020	710	General Office	Automotive Intelligence, LLC	5,157	s.f.	60	27	4	31	1	6	7
	4029021	710	General Office	Flatiron Constructors	3,871	s.f.	45	26	4	30	1	4	5
Phase 1-Pg3	4029022	710	General Office	Burgess & Nipple Engineering	2,841	s.f.	34	25	4	29	1	3	4
	4029022	710	General Office	Flashback Data	3,833	s.f.	45	26	4	30	1	4	5
Phase 1-Pg4	14107010	-	-	Vacant	2,842	s.f.	-	-	-	-	-	-	-
	14107070	-	-	Vacant	4,680	s.f.	-	-	-	-	-	-	-
	14109100	-	-	Vacant	3,416	s.f.	-	-	-	-	-	-	-
	14220015	-	-	Vacant	3,135	s.f.	-	-	-	-	-	-	-
	14220020	-	-	Vacant	840	s.f.	-	-	-	-	-	-	-
	14220030	-	-	Vacant	840	s.f.	-	-	-	-	-	-	-
	1421000	710	General Office	Edward Jones	1,250	s.f.	15	24	4	28	0	1	2
	14021000	918	Hair Salon	SKMAC, LLC	1,000	s.f.	-	1	1	1	0	1	1
	14021000	710	General Office	Prosper Joint Ventur, Inc.	3,929	s.f.	46	26	4	30	1	4	5
	14021000		General Office	Express Employment	2,000	s.f.	24	24	4	28	0	2	3
Phase 1-Pg4	14021000	876	Apparel Store	SAS Factory Shoe Store 0017	2,100	s.f.	139	2	0	2	4	4	9
	14032010	932	High-Turnover (Sit-Down) Restaurant	Freebirds	2,400	s.f.	269	13	11	24	15	9	23
Phase 1-Pg5	14032020	710	General Office	Austin Apartment Specialists	981	s.f.	12	24	4	27	0	1	1
	14032020	710	General Office	Accent Travel	1,070	s.f.	13	24	4	27	0	1	2
	14032040	820	Shopping Center	Sally Beauty <sup>2</sup>	1,300	s.f.	49	1	0	1	2	3	5
	14032045	820	Shopping Center	Northland Hearing Center <sup>2</sup>	1,281	s.f.	48	1	0	1	2	3	5
	14032050	876	Apparel Store	Swim Freak	975	s.f.	65	1	0	1	2	2	4
	14032060	820	Shopping Center	Games Workshop <sup>2</sup>	975	s.f.	37	1	0	1	2	2	4
	14032070	492	Health/Fitness Club	Todd Pilates	2,162	s.f.	-	3	1	3	4	3	7
	14036010	876	Apparel Store	Rboughton Enterprises, LLC	2,496	s.f.	166	2	0	2	5	5	10
	14036015	710	General Office	Sylvan Learning	1,700	s.f.	20	24	4	28	0	2	2
	14036050	918	Hair Salon	Venetian Nail and Spa	3,500	s.f.	-	2	2	4	1	4	5
	14036060	720	Medical-Dental Office Building	Zygmont Chiropractic	1,300	s.f.	45	4	1	5	2	5	6
	14107020	820	Shopping Center	Cen Tex RDA, Inc.	2,780	s.f.	105	2	1	3	5	6	11
	14107040	710	General Office	ARC Document Solutions	5,040	s.f.	58	27	4	31	1	6	7
	14107050	876	Apparel Store	Baubles & Beads	2,000	s.f.	133	2	0	2	4	4	8
	14107060	876	Apparel Store	Second Looks	2,279	s.f.	151	2	0	2	5	5	9
Phase 1-Pg6	14109100	932	High-Turnover (Sit-Down) Restaurant	Pok-E-Jo's	4,687	s.f.	526	26	21	47	28	17	46
	14115000	875	Department Store	Neiman's Last Call	50,890	s.f.	1,164	19	11	30	50	50	99
	14141000	932	High-Turnover (Sit-Down) Restaurant	Texican Cafe	5,500	s.f.	617	30	25	55	33	20	54
	14200010	932	High-Turnover (Sit-Down) Restaurant	Pei Wei	3,205	s.f.	360	18	14	32	19	12	31
	14200030	932	High-Turnover (Sit-Down) Restaurant	Bombay Bistro	2,880	s.f.	323	16	13	29	17	11	28
	14220010	911	Walk-In Bank	Velocity Credit Union	3,100	s.f.	-	-	-	-	17	21	38
	14220040	492	Health/Fitness Club	Traditional Martial Arts Academy	2,110	s.f.	-	1	1	3	4	3	7
14236000	932	High-Turnover (Sit-Down) Restaurant	Pinthouse Pizza	6,000	s.f.	673	33	27	60	36	22	59	
Phase 1-Pg9	-	820	Shopping Center	Toys R Us	42,500	s.f.	3,360	107	66	173	138	150	288
<b>Sub-Total-Phase 1</b>					<b>294,065</b>	<b>s.f.</b>	<b>12,782</b>	<b>767</b>	<b>280</b>	<b>1,046</b>	<b>608</b>	<b>653</b>	<b>1,262</b>

**BRODIE OAKS CENTER  
SUMMARY OF TRIP GENERATION -TENATN BREAKDOWN BY PHASES**

**SUMMARY OF UNADJUSTED TRIP GENERATION<sup>1</sup> - TENANT BREAKDOWN**

Rent Roll PDF - Page #	Bldg ID	ITE Code	ITE Land Use Description	Existing Use	Size		24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
								Enter	Exit	Total	Enter	Exit	Total
Phase 2-Pg4	14024000	932	High-Turnover (Sit-Down) Restaurant	The Park	7,000	s.f.	785	38	31	70	42	26	68
<b>Sub-Total-Phase 2</b>					<b>7,000</b>	<b>s.f.</b>	<b>785</b>	<b>38</b>	<b>31</b>	<b>70</b>	<b>42</b>	<b>26</b>	<b>68</b>
Phase 3-Pg7	24006090	-	-	Vacant	1,900	s.f.	-	-	-	-	-	-	-
	23940000	932	High-Turnover (Sit-Down) Restaurant	Olive Garden	11,100	s.f.	1,245	61	50	110	67	41	108
	24006015	936	Coffee/Donut Shop w/out Drive-Thru	Starbucks Coffee #6388	1,525	s.f.	1,151	79	76	154	28	28	55
	24006020	918	Hair Salon	Relax Day Spa	2,016	s.f.	-	1	1	2	0	2	3
	24006025	820	Shopping Center	Floor King <sup>2</sup>	5,021	s.f.	190	3	2	5	9	10	19
	24006040	850	Supermarket	Sprouts	20,300	s.f.	2,168	47	31	78	96	92	188
	24006045	918	Hair Salon	J Ray Salon, LLC	2,734	s.f.	-	2	2	3	1	3	4
	24006047	918	Hair Salon	Diamond Nails	2,200	s.f.	-	1	1	3	1	3	3
	24006065	720	Medical-Dental Office Building	Active Life Chiropractic	4,530	s.f.	158	11	3	14	5	13	17
24006085	820	Shopping Center	Tuesday Morning <sup>2</sup>	8,826	s.f.	333	5	3	8	16	17	34	
Phase 3-Pg8	24006100	932	High-Turnover (Sit-Down) Restaurant	Hunan Lion	3,873	s.f.	434	21	17	38	23	14	38
<b>Sub-Total-Phase 3</b>					<b>64,025</b>	<b>s.f.</b>	<b>5,678</b>	<b>230</b>	<b>186</b>	<b>416</b>	<b>246</b>	<b>224</b>	<b>469</b>
<b>Total Existing Development</b>					<b>365,090</b>	<b>s.f.</b>	<b>19,246</b>	<b>1,036</b>	<b>497</b>	<b>1,532</b>	<b>897</b>	<b>903</b>	<b>1,800</b>

<sup>1</sup>Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition used to calculate trip generation

<sup>2</sup>Per directives from the Austin Transportation Department, Retail Land Uses that fall under 10,000 s.f. in size shall utilize Rates for the purposes of calculating trip generation.

**SUMMARY OF UNADJUSTED TRIP GENERATION  
BRODIE OAKS CENTER**

**OVERALL UNADJUSTED TRIP GENERATION SUMMARY TABLE**

ITE Code	Land Use	Size	24-Hour Daily Volume	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
<b>Existing Development</b>									
Various Uses*			19,246	1,036	497	1,532	897	903	1,800
<b>Total Existing</b>			<b>19,246</b>	<b>1,036</b>	<b>497</b>	<b>1,532</b>	<b>897</b>	<b>903</b>	<b>1,800</b>
<b>Proposed Development</b>									
221	Multifamily Housing (Mid-Rise)	1,233 du	6,718	115	329	444	331	212	543
222	Multifamily Housing (High-Rise)	467 d.u.	2,078	34	110	144	102	65	167
310	Hotel	200 keys	1,672	56	39	95	63	61	124
710	General Office	1,260,000 s.f.	12,391	1,257	205	1,462	232	1,217	1,449
820	Shopping Center	140,000 s.f.	7,558	138	84	222	335	362	697
<b>Total Proposed</b>			<b>30,417</b>	<b>1,600</b>	<b>767</b>	<b>2,366</b>	<b>1,063</b>	<b>1,917</b>	<b>2,980</b>
<b>Total Net Change in Trips</b>			<b>11,171</b>	<b>564</b>	<b>270</b>	<b>834</b>	<b>166</b>	<b>1,014</b>	<b>1,180</b>

\*See attached breakdown of Existing Land Uses, Densities, and associated Trip Generation

**ITE CALCULATED RATES (10<sup>th</sup> EDITION)**

ITE Code	Land Use	Rate	24-Hour Daily Volume	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
221	Multifamily Housing (Mid-Rise)	Trip per DU	5.45	0.09	0.27	0.36	0.27	0.17	0.44
222	Multifamily Housing (High-Rise)	Trip per DU	4.45	0.07	0.24	0.31	0.22	0.14	0.36
310	Hotel	Trip per Key	8.36	0.28	0.19	0.47	0.32	0.30	0.62
710	General Office	Trip per T.S.F.	9.83	1.00	0.16	1.16	0.18	0.97	1.15
820	Shopping Center	Trip per T.S.F.	53.98	0.98	0.60	1.58	2.39	2.59	4.98

**PER PHASE UNADJUSTED TRIP GENERATION SUMMARY**

ITE Code	Land Use	Size	24-Hour Daily Volume	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
<b>Existing Development</b>									
-	Phase 1 Total Existing	294,065 s.f.	12,782	767	280	1046	608	653	1262
-	Phase 2 Total Existing	7,000 s.f.	785	38	31	70	42	26	68
-	Phase 3 Total Existing	64,025 s.f.	5,678	230	186	416	246	224	469
<b>Total Existing</b>			<b>19,246</b>	<b>1,036</b>	<b>497</b>	<b>1,532</b>	<b>897</b>	<b>903</b>	<b>1,800</b>
<b>Phase 1 - Blocks 1, 2, 8</b>									
221	Multifamily Housing (Mid-Rise)	629 du	3,426	59	168	226	169	108	277
222	Multifamily Housing (High-Rise)	248 d.u.	1,101	18	58	76	54	35	89
710	General Office	466,200 s.f.	4,585	465	76	541	86	450	536
820	Shopping Center	74,200 s.f.	4,006	73	45	118	177	192	369
<b>Phase 1 Total Proposed</b>			<b>13,118</b>	<b>615</b>	<b>347</b>	<b>961</b>	<b>486</b>	<b>785</b>	<b>1,271</b>
<b>Phase 1 Total Net Change in Trips</b>			<b>335</b>	<b>-152</b>	<b>67</b>	<b>-85</b>	<b>-123</b>	<b>131</b>	<b>9</b>
<b>Phase 2 - Blocks 5, 6</b>									
221	Multifamily Housing (Mid-Rise)	160 du	873	15	43	58	43	28	71
710	General Office	667,800 s.f.	6,567	666	108	775	123	645	768
820	Shopping Center	63,000 s.f.	3,401	62	38	100	151	163	314
<b>Phase 2 Total Proposed</b>			<b>10,841</b>	<b>743</b>	<b>189</b>	<b>932</b>	<b>316</b>	<b>836</b>	<b>1,152</b>
<b>Phase 2 Total Net Change in Trips</b>			<b>10,056</b>	<b>705</b>	<b>158</b>	<b>863</b>	<b>274</b>	<b>810</b>	<b>1,084</b>
<b>Phase 3 - Blocks 3, 4, 7, 9</b>									
221	Multifamily Housing (Mid-Rise)	444 du	2,419	42	119	160	119	76	195
222	Multifamily Housing (High-Rise)	219 d.u.	977	16	52	68	48	31	79
310	Hotel	200 keys	1,672	56	39	95	63	61	124
710	General Office	126,000 s.f.	1,239	126	20	146	23	122	145
820	Shopping Center	2,800 s.f.	151	3	2	4	7	7	14
<b>Phase 3 Total Proposed</b>			<b>6,457</b>	<b>242</b>	<b>231</b>	<b>473</b>	<b>260</b>	<b>297</b>	<b>557</b>
<b>Phase 3 Total Net Change in Trips</b>			<b>779</b>	<b>12</b>	<b>45</b>	<b>56</b>	<b>14</b>	<b>73</b>	<b>87</b>
<b>Total Proposed (All Phases)</b>			<b>30,417</b>	<b>1,600</b>	<b>767</b>	<b>2,366</b>	<b>1,063</b>	<b>1,917</b>	<b>2,980</b>
<b>Total Net Change in Trips</b>			<b>11,171</b>	<b>564</b>	<b>270</b>	<b>834</b>	<b>166</b>	<b>1,014</b>	<b>1,180</b>

SUMMARY OF TRIP GENERATION ADJUSTMENT CALCULATIONS  
BRODIE OAKS CENTER

AM PEAK HOUR														
ITE Code	Land Use	Unadjusted			Internal Capture		Pass-By	TDM*	Existing			Adjusted		
		Enter	Exit	Total	Enter	Exit			Enter	Exit	Total	Enter	Exit	Total
<b>Existing Development</b>														
-	Phase 1 Total Existing	767	280	1,047	0%	0%	0%	0%				767	280	1047
-	Phase 2 Total Existing	38	31	70	0%	0%	0%	0%				38	31	70
-	Phase 3 Total Existing	230	186	416	0%	0%	0%	0%				230	186	416
	<b>Total Existing</b>	<b>1,036</b>	<b>497</b>	<b>1,533</b>								<b>1036</b>	<b>497</b>	<b>1533</b>
<b>Phase 1 - Blocks 1, 2, 8</b>														
221	Multifamily Housing (Mid-Rise)	59	168	227	0%	0%	0%	25%				44	126	170
222	Multifamily Housing (High-Rise)	18	58	77	0%	0%	0%	25%				14	44	57
710	General Office	465	76	541	0%	0%	0%	25%				349	57	406
820	Shopping Center	73	45	118	0%	0%	0%	25%				55	33	88
	<b>Phase 1 Total Proposed</b>	<b>615</b>	<b>347</b>	<b>962</b>								<b>461</b>	<b>260</b>	<b>721</b>
<b>Phase 2 - Blocks 5, 6</b>														
221	Multifamily Housing (Mid-Rise)	15	43	58	0%	0%	0%	25%				11	32	43
710	General Office	666	108	775	0%	0%	0%	25%				500	81	581
820	Shopping Center	62	38	100	0%	0%	0%	25%				46	28	75
	<b>Phase 2 Total Proposed</b>	<b>743</b>	<b>189</b>	<b>932</b>								<b>557</b>	<b>142</b>	<b>699</b>
<b>Phase 3 - Blocks 3, 4, 7, 9</b>														
221	Multifamily Housing (Mid-Rise)	42	119	160	0%	0%	0%	25%				31	89	120
222	Multifamily Housing (High-Rise)	16	52	68	0%	0%	0%	25%				12	39	51
310	Hotel	56	39	95	0%	0%	0%	25%				42	29	71
710	General Office	126	20	146	0%	0%	0%	25%				94	15	110
820	Shopping Center	3	2	4	0%	0%	0%	25%				2	1	3
	<b>Phase 3 Total Proposed</b>	<b>242</b>	<b>231</b>	<b>473</b>								<b>182</b>	<b>174</b>	<b>355</b>
<b>PM PEAK HOUR</b>														
ITE Code	Land Use	Unadjusted			Internal Capture		Pass-By	TDM*	Existing			Adjusted		
		Enter	Exit	Total	Enter	Exit			Enter	Exit	Total	Enter	Exit	Total
<b>Existing Development</b>														
-	Phase 1 Total Existing	608	653	1262	0%	0%	0%	0%				608	653	1262
-	Phase 2 Total Existing	42	26	68	0%	0%	0%	0%				42	26	68
-	Phase 3 Total Existing	246	224	469	0%	0%	0%	0%				246	224	469
	<b>Total Existing</b>	<b>897</b>	<b>903</b>	<b>1,800</b>								<b>897</b>	<b>903</b>	<b>1800</b>
<b>Phase 1 - Blocks 1, 2, 8</b>														
221	Multifamily Housing (Mid-Rise)	169	108	277	0%	0%	0%	25%				127	81	208
222	Multifamily Housing (High-Rise)	54	35	89	0%	0%	0%	25%				41	26	67
710	General Office	86	450	536	0%	0%	0%	25%				64	338	402
820	Shopping Center	177	192	369	0%	0%	0%	25%				133	144	277
	<b>Phase 1 Total Proposed</b>	<b>486</b>	<b>785</b>	<b>1,271</b>								<b>364</b>	<b>589</b>	<b>953</b>
<b>Phase 2 - Blocks 5, 6</b>														
221	Multifamily Housing (Mid-Rise)	43	28	71	0%	0%	0%	25%				32	21	53
710	General Office	123	645	768	0%	0%	0%	25%				92	484	576
820	Shopping Center	151	163	314	0%	0%	0%	25%				113	122	235
	<b>Phase 2 Total Proposed</b>	<b>316</b>	<b>836</b>	<b>1,152</b>								<b>237</b>	<b>627</b>	<b>864</b>
<b>Phase 3 - Blocks 3, 4, 7, 9</b>														
221	Multifamily Housing (Mid-Rise)	119	76	195	0%	0%	0%	25%				89	57	146
222	Multifamily Housing (High-Rise)	48	31	79	0%	0%	0%	25%				36	23	59
310	Hotel	63	61	124	0%	0%	0%	25%				47	46	93
710	General Office	23	122	145	0%	0%	0%	25%				17	91	109
820	Shopping Center	7	7	14	0%	0%	0%	25%				5	5	10
	<b>Phase 3 Total Proposed</b>	<b>260</b>	<b>297</b>	<b>557</b>								<b>195</b>	<b>222</b>	<b>418</b>

SUMMARY OF TRIP GENERATION ADJUSTMENT CALCULATIONS  
BRODIE OAKS CENTER

DAILY VOLUMES			
ITE Code	Land Use	Unadjusted 24 Hour Volumes	Adjusted 24 Hour Volumes
<b>Existing Development</b>			
-	Phase 1 Total Existing	12,782	12,782
-	Phase 2 Total Existing	785	785
-	Phase 3 Total Existing	5,678	5,678
	<b>Total Existing</b>	<b>19,246</b>	<b>19,246</b>
<b>Phase 1 - Blocks 1, 2, 8</b>			
221	Multifamily Housing (Mid-Rise)	3,426	2,570
222	Multifamily Housing (High-Rise)	1,101	826
710	General Office	4,585	3,438
820	Shopping Center	4,006	3,004
	<b>Phase 1 Total Proposed</b>	<b>13,118</b>	<b>9,838</b>
<b>Phase 2 - Blocks 5, 6</b>			
221	Multifamily Housing (Mid-Rise)	873	655
710	General Office	6,567	4,925
820	Shopping Center	3,401	2,551
	<b>Phase 2 Total Proposed</b>	<b>10,841</b>	<b>8,131</b>
<b>Phase 3 - Blocks 3, 4, 7, 9</b>			
221	Multifamily Housing (Mid-Rise)	2,419	1,814
222	Multifamily Housing (High-Rise)	977	733
310	Hotel	1,672	1,254
710	General Office	1,239	929
820	Shopping Center	151	113
	<b>Phase 3 Total Proposed</b>	<b>6,457</b>	<b>4,843</b>
	<b>Total Proposed (All Phases)</b>	<b>30,417</b>	<b>22,812</b>
	<b>Total Net Change in Trips</b>	<b>11,171</b>	<b>3,567</b>

\* TDM Reductions to be determined through a custom Travel Demand Management Strategy

**SUMMARY OF ADJUSTED TRIP GENERATION - PHASE BREAKDOWN  
BRODIE OAKS CENTER**

**PER PHASE ADJUSTED TRIP GENERATION SUMMARY (3 PHASE BREAKDOWN)**

ITE Code	Land Use	Size		24-Hour Daily Volume	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
<b>Existing Development</b>										
-	Phase 1 Total Existing	294,065	s.f.	12,782	767	280	1046	608	653	1262
-	Phase 2 Total Existing	7,000	s.f.	785	38	31	70	42	26	68
-	Phase 3 Total Existing	64,025	s.f.	5,678	230	186	416	246	224	469
<b>Total Existing</b>				<b>19,246</b>	<b>1,036</b>	<b>497</b>	<b>1,532</b>	<b>897</b>	<b>903</b>	<b>1,800</b>
<b>Phase 1 - Blocks 1, 2, 8</b>										
221	Multifamily Housing (Mid-Rise)	629	du	2,570	44	126	170	127	81	208
222	Multifamily Housing (High-Rise)	248	d.u.	826	14	44	57	41	26	67
710	General Office	466,200	s.f.	3,438	349	57	406	64	338	402
820	Shopping Center	74,200	s.f.	3,004	55	33	88	133	144	277
<b>Phase 1 Total Proposed</b>				<b>9,838</b>	<b>461</b>	<b>260</b>	<b>721</b>	<b>364</b>	<b>589</b>	<b>953</b>
<b>Phase 1 Total Net Change in Trips</b>				<b>-2,944</b>	<b>-306</b>	<b>-20</b>	<b>-324</b>	<b>-244</b>	<b>-65</b>	<b>-309</b>
<b>Phase 2 - Blocks 5, 6</b>										
221	Multifamily Housing (Mid-Rise)	160	du	655	11	32	43	32	21	53
710	General Office	667,800	s.f.	4,925	500	81	581	92	484	576
820	Shopping Center	63,000	s.f.	2,551	46	28	75	113	122	235
<b>Phase 2 Total Proposed</b>				<b>8,131</b>	<b>557</b>	<b>142</b>	<b>699</b>	<b>237</b>	<b>627</b>	<b>864</b>
<b>Phase 2 Total Net Change in Trips</b>				<b>7,346</b>	<b>519</b>	<b>111</b>	<b>630</b>	<b>195</b>	<b>601</b>	<b>796</b>
<b>Phase 3 - Blocks 3, 4, 7, 9</b>										
221	Multifamily Housing (Mid-Rise)	444	du	1,814	31	89	120	89	57	146
222	Multifamily Housing (High-Rise)	219	d.u.	733	12	39	51	36	23	59
310	Hotel	200	keys	1,254	42	29	71	47	46	93
710	General Office	126,000	s.f.	929	94	15	110	17	91	109
820	Shopping Center	2,800	s.f.	113	2	1	3	5	5	10
<b>Phase 3 Total Proposed</b>				<b>4,843</b>	<b>182</b>	<b>174</b>	<b>355</b>	<b>195</b>	<b>222</b>	<b>418</b>
<b>Phase 3 Total Net Change in Trips</b>				<b>-835</b>	<b>-49</b>	<b>-12</b>	<b>-61</b>	<b>-51</b>	<b>-1</b>	<b>-52</b>
<b>Total Proposed</b>				<b>22,812</b>	<b>1,200</b>	<b>576</b>	<b>1,776</b>	<b>797</b>	<b>1,438</b>	<b>2,235</b>
<b>Total Net Change in Trips</b>				<b>3,567</b>	<b>164</b>	<b>78</b>	<b>244</b>	<b>-100</b>	<b>535</b>	<b>435</b>

SUMMARY OF ADJUSTED TRIP GENERATION - PHASE BREAKDOWN  
BRODIE OAKS CENTER

PER PHASE ADJUSTED TRIP GENERATION NET CHANGE

Phase	24-Hour Daily Volume	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Phase 1	-2,944	-306	-20	-324	-244	-65	-309
Phase 2	7,346	519	111	630	195	601	796
Phase 3	-835	-49	-12	-61	-51	-1	-52
<b>Net Total Increase</b>	<b>3,567</b>	<b>164</b>	<b>78</b>	<b>244</b>	<b>-100</b>	<b>535</b>	<b>435</b>

PER PHASE ADJUSTED TRIP GENERATION NET CHANGE TO BE USED FOR ANALYSIS

Phase	24-Hour Daily Volume	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Phase 1	0	0	0	0	0	0	0
Phase 2	7,346	519	111	630	195	601	796
Phase 3	0	0	0	0	0	0	0
<b>Net Total Increase</b>	<b>7,346</b>	<b>519</b>	<b>111</b>	<b>630</b>	<b>195</b>	<b>601</b>	<b>796</b>