

Appendix D
Pipeline Trip Generation Summary

Table D-1
Square 54

Trips Generated by Other Approved Developments ¹

Background Project	Trip Type/ Land Use	Development Program ⁴	Units	AM Peak Hour		PM Peak Hour		Total	
				In	Out	In	Out		
IME 2 Headquarters	Office	649,350	S.F.	737	101	838	137	669	806
	Non-Auto Reduction ²	57%		421	57	478	78	381	459
	New Office Trips			316	44	360	59	288	347
Existing PEPCO Building ²		420,000	S.F.	202	29	231	38	181	219
	Net New Office Trips			114	15	129	21	107	128
Columbia House Apartments I	Residential	142	D.U.	15	58	73	62	34	96
	Non-Auto Reduction ³	50%		7	30	37	31	17	48
	Net New Residential Trips			8	28	36	31	17	48
Columbia House Apartments II	Residential	213	D.U.	22	86	108	88	47	135
	Non-Auto Reduction ³	50%		11	43	54	44	24	68
	Net New Residential Trips			11	43	54	44	23	68
2425 L Street, NW ⁴	Luxury Condominiums	200	D.U.	14	47	61	37	23	60
	Retail	28,000	S.F.	23	15	38	65	70	135
				37	62	99	102	93	195
Total Other Approved Developments Trips				170	148	318	198	240	439

Notes:

- Based on ITE, Trip Generation, 7th Edition.
- The PEPCO trip generation and non-auto reduction percentage for this development was obtained from "International Monetary Fund Headquarters 2 - Planned Unit Development Application"; dated May 11, 2001; prepared by O.R. George & Associates, Inc.
- The non-auto reduction percentages were calculated based on information provided in the Development Related Ridership Survey II, published by the Washington Metropolitan Area Transit Authority. Information taken from the Wells & Associates Traffic Impact Study, "2425 L Street", dated May 1, 2003. Includes residential condo non-auto mode split of 45% and retail non-auto mode split of 50%.
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Table D-2

Square 54

United States Institute of Peace Site Trip Generation

Use	Amount	Unit	AM Peak Hour			PM Peak Hour				
			Rate	In	Out	Total	Rate	In	Out	Total
Existing Facility Location - 64 Employees										
United State Institute of Peace ^{1,2}	64	persons	0.172	11	-	11	0.141	-	9	9
Total Site Generated Trips				11	-	11		-	9	9
Proposed Facility Location - 64 Employees										
United State Institute of Peace ^{1,2}	64	persons	0.234	15	-	15	0.203	-	13	13
Total Forecasted Site Generated Trips				15	-	15		-	13	13
Proposed Facility Location - 259 Employees										
United State Institute of Peace ^{2,3,4}	259	persons	0.234	61	-	61	0.203	-	53	53
Total New Forecasted Site Generated Trips ⁵				61	9	70		12	53	65

Notes:

- 1 Trip Generation rate based on stated arrivals/departures times from the Employee Survey Response of entire Institute of Peace staff (64 persons).
- 2 Peak Hour of adjacent street is approximately from 8:00 - 9:00 AM and 5:00 - 6:00 PM.
- 3 Trip Generation "rate" calculated from Employee Survey Response incorporated to estimate trips for 280 Employees.
- 4 Calculated loaded rate includes mode split.
- 5 To account for AM outbound trips and PM inbound trips; directional distribution from the Institute of Transportation Engineers (ITE)
 Lane Use Code 710 (General Office) was incorporated:
 AM Peak: 88% Inbound, 12% Outbound
 PM Peak: 17% Inbound, 83% Outbound

Table D-3
 Square 54
 All-State Hotel Site Trip Generation Summary¹

Land Use	ITE Code	Size	Units	AM Peak Hour			PM Peak Hour		
				IN	OUT	TOTAL	IN	OUT	TOTAL
Hotel	310	147 Rooms							
Total				40	26	66	46	41	87
Internal Trips				-	-	-	-	-	-
External Trips (Total - Internal)				40	26	66	46	41	87
Non-auto Trips (25% reduction)				10	7	17	12	10	22
External Vehicle Trips (External - Transit)				30	19	49	34	31	65

Notes:

¹ Trips generated using Institute of Transportation Engineers (ITE) *Trip Generation*, Seventh Edition.