

**North 40 Traffic Scenarios**

EIR		AM PH	PM PH
Project A		<b>685</b>	<b>1,526</b>
Project B		470	1,488

Specific Plan
Up to 435,000 sf for total new non-residential
Up to 250,000 sf for hotel & office combined
Up to 400,000 sf for commercial
Up to 270 residential units

Phase I	Size	AM PH	PM PH
Commercial	68,000	<b>70</b>	<b>312</b>
Pass-by	25%	<b>-18</b>	<b>-78</b>
Subtotal		<b>52</b>	<b>234</b>
Residential	237	<b>108</b>	<b>127</b>
Mixed Use Trip Reduction	30%	<b>-32</b>	<b>-38</b>
Phase I Total		<b>128</b>	<b>323</b>

Phase 2 non-residential	Option 1			Option 2			Option 3		
	Size	AM PH	PM PH	Size	AM PH	PM PH	Size	AM PH	PM PH
Commercial	332,000	<b>318</b>	<b>1,321</b>	207,000	<b>255</b>	<b>931</b>	117,000	<b>210</b>	<b>610</b>
Pass-by	25%	<b>-80</b>	<b>-330</b>	25%	<b>-64</b>	<b>-233</b>	25%	<b>-53</b>	<b>-153</b>
Subtotal		<b>238</b>	<b>991</b>		<b>191</b>	<b>698</b>		<b>157</b>	<b>457</b>
200-room Hotel (160ksf)				200	<b>95</b>	<b>124</b>	200	<b>95</b>	<b>124</b>
General Office							90,000	<b>111</b>	<b>103</b>
Residential	33	<b>17</b>	<b>22</b>	33	<b>17</b>	<b>22</b>	33	<b>17</b>	<b>22</b>
Mixed Use Trip Reduction	30%	<b>-5</b>	<b>-7</b>	30%	<b>-5</b>	<b>-7</b>	30%	<b>-5</b>	<b>-7</b>
Phase 2 Total	332,000	<b>250</b>	<b>1,006</b>	367,000	<b>298</b>	<b>837</b>	367,000	<b>375</b>	<b>699</b>
Phases 1+2	400,000	<b>378</b>	<b>1,329</b>	435,000	<b>426</b>	<b>1,160</b>	435,000	<b>503</b>	<b>1,022</b>

EIR Project A	EIR Project B
269 ksf Shopping Center	400 ksf Shopping Center
150-room Hotel (120 ksf)	150-room Hotel (120 ksf)
62.5 ksf Medical Office	
62.5 ksf General Office	
364 Residential units	364 Residential units

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