

APPENDIX A
Detailed Trip Generation

Appendix A

Bloomington Central Station

Trip Generation

LRT reduction assumptions:
 Office 5% Hotel
 Residential 5%

Multi-use reduction assumptions:
 Retail 50%

Location	Land Use	Land Use Type	Size	Daily Trips	A.M. Peak		P.M. Peak	
					In	Out	In	Out
Health Partners	Health Partners Expansion	710	145 ksf	1,687	211	29	39	190
SE Housing	2 residential towers	220	275 units	1,756	27	107	105	57
NE Housing	11 residential towers	220	828 units	5,286	80	321	317	171
	Retail - assume 1 restaurant	932	8.3 ksf	528	25	23	28	18
	Retail - assume mix	814	9 ksf	399	6	4	11	14
	Retail - assume mix	814	8.8 ksf	390	6	4	10	13
Central Park	14-story office tower	710	544.55 ksf	4,674	608	83	111	543
	Flex retail	814	27.7 ksf	1,228	18	11	33	42
Hotel	Hotel	310	200 rooms	1,552	65	41	59	53
	Restaurants	932	5 ksf	318	15	14	17	11
	Retail	814	1 ksf	44	1	0	1	2
SW Office	Office (4 bldgs)	710	546.3 ksf	4,685	610	83	112	545
	Flex retail	814	4.7 ksf	208	3	2	6	7
West Office	Office	710	489.4 ksf	4,305	559	76	101	494
	Flex retail	814	10.6 ksf	470	7	4	13	16
NW Office	9-story office bldg	710	245.1 ksf	2,528	321	44	57	279
Park-and-Ride	Transit-oriented retail	814	150 ksf	6,648	97	60	179	228
	LRT park-and-ride ⁽¹⁾	090	1575 spaces	7,088	945	236	225	752
GRAND TOTAL				43,794	3,604	1,142	1,424	3,435

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LRT reduction assumptions: Office 5% Hotel 5% Residential 5% Multi-use reduction assumptions: Retail 50%

Adjusted June 10th 2004

Adjusted October 13th 2004

(1) Used ITE rate for park-and-ride lot with bus service, since more studies available than for LRT station with park-and-ride.

Breakout:	Daily	A.M. In	A.M. Out	P.M. In	P.M. Out
Total office trips	17,879	2,309	315	420	2,051
Total residential trips	7,042	107	428	422	228
Total hotel trips	1,552	65	41	59	53
Total retail trips	10,233	178	122	298	351
Total LRT trips	7,088	945	236	225	752
	43,794	3,604	1,142	1,424	3,435

	A.M. total	Percent	P.M. total	Percent
Office	2,624	55%	2,471	51%
Residential	535	11%	650	13%
Hotel	106	2%	112	2%
Retail	300	6%	649	13%
LRT	1,181	25%	977	20%
	4,746	100%	4,859	100%

Notes on retail trip generation:

1. Where more detailed retail land uses are preliminarily known, specific trip rates were used (i.e. small grocery, restaurants). Because of this more detailed information, a 50% multi-use reduction was applied. It is important to note that the grocery and restaurant uses are located directly along the LRT line or within the site.
2. In cases in which more specific retail uses are not known, a Specialty Retail land use was used. Because Specialty Retail has lower trip rates and the future uses are uncertain, no reductions were applied.