

EXHIBIT D

Beltway Commerce Center Trip Equivalency Matrix¹

Land Use ²		ITE LUC	Daily Trip Rate	Equivalency Statement	TO							
					Industrial Park	Warehouse	Single Family	Condo/TH	Hotel	Public Benefit Uses	Office	Commercial
					(KSF)	(KSF)	(DU)	(DU)	(Room)	(KSF)	(KSF)	(KSF)
FROM	Industrial Park (KSF)	130	6.83	1 KSF is equal to	1.00	1.93	0.72	1.18	0.84	0.75	0.62	0.16
	Warehouse (KSF)	150	3.54	1 KSF is equal to	0.52	1.00	0.37	0.61	0.43	0.39	0.32	0.08
	Single Family Residential (DU)	210	9.52	1 DU is equal to	1.39	2.69	1.00	1.64	1.17	1.05	0.86	0.22
	Multi-family Condo/Town Home (DU)	230	5.81	1 DU is equal to	0.85	1.64	0.61	1.00	0.71	0.64	0.53	0.14
	Hotel (Rooms)	310	8.17	1 KSF is equal to	1.20	2.31	0.86	1.41	1.00	0.90	0.74	0.19
	Public Benefit Uses (KSF)	560	9.11	1 KSF is equal to	1.33	2.57	0.96	1.57	1.12	1.00	0.83	0.21
	Office (KSF)	710	11.03	1 KSF is equal to	1.61	3.12	1.16	1.90	1.35	1.21	1.00	0.26
	Commercial (KSF)	820	42.70	1 KSF is equal to	6.25	12.06	4.49	7.35	5.23	4.69	3.87	1.00

Notes:

¹ Trip Equivalency Matrix was developed using average daily trip generation rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 9th Edition.

² 1 KSF = 1,000 square feet; DU = Dwelling unit

Conversion Example: To convert 100 Single Family units to Commercial, 100 DU x 0.22 = 22,000 square feet of Commercial