

January 13, 2021

First Gate Commerce Center
c/o Mike Gai - Principal
Sun Tech Engineering, Inc.
4577 Nob Hill Road, Suite 102
Sunrise, Florida 33351

Re: First Gate Commerce Center – Traffic Statement

Dear Mike:

Traf Tech Engineering, Inc. conducted a trip generation analysis associated with a 131,680 square-foot industrial/warehouse distribution development planned to be located at the northwest corner of the intersection of Copans Road and Banks Road in the City of Margate in north Broward County, Florida. This traffic impact statement addresses trip generation.

Trip Generation

A trip generation analysis was performed using the trip generation equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

PROPOSED LAND USE

- o Industrial/warehouse distribution (135,000 square feet of building footprint)

The attached site plan depicts the land use described above. According to ITE's *Trip Generation Manual (10th Edition)*, the trip generation equations used for the proposed land use was determined in two different ways (1 - as General Light Industrial, and 2 - as Warehouse):

General Light Industrial (ITE Land Use 110)

Daily Trips

$$T = 3.79 (X) + 57.96$$

Where T = average daily vehicle trip ends and X = 1,000 square feet

Warehouse (ITE Land Use 150)Daily Trips

$$T = 1.58 (X) + 45.54$$

Where T = average daily vehicle trip ends and X = 1,000 square feet

Using the above-listed trip generation equations from the ITE document, a trip generation analysis was undertaken for the proposed First Gate Commerce Center. The results of this effort are documented in Table 1 below.

TABLE 1 First Gate Commerce Center Trip Generation Summary		
Land Use	Size	Daily Trips
As Industrial	135,000 sf	570
As Warehouse	135,000 sf	260
Average	n/a	415

SOURCE: ITE Trip Generation Manual (10th Edition)

As indicated in Table 1, the subject facility is anticipated to generate approximately 415 daily trips

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer