

Table 1
Yonkers AMS ITE Trip Generation

Building Component	Development Size	Peak Hour	ITE Data ¹																			
			ITE Land Use			ITE Rate	%In	%Out	Total		Internal Trips		Transit Trips		Ped & Bike Trips		Adjusted External Vehicle Trips		Adjusted External Trips			
			#	Name	Independent Variable				In	Out	In	Out	In	Out	In	Out	In	Out				
Building 1 - Teutonia Hall																						
Residential	906 Units	AM ¹ PM ² Sat ²	222	Multi-Family Housing (High-Rise)	Units	0.32 0.37 0.36	0.21 0.62 0.55	0.79 0.38 0.45	62 206 179	232 127 147			16 52 45	58 32 37	3 10 9	12 6 7	43 144 125	162 89 103	205 233 228			
Retail	10.0 k SF	AM ¹ PM ¹ Sat ²	820	Shopping Center	1,000 Gross SF	0.94 9.90 10.00	0.62 0.48 0.52	0.38 0.52 0.48	6 48 52	3 51 48			2 12 13	1 13 12	0 2 3	0 3 2	4 34 36	2 35 34	6 69 70			
Office	0 k SF	AM ¹ PM ² Sat ²	710	General Office Building	1,000 Gross SF		0.86 0.16 0.54	0.14 0.84 0.46														
Building 2 - North Broadway																						
Residential	650 Units	AM ² PM ² Sat ²	222	Multi-Family Housing (High-Rise)	Units	0.33 0.37 0.36	0.21 0.62 0.55	0.79 0.38 0.45	45 151 129	169 92 105	1 21 19	3 11 11	11 38 32	42 23 26	2 8 6	8 5 5	31 84 72	116 53 63	147 137 135			
Retail	17.0 k SF	AM ¹ PM ¹ Sat ²	820	Shopping Center	1,000 Gross SF	0.94 8.59 9.00	0.62 0.48 0.52	0.38 0.52 0.48	10 70 80	6 76 73	4 13 9	3 22 20	3 18 20	2 19 18	1 4 4	0 35 47	2 31 31	1 31 31	3 66 78			
Office	21 k SF	AM ¹ PM ² Sat ²	710	General Office Building	1,000 Gross SF	2.19 4.19 0.53	0.86 0.18 0.54	0.14 0.82 0.46	40 16 6	6 72 5	3 6 4	2 7 1	10 4 2	2 18 1	2 1 0	0 4 0	25 5 0	2 43 3	27 48 3			
Building 3 - Chicken Island																						
Residential	2,000 Units	AM ² PM ² Sat ²	222	Multi-Family Housing (High-Rise)	Units	0.32 0.36 0.36	0.21 0.62 0.55	0.79 0.38 0.45	133 443 396	500 272 324	3 57 58	6 29 27	33 111 99	125 68 81	7 22 20	25 14 16	90 253 219	344 161 200	434 414 419			
Retail	70.0 k SF	AM ¹ PM ¹ Sat ²	820	Shopping Center	1,000 Gross SF	0.94 5.96 6.67	0.62 0.48 0.52	0.38 0.52 0.48	41 200 243	25 217 224	7 34 25	4 60 59	10 50 61	6 54 56	2 10 12	1 11 11	22 106 145	14 92 98	36 198 243			
Office	17 k SF	AM ¹ PM ² Sat ²	710	General Office Building	1,000 Gross SF	2.47 4.94 0.53	0.86 0.18 0.54	0.14 0.82 0.46	36 15 5	6 69 4	2 13 4	2 15 1	9 2 1	2 17 1	2 0 0	0 3 0	23 0 0	2 34 2	25 34 2			
									AM Trips	373	947	20	20	94	238	19	46	240	643	883		
									PM Trips	1149	976	144	144	287	244	57	50	661	538	1199		
									Sat Trips	1090	930	119	119	273	232	54	45	644	534	1178		
									Teutonia Hall		AM Trips	68	235	0	0	18	59	3	12	47	164	211
											PM Trips	254	178	0	0	64	45	12	9	178	124	302
											Sat Trips	231	195	0	0	58	49	12	9	161	137	298
									North Broadway		AM Trips	95	181	8	8	24	46	5	8	58	119	177
											PM Trips	237	240	40	40	60	60	13	13	124	127	251
											Sat Trips	215	183	32	32	54	45	10	9	119	97	216
									Chicken Island		AM Trips	210	531	12	12	52	133	11	26	135	360	495
											PM Trips	658	558	104	104	163	139	32	28	359	287	646
											Sat Trips	644	552	87	87	161	138	32	27	364	300	664

Note:
1. General Urban/Suburban Roadway Peak Hour Rates
2. General Urban/Suburban Generator Peak Hour Rates
3. Rates shown are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition

A102106 - Means of transportation (18) (Workers 16 years and over)

Current date: 8/26/2020 9:37:15 AM (Eastern Daylight Time)

Measures - Workers 16 and Over																			
Means of Transportation 18																			
Output																			
RESIDENCE	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Census Tract 1.01, Westchester County, New York	1,880	720	155	65	50	0	0	385	0	95	25	0	0	265	4	0	35	80	
Census Tract 1.03, Westchester County, New York	1,500	560	10	20	0	45	0	540	0	0	70	0	0	185	35	0	35	0	
Census Tract 1.04, Westchester County, New York	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Census Tract 2.01, Westchester County, New York	3,195	925	170	0	0	0	0	990	0	285	90	0	25	505	125	0	0	80	
Census Tract 2.02, Westchester County, New York	2,355	1,260	130	30	45	0	0	370	0	185	170	0	0	65	10	0	35	55	
Census Tract 2.03, Westchester County, New York	1,230	630	115	0	0	0	0	95	0	195	85	0	0	45	10	0	0	50	
Census Tract 3, Westchester County, New York	1,370	595	80	70	0	0	0	405	0	45	15	0	0	155	0	0	0	4	
Census Tract 4.01, Westchester County, New York	1,605	465	65	0	0	0	0	285	65	115	390	0	0	135	0	0	15	75	
Census Tract 4.02, Westchester County, New York	2,540	685	330	0	25	0	0	725	0	265	175	0	0	35	0	0	0	300	
Census Tract 5, Westchester County, New York	1,035	550	85	0	0	0	0	225	0	35	55	0	0	75	15	0	0	0	
Census Tract 6, Westchester County, New York	2,430	1,255	90	80	0	4	0	495	0	160	120	0	0	105	35	0	20	65	
Census Tract 7.01, Westchester County, New York	1,970	1,235	210	25	0	0	0	80	0	65	235	0	0	35	0	15	0	75	
Census Tract 7.02, Westchester County, New York	2,380	1,100	65	110	0	0	0	290	0	70	485	0	0	60	0	20	25	160	
Census Tract 8.01, Westchester County, New York	2,825	1,510	500	85	90	0	0	190	0	175	180	0	0	4	0	0	45	40	
Census Tract 8.02, Westchester County, New York	890	655	60	20	4	0	0	25	0	20	35	0	0	25	0	0	4	35	
Census Tract 8.03, Westchester County, New York	2,155	1,475	110	130	0	0	0	140	0	140	60	0	0	55	0	0	0	50	
Census Tract 9, Westchester County, New York	1,505	1,065	190	0	0	0	10	15	0	35	95	0	0	50	0	0	0	45	
Census Tract 10, Westchester County, New York	445	295	25	0	0	0	0	95	0	0	0	0	0	20	10	0	0	4	
Census Tract 11.01, Westchester County, New York	1,330	335	45	0	45	0	0	590	20	15	0	0	10	160	85	0	20	0	
Census Tract 11.02, Westchester County, New York	1,860	1,085	165	10	0	15	0	385	0	55	50	0	0	95	0	0	0	0	
Census Tract 12, Westchester County, New York	1,350	495	105	0	10	4	0	410	0	85	40	0	0	170	0	0	0	35	
Census Tract 13.01, Westchester County, New York	2,130	1,270	210	25	10	0	0	190	0	215	65	0	10	90	0	0	0	45	
Census Tract 13.02, Westchester County, New York	1,655	630	20	4	0	0	0	610	0	150	70	0	0	140	15	10	0	4	
Census Tract 13.03, Westchester County, New York	2,475	935	35	30	0	0	0	840	0	95	175	0	55	270	0	0	0	45	
Census Tract 14.01, Westchester County, New York	2,175	1,520	205	0	0	0	10	80	0	95	140	0	0	70	0	0	0	50	
Census Tract 14.02, Westchester County, New York	880	580	40	0	4	0	0	75	0	55	30	0	0	25	0	0	0	70	
Census Tract 14.03, Westchester County, New York	1,925	1,170	75	0	0	0	0	210	0	275	65	0	0	75	0	0	0	55	
Census Tract 15.02, Westchester County, New York	1,650	1,110	100	0	0	0	45	40	0	135	165	0	0	45	0	0	0	15	
Census Tract 15.03, Westchester County, New York	1,330	810	105	0	0	0	0	65	0	195	95	0	0	55	0	0	0	10	
Census Tract 15.04, Westchester County, New York	2,750	1,210	205	0	0	0	0	255	0	290	510	0	0	145	0	0	35	95	
Census Tract 15.05, Westchester County, New York	1,105	490	100	50	0	0	0	65	0	10	335	0	0	45	10	0	0	0	
Census Tract 16, Westchester County, New York	1,365	910	205	4	0	0	0	90	0	25	60	0	0	55	0	0	10	0	
Census Tract 17, Westchester County, New York	3,275	2,585	275	0	15	0	0	195	0	30	130	0	0	0	0	0	0	45	
Census Tract 18, Westchester County, New York	990	610	95	25	0	0	0	70	0	65	25	0	0	60	0	0	0	35	
Census Tract 19, Westchester County, New York	855	630	35	4	15	0	0	20	0	40	55	0	0	4	0	4	10	35	
Census Tract 20, Westchester County, New York	2,350	1,720	240	20	0	0	20	0	0	50	110	0	0	55	0	0	15	115	
Census Tract 21.01, Westchester County, New York	1,785	1,115	140	30	20	10	0	135	20	45	95	0	0	35	35	0	35	65	
Census Tract 21.03, Westchester County, New York	1,505	935	40	20	0	10	0	0	0	50	355	0	0	15	0	0	35	50	
Census Tract 21.04, Westchester County, New York	2,480	1,615	150	30	0	0	0	155	20	320	115	0	0	35	15	0	0	15	
Census Tract 21.05, Westchester County, New York	805	510	45	35	4	4	0	4	0	4	125	0	0	0	0	0	0	65	
Census Tract 21.06, Westchester County, New York	1,410	755	210	25	0	0	0	185	0	50	60	0	0	105	0	0	0	25	
Census Tract 21.07, Westchester County, New York	755	505	80	0	0	25	0	40	0	0	65	0	0	20	0	0	15	10	
Census Tract 22.01, Westchester County, New York	1,275	665	85	0	35	0	0	60	0	45	245	0	0	60	15	0	10	55	
Census Tract 22.02, Westchester County, New York	2,405	1,050	90	0	0	0	0	50	0	15	950	0	0	115	0	0	25	105	
Census Tract 22.03, Westchester County, New York	865	640	60	15	0	0	0	55	0	10	40	0	0	40	0	0	0	10	
Census Tract 22.04, Westchester County, New York	2,705	1,430	120	0	0	0	4	85	0	130	535	0	0	245	0	0	0	145	
Census Tract 23, Westchester County, New York	2,070	1,355	220	30	45	0	0	155	0	90	40	0	0	40	0	0	30	55	
Census Tract 24.01, Westchester County, New York	925	615	85	0	0	0	0	10	0	40	85	0	0	25	0	0	0	65	
Census Tract 24.02, Westchester County, New York	1,905	995	60	0	0	0	0	105	0	160	400	0	0	130	0	0	10	50	
Census Tract 24.03, Westchester County, New York	2,885	1,790	185	0	20	0	0	195	0	135	430	0	0	120	0	0	0	10	
Census Tract 24.04, Westchester County, New York	1,530	950	105	15	10	40	0	85	0	100	140	0	15	20	10	0	4	40	
Census Tract 24.05, Westchester County, New York	1,595	920	170	60	0	4	0	100	0	215	70	0	0	30	0	0	0	15	
City of Yonkers	89,680	48,940	6,495	1,067	447	161	89	10,959	125	5,174	8,155	0	115	4,413	429	49	468	2,552	
1 - Teutonia	1,500	560	10	20	0	45	0	540	0	0	70	0	0	185	35	0	35	0	
2 - North Broadway	1,605	465	65	0	0	0	0	285	65	115	390	0	0	135	0	0	15	75	
3 - Chicken Island	1,370	595	80	70	0	0	0	405	0	45	15	0	0	155	0	0	0	4	
All Sites	4,475	1,620	155	90	0	45	0	1,230	65	160	475	0	0	475	35	0	50	79	
City of Yonkers	54.6%	9.2%	27.2%	0.1%	4.9%	0.5%	2.8%	1.19614	9.2%										
1 - Teutonia	37.3%	5.0%	40.7%	0.0%	12.3%	2.3%	0.0%	1.39764	5.0%										
2 - North Broadway	29.0%	4.0%	53.3%	0.0%	8.4%	0.0%	4.7%	1.12264	4.0%										
3 - Chicken Island	43.4%	10.9%	33.9%	0.0%	11.3%	0.0%	0.3%	1.2953	10.9%										
All Sites	36.2%	6.5%	43.1%	0.0%	10.6%	0.8%	1.8%	1.28141	6.5%										

A202105 - Means of Transportation (18) (Workers 16 years and over)

Current date: 8/26/2020 9:11:28 AM (Eastern Daylight Time)

Measures - Workers 16 and Over																			
Means of Transportation 18																			
Output	Total	Drove alone	Person Car	Person Car	Person Car	Person Car	Person Car	Person Car	Bus	Streetcar	Subway	Rail	Ferry	Bicycle	Walk	Taxi	Motorcycl	Other	Worked at home
Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
WORKPLACE																			
Census Tract 1.01, Westchester County, New York	565	150	90	0	0	0	0	0	70	0	0	0	0	0	140	0	0	35	80
Census Tract 1.03, Westchester County, New York	750	380	35	0	0	0	0	0	160	0	10	15	0	25	125	0	0	0	0
Census Tract 1.04, Westchester County, New York	470	385	20	0	0	0	0	0	10	0	0	10	0	0	50	0	0	0	0
Census Tract 2.01, Westchester County, New York	625	300	95	0	0	0	0	0	20	0	70	4	0	0	50	0	0	0	80
Census Tract 2.02, Westchester County, New York	595	280	45	70	0	0	0	0	30	0	20	50	0	0	4	0	0	35	55
Census Tract 2.03, Westchester County, New York	830	285	30	20	0	0	0	0	90	0	155	115	0	10	80	0	0	0	50
Census Tract 3, Westchester County, New York	3,285	2,180	310	65	10	0	0	0	385	0	70	30	0	0	230	0	0	0	4
Census Tract 4.01, Westchester County, New York	2,815	1,825	305	10	0	0	0	0	165	0	90	165	0	10	115	15	0	40	75
Census Tract 4.02, Westchester County, New York	920	440	30	0	0	0	0	0	65	0	10	10	0	20	35	10	0	0	300
Census Tract 5, Westchester County, New York	595	420	25	0	0	0	0	0	60	0	25	0	0	0	25	40	0	0	0
Census Tract 6, Westchester County, New York	1,445	850	95	10	15	0	0	0	135	0	20	0	0	0	215	30	0	0	65
Census Tract 7.01, Westchester County, New York	1,700	1,240	100	0	0	0	0	0	240	0	10	20	0	0	20	0	0	0	75
Census Tract 7.02, Westchester County, New York	635	255	70	40	0	0	0	0	20	0	10	0	0	0	45	0	0	35	160
Census Tract 8.01, Westchester County, New York	1,285	970	60	0	25	0	0	0	80	0	30	15	0	0	60	0	0	0	40
Census Tract 8.02, Westchester County, New York	1,740	1,065	260	0	0	0	0	0	190	0	35	65	0	75	15	0	0	0	35
Census Tract 8.03, Westchester County, New York	245	120	10	0	0	0	0	0	30	0	4	10	0	0	15	0	0	0	50
Census Tract 9, Westchester County, New York	4,310	3,085	400	40	0	10	25	485	0	90	65	0	0	25	20	0	20	45	45
Census Tract 10, Westchester County, New York	120	55	4	0	0	0	0	0	55	0	0	0	0	0	0	0	0	0	4
Census Tract 11.01, Westchester County, New York	245	150	4	0	0	0	0	0	0	0	0	0	0	0	80	10	0	0	0
Census Tract 11.02, Westchester County, New York	220	110	40	0	0	0	0	0	40	0	0	0	0	0	25	0	0	0	0
Census Tract 12, Westchester County, New York	515	255	50	0	0	0	0	0	4	0	4	0	0	0	115	50	0	0	35
Census Tract 13.01, Westchester County, New York	650	420	4	0	0	0	0	0	65	0	15	0	0	0	95	0	0	0	45
Census Tract 13.02, Westchester County, New York	295	205	40	0	35	0	0	0	0	0	0	0	0	0	15	0	0	0	4
Census Tract 13.03, Westchester County, New York	610	175	10	45	0	0	0	0	85	0	25	35	0	0	155	25	0	0	45
Census Tract 14.01, Westchester County, New York	2,170	1,390	35	0	25	15	0	355	0	50	100	0	0	0	115	20	0	15	50
Census Tract 14.02, Westchester County, New York	525	255	10	20	0	15	0	75	0	20	0	0	0	0	45	20	0	0	70
Census Tract 14.03, Westchester County, New York	445	220	50	0	0	0	0	25	0	25	0	0	0	0	70	0	0	0	55
Census Tract 15.02, Westchester County, New York	370	230	0	0	0	0	0	30	0	30	4	0	0	0	55	0	0	0	15
Census Tract 15.03, Westchester County, New York	770	400	80	0	0	0	0	80	0	95	30	0	0	0	55	0	0	20	10
Census Tract 15.04, Westchester County, New York	450	315	30	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	95
Census Tract 15.05, Westchester County, New York	40	4	0	0	0	0	0	15	0	0	0	0	0	0	20	0	0	0	0
Census Tract 16, Westchester County, New York	1,920	1,360	200	40	20	4	0	160	0	55	0	0	0	0	65	10	0	0	0
Census Tract 17, Westchester County, New York	1,095	685	40	15	0	0	10	250	0	0	0	0	0	0	25	20	0	10	45
Census Tract 18, Westchester County, New York	260	125	35	0	20	0	0	30	0	0	0	0	0	0	0	0	0	10	35
Census Tract 19, Westchester County, New York	325	195	10	0	0	0	0	65	0	10	10	0	0	0	0	0	0	0	35
Census Tract 20, Westchester County, New York	1,885	1,080	50	15	0	10	35	380	10	90	20	0	10	70	0	0	0	0	115
Census Tract 21.01, Westchester County, New York	1,605	900	15	10	0	50	0	280	0	55	35	0	0	150	40	0	10	65	65
Census Tract 21.03, Westchester County, New York	325	195	0	0	0	0	0	45	0	35	0	0	0	0	0	0	0	0	50
Census Tract 21.04, Westchester County, New York	610	315	65	0	0	0	0	155	0	15	0	0	0	35	0	0	4	15	15
Census Tract 21.05, Westchester County, New York	1,450	730	15	25	10	0	0	495	0	35	50	0	0	10	0	20	0	0	65
Census Tract 21.06, Westchester County, New York	115	85	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	25
Census Tract 21.07, Westchester County, New York	395	255	0	20	0	0	0	105	0	4	0	0	0	0	0	0	0	0	10
Census Tract 22.01, Westchester County, New York	650	505	30	0	0	0	0	45	0	0	0	0	0	10	0	0	0	0	55
Census Tract 22.02, Westchester County, New York	400	175	35	0	0	4	0	20	0	10	45	0	0	0	0	0	0	0	105
Census Tract 22.03, Westchester County, New York	375	330	10	0	15	0	0	0	0	0	0	0	0	10	0	0	0	0	10
Census Tract 22.04, Westchester County, New York	1,350	830	80	15	10	0	0	20	0	4	65	0	0	175	0	0	0	0	145
Census Tract 23, Westchester County, New York	460	225	30	30	0	0	0	75	0	25	0	0	0	20	0	0	0	0	55
Census Tract 24.01, Westchester County, New York	75	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65
Census Tract 24.02, Westchester County, New York	240	130	0	0	0	0	0	15	0	0	0	0	0	45	0	0	0	0	50
Census Tract 24.03, Westchester County, New York	455	160	90	25	0	4	0	15	0	0	0	0	0	115	0	0	35	10	10
Census Tract 24.04, Westchester County, New York	3,120	1,095	170	20	20	0	0	1,225	0	230	85	0	0	205	25	0	4	40	40
Census Tract 24.05, Westchester County, New York	420	240	25	0	0	0	0	20	4	30	0	0	0	45	0	0	35	15	15
City of Yonkers	47,765	28,033	3,237	535	205	112	70	6,464	14	1,511	1,053	0	150	3,088	335	20	308	2,552	0
1 - Teutonia	750	380	35	0	0	0	0	160	0	10	15	0	25	125	0	0	0	0	0
2 - North Broadway	2,815	1,825	305	10	0	0	0	165	0	90	165	0	10	115	15	0	40	75	75
3 - Chicken Island	3,285	2,180	310	65	10	0	0	385	0	70	30	0	0	230	0	0	0	4	4
All Sites	6,850	4,385	650	75	10	0	0	710	0	170	210	0	35	470	15	0	40	79	79
	Drove Alc	Carpoole	Transit	Bike	Walk	Taxi	WFH	Veh Occ	Carpool %										
City of Yonkers	58.7%	8.7%	18.9%	0.3%	6.5%	0.7%	5.3%	1.18149	8.7%										
1 - Teutonia	50.7%	4.7%	24.7%	3.3%	16.7%	0.0%	0.0%	1.08434	4.7%										
2 - North Broadway	64.8%	11.2%	14.9%	0.4%	4.1%	0.5%	2.7%	1.15187	11.2%										
3 - Chicken Island	66.4%	11.7%	14.8%	0.0%	7.0%	0.0%	0.1%	1.18324	11.7%										
All Sites	64.0%	10.7%	15.9%	0.5%	6.9%	0.2%	1.2%	1.16211	10.7%										

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Yonkers AMS - Building 2 - North Broadway	Organization:	AKRF
Project Location:	City of Yonkers, NY	Performed By:	ED
Scenario Description:		Date:	12/16/2020
Analysis Year:		Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	21	k SF	46	40	6
Retail	820	17	k SF	16	10	6
Restaurant				0		
Cinema/Entertainment				0		
Residential	222	650	Units	214	45	169
Hotel				0		
All Other Land Uses ²				0		
Total				276	95	181

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		2	0	0	0	0
Retail	2		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	2	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	276	95	181
Internal Capture Percentage	6%	8%	4%
External Vehicle-Trips ³	260	87	173
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	8%	33%
Retail	40%	50%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	2%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	Yonkers AMS - Building 2 - North Broadway
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	40	40	1.00	6	6
Retail	1.00	10	10	1.00	6	6
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	45	45	1.00	169	169
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		2	4	0	0	0
Retail	2		1	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	2	34	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	0	0	0	0
Retail	2		0	0	1	0
Restaurant	6	1		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	2	0	0		0
Hotel	1	0	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	3	37	40	37	0	0
Retail	4	6	10	6	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	44	45	44	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	2	4	6	4	0	0
Retail	3	3	6	3	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	3	166	169	166	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

²Person-Trips

³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Yonkers AMS - Building 2 - North Broadway	Organization:	AKRF
Project Location:	City of Yonkers, NY	Performed By:	ED
Scenario Description:		Date:	12/16/2020
Analysis Year:		Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	21	k SF	88	16	72
Retail	820	17	k SF	146	70	76
Restaurant				0		
Cinema/Entertainment				0		
Residential	222	650	Units	243	151	92
Hotel				0		
All Other Land Uses ²				0		
Total				477	237	240

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0			0	
Retail					0	
Restaurant						
Cinema/Entertainment						
Residential		0				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	0	0	1	0
Retail	2		0	0	20	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	7	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	477	237	240
Internal Capture Percentage	17%	17%	17%
External Vehicle-Trips ³	397	197	200
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	38%	10%
Retail	19%	29%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	14%	12%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	Yonkers AMS - Building 2 - North Broadway
Analysis Period:	PM Street Peak Hour

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	16	16	1.00	72	72
Retail	1.00	70	70	1.00	76	76
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	151	151	1.00	92	92
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		14	3	0	1	0
Retail	2		22	3	20	4
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	39	19	0		3
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	0	0	6	0
Retail	5		0	0	69	0
Restaurant	5	35		0	24	0
Cinema/Entertainment	1	3	0		6	0
Residential	9	7	0	0		0
Hotel	0	1	0	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	6	10	16	10	0	0
Retail	13	57	70	57	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	21	130	151	130	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	7	65	72	65	0	0
Retail	22	54	76	54	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	11	81	92	81	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
²Person-Trips
³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Yonkers AMS - Building 2 - North Broadway	Organization:	AKRF
Project Location:	City of Yonkers, NY	Performed By:	ED
Scenario Description:		Date:	12/16/2020
Analysis Year:		Checked By:	
Analysis Period:	Saturday Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	21	k SF	11	6	5
Retail	820	17	k SF	153	80	73
Restaurant				0		
Cinema/Entertainment				0		
Residential	222	650	Units	234	129	105
Hotel				0		
All Other Land Uses ²				0		
Total				398	215	183

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0			0	
Retail					0	
Restaurant						
Cinema/Entertainment						
Residential		0				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	1		0	0	19	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	8	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	398	215	183
Internal Capture Percentage	16%	15%	17%
External Vehicle-Trips ³	334	183	151
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	67%	20%
Retail	11%	27%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	15%	10%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	Yonkers AMS - Building 2 - North Broadway
Analysis Period:	Saturday Street Peak Hour

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	6	6	1.00	5	5
Retail	1.00	80	80	1.00	73	73
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	129	129	1.00	105	105
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	1		21	3	19	4
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	44	22	0		3
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	0	0	5	0
Retail	2		0	0	59	0
Restaurant	2	40		0	21	0
Cinema/Entertainment	0	3	0		5	0
Residential	3	8	0	0		0
Hotel	0	2	0	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	4	2	6	2	0	0
Retail	9	71	80	71	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	19	110	129	110	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	1	4	5	4	0	0
Retail	20	53	73	53	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	11	94	105	94	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Yonkers AMS - Building 3 - Chicken Island	Organization:	AKRF
Project Location:	City of Yonkers, NY	Performed By:	ED
Scenario Description:		Date:	12/16/2020
Analysis Year:		Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	17	k SF	42	36	6
Retail	820	70	k SF	66	41	25
Restaurant				0		
Cinema/Entertainment				0		
Residential	222	2,000	Units	633	133	500
Hotel				0		
All Other Land Uses ²				0		
Total				741	210	531

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		2	0	0	0	0
Retail	1		0	0	3	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	5	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	741	210	531
Internal Capture Percentage	3%	6%	2%
External Vehicle-Trips ³	717	198	519
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	6%	33%
Retail	17%	16%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	1%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	Yonkers AMS - Building 3 - Chicken Island
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	36	36	1.00	6	6
Retail	1.00	41	41	1.00	25	25
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	133	133	1.00	500	500
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		2	4	0	0	0
Retail	7		3	0	4	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	10	5	100	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		13	0	0	0	0
Retail	1		0	0	3	0
Restaurant	5	3		0	7	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	7	0	0		0
Hotel	1	2	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	2	34	36	34	0	0
Retail	7	34	41	34	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	3	130	133	130	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	2	4	6	4	0	0
Retail	4	21	25	21	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	6	494	500	494	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

²Person-Trips

³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool

Project Name:	Yonkers AMS - Building 3 - Chicken Island	Organization:	AKRF
Project Location:	City of Yonkers, NY	Performed By:	ED
Scenario Description:		Date:	12/16/2020
Analysis Year:		Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	17	k SF	84	15	69
Retail	820	70	k SF	417	200	217
Restaurant				0		
Cinema/Entertainment				0		
Residential	222	2,000	Units	715	443	272
Hotel				0		
All Other Land Uses ²				0		
Total				1216	658	558

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0		0	
Retail					0	
Restaurant					0	
Cinema/Entertainment					0	
Residential		0	0			
Hotel					0	

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		14	0	0	1	0
Retail	4		0	0	56	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	9	20	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	1,216	658	558
Internal Capture Percentage	17%	16%	19%
External Vehicle-Trips ³	1,008	554	454
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	87%	22%
Retail	17%	28%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	13%	11%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Yonkers AMS - Building 3 - Chicken Island
Analysis Period:	PM Street Peak Hour

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	15	15	1.00	69	69
Retail	1.00	200	200	1.00	217	217
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	443	443	1.00	272	272
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		14	3	0	1	0
Retail	4		63	9	56	11
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	11	114	57	0		8
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		16	0	0	18	0
Retail	5		0	0	204	0
Restaurant	5	100		0	71	0
Cinema/Entertainment	1	8	0		18	0
Residential	9	20	0	0		0
Hotel	0	4	0	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	13	2	15	2	0	0
Retail	34	166	200	166	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	57	386	443	386	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	15	54	69	54	0	0
Retail	60	157	217	157	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	29	243	272	243	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Yonkers AMS - Building 3 - Chicken Island	Organization:	AKRF
Project Location:	City of Yonkers, NY	Performed By:	ED
Scenario Description:		Date:	12/16/2020
Analysis Year:		Checked By:	
Analysis Period:	Saturday Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	17	k SF	9	5	4
Retail	820	70	k SF	467	243	224
Restaurant				0		
Cinema/Entertainment				0		
Residential	222	2,000	Units	720	396	324
Hotel				0		
All Other Land Uses ²				0		
Total				1196	644	552

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0			0	
Retail					0	
Restaurant						
Cinema/Entertainment						
Residential		0				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	1		0	0	58	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	24	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,196	644	552
Internal Capture Percentage	15%	14%	16%
External Vehicle-Trips ³	1,022	557	465
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	80%	25%
Retail	10%	26%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	15%	8%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	Yonkers AMS - Building 3 - Chicken Island
Analysis Period:	Saturday Street Peak Hour

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	5	5	1.00	4	4
Retail	1.00	243	243	1.00	224	224
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	396	396	1.00	324	324
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	4		65	9	58	11
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	13	136	68	0		10
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		19	0	0	16	0
Retail	2		0	0	182	0
Restaurant	2	122		0	63	0
Cinema/Entertainment	0	10	0		16	0
Residential	3	24	0	0		0
Hotel	0	5	0	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	4	1	5	1	0	0
Retail	25	218	243	218	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	58	338	396	338	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	1	3	4	3	0	0
Retail	59	165	224	165	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	27	297	324	297	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.