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15 April 2024

TO: City of Winslow

FROM: Paul E. Basha, PE, PTOE, Summit Land Management
 Kayla Amado

RE: Trip Generation and Conceptual Access Statement for Winslow Commerce and Industrial Park Planned Area Development

Introduction

Atlas Global Development is planning the development of Winslow Commerce and Industrial Park, on approximately 1,384 acres within the city limits of Winslow, Arizona. The property is east and south of the Winslow-Lindbergh Airport, and south of the center of Winslow, I-40, and the Burlington Northern Santa Fe Railway. The property is primarily vacant agricultural grazing land with interspersed residences. The proposed Commerce and Industrial Park will consist of two (2) general areas. One area will be the commerce park and will consist of property uses typically considered a business park. The other area will consist of various land uses including manufacturing, light industrial, industrial park, data center, and high-cube transload and short-term storage warehouse. The development will occur over the next ten to fifteen years.

Figure 1 provides an aerial photograph of the general project vicinity.

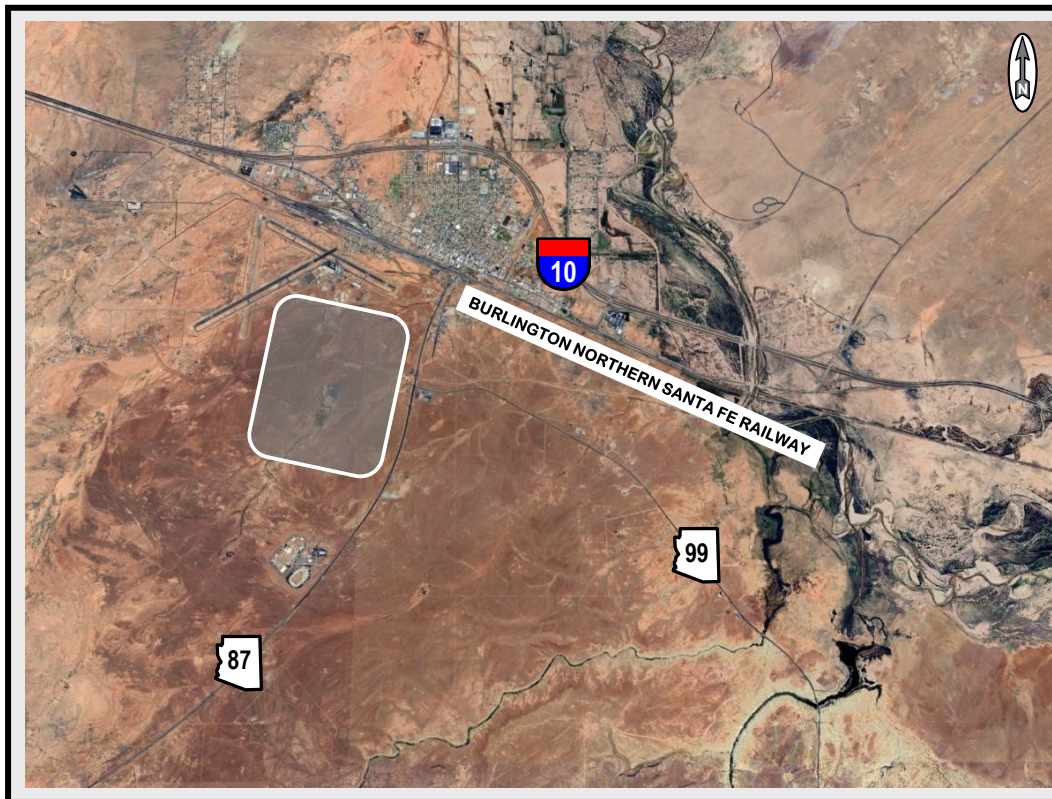


Figure 1: Winslow Commerce and Industrial Park Generalized Location



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Figure 2 indicates the two (2) general areas of the Commerce and Industrial Park Planned Area Development.

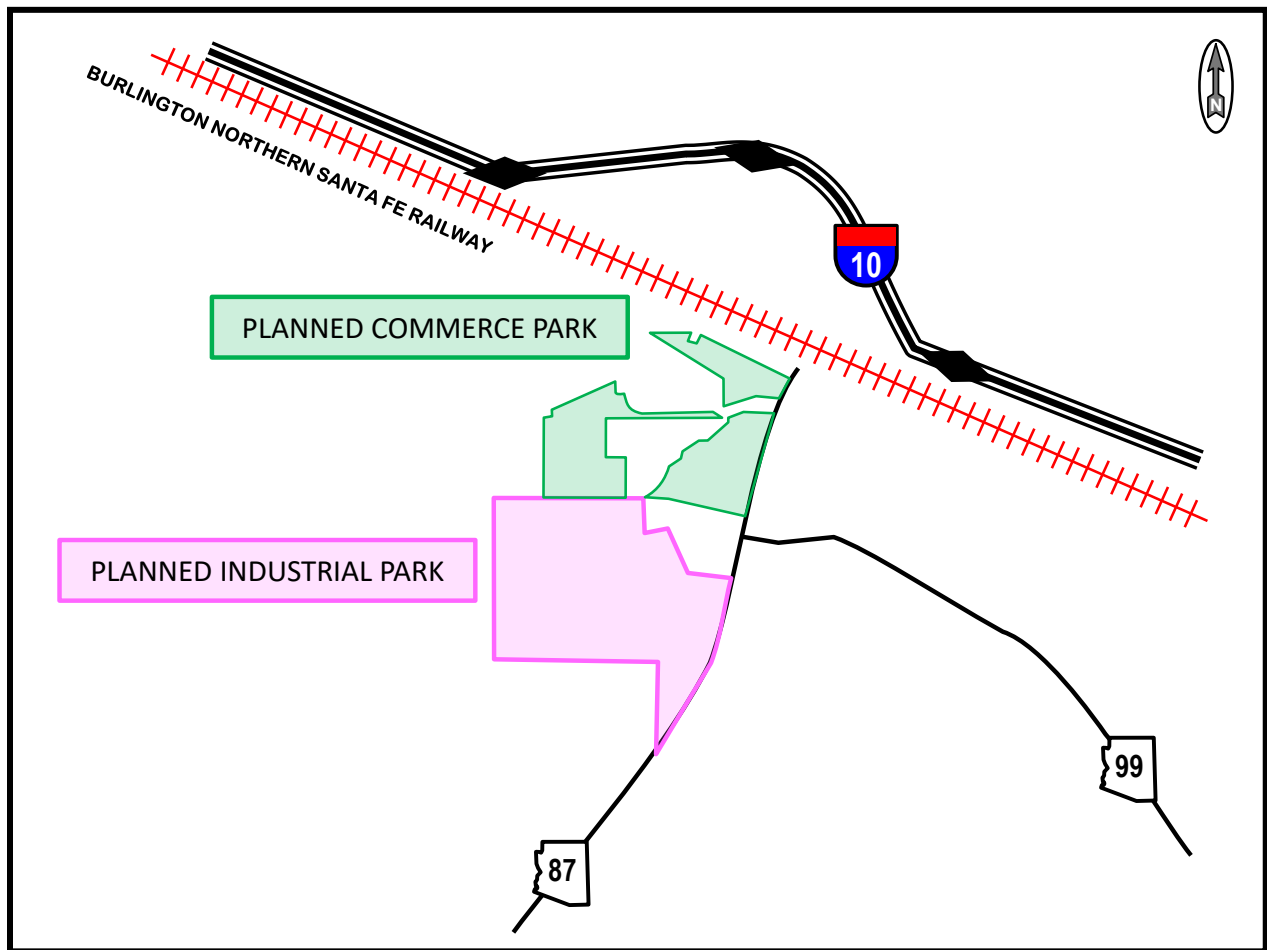


Figure 2: Winslow Commerce and Industrial Park Vicinity

Figure 3 provides an aerial photograph of the two (2) residential neighborhoods in the general vicinity of the Winslow Commerce and Industrial Park as planned by Atlas Global Development.

Figure 4 provides a more detailed aerial photograph of the two (2) residential neighborhoods in the general vicinity of the Winslow Commerce and Industrial Park as planned by Atlas Global Development.

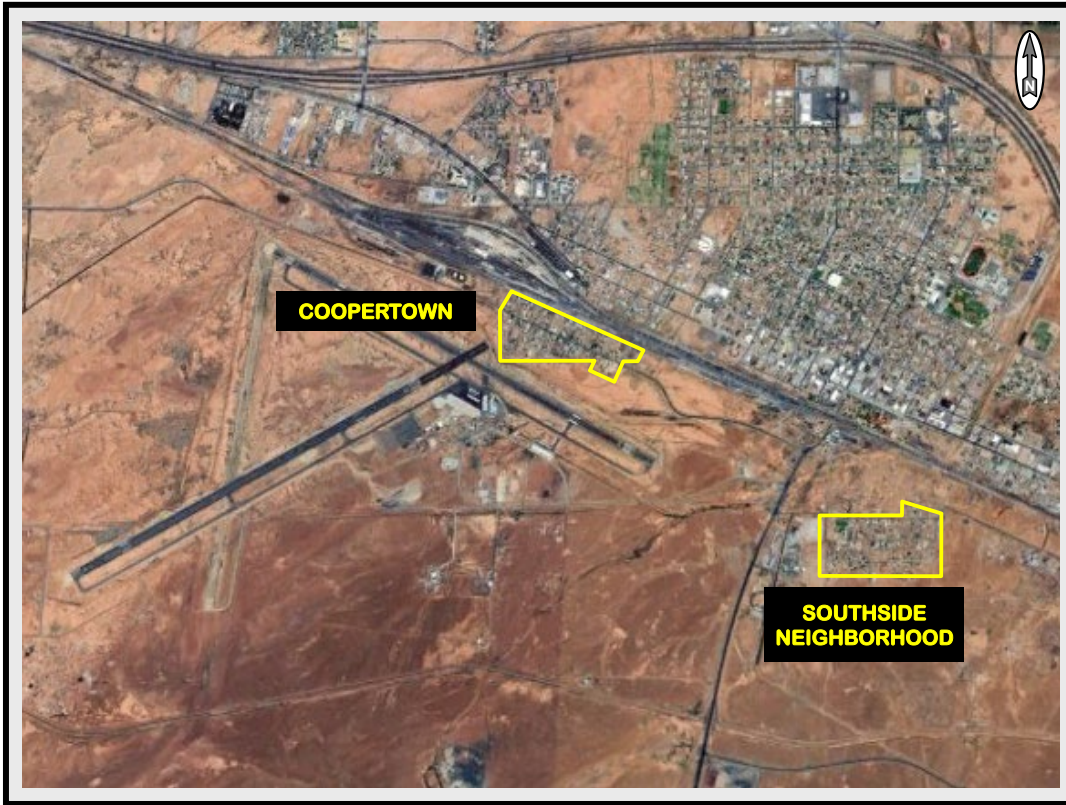


Figure 3: Residential Neighborhoods near Winslow Commerce and Industrial Park

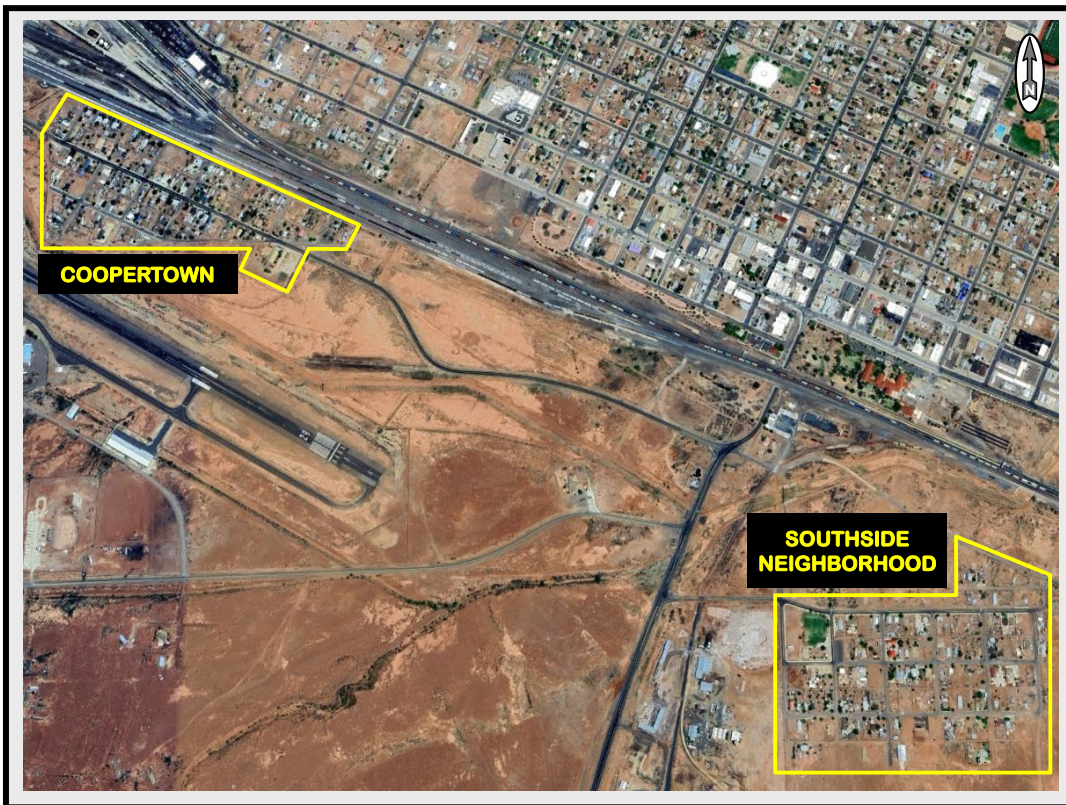


Figure 4: Focused Aerial of Residential Areas near Winslow Commerce and Industrial Park

Existing and Planned Transportation System

Figure 5 provides the existing interstate and state highways that serve Winslow, Arizona and the property proposed for the Winslow Commerce and Industrial Park Planned Area Development. This figure also reveals that the portion of the Winslow Commerce and Industrial Park that is nearest the Coopertown and Southside residential communities, is the business park. The business park will consist of offices, retail, and restaurants – which generate minimal truck traffic.

Figure 5 also conceptually indicates the Lindbergh Bypass which is planned by the City of Winslow for construction in the next five to ten years. The Lindbergh Bypass will connect US-40, SR-87, and SR-99; and will serve the Winslow Commerce and Industrial Park. The Lindbergh Bypass will be the primary access for the Winslow Commerce and Industrial Park.

One of the most beneficial aspects of the planned Lindbergh Parkway is that it will further separate the Coopertown and Southside residential neighborhoods from the Winslow Commerce and Industrial Park truck traffic. As indicated in **Figure 5**, the industrial park portion of the Winslow Commerce and Industrial Park is south of both the Coopertown and Southside residential communities. The industrial park truck traffic will travel further south to use the Lindbergh Bypass, then either travel west and north to eventually connect with I-40, or travel east to connect with SR-87 or SR-99 to travel south. With either route, the truck traffic remains far from both the Coopertown and Southside residential neighborhoods.

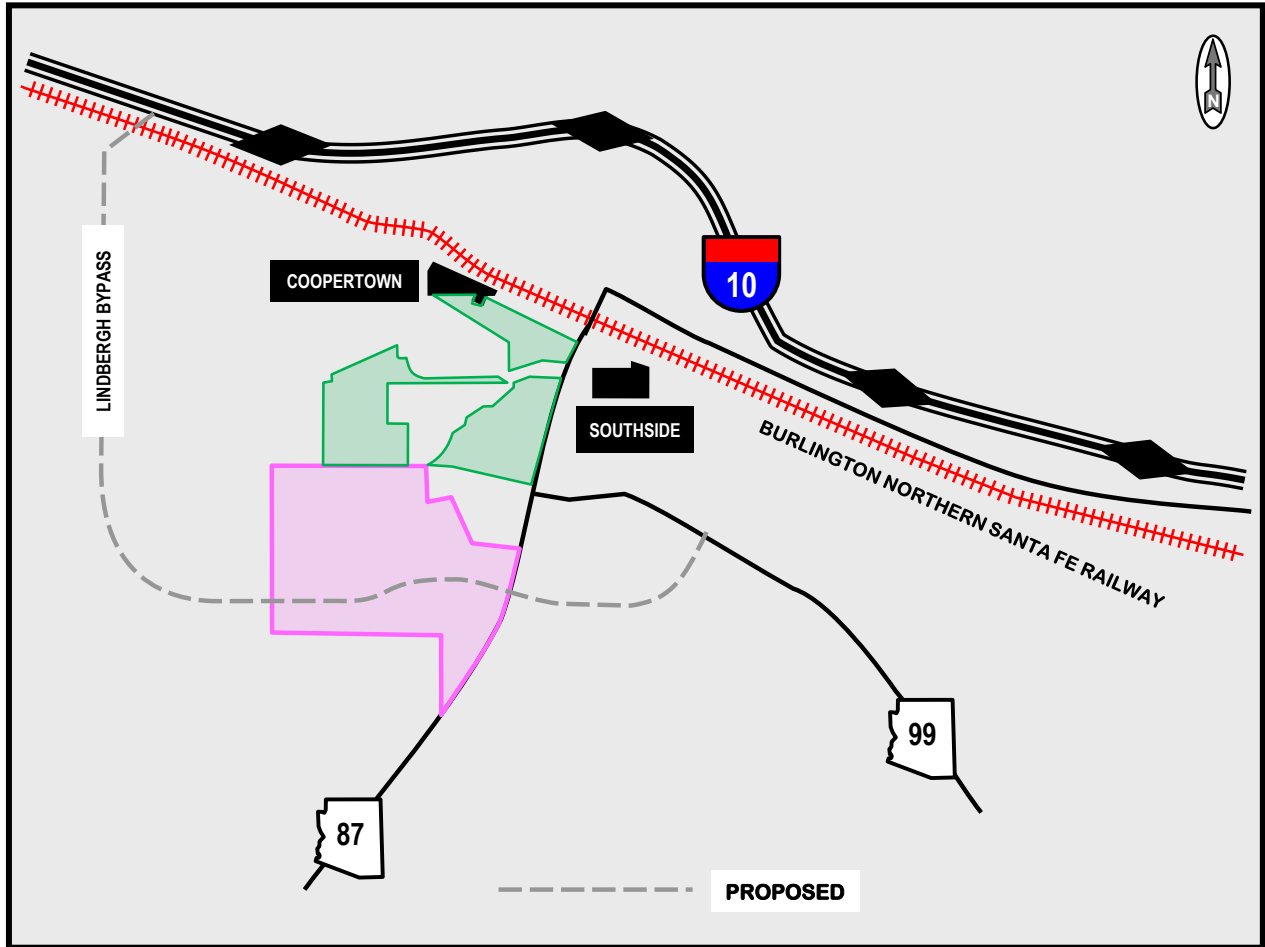


Figure 5: Atlas Global Development Generalized Circulation Plan

The Lindbergh Bypass connection to I-40 is critical and is indicated in the aerial photograph of **Figure 6** and the street schematic of **Figure 7**.

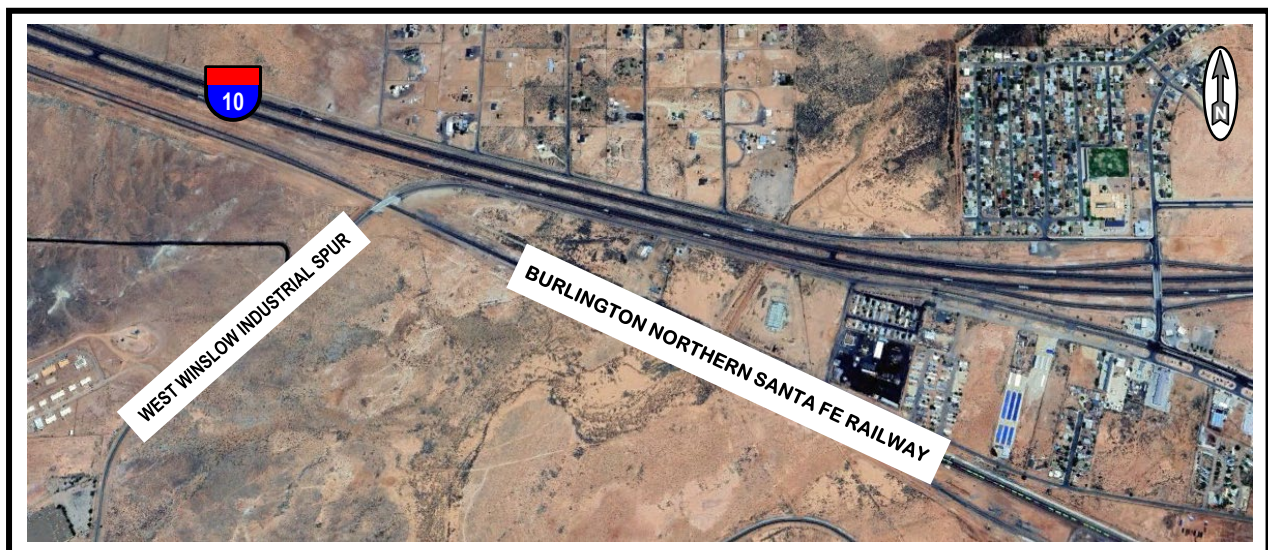


Figure 6: Aerial Photograph of Existing Connection to I-40

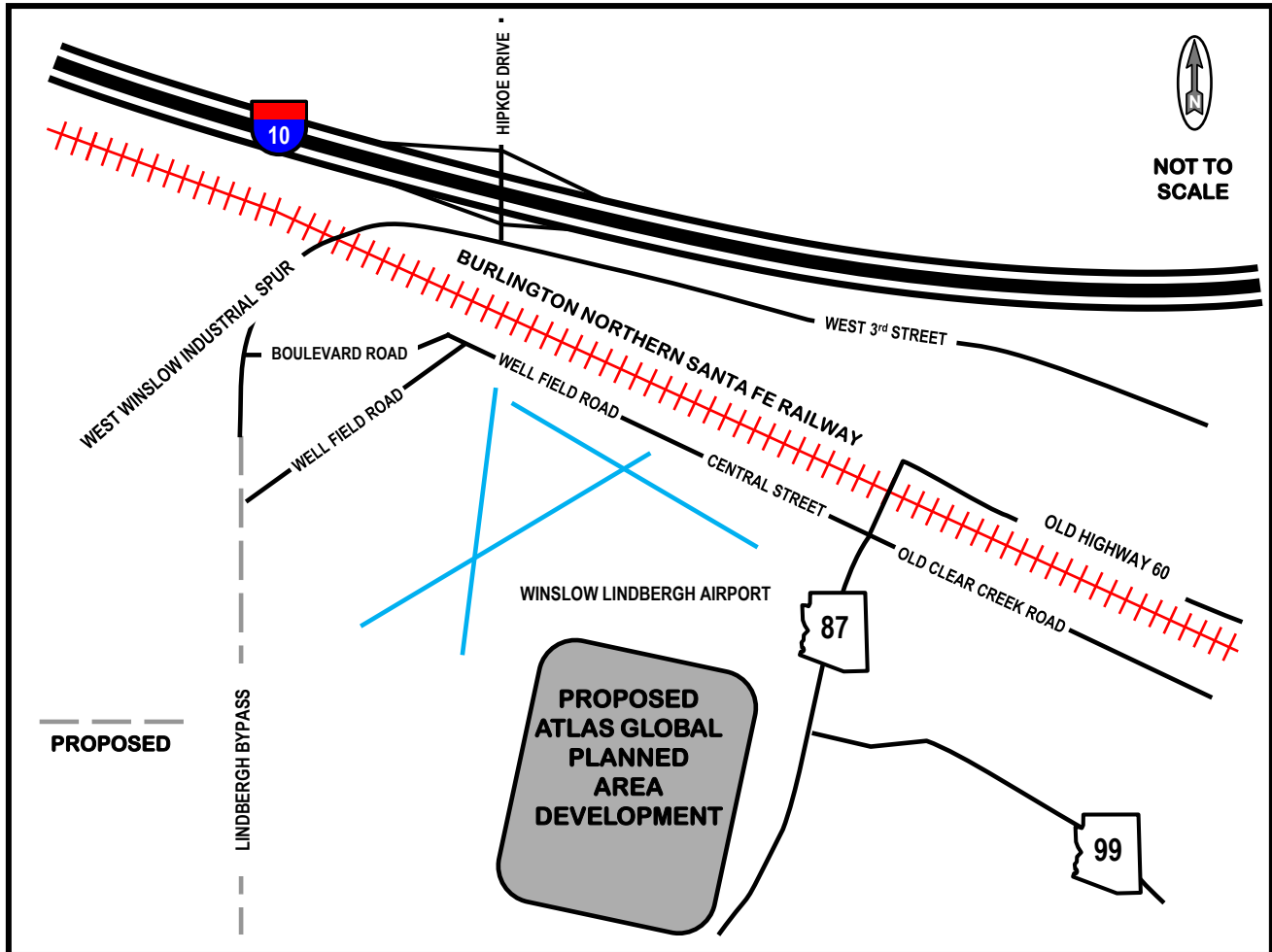


Figure 7: Street Schematic of Existing Connection to I-40

As indicated in both **Figure 6** and **Figure 7**, the existing West Winslow Industrial Spur is beneath the Burlington Northern Santa Fe Railway tracks, then becomes West 3rd Street which connects to Hipkoe Drive which has an interchange with I-40. The West Winslow Industrial Spur undercrossing is sufficiently tall to allow truck traffic. State Route 87 also has an undercrossing of the Burlington Northern Santa Fe Railway tracks. However, this undercrossing is of insufficient height to accommodate truck traffic. This is very beneficial as it prevents Winslow Commerce and Industrial Park truck traffic from traveling close to the Coopertown and Southside residential neighborhoods.

Trip Generation

The estimated trip generation for the Winslow Commerce and Industrial Park property was determined through the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*, published in 2020. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2020, that can be utilized to estimate trips from proposed developments. The traffic data are provided for 179 land use categories separated into 10 major land use categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. Data are typically provided for five (5) weekday time periods and four (4) weekend time periods.

The Winslow Commerce and Industrial Park Planned Area Development industrial park portion will consist of several different property uses with category and code: Manufacturing (140), Light Industrial (110), Industrial Park (130); Data Center (160), and High-Cube Transload and Short-Term Storage Warehouse (154). The category and code for the commerce park portion is Business Park (770).

The industrial park primary land uses will be manufacturing, light industrial, and industrial park. These various land uses include employees assembling products composed of material and parts transported from the west coast ports with finished products transported to population centers such as Phoenix, Tucson, Las Vegas, and Albuquerque.

High-Cube Transload and Short-Term Storage Warehouse consists of finished products transported from the west coast ports in very large containers that will be separated into smaller crates and boxes then transported to population centers such as Phoenix, Tucson, Las Vegas, and Albuquerque.

The commerce park portion will consist of conventional offices, retail, and restaurants to serve the employees of the Industrial Park and residents of Winslow, Navajo and Coconino counties.

Table 1 summarizes the portion of the proposed development in each land use category and the corresponding trip generation ranges for the Winslow Commerce and Industrial Park initial generalized concept.

Table 1: Estimated Trip Generation Planned Area Development

| DEVELOPMENT UNIT | TOTAL ACRES | PARTIAL | | DAILY TRAFFIC VOLUME | | REQUIRED LANES | |
|----------------------|-------------|---------|----------|----------------------|---------|----------------|----------|
| | | PORTION | ACRES | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM |
| INDUSTRIAL PARK | 926.00 | | | | | | |
| MANUFACTURING | | 35% | 324.00 | 11,000 | 21,500 | | |
| LIGHT INDUSTRIAL | | 12% | 111.00 | 3,500 | 7,500 | | |
| INDUSTRIAL PARK | | 20% | 185.00 | 4,000 | 5,500 | | |
| DATA CENTER | | 25% | 232.00 | 2,000 | 4,000 | | |
| SHORT-TERM WAREHOUSE | | 8% | 74.00 | 1,000 | 4,500 | | |
| TOTAL | | 100% | 926.00 | 21,500 | 43,000 | | |
| BUSINESS PARK | 458.00 | | 458.00 | 10,500 | 18,000 | | |
| TOTAL | 1,384.00 | | 1,384.00 | 32,000 | 61,000 | 4 | 8 |

The **Attachment** to this memorandum provides the trip generation calculations. These calculations are preliminary to provide a conceptual understanding of the estimated future trip generation of the Winslow Commerce and Industrial Park Planned Area Development. As the proposed development is separated into parcels with specific buildings and specific property uses, in the next ten to fifteen years, detailed traffic impact analyses will be prepared.

Of critical importance is that much of the transportation will be on the Burlington Northern Santa Fe Railway and therefore, will not add truck traffic to the existing and planned street system. Future detailed traffic impact analyses will determine the portion of the traffic by rail and by truck.

Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com, if you have any questions or would like to discuss this traffic statement memorandum.

Attachment: Trip Generation

Attachment

Trip Generation



| PROJECT | | ATLAS GLOBAL WINSLOW | | | | |
|---|----------------------|--------------------------------|----------|--------------|--------------|---------------|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MINIMUM | | | | |
| ITE LAND USE CATEGORY AND CODE | | MANUFACTURING - 140 | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | |
| SIZE | | 2,823 | | | | |
| WEEKDAY DAILY | | | ENTERING | EXITING | TOTAL | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 53 | 1 | 208 | 2,022 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.83 | | 1,172 | 1,171 | 2,343 |
| AVERAGE RATE | | 4.75 | | 6,704 | 6,704 | 13,408 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 49.50 | | 69,862 | 69,861 | 139,723 |
| STANDARD DEVIATION | | 3.20 | | | | |
| EQUATION: T = 3.77(X) + 201.98 | | R ² = 0.68 | | 5,422 | 5,422 | 10,844 |
| LARGEST OF AVERAGE OR EQUATION | | | | 6,704 | 6,704 | 13,408 |
| AM PEAK HOUR ADJACENT STREET | | | | 76% | 24% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 48 | 1 | 138 | 1,065 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.01 | | 21 | 7 | 28 |
| AVERAGE RATE | | 0.68 | | 1,458 | 461 | 1,919 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 11.93 | | 25,593 | 8,082 | 33,675 |
| STANDARD DEVIATION | | 1.03 | | | | |
| EQUATION: T = 0.61(X) + 9.54 | | R ² = 0.62 | | 1,316 | 415 | 1,731 |
| LARGEST OF AVERAGE OR EQUATION | | | | 1,458 | 461 | 1,919 |
| AM PEAK HOUR GENERATOR | | | | 73% | 27% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 62 | 1 | 178 | 2,022 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.17 | | 350 | 130 | 480 |
| AVERAGE RATE | | 0.80 | | 1,648 | 610 | 2,258 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 11.93 | | 24,583 | 9,092 | 33,675 |
| STANDARD DEVIATION | | 0.87 | | | | |
| EQUATION: T = 0.65(X) + 27.27 | | R ² = 0.79 | | 1,359 | 503 | 1,862 |
| LARGEST OF AVERAGE OR EQUATION | | | | 1,648 | 610 | 2,258 |
| PM PEAK HOUR ADJACENT STREET | | | | 31% | 69% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 55 | 1 | 142 | 1,100 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.07 | | 61 | 137 | 198 |
| AVERAGE RATE | | 0.74 | | 648 | 1,441 | 2,089 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 11.37 | | 9,949 | 22,145 | 32,094 |
| STANDARD DEVIATION | | 0.93 | | | | |
| EQUATION: T = 0.87(X) - 17.50 | | R ² = 0.64 | | 756 | 1,682 | 2,438 |
| LARGEST OF AVERAGE OR EQUATION | | | | 756 | 1,682 | 2,438 |
| PM PEAK HOUR GENERATOR | | | | 42% | 58% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 62 | 1 | 180 | 2,022 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.15 | | 178 | 245 | 423 |
| AVERAGE RATE | | 0.80 | | 948 | 1,310 | 2,258 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 11.37 | | 13,479 | 18,615 | 32,094 |
| STANDARD DEVIATION | | 0.82 | | | | |
| EQUATION: T = 0.69(X) + 20.74 | | R ² = 0.76 | | 827 | 1,141 | 1,968 |
| LARGEST OF AVERAGE OR EQUATION | | | | 948 | 1,310 | 2,258 |

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| PROJECT | | | | | ATLAS GLOBAL WINSLOW | | | | |
|---|--|--|--|--|--------------------------------|-----|---------|-------|--------|
| PARCEL | | | | | PAD DEVELOPMENT UNIT 1 MINIMUM | | | | |
| ITE LAND USE CATEGORY AND CODE | | | | | MANUFACTURING - 140 | | | | |
| INDEPENDENT VARIABLE | | | | | THOUSAND SQUARE FEET | | | | |
| SIZE | | | | | 2,823 | | | | |
| SATURDAY DAILY | | | | | ENTERING | | EXITING | SUM | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 50% | | 50% | | |
| MINIMUM RATE | | | | | 5 | 106 | 385 | 611 | |
| AVERAGE RATE | | | | | 0.70 | | 988 | 988 | 1,976 |
| MAXIMUM RATE | | | | | 1.49 | | 2,103 | 2,103 | 4,206 |
| STANDARD DEVIATION | | | | | 6.42 | | 9,061 | 9,061 | 18,122 |
| EQUATION: NOT PROVIDED | | | | | 1.41 | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | NA | | NA | NA | NA |
| PEAK HOUR GENERATOR | | | | | 2,103 | | 2,103 | 4,206 | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 52% | | 48% | | |
| MINIMUM RATE | | | | | 5 | 106 | 385 | 611 | |
| AVERAGE RATE | | | | | 0.08 | | 118 | 108 | 226 |
| MAXIMUM RATE | | | | | 0.18 | | 264 | 244 | 508 |
| STANDARD DEVIATION | | | | | 0.94 | | 1,380 | 1,273 | 2,653 |
| EQUATION: NOT PROVIDED | | | | | 0.22 | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | NA | | NA | NA | NA |
| SUNDAY DAILY | | | | | 50% | | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 50% | | 50% | | |
| MINIMUM RATE | | | | | 5 | 106 | 385 | 611 | |
| AVERAGE RATE | | | | | 0.52 | | 734 | 734 | 1,468 |
| MAXIMUM RATE | | | | | 0.99 | | 1,397 | 1,397 | 2,794 |
| STANDARD DEVIATION | | | | | 5.09 | | 7,184 | 7,183 | 14,367 |
| EQUATION: NOT PROVIDED | | | | | 1.14 | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | NA | | NA | NA | NA |
| PEAK HOUR GENERATOR | | | | | 1,397 | | 1,397 | 2,794 | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 50% | | 50% | | |
| MINIMUM RATE | | | | | 5 | 106 | 385 | 611 | |
| AVERAGE RATE | | | | | 0.07 | | 99 | 99 | 198 |
| MAXIMUM RATE | | | | | 0.15 | | 212 | 211 | 423 |
| STANDARD DEVIATION | | | | | 0.75 | | 1,059 | 1,058 | 2,117 |
| EQUATION: NOT PROVIDED | | | | | 0.17 | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | NA | | NA | NA | NA |
| PEAK HOUR GENERATOR | | | | | 212 | | 211 | 423 | |

Checked by: PEB 4/11/2024



| PROJECT | | ATLAS GLOBAL WINSLOW | | | | |
|---|----------------------|--------------------------------|----------|---------------|---------------|---------------|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MAXIMUM | | | | |
| ITE LAND USE CATEGORY AND CODE | | MANUFACTURING - 140 | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | |
| SIZE | | 5,645 | | | | |
| WEEKDAY DAILY | | | ENTERING | EXITING | TOTAL | |
| | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 53 | 1 | 208 | 2,022 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.83 | | 2,343 | 2,343 | 4,686 |
| AVERAGE RATE | | 4.75 | | 13,408 | 13,408 | 26,816 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 49.50 | | 139,723 | 139,723 | 279,446 |
| STANDARD DEVIATION | | 3.20 | | | | |
| EQUATION: T = 3.77(X) + 201.98 | | R ² = 0.68 | | 10,743 | 10,742 | 21,485 |
| LARGEST OF AVERAGE OR EQUATION | | | | 13,408 | 13,408 | 26,816 |
| AM PEAK HOUR ADJACENT STREET | | | | 76% | 24% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 48 | 1 | 138 | 1,065 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.01 | | 43 | 13 | 56 |
| AVERAGE RATE | | 0.68 | | 2,918 | 921 | 3,839 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 11.93 | | 51,185 | 16,164 | 67,349 |
| STANDARD DEVIATION | | 1.03 | | | | |
| EQUATION: T = 0.61(X) + 9.54 | | R ² = 0.62 | | 2,624 | 829 | 3,453 |
| LARGEST OF AVERAGE OR EQUATION | | | | 2,918 | 921 | 3,839 |
| AM PEAK HOUR GENERATOR | | | | 73% | 27% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 62 | 1 | 178 | 2,022 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.17 | | 701 | 259 | 960 |
| AVERAGE RATE | | 0.80 | | 3,297 | 1,219 | 4,516 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 11.93 | | 49,165 | 18,184 | 67,349 |
| STANDARD DEVIATION | | 0.87 | | | | |
| EQUATION: T = 0.65(X) + 27.27 | | R ² = 0.79 | | 2,699 | 998 | 3,697 |
| LARGEST OF AVERAGE OR EQUATION | | | | 3,297 | 1,219 | 4,516 |
| PM PEAK HOUR ADJACENT STREET | | | | 31% | 69% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 55 | 1 | 142 | 1,100 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.07 | | 122 | 273 | 395 |
| AVERAGE RATE | | 0.74 | | 1,295 | 2,883 | 4,178 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 11.37 | | 19,898 | 44,290 | 64,188 |
| STANDARD DEVIATION | | 0.93 | | | | |
| EQUATION: T = 0.87(X) - 17.50 | | R ² = 0.64 | | 1,517 | 3,377 | 4,894 |
| LARGEST OF AVERAGE OR EQUATION | | | | 1,517 | 3,377 | 4,894 |
| PM PEAK HOUR GENERATOR | | | | 42% | 58% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 62 | 1 | 180 | 2,022 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.15 | | 356 | 491 | 847 |
| AVERAGE RATE | | 0.80 | | 1,897 | 2,619 | 4,516 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 11.37 | | 26,959 | 37,229 | 64,188 |
| STANDARD DEVIATION | | 0.82 | | | | |
| EQUATION: T = 0.69(X) + 20.74 | | R ² = 0.76 | | 1,645 | 2,271 | 3,916 |
| LARGEST OF AVERAGE OR EQUATION | | | | 1,897 | 2,619 | 4,516 |

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| PROJECT | | ATLAS GLOBAL WINSLOW | | | | | | | |
|---|----------------------|--------------------------------|-----|----------|--------------|--------------|--------------|-----|--|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MAXIMUM | | | | | | | |
| ITE LAND USE CATEGORY AND CODE | | MANUFACTURING - 140 | | | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | | | | |
| SIZE | | 5,645 | | | | | | | |
| | | | | ENTERING | | EXITING | | SUM | |
| SATURDAY DAILY | | | | 50% | | 50% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 5 | 106 | 385 | 611 | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.70 | | | 1,976 | 1,976 | 3,952 | | |
| AVERAGE RATE | | 1.49 | | | 4,206 | 4,206 | 8,412 | | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 6.42 | | | 18,122 | 18,121 | 36,243 | | |
| STANDARD DEVIATION | | 1.41 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 4,206 | 4,206 | 8,412 | | |
| PEAK HOUR GENERATOR | | | | 52% | | 48% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 5 | 106 | 385 | 611 | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.08 | | | 235 | 217 | 452 | | |
| AVERAGE RATE | | 0.18 | | | 528 | 488 | 1,016 | | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.94 | | | 2,760 | 2,547 | 5,307 | | |
| STANDARD DEVIATION | | 0.22 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 528 | 488 | 1,016 | | |
| SUNDAY DAILY | | | | 50% | | 50% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 5 | 106 | 385 | 611 | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.52 | | | 1,468 | 1,468 | 2,936 | | |
| AVERAGE RATE | | 0.99 | | | 2,795 | 2,794 | 5,589 | | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 5.09 | | | 14,368 | 14,367 | 28,735 | | |
| STANDARD DEVIATION | | 1.14 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 2,795 | 2,794 | 5,589 | | |
| PEAK HOUR GENERATOR | | | | 50% | | 50% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 5 | 106 | 385 | 611 | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.07 | | | 198 | 197 | 395 | | |
| AVERAGE RATE | | 0.15 | | | 424 | 423 | 847 | | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.75 | | | 2,117 | 2,117 | 4,234 | | |
| STANDARD DEVIATION | | 0.17 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 424 | 423 | 847 | | |

Checked by: PEB 4/11/2024



| PROJECT | | ATLAS GLOBAL WINSLOW | | | |
|---|----------------------|--------------------------------|---------|--------------|--------------|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MINIMUM | | | |
| ITE LAND USE CATEGORY AND CODE | | GENERAL LIGHT INDUSTRIAL - 110 | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | |
| SIZE | | 967 | | | |
| | | ENTERING | EXITING | TOTAL | |
| WEEKDAY DAILY | | | 50% | 50% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 37 | 1 | 45 | 328 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.34 | | 165 | 164 |
| AVERAGE RATE | | 4.87 | | 2,355 | 2,354 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 43.86 | | 21,207 | 21,207 |
| STANDARD DEVIATION | | 4.08 | | | |
| EQUATION: $T = 3.76 * (X) + 50.47$ | | R ² = 0.61 | | 1,844 | 1,843 |
| LARGEST OF AVERAGE OR EQUATION | | | | 2,355 | 2,354 |
| AM PEAK HOUR ADJACENT STREET | | | | 88% | 12% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 41 | 1 | 65 | 328 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.02 | | 17 | 2 |
| AVERAGE RATE | | 0.74 | | 630 | 86 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 4.46 | | 3,795 | 518 |
| STANDARD DEVIATION | | 0.61 | | | |
| EQUATION: $(T) = 0.68 * (X) + 3.81$ | | R ² = 0.66 | | 582 | 79 |
| LARGEST OF AVERAGE OR EQUATION | | | | 630 | 86 |
| AM PEAK HOUR GENERATOR | | | | 87% | 13% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 40 | 1 | 56 | 328 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.09 | | 76 | 11 |
| AVERAGE RATE | | 0.91 | | 766 | 114 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 11.40 | | 9,591 | 1,433 |
| STANDARD DEVIATION | | 0.78 | | | |
| EQUATION: $T = 0.71 * (X) + 10.88$ | | R ² = 0.62 | | 606 | 91 |
| LARGEST OF AVERAGE OR EQUATION | | | | 766 | 114 |
| PM PEAK HOUR ADJACENT STREET | | | | 14% | 86% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 40 | 1 | 58 | 328 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.07 | | 10 | 58 |
| AVERAGE RATE | | 0.65 | | 88 | 541 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 7.02 | | 950 | 5,839 |
| STANDARD DEVIATION | | 0.56 | | | |
| EQUATION: $LN(T) = 0.72 * LN(X) + 0.38$ | | R ² = 0.55 | | 29 | 177 |
| LARGEST OF AVERAGE OR EQUATION | | | | 88 | 541 |
| PM PEAK HOUR GENERATOR | | | | 18% | 82% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 41 | 1 | 68 | 328 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.09 | | 16 | 71 |
| AVERAGE RATE | | 0.80 | | 139 | 635 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 8.77 | | 1,527 | 6,954 |
| STANDARD DEVIATION | | 0.61 | | | |
| EQUATION: $T = 0.63 * (X) + 10.15$ | | R ² = 0.65 | | 111 | 508 |
| LARGEST OF AVERAGE OR EQUATION | | | | 139 | 635 |

Checked by: PEB 4/11/2024



| PROJECT | | | | | ATLAS GLOBAL WINSLOW | | | | |
|---|--|--|--|--|--------------------------------|---------|--------------|--------------|--------------|
| PARCEL | | | | | PAD DEVELOPMENT UNIT 1 MINIMUM | | | | |
| ITE LAND USE CATEGORY AND CODE | | | | | GENERAL LIGHT INDUSTRIAL - 110 | | | | |
| INDEPENDENT VARIABLE | | | | | THOUSAND SQUARE FEET | | | | |
| SIZE | | | | | 2,823 | | | | |
| | | | | | ENTERING | EXITING | SUM | | |
| SATURDAY DAILY | | | | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 1 | 58 | 58 | 58 | |
| MINIMUM RATE | | | | | 0.69 | | 334 | 333 | 667 |
| AVERAGE RATE | | | | | 0.69 | | 334 | 333 | 667 |
| MAXIMUM RATE | | | | | 0.69 | | 334 | 333 | 667 |
| STANDARD DEVIATION | | | | | NA | | | | |
| EQUATION: NOT PROVIDED | | | | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 334 | 333 | 667 |
| PEAK HOUR GENERATOR | | | | | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | | | | | |
| MINIMUM RATE | | | | | NA | | NA | NA | NA |
| AVERAGE RATE | | | | | NA | | NA | NA | NA |
| MAXIMUM RATE | | | | | NA | | NA | NA | NA |
| STANDARD DEVIATION | | | | | NA | | | | |
| EQUATION: NOT PROVIDED | | | | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | NA | NA | NA |
| SUNDAY DAILY | | | | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 1 | 58 | 58 | 58 | |
| MINIMUM RATE | | | | | 5.00 | | 2,418 | 2,417 | 4,835 |
| AVERAGE RATE | | | | | 5.00 | | 2,418 | 2,417 | 4,835 |
| MAXIMUM RATE | | | | | 5.00 | | 2,418 | 2,417 | 4,835 |
| STANDARD DEVIATION | | | | | NA | | | | |
| EQUATION: NOT PROVIDED | | | | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 2,418 | 2,417 | 4,835 |
| PEAK HOUR GENERATOR | | | | | | | 48% | 52% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 1 | 58 | 58 | 58 | |
| MINIMUM RATE | | | | | 0.69 | | 320 | 347 | 667 |
| AVERAGE RATE | | | | | 0.69 | | 320 | 347 | 667 |
| MAXIMUM RATE | | | | | 0.69 | | 320 | 347 | 667 |
| STANDARD DEVIATION | | | | | NA | | | | |
| EQUATION: NOT PROVIDED | | | | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 320 | 347 | 667 |

Checked by: PEB 4/11/2024



| PROJECT | | ATLAS GLOBAL WINSLOW | | | |
|---|----------------------|--------------------------------|---------|--------------|--------------|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MAXIMUM | | | |
| ITE LAND USE CATEGORY AND CODE | | GENERAL LIGHT INDUSTRIAL - 110 | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | |
| SIZE | | 1,934 | | | |
| | | ENTERING | EXITING | TOTAL | |
| WEEKDAY DAILY | | | 50% | 50% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 37 | 1 | 45 | 328 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.34 | | 329 | 329 |
| AVERAGE RATE | | 4.87 | | 4,710 | 4,709 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 43.86 | | 42,414 | 42,414 |
| STANDARD DEVIATION | | 4.08 | | | |
| EQUATION: $T = 3.76 * (X) + 50.47$ | | R ² = 0.61 | | 3,662 | 3,661 |
| LARGEST OF AVERAGE OR EQUATION | | | | 4,710 | 4,709 |
| AM PEAK HOUR ADJACENT STREET | | | | 88% | 12% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 41 | 1 | 65 | 328 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.02 | | 34 | 5 |
| AVERAGE RATE | | 0.74 | | 1,259 | 172 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 4.46 | | 7,591 | 1,035 |
| STANDARD DEVIATION | | 0.61 | | | |
| EQUATION: $(T) = 0.68 * (X) + 3.81$ | | R ² = 0.66 | | 1,161 | 158 |
| LARGEST OF AVERAGE OR EQUATION | | | | 1,259 | 172 |
| AM PEAK HOUR GENERATOR | | | | 87% | 13% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 40 | 1 | 56 | 328 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.09 | | 151 | 23 |
| AVERAGE RATE | | 0.91 | | 1,531 | 229 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 11.40 | | 19,182 | 2,866 |
| STANDARD DEVIATION | | 0.78 | | | |
| EQUATION: $T = 0.71 * (X) + 10.88$ | | R ² = 0.62 | | 1,204 | 180 |
| LARGEST OF AVERAGE OR EQUATION | | | | 1,531 | 229 |
| PM PEAK HOUR ADJACENT STREET | | | | 14% | 86% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 40 | 1 | 58 | 328 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.07 | | 19 | 116 |
| AVERAGE RATE | | 0.65 | | 176 | 1,081 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 7.02 | | 1,901 | 11,676 |
| STANDARD DEVIATION | | 0.56 | | | |
| EQUATION: $LN(T) = 0.72 * LN(X) + 0.38$ | | R ² = 0.55 | | 48 | 292 |
| LARGEST OF AVERAGE OR EQUATION | | | | 176 | 1,081 |
| PM PEAK HOUR GENERATOR | | | | 18% | 82% |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 41 | 1 | 68 | 328 |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.09 | | 31 | 143 |
| AVERAGE RATE | | 0.80 | | 278 | 1,269 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 8.77 | | 3,053 | 13,909 |
| STANDARD DEVIATION | | 0.61 | | | |
| EQUATION: $T = 0.63 * (X) + 10.15$ | | R ² = 0.65 | | 221 | 1,008 |
| LARGEST OF AVERAGE OR EQUATION | | | | 278 | 1,269 |

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| PROJECT | ATLAS GLOBAL WINSLOW | | | | | | |
|---|--------------------------------|----|----|----|--------------|--------------|--------------|
| PARCEL | PAD DEVELOPMENT UNIT 1 MAXIMUM | | | | | | |
| ITE LAND USE CATEGORY AND CODE | GENERAL LIGHT INDUSTRIAL - 110 | | | | | | |
| INDEPENDENT VARIABLE | THOUSAND SQUARE FEET | | | | | | |
| SIZE | 1,934 | | | | | | |
| | | | | | ENTERING | EXITING | SUM |
| SATURDAY DAILY | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | 1 | 58 | 58 | 58 | 50% | 50% | |
| MINIMUM RATE | 0.69 | | | | 668 | 667 | 1,335 |
| AVERAGE RATE | 0.69 | | | | 668 | 667 | 1,335 |
| MAXIMUM RATE | 0.69 | | | | 668 | 667 | 1,335 |
| STANDARD DEVIATION | NA | | | | | | |
| EQUATION: NOT PROVIDED | NA | | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | 668 | 667 | 1,335 |
| PEAK HOUR GENERATOR | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | NA | NA | |
| MINIMUM RATE | NA | | | | NA | NA | NA |
| AVERAGE RATE | NA | | | | NA | NA | NA |
| MAXIMUM RATE | NA | | | | NA | NA | NA |
| STANDARD DEVIATION | NA | | | | | | |
| EQUATION: NOT PROVIDED | NA | | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | NA | NA | NA |
| SUNDAY DAILY | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | 1 | 58 | 58 | 58 | 50% | 50% | |
| MINIMUM RATE | 5.00 | | | | 4,835 | 4,835 | 9,670 |
| AVERAGE RATE | 5.00 | | | | 4,835 | 4,835 | 9,670 |
| MAXIMUM RATE | 5.00 | | | | 4,835 | 4,835 | 9,670 |
| STANDARD DEVIATION | NA | | | | | | |
| EQUATION: NOT PROVIDED | NA | | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | 4,835 | 4,835 | 9,670 |
| PEAK HOUR GENERATOR | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | 1 | 58 | 58 | 58 | 48% | 52% | |
| MINIMUM RATE | 0.69 | | | | 641 | 694 | 1,335 |
| AVERAGE RATE | 0.69 | | | | 641 | 694 | 1,335 |
| MAXIMUM RATE | 0.69 | | | | 641 | 694 | 1,335 |
| STANDARD DEVIATION | NA | | | | | | |
| EQUATION: NOT PROVIDED | NA | | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | 641 | 694 | 1,335 |

Checked by: PEB 4/11/2024



| PROJECT | | ATLAS GLOBAL WINSLOW | | | | | |
|---|----------------------|--------------------------------|----|--------------|--------------|--------------|--|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MINIMUM | | | | | |
| ITE LAND USE CATEGORY AND CODE | | INDUSTRIAL PARK - 130 | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | | |
| SIZE | | 1,612 | | | | | |
| | | | | ENTERING | EXITING | TOTAL | |
| WEEKDAY DAILY | | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 27 | 55 | 762 | 2,437 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 1.41 | | 1,137 | 1,136 | 2,273 | |
| AVERAGE RATE | | 3.37 | | 2,716 | 2,715 | 5,431 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 14.98 | | 12,072 | 12,072 | 24,144 | |
| STANDARD DEVIATION | | 2.60 | | | | | |
| EQUATION: $LN(T) = 0.52 * LN(X) + 4.45$ | | $R^2 = 0.58$ | | 1,993 | 1,992 | 3,985 | |
| LARGEST OF AVERAGE OR EQUATION | | | | 2,716 | 2,715 | 5,431 | |
| AM PEAK HOUR ADJACENT STREET | | | | 81% | 19% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 34 | 55 | 956 | 6,763 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.06 | | 79 | 18 | 97 | |
| AVERAGE RATE | | 0.34 | | 444 | 104 | 548 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.13 | | 2,781 | 652 | 3,433 | |
| STANDARD DEVIATION | | 0.33 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 444 | 104 | 548 | |
| AM PEAK HOUR GENERATOR | | | | 87% | 13% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 30 | 55 | 757 | 2,437 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.11 | | 154 | 23 | 177 | |
| AVERAGE RATE | | 0.41 | | 575 | 86 | 661 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.13 | | 2,987 | 446 | 3,433 | |
| STANDARD DEVIATION | | 0.37 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 575 | 86 | 661 | |
| PM PEAK HOUR ADJACENT STREET | | | | 22% | 78% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 35 | 53 | 899 | 6,763 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.09 | | 32 | 113 | 145 | |
| AVERAGE RATE | | 0.34 | | 121 | 427 | 548 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.85 | | 1,010 | 3,583 | 4,593 | |
| STANDARD DEVIATION | | 0.36 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 121 | 427 | 548 | |
| PM PEAK HOUR GENERATOR | | | | 21% | 79% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 30 | 55 | 757 | 2,437 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.11 | | 37 | 140 | 177 | |
| AVERAGE RATE | | 0.41 | | 139 | 522 | 661 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.95 | | 999 | 3,756 | 4,755 | |
| STANDARD DEVIATION | | 0.41 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 139 | 522 | 661 | |

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| PROJECT | | | | | ATLAS GLOBAL WINSLOW | | | | |
|---|--|--|--|--|--------------------------------|-----|--------------|--------------|--------------|
| PARCEL | | | | | PAD DEVELOPMENT UNIT 1 MINIMUM | | | | |
| ITE LAND USE CATEGORY AND CODE | | | | | INDUSTRIAL PARK - 130 | | | | |
| INDEPENDENT VARIABLE | | | | | THOUSAND SQUARE FEET | | | | |
| SIZE | | | | | 1,612 | | | | |
| SATURDAY DAILY | | | | | ENTERING | | EXITING | | SUM |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 50% | | 50% | | |
| MINIMUM RATE | | | | | 5 | 136 | 329 | 511 | |
| LOW RATES ACCEPTABLE | | | | | 0.51 | | 411 | 411 | 822 |
| AVERAGE RATE | | | | | 2.54 | | 2,047 | 2,047 | 4,094 |
| MAXIMUM RATE | | | | | 6.55 | | 5,279 | 5,278 | 10,557 |
| HIGH RATES ACCEPTABLE | | | | | 2.23 | | | | |
| STANDARD DEVIATION | | | | | NA | | NA | NA | NA |
| EQUATION: NOT PROVIDED | | | | | | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 2,047 | 2,047 | 4,094 |
| PEAK HOUR GENERATOR | | | | | 32% | | 68% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 2 | 291 | 321 | 350 | |
| MINIMUM RATE | | | | | 0.31 | | 160 | 340 | 500 |
| AVERAGE RATE | | | | | 0.44 | | 227 | 482 | 709 |
| MAXIMUM RATE | | | | | 0.60 | | 309 | 658 | 967 |
| STANDARD DEVIATION | | | | | NA | | | | |
| EQUATION: NOT PROVIDED | | | | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 227 | 482 | 709 |
| SUNDAY DAILY | | | | | 50% | | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 5 | 136 | 329 | 511 | |
| MINIMUM RATE | | | | | 0.37 | | 298 | 298 | 596 |
| LOW RATES ACCEPTABLE | | | | | 1.24 | | 1,000 | 999 | 1,999 |
| AVERAGE RATE | | | | | 2.49 | | 2,007 | 2,006 | 4,013 |
| MAXIMUM RATE | | | | | 0.90 | | | | |
| HIGH RATES ACCEPTABLE | | | | | NA | | NA | NA | NA |
| STANDARD DEVIATION | | | | | NA | | NA | NA | NA |
| EQUATION: NOT PROVIDED | | | | | | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 1,000 | 999 | 1,999 |
| PEAK HOUR GENERATOR | | | | | 46% | | 54% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 2 | 291 | 321 | 350 | |
| MINIMUM RATE | | | | | 0.06 | | 45 | 52 | 97 |
| AVERAGE RATE | | | | | 0.16 | | 119 | 139 | 258 |
| MAXIMUM RATE | | | | | 0.28 | | 207 | 244 | 451 |
| STANDARD DEVIATION | | | | | NA | | | | |
| EQUATION: NOT PROVIDED | | | | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | 119 | 139 | 258 |

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| PROJECT | | ATLAS GLOBAL WINSLOW | | | | | |
|---|----------------------|--------------------------------|--|--------------|--------------|---------------|-------|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MAXIMUM | | | | | |
| ITE LAND USE CATEGORY AND CODE | | INDUSTRIAL PARK - 130 | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | | |
| SIZE | | 3,223 | | | | | |
| WEEKDAY DAILY | | | | ENTERING | | EXITING | TOTAL |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 27 55 762 2,437 | | 50% | | 50% | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 1.41 | | 2,273 | 2,272 | 4,545 | |
| AVERAGE RATE | | 3.37 | | 5,432 | 5,431 | 10,863 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 14.98 | | 24,144 | 24,143 | 48,287 | |
| STANDARD DEVIATION | | 2.60 | | | | | |
| EQUATION: LN(T) = 0.52 * LN(X) + 4.45 | | R ² = 0.58 | | 2,857 | 2,857 | 5,714 | |
| LARGEST OF AVERAGE OR EQUATION | | | | 5,432 | 5,431 | 10,863 | |
| AM PEAK HOUR ADJACENT STREET | | | | 81% | | 19% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 34 55 956 6,763 | | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.06 | | 156 | 37 | 193 | |
| AVERAGE RATE | | 0.34 | | 888 | 208 | 1,096 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.13 | | 5,561 | 1,305 | 6,866 | |
| STANDARD DEVIATION | | 0.33 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 888 | 208 | 1,096 | |
| AM PEAK HOUR GENERATOR | | | | 87% | | 13% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 30 55 757 2,437 | | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.11 | | 309 | 46 | 355 | |
| AVERAGE RATE | | 0.41 | | 1,150 | 172 | 1,322 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.13 | | 5,973 | 893 | 6,866 | |
| STANDARD DEVIATION | | 0.37 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 1,150 | 172 | 1,322 | |
| PM PEAK HOUR ADJACENT STREET | | | | 22% | | 78% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 35 53 899 6,763 | | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.09 | | 64 | 226 | 290 | |
| AVERAGE RATE | | 0.34 | | 241 | 855 | 1,096 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.85 | | 2,021 | 7,166 | 9,187 | |
| STANDARD DEVIATION | | 0.36 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 241 | 855 | 1,096 | |
| PM PEAK HOUR GENERATOR | | | | 21% | | 79% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 30 55 757 2,437 | | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.11 | | 75 | 280 | 355 | |
| AVERAGE RATE | | 0.41 | | 278 | 1,044 | 1,322 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.95 | | 1,997 | 7,512 | 9,509 | |
| STANDARD DEVIATION | | 0.41 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 278 | 1,044 | 1,322 | |

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| PROJECT | | ATLAS GLOBAL WINSLOW | | | | | | | |
|---|-----------------------|--------------------------------|-----|----------|--------------|--------------|--------------|-----|--|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MAXIMUM | | | | | | | |
| ITE LAND USE CATEGORY AND CODE | | INDUSTRIAL PARK - 130 | | | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | | | | |
| SIZE | | 3,223 | | | | | | | |
| | | | | ENTERING | | EXITING | | SUM | |
| SATURDAY DAILY | | | | 50% | | 50% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 5 | 136 | 329 | 511 | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.51 | | | 822 | 822 | 1,644 | | |
| AVERAGE RATE | | 2.54 | | | 4,094 | 4,094 | 8,188 | | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 6.55 | | | 10,557 | 10,557 | 21,114 | | |
| STANDARD DEVIATION | | 2.23 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 4,094 | 4,094 | 8,188 | | |
| PEAK HOUR GENERATOR | | | | 32% | | 68% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 2 | 291 | 321 | 350 | | | | |
| MINIMUM RATE | | 0.31 | | | 320 | 679 | 999 | | |
| AVERAGE RATE | | 0.44 | | | 454 | 964 | 1,418 | | |
| MAXIMUM RATE | | 0.60 | | | 619 | 1,315 | 1,934 | | |
| STANDARD DEVIATION | | NA | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 454 | 964 | 1,418 | | |
| SUNDAY DAILY | | | | 50% | | 50% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 5 | 136 | 329 | 511 | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.37 | | | 597 | 596 | 1,193 | | |
| AVERAGE RATE | | 1.24 | | | 1,999 | 1,998 | 3,997 | | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 2.49 | | | 4,013 | 4,013 | 8,026 | | |
| STANDARD DEVIATION | | 0.90 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 1,999 | 1,998 | 3,997 | | |
| PEAK HOUR GENERATOR | | | | 46% | | 54% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 2 | 291 | 321 | 350 | | | | |
| MINIMUM RATE | | 0.06 | | | 89 | 104 | 193 | | |
| AVERAGE RATE | | 0.16 | | | 237 | 279 | 516 | | |
| MAXIMUM RATE | | 0.28 | | | 415 | 488 | 903 | | |
| STANDARD DEVIATION | | NA | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 237 | 279 | 516 | | |

Checked by: PEB 4/11/2024



| PROJECT | | ATLAS GLOBAL WINSLOW | | | | | |
|---|-----------------------|--|-----|------------|------------|------------|--|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MINIMUM | | | | | |
| ITE LAND USE CATEGORY AND CODE | | HIGH-CUBE TRANSLOAD AND SHORT-TERM STORAGE WAREHOUSE - 154 | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | | |
| SIZE | | 645 | | | | | |
| | | | | ENTERING | EXITING | TOTAL | |
| WEEKDAY DAILY | | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 91 | 240 | 798 | 1,820 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.20 | | 65 | 64 | 129 | |
| AVERAGE RATE | | 1.40 | | 452 | 451 | 903 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 4.32 | | 1,393 | 1,392 | 2,785 | |
| STANDARD DEVIATION | | 0.86 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 452 | 451 | 903 | |
| AM PEAK HOUR ADJACENT STREET | | | | 77% | 23% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 102 | 240 | 846 | 2,900 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.01 | | 5 | 1 | 6 | |
| AVERAGE RATE | | 0.08 | | 40 | 12 | 52 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.31 | | 154 | 46 | 200 | |
| STANDARD DEVIATION | | 0.05 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 40 | 12 | 52 | |
| AM PEAK HOUR GENERATOR | | | | 78% | 22% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 31 | 300 | #### | 2,900 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.02 | | 10 | 3 | 13 | |
| AVERAGE RATE | | 0.13 | | 66 | 18 | 84 | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.24 | | 121 | 34 | 155 | |
| STANDARD DEVIATION | | 0.06 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 66 | 18 | 84 | |
| PM PEAK HOUR ADJACENT STREET | | | | 28% | 72% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 103 | 240 | 840 | 2,900 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.00 | | 0 | 0 | 0 | |
| AVERAGE RATE | | 0.10 | | 18 | 46 | 64 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.25 | | 45 | 116 | 161 | |
| STANDARD DEVIATION | | 0.06 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 18 | 46 | 64 | |
| PM PEAK HOUR GENERATOR | | | | 34% | 66% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 34 | 300 | #### | 2,900 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.07 | | 15 | 30 | 45 | |
| AVERAGE RATE | | 0.17 | | 37 | 73 | 110 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.31 | | 68 | 132 | 200 | |
| STANDARD DEVIATION | | 0.06 | | | | | |
| EQUATION: T = 0.15(X) + 20.47 | | NS | | 40 | 77 | 117 | |
| LARGEST OF AVERAGE OR EQUATION | | | | 40 | 77 | 117 | |

Checked by: PEB 4/11/2024



| PROJECT | | ATLAS GLOBAL WINSLOW | | | | | |
|---|-----------------------|--|-----|------------|------------|------------|--|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MINIMUM | | | | | |
| ITE LAND USE CATEGORY AND CODE | | HIGH-CUBE TRANSLOAD AND SHORT-TERM STORAGE WAREHOUSE - 154 | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | | |
| SIZE | | 645 | | | | | |
| | | | | ENTERING | EXITING | SUM | |
| SATURDAY DAILY | | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 10 | 300 | 847 | 1,200 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.04 | | 13 | 13 | 26 | |
| AVERAGE RATE | | 0.94 | | 303 | 303 | 606 | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 1.65 | | 532 | 532 | 1,064 | |
| STANDARD DEVIATION | | 0.65 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 303 | 303 | 606 | |
| PEAK HOUR GENERATOR | | | | 50% | 50% | Saturday | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 9 | 300 | 905 | 1,200 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.01 | | 3 | 3 | 6 | |
| AVERAGE RATE | | 0.12 | | 39 | 38 | 77 | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.23 | | 74 | 74 | 148 | |
| STANDARD DEVIATION | | 0.08 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 39 | 38 | 77 | |
| SUNDAY DAILY | | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 10 | 300 | 847 | 1,200 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.01 | | 3 | 3 | 6 | |
| AVERAGE RATE | | 0.87 | | 281 | 280 | 561 | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 1.49 | | 481 | 480 | 961 | |
| STANDARD DEVIATION | | 0.61 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 281 | 280 | 561 | |
| PEAK HOUR GENERATOR | | | | 50% | 50% | Sunday | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 9 | 300 | 905 | 1,200 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.01 | | 3 | 3 | 6 | |
| AVERAGE RATE | | 0.12 | | 39 | 38 | 77 | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.21 | | 68 | 67 | 135 | |
| STANDARD DEVIATION | | 0.07 | | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | 39 | 38 | 77 | |

Checked by: PEB 4/11/2024



| PROJECT | | ATLAS GLOBAL WINSLOW | | | | | | | | | |
|---|-----------------------|--|-----|----------|-------|--------------|--|--------------|--|--------------|--|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MAXIMUM | | | | | | | | | |
| ITE LAND USE CATEGORY AND CODE | | HIGH-CUBE TRANSLOAD AND SHORT-TERM STORAGE WAREHOUSE - 154 | | | | | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | | | | | | |
| SIZE | | 3,223 | | | | | | | | | |
| WEEKDAY DAILY | | | | ENTERING | | EXITING | | TOTAL | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 91 | 240 | 798 | 1,820 | 50% | | 50% | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.20 | | | | 323 | | 322 | | 645 | |
| AVERAGE RATE | | 1.40 | | | | 2,257 | | 2,256 | | 4,513 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 4.32 | | | | 6,963 | | 6,962 | | 13,925 | |
| STANDARD DEVIATION | | 0.86 | | | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | | NA | | NA | | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 2,257 | | 2,256 | | 4,513 | |
| AM PEAK HOUR ADJACENT STREET | | | | 77% | | 23% | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 102 | 240 | 846 | 2,900 | | | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.01 | | | | 25 | | 7 | | 32 | |
| AVERAGE RATE | | 0.08 | | | | 199 | | 59 | | 258 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.31 | | | | 769 | | 230 | | 999 | |
| STANDARD DEVIATION | | 0.05 | | | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | | NA | | NA | | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 199 | | 59 | | 258 | |
| AM PEAK HOUR GENERATOR | | | | 78% | | 22% | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 31 | 300 | #### | 2,900 | | | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.02 | | | | 50 | | 14 | | 64 | |
| AVERAGE RATE | | 0.13 | | | | 327 | | 92 | | 419 | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.24 | | | | 604 | | 170 | | 774 | |
| STANDARD DEVIATION | | 0.06 | | | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | | NA | | NA | | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 327 | | 92 | | 419 | |
| PM PEAK HOUR ADJACENT STREET | | | | 28% | | 72% | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 103 | 240 | 840 | 2,900 | | | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.00 | | | | 0 | | 0 | | 0 | |
| AVERAGE RATE | | 0.10 | | | | 90 | | 232 | | 322 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.25 | | | | 226 | | 580 | | 806 | |
| STANDARD DEVIATION | | 0.06 | | | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | | NA | | NA | | NA | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 90 | | 232 | | 322 | |
| PM PEAK HOUR GENERATOR | | | | 34% | | 66% | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 34 | 300 | #### | 2,900 | | | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.07 | | | | 77 | | 149 | | 226 | |
| AVERAGE RATE | | 0.17 | | | | 186 | | 362 | | 548 | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 0.31 | | | | 340 | | 659 | | 999 | |
| STANDARD DEVIATION | | 0.06 | | | | | | | | | |
| EQUATION: T = 0.15(X) + 20.47 | | NS | | | | 171 | | 333 | | 504 | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 186 | | 362 | | 548 | |

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| PROJECT | | ATLAS GLOBAL WINSLOW | | | | | | | |
|---|-----------------------|--|-----|----------|--------------|--------------|--------------|----------|--|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MAXIMUM | | | | | | | |
| ITE LAND USE CATEGORY AND CODE | | HIGH-CUBE TRANSLOAD AND SHORT-TERM STORAGE WAREHOUSE - 154 | | | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | | | | |
| SIZE | | 3,223 | | | | | | | |
| | | | | ENTERING | | EXITING | | SUM | |
| SATURDAY DAILY | | | | 50% | | 50% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 10 | 300 | 847 | 1,200 | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.04 | | | 65 | 64 | 129 | | |
| AVERAGE RATE | | 0.94 | | | 1,515 | 1,515 | 3,030 | | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 1.65 | | | 2,660 | 2,659 | 5,319 | | |
| STANDARD DEVIATION | | 0.65 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 1,515 | 1,515 | 3,030 | | |
| PEAK HOUR GENERATOR | | | | 50% | | 50% | | Saturday | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 9 | 300 | 905 | 1,200 | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.01 | | | 16 | 16 | 32 | | |
| AVERAGE RATE | | 0.12 | | | 194 | 193 | 387 | | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.23 | | | 371 | 370 | 741 | | |
| STANDARD DEVIATION | | 0.08 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 194 | 193 | 387 | | |
| SUNDAY DAILY | | | | 50% | | 50% | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 10 | 300 | 847 | 1,200 | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.01 | | | 16 | 16 | 32 | | |
| AVERAGE RATE | | 0.87 | | | 1,402 | 1,402 | 2,804 | | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 1.49 | | | 2,402 | 2,401 | 4,803 | | |
| STANDARD DEVIATION | | 0.61 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 1,402 | 1,402 | 2,804 | | |
| PEAK HOUR GENERATOR | | | | 50% | | 50% | | Sunday | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 9 | 300 | 905 | 1,200 | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.01 | | | 16 | 16 | 32 | | |
| AVERAGE RATE | | 0.12 | | | 194 | 193 | 387 | | |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.21 | | | 339 | 338 | 677 | | |
| STANDARD DEVIATION | | 0.07 | | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | 194 | 193 | 387 | | |

Checked by: PEB 4/11/2024



| PROJECT | | ATLAS GLOBAL WINSLOW | | | | | |
|---|-----------------------|--------------------------------|-----|----------|--------------|--------------|--------------|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MINIMUM | | | | | |
| ITE LAND USE CATEGORY AND CODE | | DATA CENTER - 160 | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | | |
| SIZE | | 2,021 | | | | | |
| | | | | ENTERING | EXITING | TOTAL | |
| WEEKDAY DAILY | | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 2 | 167 | 169 | 171 | | |
| MINIMUM RATE | | 0.65 | | | 657 | 657 | 1,314 |
| AVERAGE RATE | | 0.99 | | | 1,001 | 1,000 | 2,001 |
| MAXIMUM RATE | | 1.32 | | | 1,334 | 1,334 | 2,668 |
| STANDARD DEVIATION | | NA | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | 1,001 | 1,000 | 2,001 |
| AM PEAK HOUR ADJACENT STREET | | | | 55% | 45% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 6 | 149 | 267 | 485 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.03 | | | 34 | 27 | 61 |
| AVERAGE RATE | | 0.11 | | | 122 | 100 | 222 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.22 | | | 245 | 200 | 445 |
| STANDARD DEVIATION | | 0.06 | | | | | |
| EQUATION: T = 0.13(X) - 5.63 | | R ² = 0.54 | | | 146 | 120 | 266 |
| LARGEST OF AVERAGE OR EQUATION | | | | | 146 | 120 | 266 |
| AM PEAK HOUR GENERATOR | | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 4 | 167 | 290 | 485 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.07 | | | 71 | 70 | 141 |
| AVERAGE RATE | | 0.15 | | | 152 | 151 | 303 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.18 | | | 182 | 182 | 364 |
| STANDARD DEVIATION | | 0.04 | | | | | |
| EQUATION: T = 0.18(X) - 9.67 | | R ² = 0.92 | | | 126 | 125 | 251 |
| LARGEST OF AVERAGE OR EQUATION | | | | | 152 | 151 | 303 |
| PM PEAK HOUR ADJACENT STREET | | | | 30% | 70% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 5 | 149 | 262 | 485 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.03 | | | 18 | 43 | 61 |
| AVERAGE RATE | | 0.09 | | | 55 | 127 | 182 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.13 | | | 79 | 184 | 263 |
| STANDARD DEVIATION | | 0.04 | | | | | |
| EQUATION: T = 0.12(X) + 26.48 | | R ² = 0.77 | | | 81 | 188 | 269 |
| LARGEST OF AVERAGE OR EQUATION | | | | | 81 | 188 | 269 |
| PM PEAK HOUR GENERATOR | | | | 42% | 58% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 4 | 167 | 290 | 485 | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.08 | | | 68 | 94 | 162 |
| AVERAGE RATE | | 0.13 | | | 110 | 153 | 263 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.19 | | | 161 | 223 | 384 |
| STANDARD DEVIATION | | 0.04 | | | | | |
| EQUATION: T = 0.15(X) - 3.79 | | R ² = 0.83 | | | 136 | 188 | 324 |
| LARGEST OF AVERAGE OR EQUATION | | | | | 136 | 188 | 324 |

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| PROJECT | | ATLAS GLOBAL WINSLOW | | | |
|---|--|--------------------------------|-----------|-----------|-----------|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MINIMUM | | | |
| ITE LAND USE CATEGORY AND CODE | | DATA CENTER - 160 | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | |
| SIZE | | 2,021 | | | |
| | | ENTERING | EXITING | SUM | |
| SATURDAY DAILY | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | |
| MINIMUM RATE | | NA | NA | NA | NA |
| AVERAGE RATE | | NA | NA | NA | NA |
| MAXIMUM RATE | | NA | NA | NA | NA |
| STANDARD DEVIATION | | NA | | | |
| EQUATION: NOT PROVIDED | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | NA | NA | NA |
| PEAK HOUR GENERATOR | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | |
| MINIMUM RATE | | NA | NA | NA | NA |
| AVERAGE RATE | | NA | NA | NA | NA |
| MAXIMUM RATE | | NA | NA | NA | NA |
| STANDARD DEVIATION | | NA | | | |
| EQUATION: NOT PROVIDED | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | NA | NA | NA |
| SUNDAY DAILY | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | |
| MINIMUM RATE | | NA | NA | NA | NA |
| AVERAGE RATE | | NA | NA | NA | NA |
| MAXIMUM RATE | | NA | NA | NA | NA |
| STANDARD DEVIATION | | NA | | | |
| EQUATION: NOT PROVIDED | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | NA | NA | NA |
| PEAK HOUR GENERATOR | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | |
| MINIMUM RATE | | NA | NA | NA | NA |
| AVERAGE RATE | | NA | NA | NA | NA |
| MAXIMUM RATE | | NA | NA | NA | NA |
| STANDARD DEVIATION | | NA | | | |
| EQUATION: NOT PROVIDED | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | NA | NA | NA |


Checked by: PEB 4/11/2024



| PROJECT | | ATLAS GLOBAL WINSLOW | | | | |
|---|-----------------------|--------------------------------|----------|--------------|--------------|--------------|
| PARCEL | | PAD DEVELOPMENT UNIT 1 MAXIMUM | | | | |
| ITE LAND USE CATEGORY AND CODE | | DATA CENTER - 160 | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | |
| SIZE | | 4,042 | | | | |
| WEEKDAY DAILY | | | ENTERING | EXITING | TOTAL | |
| | | | 50% | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 2 | 167 | 169 | 171 | |
| MINIMUM RATE | | 0.65 | | 1,314 | 1,314 | 2,628 |
| AVERAGE RATE | | 0.99 | | 2,001 | 2,001 | 4,002 |
| MAXIMUM RATE | | 1.32 | | 2,668 | 2,668 | 5,336 |
| STANDARD DEVIATION | | NA | | | | |
| EQUATION: NOT PROVIDED | | NA | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | 2,001 | 2,001 | 4,002 |
| AM PEAK HOUR ADJACENT STREET | | | | 55% | 45% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 6 | 149 | 267 | 485 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.03 | | 67 | 54 | 121 |
| AVERAGE RATE | | 0.11 | | 245 | 200 | 445 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.22 | | 489 | 400 | 889 |
| STANDARD DEVIATION | | 0.06 | | | | |
| EQUATION: $T = 0.12(X) + 23.62$ | | R2 = 0.54 | | 280 | 229 | 509 |
| LARGEST OF AVERAGE OR EQUATION | | | | 280 | 229 | 509 |
| AM PEAK HOUR GENERATOR | | | | 50% | 50% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 4 | 167 | 290 | 485 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.07 | | 142 | 141 | 283 |
| AVERAGE RATE | | 0.15 | | 303 | 303 | 606 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.18 | | 364 | 364 | 728 |
| STANDARD DEVIATION | | 0.04 | | | | |
| EQUATION: $T = 0.11(X) + 28.55$ | | R2 = 0.92 | | 237 | 236 | 473 |
| LARGEST OF AVERAGE OR EQUATION | | | | 303 | 303 | 606 |
| PM PEAK HOUR ADJACENT STREET | | | | 30% | 70% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 5 | 149 | 262 | 485 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.03 | | 36 | 85 | 121 |
| AVERAGE RATE | | 0.09 | | 109 | 255 | 364 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.13 | | 158 | 368 | 526 |
| STANDARD DEVIATION | | 0.04 | | | | |
| EQUATION: $T = 0.12(X) + 26.48$ | | R2 = 0.77 | | 154 | 358 | 512 |
| LARGEST OF AVERAGE OR EQUATION | | | | 154 | 358 | 512 |
| PM PEAK HOUR GENERATOR | | | | 42% | 58% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 4 | 167 | 290 | 485 | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.08 | | 136 | 187 | 323 |
| AVERAGE RATE | | 0.13 | | 221 | 305 | 526 |
| MAXIMUM RATE | HIGH RATES ACCEPTABLE | 0.19 | | 323 | 445 | 768 |
| STANDARD DEVIATION | | 0.04 | | | | |
| EQUATION: $T = 0.15(X) + 20.47$ | | R2 = 0.83 | | 263 | 364 | 627 |
| LARGEST OF AVERAGE OR EQUATION | | | | 263 | 364 | 627 |

Checked by: PEB 4/11/2024



| | | | | | |
|---|--|--------------------------------|-----------|-----------|---|
| PROJECT | | ATLAS GLOBAL WINSLOW | | | |
| PARCEL | | PAD DEVELOPMENT UNIT 1 MAXIMUM | | | |
| ITE LAND USE CATEGORY AND CODE | | DATA CENTER - 160 | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | |
| SIZE | | 4,042 | | | |
| | | | ENTERING | EXITING | SUM |
| SATURDAY DAILY | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | |
| MINIMUM RATE | | NA | NA | NA | NA |
| AVERAGE RATE | | NA | NA | NA | NA |
| MAXIMUM RATE | | NA | NA | NA | NA |
| STANDARD DEVIATION | | NA | | | |
| EQUATION: NOT PROVIDED | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | NA | NA | NA |
| PEAK HOUR GENERATOR | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | |
| MINIMUM RATE | | NA | NA | NA | NA |
| AVERAGE RATE | | NA | NA | NA | NA |
| MAXIMUM RATE | | NA | NA | NA | NA |
| STANDARD DEVIATION | | NA | | | |
| EQUATION: NOT PROVIDED | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | NA | NA | NA |
| SUNDAY DAILY | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | |
| MINIMUM RATE | | NA | NA | NA | NA |
| AVERAGE RATE | | NA | NA | NA | NA |
| MAXIMUM RATE | | NA | NA | NA | NA |
| STANDARD DEVIATION | | NA | | | |
| EQUATION: NOT PROVIDED | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | NA | NA | NA |
| PEAK HOUR GENERATOR | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | |
| MINIMUM RATE | | NA | NA | NA | NA |
| AVERAGE RATE | | NA | NA | NA | NA |
| MAXIMUM RATE | | NA | NA | NA | NA |
| STANDARD DEVIATION | | NA | | | |
| EQUATION: NOT PROVIDED | | NA | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | NA | NA | NA |
| Checked by: PEB 4/11/2024 | | | | | |
| | | | | |  |

| PROJECT | | ATLAS GLOBAL WINSLOW | | | | | | |
|---|----------------------|--------------------------------|----|----------|-------|---------------|---------------|---------------|
| PARCEL | | PAD DEVELOPMENT UNIT 2 MINIMUM | | | | | | |
| ITE LAND USE CATEGORY AND CODE | | BUSINESS PARK - 770 | | | | | | |
| INDEPENDENT VARIABLE | | THOUSAND SQUARE FEET | | | | | | |
| SIZE | | 2,793 | | | | | | |
| | | | | ENTERING | | EXITING | TOTAL | |
| WEEKDAY DAILY | | | | 50% | | 50% | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 16 | 40 | 393 | 1,827 | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 5.56 | | | | 7,765 | 7,764 | 15,529 |
| AVERAGE RATE | | 12.44 | | | | 17,373 | 17,373 | 34,746 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 27.97 | | | | 39,061 | 39,061 | 78,122 |
| STANDARD DEVIATION | | 4.51 | | | | | | |
| EQUATION: $T = 10.62(X) + 715.67$ | | R2 = 0.89 | | | | 5,276 | 5,276 | 10,552 |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 17,373 | 17,373 | 34,746 |
| AM PEAK HOUR ADJACENT STREET | | | | | | 85% | 15% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 21 | 1 | 384 | 328 | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.40 | | | | 949 | 168 | 1,117 |
| AVERAGE RATE | | 1.35 | | | | 3,205 | 566 | 3,771 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.90 | | | | 6,885 | 1,215 | 8,100 |
| STANDARD DEVIATION | | 0.62 | | | | | | |
| EQUATION: $\ln(T) = 0.94 \ln(X) + 0.59$ | | R2 = 0.80 | | | | 1,618 | 285 | 1,903 |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 3,205 | 566 | 3,771 |
| AM PEAK HOUR GENERATOR | | | | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | NA | NA | NA | NA | | | |
| MINIMUM RATE | | NA | | | | NA | NA | NA |
| AVERAGE RATE | | NA | | | | NA | NA | NA |
| MAXIMUM RATE | | NA | | | | NA | NA | NA |
| STANDARD DEVIATION | | NA | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | | NA | NA | NA |
| PM PEAK HOUR ADJACENT STREET | | | | | | 26% | 74% | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | 22 | 40 | 396 | 1,827 | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 0.42 | | | | 305 | 868 | 1,173 |
| AVERAGE RATE | | 1.22 | | | | 886 | 2,522 | 3,408 |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.97 | | | | 2,157 | 6,138 | 8,295 |
| STANDARD DEVIATION | | 0.59 | | | | | | |
| EQUATION: $\ln(T) = 0.88 \ln(X) + 0.93$ | | R2 = 0.77 | | | | 115 | 328 | 443 |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 886 | 2,522 | 3,408 |
| PM PEAK HOUR GENERATOR | | | | | | NA | NA | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | NA | NA | NA | NA | | | |
| MINIMUM RATE | | NA | | | | NA | NA | NA |
| AVERAGE RATE | | NA | | | | NA | NA | NA |
| MAXIMUM RATE | | NA | | | | NA | NA | NA |
| STANDARD DEVIATION | | NA | | | | | | |
| EQUATION: NOT PROVIDED | | NA | | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | | NA | NA | NA |

Checked by: PEB 4/11/2024



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|---|--------------------------------|----|-----|-------|--|--------------|--------------|--------------|--|--|
| PROJECT | ATLAS GLOBAL WINSLOW | | | | | | | | | |
| PARCEL | PAD DEVELOPMENT UNIT 2 MINIMUM | | | | | | | | | |
| ITE LAND USE CATEGORY AND CODE | BUSINESS PARK - 770 | | | | | | | | | |
| INDEPENDENT VARIABLE | THOUSAND SQUARE FEET | | | | | | | | | |
| SIZE | 2,793 | | | | | | | | | |
| | | | | | | ENTERING | EXITING | SUM | | |
| SATURDAY DAILY | | | | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | | | | | | |
| MINIMUM RATE | 11 | 40 | 485 | 1,827 | | 50% | 50% | | | |
| AVERAGE RATE | | | | | | | | | | |
| MAXIMUM RATE | | | | | | | | | | |
| STANDARD DEVIATION | | | | | | | | | | |
| EQUATION: $\ln(T) = 0.83 \ln(X) + 1.94$ | | | | | | | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 3,575 | 3,575 | 7,150 | | |
| PEAK HOUR GENERATOR | | | | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | | | | | | |
| MINIMUM RATE | NA | NA | NA | NA | | NA | NA | | | |
| AVERAGE RATE | | | | | | | | | | |
| MAXIMUM RATE | | | | | | | | | | |
| STANDARD DEVIATION | | | | | | | | | | |
| EQUATION: NOT PROVIDED | | | | | | | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | NA | NA | NA | | |
| SUNDAY DAILY | | | | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | | | | | | |
| MINIMUM RATE | 10 | 40 | 430 | 1,827 | | 50% | 50% | | | |
| AVERAGE RATE | | | | | | | | | | |
| MAXIMUM RATE | | | | | | | | | | |
| STANDARD DEVIATION | | | | | | | | | | |
| EQUATION: $T = 0.82(X) + 114.19$ | | | | | | | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | 1,509 | 1,508 | 3,017 | | |
| PEAK HOUR GENERATOR | | | | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | | | | | | |
| MINIMUM RATE | NA | NA | NA | NA | | NA | NA | | | |
| AVERAGE RATE | | | | | | | | | | |
| MAXIMUM RATE | | | | | | | | | | |
| STANDARD DEVIATION | | | | | | | | | | |
| EQUATION: NOT PROVIDED | | | | | | | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | | NA | NA | NA | | |

Checked by: PEB 4/11/2024



| PROJECT | | | | | ATLAS GLOBAL WINSLOW | | | | | | |
|---|--|--|--|--|--------------------------------|----|---------|-------|--------|--------|---------|
| PARCEL | | | | | PAD DEVELOPMENT UNIT 2 MAXIMUM | | | | | | |
| ITE LAND USE CATEGORY AND CODE | | | | | BUSINESS PARK - 770 | | | | | | |
| INDEPENDENT VARIABLE | | | | | THOUSAND SQUARE FEET | | | | | | |
| SIZE | | | | | 4,788 | | | | | | |
| WEEKDAY DAILY | | | | | ENTERING | | EXITING | | TOTAL | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 50% | | 50% | | | | |
| MINIMUM RATE | | | | | 16 | 40 | 393 | 1,827 | | | |
| AVERAGE RATE | | | | | 5.56 | | | | 13,311 | 13,311 | 26,622 |
| MAXIMUM RATE | | | | | 12.44 | | | | 29,782 | 29,782 | 59,564 |
| STANDARD DEVIATION | | | | | 27.97 | | | | 66,962 | 66,962 | 133,924 |
| EQUATION: T = 10.62(X) + 715.67 | | | | | 4.51 | | | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | R2 = 0.89 | | | | 9,027 | 9,027 | 18,054 |
| AM PEAK HOUR ADJACENT STREET | | | | | 29,782 | | 29,782 | | 59,564 | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 85% | | 15% | | | | |
| MINIMUM RATE | | | | | 21 | 1 | 384 | 328 | | | |
| AVERAGE RATE | | | | | 0.40 | | | | 1,628 | 287 | 1,915 |
| MAXIMUM RATE | | | | | 1.35 | | | | 5,494 | 970 | 6,464 |
| STANDARD DEVIATION | | | | | 2.90 | | | | 11,803 | 2,083 | 13,886 |
| EQUATION: Ln(T) = 0.94 Ln(X) + 0.59 | | | | | 0.62 | | | | | | |
| LARGEST OF AVERAGE OR EQUATION | | | | | R2 = 0.80 | | | | 2,771 | 489 | 3,260 |
| AM PEAK HOUR GENERATOR | | | | | 5,494 | | 970 | | 6,464 | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | NA | | NA | | | | |
| MINIMUM RATE | | | | | NA | | | | NA | NA | NA |
| AVERAGE RATE | | | | | NA | | | | NA | NA | NA |
| MAXIMUM RATE | | | | | NA | | | | NA | NA | NA |
| STANDARD DEVIATION | | | | | NA | | | | | | |
| EQUATION: NOT PROVIDED | | | | | NA | | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | NA | | NA | | NA | | |
| PM PEAK HOUR ADJACENT STREET | | | | | 26% | | 74% | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | 22 | 40 | 396 | 1,827 | | | |
| MINIMUM RATE | | | | | 0.42 | | | | 523 | 1,488 | 2,011 |
| AVERAGE RATE | | | | | 1.22 | | | | 1,519 | 4,323 | 5,842 |
| MAXIMUM RATE | | | | | 2.97 | | | | 3,697 | 10,524 | 14,221 |
| STANDARD DEVIATION | | | | | 0.59 | | | | | | |
| EQUATION: Ln(T) = 0.88 Ln(X) + 0.93 | | | | | R2 = 0.77 | | | | 170 | 483 | 653 |
| LARGEST OF AVERAGE OR EQUATION | | | | | 1,519 | | 4,323 | | 5,842 | | |
| PM PEAK HOUR GENERATOR | | | | | NA | | NA | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | NA | | NA | | | | |
| MINIMUM RATE | | | | | NA | | | | NA | NA | NA |
| AVERAGE RATE | | | | | NA | | | | NA | NA | NA |
| MAXIMUM RATE | | | | | NA | | | | NA | NA | NA |
| STANDARD DEVIATION | | | | | NA | | | | | | |
| EQUATION: NOT PROVIDED | | | | | NA | | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | NA | | NA | | NA | | |

Checked by: PEB 4/11/2024



| | | | | | | | | | | | | |
|---|--------------------------------|------|----|-----|-------|----------|---------|--------|--|--------------|--------------|---------------|
| PROJECT | ATLAS GLOBAL WINSLOW | | | | | | | | | | | |
| PARCEL | PAD DEVELOPMENT UNIT 2 MAXIMUM | | | | | | | | | | | |
| ITE LAND USE CATEGORY AND CODE | BUSINESS PARK - 770 | | | | | | | | | | | |
| INDEPENDENT VARIABLE | THOUSAND SQUARE FEET | | | | | | | | | | | |
| SIZE | 4,788 | | | | | | | | | | | |
| | | | | | | ENTERING | EXITING | SUM | | | | |
| SATURDAY DAILY | | | | | | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | | 50% | 50% | | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 11 | 40 | 485 | 1,827 | | | | | | | |
| AVERAGE RATE | | 1.10 | | | | 2,634 | 2,633 | 5,267 | | | | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 2.56 | | | | 6,129 | 6,129 | 12,258 | | | | |
| STANDARD DEVIATION | | | | | | 5.30 | | | | 12,689 | 12,688 | 25,377 |
| EQUATION: $\ln(T) = 0.83 \ln(X) + 1.94$ | | | | | | 1.19 | | | | 197 | 196 | 393 |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | | | | 6,129 | 6,129 | 12,258 |
| PEAK HOUR GENERATOR | | | | | | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | | NA | NA | | | | | |
| MINIMUM RATE | | NA | | | | NA | NA | NA | | | | |
| AVERAGE RATE | | NA | | | | NA | NA | NA | | | | |
| MAXIMUM RATE | | NA | | | | NA | NA | NA | | | | |
| STANDARD DEVIATION | | | | | | NA | | | | | | |
| EQUATION: NOT PROVIDED | | | | | | NA | | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | | | | NA | NA | NA |
| SUNDAY DAILY | | | | | | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | | 50% | 50% | | | | | |
| MINIMUM RATE | LOW RATES ACCEPTABLE | 10 | 40 | 430 | 1,827 | | | | | | | |
| AVERAGE RATE | | 0.74 | | | | 1,772 | 1,771 | 3,543 | | | | |
| MAXIMUM RATE | HIGH RATES SUSPECT | 1.08 | | | | 2,586 | 2,585 | 5,171 | | | | |
| STANDARD DEVIATION | | | | | | 2.28 | | | | 5,459 | 5,458 | 10,917 |
| EQUATION: $T = 0.82(X) + 114.19$ | | | | | | 0.46 | | | | 197 | 196 | 393 |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | | | | 2,586 | 2,585 | 5,171 |
| PEAK HOUR GENERATOR | | | | | | | | | | | | |
| STUDIES and LOW, AVERAGE, AND HIGH SIZE | | | | | | NA | NA | | | | | |
| MINIMUM RATE | | NA | | | | NA | NA | NA | | | | |
| AVERAGE RATE | | NA | | | | NA | NA | NA | | | | |
| MAXIMUM RATE | | NA | | | | NA | NA | NA | | | | |
| STANDARD DEVIATION | | | | | | NA | | | | | | |
| EQUATION: NOT PROVIDED | | | | | | NA | | | | NA | NA | NA |
| LARGEST OF AVERAGE OR EQUATION | | | | | | | | | | NA | NA | NA |

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