

I-80 Middle Road IJR

Sub-Area Analysis
Influence Area
April 13, 2009

Trip Generation Summary By TAZ (Represents Full Build-Out of Influence Area)

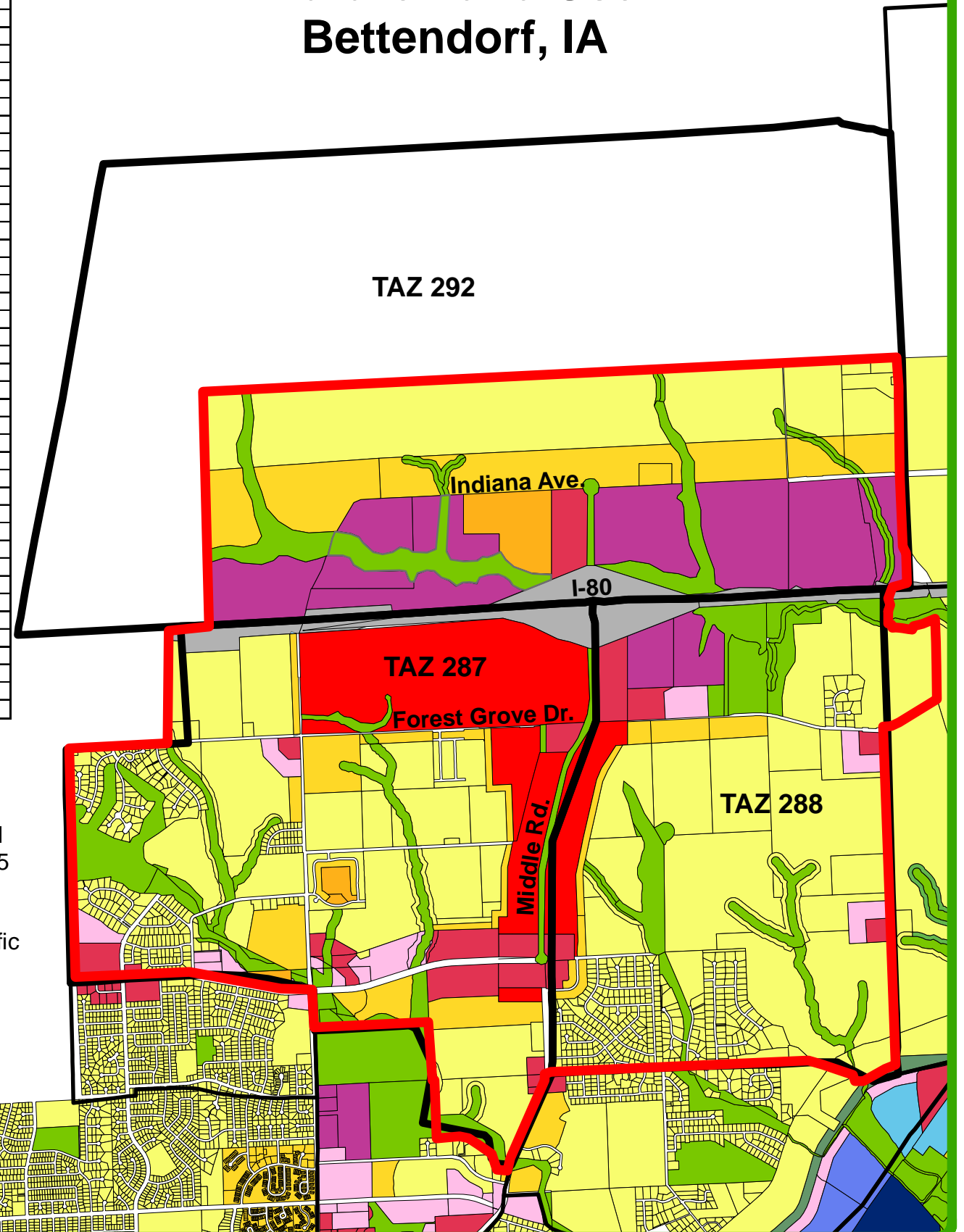
Land Use Distribution	Acres	%	ITE Trip Rate	Trips / Day
TAZ 287				
Residential	955.8	47%	15.98	15274
Residential-Medium Density	193.2	9%	38.22	7384
Residential-High Density	20.2	1%	76.44	1544
Commercial	130.6	6%	467.62	61071
Commercial-Office Research Campus		0%	49.75	0
Commercial-Office Transitional	66.3	3%	171.32	11359
Office Commercial Mixed	446.1	22%	258.68	115397
Recreational	241.9	12%		0
Sub-Total	2054.1	100%		212029
TAZ 288				
Residential	1207.1	68%	15.98	19289
Residential-Medium Density	63.3	4%	38.22	2419
Residential-High Density		0%	76.44	0
Commercial	73.4	4%	467.62	34323
Commercial-Office Research Campus	70.7	4%	49.75	3517
Commercial-Office Transitional	43.2	2%	171.32	7401
Office Commercial Mixed	84.9	5%	258.68	21962
Recreational	225.1	13%		0
Sub-Total	1767.7	100%		88912
TAZ 292				
Residential	593.9	32%	15.98	9491
Residential-Medium Density	343.5	19%	38.22	13129
Residential-High Density	65.0	4%	76.44	4969
Commercial	35.5	2%	467.62	16601
Commercial-Office Research Campus	575.2	31%	49.75	28616
Commercial-Office Transitional		0%	171.32	0
Office Commercial Mixed		0%	258.68	0
Recreational	214.4	12%		0
Sub-Total	1827.5	100%		72804
Summary of TAZ 287, 288, & 292				
Residential	2756.8	49%	15.98	44054
Residential-Medium Density	600.0	11%	38.22	22932
Residential-High Density	85.2	2%	76.44	6513
Commercial	239.5	4%	467.62	111995
Commercial-Office Research Campus	645.9	11%	49.75	32134
Commercial-Office Transitional	109.5	2%	171.32	18760
Office Commercial Mixed	531.0	9%	258.68	137359
Recreational	681.4	12%		0
Total	5649.3	100%		373745

Notes:

1. Bi-State Regional Commission to determine appropriate percentage of full build-out for 2035 analysis year.
2. Bi-State Regional Commission to complete travel demand model analysis using updated sub-area land uses for 2035 analysis year.
3. HR Green will review output from Bi-State Regional Commission and determine 2035 sub-area peak hour traffic volumes for study roadways.

Revised April 13, 2009 to reflect change in Spencer Creek (TAZ 292) Future Land Use from Commercial Office Research Campus to Recreational.

Future Land Use Bettendorf, IA



Map Legend

- <all other values>
-
- fut_ag-estate
- fut_ag_open
- fut_commercial_office_research_campus
- fut_commercial_office_transitional
- fut_commercial
- fut_industrial_general
- fut_industrial_heavy
- fut_industrial_limited
- fut_institutional
- fut_office_commercial_mixed
- fut_recreation
- fut_res_high density
- fut_res_medium
- fut_residential

Influence Area

TAZ

1 inch equals 0.6 miles

