

Exhibit 3:

TRANSPORTATION IMPACT ANALYSIS
LEVEL I STUDY REPORT FORMAT

[Example 1]

- I. Introduction and Summary
 - 1. Report Certification
 - 2. Purpose of Report and Study Objectives
- II. Proposed Development
 - 1. Description
 - 2. Location and Vicinity Map
 - 3. Site Plan
 - 4. Proposed Zoning (if rezone proposed)
 - 5. Proposed Land Use and Intensity
 - 6. Phasing and Timing of the Project
- III. Existing Conditions
 - 1. Study Area
 - a) Limits of traffic study
 - b) Existing zoning
 - c) Existing land uses
 - 2. Site Accessibility
 - a) Area roadway system
 - b) Transit service
 - c) Pedestrian and bicycle facilities
- IV. Trip Generation and Distribution
 - 1. Trip Generation
 - 2. Trip Distribution
- V. Appendices
 - 1. Trip Generation Calculations
 - 2. Passerby and Origin-Destination Studies
 - 3. References