EXHIBIT____

LAND USE EQUIVALENCY MATRIX

CONVERSION FROM:	Single Family (DU's)	Retail (KSF)	Office (KSF)	Townhomes (DU's)	Multi-Family (DU's)	Medical Office (KSF)	Mini-Warehouse (KSF)
Single-Family (DU's)	-	0.1586	0.7771	1.6097	2.0488	0.2605	5.3027
Retail (KSF)	6.3054	-	4.9000	10.1500	12.9182	1.6428	33.4353
Office (KSF)	1.2868	0.2041	-	2.0714	2.6364	0.3353	6.8235

(1) Source - ITE Trip Generation Manual, 10th Edition (Gross Trips)

(2) Example: Convert Single Family to Retail

1 DU = 1 x 0.1586 = 0.1586 x (1,000 sq ft of retail) = 158.6 sq ft