



Appendix H Trip Generation Assessment



December 10, 2020

Ms. Tracy Zinn
T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602

SUBJECT: RESIDENCES AT NEWPORT CENTER TRIP GENERATION ASSESSMENT

Dear Ms. Tracy Zinn:

Urban Crossroads, Inc. is pleased to provide the following Trip Generation Assessment for Residences at Newport Center development (**Project**) which is located at 150 Newport Center Drive in the City of Newport Beach. The purpose of this work effort is to determine whether additional traffic analysis is necessary for the proposed Project based on the guidelines identified in the City of Newport Beach Chapter 15.40 Traffic Phasing Ordinance (TPO) (**TPO Guidelines**).

EXISTING DEVELOPMENT

The Newport Beach Car Wash located at 150 Newport Center Drive is the existing use on the 1.26-acre site. The hours of operations are from 8 AM – 6 PM Monday to Saturday and 8 AM to 5 PM on Sundays. Traffic counts were conducted at the existing site from Tuesday, Wednesday, and Thursday March 24-26, 2015 to capture the site’s existing trip generation and presented in the Trip Generation Memo (prepared by Kunzman Associates, Inc., dated April 7, 2016). The 3-day average trip generation for the existing site is summarized in Table 1 as presented in the 2016 Trip Generation Memo. The existing site generates 819 trip-ends per day (2-way trips), with 54 trips generated during the AM peak hour and 75 trips generated during the PM peak hour. As directed by City staff, the trip generation for the existing use will be credited against the proposed use to identify the net change in traffic for the site.

TABLE 1: EXISTING TRIP GENERATION SUMMARY

| Existing Use | AM Peak Hour | | | PM Peak Hour | | | Daily |
|-------------------------------------|--------------|-----|-------|--------------|-----|-------|-------|
| | In | Out | Total | In | Out | Total | |
| Newport Beach Car Wash ¹ | 30 | 24 | 54 | 33 | 42 | 75 | 819 |

¹ Source: Trip Generation Memo, prepared by Kunzman Associates, Inc., dated April 7, 2016. Data shown is 3-day average (March 24-26, 2015)

PROPOSED PROJECT

The Project is proposed to redevelop the existing car wash site to consist of a 4-story multifamily residential building with 2 levels of underground parking. The Project is to include 28 dwelling units. The unit mix includes 8 residential units on the ground floor, 16 flats on the 2nd and 3rd levels, and four penthouses on the 4th level. The ground floor will also include a lobby with lounge, fully appointed

kitchen, fitness room/spa, lap pool and office. The trip generation rates used for this analysis are based upon information collected by the Institute of Transportation Engineers (ITE) as provided in their Trip Generation Manual (10th Edition, 2017) for the proposed multifamily (mid-rise, 3-10 floors) use (ITE Land Use Code 221) (see Table 2).

TABLE 2: TRIP GENERATION RATES

| Land Use | Units ¹ | ITE LU Code | AM Peak Hour | | | PM Peak Hour | | | Daily |
|--|--------------------|-------------|--------------|------|-------|--------------|------|-------|-------|
| | | | In | Out | Total | In | Out | Total | |
| Trip Generation Rates:² | | | | | | | | | |
| Multifamily Housing (Mid-Rise) (3-10 Floors) | DU | 221 | 0.09 | 0.27 | 0.36 | 0.27 | 0.17 | 0.44 | 5.44 |

¹ DU = Dwelling Units

² Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

The resulting trip generation for the proposed Project is shown on Table 3. As shown on Table 3, the proposed Project is anticipated to generate 152 trip-ends per day (2-way trips), with 11 trips generated during the AM peak hour and 13 trips generated during the PM peak hour.

TABLE 3: PROJECT TRIP GENERATION SUMMARY

| Proposed Use | Quantity | Units ¹ | AM Peak Hour | | | PM Peak Hour | | | Daily |
|------------------------------|----------|--------------------|--------------|-----|-------|--------------|-----|-------|-------|
| | | | In | Out | Total | In | Out | Total | |
| Residences at Newport Center | 28 | DU | 3 | 8 | 11 | 8 | 5 | 13 | 152 |

¹ DU = Dwelling Units

TRIP GENERATION COMPARISON

As shown in Table 4, based on a comparison of the trip generation from the existing use and the proposed Project, the proposed Project is anticipated to generate 667 fewer daily trips, with 43 fewer AM peak hour trips and 62 fewer PM peak hour trips. As such, the development of the proposed Project will result in a net reduction in traffic in comparison to the existing use (Newport Beach Car Wash).

TABLE 4: TRIP GENERATION COMPARISON

| | AM Peak Hour | | | PM Peak Hour | | | Daily |
|--|--------------|------------|------------|--------------|------------|------------|-------------|
| | In | Out | Total | In | Out | Total | |
| Proposed: Residences at Newport Center | 3 | 8 | 11 | 8 | 5 | 13 | 152 |
| Existing: Newport Beach Car Wash | 30 | 24 | 54 | 33 | 42 | 75 | 819 |
| Net Change in Project Trip Generation | -27 | -16 | -43 | -25 | -37 | -62 | -667 |

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RECOMMENDATIONS

Section 15.40.030 *Standards for Approval-Findings-Exemptions* of the City's TPO Guidelines indicates any project that generates fewer than 300 average daily trips or increases trips by fewer than 1% on any leg of any primary intersection during the morning and evening peak period are exempt from provisions in the chapter.

The Project is anticipated to generate fewer than 300 vehicles per day with no more than 13 peak hour trips (during the PM peak hour). Furthermore, the development of the proposed Project is anticipated to result in a net reduction to the site's trip generation in comparison to the trip generation for the existing use (Newport Beach Car Wash). As such, additional traffic analysis beyond this trip generation assessment is not required for this Project based on the City's TPO guidelines. If you have any questions, please contact me directly at (949) 861-0177.

Respectfully submitted,

URBAN CROSSROADS, INC.



Charlene So, PE
Associate Principal