

January 26, 2022

Mr. Kevin Martin  
Vice President, Development  
Newport Center Hotel, LLC  
4901 Birch Street  
Newport Beach, CA 92660

Subject: Newport Beach Marriott Hotel and Spa – Revised Letter

Dear Kevin:

This technical letter is intended to compare the projected trip generation at the Newport Beach Marriott Hotel and Spa with the proposed project which includes a resort style hotel and hotel-branded residences. Our analysis and findings are summarized below. This letter is a revised version of our previous letter dated December 7, 2021 and includes the trip generation rates for the hotel and residences based on the City's review comments.

### **Proposed Project**

The proposed project at the Newport Beach Marriott Resort Hotel consists of the conversion of up to 30% of the existing 532 hotel rooms to hotel-branded residences.

The project will remove the southernmost building (Harbor Landing) and construct a new 22-story building, resulting in the removal of 133 hotel rooms. The new 22-story structure will accommodate up to 159 hotel-branded residences.

There will also be a reduction of 26 hotel rooms in the adjacent Harbor Point building, via interior reconfiguration. The Harbor Point building will change from 153 hotel rooms to 127 hotel rooms, but the building itself will not be demolished and no exterior improvements are proposed.

Upon completion of the project, 159 hotel branded residences and 373 hotel rooms will be on-site.

### **Project Trip Generation**

We have evaluated the expected trip generation for existing and future facilities based on land uses and related trip generation rates published in the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition).

As shown in Table 1 below, the existing hotel generates 245 am peak hour trips and 314 pm peak hour trips, and 4,251 average daily trips (ADT).

**TABLE 1**

ITE #	Land Use Description	Rooms	Peak Hour of Adjacent Street						
			AM			PM			ADT
			Total	IN	OUT	Total	IN	OUT	
310	Hotel	532	245	137	108	314	160	154	4,251

Below, Table 2 shows the expected trip generation for the proposed hotel-branded residences based on Multifamily Housing High Rise land use trip generation rate, which will be 43 am peak hour trips, 51 pm peak hour trips, and 722 ADT.

**TABLE 2**

ITE #	Land Use Description	DU	Peak Hour of Adjacent Street						
			AM			PM			ADT
			Total	IN	OUT	Total	IN	OUT	
222	Multifamily Housing High Rise	159	43	15	28	51	29	23	722

Table 3 shows the expected trip generation for the combined hotel rooms and the hotel-branded residences within the proposed project, and Table 4 shows the trip generation comparison between the existing hotel and the proposed facility.

**TABLE 3**

Land Use Description	Units	Peak Hour of Adjacent Street						
		AM			PM			ADT
		TOTAL	IN	OUT	TOTAL	IN	OUT	
Hotel	373 Rooms	172	96	76	220	112	108	2,980
Multifamily Housing High Rise	159 DU	43	15	28	51	28	23	722
Total	N/A	215	111	104	271	140	131	3,702

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**TABLE 4**


Land Use Description	Units	Peak Hour of Adjacent Street						
		AM			PM			ADT
		TOTAL	IN	OUT	TOTAL	IN	OUT	
Hotel	532 Rooms	245	137	108	314	160	154	4251
Hotel/Residences	373 Rooms/159 DUs	215	111	104	271	140	131	3702
Difference	N/A	-30	-26	-4	-43	-20	-23	-549

**Conclusion**

As shown in Table 4, the proposed re-development of the Newport Beach Marriott Hotel and Spa from a 532-room hotel to a 373-room hotel with 159 residences will result in reduced traffic on adjacent roadways. Specifically, the proposed project will generate 30 less am peak hour trips, 43 less pm peak hour trips, and 549 fewer ADT.

Kevin, please call me if you have any questions regarding the information presented in this technical letter.

Sincerely,



Peter K. Pirzadeh, P.E.  
Principal