

MEMORANDUM

From: Frederik Venter, P.E. and Anthony Nuti, Kimley-Horn and Associates

To: Mark Tersini, KT Urban

Date: June 7, 2021

Re: **Approved Westport Trip Generation**

This memorandum summarizes the updated trip generation for the approved Westport project.

The existing site is a shopping center that is currently 85% occupied. With pass-by trips applied to the current land use, it was determined that there is a total of 2,209 Daily trips, 57 AM peak hour trips (36 IN / 21 OUT), and 152 PM peak hour trips (73 IN / 79 OUT).

The proposed Project consists of the following:

- Multifamily Housing (Low-Rise) – 88 Dwelling Units
- Senior Adult Housing-Attached – 48 Dwelling Units
- Assisted Living – 158 Beds
- Shopping Center – 20,000 SQFT

With reductions applied, the net project trip generation results in -454 Daily trips, 38 AM peak hour trips (6 IN / 32 OUT), and -29 PM peak hour trips (-10 IN / -19 OUT).

Note that the City's proposed traffic impact fee program is based on the PM peak hour trip generation and as such, the Westport Project will not pay any fees because the Project results in a net decrease in PM peak hour trips.

Table 1 Trip Generation Table

Land Uses	ITE Land Use Code	Project Size		WEEKDAY	AM PEAK HOUR			PM PEAK HOUR				
				Daily Trips	Total Peak Hour	IN	/	OUT	Total Peak Hour	IN	/	OUT
Multifamily Housing (Low Rise)	220	-	Dwelling Unit(s)	7.32	0.46	23%	/	77%	0.56	63%	/	37%
Senior Adult Housing-Attached	252	-	Dwelling Unit(s)	3.70	0.20	35%	/	65%	0.26	55%	/	45%
Assisted Living	254	-	Bed(s)	2.60	0.19	63%	/	37%	0.26	38%	/	62%
Shopping Center	820	-	1,000 Sq Ft GLA	37.75	0.94	62%	/	38%	3.81	48%	/	52%
Existing Conditions												
Shopping Center (100% Occupancy)	820	71.254	1,000 Sq Ft GLA	2,690	67	42	/	25	271	130	/	141
Shopping Center (85% Occupancy) ¹	820	60.5659	1,000 Sq Ft GLA	2,287	57	36	/	21	230	110	/	120
<i>Pass-By Trips for Shopping Center (PM = 34%)^{3,4}</i>				(78)	0	0	/	0	(78)	(37)	/	(41)
TOTAL EXISTING TRIP CREDIT				2,209	57	36	/	21	152	73	/	79
Proposed Alternative Project Conditions												
Multifamily Housing (Low-Rise)	220	88	Dwelling Unit(s)	646	40	9	/	31	49	31	/	18
Senior Adult Housing-Attached	252	48	Dwelling Unit(s)	178	10	4	/	6	12	7	/	5
Assisted Living	254	158	Bed(s)	412	30	19	/	11	41	16	/	25
Shopping Center	820	20	1,000 Sq Ft GLA	756	19	12	/	7	76	36	/	40
Gross Trips Generated before Internal Capture				1,992	99	44	/	55	178	90	/	88
Internal Capture Trips for Alternative Project Conditions												
Multifamily Housing (Low-Rise)	220	88	Dwelling Unit(s)	(48)	(1)	(1)	/	0	(7)	(6)	/	(2)
Senior Adult Housing-Attached	252	48	Dwelling Unit(s)	(12)	(0)	(0)	/	0	(2)	(1)	/	(0)
Assisted Living	254	158	Bed(s)	(30)	0	0	/	0	(5)	(3)	/	(2)
Shopping Center	820	20	1,000 Sq Ft GLA	(90)	(1)	0	/	(1)	(14)	(4)	/	(10)
Internal Capture Reduction				(180)	(2)	(1)	/	(1)	(28)	(14)	/	(14)
Trip Reductions due to Internal Capture⁵				9%	2%	2%	/	2%	16%	16%	/	16%
Additional Project Trip Reductions												
<i>VTA Major Bus Stop (Daily, AM, PM = 2%)²</i>				(36)	(2)	(1)	/	(1)	(6)	(2)	/	(4)
<i>Pass-By Trips for Shopping Center (PM = 34%)^{3,4}</i>				(21)	0	0	/	0	(21)	(11)	/	(10)
Project Trips				1,755	95	42	/	53	123	63	/	60
Existing Trip Credit				2,209	57	36	/	21	152	73	/	79
Total Alternative Project Trips				1,755	95	42	/	53	123	63	/	60
Net New Alternative Project Trips				(454)	38	6	/	32	(29)	(10)	/	(19)

Notes:

1. Assume current retail is 85% occupied
2. Per VTA Transportation Impact Analysis guidelines, a 2% vehicle trip reduction for housing trips can be applied for a nearby major bus stop
3. Pass-By trip reduction applied to shopping center PM peak hour trips and based on average rates from Appendix E ITE Trip Generation Handbook 3rd Edition
4. Daily pass-by trips only represent PM peak hour pass-by trips because no daily pass-by trip is resented in the ITE Trip Generation Handbook.
5. Trips reductions due to internal capture were calculated using NCHRP 684 methodology
6. Trip generation land uses based on average rates from ITE Trip Generation 10th Edition