



June 10, 2014

Mr. Donald D. Lamm
 Diamond Star Associates, Inc.
 4100 MacArthur Boulevard, Suite 310
 Newport Beach, California 92660

LLG Reference: 2.14.3478.1

Subject: **Trip Generation Assessment for Westside Gateway**
 Costa Mesa, California

Dear Mr. Lamm:

Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Trip Generation Assessment for the Westside Gateway residential project located at 671 W. 17th Street in the City of Costa Mesa (ArgoTech property). The 9.01-acre (or 392,476-SF) project site is proposed to be developed with a total of 176 residential units, consisting of 41 detached live-work units, 89 attached live-work units, and 46 attached lofts. The total gross floor area for the project is 331,611 SF.

This letter summarizes the trip generation forecast for the proposed project, and compares the project's tripmaking potential against the current zoning/General Plan designation for the site (light industrial at 0.35 FAR).

Traffic generation is expressed in vehicle trip ends, defined as a one-way vehicular movement, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in *Trip Generation, Ninth Edition*, published by the Institute of Transportation Engineers (ITE) [Washington, D.C., 2012].

Table 1 presents the results of the trip generation assessment. The traffic forecast for the project was calculated by first applying the ITE trip generation factors to the 176 residential units, then applying the General Office ITE trip rates to the office component of the live-work units (totaling 39,640 SF). A trip reduction factor of 10% was applied to the office-generated trips to account for the internal trips/synergy attributable to the mixed-use nature of the project. As highlighted in yellow on **Table 1**, the project is expected to generate 1,567 daily trips on a typical weekday, 146 AM peak hour trips, and 164 PM peak hour trips.

The ITE trip rates for General Light Industrial were applied to forecast future trips based on the current zoning and General Plan designation for the project site. Applying the 0.35 FAR to the property size of 9.01 acres (392,476 SF) results in 137,367 SF, which was used as basis for the calculation. The row highlighted in blue

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Mr. Don Lamm
June 10, 2014
Page 2

on *Table 1* indicates that the General Plan Buildout allocation for the site (as light industrial) would generate 957 daily trips on a typical weekday, 126 AM peak hour trips, and 133 PM peak hour trips.

Comparing the project's traffic generation against the General Plan's trip budget/allocation for the site indicates that the proposed project would result in an increase of 610 daily trips, 20 AM peak hour trips, and 31 PM peak hour trips.

While the proposed project is forecast to generate more traffic than what has been designated in the General Plan, the number of trips are nominal when distributed over the entire weekday and peak hour; therefore, the proposed project is not expected to significantly impact any intersections or roadways in the area, and no further traffic impact analyses are necessary consistent with City of Costa Mesa traffic impact analysis guidelines.

We appreciate the opportunity to provide this traffic analysis letter. Should you have any questions, please call me at 949.825.6175.

Sincerely,

Linscott, Law & Greenspan, Engineers



Trissa (de Jesus) Allen, P.E.
Senior Transportation Engineer

Attachment

TABLE 1
PROJECT TRAFFIC GENERATION RATES AND FORECAST
Westside Gateway (ArgoTech Site), Costa Mesa

Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
<u>Trip Generation Factors [1]:</u>							
▪ ITE 210: Single-Family Detached Housing (TE/DU)	9.52	0.19	0.56	0.75	0.63	0.37	1.00
▪ ITE 230: Residential Condo/Townhouse (TE/DU)	5.81	0.07	0.37	0.44	0.35	0.17	0.52
▪ ITE 710: General Office Building (TE/1,000 SF)	11.03	1.37	0.19	1.56	0.25	1.24	1.49
▪ ITE 110: General Light Industrial (TE/1,000 SF)	6.97	0.81	0.11	0.92	0.12	0.85	0.97
<u>Proposed Project (331,611 SF):</u>							
▪ Detached Live-Work (41 DU)	390	8	23	31	26	15	41
▪ Attached Live-Work (89 DU)	517	6	33	39	31	15	46
▪ Attached Lofts (46 DU)	267	3	17	20	16	8	24
▪ Office Portion of Live-Work Units (39,640 SF)	437	54	8	62	10	49	59
10% Mixed-Use Trip Reduction Applied to Office:	(44)	(5)	(1)	(6)	(1)	(5)	(6)
Total Project Trip Generation:	1,567	66	80	146	82	82	164
<u>General Plan Designation for 9.01-acre Project Site:</u>							
▪ Light Industrial at 0.35 FAR (137,367 SF)	957	111	15	126	16	117	133
General Plan Trip Allocation/Budget:	957	111	15	126	16	117	133
Proposed Project Minus General Plan:	610	(45)	65	20	66	(35)	31

Notes:

[1] Source: *Trip Generation, 9th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2012)*. Average rates used.

TE = Trip Ends

DU = Dwelling Unit

SF = Square Feet