

March 24, 2020

Mr. Todd Cottle
C&C Development, LLC
14211 Yorba Street, Suite 200
Tustin, CA 92780

SUBJECT: ORANGE CORPORATE YARD AFFORDABLE HOUSING TRIP GENERATION EVALUATION

Dear Mr. Todd Cottle:

The following Trip Generation Evaluation has been prepared for the proposed Orange Corporate Yard Affordable Housing development (referred to as “Project”) generally located north of Struck Avenue and east of Batavia Street in the City of Orange. The purpose of this evaluation is to determine if additional analysis is necessary based on the City’s traffic study guidelines.

PROJECT DESCRIPTION

The proposed Project is to consist of the development of 62 multifamily affordable housing residential dwelling units.

PROJECT TRIP GENERATION

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development. The trip generation rates used for this assessment are based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition, 2017) trip generation rates. The ITE Trip Generation Manual is a nationally recognized source for estimating site-specific trip generation.

ITE recently published the Trip Generation Manual Supplement (February 2020), which includes trip generation rates for the AM and PM peak hour of the adjacent street traffic for affordable housing (ITE Land Use Code 223) within suburban areas. However, the PM in/out split is not available and there is no weekday daily trip generation rate provided. Lastly, the affordable housing trip generation rate is based on a limited number of surveyed sites (2 surveys), which falls short of the recommended 5-7 sites by ITE’s own standards. The ITE Trip Generation Manual (10th Edition, 2017) has more reliable trip generation rates for market-rate multifamily housing (mid-rise) (ITE Land Use Code 221). As such, since better data is not available from ITE or locally for the City of Orange, ITE rates for Land Use Code 221 have been utilized for the purposes of this trip generation evaluation.

As shown in Table 1, the proposed Project is anticipated to generate 338 daily (two-way) trips with 23 AM peak hour trips and 28 PM peak hour trips.

TABLE 1: PROJECT TRIP GENERATION SUMMARY

Land Use	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Rates¹									
Multifamily Housing (Mid-Rise)	221	DU	0.09	0.27	0.36	0.27	0.17	0.44	5.44

Project	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Summary									
Orange Corporate Yard Affordable Housing	62	DU	6	17	23	17	11	28	338

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 10th Edition, 2017.

² DU = Dwelling Units

CONCLUSION

According to the City’s *Traffic Impact Analysis Guidelines*, a TIA may not be required if the AM or PM peak hour trip generation is less than 100 vehicle trips, the project would generate less than 1,600 trip-ends per day, and the project would contribute less than 51 peak hour trips to any intersection during the AM and PM peak hours. Based on the anticipated trip generation for the site and the City’s guidelines, additional traffic analysis beyond this trip generation assessment is not necessary.

If you have any questions, please contact me directly at (949) 336-5982.

Respectfully submitted,

URBAN CROSSROADS, INC.



Charlene So, PE
 Associate Principal