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May 13, 2009

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CityCentric
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Via e-mail only: mrhoades@memarproperties.com

Subject: Estimated Trip Generation Comparison for 1200 Ashby Avenue Mixed Use Development in City of Berkeley

Dear Mark:

In response to your request, TJKM is pleased to provide a trip generation comparison for the proposed mixed use development at 1200 Ashby Avenue in the City of Berkeley. A detailed traffic impact study was recently completed and approved by the City Council for a proposed development consisting of 98 condominium units on four floors, 5,566 square feet (sq. ft.) of ground floor retail, and 2,000 sq. ft. of ground floor full service (not fast food) restaurant space. Currently, the project size has changed to a Senior Affordable Housing project and the revised project includes 98 senior affordable housing units, 6,866 square feet of retail, and 2,000 sq. ft. of ground floor full service restaurant space. The purpose of this letter is to estimate the expected trip generation for the revised project size and determine whether the increase in retail space will result in any increase in project trips.

Revised Project Trip Generation

Trip generation of the revised project was estimated based on rates provided in *Trip Generation*, 7th Edition published by the Institute of Transportation Engineers (ITE) and the *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region* published by San Diego Association of Governments (SANDAG). The same transit/ walk/bicycle trip reduction rates that were used for the original study was use for this analysis as well. The revised mixed-use development is expected to generate approximately 13 trips (7 inbound and 6 outbound) during the weekday a.m. peak hour and 27 trips (15 inbound and 12 outbound) during the weekday p.m. peak hour. Table I shows the proposed project trip generation for a typical weekday.

Table II shows the project trip generation for a typical Saturday. The proposed project is expected to generate approximately 34 trips (18 inbound and 16 outbound) during the Saturday peak hour.

The change in project description is expected to generate fewer trips than the already approved project. The approved project was expected to generate 34 a.m. peak hour trips, 41 p.m. peak hour trips and 71 Saturday peak trips. Since the revised project generates substantially lower trips, the conclusion and the recommendations presented in the Traffic Impact Study for 1200 Ashby Avenue, dated November 26, 2008 would still apply to the revised project. As stated in the original study, the revised project is also not expected to have any significant traffic impacts.

Thank you for the opportunity to provide this analysis. Please do not hesitate to contact me with your questions and/or comments.

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Table I: Project Trip Generation (Weekday)

Use	Size	Daily		A.M. Peak Hour				P.M. Peak Hour			
		Rate	Trips	A.M. Rate	In	Out	Total	P.M. Rate	In	Out	Total
Senior Adult Housing - Attached (252)	98 du	3.48	341	0.08	4	4	8	0.11	7	4	11
Total Residential Trips (Before Reduction)					4	4	8		7	4	11
Transit/Walk/Bicycle Trips (Residential) - 48%					2	2	4		3	2	5
Subtotal (Residential)					2	2	4		4	2	6
Specialty Retail (SANDAG)	6.900 ksf	40.00	276	1.03	5	3	8	3.75	13	13	26
Quality Restaurant (931)	2.000 ksf	89.95	180	0.81	1	1	2	7.49	9	5	14
Total Commercial Trips (Before Reduction)					6	4	10		22	18	40
Transit/Walk/Bicycle Trips (Commercial) - 14%					1	0	1		3	3	6
Subtotal (Commercial)					5	4	9		19	15	34
Project Total					7	6	13		23	17	40
Total Pass-By Trips (Commercial)					0	0	0		8	6	14
Net New Trips (Project Total – Pass-By Trips)					7	6	13		15	12	27

Source: ITE Trip Generation Manual, 7th Edition (2003), San Diego Association of Governments Trip Generation Rates (SANDAG)

Notes: d.u. = occupied dwelling units, ksf = 1,000 square feet of gross floor area

Table II: Project Trip Generation (Saturday)

Use	Size	Daily		Peak Hour			
		Rate	Trips	Saturday Peak Rate	In	Out	Total
Senior Adult Housing - Attached (252)	98 du	2.51	246	0.08	4	4	8
Total Residential Trips (Before Reduction)					4	4	8
Transit/Walk/Bicycle Trips (Residential) - 22%					1	1	1
Subtotal (Residential)					3	4	7
Specialty Retail (SANDAG)	6.900 ksf	49.97	345	4.97	18	17	35
Quality Restaurant (931)	2.000 ksf	94.36	189	10.82	13	9	22
Total Commercial Trips (Before Reduction)					31	26	57
Transit/Walk/Bicycle Trips (Commercial) - 14%					4	4	8
Subtotal (Commercial)					27	22	49
Project Total					30	26	56
Total Pass-By Trips (Commercial)					12	10	22
Net New Trips (Project Total – Pass-By Trips)					18	16	34

Source: ITE Trip Generation Manual, 7th Edition (2003) San Diego Association of Governments Trip Generation Rates (SANDAG)

Notes: d.u. = occupied dwelling units, ksf = 1,000 square feet of gross floor area