



HEXAGON TRANSPORTATION CONSULTANTS, INC.

August 18, 2016

Mr. Andrew Warner
City Ventures
444 Spear Street, Suite 200
San Francisco, CA 94105

Re: *Trip Generation Analysis for the Proposed Project at 260 S. Main Street in Milpitas, California*

Dear Mr. Warner:

The purpose of this letter is to quantify the potential traffic increase generated by the proposed mixed-use development at 260 S. Main Street in Milpitas, California. The project as proposed would consist of the demolition of the existing 2,000 square feet of commercial space and the one existing single-family house and the development of a 25 townhomes and 2,000 square feet of commercial space.

Trip generation for the proposed townhomes was estimated using rates published in the ITE *Trip Generation Manual, Ninth Edition*. Based on ITE rates, the proposed townhomes are estimated to generate 145 daily trips with 11 trips occurring during the AM peak hour, and 13 trips occurring in the PM peak hour (see Table 1).

The existing single-family home trip generation can be credited against the new townhome trips. The traffic generated by the existing single-family house was estimated based on rates published in the ITE *Trip Generation Manual, Ninth Edition*. Based on ITE rates, the existing home is estimated to generate 10 daily trips with 1 trip occurring during the AM peak hour, and 1 trip occurring in the PM peak hour. The existing commercial spaces on the site would be replaced by the same size of commercial spaces with the project. Therefore, the proposed commercial development is expected to generate the same number of trips as the existing commercial space.

After subtracting the existing use trip credit, the project is estimated to produce a net increase of 135 daily trips with an increase of 10 trips during the AM peak hour, and an increase of 12 trips during the PM peak hour. The project trip generation estimates are presented in Table 1. The net trips added by the project are relatively low; therefore, further traffic study is not necessary.

Please do not hesitate to contact us if there are any questions on our analysis.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Gary K. Black
President



Table 1
Project Trip Generation

Land Use	Size	Daily Rate	Daily Trips	AM Peak Hour			PM Peak Hour						
				Pk-Hr Rate	Trips		Pk-Hr Rate	Trips					
				In	Out	Total	In	Out	Total				
<i>Proposed Land Use</i> ¹													
Townhomes	² 25 d.u.	5.81	145	0.44	2	9	11	0.52	9	4	13		
<i>Existing Use</i> ¹													
Single-family home	³ 1 d.u.	9.52	(10)	0.75	0	(1)	(1)	1.00	(1)	0	(1)		
Net Project Trips			135	2	8	10	8	4	12				

Notes:

d.u. = dwelling unit

1 The project also includes 2,000 s.f. of new commercial space, which will replace the same size of existing commercial space. Therefore, the commercial development is not expected to add any new trips.

2 Residential Condominium/Townhouse (Land Use 230), ITE Trip Generation, 9th Edition, 2012, average rates are used.

3 Single-family detached housing (Land Use 210), ITE Trip Generation, 9th Edition, 2012, average rates are used.