

APPENDIX B

TRAFFIC IMPACT ANALYSIS



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Subject: *Trip Generation Comparison Memorandum for the Proposed Raising Cane's Project at 5601 E Ramon Road in the City of Palm Springs*

Stanley Rothbart:

Kimley-Horn and Associates, Inc. has prepared a trip generation comparison memorandum, per the request from City of Palm Springs staff, for the proposed Raising Cane's restaurant and Starbucks Coffee located at 5601 E Ramon Road. The memorandum has been prepared to evaluate the trip generating characteristics of the proposed Raising Cane's and Starbucks development, compared to an existing Office Depot.

PROJECT DESCRIPTION

The project site is located on the north east corner of San Luis Rey Drive and Ramon Road in the City of Palm Springs. The site is bounded by San Luis Rey Drive to the west, Ramon Road to the north, Del Taco to the east, and Walmart Supercenter to the south. The site is currently occupied by a 18,780 square-foot (sf) Office Depot. Raising Cane's proposes to demolish the existing building and develop a 3,198 sf quick-service restaurant with two drive-through lanes that merge into one after the order boards, and a 2,200 sf coffee shop with one drive-through lane. It should be noted that the intersections of San Luis Rey Drive and Ramon Road and of Crossley Road and Ramon Road are signalized.

PROJECT TRAFFIC

A trip generation analysis has been prepared to determine the net amount of traffic that would be generated by the proposed project, with the removal of traffic from the Office Depot and the addition of traffic from the proposed Raising Cane's and Starbucks. Trip generation estimated for the existing site and proposed project are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) trip generation rates for the following land use categories:

- ITE Category 820 – Shopping Center – Existing Office Depot
- ITE Category 934 – Fast-Food Restaurant with Drive-Through – Proposed Raising Cane's
- ITE Category 937 – Coffee/Donut Shop with Drive-Through – Proposed Starbucks Coffee

The project trip generation takes into consideration trip credit for the pre-existing land use, as well as pass-by trip reductions.

Standard practice in traffic analysis is to recognize that not all inbound and outbound trips to the proposed project will be “new” trips on the roadway system in the vicinity of the proposed project. Some trips to the project site will consist of “pass-by” trips – motorists who are already traveling on the surrounding roadways from one place to another. Common pass-by trips for fast-food restaurants would be individuals who stop at the project site on the way to or from work/school.

Per the ITE Trip Generation Manual, the pass-by reduction rates for Office Depot were 34% applied to the PM peak hour trips and 17% for daily trips. For the proposed Raising Cane’s Restaurant, a pass-by of 50% was applied to both the daily and PM peak hour trips. For the proposed Starbucks Coffee, the ITE Trip Generation Manual does not have a pass-by rate for a Coffee/Donut Shop with Drive-Through so the rates for Fast-Food Restaurant with Drive-Through were used, 49% for AM peak hour trips, and 50% for both daily and PM peak hour trips.

Daily, morning peak hour, and evening peak hour trip generation estimates are summarized on Table 1.

- Based on the building square footage, it is estimated that the Office Depot generates approximately 588 daily trips, with 18 trips (11 inbound and 7 outbound) in the morning peak hour and 47 trips (22 inbound and 24 outbound) in the evening peak hour after pass-by reductions.
- It is estimated that the proposed Raising Cane’s restaurant and Starbucks Coffee would generate a combined 1,656 daily trips, with 100 trips (51 inbound and 49 outbound) during both morning and evening peak hours 100 trips (51 evening peak hour after pass-by reductions).
- Comparing the existing Office Depot trip generation to the Raising Cane’s and Starbucks, the proposed project is estimated to generate 1,067 more trips to the roadway network on a daily basis, 82 trips (40 inbound and 42 outbound) during the morning peak and 53 trips (29 inbound and 25 outbound).
- The City of Palm Spring does not have any traffic analysis guidelines; however, the project does not exceed the Riverside County 100 peak hour trips threshold warranting a full traffic impact analysis.

TABLE 1
SUMMARY OF PROJECT TRIP GENERATION
PALM SPRINGS RAISING CANE'S

| Land Use | ITE Code | Unit | Trip Generation Rates ¹ | | | | | | |
|--|----------|------|------------------------------------|---------------------------|------------------|------------------|--------------|--------|--------|
| | | | Daily | AM Peak Hour | | | PM Peak Hour | | |
| | | | | In | Out | Total | In | Out | Total |
| Shopping Center | 820 | KSF | 37.750 | 0.583 | 0.357 | 0.940 | 1.829 | 1.981 | 3.810 |
| Fast-Food Restaurant w/ Drive-Through | 934 | KSF | 470.950 | N/A ² | N/A ² | N/A ² | 16.988 | 15.682 | 32.670 |
| Coffee/Donut Shop w/ D.T. | 937 | KSF | 820.380 | 45.385 | 43.605 | 88.990 | 21.690 | 21.690 | 43.380 |
| Trip Generation Estimates | | | | | | | | | |
| Land Use | Quantity | Unit | Daily | AM Peak Hour ² | | | PM Peak Hour | | |
| | | | | In | Out | Total | In | Out | Total |
| | | | | EXISTING USE | | | | | |
| Shopping Center | 18.780 | KSF | 709 | 11 | 7 | 18 | 34 | 37 | 71 |
| Pass-by Trips (17% Daily, 0% AM, 34% PM) ³ | | | -121 | 0 | 0 | 0 | -12 | -13 | -24 |
| Total Net Trips for Existing Conditions | | | 588 | 11 | 7 | 18 | 22 | 24 | 47 |
| PROPOSED USE | | | | | | | | | |
| Fast-Food Restaurant w/ Drive-Through | 3.198 | KSF | 1,506 | N/A ² | N/A ² | N/A ² | 54 | 50 | 104 |
| Pass-by Trips (50% Daily, 50% PM) ³ | | | -753 | - | - | - | -27 | -25 | -52 |
| Coffee/Donut Shop w/ D.T. | 2.200 | KSF | 1,805 | 100 | 96 | 196 | 48 | 48 | 96 |
| Pass-by Trips (50% Daily, 49% AM, 50% PM) ^{3,4} | | | -903 | -49 | -47 | -96 | -24 | -24 | -48 |
| Total Net Trips for Proposed Conditions | | | 1,656 | 51 | 49 | 100 | 51 | 49 | 100 |
| Net Difference (Proposed Minus Existing) | | | 1,067 | 40 | 42 | 82 | 29 | 25 | 53 |

¹ Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, Volume 2 (September 2017)

² Raising Cane's (proposed use) is not open during the morning peak hour.

³ ITE Trip Generation Manual does not have a daily pass-by percentages, therefore the average percentages of the AM and PM peak hours were assumed.

⁴ ITE Trip Generation Manual does not have a pass-by percentages for Coffee/Donut Shop w/ D.T. so the rates for similar land use (Fast-Food Restaurant w/ D.T.) were used

FINDINGS AND CONCLUSIONS

This trip generation analysis has been prepared to determine the net amount of traffic that would be generated with the removal of traffic from the existing Office Depot and the addition of traffic from the proposed Raising Cane's restaurant and Starbucks Coffee. The site is currently occupied by a 18,780 square-foot building. Raising Cane's proposes to demolish the existing building to develop a 3,198 square-foot fast-food restaurant with two drive-through lanes that merge into one after the order boards, and a 2,200 square-foot coffee shop with one drive-through lane.

Comparing the existing Office Depot trip generation to the proposed Raising Cane's restaurant and Starbucks Coffee, it is estimated to generate 1,067 more trips to the roadway network on a daily basis, 82 trips (40 inbound and 42 outbound) during the morning peak and 53 trips (29 inbound and 25 outbound). The City of Palm Spring does not have any traffic analysis guidelines; however, the project does not exceed the Riverside County 100 peak hour trips threshold warranting a full traffic impact analysis.

Please contact me if you have any questions or if you need additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Elizabeth Chau, P.E