translutions
the transportation solutions company...

memorandum

DATE: November 21, 2022

TO: Mr. Steve Libring, PE

FROM: Sandipan Bhattacharjee, P.E., T.E., AICP

SUBJECT: Jefferson Square Apartments

Translutions, Inc. (Translutions) is pleased to provide this memo discussing the trip generation and vehicle miles traveled screening analysis for the proposed Jefferson Square Apartments project in the City of La Quinta.

PROJECT DESCRIPTION: The proposed project is located at the southwest corner of Jefferson Street and Fred Waring Drive in the City of La Quinta, California and includes the development of 112 apartments. The previous project was approved for a 42,527 square-foot home improvement store and 48,002 square feet of strip retail uses, of which 39,334 square feet of retail uses have been constructed. The proposed project will construct the apartments on the vacant area of the site. Access to the project includes four existing driveways, two each on Jefferson Street and Fred Waring Drive. The Site Plan is shown on Figure 1.

PROJECT TRIP GENERATION

Traffic from Approved Uses. As discussed earlier, the approved project included a 42,527 square-foot home improvement store and 48,002 square feet of strip retail uses. The trip generation for entitled uses is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) Table A shows the trip generation of the entitled uses. As shown on Table A, the entitled uses are anticipated to generate 105 trips during the a.m. peak hour, 246 trips during the p.m. peak hour, and 2,326 daily trips.

Project Traffic. Table B shows the trip generation of the existing uses and the proposed project. As shown on Table B, the existing uses are anticipated to generate 56 trips during the a.m. peak hour, 57 trips during the p.m. peak hour, and 1,285 daily trips. Further, the proposed project is anticipated to generate 45 trips during the a.m. peak hour, 57 trips during the p.m. peak hour, and 986 daily trips. Therefore, the proposed project and existing uses are anticipated to generate 101 trips during the a.m. peak hour, 212 trips during the p.m. peak hour and 2,040 daily trips.

Change in Trip Generation. Comparing the existing and proposed project with the approved project, the proposed project (including existing uses) is forecast to generate 4 fewer trips during the a.m. peak hour, 34 fewer trips during the p.m. peak hour, and 286 fewer daily trips.

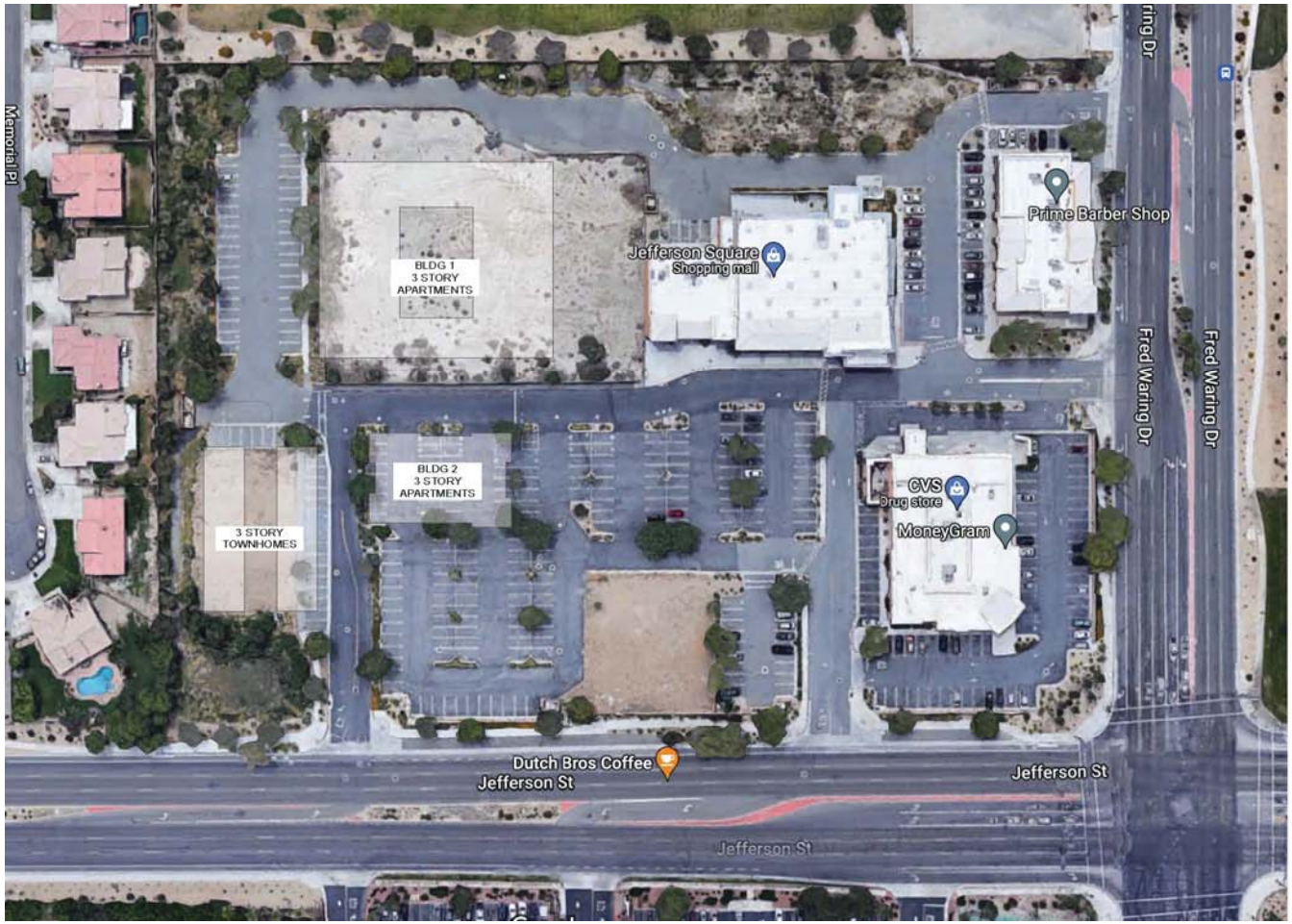
LOS ANALYSIS EVALUATION

The City's traffic Impact Study guidelines states that if there is an insignificant increase (equal to or less than 100 daily trips or 10 peak hour trips) between the existing entitlement and the proposed or amended entitlement trip generation, no additional traffic analysis will be required. Since the project generates fewer trips than the currently entitled uses, a traffic impact analysis with Level of Service analysis should not be required.

VMT SCREENING

Based on the City's Vehicle Miles Traveled Analysis Policy, residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area.

The project site is located in TAZ 921 of the RIVCOM. Based on the RIVCOM, the citywide VMT per Capita is 13.1. The VMT for TAZ 921 is 11.02 VMT/Capita, which is lower than the City threshold. Therefore, the project screens out of a VMT analysis and the impacts are presumed to be less than significant.



JEFFERSON SQUARE

PROJECT DATA:

SITE AREA 5.1 ACRES

BLDG 1 3 STORY APARTMENTS

Unit	Size	#	% of total	Parking	Guest	
B1	1 Bed	49	67%	49		
C1	2 Bed	16	22%	32		
C2	2 Bed	8	11%	16		
		73	100%	97	36.5	
						133.5

BLDG 2 3 STORY APARTMENTS

Unit	Size	#	% of total			
A1	Studio	12	44%	12		
B1	1 Bed	15	56%	15		
		27	100%	27	13.5	
						40.5

3 STORY TOWNHOMES

Unit	Size	#	% of total			
D1	3 Bed TH	12	100%	24		
		12	100%	24	6	
		112				**30**

Total Req. **204**

PROJECT TOTALS

Unit	Size	#	% of total	Pkg Unit	Guest
A1	Studio	12	11%	12	6
B1	1 Bed	64	57%	64	32
C1	2 Bed	16	14%	32	8
C2	2 Bed	8	7%	16	4
D1	3 Bed TH	12	11%	24	6
		112			
		112	100%	148	56
				Total Req.	**204**

FIGURE 1

Jefferson Square Apartments
Site Plan

translutions
the transportation solutions company...

translutions
the transportation solutions company...

Table A - Approved Project Trip Generation

Land Use	Units	A.M. Peak Hour In	A.M. Peak Hour Out	A.M. Peak Hour Total	P.M. Peak Hour In	P.M. Peak Hour Out	P.M. Peak Hour Total	Daily
Approved Project								
Home Improvement Store								
Trip Generation Rates [1]		0.86	0.65	1.51	1.12	1.17	2.29	30.74
Trip Generation	42.527 TSF	37	27	64	48	49	97	1,307
Pass By Trips	-42.00%	(16)	(11)	(27)	(20)	(21)	(41)	(549)
Strip Retail								
Trip Generation Rates [2]		1.42	0.94	2.36	3.30	3.30	6.59	54.45
Trip Generation	48.002 TSF	68	45	113	158	158	316	2,614
Pass By Trips	-40.00%	(27)	(18)	(45)	(63)	(63)	(126)	(1,046)
Net Trips								
Total Trip Generation		105	72	177	206	207	413	3,921
Pass By Trips		(43)	(29)	(72)	(83)	(84)	(167)	(1,595)
Net New Trips		62	43	105	123	123	246	2,326

Notes: DU = Dwelling Unit

[1] Trip generation based on rates for Land Use 862 - "Home Improvement Superstore" from Institute of Transportation Engineers' (ITE) *Trip Generation* (11th Edition).

[2] Trip generation based on rates for Land Use 822 - "Strip Retail Plaza" from Institute of Transportation Engineers' (ITE) *Trip Generation* (11th Edition).

translutions
the transportation solutions company...

Table B - Existing Uses Plus Proposed Project Trip Generation

Land Use	Units	A.M. Peak Hour In	A.M. Peak Hour Out	A.M. Peak Hour Total	P.M. Peak Hour In	P.M. Peak Hour Out	P.M. Peak Hour Total	Daily
Existing Uses								
Strip Retail								
Trip Generation Rates [2]		1.42	0.94	2.36	3.30	3.30	6.59	54.45
Gross Trip Generation	39 TSF	56	37	93	130	129	259	2,142
Pass By Trips	-40.00%	(22)	(15)	(37)	(52)	(52)	(104)	(857)
Net Trips		34	22	56	78	77	155	1,285
Proposed Project								
Multifamily Housing (Low-Rise)								
Trip Generation Rates [1]		0.10	0.30	0.40	0.32	0.19	0.51	6.74
Trip Generation	112 DU	11	34	45	36	21	57	755
Existing Plus Proposed Project								
Total Trip Generation		67	71	138	166	150	316	2,897
Pass By Trips		(22)	(15)	(37)	(52)	(52)	(104)	(857)
Net Trip Generation		45	56	101	114	98	212	2,040

Notes: DU = Dwelling Unit

[1] Trip generation based on rates for Land Use 862 - "Home Improvement Superstore" from Institute of Transportation Engineers' (ITE) *Trip Generation* (11th Edition).

[2] Trip generation based on rates for Land Use 822 - "Strip Retail Plaza" from Institute of Transportation Engineers' (ITE) *Trip Generation* (11th Edition).

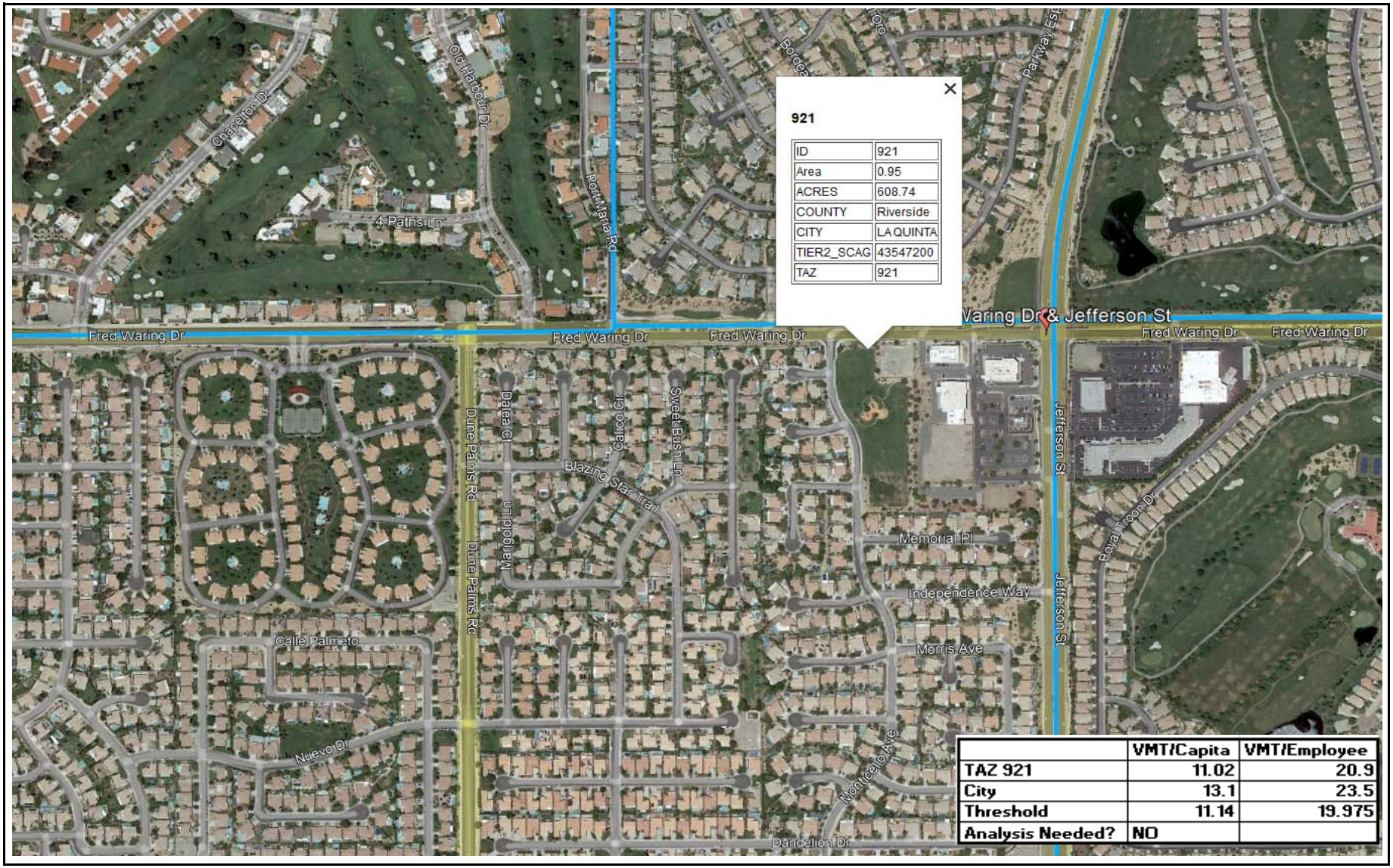


FIGURE 2

Jefferson Square Apartments
VMT Screening

translutions
the transportation solutions company...