



January 11, 2017

Hugh Futrell
 Hugh Futrell Corporation
 200 Fourth Street, Suite 250
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via email only: hughf@hughfutrellcorp.com

Subject: Old Courthouse Square Hotel Project

Dear Mr. Futrell:

Transpedia Consulting Engineers (TCE) has prepared this letter to compare traffic trips that would currently be generated by the “Berkowitz Building” at 19 Old Courthouse Square and the “Poulsen Building” at 25 Old Courthouse Square, in the City of Santa Rosa, to the trips that would be generated by the “Berkowitz Building” would be renovated and the “Poulsen Building” be demolished as part of the new boutique hotel proposed at the “Empire Building” at 37 Old Courthouse Square.

The “Berkowitz Building” is a two-story commercial structure of 20,000 square feet, sf (two, 10,000 sf floors). The ground floor has been historically used as a restaurant space and the second floor has been used as offices. The renovated building will include:

- A 2,500 sf coffee lounge (Starbucks) and 7,000 sf leased restaurant on the first floor.
- 21 hotel guest rooms, support, and ancillary spaces on the second floor.
- Two hotel guest suites, a rooftop café and bar, and ancillary hotel space, that might serve as a fitness center or meeting space on a new 4,200-sf third floor.

The “Poulsen Building”, which will be demolished, is 3,660 sf with 2,000 sf on the first floor that has been used as a restaurant, and 1,660 sf on the second floor that has been used as offices.

The trip generation for the existing and renovated building uses was estimated based on rates provided in *Trip Generation Manual, Institute of Transportation Engineers (ITE), 9th Edition, 2012*. The land uses categories for the existing buildings are: General Office (ITE Code 710) and Quality Restaurant (ITE Code 931); for the renovated building are: Hotel (ITE Code 310), Quality Restaurant (ITE Code 931) and Coffee/Donut Shop without Drive Through Window (ITE Code 936). ITE in/out trip distribution during am peak hour (52%/48%) and pass-by trip reduction (43% of High Turnover (Sit-Down) Restaurant (ITE Code 932) were applied to Quality Restaurant trip generation (ITE does not have them). 90% pass-by/internal trip reduction factor was applied to Coffee Shop trip generation which is consistent with ITE and downtown environment.

The renovated/demolished buildings are expected to add 18 trips (3 inbound and 15 outbound) during the am peak hour and to subtract 18 trips (7 inbound and 11 outbound) during the pm peak hour, as shown in Table A. No further traffic analysis is recommended.

Table A- Trip Generation

Land Use	Size	AM Peak Hour					PM Peak Hour				
		Rate	In/Out %	In	Out	Total	Rate	In/Out %	In	Out	Total
<u>Berkowitz - Existing</u>											
Office	10 KSF	1.56	88/12	13.7	1.9	15.6	1.49	17/83	2.5	12.4	14.9
Quality Restaurant	10 KSF	0.81	52/42	4.2	3.9	8.1	7.49	67/33	50.2	24.7	74.9
Pass-by trips	-43%	NA	NA	-1.8	-1.7	-3.5	NA	NA	-21.6	-10.6	-32.2
Rounded Total	NA	NA	NA	16	4	20	NA	NA	31	27	58
<u>Poulsen- Existing</u>											
Office	1.66 KSF	1.56	88/12	2.3	0.3	2.6	1.49	17/83	0.4	2.1	2.5
Quality Restaurant	2.6 KSF	0.81	52/48	1.1	1.0	2.1	7.49	67/33	13.1	6.4	19.5
Pass-by trips	-43%	NA	NA	-0.5	-0.4	-0.9	NA	NA	-5.6	-2.8	-8.4
Rounded Total	NA	NA	NA	3	1	4	NA	NA	8	6	14
<u>Total- Existing</u>	NA	NA	NA	19	5	24	NA	NA	39	33	72
<u>Berkowitz - Future</u>											
Quality Restaurant	7 KSF	0.81	52/42	3.0	2.7	5.7	7.49	67/33	35.1	17.3	52.4
Pass-by trips	-43%	NA	NA	-1.7	-1.5	-3.2	NA	NA	-15.1	-7.4	-22.5
Coffee Shop	2.5 KSF	108.3 8	51/49	138.2	132.8	271.0	40.75	50/50	50.9	50.9	101.8
Pass-by/Internal trips	-90%	NA	NA	-124.4	-119.1	-243.9	NA	NA	-45.8	-45.8	-91.6
Hotel	23 rooms	0.53	59/41	7.2	5.0	12.2	0.60	51/49	7.0	6.8	13.8
Rounded Total	NA	NA	NA	22	20	42	NA	NA	32	22	54
<u>Poulsen- Future</u>	NA	NA	NA	-3	-1	-4	NA	NA	-8	-6	-14
<u>Total- Future</u>	NA	NA	NA	19	19	38	NA	NA	24	16	40
Total- Net	NA	NA	NA	3	15	18	NA	NA	-7	-11	-18

Notes: NA = Not Applicable or Available; KSF= 1,000 Square Feet.

Sources: Transpedia Consulting Engineers, 2017.

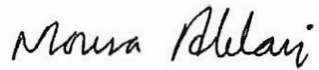
Trip Generation Manual, Institute of Transportation Engineers, 9th Edition, 2012.

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If you have any questions about this addendum, please contact me.

Sincerely,

Transpedia Consulting Engineers

A handwritten signature in black ink, appearing to read "Mousa Abbasi". The script is cursive and fluid.

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