

PLANNING & ECONOMIC  
DEVELOPMENT DEPARTMENT

AUG 10 2016

CITY OF SANTA ROSA  
Santa Rosa, CA

May 24, 2016

Ms. Barbara Hayes  
Farmers Lane Associates, LLC  
1535 Farmers Lane. #276  
Santa Rosa, CA 95405

## Trip Generation Analysis for the 201 Farmers Lane Project

Dear Ms. Barbara Hayes;

As requested, W-Trans has prepared a traffic analysis relative to the proposed 26-unit senior housing project to be located at 201 Farmers Lane in the City of Santa Rosa. The purpose of this letter is document the proposed project's potential impact to the adjacent roadway facilities.

### Project Description

The proposed project is a new 26-unit senior housing development to be located at 201 Farmers Lane in the City of Santa Rosa. The project site, located on the west side of Farmers Lane south of 4<sup>th</sup> Street, is currently vacant.

### Trip Generation

The anticipated trip generation for the proposed project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 9<sup>th</sup> Edition, 2012 for "Senior Adult Housing-Detached" (ITE LU #251). Because the site is currently unoccupied there are no existing trips to be deducted. As indicated in Table 1, the proposed project is expected to generate an average of 96 trips per day, including six trips during the a.m. peak hour and seven during the p.m. peak hour.

**Table 1 – Trip Generation Summary**

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
<b>Proposed</b>											
Senior Adult Housing	26 du	3.68	96	0.22	6	2	4	0.27	7	4	3
<b>Total</b>			<b>96</b>		<b>6</b>	<b>2</b>	<b>4</b>		<b>7</b>	<b>4</b>	<b>3</b>

Note: du = dwelling unit

Because the project is expected to add fewer than ten peak hour trips to the adjacent roadway network, and this volume is further reduced when consideration is given to directionality of trips and the distribution to the north and south on Farmers Lane, it is anticipated the project would add a limited number of new trips to the adjacent roadway network and the impact on traffic operation would therefore be imperceptible. It is further understood that the City may be pursuing a project to widen Farmers Lane along the project frontage to provide three southbound lanes; this potential future project would add capacity and further dilute the project's potential impacts at this location.

### Conclusions and Recommendations

- The proposed project is expected to generate 96 daily trips on average, with six trips during the a.m. peak hour and seven trips during the p.m. peak hour.

- Due to the minimal number of new trips, particularly when directionality and distribution are taken into account, the impact on traffic operation would be imperceptible and therefore less-than-significant.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,

Lauren Davini, EIT  
Assistant Traffic Engineer

Dalene J. Whitlock, PE, PTOE  
Principal

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DRAFT