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TO: Alicia Velasco, City of Cypress
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GOODMAN COMMERCE CENTER TRIP GENERATION ASSESSMENT

Urban Crossroads, Inc. is pleased to provide the following Trip Generation Assessment that has been prepared for the Goodman Commerce Center development (referred to as Project), which is located at 5665 Plaza Drive in the City of Cypress. Specifically, the following trip generation assessment compares the Project to the existing 150,626 square foot office building assuming 100% occupancy.

BACKGROUND

For the purposes of the Goodman Commerce Center Traffic Analysis (dated January 11, 2024. Referred to as the 2024 Traffic Study), the existing office building was approximately 41% occupied, but to not overstate existing credit for the office use and conduct a conservative analysis for the 2024 Traffic Study, it was assumed that only 25% of the building space was occupied to account for the existing tenants that could be underutilizing their space. However, current entitlements for the office building would allow for 100% occupancy of the existing building without any further discretionary action by the City. As such, the following trip generation assessment compares the proposed Project (as evaluated in the 2024 Traffic Study) to 100% occupancy of the existing 150,626 square foot office building.

PROJECT TRIP GENERATION

Table 1 summarizes the Project trip generation as evaluated in the 2024 Traffic Study. The proposed Project is anticipated to generate 406 two-way trips per day with 21 AM peak hour trips and 24 PM peak hour trips (actual vehicles). Intersection operations analysis for an industrial project must be evaluated using the passenger car equivalent (PCE) trip generation consistent with the City’s Guidelines. As such, the Project’s trip generation in PCE is also summarized in Table 1. The Project is anticipated to generate 604 two-way PCE trips per day with 29 PCE AM peak hour trips and 32 PCE PM peak hour trips.

TABLE 1: PROJECT TRIP GENERATION

Land Use	Quantity Units ¹	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Actual Vehicles:								
High-Cube Cold Storage Warehouse	191.394 TSF							
Passenger Cars:		15	1	16	4	14	18	262
2-axle Trucks:		1	1	2	1	1	2	50
3-axle Trucks:		0	0	0	0	0	0	16
4+-axle Trucks:		1	2	3	2	2	4	78
Total Truck Trips (Actual Vehicles):		2	3	5	3	3	6	144
Total Trips (Actual Vehicles)²		17	4	21	7	17	24	406
Passenger Car Equivalent (PCE):								
High-Cube Cold Storage Warehouse	191.394 TSF							
Passenger Cars:		15	1	16	4	14	18	262
2-axle Trucks:		1	2	3	1	2	3	76
3-axle Trucks:		0	1	1	1	0	1	32
4+-axle Trucks:		3	6	9	5	5	10	234
Total Truck Trips (PCE):		4	9	13	7	7	14	342
Total Trips (PCE)²		19	10	29	11	21	32	604

Note: Due to rounding, some of the numbers reflected in the table do not reflect actual calculated amounts.

¹ TSF = Thousand Square Feet

² Total = Passenger Cars + Trucks

EXISTING TRIP GENERATION

In an effort to understand the existing traffic associated with 100% occupancy of the existing office use, the trip generation rates used for this assessment are based upon information collected by the Institute of Transportation Engineers (ITE) as provided in their [Trip Generation Manual](#) (11th Edition, 2021). General Office (ITE Land Use Code 710) land use category has been used to calculate the trip generation for the existing 150,626 square feet of available office space. The trip generation summary illustrating daily, and peak hour trip generation estimates for the existing uses are shown in Table 2 along with the applicable trip generation rates. As shown in Table 2, 150,626 square feet of general office use generates a total of 1,634 two-way trips per day with 228 AM peak hour trips and 217 PM peak hour trips.

TABLE 2: EXISTING TRIP GENERATION

Land Use ¹	Units ²	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Office (based on average rates)	TSF	710	1.34	0.18	1.52	0.24	1.20	1.44	10.84

Land Use	Quantity Units ²	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
General Office ³	150,626 TSF	201	27	228	37	180	217	1,634

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), *Trip Generation Manual*, Eleventh Edition (2021).

² TSF = Thousand Square Feet

³ 100% occupancy of the 150,626 square foot office building.

TRIP GENERATION COMPARISON

Table 3 shows the trip generation comparison between the proposed Project uses and the existing office use (assuming 100% occupancy). The resulting net change in trips is identified in Table 3. As shown, the proposed Project is anticipated to generate 1,030 fewer two-way PCE trips per day with 199 fewer PCE AM peak hour trips and 185 fewer PCE PM peak hour trips as compared to the existing office use (resulting in a net reduction).

TABLE 3: TRIP GENERATION COMPARISON

Land Use	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Proposed Project							
Passenger Cars:	15	1	16	4	14	18	262
Total Truck Trips (PCE):	4	9	13	7	7	14	342
Total Trips (PCE)	19	10	29	11	21	32	604
Existing Use: General Office							
Passenger Cars:	201	27	228	37	180	217	1,634
Total Truck Trips (PCE):	0	0	0	0	0	0	0
Total Trips (PCE)	201	27	228	37	180	217	1,634
Variance							
Passenger Cars:	-186	-26	-212	-33	-166	-199	-1,372
Total Truck Trips (PCE):	4	9	13	7	7	14	342
Total Trips (PCE)	-182	-17	-199	-26	-159	-185	-1,030

If you have any questions or comments, I can be reached at cs@urbanxroads.com.