MEMORANDUM

PUD-98 & P13-2518 (S.D.R.)
STAPLES RANCH – CarMax
CITY COUNCIL MAY 6, 2014
PLANNING COMMISSION APRIL 9, 2014
ATTACHMENT 3
EXHIBIT B
RECEIVED MARCH 4, 2014

Date:　　　　May 21, 2013

To:　　　　Chris Guenther and Chris Ragan,　　　*Project No.:*　　013-531
　　　　　　MacKay & Somps

From:　　　Chris Kinzel　　　　　　　　　　*Jurisdiction:*　　Pleasanton

Subject:　　Trip Generation, Pleasanton Carmax

This is to provide a trip generation comparison between the trips in the Stoneridge Drive Specific Plan and the current Carmax proposal.

Stoneridge Drive Specific Plan

Land use: "Auto Mall". SDSP allocated 37 acres to this land use, with a total of 331,000 square feet. Source: SDSP Amendment/Staples Ranch EIR, Table 3.6-4.

Trip generation: a.m. trip rate = 2.05 trips/ksf, p.m. trip rate = 2.64 trips/ksf
Trips: a.m. 678 trips, p.m. 874 trips for entire 37 acres. Source: SDSP EIR, Tables 3.9-9 and 3.9-10

Proposed Carmax Development

Land use: 20 acres with 10,625 square feet of sales and 55,200 square feet of service.

Trip generation:
<u>Sales</u> (ITE land use 841) a.m. rate = 2.03, p.m. rate = 2.59.
Peak hour trips: a.m. = 22 trips, p.m. = 28 trips
<u>Service</u> (ITE land use 942) a.m. rate = 2.94, p.m. = 3.38
Peak hour trips: a.m. = 163 trips, p.m. = 187 trips
Total trips from 20 acre site: a.m. = 185 trips, p.m. = 215

Comparison after converting SDSP trips to 20 acre equivalent

Stoneridge Drive Specific Plan = 367 a.m. trips, 473 p.m. trips for 20 acres
Proposed Carmax = 185 a.m. trips, 215 p.m. trips for 20 acres

Carmax is 50 percent of SDSP a.m. trips and 45 percent of SDSP p.m. trips.

Please contact me if there are questions on this analysis.