



January 9, 2015

Mr. Jim Lundquist
CITY OF SAN DIEGO, Development Services
1222 First Avenue
San Diego, CA 92101

Subject: 5030 College Avenue Student Housing Project
Project #350930
Traffic Assessment Letter

Dear Jim:

On February 28, 2014, Capstone Development Partners, LLC received their first review letter from the City of San Diego Development Services department pertaining to their student housing project located at 5030 College Avenue in the College Area Community. Since the application was submitted and responses were received, Capstone Communities has revised their site plan and project description and are resubmitting their application to the City.

However, the February 28, 2014 letter included comments from the Transportation Division. Several items were identified in the letter including trip generation, parking, access, improvements to College Avenue and operations of College Avenue/Montezuma Road. Many of the comments received are addressed on the revised site plan, in particular parking and on-site circulation. This letter focuses on the following operational elements of the comment letter including:

- **College Avenue / Montezuma Operational Analysis:** The College Area Community Plan identifies the intersection of College Avenue and Montezuma Road as needing street and/or signal improvements. The plan also identifies College Avenue as needing special treatment. Please ask your traffic engineer to review these locations and propose improvements which could address these community plan requests.
- **College Place Access:** The previous project at this site proposed access from College Place. Please examine this alternative access with your next submittal.

In addition to the comments received from the City, comments were received from the community on two occasions. On November 10, 2014, the applicant presented the project at the Community Planning Group meeting. On December 3, 2014, the applicant conducted an Open House. On both occasions the community expressed concerns related to traffic and parking in and around the community.



Issue #1: Community Plan Improvements for College Avenue / Montezuma Road

As indicated in the City's comments, the Community Plan states that the intersection of College Avenue / Montezuma Road was identified as needing "street and/or signal improvements" (Figure 12 of the 1992 College Area Community Plan). The plan also identifies College Avenue as needing "special treatments, such as the removal of parking and/or striping to improve traffic conditions and safety". In the City Cycle 1 comments, they requested that the project "review these locations and propose improvements which could address these community plan requests".

To determine the impact of the project on the operating conditions of College Avenue / Montezuma Road and to determine the project's responsibility for improvements at this location, project trips were calculated and assigned through the project study area, as described in the following section.

Project Trip Generation

Project trips were estimated using per dwelling unit trip rates for high density residential (>20 dwelling units per acre) from the City of San Diego Trip Generation Manual (May 2003). As shown in **Table 1**, the project is forecast to generate a total of 570 daily trips and 46 AM peak hour trips and 52 PM peak hour trips.

TABLE 1: PROJECT TRIP GENERATION

Land Use	Size	Trip Rate ¹			Daily Total Trips	Peak Hour Trips					
		Daily	% AM	% PM		AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
High Density Residential ²	95 DU's	6	8 %	9 %	570	9	37	46	36	16	52

Notes:

1. Trip rates from City of San Diego Land Development Code - Trip Generation Manual, May 2003
2. Residential Multiple Dwelling Unit: Over 20 dwelling units / acre

Although the project description clearly identifies this site as Student Housing, the City has requested a higher, more conservative rate of 6 trips/du be applied to assess the project related impacts. Prior studies conducted for SDSU suggest student housing generates auto-oriented trips at a much lower rate (4.4 trips/du) to account for walking trips to and from the campus and a lower reliance on the automobile for localized trips.



The project trips associated with the site were distributed based upon travel patterns assumed in the Plaza Linda Verde student housing project (Plaza Linda Verde Traffic Impact Analysis, Linscott, Law & Greenspan, July 2009). Project trips were assigned through the study intersection under the two driveway configuration alternatives: restricted left turn access and full access. The resulting project trip assignment for each driveway access alternative is shown in **Figure 3**.

Intersection LOS: College Avenue / Montezuma Road

Existing and Existing plus Project intersection operating conditions at College Avenue / Montezuma Road were evaluated for the AM and PM peak hours for each of the two access scenarios using the Synchro (version 8.0) software package, which is based on methods outlined in the 2010 Highway Capacity Manual published by the Transportation Research Board. Table 2 summarizes the results of the peak hour intersection operations for all scenarios.

As shown in Table 2, this intersection operates at LOS C during the AM peak hour and LOS D during the PM peak hour and will continue to operate at acceptable LOS C and LOS D with the addition of project trips.

TABLE 2: INTERSECTION PEAK HOUR LEVEL OF SERVICE (WITH PROJECT CONDITIONS)

Intersection	Scenario	Peak Hour LOS / Delay (seconds)			
		AM		PM	
		Delay	LOS	Delay	LOS
1. College Ave. / Montezuma Rd.	No Project	34.4	C	42.7	D
	Alt 1: Full Access	34.9	C	43.0	D
	Alt 2: Restricted Left Out	34.7	C	42.9	D

Notes:

1. Level of service based on Highway Capacity Manual (Transportation Research Board, 2010).
2. Average delay expressed in seconds per vehicle.
3. Operations were calculated using traffic volumes published in the Plaza Linda Verde TIA, LLG 8/6/11



The project is consistent with the College Area Community Plan. Therefore, the project has been considered in long-term traffic forecast for the College Area community since the last update to the Community Plan. The Community Plan has indicated, as stated by the project, that street improvements should be considered to address traffic concerns near the intersection of College Avenue / Montezuma Road. The project will address the traffic conditions in the area in two ways:

- The City's approved College Area Public Facilities Financing Plan includes a project that would improve College Avenue from Lindo Paseso to Montezuma Road, which includes a feasibility study and physical and signal improvements at College Avenue / Montezuma Road. Project T-11 included in the FY 2014 adopted PFFP would improve the longterm conditions at this intersection. T-11 is consistent with the Community Plan objective of installing street and/or signal improvements as identified in the Circulation Element. The project will be responsible for payment of Developer Impact Fees, which will be allocated to projects within the PFFP. At the time this report was prepared, the project was not fully funded.
- However, the project will restripe College Avenue along the project frontage to include a center turn lane and a left turn pocket into the site. This restripe will permanently remove the ability to park on the west side of College Avenue through this section. This improvement is consistent with the recommendations for "special projects" in the City's adopted Circulation Element. The center turn lane will separate the northbound and southbound traffic lanes and improve the overall capacity of the section by removing left turning vehicles from the through traffic both northbound and southbound along College Avenue.

As demonstrated in this letter, the payment of fees and improvements to College Avenue will address the Community Plan requests.

Issue #2: College Place Access

The project assessed the feasibility of providing access to the site via College Place. It was determined that access from the existing cul-de-sac is not feasible and is therefore not included in the most current site plan.

Closure

The project will be responsible for payments toward the DIF program. The transportation fees contributed would be allocated toward future improvements in the College Area identified in the PFFP program. The College Area PFFP is an approved document and includes improvements at the intersection of College Avenue / Montezuma Road (feasibility study and physical improvements). As the project is consistent with the land use in the Community Plan, the long term contribution of project trips have been accounted for in the PFFP program.

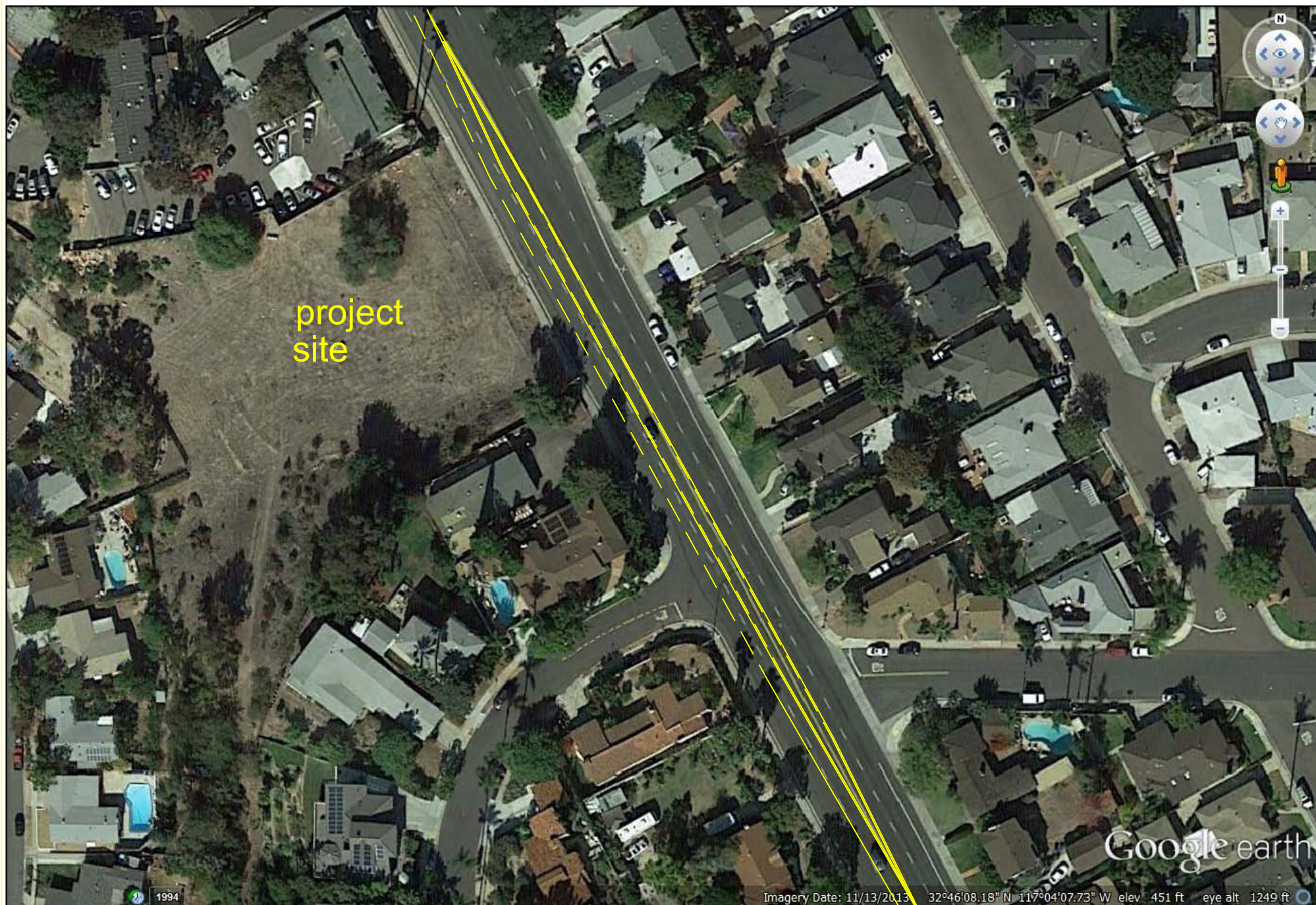


Should you have any questions regarding the findings of this letter report, please contact me directly at (619) 758-3010.

Sincerely,
FEHR & PEERS

A handwritten signature in blue ink, appearing to read 'Dawn L. Wilson'.

Dawn L. Wilson, PE TE
Senior Associate



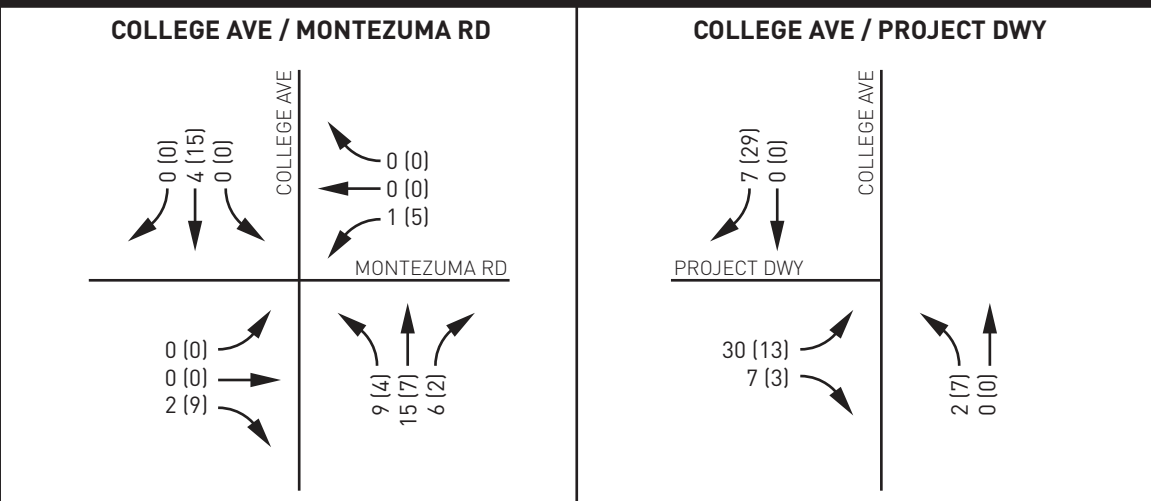
Conceptual Striping Plan
Figure 1



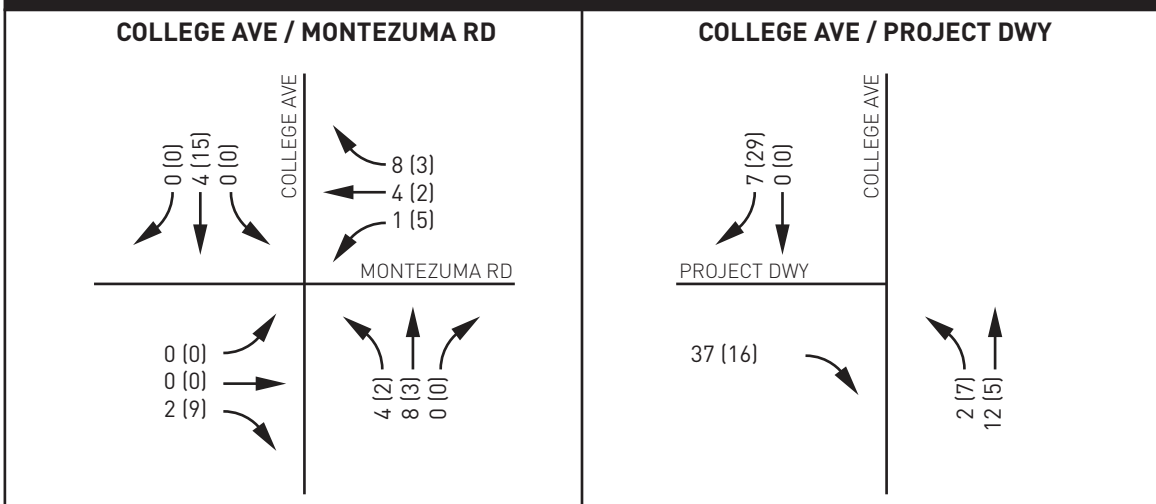
Figure 2

Potential Diversion Routes Due to Prohibited Left-Turns Out at Project Driveway

PROJECT ALTERNATIVE 1 (FULL ACCESS DRIVEWAY)



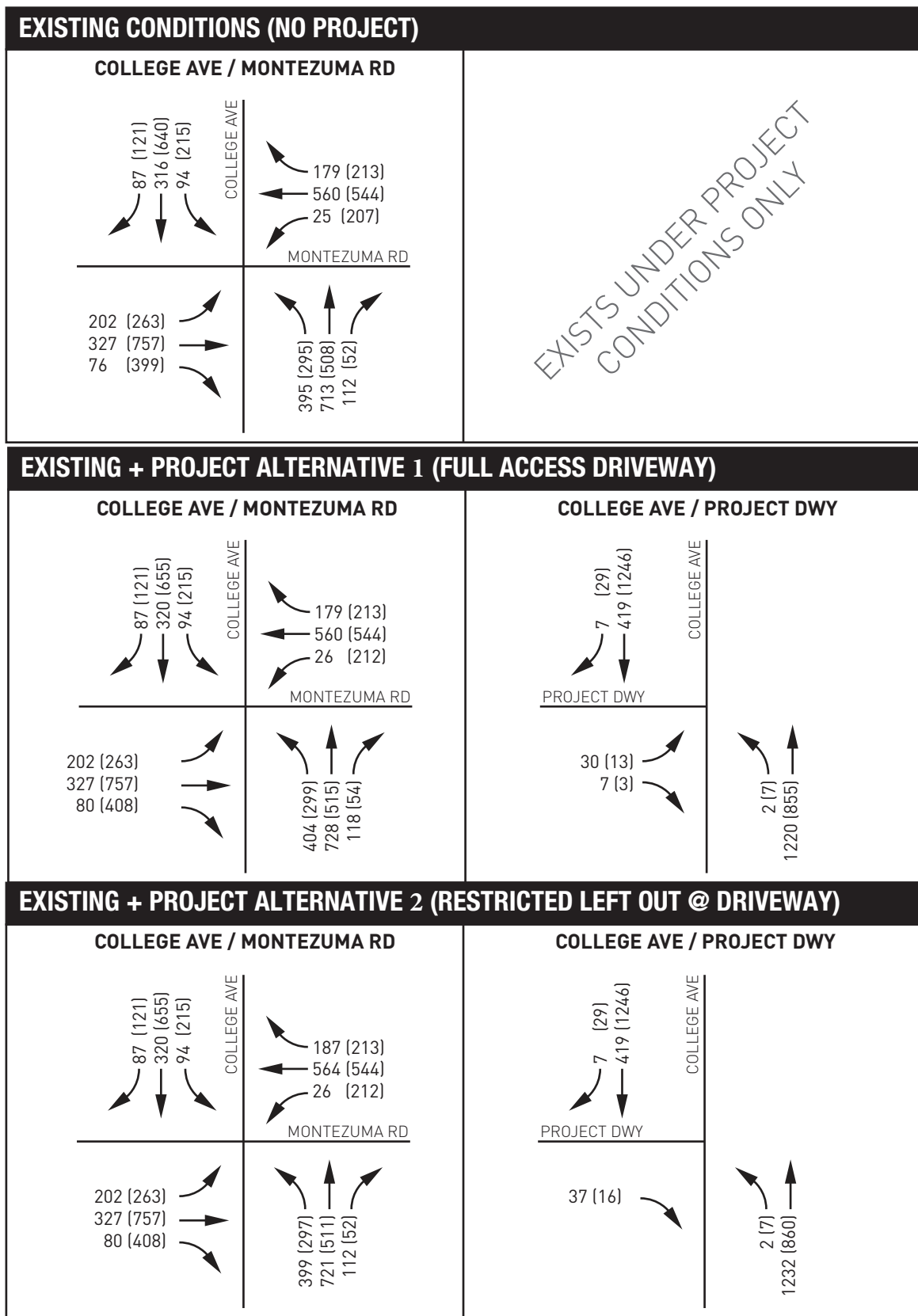
PROJECT ALTERNATIVE 2 (RESTRICTED LEFT OUT @ DRIVEWAY) TRIP ASSIGNMENT



AM (PM) = Peak Hour Traffic Volume



Figure 3
Project Trip Assignment



AM (PM) = Peak Hour Traffic Volume



Figure 4
Existing and Existing + Project Traffic Volumes