



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: February 4, 2025

To: Mr. Zen Sawyer, Zen Development LLC

From: Michelle Hunt, Katie Riutta

Subject: Transportation Screening Memo for the Proposed Mixed-Use Development Located at 525 Water Street in Santa Cruz, California

Hexagon Transportation Consultants, Inc. has prepared this Transportation Screening Memo for the proposed mixed-use residential and commercial development located at 525 Water Street in Santa Cruz, California. The proposed project would demolish the existing vacant restaurant and construct a new five-story mixed-use building with 90 affordable residential units and approximately 5,000 square feet of ground-floor commercial space. Parking would be provided on the ground floor of the proposed building accessible via Market Street (see Figure 1).

This Transportation Screening Memo was developed based on the City of Santa Cruz traffic study requirements (City of Santa Cruz SB 743 Implementation Guidelines, 2022 and City of Santa Cruz Transportation Study Requirements for Development, 2021).

CEQA Vehicle Miles Traveled (VMT) Analysis

According to the City's VMT policy, the effects of development on the transportation system using the VMT metric must be completed for the purpose of evaluating transportation impacts per CEQA requirements. A presumption of a non-significant transportation impact can be made on the facts of the project if it meets the screening criteria set forth in the City of Santa Cruz SB 743 Implementation Guidelines. The proposed commercial space is less than 50,000 square feet and would be considered a local-serving retail use. Thus, a detailed CEQA transportation analysis will not be required for the proposed commercial element of the project, and the commercial space is considered to have a less-than-significant impact on vehicle miles traveled (VMT). Furthermore, the project is located in an area that is under the VMT threshold for residential uses as shown on the City of Santa Cruz Residential VMT per Capita Screening Map (see Figure 2). Thus, the proposed residential use would cause a less-than-significant impact on VMT, and the project is not required to conduct a further evaluation to determine transportation significance for CEQA purposes.

Local Transportation Analysis

The City's Transportation Study (TS) Requirements state that discretionary projects that would generate 50 or more vehicle trips during the PM peak hour are required to prepare a TS.

Trips added to the surrounding roadway network by the proposed mixed-use development were estimated based on the trip generation rates recommended by the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* (see Table 1). The proposed commercial space is expected to be an equal mix of commercial office space and retail uses. Since the existing restaurant has been vacant since 2019, no trip credits were subtracted for existing uses.

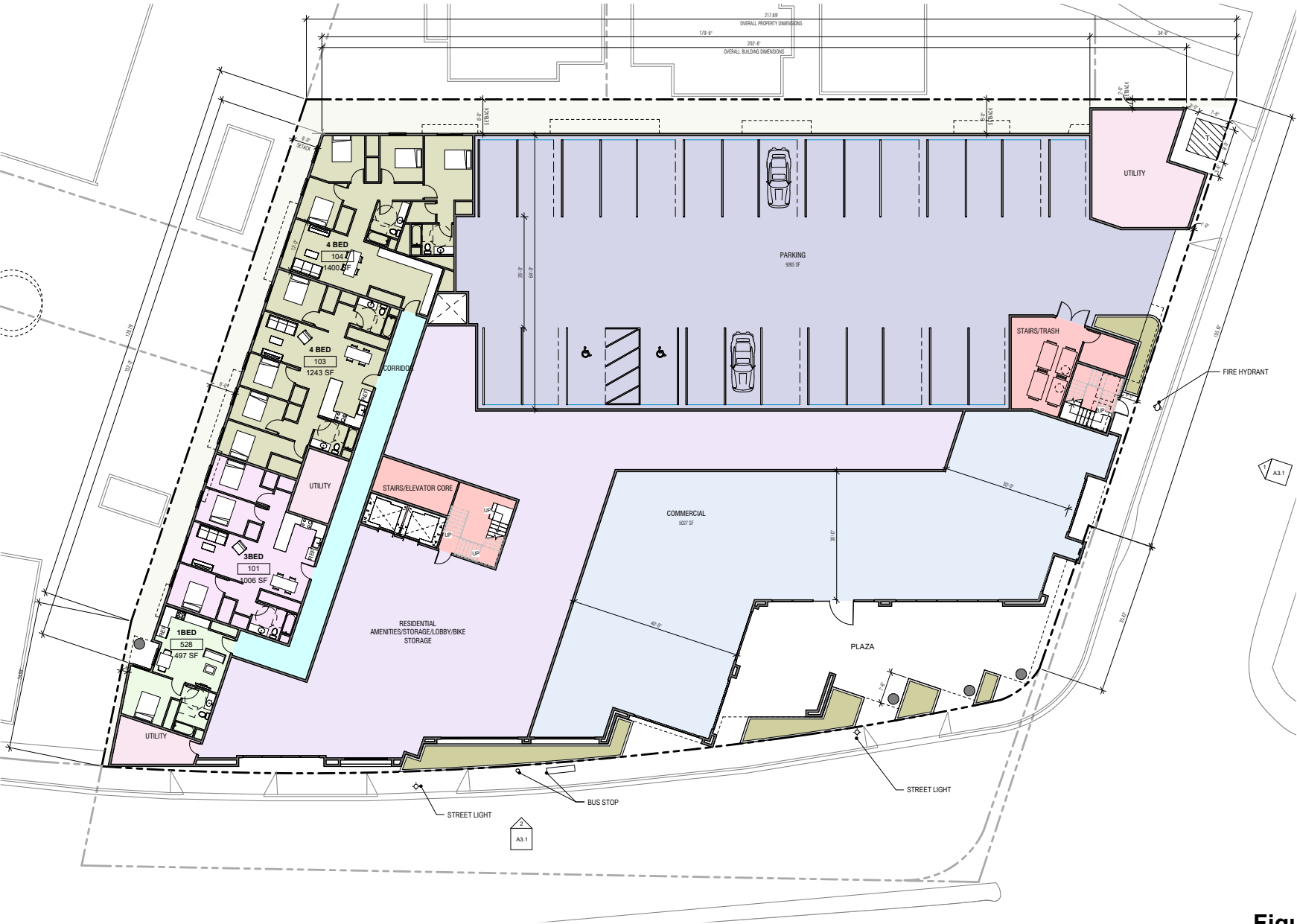


Figure 1
Site Plan

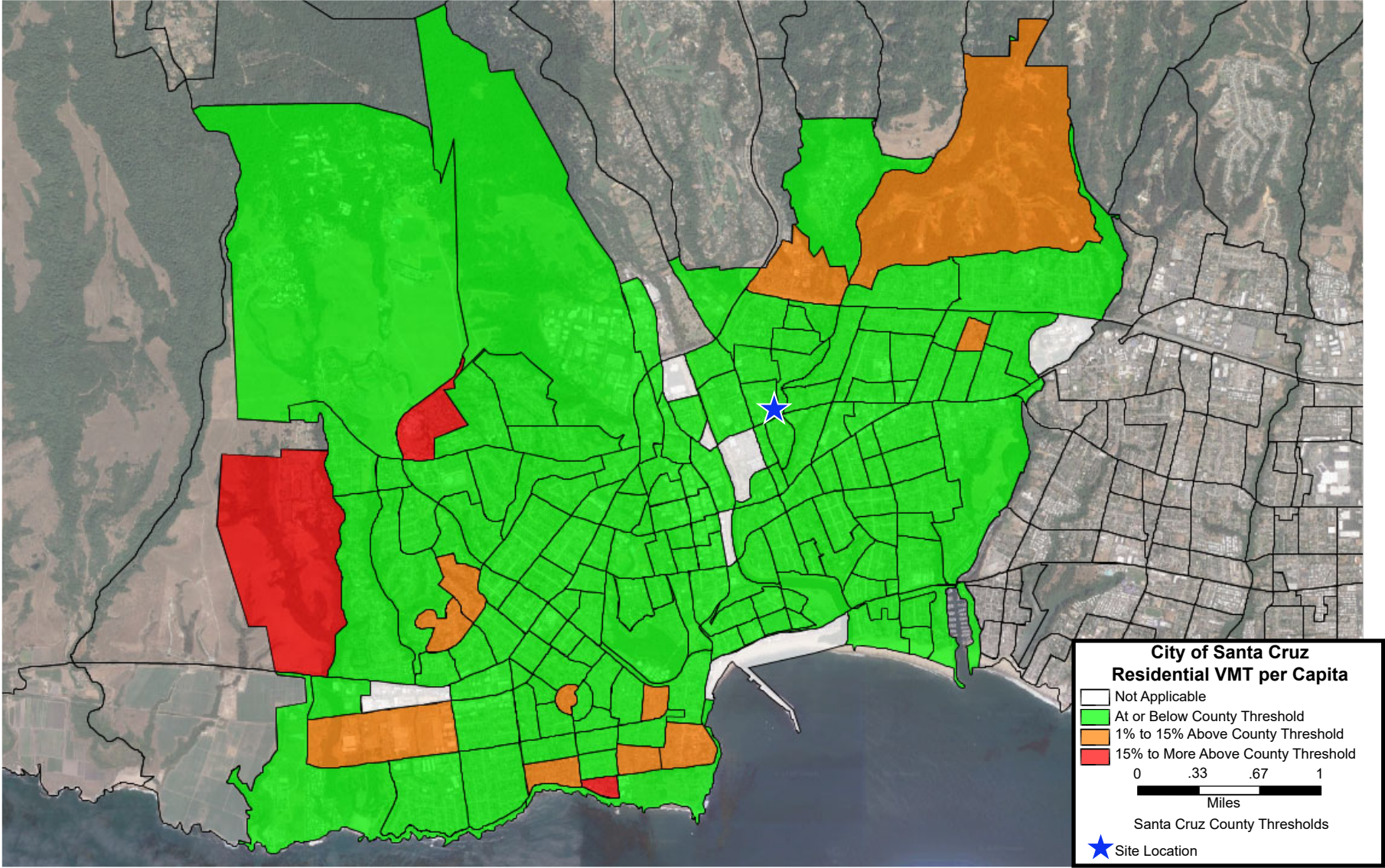


Figure 2
City of Santa Cruz Residential VMT per Capita Screening Map

A 16 percent trip reduction was applied to the proposed land uses consistent with the reduction in the adopted Traffic Impact Fee program. The trip reduction reflects the effect of mixed-use developments and alternative transportation modes available in the Water Street area. The project trip generation estimates show that the project would generate 36 net new vehicle trips during the AM peak hour and 47 net new vehicle trips during the PM peak hour.

Table 1
Project Trip Generation Estimates

Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
		Trip Rate	Trips	Trip Rate	Trips			Trip Rate	Trips		
					In	Out	Total		In	Out	Total
Proposed Land Uses											
Residential ¹	90 du	4.54	409	0.37	8	25	33	0.39	21	14	35
Commercial Office ²	2,500 s.f.	14.39	36	1.67	3	1	4	2.16	2	3	5
Retail ³	2,500 s.f.	54.45	136	2.36	4	2	6	6.59	8	8	16
Water Street Trip Reduction ⁴			-93		-2	-5	-7		-5	-4	-9
Total Project Trips			488		13	23	36		26	21	47
Existing Uses											
Restaurant (vacant) ⁵			0	n/a	0	0	0	n/a	0	0	0
Net Project Trips			488		13	23	36		26	21	47
Notes:											
All trip rates are from ITE <i>Trip Generation Manual</i> , 11th Edition, 2021.											
1. Mid-Rise Multifamily Housing (ITE Land Use 221): average trip rates in trips per dwelling unit were used.											
2. Small Office Building (ITE Land Use 712): average trip rates in trips per 1,000 square feet were used.											
3. Strip Retail Plaza (<40k) (ITE Land Use 822): average trip rates in trips per 1,000 square feet were used.											
4. A 16% trip reduction was applied to the proposed uses consistent with the reduction in the adopted Traffic Impact Fee Program. The trip reduction reflects the effect of mixed-use developments and alternative transportation modes available in the Water Street area.											
5. No trip credits were assumed for the existing restaurant space because it has been vacant since 2019.											