

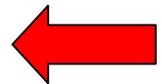
**Preliminary Traffic Analysis**  
**Village ‘Park’ Plan Development**

<u>Land Use*</u>	<u>Quantity</u>	<u>Weekday Vehicle Trip Generation Rate **</u>	<u>Vehicle Trips Per Day</u>
Hotel	400	10/occupied room (Assuming 70% occupancy)	2,800
Boutique Hotel	50	10/occupied room (Assuming 70% occupancy)	350
Single Family Houses	150	10/dwelling unit	1,500
Townhouses	147	8/dwelling unit	1,176
Timeshares (Equivalent to Hotel room)	150	10/dwelling unit (Assuming 70% occupancy)	1,200
Senior Homes	53	4/dwelling unit	212
Commercial Space – Retail	100,000 ft <sup>2</sup>	40/1,000 ft <sup>2</sup>	4,000
Regional Park Developed***	16 acres	20/acre	<u>320</u>

**Village ‘Park’ Plan**

**Total Additional  
Vehicle Trips  
Per Day**

**11,558**



\* Land use quantities and designations are from “Fiscal Impacts of ‘Heart of the City’ Plan Alternatives”, by David Taussig & Associates, Inc., October 12, 2004.

\*\* Weekday generation rates obtained from City of Redondo Beach in 2004; rates taken from “SANDAG”, San Diego regional planning authority, April 2002.

\*\*\* **Heart Park** = 65 acres x 20 trips/day/acre = **1,300 car trips per day.**