



June 7, 2023

Mr. James Haliburton
BRW Architects
1620 Montgomery Street, Suite 320
San Francisco, CA 94111

DRAFT Trip Generation Study for the Archway Recovery Services Project

Dear Mr. Haliburton:

As requested, W-Trans has evaluated the trip generation potential of the proposed Archway Recovery Services project to be located at the southeast corner of Heath Drive and Peach Tree Drive in the City of Fairfield. This letter details the results of this evaluation.

Existing Conditions and Proposed Project Description

The project site is currently vacant and is proposed to be developed into a 62-bed substance abuse recovery center. Residents would remain on-site with limited visitation, and there would be 24 staff working eight-hour shifts with eight staff per shift. In addition, six to eight administrative staff would be working 8:00 a.m. to 5:00 p.m. shifts on weekdays.

Per the *Zoning and Development Standards*, City of Fairfield, the project site is zoned as Residential High Density (RH). This zoning district is intended for multi-family development and permits a Residential Community Care Facility, as defined in 25.20.2 of the Zoning Code.

Trip Generation

The anticipated trip generation for the proposed project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 11th Edition, 2021 for "Nursing Home" (ITE LU 620). This land use best fits the proposed project because of its many similarities including the presence of skilled nurses and aides 24 hours a day, the need for resident treatment on an ongoing basis, and where project traffic is primarily limited to employees, some visitors, and deliveries. The estimated maximum number of employees (32) was used to reflect a conservative analysis.

The expected trip generation potential for the proposed project is presented in Table 1. The site is expected to generate an average of 106 trips per day, including 12 trips during the a.m. peak hour and 11 trips during the p.m. peak hour. With six to eight administrative staff working a standard 8:00 a.m. to 5:00 p.m. shift and the remaining staff working shifts that typically do not start or end during peak periods, these results appear reasonable.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Nursing Home	32 Employees	3.31	106	0.37	12	9	3	0.35	11	4	7

Thank you for giving W-Trans the opportunity to provide these services. Please contact us if you have any questions.

Sincerely,

Mark Brown
Associate Planner

Kevin Carstens, PE
Traffic Engineer

Mark E. Spencer, PE
Senior Principal

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