



Traffic, Transportation, and Parking Consultants

750 N. Glendale Ave.

Glendale, CA 91206

JanoBaghdanian@gmail.com

Ph: 818-694-2880

Fax: 818-888-4541

To: Pastor Casanova, T.E., Traffic Engineer II, City of Glendale
From: Jano Baghdanian, P.E., T.E., PTOE, JB & Associates
Date: September 17, 2017
Subject: 1809 Verdugo Boulevard Assisted Living Project Traffic Analysis Memorandum

JB & Associates is pleased to present the 1809 Verdugo Boulevard Project (the "Project") Traffic Analysis. The purpose of this memorandum is to document the proposed trip generation of this project and determine if it exceeds the threshold for the requirement of a traffic impact analysis.

Project Location & Description

The Project site consists of a parcel of land located in the northeast section of the City of Glendale. The address is 1809 Verdugo Boulevard across from the University of Southern California Verdugo Hills Hospital. The Project site is bounded on the south by Verdugo Boulevard, on the east by La Tour Way, on the north and the west by the northbound SR-2 (Glendale Freeway) to eastbound I-210 (Foothill Freeway) transition ramp.

The Project consists of the construction of a 33,334 square-foot assisted living facility with a total of 79 beds. The Project will also include a subterranean parking structure under the assisted living facility with approximately 36 stalls and a separated two-level parking structure with approximately 79 stalls. There is an existing 3-story medical office building on site with 36 parking spaces in the basement and is to remain in place. Access to the project site will be from two driveways, one on La Tour Way and one on Verdugo Boulevard. Please refer to **Exhibit A** for an illustration of the Project site plan.

Project Trip Generation Methodology

Proposed Project Trip Generation Findings

Trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual 9th Edition* were used in this analysis.

Table 1 summarizes the trip generation findings from the proposed Project:

TABLE 1: PROPOSED PROJECT TRIP GENERATION ¹

Land Use (ITE Code)	Size	Units	AM Peak Hour Trips				PM Peak Hour Trips				Daily Trips	
			Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total
New Project Land Use Added												
Assisted Living (254)	79	Occupied Beds	0.18	14	9	5	0.29	23	12	11	2.74	216
Net Trip Generation				14	9	5	-	23	12	11	-	216

¹Source: Institute of Transportation Engineers

As shown in Table 1, the Project is expected to result in 14 new AM Peak, 23 PM Peak, and 216 Daily Trips.

CONCLUSION

Based on the above trip generation analysis, the net change in trips generated by the Project is less than 50 trips in both the AM and PM peak periods. As a result, the Project does not exceed the City's thresholds for the preparation of a Traffic Impact Study.

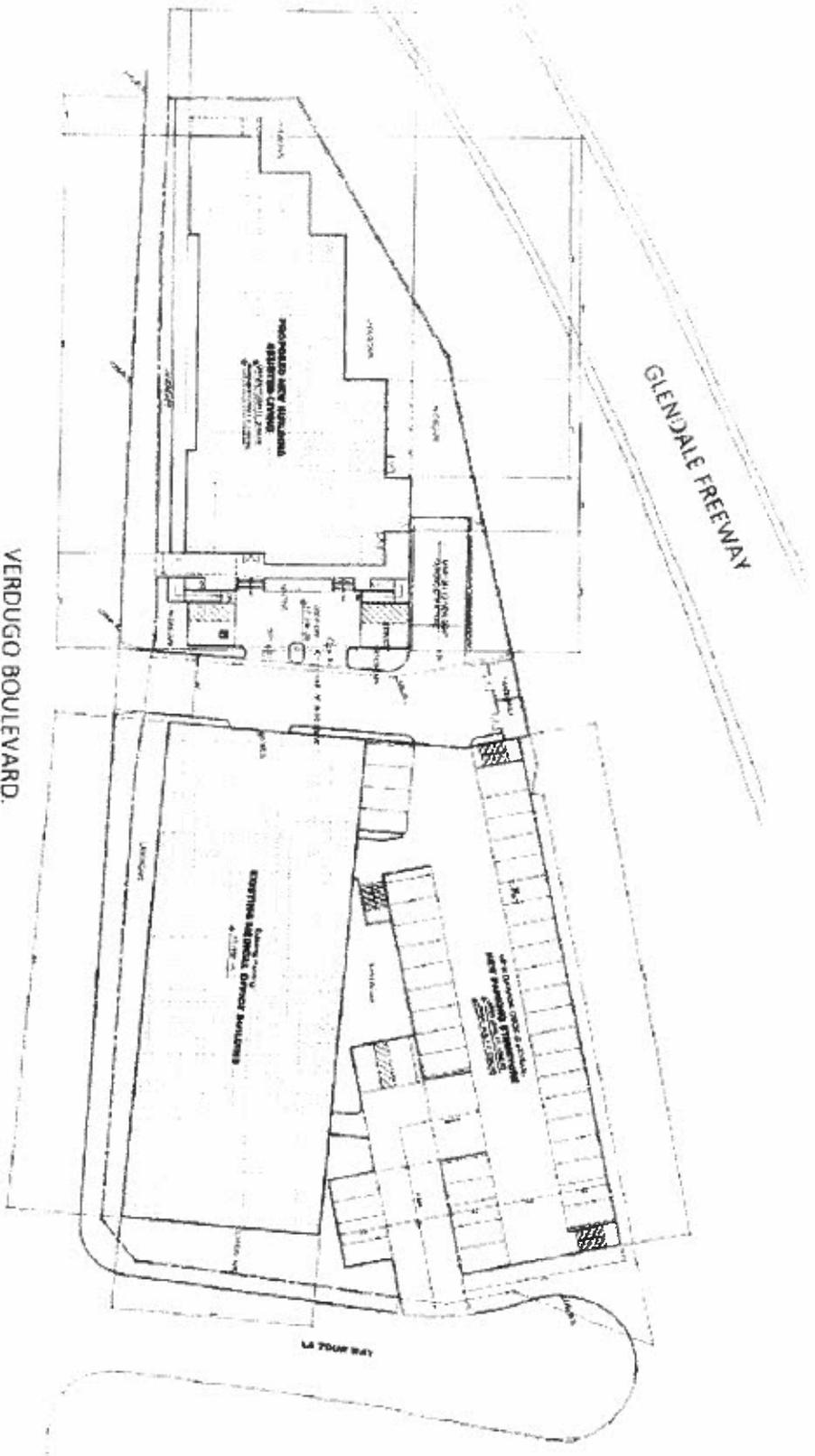


Exhibit A – Site Plan

**LA CANADA
ASSISTED LIVING**

SITE PLAN
SCALE 1" = 40'

A&H ARCHITECTS, INC.

