
APPENDIX L.1:

Alternatives Trip Generation



Table 1 Final Proposed Project Trip Generation Estimates

Fairview Development Center Specific Plan																	
Land Use	ITE Land Code	Quantity	Unit	Trip Generation Rates						Estimated Trip Generation							
				Daily Rate	AM Peak			PM Peak			Daily Trips	AM Peak			PM Peak		
					Rate	% In	% Out	Rate	% In	% Out		In	Out	Total	In	Out	Total
PROJECT LAND USE																	
Multifamily Low-Rise (Harbor Village)	220	100	DU ¹	6.21	0.41	24%	76%	0.52	62%	38%	621	10	31	41	32	20	52
Multifamily Mid-Rise	221	2,980	DU ¹	4.46	0.38	23%	77%	0.38	64%	36%	13,291	260	872	1132	724	408	1132
Affordable Housing (Income Limit)	223	820	DU ¹	4.81	0.36	29%	71%	0.46	59%	41%	3,944	86	209	295	222	155	377
Affordable Housing (Special Needs)	223	39	Residents	0.79	0.08	72%	28%	0.05	50%	50%	31	2	1	3	1	1	2
Affordable Housing (Special Needs, Harbor Village))	223	61	Residents	0.79	0.08	72%	28%	0.05	50%	50%	48	4	1	5	2	1	3
Sports Field	488	2	Fields	71.33	0.99	61%	39%	16.43	66%	34%	143	1	1	2	22	11	33
Commercial	821	35	KSF ¹	101.43	3.54	60%	40%	8.58	49%	51%	3,550	74	50	124	147	153	300
Project Trips Total											21,628	437	1,165	1,602	1,150	749	1,899
Reduction																	
Internalization				4%	6%	6%	6%	5%	5%	5%	-930	-25	-66	-91	-61	-40	-101
Shift to Walk/Bike				2%	2%	2%	2%	2%	2%	5%	-433	-9	-23	-32	-23	-15	-38
Total Reductions											-1,363	-34	-89	-123	-84	-55	-139
EXISTING USE CREDIT																	
General Office	710	66	Employees	3.44	0.49	86%	14%	0.45	18%	82%	-227	-28	-4	-32	-5	-25	-30
Net Existing Credits											-227	-28	-4	-32	-5	-25	-30
Net New External Trips											20,038	375	1,072	1,447	1,061	669	1,730

Notes:

1. KSF = 1,000 square feet, DUs = Dwelling Units

2. Sources: Trip Generation Manual 12th Edition (Institute of Transportation Engineers, 2025)

3. Internalization and external walk/bike/transit reductions were provided by the City of Costa Mesa

Table 2 Adopted Project Trip Generation Estimates

GP Adopted Fairview Development Center Specific Plan																	
Land Use	ITE Land Code	Quantity	Unit	Trip Generation Rates						Estimated Trip Generation							
				Daily Rate	AM Peak			PM Peak			Daily Trips	AM Peak			PM Peak		
					Rate	% In	% Out	Rate	% In	% Out		In	Out	Total	In	Out	Total
PROJECT LAND USE																	
Multifamily Low-Rise (Harbor Village)	220	230	DU ¹	6.21	0.41	24%	76%	0.52	62%	38%	1,428	23	71	94	74	46	120
Multifamily Mid-Rise	221	1,150	DU ¹	4.46	0.38	23%	77%	0.38	64%	36%	5,129	101	336	437	280	157	437
Affordable Housing (Income Limit)	223	820	DU ¹	4.81	0.36	29%	71%	0.46	59%	41%	3,944	86	209	295	222	155	377
Affordable Housing (Special Needs)	223	100	Residents	0.79	0.08	72%	28%	0.05	50%	50%	79	6	2	8	3	2	5
Project Trips Total											10,580	216	618	834	579	360	939
EXISTING USE CREDIT																	
General Office	710	66	Employees	3.44	0.49	86%	14%	0.45	18%	82%	-227	-28	-4	-32	-5	-25	-30
Net Existing Credits											-227	-28	-4	-32	-5	-25	-30
Net New External Trips											10,353	188	614	802	574	335	909
Reduction compared to Table 1											-48%	-50%	-43%	-45%	-46%	-50%	-47%

Notes:

1. KSF = 1,000 square feet, DUs = Dwelling Units

2. Sources: Trip Generation Manual 12th Edition (Institute of Transportation Engineers, 2025)