

**Vehicle Trip and Parking Comparison for Proposed and Alternative Uses
44 Hermosa Avenue**

Use	Square Feet/No. Units	Total Vehicle Trips	A.M.Peak Vehcle Trips	P.M. Peak Vehicle Trips	Parking Required
Mixed: Retail w/ residential above	1600 sq. ft./ 2 units	75	Not Available	5.1	11 spaces
Mixed: Office w/ residential above	1600 sq. ft./ 2 units	29	3.4	3.5	11 spaces
Specialty Retail ¹	4500	180	Not Available	11.25	18 spaces
General Office ²	4500	50	7.0	6.7	18 spaces
Medical – Dental Office ³	3600	130	8.7	13.2	18 spaces
Restaurant ⁴	1800	162	1.5	13.5	18 spaces
Residential – (R-3 Density)	3 units	18	1.3	1.6	8 spaces

Vehicle Trip numbers from I.T.E. Trip Generation Manual, 6th Edition
Office, retail, restaurant development assumes use of ground floor with standard 90-degree parking (18 spaces) with building area above.

¹ 1 space : 250 square feet parking ratio

² 1 space : 250 square feet parking ratio

³ 1 space : 200 square feet parking ratio

⁴ 1 space : 150 square feet parking ratio

