



# HEXAGON TRANSPORTATION CONSULTANTS, INC.

## Memorandum

**Date:** October 22, 2025  
**To:** Mr. Dennis Kobza Jr.  
**From:** Andrea Lin, Kai-Ling Kuo  
**Subject:** Trip Generation Estimate for 838 Independence Avenue

Hexagon Transportation Consultants, Inc. has completed a trip generation study for the proposed reservation only pickleball court at 838 Independence Avenue in Mountain View, California (see Figure 1). The project would repurpose the existing warehouse building (3,825 square feet) for a reservation only pickleball court (see Figure 2). The project would restripe the surface parking area to provide 9 vehicle parking spaces, including 1 accessible van parking space. The existing warehouse is vacant. Access to the site is via a driveway on Independence Avenue.

The purpose of the trip generation study is to estimate the vehicle trips that would be generated by the reservation only pickleball court.

### Project Description

The hours of operation for the proposed facility would be 7:00 AM to 10:00 PM. On a typical weekday, it is expected that there would be between 4 to 6 sessions once the building is in operation. Most sessions would be individual sessions, consisting of one instructor and one student, that would last approximately one hour. There would also be some group sessions, consisting of one instructor and four students, that would last 1.5 to 2 hours.

### Trip Generation

Vehicle trips generated by the proposed development were estimated using trip generation rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition, for Pickleball Courts (Land Use 489). Trip generation estimates are described below and shown in Table 1. The description for this land use includes both public and private pickleball courts. Therefore, it is reasonable to use the ITE rates to estimate the trips that would be generated by the students/players.

Since the project description includes instructors, one trip was added to the AM peak hour and one trip was added to the PM peak hour to account for the instructor trips. There would be 4 to 6 sessions on a typical day and for efficiency, an instructor is expected to book back to back sessions. Therefore, instructors are estimated to generate 8 daily trips (assuming 5 sessions with two back to back sessions by an instructor). The existing building is vacant, thus no existing trip credits were applied.

It is estimated that the project would generate 47 daily trips including 3 trips (2 inbound and 1 outbound) during the AM peak hour and 6 trips (4 inbound and 2 outbound) during the PM peak hour.



**Table 1  
Trip Generation Estimates**

Land Use	Size	Variable	Avg. Daily Rate	Daily Trips	AM Peak Hour			PM Peak Hour								
					Avg. Rate	Split		Trips								
					In	Out	In	Out	Total	In	Out	Total				
<b>Proposed Land Use</b>																
Indoor Pickleball Court <sup>1</sup>	1	court	39.22	39	1.93	52%	48%	1	1	2	4.39	61%	39%	3	2	5
- Instructor Trips <sup>2</sup>				8				1	0	1				1	0	1
<b>Total Project Trips</b>				<b>47</b>				<b>2</b>	<b>1</b>	<b>3</b>				<b>4</b>	<b>2</b>	<b>6</b>
Source: ITE Trip Generation Manual, 12th Edition 2025 <sup>1</sup> Average ITE trip rates in trips per court for Pickleball Court (Land Use 489) are used. <sup>2</sup> Eight trips were added to the daily trip total and one trip was added to the AM and PM peak-hour trips to account for the instructor trips.																

### Peak Parking Demand

Based on the peak hour trip generation estimates (see Table 1), the maximum number of trips that would be generated by the project would be 6 trips during the PM peak hour. It is assumed that the inbound and outbound trips would occupy the parking spaces at the same time; thus, the peak parking demand would be 6 parking spaces.

The proposed project would provide 9 parking spaces, which would accommodate the estimated peak parking demand.

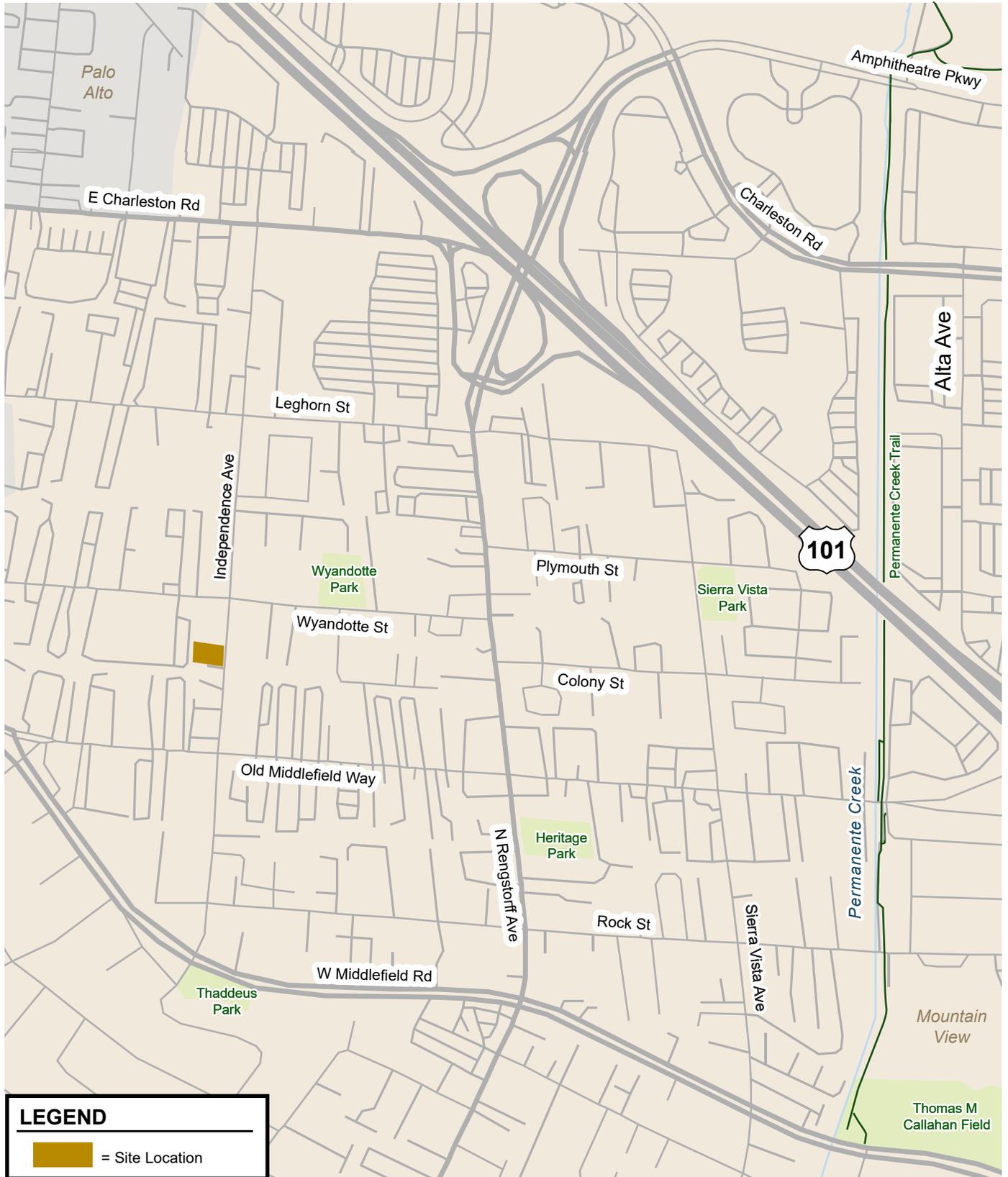


Figure 1  
Site Location

