



MEMORANDUM

Date: October 26, 2021

To: Nicolle Sicilia
PLS Engineering

From: Frank Charbonneau, PE, PTOE

Subject: Trip Generation Update & Assessment FL2182
Lockwood Meadows Subdivision
 Lockwood Creek Road, La Center

As requested a trip generation update and assessment has been prepared to document the Lockwood Meadows Subdivision site trip generation associated with reducing the number units from 74 housing units to 71 units.

In August 2021 the traffic impact analysis was issued for the development project that planned for 74 single-family housing units. The trip generation identified in the report specified the ADT at 699 daily trips with 55 trips in the AM peak hour and 73 trips in the PM peak hour.

The proposed reduction in housing to 71 units will generate the following number of trips.

Trip Generation Summary for 71 Housing Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Single-Family (#210)	71							
Generation Rate ¹		9.44	0.74	25%	75%	0.99	63%	37%
Site Trips		670	53	13	40	70	44	26

¹ Source: *Trip Generation*, 10th Edition, ITE, 2017, average rates.

By reducing the number of lots from 74 to 71 units the site's trip generation will be reduced by 29 ADT trips, two AM peak hour trips, and three PM peak hour trips. Therefore, the trip distribution and assignments to the project's surrounding study intersections will be less and not result in any additional impacts beyond those identified in the original traffic report.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email Frank@CharbonneauEngineer.com.