

MEMORANDUM

Date: September 28, 2021

Project #: 19422

To: Jabra Khasho, PE, City of Beaverton

From: Diego Arguea, PE and Chris Brehmer, PE

Project: Cedar Hills Crossing II: US Bank Building

Subject: Trip Generation Assessment

This memorandum documents the trip generation potential of the existing US Bank building (6,960 square feet) located on the northwest corner of the Jenkins Road/Cedar Hills Boulevard intersection in Beaverton (this site was not part of the previously approved Cedar Hills Crossing II redevelopment). CE John proposes to redevelop the US Bank building site with one commercial retail building which could include up to 14,273 square feet of new retail building area. A site vicinity map is shown below in Figure 1 and a trip generation estimate is providing on the following page.

Figure 1. Site Vicinity



Image Source: Google Earth

TRIP GENERATION

An estimate of the site trip generation was developed based on trip rates included in the *Trip Generation Manual*, 10th Edition (Institute of Transportation Engineers, 2017) as shown in Table 1.

Table 1 Estimated Trip Generation

Land Use	ITE Code	Size (square feet)	Weekday Daily Trips	Saturday Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total	In	Out	Total	In	Out
Drive-in Bank	912	6,960	696	602	66	38	28	142	71	71
<i>Less Pass-by (35% Daily, 38% Saturday, 29% AM, 35% PM)</i>			<i>(244)</i>	<i>(229)</i>	<i>(19)</i>	<i>(11)</i>	<i>(8)</i>	<i>(50)</i>	<i>(25)</i>	<i>(25)</i>
Shopping Center	820	14,273	539	658	13	8	5	54	26	28
<i>Less Pass-by (34% Daily, 26% Saturday, 34% AM, 34% PM)</i>			<i>(183)</i>	<i>(171)</i>	<i>(5)</i>	<i>(3)</i>	<i>(2)</i>	<i>(18)</i>	<i>(9)</i>	<i>(9)</i>
Net New Trips (Shopping Center minus Drive-in Bank)			(96)	114	(39)	(22)	(17)	(56)	(29)	(27)

As summarized in Table 1, 14,273 square-foot of the proposed retail re-development of the US Bank building is estimated to result in a net weekday daily and peak hour trip reduction. As a result, a formal Traffic Impact Analysis does not appear to be triggered per the trip thresholds of City of Beaverton Development Code Section 60.55.20.2.A. Please let us know if you have any questions.

