

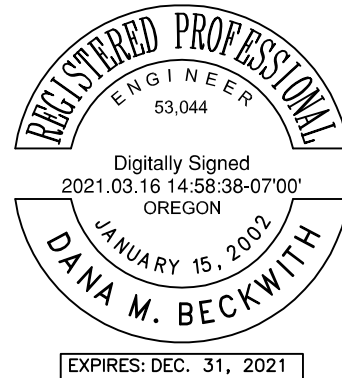
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## MEMORANDUM

**DATE:** March 16, 2021

**TO:** Christopher R. Morris MD, CRM Physicians LLC

**FROM:** Dana Beckwith, PE, PTOE  
Richard Martin, EIT



**SUBJECT:** CRM Clinic Traffic Impact Statement

P21-015

This memorandum summarizes the trip generation evaluation for the proposed CRM Clinic located at 6800 SW 105<sup>th</sup> Avenue in Beaverton, Oregon.

### PROJECT DESCRIPTION

The CRM Clinic proposes to operate a medical clinic in an existing general office building. The building is 10,882 square feet in size. A trip generation analysis was conducted to determine whether the proposed change in use will generate enough new site trips to require a traffic impact analysis per City Code. According to the Beaverton Development Code (BDC) Section 60.55.20, the threshold for a full traffic impact analysis is a net average weekday trip (ADT) generation of 300 vehicles or more per day.

### TRIP GENERATION

Trip rates presented in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, Tenth Edition*, were utilized to estimate the number of vehicle trips projected to be generated by the change in use, based on the square footage of the building. Trip rates were taken from the following ITE land use codes:

- 710 – General Office
- 720 – Medical-Dental Office

**Table 1: Trip Generation Summary**

Land Use	Building Size	Weekday (Average Vehicle Trips)		
		ITE 710	ITE 720	Net Increase
Generation Rate <sup>1</sup>	10.88 ksf	9.74	34.80	-
New Site Trips		106	379	273

<sup>1</sup> Source: *Trip Generation Manual, Tenth Edition*, ITE, 2017, average rates, average daily trips per 1,000 square feet.

As summarized in Table 1, the change in land use results in an additional 273 new average daily site trips, which does not exceed the City's threshold for a traffic impact analysis.