

EXHIBIT 3.13

March 10, 2020

Project #: 24881

Todd Enoki, Vice President
CallisonRTKL Inc.
1420 Fifth Avenue, Suite 2400
Seattle, WA 98101

RE: Traffic Profile Assessment for Beaverton Town Square Retail Development – Beaverton, OR

Dear Todd,

This letter summarizes our findings of a traffic profile assessment for the proposed new retail building within Beaverton Town Square in Beaverton, OR. Specifically, this letter summarizes the expected increase in daily trip generation associated with the proposed new retail building, taking into consideration the demolition of a former retail building on the same site, and considers whether the proposed land use action triggers the need for a formal Transportation Impact Analysis (TIA).

As described herein, the expected increase in trips associated with the proposed new retail building, while taking into consideration the demolition of the former retail building, is 190 total weekday trips. This result is below the 300-daily trip threshold cited in Section 60.55.20 of the Beaverton development code for requiring a formal TIA. Therefore, based on the findings herein, a formal TIA should not be a requirement of this land use application.

CURRENT SITE DESCRIPTION & PRIOR APPROVED USES

The site of the proposed retail building is in the southwest corner of the Beaverton Town Square commercial retail mall located along the north side of SW Beaverton-Hillsdale Highway (OR 10), just east of SW Lombard Avenue. An exhibit showing existing site conditions and prior approved uses within Beaverton Town Square are provided in Attachment “A” of this letter. As shown in the existing conditions exhibit, the location of the new retail building is at the former location of a 12,053 square foot Hollywood Video store (labeled as “Building 01”), which has since been demolished. Although not a part of this land use application, the existing conditions exhibit also refers to a former 3,252 square foot former bank building along the far western site boundary, which has also been demolished but is still a vested use. In total, the sum of all existing and former vested uses within the center is 126,333 square feet of retail space.

PROPOSED RETAIL DEVELOPMENT

The landowner, Beaverton Town Square, LLC, is proposing to construct a new 17,100 square foot retail building on the former site of the Hollywood Video Store building. This building location, size, and floor plans are illustrated in the master site plan materials provided in Attachment “A” of this letter.

Taking into consideration the existing and former retail and bank buildings within the Beaverton Town Square area, the proposed land use action will increase the size of the center from 126,333 square feet of retail space to 131,380 square feet, for a net increase of only 5,047 square feet.

SITE TRIP GENERATION EVALUATION

To evaluate the trip generation impacts of the proposed new retail building, only the net increase of 5,047 square feet in retail building space for the entire Beaverton Town Square center was considered.

Vehicle trips were estimated for average weekday conditions, and as a supplement to this letter, the weekday AM and PM hours. Trips were estimated using trip equations provided in the standard reference *Trip Generation Manual, 10th Edition*, published by the Institute of Transportation Engineers (ITE, Reference 1) for land use code #820 (Shopping Center).

As shown below in Table 1, trips were estimated for the current vested size of the retail center (existing uses plus prior retail and bank uses), at 126,333 square feet, and for the final size of the retail center, which includes the proposed retail building, at 131,380 square feet. Also shown in the table is an assessment of pass-by trip capture that reflects the retail nature of the land use. Pass-by capture was determined from rates contained information in the *ITE Trip Generation Handbook, 3rd Edition* (Reference 2).

Table 1: Trip Generation Assessment for Proposed Retail Building

Land Use Scenario	ITE Code	Size (SF)	Average Weekday Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips		
				Total	In	Out	Total	In	Out
Total Trips (Existing + Prior Vested Uses) <i>Total Pass-by Trips**</i>	820*	126,333	7,048 (2,396)	215 (74)	133 (37)	82 (37)	646 (220)	310 (110)	336 (110)
Total Trips (Final Proposed Uses) <i>Total Pass-by Trips**</i>	820*	131,380	7,328 (2,461)	217 (74)	135 (37)	82 (37)	665 (226)	319 (113)	346 (113)
Net Change in Total Trips <i>Net Change in Pass-by Trips</i>			190 (65)	2 (0)	2 (0)	0 (0)	19 (6)	9 (3)	10 (3)
Net Change in Primary Trips			125	2	2	0	13	6	7

*- ITE Code 820 is for a Shopping Center land use.

** - Due to limited ITE pass-by data, the PM pass-by capture rate of 36% was applied to the average weekday and weekday AM peak hour periods.

As shown in the table above, the expected change in total site trip generation is +190 weekday trips, +2 weekday AM peak hour trips, and +19 weekday PM peak hour trips. Accounting for pass-by trip reduction, the expected net increase in trips on the adjacent street system beyond the site (e.g. primary trips) is +125 weekday trips, +2 weekday AM peak hour trips, and +13 weekday PM peak hour trips.

CONCLUSIONS

The results of this analysis indicate the proposed retail building will result in an increase of 190 total average weekday trips, of which 125 trips will be net new, or primary trips realized on the adjacent street system beyond the site. These results are below the City's 300-daily trip threshold for requiring a formal TIA. Therefore, a formal TIA should not be required per the City's development code.

We hope this letter contains the necessary level of detail to support the proposed development application and City of Beaverton review. If you or City staff have any questions, please contact us.

Sincerely,

KITTELSON & ASSOCIATES, INC.



Brian J. Dunn, P.E.
Associate Engineer



References:

1. Institute of Transportation Engineers. *Trip Generation Manual, 10th Edition*. September 2017.
2. Institute of Transportation Engineers. *Trip Generation Handbook, 3rd Edition*. September 2017.

Attachments:

"A" – Existing Site Conditions and Master Site Plan

Attachment A

BUILDING 01 - EXISTING SITE PLAN

SITE FACTS:

SITE AREA	513,436 SF (11.79 AC)
TOTAL SITE GROSS BUILDING AREA	126,333 SF*
TOTAL SITE PARKING (ACCESSIBLE PARKING)	566 STALLS (20 STALLS)
CURRENT FAR	0.25**
CURRENT PARKING RATIO	4.4/1,000 SF

NOTE:

- * Includes square footage of demolished building 01 & 02 area
- ** Zoning code 20.20.15 requires 0.3 minimum FAR within Regional Center - East (RC-E).

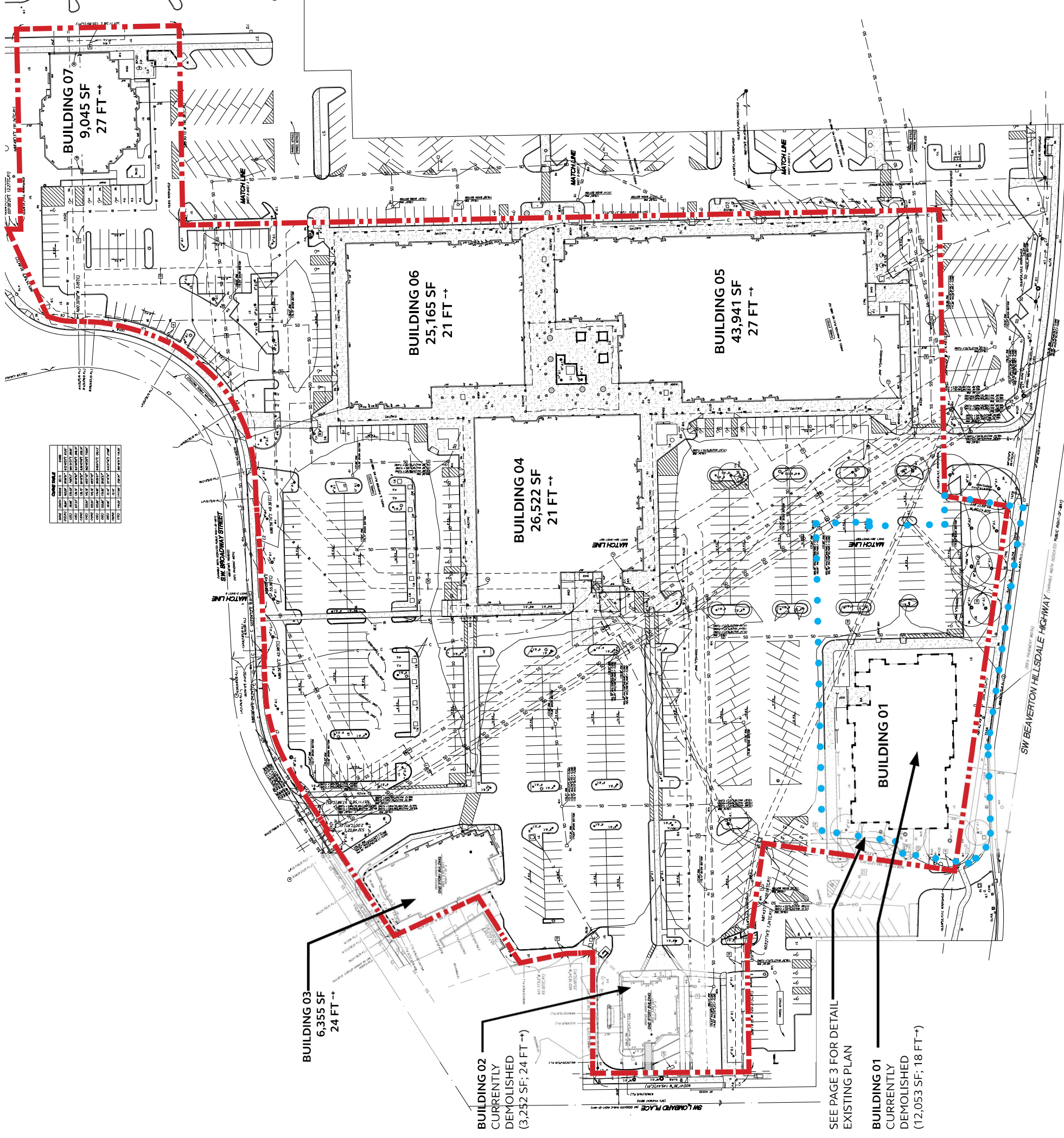
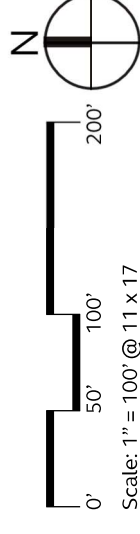
WRITTEN STATEMENT:

Detailed Description - Beaverton Town Square Building 01

Beaverton Town Square is a commercial retail mall next to the Fred Meyer store on SW Beaverton-Hillsdale Highway in Beaverton, Oregon. The Building 01 for review is a new one-story commercial retail out-building of approximately 17,400 SF on the old Hollywood Video site south-west of the main mall buildings. The property's land-use is currently zoned for commercial use in the Regional-Center East zone and will remain under that use. The Floor Area Requirements (FAR) for the proposed changes are still less than the minimum requirement (0.3 Min. FAR), but the Building 01 project moves the Beaverton Town Square total FAR a step closer to compliance. The old Hollywood Video structure has already been demolished and all the existing utility connections are capped. The project site at present contains a leveled dirt pad where the building and surrounding sidewalks once sat. The remainder of the project site contains about a dozen trees, the old monument sign along SW Beaverton-Hillsdale Hwy., about 30 parking stalls (as part of the overall mall parking lot), and a loading dock pad with a transformer vault.

The pre-application submittal plans demonstrate the preliminary architectural elements (floor plan, FAR, site parking and building elevations), preliminary civil site issues (flood plain, grading and utilities) and the preliminary landscape concept (landscape areas, tree counts, mitigation and replacement strategies). Parking (including ADA required stalls) are shared with the overall mall site. The plan is for a net zero change in parking because of replacement stalls around the new building and the re-stripping of the parking field directly north of Building 01 (to make the parking field more efficient for the new site plan).

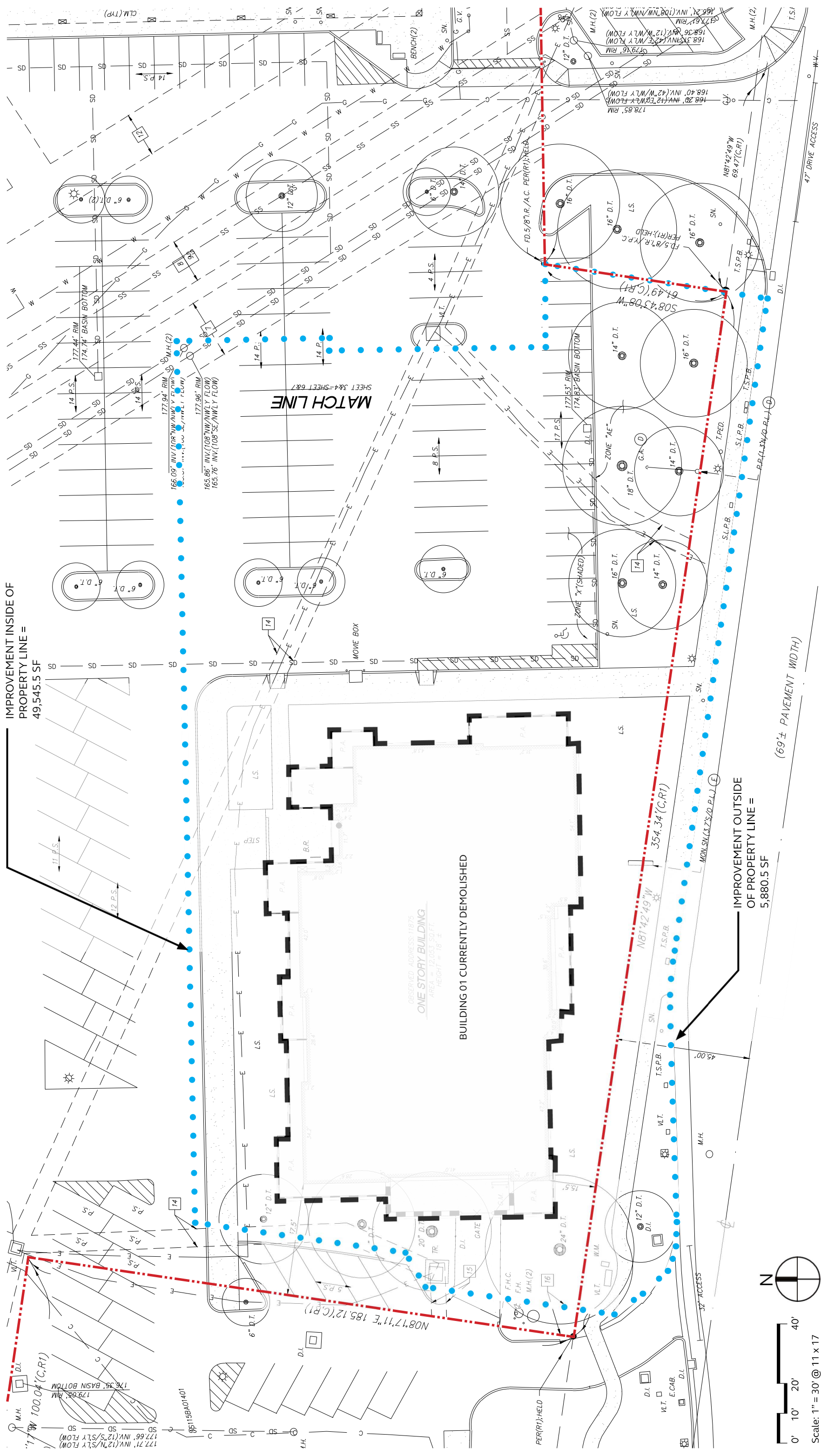
The project team submits this preliminary plan set to demonstrate how this project will rebuild the southern mall edge toward SW Beaverton-Hillsdale Highway up to new city standards.



SEE PAGE 3 FOR DETAIL EXISTING PLAN

BUILDING 01 CURRENTLY DEMOLISHED (12,053 SF; 18 FT →)

BUILDING 01 - EXISTING SITE PLAN



BUILDING 01 - MASTER SITE PLAN

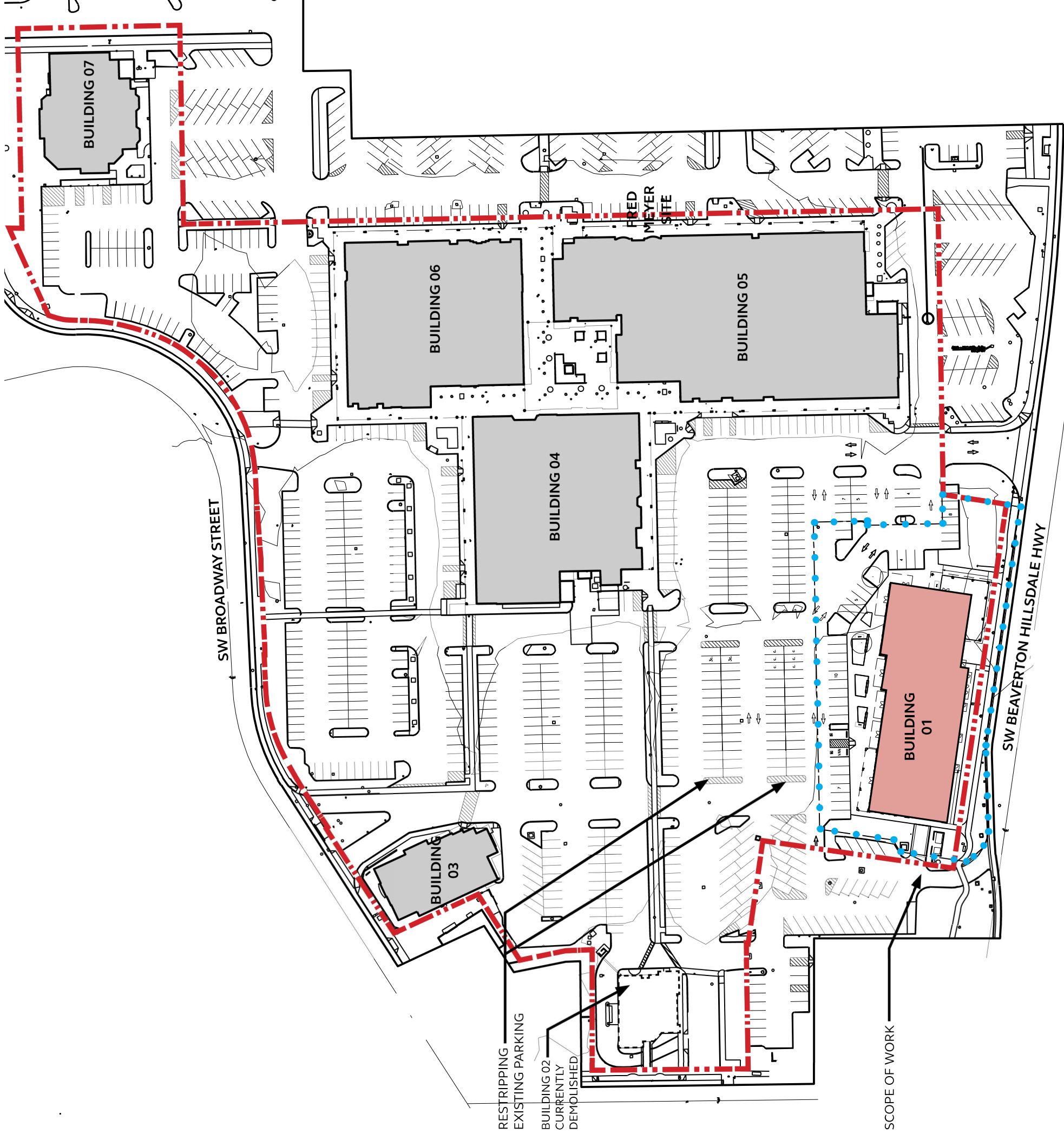
BUILDING 01 SUMMARY:

PROPOSED SITE FACTS:

BLDG 01 GROSS BUILDING AREA DEMOLISHED BLDG 01	17,100 SF 12,053 SF
TOTAL SITE GROSS BUILDING AREA TOTAL SITE PARKING (ACCESSIBLE PARKING)	131,380 SF* 570 STALLS (21 STALLS)
PROPOSED FAR	0.26
PROPOSED PARKING RATIO	4.3/1,000 SF**

NOTE:

* Includes square footage of demolished building 02 area.
 ** Zoning code 60.30.10.6 requires 3 spaces per 1,000 sf within Regional Center Parking District 5.



LEGEND

- EXISTING BUILDINGS
- NEW RETAIL BUILDING
- SCOPE OF WORK
- PROPERTY LINE

