



## MEMORANDUM

Date: October 20, 2023

To: Eric Ourston, Associate, Project Manager  
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Suite B-301  
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From: Frank Charbonneau, PE, PTOE

Subject: Trip Generation Assessment FL2388  
**Emler Swim Center**  
NW Waterhouse Avenue, Beaverton

As requested Charbonneau Engineering has completed a trip generation assessment for the proposed Emler Swim Center development being planned in Beaverton. The proposed facility will be placed within the former Sweet Tomatoes Restaurant building located at address #1225 NW Waterhouse Avenue. No alterations will be made to the building's square footage, parking lot, or the existing vehicular accesses to NW Waterhouse Avenue and NW Gateway Court.

The trip generation analysis presented in this memorandum was prepared in response to the City of Beaverton's Pre-Application staff report #PA2023-00534, including the transportation memo from Fabio de Freitas, dated September 4, 2023. It is understood that according to BDC Section 60.55.20.2A, a traffic impact analysis (TIA) is required when the proposed land use change generates 300 vehicles or more per day in average weekday trips.

The former use at the project site was a buffet type restaurant totaling 7,609 square feet. The restaurant chain began closing their sites during the pandemic. Prior to closing they operated seven days a week. As indicated in the pre-application staff report the trip generation analysis is permitted to apply trip credits for the former (restaurant) use. Upon review of the ITE's Trip Generation uses it was determined that the best match for a Sweet Tomatoes is the **Fast Casual Restaurant** (land use code #930). The ITE description for this use stated that these types of restaurants employed no or very limited wait staff or table service, customers typically ordered from a menu board, and customers seated themselves.

The proposed improvement will maintain the current building size at 7,609 sf and convert the facility to an in-door swimming pool providing lessons for children. The swim center will operate on weekdays during the hours of 9AM to 8PM and on Saturdays & Sundays from 8AM to 4:30PM. For trip generation purposes the ITE trip rates for Recreational Community Center (land use code #495) was applied. This use is defined as a community center that

often provides swimming classes for children, among other uses. It is the best fit for the planned facility in terms of trip generation.

The trip generation for the proposed swim center has been determined using the published trip rates in the ITE Trip Generation manual, 11<sup>th</sup> edition, year 2021. Trip credits were applied for the former restaurant facility. The following table presents a summary of the trip calculations and site's projected net number of trips at completion of the project.

#### Projected trip generation for Emler Swim Center

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Recreational Community Center (#495)	7,609							
Generation Rate <sup>1</sup>		28.82	1.91	66%	34%	2.50	47%	53%
Site Trips		<b>219</b>	<b>15</b>	10	5	<b>19</b>	9	10
Fast Casual Restaurant (#930)	7,609							
Generation Rate <sup>1</sup>		97.14	1.43	50%	50%	12.55	55%	45%
Total Driveway Trips		<b>-739</b>	<b>-11</b>	-6	-5	<b>-95</b>	-52	-43
<b>NET SITE TRIPS<sup>3</sup></b>		<b>-520</b>	<b>4</b>	4	0	<b>-76</b>	-43	-33

<sup>1</sup> Source: *Trip Generation*, 11th Edition, ITE, 2021, average rates.

On a weekday the site will generate fewer trips than the prior restaurant use, or 520 less trips. In the AM peak hour there will be a gain of four trips, and in the PM peak hour there will be 76 fewer trips than the prior restaurant use.

Based on the resulting ADT number of trips (520 fewer trips) there will be an insignificant impact to the City's transportation system and a traffic impact analysis will not be required. As a result it is recommended that the City of Beaverton support the proposed development without requiring any further traffic assessment.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email [Frank@CharbonneauEngineer.com](mailto:Frank@CharbonneauEngineer.com).