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Technical Memorandum

September 18, 2023

Project# 29611

To: Fabio de Freitas, City of Beaverton
Pam Verdadero & Fred Gast, TNHC
Laura Standridge & Ingrid Friedberg, Standridge, Inc.

From: Julia Kuhn, PE & Chris Brehmer, PE

RE: Fox Hollow Phase 5, 6 & 7 Modifications (City PA2023-00501)

On behalf of The New Home Company (TNHC), this memo provides a trip generation comparison associated with the proposed site plan modifications for Fox Hollow Phases 5, 6 & 7. The updated site plan identifies the construction and occupancy of 323 single family detached homes whereas our January 2018 *Traffic Impact Analysis for Fox Hollow at Cooper Mountain* (TIA) previously approved by the City analyzed the impacts of 224 single-family homes, 180 apartments, and 57 townhomes¹. As discussed herein, we conclude that the change in total daily vehicular trip generation associated with the updated site plan does not trigger the need for a Traffic Impact Analysis (TIA) per City of Beaverton Development Code Section (BDC) 60.55.20. Further details are provided below.

Site Plan Modifications

The Fox Hollow site is located to the north and south of SW Barrows Road to the west of SW 175th Avenue within the South Cooper Mountain Community Plan Area. The City approved a Planned Unit Development (PUD) application for the site in 2018 at which time the subdivision was recorded. The land use approvals for the site development remain valid.

As proposed, Phases 5, 6 and 7 of Fox Hollow would be developed as 323 detached single family homes in place of the 224 single-family homes, 180 apartments, and 57 townhomes previously approved.

Estimated Change in Trip Generation for Updated Site Plan

A comparison of the anticipated change in trip generation associated with the updated site plan is shown in Table 1. The trip generation estimates for the updated site plan were prepared based on rates included in the *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, ITE, 2021) whereas the January 2018 TIA was based on rates included in the 9th Edition of the *Trip Generation Manual*. Further, the trip generation calculations for the proposed site plan modifications are based on the average trip generation rates from the 11th Edition to provide a more conservative analysis because use of the fitted curve equations would yield fewer trips than shown in Table 1.

¹ The TIA also included the potential siting of an elementary school within this new neighborhood of Cooper Mountain but no modifications associated with the school portion of the property are proposed at this time.

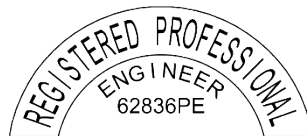
Table 1. Trip Generation Comparison

Land Use	ITE Code	Number of Units	Average Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
2018 Fox Hollow TIA (Based on Trip Generation Manual, 9th Edition)									
Single Family Detached Homes	210	224	2,132	168	42	126	224	141	83
Apartments	220	180	1,198	92	19	73	112	73	39
Condos/Townhomes	230	57	332	25	4	21	30	20	10
Total Approved Trips			3,662	285	65	220	366	234	132
Proposed Site Plan Modifications (Based on Trip Generation Manual, 11th Edition)									
Single Family Detached Homes	210	323	3,046	226	57	169	304	192	112
Proposed Modifications - Prior Approvals			-616	-59	-8	-51	-62	-42	-20

Compliance with Beaverton Development Code Section 60.55.20

Based on the trip generation shown in Table 1, the proposed site plan modifications result in a decrease in daily trip making as well as during both weekday peak periods when compared to the uses previously approved for the site. Given that the proposed modifications result in a reduction in trip-making and therefore below the City's threshold of an increase of 300 daily trips, an updated TIA is not required per BDC Section 60.55.20.

Please let us know if you need any additional information as part of your review of the proposed site plan modifications.



EXPIRES: 12/31/23