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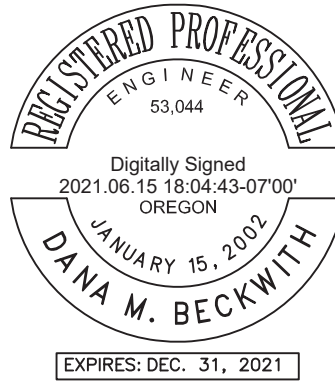


EXHIBIT 2.8

## MEMORANDUM

**DATE:** June 15, 2021  
**TO:** City of Beaverton  
Washington County  
**FROM:** Dana Beckwith, PE, PTOE  
Richard Martin, EIT

**SUBJECT:** South Cooper Mountain Main Street TIA Amendment - Trip Generation Reduction

This memorandum summarizes a reduction in trip generation for the South Cooper Mountain Main Street Development. The reduction comes as the result of an update to land use assumptions that reduces the number of site generated traffic volumes in relation to what was estimated in the approved traffic impact analysis (TIA) dated May 11, 2020<sup>1</sup>. A trip generation comparison between the original TIA and the updated site plan is provided below.

The following Institute of Engineer's (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition* Land Use Codes were used in the development of trip generation:

- 210 – Single-Family Home
- 221 – Multifamily Housing (Mid-Rise)
- 252 – Senior Adult Housing – Attached
- 565 – Day Care Center
- 590 – Civic Use Building
- 712 – Small Office Building
- 820 – Shopping Center
- 936 – Coffee/Donut Shop without Drive-Through Window.

Trip generation developed for the original TIA is shown in Table 1. The change in the land uses for the updated site plan amounts to removing the Small Office Building use for Lot 1, which is represented as 2.8 ksf of ITE Land Use Code 712 in Table 1. The building space previously allocated to Small Office Building uses will now be used as general facilities supporting the senior housing residential uses in the building. The senior housing land use is based on the number of dwelling units and as such, no trip generation is anticipated for the building space now dedicated to support facilities.

The approved land use application lists 4,055 square feet dedicated to Small Office Building space for Lot 1, while the submitted TIA lists 2,800 square feet, a 1,200 square foot difference. Therefore, the reduction in trips generated by the removal of the Small Office Building Land Use is based on the 2,800 square feet identified in the TIA.

Table 2 summarizes the updated trip generation summary with the removal of the small office land use.

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<sup>1</sup> 20200511 SCM Main Street TIA, submitted by Global Transportation Engineering May 11, 2020.

The trip reduction amounts to 5 fewer AM peak hour trips, 7 fewer PM peak hour trips, and 45 fewer weekday daily trips. This information is being provided to accurately document the reduction in the forecasted trip generation for the site.

**Table 1: Original Trip Generation Summary**

ITE Land Use Code	Size	Unit	Peak Hour Rate			AM Peak Hour			PM Peak Hour			Weekday Daily Total
			AM	PM	Daily	Total	In	Out	Total	In	Out	
Proposed												
221	84	units	0.36	0.44	5.44	30	8	22	37	23	14	457
252	80	units	0.20	0.26	3.70	16	6	10	21	11	9	296
565	5.8	ksf	11.00	11.12	47.62	64	34	30	64	30	34	276
590	12.0	ksf	1.00	8.16	72.05	12	9	3	98	47	51	865
712	2.8	ksf	1.92	2.45	16.19	5	4	1	7	2	5	45
820	5.8	ksf	0.94	3.81	37.75	5	4	1	22	7	15	215
936	2.5	ksf	101.14	36.31	-	253	129	124	91	45	45	-
Existing												
210	1	unit	0.74	0.99	9.44	1	0	1	1	1	0	9
Net New Site Trips												
<b>Proposed minus Existing Site Trips</b>						<b>385</b>	<b>193</b>	<b>191</b>	<b>338</b>	<b>165</b>	<b>173</b>	<b>2144</b>

**Table 2: Updated Trip Generation Summary**

ITE Land Use Code	Size	Unit	Peak Hour Rate			AM Peak Hour			PM Peak Hour			Weekday Daily Total
			AM	PM	Daily	Total	In	Out	Total	In	Out	
Proposed												
221	84	units	0.36	0.44	5.44	30	8	22	37	23	14	457
252	80	units	0.20	0.26	3.70	16	6	10	21	11	9	296
565	5.8	ksf	11.00	11.12	47.62	64	34	30	64	30	34	276
590	12.0	ksf	1.00	8.16	72.05	12	9	3	98	47	51	865
712	0.0	ksf	-	-	-	-	-	-	-	-	-	-
820	5.8	ksf	0.94	3.81	37.75	5	4	1	22	7	15	215
936	2.5	ksf	101.14	36.31	-	253	129	124	91	45	45	-
Existing												
210	1	unit	0.74	0.99	9.44	1	0	1	1	1	0	9
Net New Site Trips												
<b>Proposed minus Existing Site Trips</b>						<b>380</b>	<b>189</b>	<b>190</b>	<b>331</b>	<b>163</b>	<b>168</b>	<b>2099</b>