

January 10, 2020

Randy Saunders
RSS Architecture, PC
2225 Country Club Rd
Woodburn, OR 97071



Re: Woodburn Housing Development TIA Letter

Mr Saunders,

At the December 18, 2019 Pre-application meeting with Woodburn officials, they asked the applicant to submit a traffic memo to determine whether or not a traffic impact analysis (TIA) will be required. The Woodburn Development Ordinance is as follows:

3.04.05 Traffic Impact Analysis

- A. A Traffic Impact Analysis (TIA) may be required by the Director prior to the approval of a City access permit when the Director estimates a development proposal may generate either 100 or more additional, peak hour trips, or 1,000 or more additional daily trips, within ten years of a development application.*
- B. A TIA shall evaluate the traffic impacts projected of a development proposal and the estimated effectiveness of potential traffic impact mitigation measures.*
- C. The methodology for a TIA shall be consistent with City standards.*

The proposed project is to build three story units with a total 42 apartment units. In the 10th Edition of the ITE Trip Generation Manual, this type of project falls within the Multifamily (Mid-rise) classification, ITE Code 221. Per the ITE the trip rates per unit are: daily - 5.44; AM peak - 0.36; and PM peak - 0.44. Based on these rates the following table compares the estimated site developed trips versus the Woodburn Development Code criteria that triggers a TIA.

Period	Woodburn Threshold	Site Generation
Daily	1,000	228
AM Peak	100	15
PM Peak	100	18

Based on my assessment the proposed 42-unit apartment complex project in Woodburn does not trigger the requirement for a traffic impact analysis.

Sincerely,



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EXPIRES 12/31/21