Sunburst ENGINEERING
16402 E. Valleyway Ave
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May 30, 2024

W.O. No. 2442

Inga Note, P.E., P.T.O.E., Senior Traffic Planning Engineer
City of Spokane
808 W Spokane Falls Blvd.
Spokane, WA 99201

RE: **Trip Distribution Letter for City View II (Z23-478COMP)**

Dear Inga:

I have been contacted by Dwight Hume, Land Use Solutions and Entitlement, as a representative for A & A Construction to complete a trip distribution letter for a Comprehensive Plan Amendment (CPA) for property north of Sunset Highway on each side of Assembly Road, namely parcel numbers 25271.0502, 25271.0501, 25271.0504, 25262.0305, 25262.0405, 25262.0401, 25262.0402, and 25262.0403. The location of the site is shown on Figure 1, attached, and shows the location of the site in relation to the surrounding street system.

At the present time, most of the land is vacant, but one parcel had a single family home on it, and one building used as a florist / nursery was recently torn down. The CPA is being proposed on this 5.5+ acre site to allow a mix of taller apartment buildings and a small amount of retail to be constructed.

The buildings planned for the site are expected to allow 199 apartment units to be constructed here. The buildings are planned to be 5 - 7 stories tall. The retail constructed here is expected to be only a small portion of the site, located on the northwest corner of Sunset Highway / Assembly Street. A schematic of the general thinking which may be fleshed out to a site plan is shown on Figure 2. Access to this site is via Assembly Road and Burch Street. Access to Sunset Highway and the rest of the transportation system will be at Assembly Street.

The trip generation characteristics of the site are expected to be represented by the characteristics found in the Institute of Transportation Engineers, *Trip Generation Manual, 11th Edition* for Multifamily Housing (Mid-Rise), Land Use Category (LUC) 221,

which is for buildings from 4 - 10 stories. The retail component is expected to generate traffic using the traffic information in LUC 822 - Strip Retail Plaza, which contains the traffic characteristics for site with 40,000 s.f of retail or less. Although the size of the retail component is currently unknown, it is currently estimated at 3,000 s.f. and most likely will start as a florist / nursery. The trip making characteristics for the proposed development are summarized on Tables 1 and 2.

Table 1 - Trip Generation Characteristics for Apartments

Units	AM Peak Hour			PM Peak Hour			ADT
	Vol @ 0.37 Trips per Unit	Directional Distribution		Vol @ 0.39 Trips per Unit	Directional Distribution		Vol @ 4.54 Trips per Unit
		23% In	77% Out		61% In	39% Out	
199	74	17	57	78	47	31	903

Table 2 - Trip Generation Characteristics for Retail

KSF	AM Peak Hour			PM Peak Hour			ADT
	Vol @ 2.36 Trips per Unit	Directional Distribution		Vol @ 6.59 Trips per Unit	Directional Distribution		Vol @ 54.45 Trips per Unit
		60% In	40% Out		50% In	50% Out	
3	7	4	3	20	10	10	163

The traffic shown on Table 2 is assumed to be all new (destination) trips. Additional traffic could come from the new apartments, existing nearby apartments or be pass-by traffic from Sunset Highway.

All together, the site will generate 81 trips during the a.m. peak hour, 98 trips during the p.m. peak hour, and 1,066 trips on an average day.

Bus service is available on Sunset Highway. Sidewalks will be constructed on along the site frontage as a requirement of approval, sidewalks are intermittent in the surrounding area. Pedestrian traffic and bicycling are allowed on all public streets.

Overall distribution from the site is expected to be 75% east on Sunset Highway and into the city of Spokane, and 25% west towards Airway Heights as shown on Figure 3, Trip Distribution.

I look forward to your review of the information in this letter and please let me know if you have any questions.

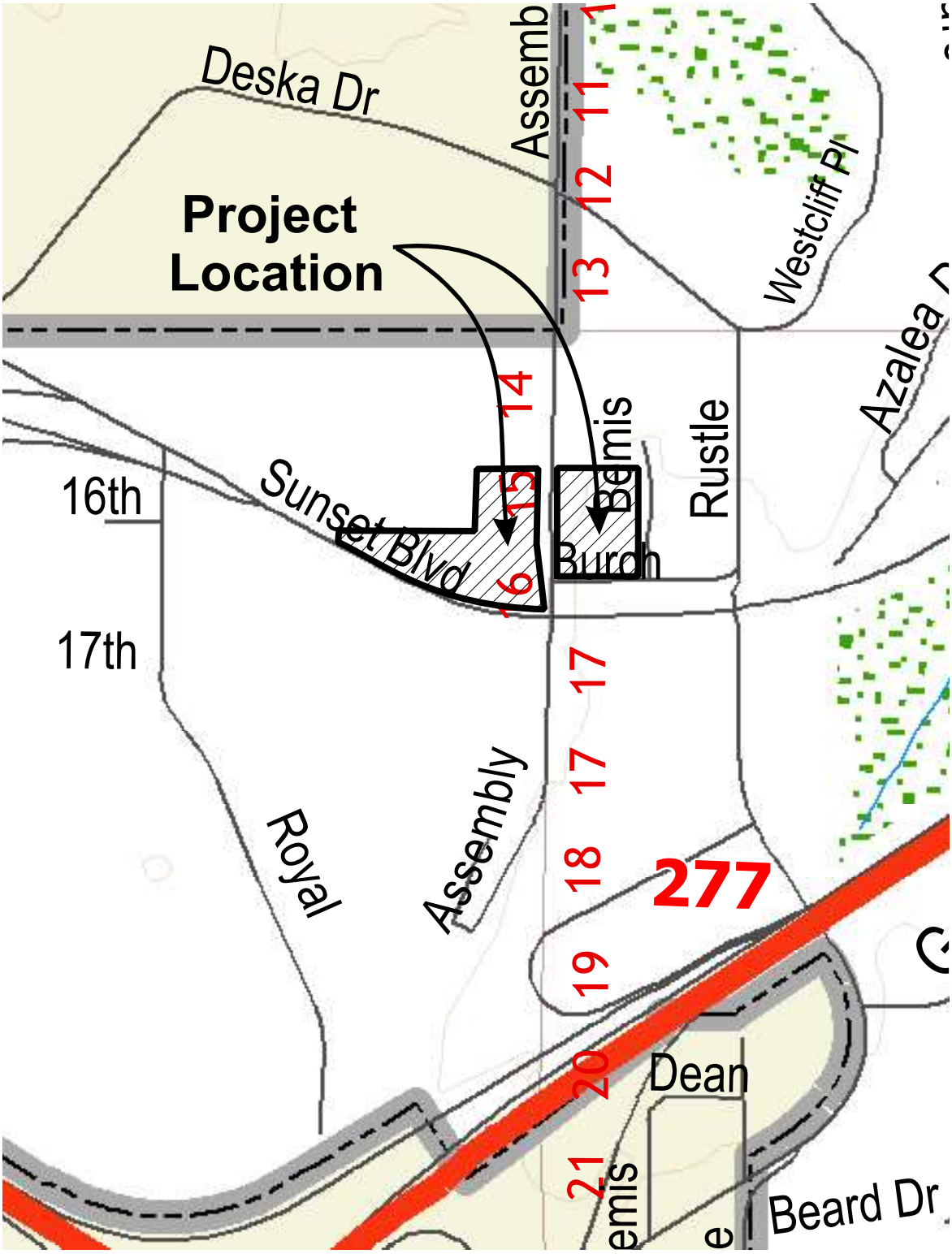
Sincerely,
Sunburst Engineering, PS

Ann L. Winkler, P.E.
Traffic Engineer

encl.

cc: Dwight Hume, Land Use Solutions & Entitlements
file

5/30/24



N.T.S.

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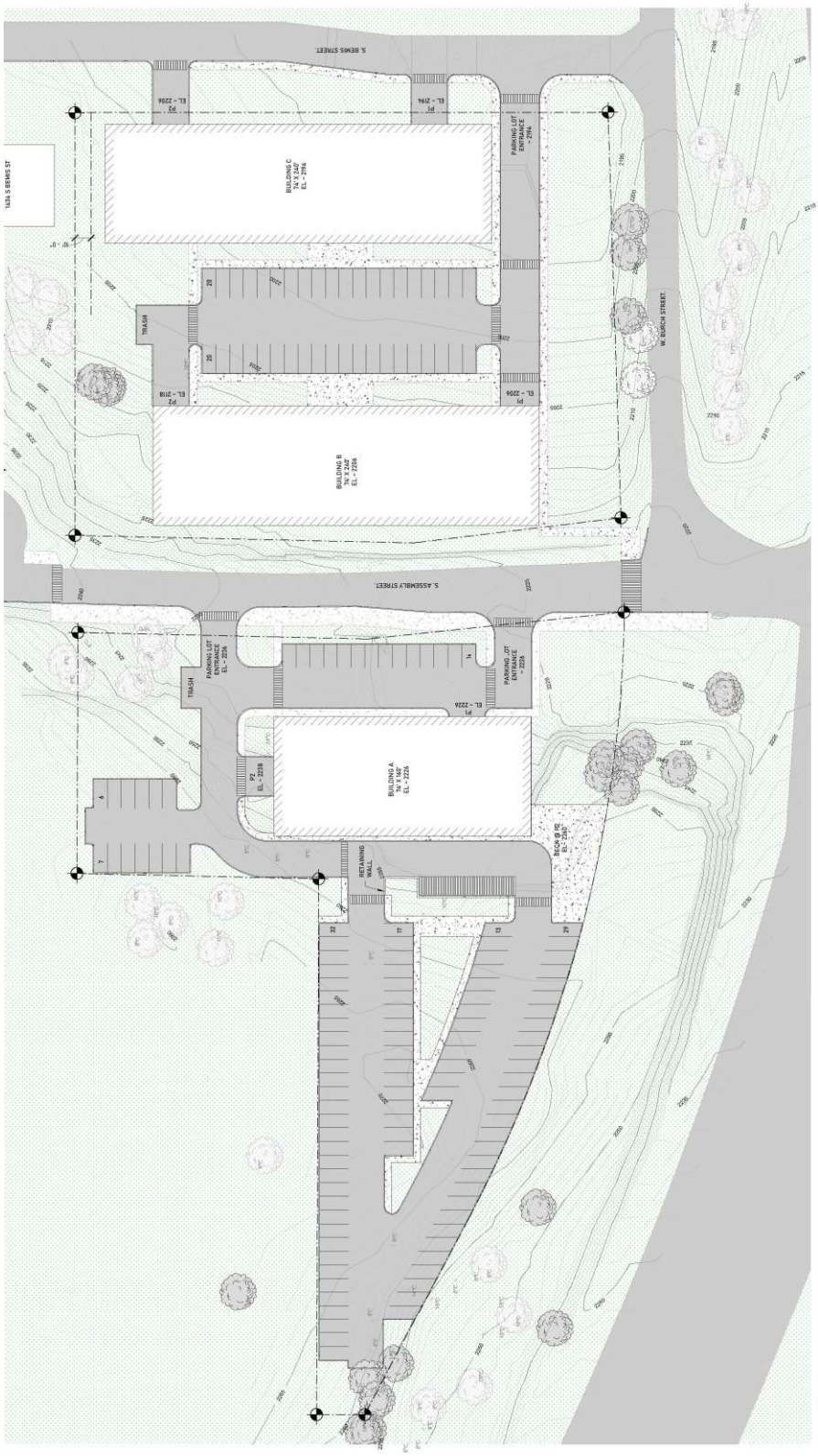
City View II

Trip Distribution Letter

Figure 1

Vicinity Map



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Graphic Provided by Galloway Architecture Laboratory

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Figure 2

Site Plan

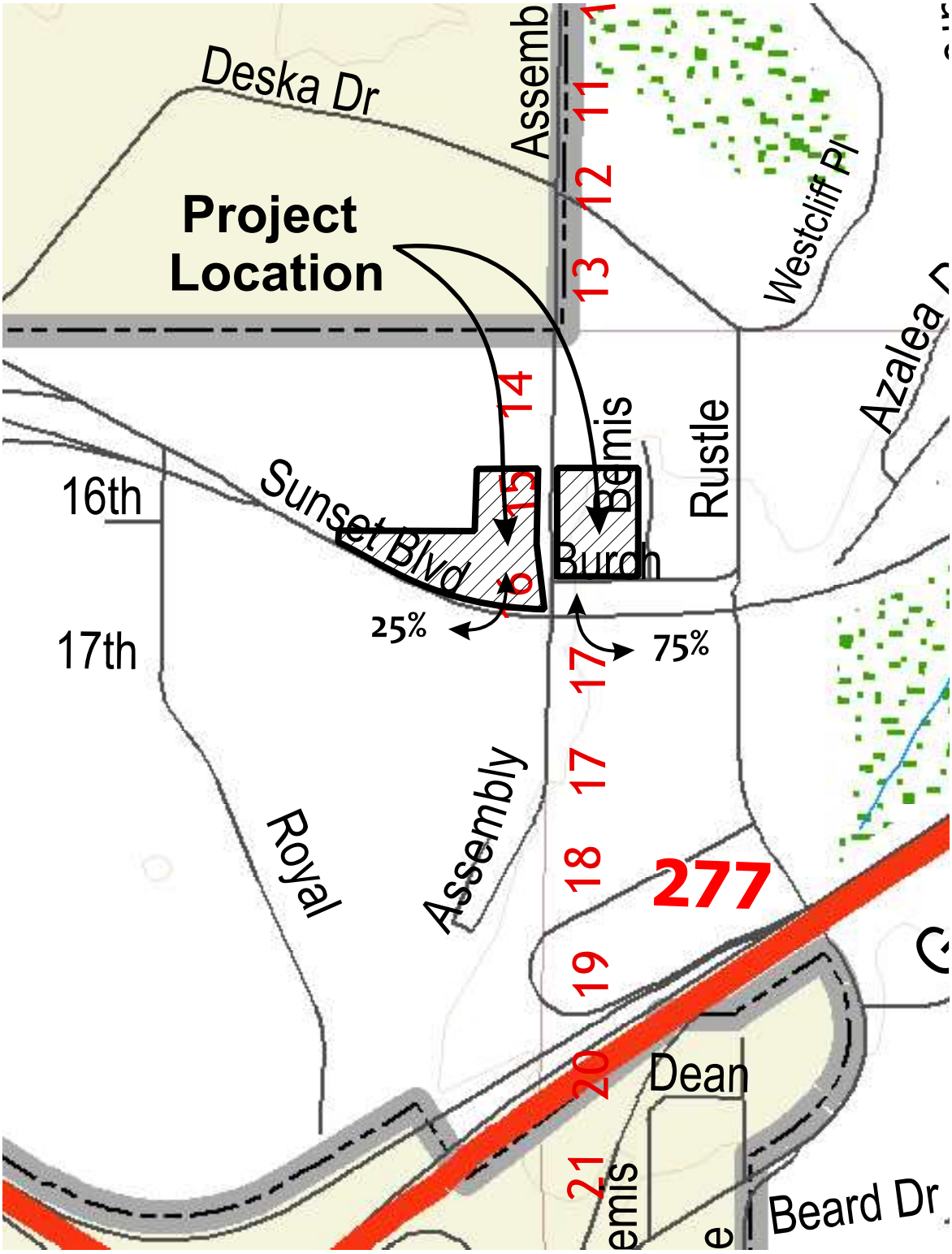

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Figure 3

Distribution Map