WCE

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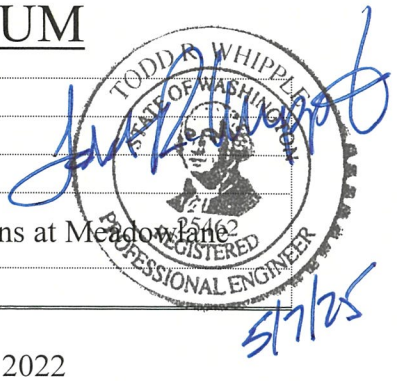
TECHNICAL MEMORANDUM

TO:	File		
FROM:	Ben Goodmansen, E.I.T. Todd R. Whipple, P.E.		
DATE:	May 7, 2025		
PROJECT NO:	20-2564 20-2699	**NAME:**	Latah Glenn/ Greens at Meadowlane
REGARDING:	16th Avenue Redirection Project		



5/7/25

Approved Latah Glenn Residential Community TIA Dated March 24, 2022
Excerpt Table 13.

Table 13 **– Corridor Project Trip Redirection Summary with Improvement Credit**

	Original Trips on Ramp		Redirected Trips from Ramp by SR 195 Projects								Trips on Ramp after Redirection	
			Turn Restriction @ 16th		Flashing Beacon @ Thorpe		Inland Empire Way Ramp & Meter		Total			
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Existing Trips on Ramp	1,303	643	-53	-20	-50	-20	-210	-97	**-313**	**-137**	990	506
Summit	22	17	-	-	-1	-1	-4	-3	-5	-4	17	13
Wheatland	50	9	-	-	-2	0	-10	-2	-12	-2	38	7
Tangle Ridge	10	7	-	-	-1	0	-2	-1	-3	-1	7	6
Latah Glen	13	5	-	-	-1	0	-3	-1	-4	-1	9	4
Qualchan View	42	14	-	-	-2	-1	-8	-3	-10	-4	32	10
Greens @ Meadowlane	5	3	-	-	0	0	-1	-1	-1	-1	4	2
Marshall Creek	72	33	-	-	-3	-2	-14	-7	-17	-9	55	24
Project Total	214	88	0	0	-10	-4	-42	-18	-52	-22	**162**	**66**
Total	1,517	731	-53	-20	-60	-24	-252	-115	-365	-159	1,152	572
Difference between Redirected Existing Trips & Total Project Trips on Ramp after Redirection											**-151**	**-71**

The 16th Avenue redirection project was completed by Latah Glenn and Greens @ Meadowlane developments the 16th Avenue project redirected 53 AM Peak hour Trips and 20 PM Peak hour Trips. Thus providing credit to be applied to these development projects. The Highlighted project value is changed with the change of use described in this memo.

The Greens at Meadowlane received credit for 5 AM Trips and 3 PM Trips. The Greens at Meadowlane 2 also received credit for 5 AM Trips and 3 PM Trips. As the Greens at Meadowlane 2 proceeded after the final Latah Glen TIA it was not included in the Table.

The Latah Glen Project is proposing a change of conditions to change the 157 mobile home park units into 142 single family dwelling units.

Existing Land use per Table 8 of the approved study

Table 8 -Trip Generation Rates for LUC # 240 – Mobile Home Park

Dwelling Units	AM Peak Hour Trips			PM Peak Hour Trips		
	Vol. @ 0.26 trips/units	Directional Distribution		Vol. @ 0.46 trips / Units	Directional Distribution	
		31% In	69% Out		62% In	38% Out
157	41	13	28	73	45	28

Average Daily Trip Ends (ADT)		
Units	Rate	ADT
157	5.00	785

Proposed Land Uses

For the 142 units of single-family, Land Use Code (LUC) 210 Single Family detached housing will be used to establish the number of potential trips generated by the proposed land use. Per the ITE Trip Generation handbook there are two means to calculate trip generation: Average Rate and Fitted Curve. Both methods are shown in the table with the most conservative selected. The anticipated trip generated per this method is shown in Table 1.

Table 1- Trip Generation Rates for LUC #210 Single-Family Detached Housing

Dwelling Units	AM Peak Hour			PM Peak Hour		
	Vol. per Average Rate	Directional Distribution		Vol. per Average Rate	Directional Distribution	
		25% In	75% Out		63% In	37% Out
142	99	25	74	133	84	49

Average Daily Trip Ends (ADT)		Average Rate Equations (Adj. Street):	Fitted Curve Equations (Adj. Street):
Dwelling Units	Vol. per Average Rate	AM: T = 0.70 * x = 99 PM: T = 0.94 * x = 133 ADT: T = 9.43 * x = 1339 T = Trips/units, x = Dwelling Units	AM: Ln(T) = 0.91 Ln(x) + 0.12 = 102 PM: Ln(T) = 0.94 Ln(x) + 0.27 = 138 ADT: Ln(T) = 0.92 Ln(x) + 2.68 = 1393 T = Trips/units, x = Dwelling Units
142	1,339		

Table 2- Net New Trip Generation Summary

Land Use Code	AM Peak Hour			PM Peak Hour		
	Vol. per LUC	Directional Distribution		Vol. per LUC	Directional Distribution	
		In	Out		In	Out
LUC #210 Single-Family Detached Housing (Table 1)	99	25	74	133	84	49
LUC #240 Mobile Home (Table 8)	<41>	<13>	<28>	<73>	<45>	<28>
Difference	**58**	**12**	**46**	**60**	**39**	**21**

Average Daily Trip Ends (ADT)	< > indicates subtraction
Land Use Code	**Vol. per LUC**
LUC #210 Single-Family Detached Housing (Table 1)	1,339
LUC #240 Mobile Home (Table 8)	<785>
Difference	**554**

As shown in Table 2, the proposed change in land use is anticipated to generate 58 additional trips in the AM peak hour with 12 additional trips entering the site and 46 additional trips exiting the site. In the PM peak hour, the proposed change in land use is anticipated to generate 60 additional trips, with 39 additional trips entering the site and 21 additional trips exiting the site. The proposed change in land use is anticipated to generate a total of 554 additional average daily trip ends to/from the site.

Trip Distribution
Per the Approved TIA Trip distribution is anticipated to remain the same

At the SR195 to I-90 EB Ramp 25% of outbound project trips are anticipated to utilize the route. Per Table 1 that equates to 19 (74*0.25) AM trips and 12 (49*0.25) PM trips.

When taking the 16th redirection trips and applying trips from Meadow Lane (Phase 1 & 2), and Latah Glen, there would still be a remaining credit of 24 AM trips and a remaining deficit of 2 PM Trips per Table 3.

Table 3 – Remaining Credit

	AM	PM
16th Redirect (Table 13)	-53	-20
Greens at Meadow Lane	5	3
Greens at Meadow Lane 2	5	3
Latah Glen (Table 1)	19	12
Remaining Credit	**24**	**2**