

August 8, 2023

City of Spokane Engineering Services  
808 W Spokane Falls Blvd,  
Spokane, WA 99201

RE: Trip Generation & Distribution Letter  
Cora Multifamily Development  
Storhaug Engineering Project #23-015

To Whom It May Concern:

It is the intent of this narrative to discuss the Cora Multifamily Development project, Parcel No. 35064.3612 & 35064.3613, Spokane, WA 99205 to summarize the trips generated by the completed project. The project is situated on the north of the T-intersection of W Cora Ave & N Howard St, on W Cora Ave. The project area is currently vacant but there is the Faith Bible Church on property directly to the east. The project area will be separated from the church via a future boundary line adjustment. The approximately 4.7-acre project will be served by E Cora Ave. The site is zoned RMF-55, and the current proposal calls for 88 multifamily units. Enclosed is the expected trip distribution pattern for traffic on the adjacent street network in graphical format. Project is anticipated to be built in one phase, and construction will likely start in spring/summer of 2024.

Trip Generation characteristics for the Cora Multifamily Development project, are calculated from trip generation studies compiled by the Institute of Transportation Engineers, "Trip Generation", 11<sup>th</sup> Edition, 2022. The project calls for the construction of 88 multifamily units, 24 of which are "Low-Rise" due to them being 3-storeys in height, and 64 of which are "Mid-Rise", due to them being 4-storeys in height. Based on the total number of new dwelling units of the proposed project, Trip Generation characteristics of the Cora Multifamily Development project were projected as follows:

The trip generation characteristics of the residential project conforms to ITE Land Use category 220, Multifamily Housing (Low-Rise), and 221, Multifamily Housing (Mid-Rise). Please see attached graphic for distribution information.

**Low-Rise Units (24):**

ITE 220 Multifamily Housing (Low-Rise) trip generation average trips per dwelling unit: 6.74

Calculation: 24 units X 6.74 trips/du = 161.76 rounded to **162 ADT**

ITE 220 Multifamily Housing (Low-Rise) A.M. Peak Hour of adjacent street traffic trip generation average trips per dwelling unit: 0.40

Calculation: 24 units X 0.40 trips/du = 9.60 rounded to **10 A.M. Peak Hour Trips**

Allocation: 24% entering, 76% exiting: 2 trips enter, 8 trips exit

ITE 220 Multifamily Housing (Low-Rise) P.M. Peak Hour of adjacent street traffic trip generation average trips per dwelling unit: 0.51

Calculation: 24 units X 0.51 trips/du = 12.24 rounded to **12 P.M. Peak Hour Trips**

Allocation: 63% entering, 37% exiting: 8 trips enter, 4 trips exit

**Mid-Rise Units (64):**

ITE 221 Multifamily Housing (Mid-Rise) trip generation average trips per dwelling unit: 4.54

Calculation: 64 units X 4.54 trips/du = 290.56 rounded to **291 ADT**

ITE 221 Multifamily Housing (Mid-Rise) A.M. Peak Hour of adjacent street traffic trip generation average trips per dwelling unit: 0.37

Calculation: 64 units X 0.37 trips/du = 23.68 rounded to **24 A.M. Peak Hour Trips**

Allocation: 23% entering, 77% exiting: 5 trips enter, 19 trips exit

ITE 221 Multifamily Housing (Mid-Rise) P.M. Peak Hour of adjacent street traffic trip generation average trips per dwelling unit: 0.39

Calculation: 64 units X 0.39 trips/du = 24.96 rounded to **25 P.M. Peak Hour Trips**

Allocation: 61% entering, 39% exiting: 15 trips enter, 10 trips exit

**Trip Generation summary for overall proposed project:**

ADT Total: 453

A.M. Peak Total: 34, 7 enter, 27 exit

P.M. Peak Total: 37, 23 enter, 14 exit

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