

## MEMORANDUM

**DATE:** December 11, 2015

**TO:** Evan Mann  
ESM Consulting Engineers, LLC

**FROM:** Jeff Schramm  
TENW

**SUBJECT:** Trip Generation Estimate  
Archer Hotel  
TENW Project No. 5114

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This memorandum documents the trip generation estimate completed for the proposed Archer Hotel project located at 7210 164<sup>th</sup> Ave NE adjacent to Redmond Town Center in Redmond, WA (see Attachment A).

### Project Description

The proposed Archer Hotel project would include the development of a new 160 room hotel. The proposed hotel would replace the existing 14,708 sf restaurant (Claim Jumper). A preliminary site plan is included as Attachment B.

### Trip Generation

The net new trip generation associated with the project was determined by estimating the trips from the proposed hotel and then subtracting out the trips associated with the existing restaurant.

The weekday daily and PM peak hour trip generation estimates for the proposed hotel and existing restaurant uses were calculated based on trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation* manual, 9<sup>th</sup> edition. Reductions to the trip generation estimates were made to account for internal and pass-by trips.

Internal trips are made by people making multiple stops within a development without generating new trips onto the adjacent street system. The internal trip adjustments for the proposed hotel and existing restaurant uses were based on rates previously approved for the Redmond Town Center site (15%).

Pass-by trips are trips made by vehicles that are already on the adjacent streets and make intermediate stops at a commercial use on route to a primary destination (i.e. on the way from work to home). The pass-by trips associated with the existing restaurant were estimated based on rates previously approved for the Redmond Town Center site (30%).

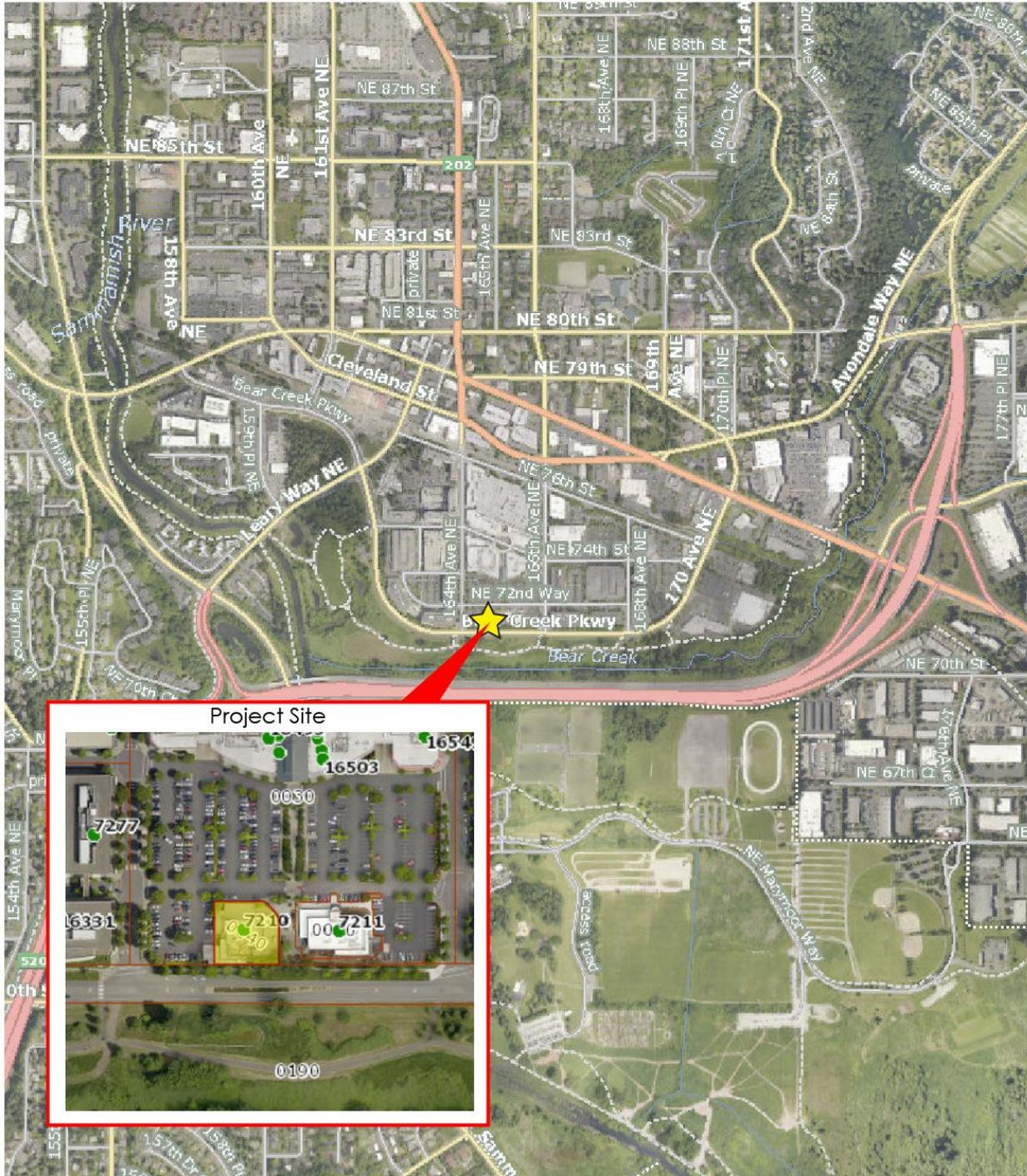
The resulting weekday daily and PM peak hour trips are summarized in Table 1. A detailed trip generation estimate is included in Attachment C.

**Table 1**  
**Archer Hotel Trip Generation Summary**

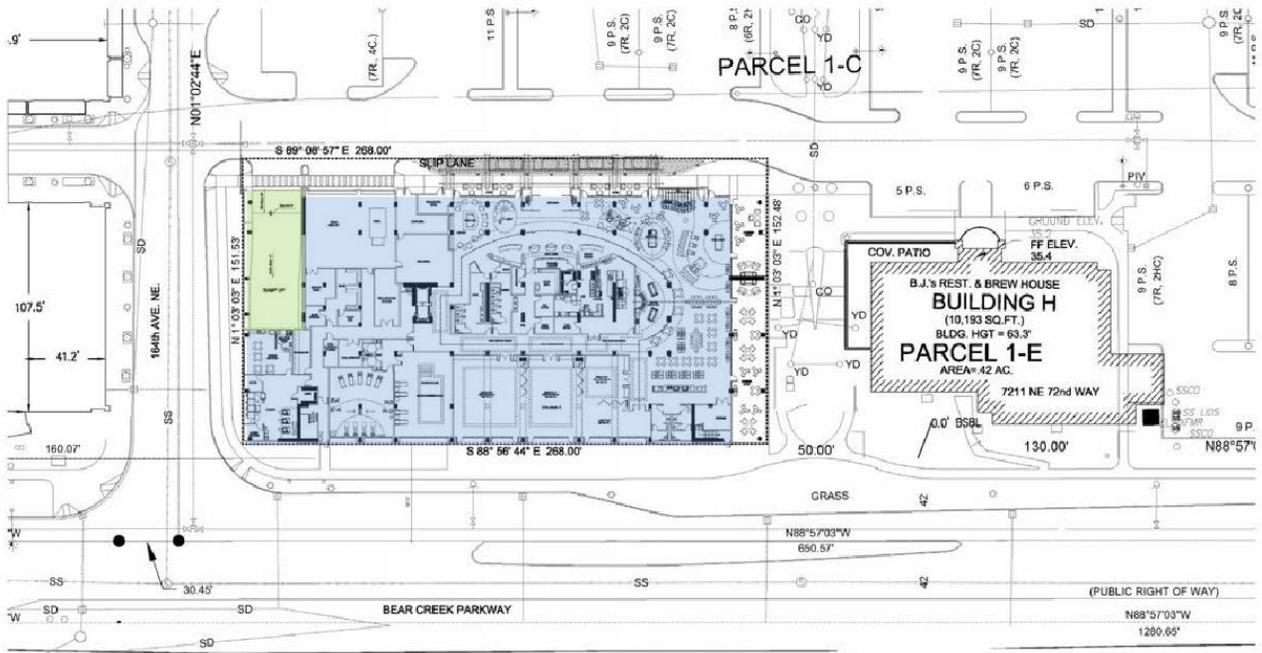
Time Period	Trips Generated		
	In	Out	Total
<u>Weekday Daily</u>			
Proposed Hotel	555	556	1,111
Less Existing Restaurant	-556	-556	-1,112
<b>Net Daily Trips =</b>	<b>-1</b>	<b>0</b>	<b>-1</b>
<u>Weekday PM Peak Hour</u>			
Proposed Hotel	42	40	82
Less Existing Restaurant	-52	-34	-86
<b>Net PM Peak Hour Trips =</b>	<b>-10</b>	<b>6</b>	<b>-4</b>

As shown in Table 1, the proposed 160-room Archer Hotel project is estimated to generate fewer trips than the existing restaurant, and as a result is not expected to create any additional demand on the transportation system.

Attachments



Attachment A: Site Vicinity



Attachment B: Preliminary Site Plan



## ATTACHMENT C

### Trip Generation Estimate

<b>Archer Hotel - Redmond Town Center Trip Generation Summary</b>									
Land Use	Area	Units <sup>1</sup>	ITE LUC <sup>2</sup>	Directional Distribution		Trip Rate	Trips Generated		
				In	Out		In	Out	Total
<b>Daily</b>									
<b>Proposed Use:</b>									
Hotel	160	Rooms	310	50%	50%	8.17	653	654	1,307
Internal <sup>3</sup>	15%						-98	-98	-196
							555	556	1,111
<b>Less Existing Use:</b>									
Restaurant	-14,708	GFA	932	50%	50%	127.15	-935	-935	-1,870
Internal <sup>3</sup>	15%						140	141	281
Pass-by <sup>3</sup>	30%						239	238	477
							-556	-556	-1,112
<b>Net New Daily Trips =</b>							<b>-1</b>	<b>0</b>	<b>-1</b>
<b>PM Peak Hour</b>									
<b>Proposed Use:</b>									
Hotel	160	Rooms	310	51%	49%	0.60	49	47	96
Internal <sup>3</sup>	15%						-7	-7	-14
							42	40	82
<b>Less Existing Use:</b>									
Restaurant	-14,708	GFA	932	60%	40%	9.85	-87	-58	-145
Internal <sup>3</sup>	15%						13	9	22
Pass-by <sup>3</sup>	30%						22	15	37
							-52	-34	-86
<b>Net New PM Peak Hour Trips =</b>							<b>-10</b>	<b>6</b>	<b>-4</b>

Notes:

1. GFA = Gross Floor Area.
2. Institute of Transportation Engineers (ITE) *Trip Generation* manual, 9th edition Land Use Code (LUC).
3. Pass-by and internal rates consistent with previously approved rates for Redmond Town Center.