

MEMORANDUM

Date: October 23, 2023

To: Asha Prasad
Datepark Condominiums
6315 SE Evergreen Highway
Vancouver WA 98661

From: Frank Charbonneau, PE, PTOE

Subject: Trip Generation Assessment - update FL2389
Datepark Residential Development
East 18th Street, Vancouver

As required by the City of Vancouver a trip generation assessment has been prepared for the Datepark Residential development site located between East 17th and East 18th Streets at address #3607 & #3701 East 18th Street. Ultimately the development project will consist of demolishing the existing residential units on four tax lots and rebuilding the site with affordable housing.

Currently located on the site are two single-family homes, 13 townhomes/apartments, and one residential unit operating as an office. The proposed development plans on constructing a total of 72 affordable apartment units in one four-story building. Traffic access will occur through the middle of the site and provide driveway connections on the north end of the property to east 18th Street, and to the south at East 17th.

Currently the property is zoned as R-18 and the developer is requesting a rezone to R-30. In order to approve the rezone, the City is requiring a trip generation comparison of the potential maximum number of units under each zoning scenario. For R-18 it has been estimated that a total of 41 affordable housing units (apartments) could be placed on the site. For the R-30 zoning the maximum number of affordable housing units equates to 72 apartments.

A trip generation summary was prepared based on recent direction from City transportation staff. For this project rates from the ITE Trip Generation manual (11th edition, year 2021) were applied for the category of Affordable Housing, land-use code #223.

According to the ITE Trip Generation manual and as listed in the following summary tables a higher number of trips will be produced under the R-30 zoning than for the R-18 zoning.

Zoning	ADT Trips	AM Peak Trips	PM Peak Trips
R-30	346	36	33
<u>R-18</u>	<u>197</u>	<u>21</u>	<u>19</u>
Trip Difference	149	15	14

Table 1a presents the trip generation projection based on the R-18 zoning with 41 housing units. Table 1b presents the trip generation for the R-30 zoning with 72 housing units.

Table 1c lists the difference in trips relative to the zoning comparisons.

Table 1a. Projected trip generation for Datepark Residence. (R-18 zoning)

ITE Land Use	Units	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
PROPOSED SITE								
Affordable Housing (#223)	41 apartment units	4.81	0.50	29%	71%	0.46	59%	41%
Generation Rate ¹								
Site Trips		197	21	6	15	19	11	8

¹ Source: Trip Generation, 11th Edition, ITE, 2021, average rates.

Table 1b. Projected trip generation for Datepark Residence. (R-30 zoning)

ITE Land Use	Units	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
PROPOSED SITE								
Affordable Housing (#223)	72 apartment units	4.81	0.50	29%	71%	0.46	59%	41%
Generation Rate ¹								
Site Trips		346	36	10	26	33	19	14

¹ Source: Trip Generation, 11th Edition, ITE, 2021, average rates.

Table 1c. Projected trip generation for Datepark Residence. (Trip Difference)

ITE Land Use	Weekday						
	ADT	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Proposed Site with R-30 zoning (Net Trips)	346	36	10	26	33	19	14
Proposed Site with R-18 zoning (Net Trips)	197	21	6	15	19	11	8
Net Trip Difference	149	15	4	11	14	8	6

With this memo it is requested that the City approve the zone change to R-30 and support the developer's plan to rebuild the site with 78 affordable housing units. Upon confirmation of the approved zone change Charbonneau Engineering will prepare to follow up with the required trip generation and distribution analysis and report.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 971.322.8003 or email Frank@CharbonneauEngineer.com.

Attachment

- City email 7/21/23, Eric Hahn, PE

Frank Charbonneau

From: Hahn, Eric <Eric.Hahn@cityofvancouver.us>
Sent: Friday, July 21, 2023 4:08 PM
To: Frank Charbonneau
Subject: RE: Datepark Residence - Traffic Analysis

Frank,

Actually, no. For the rezone, we're trying to compare **potential theoretical development** under each zone. We're not really wanting or needing analysis of the actual existing units or the actual proposal under the new zone. It's a question of changed zoning, not actual development; council needs to see the **potential** impacts created by the change in zoning. We need to see the difference between what a potential developer might do under each zone.

Let me know if this makes sense.

-Eric

From: Frank Charbonneau <frank@charbonneauengineer.com>
Sent: Friday, July 21, 2023 3:27 PM
To: Hahn, Eric <Eric.Hahn@cityofvancouver.us>
Subject: FW: Datepark Residence - Traffic Analysis

Eric – Just to confirm, for the existing zoning (R-18) scenario the trip gen needs to be based on the #units in place today, instead of some maxed out number of units that might fit the site under the same R-18 zone.

Frank

From: Frank Charbonneau
Sent: Thursday, July 20, 2023 10:41 AM
To: Hahn, Eric <Eric.Hahn@cityofvancouver.us>
Cc: Patrick, Jennifer <Jennifer.Patrick@cityofvancouver.us>; Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>; Person, Mark <mark.person@cityofvancouver.us>
Subject: RE: Datepark Residence - Traffic Analysis

Thanks for the input Eric.

Frank

From: Hahn, Eric <Eric.Hahn@cityofvancouver.us>
Sent: Wednesday, July 19, 2023 5:13 PM
To: Frank Charbonneau <frank@charbonneauengineer.com>
Cc: Patrick, Jennifer <Jennifer.Patrick@cityofvancouver.us>; Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>; Person, Mark <mark.person@cityofvancouver.us>
Subject: RE: Datepark Residence - Traffic Analysis

Frank,

For the purposes of the rezone, all we need is the comparison study. Assuming the rezone is approved, we will then need a trip generation & distribution study for the proposed apartments. Please see the attached pre-app report.

Let me know if you have questions.

-Eric

From: Frank Charbonneau <frank@charbonneuengineer.com>

Sent: Wednesday, July 19, 2023 11:07 AM

To: Hahn, Eric <Eric.Hahn@cityofvancouver.us>

Cc: Patrick, Jennifer <Jennifer.Patrick@cityofvancouver.us>; Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>

Subject: Datepark Residence - Traffic Analysis

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Eric – We will be working with the property owner and developer (Asha Prasad, Datepark Condominiums) to prepare the necessary traffic analysis elements for the affordable housing facility planned on several parcels between East 18th and East 17th Streets in Vancouver. An aerial map of the site is attached for location reference.

The only input we have from the City so far regarding traffic is Brian's email dated 7-12-23 that states a trip generation assessment is necessary that compares the trips under the current and proposed zoning. So initially we will perform this task. Beyond that does the City envision additional analysis such as trip generation/distribution report, or a larger traffic study?

Please let me know as I am in the process of preparing a traffic services proposal for the client. Thanks.

Frank Charbonneau, PE, PTOE
Charbonneau Engineering
971.322.8003