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**FW: Trip Generation - Noble/Falby Map Amendment**

1 message

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**mike morgan** <hminc@pacifier.com>  
To: planning@cityofgearhart.com

Tue, Oct 25, 2022 at 12:29 PM

Angoleana: Carol asked that I send this to you.

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**From:** mike morgan <hminc@pacifier.com>  
**Sent:** Tuesday, October 25, 2022 8:41 AM  
**To:** 'connellpc@comcast.net' <connellpc@comcast.net>  
**Cc:** 'billhimsa@yahoo.com' <billhimsa@yahoo.com>  
**Subject:** Trip Generation - Noble/Falby Map Amendment

Carol:

According to the Institute of Transportation Engineers (ITE) Common Trip Generation Rates (PM Peak Hour), Trip Generation Manual 10<sup>th</sup> Edition, Low Rise Multifamily development such as the proposed eight units (two fourplexes) generates .56 trips peak hour per unit. This compares to single family detached units at .99 peak hour per unit, almost 50% less.

If the .56 trips/ hour were calculated for the entire eight hour working day, (including non-peak hours), that would be 4.48 trips per day per unit. Therefore 8 units would generate 35.84 trips per day. I have calls into traffic engineers to determine if this is a reasonable way to calculate the impact of eight units. Assuming that the units would be occupied by a mixture of retirees and working people (which is currently the case for the other units), it seems logical in my opinion.

If the property were built out to the maximum density allowed by the code (16 units per acre or 48 units), on this basis the total trip generation would be 215 trips/day, well under the 300 trips that would trigger a Traffic Impact Study. At this point the owners have no plans other than adding two fourplexes or eight units. And again, this map amendment is intended to correct what I believe is a mapping error so that the apartments are no longer nonconforming uses.

Please include this in the record for the Planning Commission hearing.

Thank you,

Mike Morgan  
Planning Consultant