



Date:	March 10, 2023
To:	Alexa Repko, City of La Pine
From:	Joe Bessman, PE
Project Reference No.:	1836
Project Name:	Huntington Commercial Building

This memorandum provides a trip generation letter for the proposed small office building located along Huntington Road in La Pine, Oregon. The property address is 51455 Huntington Road, La Pine, Oregon 97739. The site is 0.29 acres in size and is zoned for *La Pine Traditional Commercial (LPTC)*, with the proposed office use compliant with this designation. Figure 1 illustrates the location of the property.

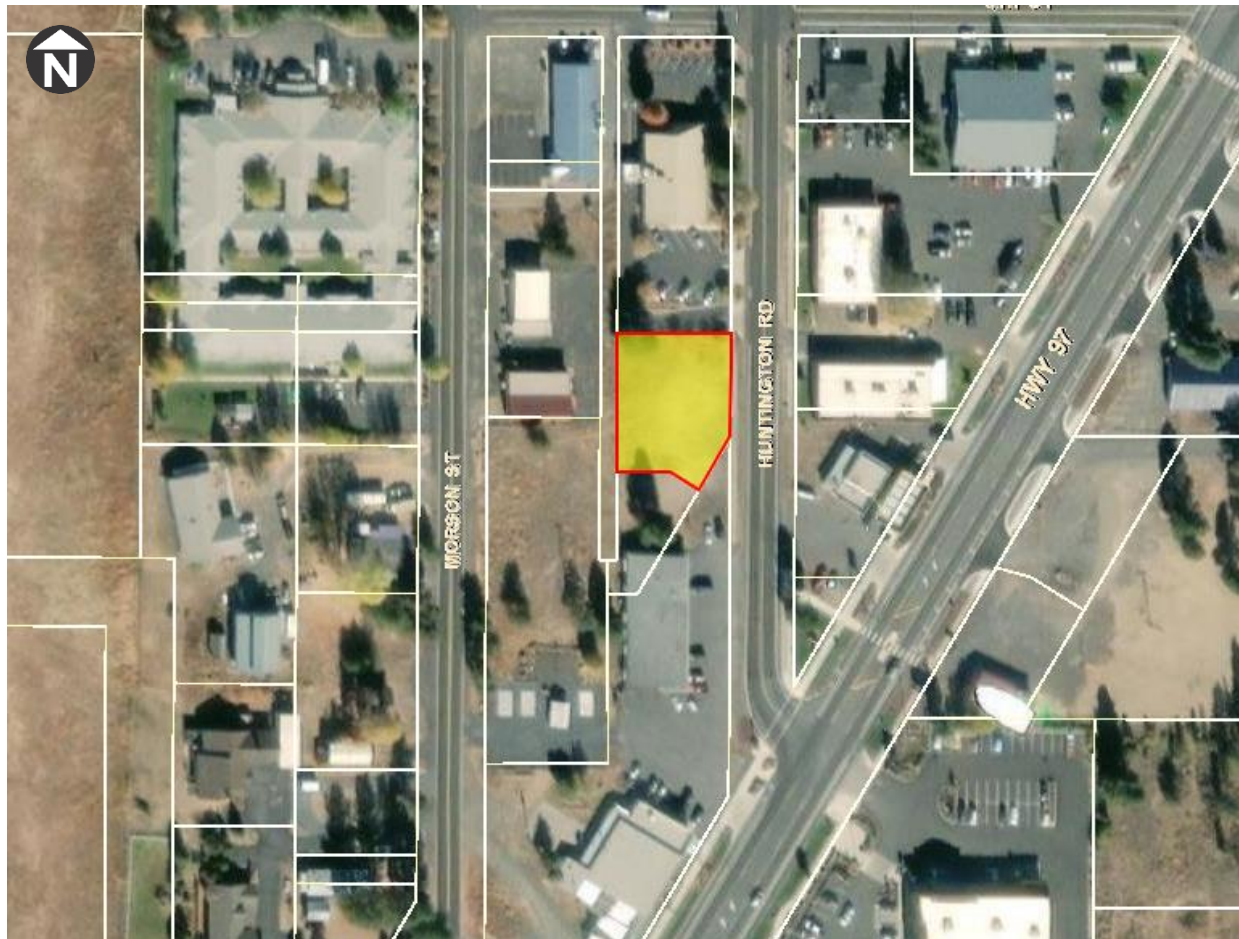


Figure 1. Site Vicinity Map. Source: Deschutes County DIAL.

The site is currently undeveloped, and abuts a US Bank branch to the north and a retail center to the south. Sidewalks have been installed along the property frontage, and curbing was installed but appears to be damaged from motorists driving over the curbing for overflow parking on the subject property.

The proposed development plan for the site includes a new office building that will be 36 feet by 70 feet, with all parking located along the north side of the building abutting the US Bank site. The new building will include a single-story, and will be developed with internal office and conference space. Figure 2 illustrates the proposed site layout, and Figure 3 shows the internal building layout.



Figure 2. Proposed Site Layout. Source: Knowledge Engineering, LLC.

(Note that a property line adjustment along the southern border is pending, which will adjust the property to the dashed line shown).

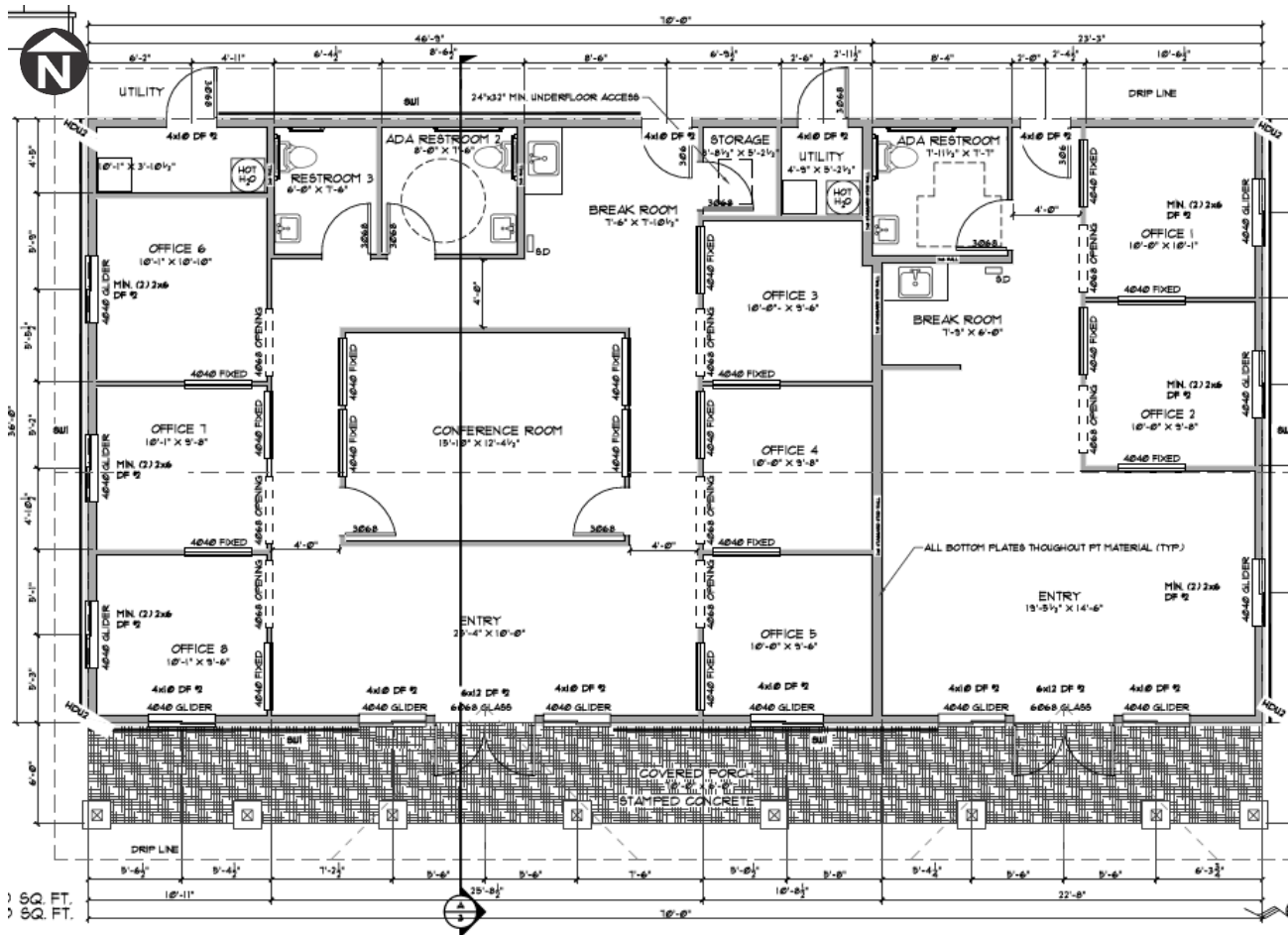


Figure 3. Internal Building Layout. Source: Log Rhythms, Inc.

Site frontage improvements planned with the project include a new 8-foot wide sidewalk (that will connect to the existing five-foot sidewalk abutting the property to the north and south), retention of the six-foot bicycle lanes, and new curbing along Huntington Road. The access driveway will be reconstructed with a concrete “dustpan” apron design with a 24-foot width. These design features comply with the *Downtown Arterial* design features adopted by the City. The civil plans show that clear vision triangles will be preserved adjacent to the driveway, to maintain clear views of pedestrians, cyclists, and oncoming vehicles.

Huntington Road is straight and flat within the project vicinity, and field review of the site did not identify any constraints that would limit sight lines along the frontage. It is recommended that any new signage, utilities, or landscaping be situated and designed to remain outside of the sight distance triangles shown in Figure 4.

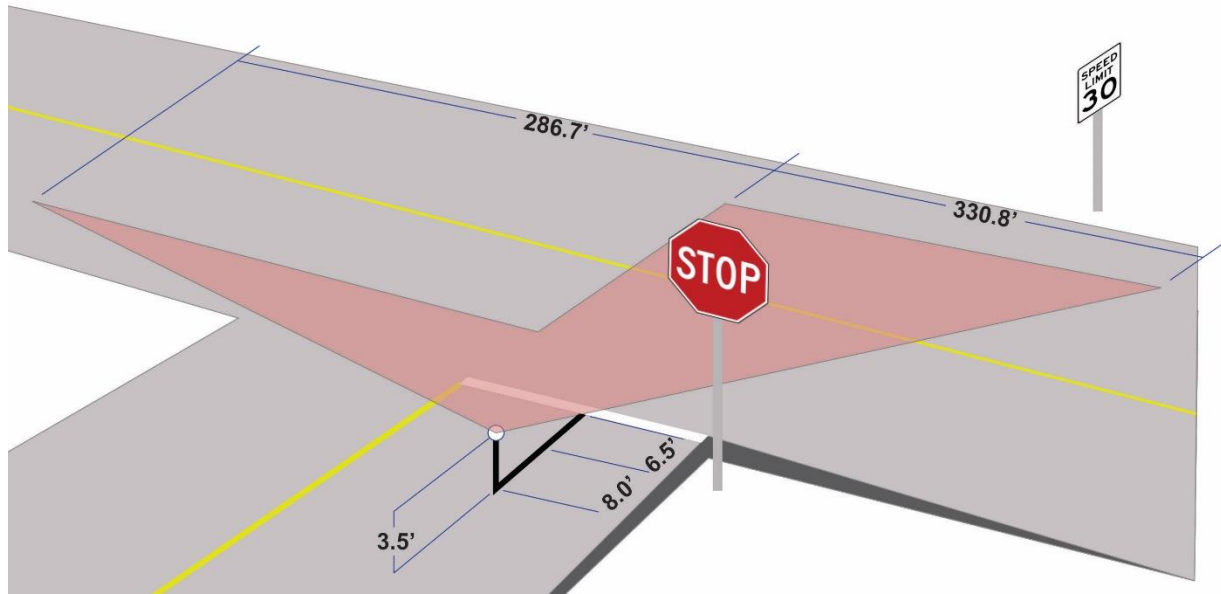


Figure 4. Recommended AASHTO Intersection Sight Triangles.

The site contains a total of nine parking stalls, or one stall for each 280 square-feet of building space. An accessible parking stall is provided near the building entrance, and a walkway to the building entrance is available from the adjacent sidewalks.

Trip generation estimates for the site were prepared based on standard information within the Institute of Transportation Engineers' reference *Trip Generation, 11th Edition*. This manual includes surveys of similar uses from throughout the US to estimate trips for new developments. For this scale and use the most relevant land use classification is *ITE 712: Small Office Building*. This land use is defined as follows:

"A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted."

This classification is consistent with the proposed use of this building to serve as office space for La Pine Realty and a second tenant within the adjacent suite. Based on this land use classification, Table 1 summarizes the estimated trip generation potential of the site.

Table 1. Estimated Trip Generation, ITE 11th Edition (General Urban/Suburban Setting)

Land Use	ITE Code	Building Size (SF)	Weekday Daily Trips	Weekday Peak Hour Trips		
				Total	In	Out
Small Office Building	712	2,520 SF	36 14.39/KSF	5 2.16/KSF	2 34%	3 66%

As shown in Table 1, the site trip generation is less than 200 weekday daily trips and only includes five trips during the weekday p.m. peak hour. Based on this level of trip generation, only the City's more limited Trip Generation Report is required, as development with standard frontage improvements and payment of Transportation System Development Charges addresses the system needs based on consistency with the established zoning.

Thank you for the opportunity to provide these transportation materials, if you have any questions I can be reached at (503) 997-4473 or via email at joe@transightconsulting.com.