

Attachment A

Traffic Impact Analysis

The original CCA Retail 60 Acre Master Plan Traffic Impact Study by Transportation Engineering NW, LLC dated July 2004 was part of SEPA 06-125 and a final DNS was issued 26 August 2006. The basis of that study was the following traffic projections and site development for the entire Master Plan'

- 540,000 gross square footage development with 390,000 retail and 150,000 square feet of industrial development
- At completion, the site would generate approximately 18,000 vehicle trips per weekday
- 1,400 of those trips would be weekday PM peak hour.

The study at the time of the master plan development indicated a degradation of the existing east west corridor and signal system at the Chambers Way intersection. Since that time, multiple improvements have been made to both the intersection and Louisiana Way to mitigate the LOS at the intersection including roundabouts which would result in LOS of C or better.

The Interstate Honda site is located within the CCA Retail 60 Acre Master Plan area. As a result, the volume of traffic generated by the project are included in the approved Traffic Impact Study.

Verification of the Traffic Volumes and levels approved as part of the SEPA were developed to compare those approved as part of the SEPA with those projected to be generated by the project.

The Average Weekday PM peak Hour projected was as follows.

$$1,400 \text{ Weekday PM Peak Hour Traffic} / (540,000 \text{ square foot of development} / 1,000 \text{ gross square foot}) = 2.59 \text{ Weekday PM trips per } 1,000 \text{ gross square foot of spaces}$$

Per the ITC Trip generation manual 10th addition for Automotive sales (New) class 840

the Average Rate of weekday PM Peak hour -is listed as 2.43 weekday PM Trips per 1,000 gross square foot.

The average Weekday PM trip generation is in line with prior Traffic Studies on automotive dealerships which Strotkamp Architects have Designed. Those commissioned studies have range from a low of .51 Weekday PM peak trips to 2.68 Weekday PM Peak trips in the most recent study of a high-volume automotive dealership.

Based on the original projected 2.59 Weekday PM Peak hour as a basis for development, the volume expected from the project at 2.43 Weekday PM peak hour is less than the approved design condition and further analysis is not required.