

MEMORANDUM

To: Michael Hood, Range Consulting, LLC

From: Steve Tuttle, PE, PTOE

Date: June 4, 2024

Project: Haymeadow Eagle

Subject: **Updated Trip Generation w/Proposed Day Care (A1)**

The Fox Tuttle Transportation Group has completed an update of the proposed Haymeadow project trip generation estimate with the proposed area A1 childcare land use. The revised trip generation is attached, and reflects an 80-student childcare use, using ITE trip rates for Land Use #565 – “Day Care Center”.

The 80-student childcare use would result in 295 additional daily, 56 AM peak hour, and 57 PM peak hour trips (assuming 5% non-auto reduction for parents walking/biking kids to day care). The updated total A1 trip generation with day care use is a total of 1,682 daily, 146 AM peak hour, and 174 PM peak hour trips. The projected total A1 volumes represent local roadway level volumes (below collector thresholds) and would be split between the multiple access points. As such, we would not expect any bottleneck/operational concerns with this level of roadway traffic. The day care site should be designed to accommodate drop-off/pick-up and parking on-site which would mitigate impacts to the adjacent residential uses.

Please let me know if you have any questions or would like to discuss our methodologies, assumptions and findings in more detail.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC



Steve Tuttle, PE, PTOE
Principal

Table B - Updated Trip Generation Estimate for the Haymeadow Development

Parcel	ITE Code	Land Use	Size	Unit	Trip Reduction Factors			Average Daily Trips			External A.M. Peak Hour Trips				External P.M. Peak Hour Trips			
					Multi-Modal	Internal Trips and Multi-Purpose Trips	Pass-By	Rate	Total Trips with No Trip Reductions	Total External Trips With Trip Reductions	Rate	Total	In	Out	Rate	Total	In	Out
School	520/522	K - 8 School (4)	600	Students	0.10	0.375	0.00	2.23	1,340	754	0.72	245	135	110	0.16	53	26	27
A1	210	Single Family Detached	48	Dwelling Units	0.05	0.05	0.00	9.43	453	409	0.70	30	8	22	0.94	41	26	15
A1	215	Single Family Attached (Duplex)	40	Dwelling Units	0.05	0.05	0.00	7.20	288	260	0.48	17	4	13	0.57	21	12	9
A1	220	Multifamily (Low-Rise)	108	Dwelling Units	0.05	0.05	0.00	6.74	728	657	0.40	39	9	30	0.51	50	32	18
A1	(2)	Accessory Dwelling Units	10	Dwelling Units	0.05	0.05	0.00	6.74	67	61	0.40	4	1	3	0.51	5	3	2
A1	565	Day Care Center	80	Students	0.05	0.05	0.00	4.09	327	295	0.78	56	30	26	0.79	57	27	30
A1		Subtotal Parcel A1:	206						1,863	1,682		146	52	94		174	100	74
A2	210	Single Family Detached	66	Dwelling Units	0.05	0.05	0.00	9.43	622	562	0.70	42	11	31	0.94	56	35	21
A2	215	Single Family Attached (Duplex)	24	Dwelling Units	0.05	0.05	0.00	7.20	173	156	0.48	10	3	7	0.57	12	7	5
A2	220	Multifamily (Low-Rise)	78	Dwelling Units	0.05	0.05	0.00	6.74	526	474	0.40	28	7	21	0.51	36	23	13
A2	(2)	Accessory Dwelling Units	13	Dwelling Units	0.05	0.05	0.00	6.74	88	79	0.40	5	1	4	0.51	6	4	2
A2		Subtotal Parcel A2:	181						1,409	1,271		85	22	63		110	69	41
B	210	Single Family Detached	118	Dwelling Units	0.05	0.05	0.00	9.43	1,113	1,004	0.70	75	19	56	0.94	100	63	37
B	215	Single Family Attached (Duplex)	30	Dwelling Units	0.05	0.05	0.00	7.20	216	195	0.48	13	3	10	0.57	15	9	6
B	220	Multifamily (Low-Rise)	50	Dwelling Units	0.05	0.05	0.00	6.74	337	304	0.40	18	4	14	0.51	23	14	9
B	(2)	Accessory Dwelling Units	22	Dwelling Units	0.05	0.05	0.00	6.74	148	134	0.40	8	2	6	0.51	10	6	4
B		Subtotal Parcel B:	220						1,814	1,637		114	28	86		148	92	56
C	210	Single Family Detached	94	Dwelling Units	0.05	0.05	0.00	9.43	886	800	0.70	59	15	44	0.94	80	50	30
c	215	Single Family Attached (Duplex)	30	Dwelling Units	0.05	0.05	0.00	7.20	216	195	0.48	13	3	10	0.57	15	9	6
C	220	Multifamily (Low-Rise)	12	Dwelling Units	0.05	0.05	0.00	6.74	81	73	0.40	4	1	3	0.51	6	4	2
C	(2)	Accessory Dwelling Units	13	Dwelling Units	0.05	0.05	0.00	6.74	88	79	0.40	5	1	4	0.51	6	4	2
C		Subtotal Parcel C:	149						1,271	1,147		81	20	61		107	67	40
D	210	Single Family Detached	50	Dwelling Units	0.05	0.05	0.00	9.43	472	426	0.70	32	8	24	0.94	42	26	16
D	215	Single Family Attached (Duplex)	0	Dwelling Units	0.05	0.05	0.00	7.20	0	0	0.48	0	0	0	0.57	0	0	0
D	220	Multifamily (Low-Rise)	0	Dwelling Units	0.05	0.05	0.00	6.74	0	0	0.40	0	0	0	0.51	0	0	0
D	(2)	Accessory Dwelling Units	8	Dwelling Units	0.05	0.05	0.00	6.74	54	49	0.40	3	1	2	0.51	4	3	1
D		Subtotal Parcel D:	58						526	475		35	9	26		46	29	17
Civic	411	Public Park (3)	13	Acres	0.11	0.50	0.00	1.36	18	8	0.23	1	1	0	0.24	1	1	0
Civic	(1)	Fire Station	2	Acres	0.00	0.00	0.00	10.00	20	20	2.00	4	3	1	2.00	4	1	3
Total External Haymeadow Trip Ends:									8,261	6,994		711	270	441		643	385	258
T.O.E. Rec.	495	Recreation Community Center	11	1,000 sq. ft.	0.10	0.10	0.00	28.82	317	257	1.91	17	11	6	2.50	22	10	12
T.O.E. Rec.	488	Community Park (3)	11.5	Acres	0.11	0.50	0.00	1.36	16	7	0.23	1	1	0	0.24	1	0	1
Total External Recreation Facility Trip Ends:									333	264		18	12	6		23	10	13
Total External Trips From Both Sites:									8,594	7,258		729	282	447		666	395	271