

MEMORANDUM

Date: November 6, 2025 **TG:** 1.25402.00

To: Daniel Wick – Horizon View Homes

From: Dan McKinney and Drew Heckathorn – Transpo Group

Subject: Monroe 55 Lot Condo – Trip Generation Summary

This memorandum summarizes the trip generation analysis completed for the proposed Monroe 55 Lot Condo project. The project description and trip generation analysis are provided. The estimated trip generation for the proposed project falls below the City of Monroe’s traffic impact analysis 20 peak hour trip threshold; therefore, no additional analysis is required.

Project Description

The proposed project is located at 16311 177th Avenue SE in the City of Monroe. The project site currently contains 105 rentable RV and boat storage parking spaces and 3,120 square feet of specialty trade contractor space. The proposed project would replace these uses with:

- 55 townhome units

Access to the site would continue to be provided via 177th Avenue SE. A site plan is included in Attachment A.

Trip Generation

The trip generation for the proposed project was estimated based on trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (12th Edition, 2025). The land use assumed for the proposed use was Single-Family Attached Housing (ITE Land Use #215). The land use assumed for the existing RV and boat storage was Mini-Warehouse (ITE Land Use #151) and the land use assumed for the existing specialty trade contractor space was Specialty Trade Contractor (ITE Land Use #180). The estimated net new trip generation for the proposed project is summarized in **Table 1**. The ITE provided equations were utilized for the Single-Family Attached Housing use based on the “Process for Selecting Average Rate or Equation in *Trip Generation Manual Data*” approach described in the ITE *Trip Generation Handbook* (3rd Edition, 2017).

As shown in the table, the proposed project is anticipated to generate 11 net new AM peak hour trips and 16 net new PM peak hour trips. The estimated weekday AM and PM peak hour trip generation for the proposed project per ITE rates falls below the City’s 20 peak hour trip threshold and no additional traffic analysis is required for the proposed project.

Table 1. Estimated Weekday Project Trip Generation

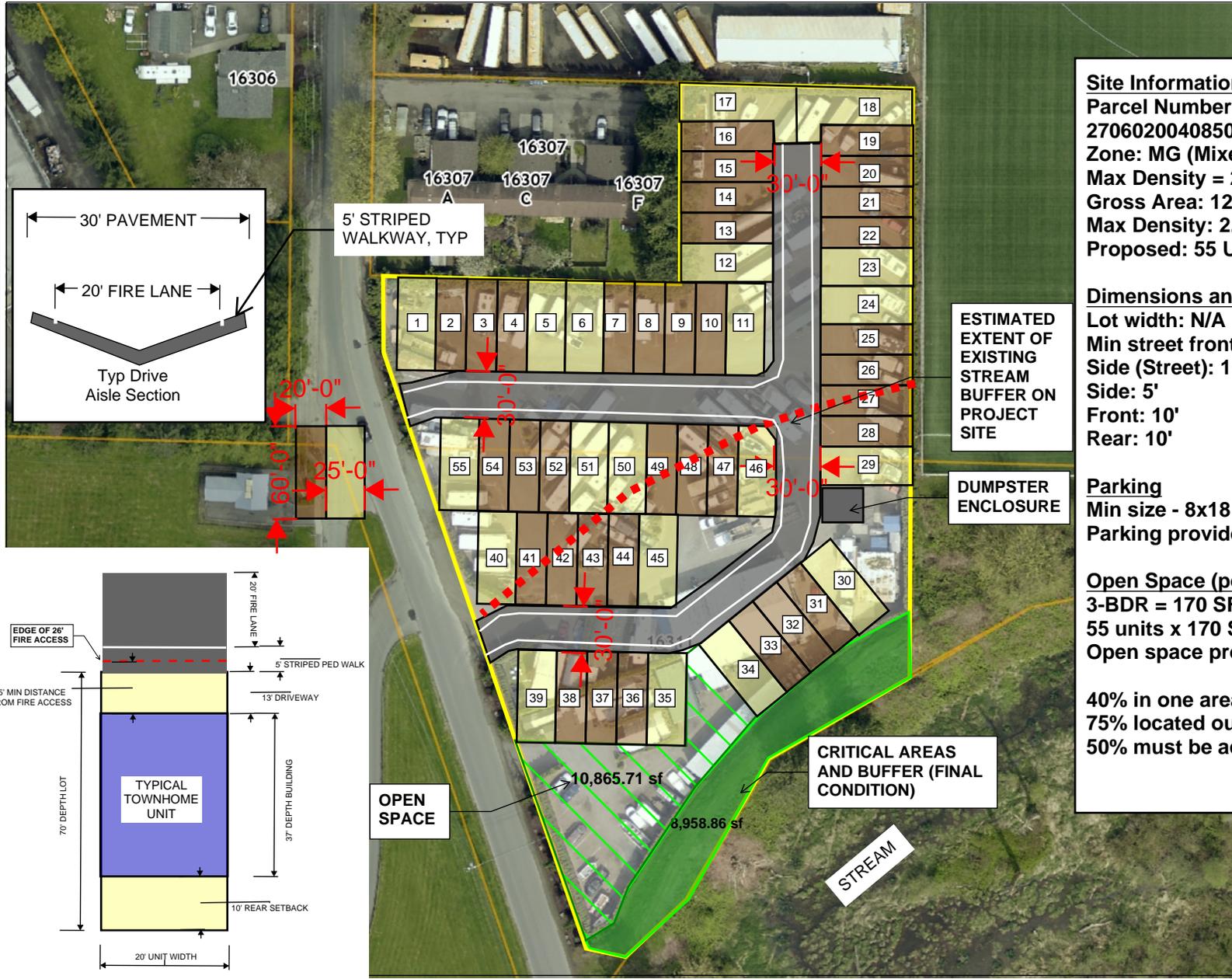
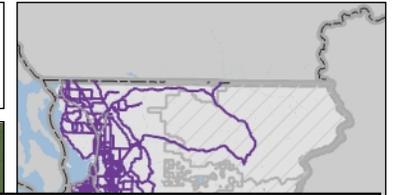
Land Use	Size	Rate ¹	Project Trips		
			In	Out	Total
<u>Proposed Use</u>					
Single-Family Attached Housing (LU #215)	55 du				
Weekday AM Peak Hour		Equation ²	4	13	17
Weekday PM Peak Hour		Equation ³	14	10	24
<u>Existing Use Credit</u>					
Mini-Warehouse (LU #151)	105 units				
Weekday AM Peak Hour		0.01	1	0	1
Weekday PM Peak Hour		0.02	1	1	2
Specialty Trade Contractor (LU #180)	3,120 sf				
Weekday AM Peak Hour		1.66	4	1	5
Weekday PM Peak Hour		1.93	2	4	6
Net New Weekday AM Peak Hour Project Trips			(1)	12	11
Net New Weekday PM Peak Hour Project Trips			11	5	16

Note: du = dwelling units, sf = square-feet

1. Trip generation estimates based on the size of the uses and the peak hour trip rates from ITE *Trip Generation Manual*, 12th Edition (2025)
2. $T = 0.59(X) - 15.25$, where T = number of trips and X = number of dwelling units
3. $T = 0.57(X) - 7.84$, where T = number of trips and X = number of dwelling units

Attachment A: Site Plan





Site Information:
Parcel Numbers: 27061100100100,
 27060200408500
Zone: MG (Mixed Use General)
Max Density = 25 DU/AC
Gross Area: 121,100 SF (2.78 AC)
Max Density: 2.78 x 25 = 69.5 = 70 Units
Proposed: 55 Units

Dimensions and Setbacks (Attached)
Lot width: N/A
Min street frontage: N/A
Side (Street): 10'
Side: 5'
Front: 10'
Rear: 10'

Parking
Min size - 8x18
Parking provided: 2 x Unit = 110 (garage)

Open Space (per MMC 22.42.070)
3-BDR = 170 SF per Unit
55 units x 170 SF = 9,350 SF Required
Open space proposed = 19,823 SF

40% in one area w/15' min dim
75% located outside of critical area
50% must be active

County Region
 RELIEF_HILLSHADE

1: 1,150

191.7 0 95.85 191.7 Feet

Projection: NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
 Planning and Development Services, Snohomish County

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Notes
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