

DATE: May 1, 2002

TO: Rob Crittenden, P.E.
City of Redmond

FROM: Jeff Haynie P.E.
Transportation Engineering Northwest, LLC

RE: RTC – Marriott Hotel
Trip Generation
TENW Project No. 2178

This memorandum documents the estimated p.m. peak hour trip generation associated with the proposed Marriott Hotel at Redmond Town Center (RTC) as it relates to the overall site and the traffic entitlement for the RTC development. The RTC Marriott Hotel is proposed to include 262 rooms.

The number of entitled trips for the RTC site was determined based on the approved master plan for the Redmond Town Center site, as documented in the *Redmond Town Center EIS Addendum Appendix C*, dated April 1995. The p.m. peak hour trip generation associated with full buildout of the site includes 2,367 net p.m. peak hour trips (see **Attachment A**). Based on the approved master plan, the RTC development has mitigated the off-site impacts associated with these trips and is vested to this p.m. peak hour trip level. It should be noted that the 281 p.m. peak hour trips that have been approved and transferred from the RTC West site have not been included in this analysis.

The p.m. peak hour trips from the RTC site (including the proposed Bon Marche) with the addition of the Marriott Hotel was determined using the trip generation methodology documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual 6th edition. Reductions to the gross trips were taken to account for both pass-by and internal trips. The pass-by trip percentage used was based on the average pass-by rate determined using building area and adjacent street traffic. As a result, a pass-by rate of 31.2 percent was used. The internal capture rate was conservatively estimated to be 15 percent. It should be noted that Macerich reserves the right to revise the pass-by and internal capture rate for future trip generation estimates associated with the full buildout of the Redmond Town Center site. Based on the ITE trip generation methodology, the RTC site (including the proposed Bon Marche) with the Marriott Hotel is estimated to generate 2,254 net p.m. peak hour trips (860 entering, 1,394 exiting) (see **Attachment B**).

In summary, the net p.m. peak hour trips from the RTC site (including the proposed Bon Marche) with the Marriott Hotel (2,254) is less than the entitled trips for the site (2,367+281). Therefore, the p.m. peak hour trip generation estimated for the Marriott Hotel falls well within the envelope of the entitled and mitigated p.m. peak hour trips.

Please call me at (425) 820-1728 if you have any questions regarding the information included in this memorandum.

cc: Rick Beason, Macerich Company

ATTACHMENT A

Redmond Town Center Next Phase of Development
 TENW Project No. 2136

"Approved Land Use" per Redmond Town Center EIS Addendum 10/23/97 - 1,490,000 GLA									
Land Use	Area	Units	ITE LUC	Trips Generation Rate			Trips Generated		
				*****PM Peak Hour*****			*****PM Peak Hour*****		
				In	Out	Total	In	Out	Total
RETAIL	601,159	GLA	820	1.71	1.71	3.42	1,028	1,029	2,057
<i>Internal Trips</i>	10%						103	103	206
<i>Passby Trips</i>	31%						319	319	638
			Subtotal (less internal+passby) =				606	607	1,213
OFFICE (739,341 GLA)	786,742	GFA	710	0.18	0.90	1.08	144	706	850
<i>Internal Trips</i>	15%						22	106	128
			Subtotal (less internal) =				122	600	722
BUTLER WALLS									
Retail	149,500	GLA	820	2.83	2.84	5.67	424	424	848
<i>Internal Trips</i>	10%						43	42	85
<i>Passby Trips</i>	39%						166	165	331
			Subtotal (less internal+passby) =				215	217	432
Gross P.M. Peak Hour Trips Generated =							1,596	2,159	3,755
<i>Less Internal Trips =</i>							<i>168</i>	<i>251</i>	<i>419</i>
<i>Less Passby Trips =</i>							<i>485</i>	<i>484</i>	<i>969</i>
Net New P.M. Peak Hour Trips Generated =							943	1,424	2,367

Approved RTC Trips =	2,367
Trips Transferred from RTC West =	281
Total RTC Entitled Trips =	2,648

ATTACHMENT B

Redmond Town Center Next Phase of Development
TENW Project No. 2136

Existing Trip Generation + Bon Marche + Marriott									
Land Use	Area	Units	ITE LUC	Trips Generation Rate			Trips Generated		
				*****PM Peak Hour*****			*****PM Peak Hour*****		
				In	Out	Total	In	Out	Total
EXECUTIVE HOTEL (115,496 GLA)	175	Occupied Rooms	312	0.37	0.25	0.62	65	44	109
<i>Internal Trips</i>	15%						9	7	16
				Subtotal (less internal) =			56	37	93
HOTEL (Marriott - 150,000 GLA)	262	Occupied Rooms	310	0.35	0.36	0.71	91	95	186
<i>Internal Trips</i>	15%						14	14	28
				Subtotal (less internal) =			77	81	158
RETAIL (with 115k Bon Marche)	635,392	GLA	820	1.61	1.74	3.35	1,021	1,107	2,128
<i>Internal Trips</i>	15%						153	166	319
<i>Passby Trips ¹</i>	31.2%						270	294	564
				Subtotal (less internal+passby) =			598	647	1,245
OFFICE (681,030 GLA)	724,616	GFA ²	710	0.21	1.02	1.23	152	740	892
<i>Internal Trips</i>	15%						23	111	134
				Subtotal (less internal) =			129	629	758
Gross P.M. Peak Hour Trips Generated =							1,329	1,986	3,315
<i>Less Internal Trips =</i>							<i>199</i>	<i>298</i>	<i>497</i>
<i>Less Passby Trips =</i>							<i>270</i>	<i>294</i>	<i>564</i>
Net New P.M. Peak Hour Trips Generated =							860	1,394	2,254

Note:

1. Passby trip rate = average of passby rates determined using building area and adjacent street traffic.
2. Office GFA = 1.064 X GLA