



February 7, 2024

Joe Kumar
US Investors, LLC
PO Box 1299
Boardman, Oregon 97818

Via email: joekumar05@gmail.com

Regarding: Trip Generation Letter
Boardman Hotel
Tax Lot 04N25E09CC00100
Boardman, Oregon 97818
PBS Project 78208.000

Dear Mr. Kumar:

This trip generation letter supports the proposed Boardman Hotel Project (Project) in Boardman, Oregon.

PROJECT DESCRIPTION

The Project proposes a 64-room hotel on tax lot 04N25E09CC00100 next to the Village restaurant in Boardman, Oregon. The vicinity map can be found on Figure 1 and the site plan on Figure 2, both of which are attached to this letter.

TRIP GENERATION

The number of trips generated for the Project is based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th edition (September 2021) land use code 312 (Business Hotel). The trip generation results are summarized in Table 1 and the calculation details are attached. The site trips are calculated for the average weekday and the PM peak hour between 4:00 and 6:00 PM.

Table 1. ITE Trip Generation – Boardman Hotel

Land Use (ITE Code)	Business Hotel (312)
Independent Variable	Rooms
Size	64
Average Daily Trips (ADT)	337
Peak Hour Trips	PM Peak Hour
In	14
Out	11
Total Trips	25

The Project is anticipated to generate 337 vehicle trips during a typical weekday and 25 during the PM peak hour.

TRIP DISTRIBUTION

The proposed trip distribution of primary trips is based on a review of the land uses within the study area and on engineering judgement. The proposed primary trip distribution pattern is as follows:

- 55% to and from Interstate 84 (I-84) east of N Main Street
- 25% to and from I-84 west of N Main Street
- 15% to and from local streets north of N Main Street / Front Street NW
- 5% to and from local streets south of S Main Street / I-84 eastbound ramps

The distribution pattern above represents an external distribution of the primary trips entering and exiting the study area. The proposed trip distribution and assignment of the project's new trips in the PM peak hour are shown in the attached Figure 3.

CONCLUSION

The Project does not require a Traffic Impact Analysis (TIA) in accordance with criteria in the City of Boardman Development Code (Development Code) Chapter 4.10 – Section 4.10.200 to determine whether mitigation is needed to minimize impacts to transportation facilities. The estimated ADT of 337 generated from the Project doesn't exceed the 500 or more ADT threshold for a TIA in the Development Code. PBS recommends the City of Boardman and Oregon Department of Transportation review this assessment and decide if further study is required.

CLOSING

Please feel free to contact me at 360.213.0418 or pj.mckelvey@pbsusa.com with any questions or comments.

Sincerely,

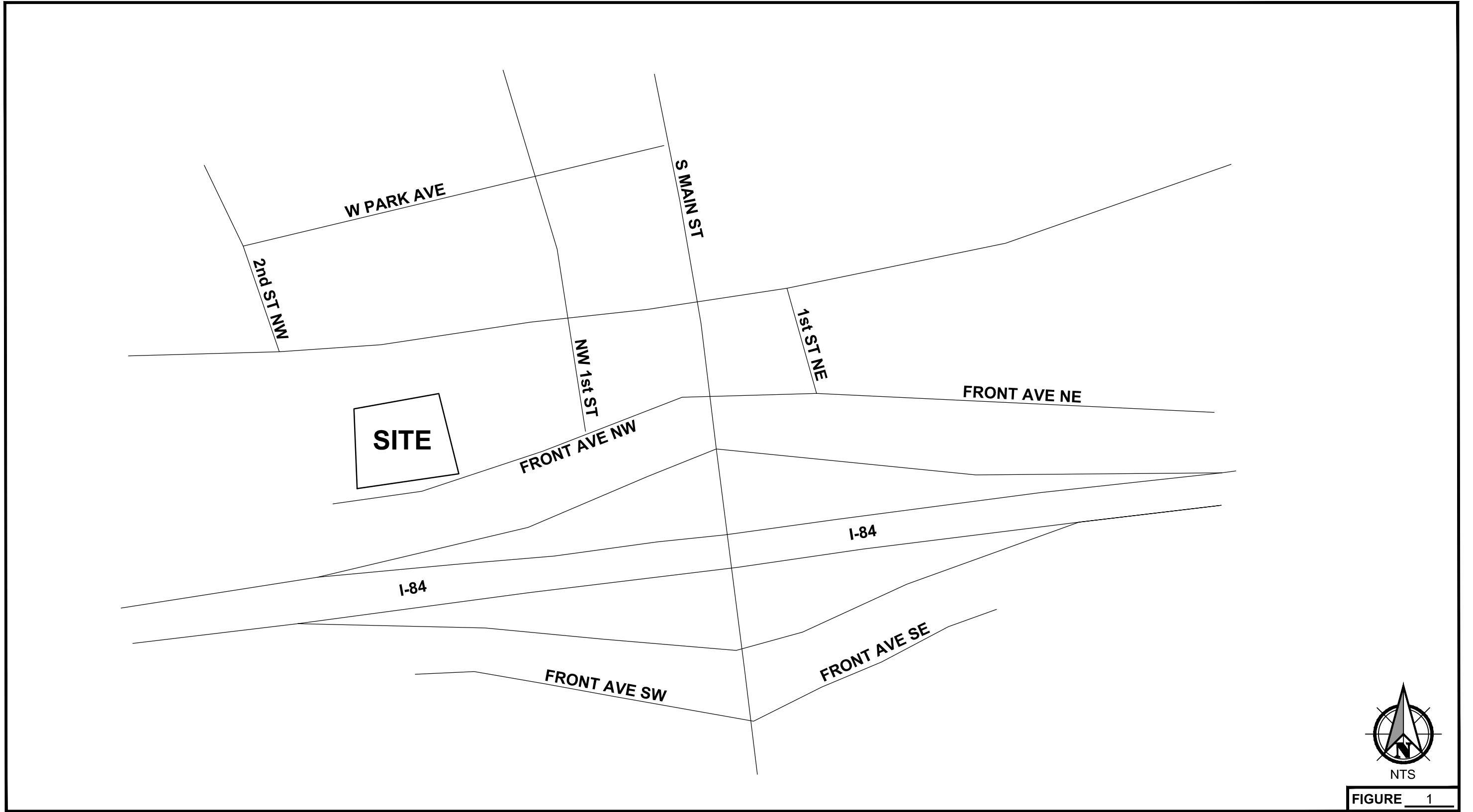


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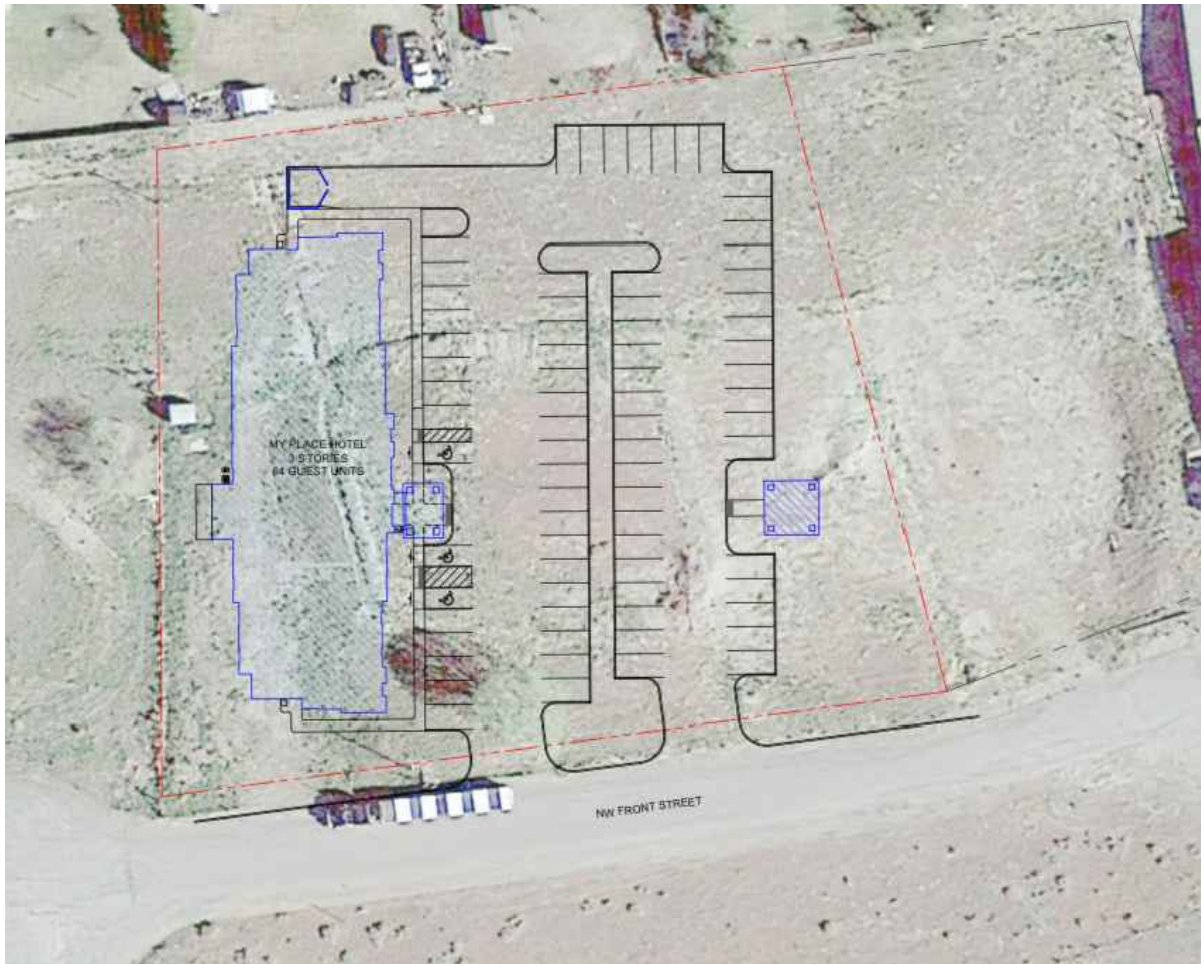
Pierce-Jon McKelvey, PE, PTOE
Project Traffic Engineer

Attachment(s): Figure 1 – Vicinity Map
 Figure 2 – Site Plan
 Figure 3 – Trip Distribution
 Trip Generation Calculations

MT:PJM:tl



Vicinity Map
Boardman Hotel



NTS

FIGURE 2

Site Plan Boardman Hotel

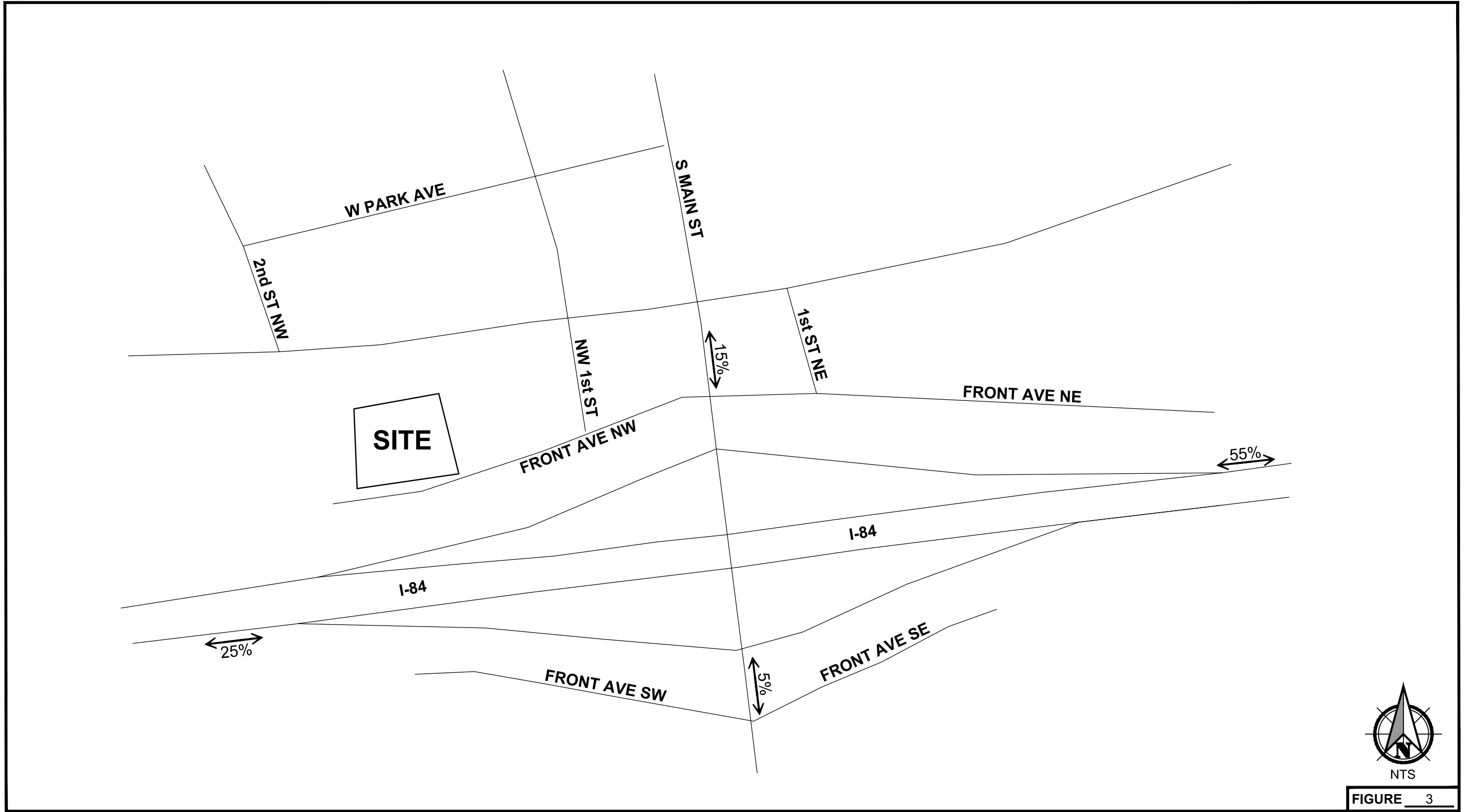


FIGURE 3

Trip Distribution Boardman Hotel