



07/01/2025

July 1, 2025

Brad Beauchamp
North 44 Homes
4618 S Reed Street
Kennewick, Washington 99337



Via email: bmbdevelopment@yahoo.com

Regarding: Trip Generation Report
Sunny View Terrace
Township 4 North, Range 28, East W.M., Northwest 1/4 of Northeast 1/4 of Section 2
Hermiston, Oregon 97838
Apex Project 25009128

RENEWS: DECEMBER 31, 2024

Dear Mr. Beauchamp:

Apex Companies, LLC (Apex), has prepared this trip generation report to support the proposed Sunny View Terrace project (Project) in Hermiston, Oregon.

PROJECT DESCRIPTION

The Project is located near the intersection of NE 8th Street and E Punkin Center Road in Hermiston, Oregon. The site is currently zoned as multi-structure residential zone (R-4) and the applicant is proposing 213 townhome units. The site plan is shown on Figure 2.

TRIP GENERATION

The number of trips generated by the proposed Project is based on the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th edition (September 2021), land use code 215 (Single-Family Attached Housing). The trip generation results are summarized in Table 1 and the calculation details are attached. The site trips are presented for the average weekday and the PM peak hour between 4:00 pm and 6:00 pm.

Table 1. ITE Trip Generation—Sunny View Terrace

Land Use (ITE Code)	Single-Family Attached Housing (215)
Independent Variable	Dwelling Units
Size	213
Average Daily Trips (ADT)	1,573
Peak Hour Trips	PM Peak Hour
Enter	73
Exit	51
Total Peak-Hour Trips	124

The Project is anticipated to generate 1,573 vehicle trips during a typical weekday and 124 during the PM peak hour.

Proposed Trip Distribution and Assignment

The proposed distribution of trips is based on a review of the current and future land uses within the study area. The proposed trip distribution patterns can be summarized as follows:

- 50% to and from the north of U.S. Route 395 (US 395) / Punkin Center Road
- 5% to and from the west of US 395 / Punkin Center Road
- 10% to and from the south of US 395 / Theater Lane
- 5% to and from the west of US 395 / Theater Lane
- 25% to and from the south of 4th Street / State Route 207 (SR 207)
- 5% to and from the west of 4th Street / SR 207

The distribution patterns above represent an external distribution of the primary trips entering and exiting the study area. The proposed trip distribution is shown in detail in Figure 3.

CLOSING

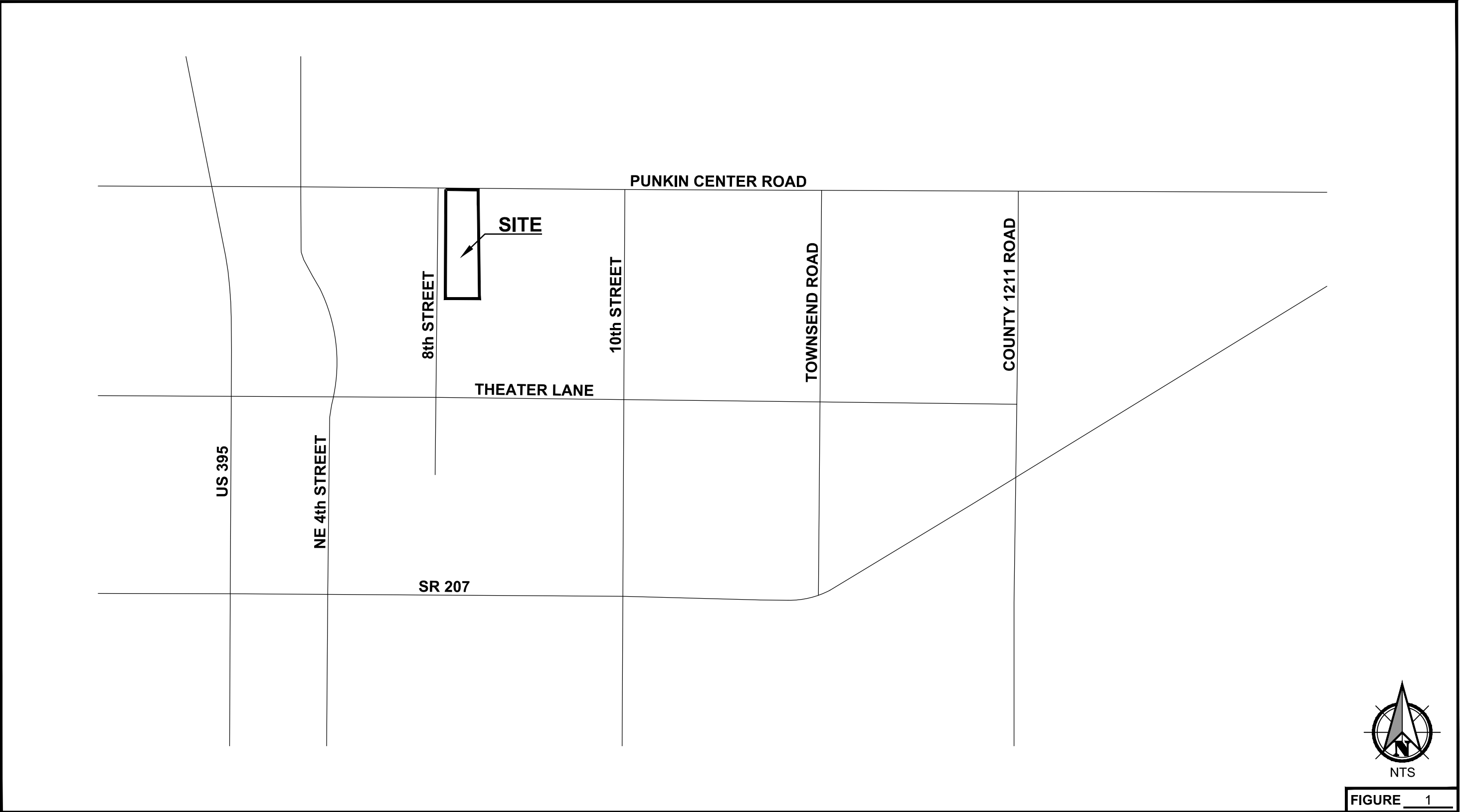
Please feel free to contact me at 360.213.0418 or pj.mckelvey@apexcos.com with any questions or comments.

Sincerely,

Pierce-Jon McKelvey, PE
Project Traffic Engineer

Attachments: Figure 1. Vicinity Map
Figure 2. Site Plan
Figure 3. Trip Distribution and Assignment
Trip Generation Calculations

ES:PJM:rg



Vicinity Map
Sunny View Terrace

SUNNY VIEW TERRACE

A Replat of Lots 20, 27-45, 48-53, 56-61, 64-69, 72-77, 80-85, 88-93, & 96-98 of Sunset Estates And Lots 1-7 of Terra Nova Terrace
City of Hermiston, Umatilla County, Oregon
Township 4 North, Range 28 East, W.M.
Northwest 1/4 of Northeast 1/4 of Section 2
for:
North 44 Homes
4618 South Reed Street
Kennewick, Washington, 99337

LEGAL DESCRIPTION:

Lots 20, 27-45, 48-53, 56-61, 64-69, 72-77, 80-85, 88-93, & 96-98 of Sunset Estates and Lots 1-7 of Terra Nova Terrace all located in the Northwest Quarter of the Northeast Quarter of Section 2, Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston, Umatilla County, Oregon;

RECORD SURVEYS:

R1 - McKinnis for Holt, Sunset Estates, Book 13, Page 086, 1996
R2 - McKinnis for Holt, Holt Addition, Book 15, Page 034, 2007
R3 - Edwards for Holmes, C.S. #3-037
R4 - McKinnis for City of Hermiston, Terra Nova Terrace, Book 18, Page 046, 2025

SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Description shown herein according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. The INITIAL POINT of this survey is a 5/8" Rebar with a Yellow Plastic Cap, PLS 951 set at the Northeast corner of newly created Lot 12 being the Northeast corner of this Plat.

This Survey is Based on my surveys for Holt, Sunset Estates & Holt Addition, and my survey for the City of Hermiston, Terra Nova Terrace. My Bearing Base is the East Line of the Sunset Estates Subdivision. Having only completed Phase 1 of this Subdivision in 2005, only the Exterior monuments were set for these Lots of this Subdivision. The purpose of the survey was to Replat All of Phase 2 of Sunset Estates by dividing all remaining lots of Phase 2 in half to allow construction of Zero Lot Line Duplexes on each property. This survey was conducted with a Trimble R8 RTK Total Station.

OWNERS DECLARATION / DEDICATION:

Know All Men By These Presents, that the owners of the lands shown on this plat do hereby Recognize previous dedications to the Public of Hill View Drive, Sunny View Lane, and NE Holt Avenue. We also Dedicate or Recognize the previous Utility easements as portrayed upon this Plat. We acknowledge that they have caused this Plat to be created, we authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and we recognize this Plat as the Official Map and Plat of the Replat as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

Edith A. Holt, Trustee, Holt Revocable Living Trust
Owner

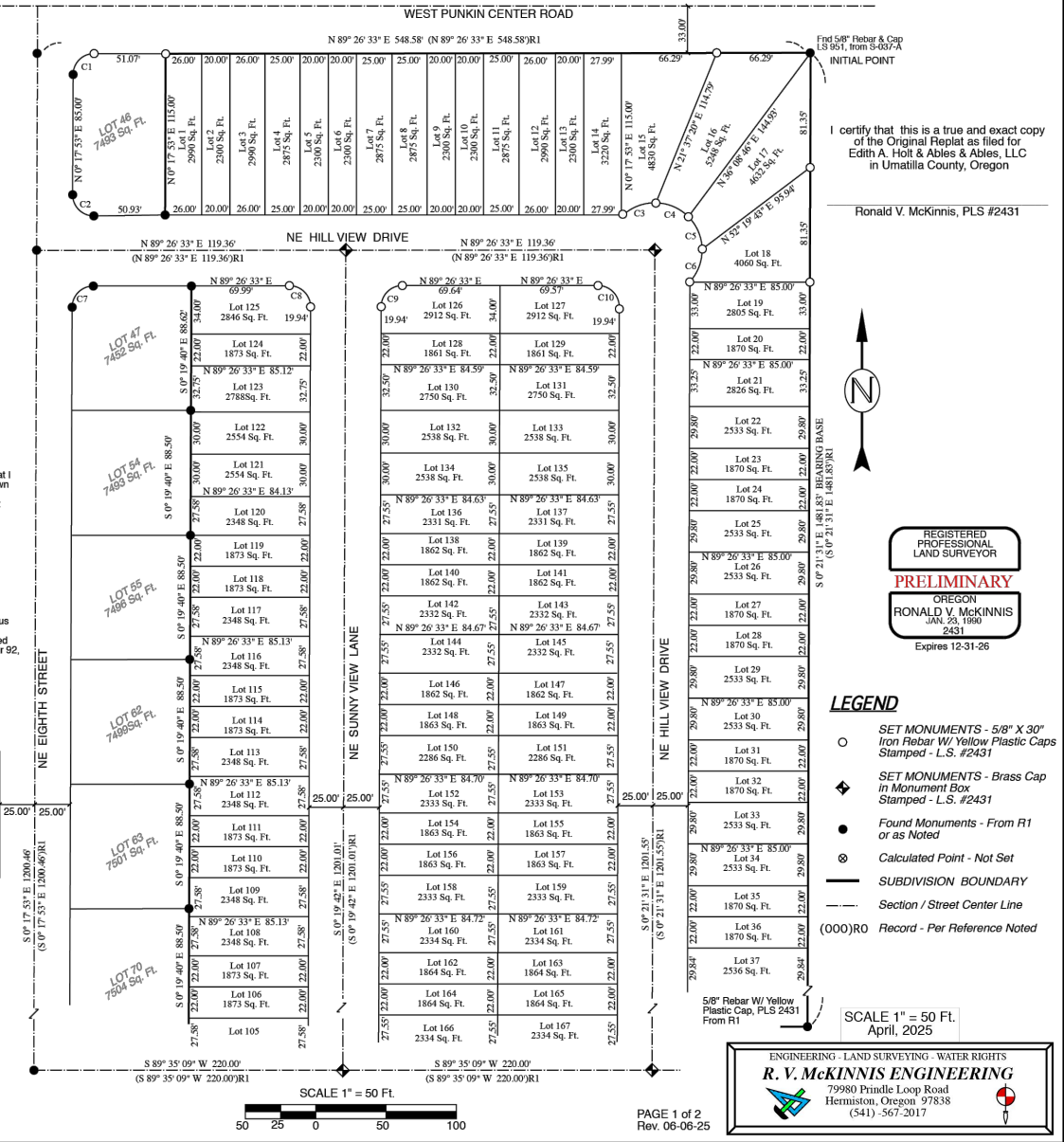
Larry D. Ables Diana L. Ables
Ables & Ables, LLC, Purchasing Agent

On this _____ day of _____, 2025, the above individuals appeared personally before me and are known to me to be the identical individuals who executed this plat and acknowledged that they did so freely and voluntarily of their own will.

Before me: _____
Notary Public for Oregon
My Printed Name is _____
My Commission No. is _____
My Commission Expires _____

CURVE TABLE:

No.	Length	Radius	Delta	Chord Bearing	Chord Lgh.
C1 -	23.49'	15.00'	89°44'26"	N 44°34'20" E	21.17'
C2 -	23.63'	15.00'	90°15'34"	S 45°20'32" E	21.23'
C3 -	28.66'	33.71'	43°35'20"	N 69°07'34" E	25.03'
C4 -	25.66'	33.71'	43°41'31"	S 87°16'29" E	25.04'
C5 -	25.67'	33.71'	43°38'27"	S 23°40'51" E	25.05'
C6 -	25.67'	33.71'	43°38'27"	S 19°5'35" W	25.05'
C7 -	23.49'	15.00'	89°44'26"	N 45°08'19" E	21.16'
C8 -	23.62'	15.00'	90°13'44"	S 45°26'35" E	21.26'
C9 -	23.38'	15.00'	89°18'46"	N 44°19'41" E	21.26'
C10 -	23.56'	15.00'	90°00'24"	S 45°26'34" E	21.26'



SUNNY VIEW TERRACE PAGE 1

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Site Plans Sunny View Terrace

SUNNY VIEW TERRACE

A Replat of Lots 20, 27-45, 48-53, 56-61, 64-69, 72-77, 80-85, 88-93, & 96-98 of Sunset Estates And Lots 1-7 of Terra Nova Terrace
City of Hermiston, Umatilla County, Oregon
Township 4 North, Range 28 East, W.M.
Northwest 1/4 of Northeast 1/4 of Section 2

CURVE TABLE:

No.	Length	Radius	Delta	Chord Bearing	Chord Lgh.
C11 -	23.59'	15.00'	89°53'02"	S 45°21'22" E	21.24'
C12 -	23.40'	15.00'	89°08'14"	N 44°47'07" E	21.26'
C13 -	23.38'	15.00'	89°18'46"	S 44°59'09" E	21.26'
C14 -	23.58'	15.00'	90°13'44"	N 44°52'51" E	21.22'
C15 -	23.58'	15.00'	90°02'58"	N 45°29'11" W	21.22'
C16 -	23.53'	15.00'	90°06'58"	S 44°38'35" W	21.19'

APPROVALS:

I certify that I have examined and approved this Subdivision Plat on this _____ day of _____, 2025

Umatilla County Surveyor

I certify that I have examined and approved this Subdivision Plat on this _____ day of _____, 2025

City of Hermiston Planning Commission Chair

I certify that I have examined and approved this Subdivision Plat on this _____ day of _____, 2025

City of Hermiston City Council, Mayor

I certify that I have examined and approved this Subdivision Plat on this _____ day of _____, 2025

Hermiston Irrigation District

I certify that I have examined and approved this Subdivision Plat on this _____ day of _____, 2025

Umatilla County Tax Assessor

I certify that I have examined and approved this Subdivision Plat on this _____ day of _____, 2025

Umatilla County Tax Collector

We certify that We have examined and approved this Subdivision Plat on this _____ day of _____, 2025

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla County Commissioner

Umatilla Office of County Records Recording Information
SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

RONALD V. MCKINNIS

JAN. 28, 1980

2431

Expires 12-31-26

LEGEND

○ SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431

◆ SET MONUMENTS - Brass Cap in Monument Box Stamped - L.S. #2431

● Found Monuments - From R1 or as Noted

⊗ Calculated Point - Not Set

--- SUBDIVISION BOUNDARY

--- Section / Street Center Line

(000)RO Record - Per Reference Noted

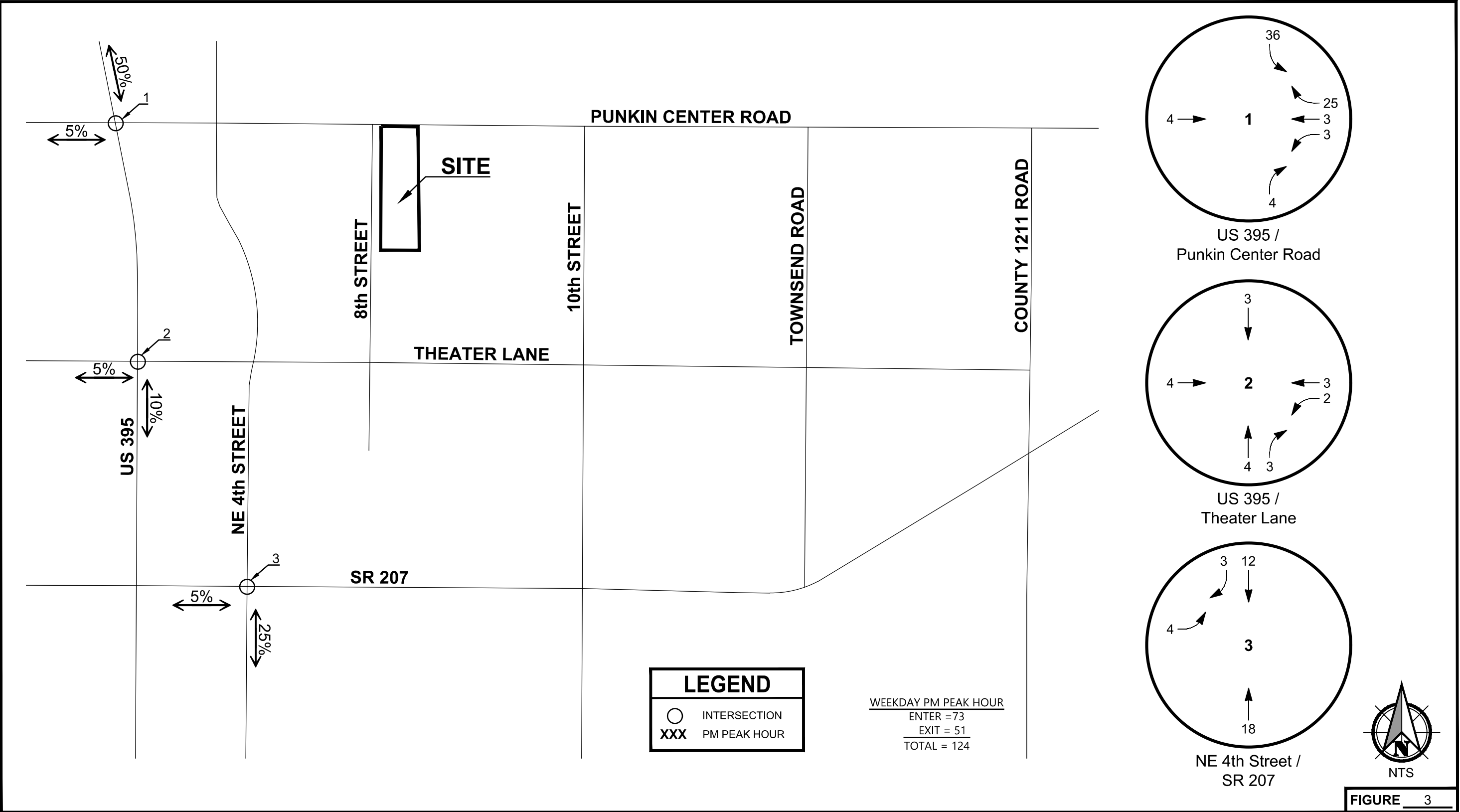
SCALE 1" = 50 Ft.
April, 2025



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SUNNY VIEW TERRACE PAGE 2

FIGURE 2



Trip Distribution and Assignment
Sunny View Terrace

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

215



LAND USE GROUP:

(200-299) Residential

LAND USE :

215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday

TRIP TYPE:

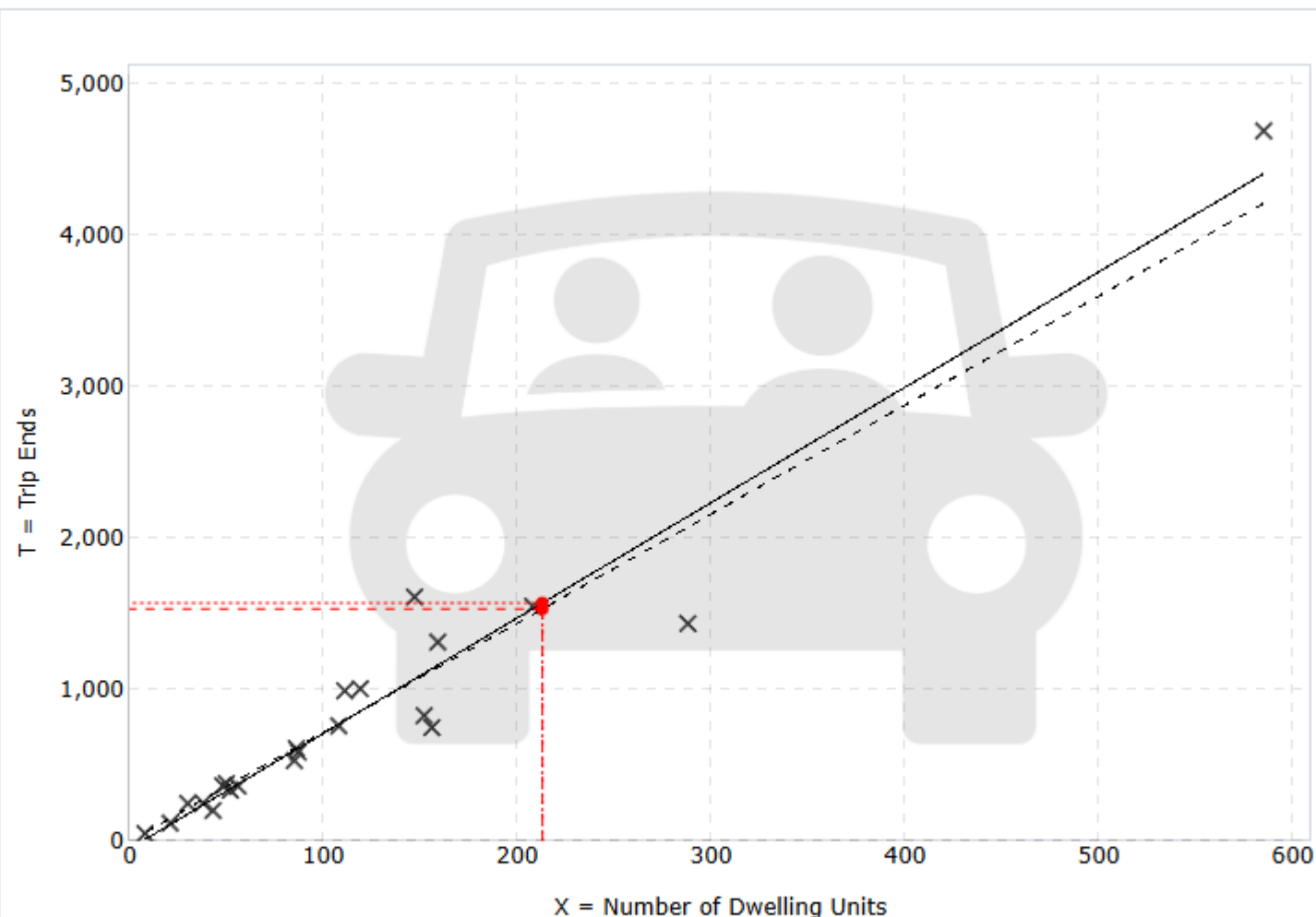
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

213

Calculate

Data Plot and Equation



Reset Zoom

Restore

x Study Site

— Fitted Curve

- - - Average Rate

DATA STATISTICS

Land Use:

Single-Family Attached Housing (215) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

22

Avg. Num. of Dwelling Units:

120

Average Rate:

7.20

Range of Rates:

4.70 - 10.97

Standard Deviation:

1.61

Fitted Curve Equation:

 $T = 7.62(X) - 50.48$ R^2 :

0.94

Directional Distribution:

50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 1534 (Total), 767 (Entry), 767 (Exit)

Fitted Curve: 1573 (Total), 786 (Entry), 787 (Exit)

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

215



LAND USE GROUP:

(200-299) Residential

LAND USE :

215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Stre

TRIP TYPE:

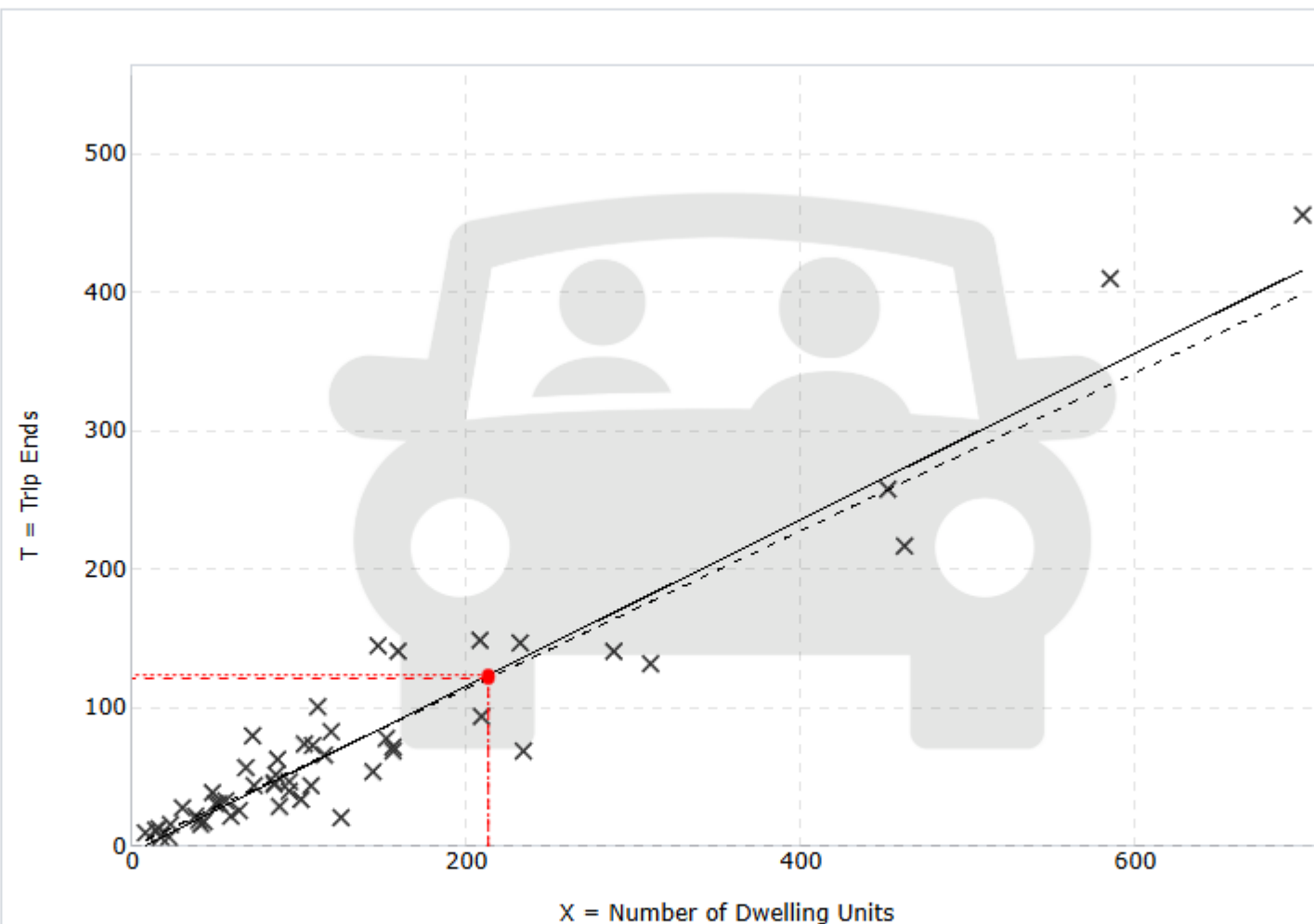
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

213

Calculate

Data Plot and Equation



Reset Zoom

Restore

X Study Site

— Fitted Curve

- - - Average Rate

DATA STATISTICS

Land Use:

Single-Family Attached Housing (215) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

51

Avg. Num. of Dwelling Units:

136

Average Rate:

0.57

Range of Rates:

0.17 - 1.25

Standard Deviation:

0.18

Fitted Curve Equation:

 $T = 0.60(X) - 3.93$ R^2 :

0.91

Directional Distribution:

59% entering, 41% exiting

Calculated Trip Ends:

Average Rate: 121 (Total), 72 (Entry), 49 (Exit)

Fitted Curve: 124 (Total), 73 (Entry), 51 (Exit)