

SOLAEGUI
ENGINEERS

December 10, 2010

Kyle West, P.E.
City of Reno
P.O. Box 1900
Reno, Nevada 89505

RE: Vista Hills PUD

Dear Kyle:

At the request of our client and per your requirements we are providing this initial traffic information regarding the above mentioned project. The project site is located north of Sky Vista Parkway and west of Lemmon Drive. The purpose of this letter is to provide a trip generation comparison of the existing and proposed land uses.

The existing zoning map for the project indicates ± 4.6 acres of large lot residential (2.5 acres), ± 74.8 acres of large lot residential (1 acre), ± 5.4 acres of single family residential (6,000 square feet) and 20.3 acres of commercial land uses. The residential zoning will allow a total of approximately 116 single family dwelling units and the commercial zoning will allow approximately 177,000 square feet of commercial building area based on a 20% floor area ratio. The 20% floor area ratio was utilized because of the amount of grading required on the site.

The proposed zoning map for the project indicates ± 13.82 acres of multi-family residential and ± 48.66 acres of commercial land uses. The residential land use will allow a total of 539 multi-family dwelling units and the commercial zoning will allow $\pm 424,000$ square feet of commercial building area based on a 20% floor area ratio.

The trip generation for the existing and proposed land uses was calculated based on rates obtained from the Eighth Edition of *ITE Trip Generation* (2008). Land Use 210: Single family detached housing was used to calculate trips generated by the single family dwelling units. Land Use 230: Residential Condominium/Townhouse was used to calculate trips generated by the multi-family dwelling units. Land Use 820: Shopping Center was used to calculate trips generated by the commercial land uses.

Trips generated by the land uses were calculated for an average weekday and for the weekday peak hours between 7:00 and 9:00 AM and 4:00 and 6:00 PM which correspond to the peak hours of adjacent street traffic. The trip generation worksheets are attached. Table 1 shows a summary of the average daily traffic (ADT) volumes and peak hour volumes generated by the existing and proposed land uses.

TABLE 1
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Existing							
Single Family, 116 D.U.	1,110	22	65	87	74	43	117
Shopping Center: 177,000 S.F.	<u>7,600</u>	<u>108</u>	<u>69</u>	<u>177</u>	<u>324</u>	<u>336</u>	<u>660</u>
Total	8,710	130	134	264	398	379	777
Proposed							
Condominium, 539 D.U.	3,132	38	199	237	189	92	281
Shopping Center: 424,000 S.F.	<u>18,207</u>	<u>259</u>	<u>165</u>	<u>424</u>	<u>776</u>	<u>806</u>	<u>1,582</u>
Total	21,339	297	364	661	965	898	1,863
Proposed - Existing	+12,629	+167	+230	+397	+567	+519	+1,086

As shown in Table 1 the proposed land uses are anticipated to generate significantly more trips than the existing land uses. The proposed uses will generate 12,629 more average daily trips, 397 more AM peak hour trips and 1,086 more PM peak hour trips than the existing uses.

We trust that this information will meet your initial requirements. A more complete analysis containing Regional Transportation Commission model data is currently being completed. Please call if you have any questions or comments.

Very truly yours,
SOLAR ENGINEERS, LTD.

PAUL W. SOLAR
REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 7169

12-10-10
EXP 6-30-12

Enclosures

Eng 5/Letters/Reno/Vista Hills Trip Generation

Summary of Average Vehicle Trip Generation
 For 116 Dwelling Units of Single Family Detached Housing
 December 09, 2010

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	1110	22	65	74	43

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	1169	57	51
Sunday	1017	53	46

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 177 Th.Sq.Ft. GLA of Shopping Center
 December 09, 2010

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	7600	108	69	324	336

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	8845	450	416
Sunday	4467	271	281

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 539 Dwelling Units of Residential Condominium / Townhouse
 December 10, 2010

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	3132	38	199	189	92

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	3056	135	119
Sunday	2609	119	124

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Average Vehicle Trip Generation
 For 424 Th.Sq.Ft. GLA of Shopping Center
 December 09, 2010

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	18207	259	165	776	806

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	21187	1077	996
Sunday	10702	649	674

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS