

SOLAEGUI
ENGINEERS

June 26, 2018

Ms. Amber Sosa
City of Sparks
431 Prater Way
Sparks, Nevada 89431

Re: Spanish Springs Townhomes – Trip Generation Letter

Dear Amber:

This letter contains the findings of our trip generation review of the proposed Spanish Springs Townhomes development located east of Galleria Parkway, south of Los Altos Parkway in Sparks, Nevada. The attached project site plan shows 32 townhomes. This 3.1 acres site was part of the original Spanish Springs Town Centre development. The former approved use was shopping center. Site plans and parcel maps for the shopping center are attached. Based on a 25 percent floor acreage ratio the former shopping center land use was expected to yield 34,000 square feet of shopping center building area.

Trip generation calculations are based on the Ninth Edition of *ITE Trip Generation* (2012). The calculation sheets are attached for ITE land use #230 Residential Condominium / Townhouse and land use #820 Shopping Center. Table 1 shows the trip generation summary.

TABLE 1 TRIP GENERATION			
<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR TOTAL</u>	<u>PM PEAK HOUR TOTAL</u>
Townhouses 32 Dwelling Units	186	14	17
Shopping Center 34,000 Square Feet	1,452	33	126
Resulting Change	-1,266	-19	-109

As indicated in Table 1, trip generation for the townhouse development includes 186 average daily trips with 14 AM peak hour trips and 17 PM peak hour trips. The shopping center land use trip totals included 1,452 average daily trips with 33 AM peak hour trips and 126 PM peak hour trips. The resulting trip generation change is 1,266 fewer average daily trips with 19 less AM peak hour trips and 109 fewer PM trips than the former retail use. With this reduction in trips for each time period a full traffic study update is not required.

We trust that this information will be helpful to you. Please contact us if you have questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS LTD



Paul W. Solaequi

6-26-18
EXP 6-30-20

Enclosures

Letters/ Spanish Springs Townhomes Trip Generation Letter