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RECEIVED

W.O. No. 1807

MAR 30 2018

Spokane County  
Dept. Of Building & Planning

Lindsey R. Forward  
Spokane County Division of Engineering and Roads  
1026 W Broadway Avenue  
Spokane, WA 99260

**RE: Trip Distribution Letter for the Fairmount Cemetery CPA**

Dear Lindsey:

I have been contacted by Dwight Hume on behalf of the Fairmount Cemetery Board to complete a trip distribution letter for a comprehensive plan amendment to change 55 acres of land from a cemetery to high-density residential uses. This parcel is located on the west side of SR 27 south of 32nd Avenue.

The cemetery board owns the undeveloped land on the west side of SR 27 from 32nd Avenue to Belle Terre (40th Avenue). Note that a cemetery has been developed at the southwest corner of 32nd Avenue / SR 27. This comprehensive plan amendment is for the undeveloped portion of the property owned by the cemetery. The 55 acre site would support up to 1,200 apartment units. A vicinity map, Figure 1, is attached to this letter and shows the location of the site in relation to the surrounding street system.

Access to the site is likely to be exclusively to SR 27, with one access at 40 Avenue extended, and at least one additional access point, preferable using the existing farm access to the site. This access is north of the driveway serving the Pine Valley Ranch apartment complex across SR 27 from this site.

The trip generation characteristics of the site are expected to be represented by the characteristics found in the Institute of Transportation Engineers Manual, *Trip Generation, 10th Edition* for Apartments (Mid-rise), Land Use Category 221. This land use category was chosen since the proposed high-density residential category would result in 3+ story buildings. The trip making characteristics for the proposed apartments are summarized on Table 1.