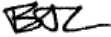




MEMORANDUM

To: Mike Kaputa, SEPA Responsible Official
From: Brad Lincoln, PE 
Kimley-Horn and Associates, Inc.
Date: October 21, 2025
Subject: Mission Ridge DEIS – ADT Calculations

This memorandum provides additional context around the average daily trip (ADT) calculations included in the Mission Ridge DEIS. Please include this memorandum in the record for the Mission Ridge DEIS comment period.

The term ADT in the Mission Ridge DEIS does not identify the projected number of daily trips generated each day of the year, on average. In the context of the Mission Ridge DEIS, the ADT is meant to identify the number of trips during a 24-hour period, typically midnight to midnight, for the study days. For the Mission Ridge DEIS the study days were Friday and a Saturday during the ski season. These days were chosen to match the potential peak generation of the Mission Ridge Master Planned Resort proposal during the ski season with the traffic at the study intersections during Friday and Saturday during the ski season. The average ADT on all other days throughout the year is anticipated to be much lower.

The trip generation calculations include many different assumptions to lead to an inflated trip generation estimate. These assumptions were included at the direction of Chelan County to evaluate the possible maximum impacts of the Master Planned Resort proposal. The trip generation calculation assumptions have led to a misunderstanding between possible peak hour trips on Friday and Saturday night during the ski season and all other days. In addition, even for possible peak hour trips on Friday and Saturday night during the ski season, the applicant believes the trip calculations are overinflated. Here are some of the reasons.

- The residential uses for the Mission Ridge Master Planned Resort will not generate trips like urban/suburban developments.
 - The land uses that were required to be used results in each single-family residential unit generating more than 9 daily trips, essentially more than 4 trips down the mountain (outbound) and more than 4 trips up the mountain (inbound) on a Friday. This high number is not consistent with traffic assumed for a Master Planned Resort.
 - The land uses that were required to be used result in each apartment unit generating more than 6 daily trips, essentially more than 3 trips down the mountain (outbound) and more than 3 trips up the mountain (inbound) on a Friday. This high number is not consistent with traffic assumed for a Master Planned Resort.

- It is anticipated that the actual trip generation from the residential uses could be half of what is identified for Friday and Saturday during the ski season.
- The trip generation calculations we were required to utilize assumed that all uses, other than the shopping center, operate independently without trips between uses.
 - The trip generation calculations did not account for residential or hotel users also being skiers. Based on the trip generation calculations we were required to utilize, Saturday trip generation shows the residential uses generating over 5,000 daily trips and the additional ski lifts generating over 3,500 daily trips. This over inflates the actual trips that are anticipated to be generated.
 - There is anticipated to be significant crossover between the residential and ski lifts and each internal trip would reduce the total trip generation of the residential and ski lift by half.
 - Internal trips between the residential and ski lifts could therefore further reduce the daily trip generation identified in the trip generation calculations.
- The over-inflated trip generation calculations are one of the reasons why it is recommended that actual trip generation be evaluated with each phase of the development to better under the actual trip generation and impacts.
- The ADT identified in the in the March 2018 TIA, completed under Gibson Traffic Consultants, Inc., showed an ADT of approximately 5,800. That ADT was also likely inflated, but not as significantly as what is shown in the DEIS and shows the impact that evaluating all of the residential units similar to urban/sub-urban developments.

The ADT identified in the Mission Ridge DEIS only reflects the potential trips that could be generated during a 24-hour period, typically midnight to midnight, on Friday and Saturday during the ski season. The ADT does not reflect the average daily trip generation throughout the year. In addition, the average daily trip generation throughout the year is anticipated to be much lower given the assumptions utilized to calculate trips are based upon trips associated with urban/suburban developments rather than a Master Planned Resort. This has led to over-inflated numbers. The ADT should therefore not be compared to other daily trip data without considering the assumptions and differences in the data.