

Exhibit 9

Traffic Analysis

Traffic Analysis

The preliminary trip generation calculation has been based upon data contained in the *Institute of Transportation Engineers Trip Generation Manual, 9th Edition*. Land Use Code #710 General Office Building provides trip generation rates per 1,000 square feet of gross floor area (S.F.). The weekday A.M. Peak Hour average rate is 1.56 trips per 1,000 S.F. The weekday A.M. Peak Hour average rate is 1.49 trips per 1,000 S.F. The proposed building includes 9,900 S.F.

Using this methodology the total trip ends generated by this development is expected to be 16 trips in the weekday AM peak hour and 15 trips in the weekday PM peak.

Since the anticipated passenger car equivalent (PCE) is anticipated to be less than 25 PCE, additional traffic studies are not required in accordance with Section 1.1.1 of the City of Portland Technical Manual.