

January 16, 2020

Project #: 23574

Mac Martin
Martin Development
P.O. Box 15523
Seattle, WA 98115

RE: Hedges D Development Trip Debiting Letter

Dear Mac:

Martin Development proposes to construct a 76,872 square foot manufacturing building for the Hedges D development within Franklin Business Park in Tualatin, Oregon. This letter provides trip generation estimates for the new building, documents trips consumed by site development to date, and compares the total trip generation of the proposed and constructed uses with the previously approved and vested overall site trip generation. As documented herein, the proposed Hedges D development generates a volume of trips that is consistent with the previously analyzed full build-out of Franklin Business Park, and vested trips will remain for other future site development assuming Hedges D is approved and constructed. As such, no additional traffic impact analysis is needed.

BACKGROUND

A total of 1,328 trips were vested for site development as documented in a 1999 traffic study prepared by Kittelson & Associates, Inc. (Kittelson). To date, constructed site development includes:

- 101,400 square foot warehousing building;
- 64,808 square foot building with 30,000 square feet of office space and 34,808 square feet of warehousing space; and,
- 72,255 square foot Hedges C manufacturing building (as constructed).

Martin Development now proposes to construct the Hedges D development that consists of a 76,872 square foot manufacturing building.

TRIP GENERATION

Weekday daily, AM peak hour and PM peak hour vehicle trip generation estimates were calculated using trip rates from the *Trip Generation Manual, 9th Edition* for consistency with the previous site trip analyses. Trip generation estimates for the existing and proposed uses are summarized in Table 1. Note that trips for the proposed Hedges D development were analyzed using Light Industrial trip rates (as opposed to manufacturing) per City staff direction.

Table 1 Trip Generation Estimates

Land Use	ITE Code	Size (square feet)	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				Total	In	Out	Total	In	Out
Existing (Constructed) Uses									
Light Industrial	110	101,300	710	93	82	11	98	12	86
Warehousing	150	136,208	485	41	32	9	44	11	33
Office	710	30,000	331	47	41	6	45	8	37
Manufacturing (Hedges C) ¹	140	72,255	276	53	41	12	53	19	34
Subtotal Trips			1,802	234	196	38	240	50	190
Proposed Uses									
Light Industrial	110	76,872	536	71	62	9	75	9	66
Existing + Proposed Uses									
Total Trips			2,338	305	258	47	315	59	256

¹ The December 6, 2019 Hedges C Trip Debiting Letter assumed a 72,970 square foot building whereas the actual constructed is slightly smaller.

TRIP ACCOUNTING

Table 2 provides a trip summary of the existing and proposed uses at Franklin Business Park along with the corresponding trip debiting.

Table 2 Trip Debiting Summary

Use	Number of PM Peak Hour Trips	PM Peak Hour Vested Trips Remaining
1999 Traffic Study Vesting	1,328	1,328
Uses constructed to date	(240)	1,088
Proposed Hedges D	(75)	1,013

After accounting for the existing uses and the proposed Hedges D development, 1,013 weekday PM peak hour trips remain vested for future development of the site.

NEXT STEPS

Please call us at (503) 535-7433 if additional information is needed regarding this evaluation or if you have questions.

Sincerely,
KITTELSON & ASSOCIATES, INC.



Chris Brehmer, PE
Senior Principal Engineer

