

MEMORANDUM

DATE: September 19, 2017

TO: Rick Perez / Sarady Long
City of Federal Way

FROM: Jeff Schramm
TENW

SUBJECT: Trip Generation Memo for the proposed
IRG Greenline – Federal Way
TENW Project #5219

This memorandum documents the trip generation estimate for the proposed IRG Greenline in Federal Way, WA and includes a project description and trip generation estimate.

Project Description

The project site is located on the west side of Weyerhaeuser Way S, east of I-5, and north of the proposed IRG Warehouse A and Warehouse B developments. A vicinity map of the surrounding area is shown in **Attachment A**. The project includes the development of up to 1,068,000 square feet of warehouse building area. The existing site is vacant.

Primary vehicular access is proposed at three locations along Weyerhaeuser Way S. Project buildout is expected in 2020. A preliminary site plan concept is shown in **Attachment B**.

Trip Generation

The trip generation estimate for the proposed IRG Greenline industrial development was based on methodology documented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 9th edition for LUC 150 (Warehousing). **Table 1** summarizes the total trip generation estimate. A detailed trip generation calculation can be found in **Attachment C**.

Table 1
Trip Generation Summary

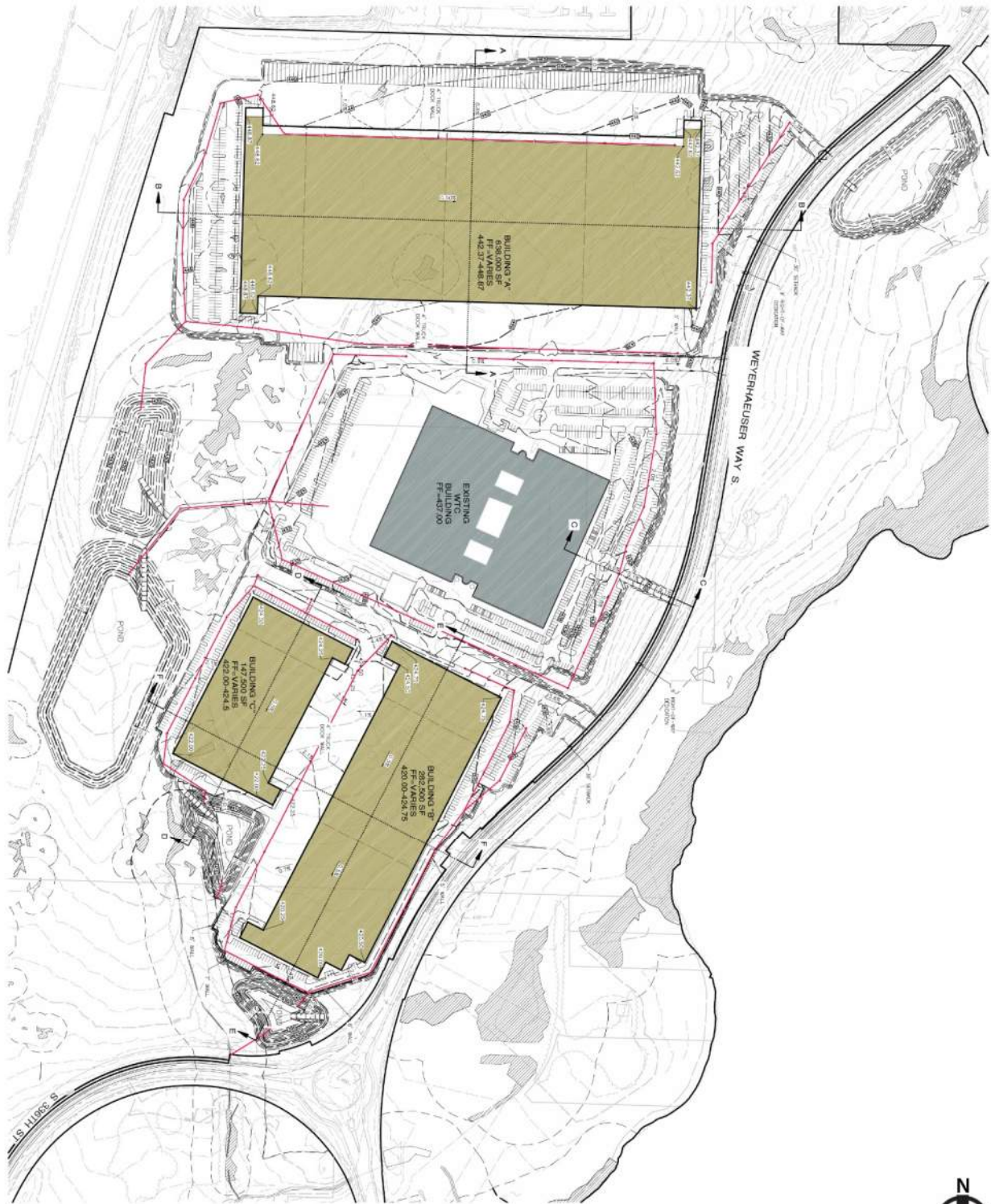
Time Period	<u>New Trips Generated (PASSENGER VEHICLES ONLY)</u>			<u>New Trips Generated (TRUCKS ONLY)</u>			<u>Total New Trips Generated (ALL VEHICLES)</u>		
	In	Out	Total	In	Out	Total	In	Out	Total
Daily	1,511	1,512	3,023	378	378	756	1,889	1,890	3,779
AM Peak Hour	192	51	243	48	13	61	240	64	304
PM Peak Hour	55	162	217	13	41	54	68	203	271

As shown in **Table 1**, the IRG Greenline industrial development is estimated to generate 3,779 new weekday daily trips with 304 new trips during the weekday AM peak hour (240 in, 64 out) and 271 new trips during the weekday PM peak hour (68 in, 203 out).

If you have any questions regarding the information presented in this memo, please call me at (425) 250-5001 or email me at schramm@tenw.com.

cc: Tom Messmer – IRG
Eric LaBrie, ESM Consulting Engineers
Jeff Haynie, P.E. – TENW Principal

Attachments: A. Project Site Vicinity
B. Preliminary Site Plan
C. Trip Generation Calculation



Attachment B: Preliminary Site Plan



ATTACHMENT C

Trip Generation Calculations

**IRG Federal Way - Greenline
Trip Generation Summary**

Land Use	Units ¹	ITE LUC ²	Directional Distribution			Trips Generated		
			In	Out	Trip Rate	In	Out	Total
Daily								
Proposed Use:								
Warehouse	1,068,000 GFA	150	50%	50%	eqn	1,889	1,890	3,779
Net New Daily Trips =						1,889	1,890	3,779
AM Peak Hour								
Proposed Use:								
Warehouse	1,068,000 GFA	150	79%	21%	eqn	240	64	304
Net New AM Peak Hour Trips =						240	64	304
PM Peak Hour								
Proposed Use:								
Warehouse	1,068,000 GFA	150	25%	75%	eqn	68	203	271
Net New PM Peak Hour Trips =						68	203	271

Notes:

¹ GFA = Gross Floor Area.

² Land Use Code and trip rates based on ITE *Trip Generation* Manual, 9th Edition, 2012.

Truck Trip Percentage ²	Truck Trip Generation			Non-Truck Trip Generation		
	Enter	Exit	Total	Enter	Exit	Total
20%	378	378	756	1,511	1,512	3,023
	378	378	756	1,511	1,512	3,023
20%	48	13	61	192	51	243
	48	13	61	192	51	243
20%	13	41	54	55	162	217
	13	41	54	55	162	217