

September 6, 2013

City of Sherwood
Attention: Jason Waters
22560 SW Pine Street
Sherwood, Oregon

Re: **Sherwood Industrial Park Phase II**
CAP Trip Analysis Worksheet
Project Number 2130096.00

Dear Mr. Waters:

The purpose of this letter is to present the assumptions used in the CAP Trip Analysis Worksheet for the proposed Sherwood Industrial Park located on Tualatin-Sherwood Road in the City of Sherwood. While the Industrial Park encompasses a large area (40.85 net acres), the proposed Phase II development only consists of 9.88 acres. This trip analysis primarily addresses Phase II trip generation assumptions.

PROPOSED DEVELOPMENT

The proposed development is approximately 107,000 square feet in two buildings on 9.88 acres. The buildings will be located in the south corner of the property and will access Tualatin-Sherwood Road and Langer Farms Parkway via Century Drive.

TRIP GENERATION

Trips generated by the proposed development are based on data contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. While the exact tenants of the new buildings are not known, conservative trip generation estimates have been made based on the ITE Land Use Code 770 – Business Park, which covers the allowed uses in the zone. Trips listed for the existing buildings are consistent with the trip assumptions made in the original CAP analysis for Pad A, prepared on May 5, 2008.

Trip generation estimates for the proposed development (new plus existing) are presented in the following table.

PROPOSED DEVELOPMENT TRIP GENERATION					
Land Use (ITE Code)	Size (KSF)	ADT	PM Peak Hour		
			Enter	Exit	Total
New Development Business Park (770)	107	1,331	35	100	135
Existing Development	60	382	7	42	49
Proposed Development Total	167	1,713	42	142	184

The proposed development is anticipated to generate 184 trips (worksheet line 1B) during the PM peak hour.

TRIP DISTRIBUTION AND ASSIGNMENT

Site trip distribution is anticipated to be:

- 45% to and from the east on Tualatin-Sherwood Road
- 15% to and from the west on Roy Rogers Road
- 20% to and from the north on Hwy 99
- 10% to and from the south on Hwy 99
- 10% to locations in the City of Sherwood south of Hwy 99

Site trip distribution and assignment are presented in attached Figure 1.

FUTURE DEVELOPMENT TRIP GENERATION

Future Development Net Acreage (worksheet line 2d) was calculated to be 24.72 acres. This acreage contains a large portion of undevelopable land due to wetland buffers and utility easements. The buildable area is estimated to allow for approximately 165,229 square feet of building area. The Business Park trip generation rate was also applied, with a resulting total trip generation for future development net acreage of 208 trips (line 1C).

CONCLUSIONS

The Proposed Development Net Trips are estimated to be 184 trips and the Future (Full-Build-Out) Net Trips are estimated to be 208 trips for a total of 392 trips (worksheet line 1d). The proposed development is estimated to result in 11.41 net trips per acre (worksheet line 3b), and the “proposed & estimated” future development is 9.59 net trips per acre (worksheet line 3c). These are less than the 43 net trips per acre allowed by the City of Sherwood. Therefore, a Preliminary Trip Allocation Certificate should be issued with the Final Trip Allocation Certificate issued as part of the staff report.

Sincerely,



Brent Ahrend, PE
 Senior Associate | Traffic Engineer

Enclosures: CAP Trip Analysis Worksheet, Tax Lot Map, Site Plan, Trip Distribution and Assignment Figure, ITE Trip Generation Manual pages, Pad A CAP Letter