

MEMORANDUM

DATE: April 12, 2021
TO: Jesse Hannahs, P.E.
 City of Marysville, WA
FROM: Spenser Haynie
 TENW
SUBJECT: Traffic Scoping Memo for Undi Commerce Park – Marysville, WA
 TENW Project No. 2021-260

This memorandum is intended to provide the preliminary traffic information for the proposed Undi Commerce Park project for the purpose of establishing a scope of work for the traffic impact analysis (TIA). This memo includes a project description, trip generation calculations, project daily, AM, and PM peak hour distribution and assignment, and a preliminary list of study intersections.

Project Description

The proposed Undi Commerce Park site is located east of Smokey Point Blvd and south of 152nd St NE as shown in the **Attachment A** Vicinity Map. The project proposal includes up to 815,484 square feet (SF) of industrial park use with vehicular access provided via five new full-access driveways on Smokey Point Blvd and one new full-access driveway on 152nd St NE. The existing site includes 7,560 SF of general office space, which would be removed with the proposed project. A preliminary site plan is shown in **Attachment B**.

Project Trip Generation

Trip generation for the proposed and existing uses were determined using methodology included in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition for Land Use Codes (LUC) 130 (Industrial Park) and 710 (General Office). The resulting net new weekday daily, AM, and PM peak hour trips (proposed less existing) are summarized in **Table 1**. A detailed trip generation estimate is included in **Attachment C**.

Table 1. Trip Generation Summary

Time Period	Net New Trips Generated		
	In	Out	Total
Weekday Daily	1,330	1,331	2,661
Weekday AM Peak Hour	256	61	317
Weekday PM Peak Hour	66	250	316

As shown in **Table 1**, the proposed project is estimated to generate 2,661 net new weekday daily trips, with 317 trips (256 in, 61 out) occurring during the weekday AM peak hour and 316 trips (66 in, 250 out) occurring during the weekday PM peak hour.

Project Trip Distribution and Assignment

The distribution of project-generated trips during the weekday daily, AM, and PM peak hour was estimated using distributions approved by the City of Marysville for the previous Undi Commerce Park traffic analysis prepared in 2014. The preliminary distribution and assignment of the weekday daily, AM, and PM peak hour project trips is shown graphically in **Attachments D, E, and F**.

Traffic Study Scope Confirmation

Upon your review of this information, we would like to discuss and confirm assumptions for the traffic analysis including, but not limited to, the following:

- LOS methodology
- Study intersections
- Growth rates/pipeline development
- Availability of existing count data
- Signal timing information

If you have any questions regarding the information presented in this Traffic Scoping Memo, please contact me at (206) 390-7253 or spenser@tenw.com.

cc: Shale Undi – Haydev, LLC
Chris Forster, P.E. – TENW

Attachments: A. Project Vicinity Map
B. Preliminary Site Plan
C. Trip Generation Calculations
D. Daily Project Trip Distribution and Assignment
E. AM Peak Hour Project Trip Distribution and Assignment
F. PM Peak Hour Project Trip Distribution and Assignment



Attachment B: Preliminary Site Plan



ATTACHMENT C

Trip Generation Calculations

Undi Commerce Park

Weekday Trip Generation Estimate

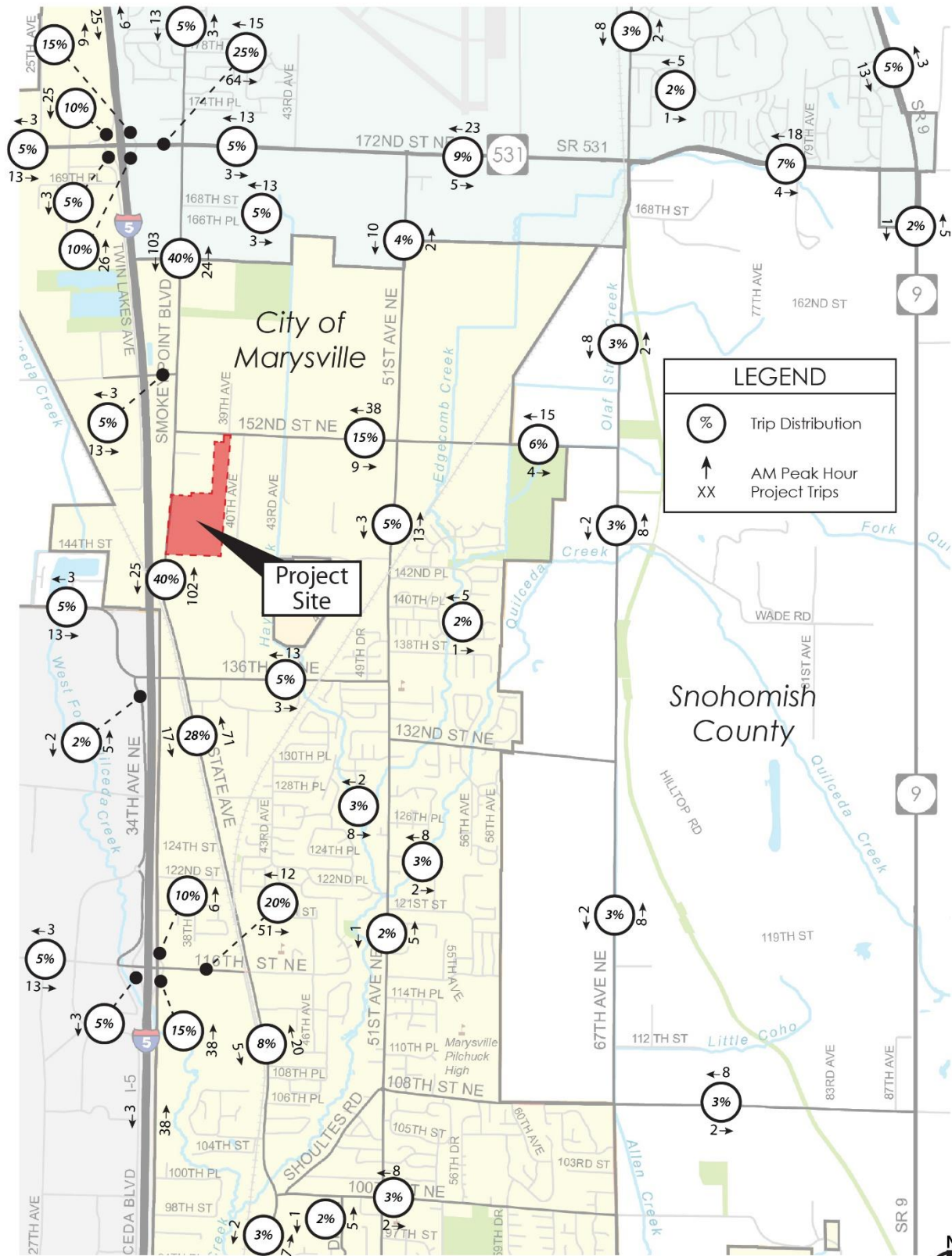
Land Use	Size / Units	ITE LUC ²	Trip Rate ¹	Directional Split ¹		Vehicle Trip Generation		
				Enter	Exit	Enter	Exit	Total
DAILY								
<u>Proposed Uses:</u>								
Industrial Park	815,484 GFA	130	3.37	50%	50%	1,374	1,374	2,748
<u>Less Existing Use:</u>								
Office	7,560 SF	710	EQN	50%	50%	-44	-43	-87
Gross Daily Trips Generated =						1,374	1,374	2,748
<i>Less Existing Trips =</i>						-44	-43	-87
Total Proposed Net Daily Trips =						1,330	1,331	2,661
AM PEAK HOUR								
<u>Proposed Uses:</u>								
Industrial Park	815,484 GFA	130	0.40	81%	19%	264	62	326
<u>Less Existing Use:</u>								
Office	7,560 SF	710	1.16	86%	14%	-8	-1	-9
Gross AM Peak Hour Trips Generated =						264	62	326
<i>Less Existing Trips =</i>						-8	-1	-9
Total Proposed Net AM Peak Hour Trips =						256	61	317
PM PEAK HOUR								
<u>Proposed Uses:</u>								
Industrial Park	815,484 GFA	130	0.40	21%	79%	68	258	326
<u>Less Existing Use:</u>								
Office	7,560 SF	710	EQN	16%	84%	-2	-8	-10
Gross PM Peak Hour Trips Generated =						68	258	326
<i>Less Existing Trips =</i>						-2	-8	-10
Total Proposed Net PM Peak Hour Trips =						66	250	316

Notes:

¹ GFA = Gross Floor Area.

² Land Use Code and trip rates based on ITE *Trip Generation Manual*, 10th Edition, 2017.

³ Truck trip rates based on ITE *Trip Generation Manual*, 10th Edition Supplement, 2020.



Attachment E: AM Peak Hour Project Trip Distribution and Assignment



NOT TO SCALE

