



ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

December 10, 2024

City of Tualatin
Attn: Mike McCarthy, City Engineer
10699 SW Herman Road
Tualatin, Oregon 97062

RE: 18520 SW 108th Avenue – Trip Generation Memorandum
CIDA #: 240134.01

Dear Mike,

Essex Construction is planning to re-develop the property located at 18520 SW 108th Avenue. The proposed work includes the demolition of the western-most existing structure and the construction of a new 12,000 square foot building, along with associated site improvements. The new building will serve as the local office for their construction activities, including approximately 15-20 staff employed at the building.

During the pre-application conference, it was noted by Staff that a new traffic signal is planned for the intersection of SW 108th Avenue and SW Leveton Drive. This traffic signal is part of the City of Tualatin's long-range transportation plan and not caused by or resulting from Essex Construction's proposed development. The design of this traffic signal and associated right-of-way improvements has not yet started.

The following is a summary of traffic counts based on the 9th Edition of the Institute of Transportation Engineers Trip Generation manual.

ITE Land Use Category: General Light Industrial (#110)

Average Daily Trips	=	6.97 trips / 1,000 gross square feet
AM Weekday Peak	=	1.01 trips / 1,000 gross square feet
PM Weekday Peak	=	1.08 trips / 1,000 gross square feet
Footage Proposed	=	12,000 square feet
Average Daily Trips	=	6.97 × 12 = 84 trips
AM Weekday Peak	=	1.01 × 12 = 13 trips
PM Weekday Peak	=	1.08 × 12 = 13 trips

Based on the proposed use and ITE category rates, the proposed development does not trigger a traffic impact analysis / study given that the average daily trip volume is less than 100 trips and the daily AM / PM peaks are less than 25 trips.

If you have any questions, please feel free contact me.

Sincerely,

Erik Winter, AIA, NCARB
Architect | Associate

**POSITIVE IMPACT.
BALANCED DESIGN.**

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Enclosures:

1. Pre-Application Conference Staff Notes (included by reference)

Cc:

1. CIDA File
2. Essex Construction
3. City of Tualatin, Planning Department (attn: Keith Leonard)
4. City of Tualatin, Engineering (attn: Tony Doran)