

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Industrial Park Trip Equivalency Matrix <sup>1</sup>														
				TO										
				General Light Industrial (KSF)	Industrial Park (KSF)	Manufacturing (KSF)	Warehousing (KSF)	High-Cube Fulfillment Center Warehouse - Non-Sort (KSF)	High-Cube Parcel Hub Warehouse (KSF)	Data Center (KSF)	General Office (KSF)	Medical Office (KSF)	Office Park (KSF)	
FROM	Land Use <sup>2</sup>	ITE LUC	Daily Trip Rate	Equivalency Statement	1.000	1.472	0.142	2.834	31.000	0.640	5.010	0.509	0.143	0.448
	General Light Industrial (KSF)	110	4.96	1 KSF is equal to	0.679	1.000	0.096	1.926	21.063	0.435	3.404	0.346	0.097	0.304
	Industrial Park (KSF)	130	3.37	1 KSF is equal to	7.060	10.392	1.000	20.011	218.875	4.519	35.374	3.595	1.006	3.164
	Manufacturing (KSF)	140	35.02	1 KSF is equal to	1.740	0.519	0.050	1.000	10.938	0.226	1.768	0.180	0.050	0.158
	Warehousing (KSF)	150	1.75	1 KSF is equal to	0.365	0.537	0.052	1.034	11.313	0.234	1.828	0.186	0.052	0.164
	High-Cube Fulfillment Center Warehouse - Non-Sort (KSF)	155	1.81	1 KSF is equal to	1.563	2.300	0.221	4.429	48.438	1.000	7.828	0.796	0.223	0.700
	High-Cube Parcel Hub Warehouse (KSF)	156	7.75	1 KSF is equal to	0.200	0.294	0.028	0.566	6.188	0.128	1.000	0.102	0.028	0.089
	Data Center (KSF)	160	0.99	1 KSF is equal to	1.964	2.890	0.278	5.566	60.875	1.257	9.838	1.000	0.280	0.880
	General Office (KSF)	710	9.74	1 KSF is equal to	7.016	10.326	0.994	19.886	217.500	4.490	35.152	3.573	1.000	3.144
	Medical Office (KSF)	720	34.80	1 KSF is equal to	2.232	3.285	0.316	6.326	69.188	1.428	11.182	1.137	0.318	1.000
Office Park (KSF)	750	11.07	1 KSF is equal to											

Notes:  
<sup>1</sup> Trip Equivalency Matrix was developed using average PM peak hour trip generation rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition.  
<sup>2</sup> KSF = 1,000 square feet  
Example: To convert 5,000 square feet of Warehousing (150) to Data Center (160), 5 KSF of Warehousing x 1.768 = 8,840 square feet Data Center

Ancillary Retail Uses Trip Equivalency Matrix <sup>1</sup>									
Land Use <sup>2,3</sup>		ITE LUC	Daily Trip Rate	Equivalency Statement	TO				
					General Office (KSF)	Retail/ Shopping Center (KSF)	High-Turnover Sit-Down Restaurant (KSF)	Fast-Food Restaurant w/o Drive-Through (KSF)	Fast-Food Restaurant with Drive-Through (KSF)
FROM	General Office (KSF)	710	9.74	1 KSF is equal to	1.000	0.258	0.087	0.028	0.021
	Retail/Shopping Center (KSF)	820	37.75	1 KSF is equal to	3.876	1.000	0.337	0.109	0.080
	High-Turnover Sit-Down Restaurant (KSF)	932	112.18	1 KSF is equal to	11.517	2.972	1.000	0.324	0.238
	Fast-Food Restaurant w/o Drive-Through (KSF)	933	346.23	1 KSF is equal to	35.547	9.172	3.086	1.000	0.735
	Fast-Food Restaurant with Drive-Through (KSF)	934	470.95	1 KSF is equal to	48.352	12.475	4.198	1.360	1.000

Notes:  
<sup>1</sup> Trip Equivalency Matrix was developed using average PM peak hour trip generation rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition.  
<sup>2</sup> KSF = 1,000 square feet  
<sup>3</sup> Ancillary uses may not exceed 20,000 SF or 4,400 daily trips  
Example: To convert 2,500 square feet of High-Turnover Sit-Down Restaurant (932) to Retail Space (820), 2.5 KSF of High-Turnover Sit-Down Restaurant x 2.972 = 7,430 square feet Retail/Shopping Center

INDUSTRIAL  
PLANNED UNIT  
DEVELOPMENT

PORTLAND  
INDUSTRIAL  
PARK

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

LICENSED PROFESSIONAL

DATE  
MAY 2020

SCALE  
AS SHOWN

DRAWN BY

CHECKED BY

DESIGNED BY

DATE

REVISIONS

DATE

BY

INC.

DATE

BY

DATE  
MAY