



# West Bay Yards

## Trip Generation

| PM Peak Hour Trip Generation |               |                                                 |          |       |           |              |     |             |            |            |              |           |               |           |               |           |            |
|------------------------------|---------------|-------------------------------------------------|----------|-------|-----------|--------------|-----|-------------|------------|------------|--------------|-----------|---------------|-----------|---------------|-----------|------------|
| Site Plan Description        | LUC           | City of Olympia Impact Fee Schedule Description | Variable | Value | Trip Rate | Distribution |     | Total Trips |            |            | Int. Capture |           | Pass-By Trips |           | Net New Trips |           |            |
|                              |               |                                                 |          |       |           | In           | Out | In          | Out        | Total      | %            | Total     | %             | Total     | In            | Out       | Total      |
| Café/Coffee House            | 931           | Restaurant                                      | Units    | 4.4   | 7.49      | 63%          | 37% | 21          | 12         | 33         | 19%          | 6         | 44.0%         | 12        | 9             | 6         | 15         |
| Apartments                   | 221           | Apartment (3 to 10 levels) includes Studio      | Units    | 478.0 | 0.44      | 61%          | 39% | 128         | 82         | 210        | 10%          | 21        | 0.0%          | 0         | 115           | 74        | 189        |
| Office                       | 710, 715, 750 | Commercial-Office                               | Ksqft    | 2.4   | 2.69      | 17%          | 83% | 1           | 5          | 6          | 0%           | 0         | 0.0%          | 0         | 1             | 5         | 6          |
| Restaurant                   | 931           | Restaurant*                                     | Seats    | 250.0 | 0.28      | 67%          | 33% | 47          | 23         | 70         | 19%          | 14        | 44.0%         | 25        | 21            | 10        | 31         |
| Water Amenity Parking        | -             | -                                               | Stalls   | 7.0   | 1.00      | 50%          | 50% | 3           | 4          | 7          | 0%           | 0         | 0.0%          | 0         | 4             | 3         | 7          |
| Commercial                   | 820           | Miscellaneous Retail                            | Ksqft    | 3.2   | 3.71      | 48%          | 52% | 6           | 6          | 12         | 75%          | 9         | 34.0%         | 1         | 1             | 1         | 2          |
| <b>Total</b>                 |               |                                                 |          |       |           |              |     | <b>206</b>  | <b>132</b> | <b>338</b> | <b>15%</b>   | <b>50</b> |               | <b>38</b> | <b>151</b>    | <b>99</b> | <b>250</b> |

\* ITE Trip Generation Rate

| Daily Trip Generation |     |                                                          |          |       |           |              |     |              |              |              |              |           |               |           |               |              |              |
|-----------------------|-----|----------------------------------------------------------|----------|-------|-----------|--------------|-----|--------------|--------------|--------------|--------------|-----------|---------------|-----------|---------------|--------------|--------------|
| Site Plan Description | LUC | ITE Description                                          | Variable | Value | Trip Rate | Distribution |     | Total Trips  |              |              | Int. Capture |           | Pass-By Trips |           | Net New Trips |              |              |
|                       |     |                                                          |          |       |           | In           | Out | In           | Out          | Total        | %            | Total     | %             | Total     | In            | Out          | Total        |
| Café/Coffee House     | 932 | Coffee/Donut Shop without Drive-Through Window           | Units    | 4.4   | 107.2     | 50%          | 50% | 236          | 236          | 472          |              | 16        |               | 12        | 222           | 222          | 444          |
| Apartments            | 221 | Multifamily Housing (Mid-Rise) Not Close to Rail Transit | Units    | 478.0 | 4.54      | 50%          | 50% | 1,085        | 1,085        | 2,170        |              | 27        |               | 0         | 1,072         | 1,071        | 2,143        |
| Office                | 712 | Small Office Building                                    | Units    | 2.4   | 14.39     | 50%          | 50% | 17           | 18           | 35           |              | 2         |               | 0         | 17            | 16           | 33           |
| Restaurant            | 931 | Fine Dining Restaurant                                   | Units    | 250.0 | 2.60      | 50%          | 50% | 325          | 325          | 650          |              | 15        |               | 25        | 305           | 305          | 610          |
| Water Amenity Parking | -   | -                                                        | Stalls   | 7.0   | 11.00     | 50%          | 50% | 38           | 39           | 77           |              | 3         |               | 0         | 37            | 37           | 74           |
| Commercial            | 822 | Strip Retail Plaza (<40k)                                | Units    | 3.2   | 54.45     | 50%          | 50% | 87           | 87           | 174          |              | 12        |               | 1         | 80            | 81           | 161          |
| <b>Total</b>          |     |                                                          |          |       |           |              |     | <b>1,788</b> | <b>1,790</b> | <b>3,578</b> |              | <b>75</b> |               | <b>38</b> | <b>1,733</b>  | <b>1,732</b> | <b>3,465</b> |

221 Fitted Curve Equation 4.67

| AM Peak Hour Trip Generation |     |                                                          |          |       |           |              |     |             |            |            |              |           |               |          |               |            |            |
|------------------------------|-----|----------------------------------------------------------|----------|-------|-----------|--------------|-----|-------------|------------|------------|--------------|-----------|---------------|----------|---------------|------------|------------|
| Site Plan Description        | LUC | ITE Description                                          | Variable | Value | Trip Rate | Distribution |     | Total Trips |            |            | Int. Capture |           | Pass-By Trips |          | Net New Trips |            |            |
|                              |     |                                                          |          |       |           | In           | Out | In          | Out        | Total      | %            | Total     | %             | Total    | In            | Out        | Total      |
| Café/Coffee House            | 932 | High-Turnover (Sit-Down) Restaurant                      | Units    | 4.4   | 9.57      | 55%          | 45% | 23          | 19         | 42         | 23%          | 10        | 0.0%          | 0        | 18            | 14         | 32         |
| Apartments                   | 221 | Multifamily Housing (Mid-Rise) Not Close to Rail Transit | Units    | 478.0 | 0.42      | 23%          | 77% | 46          | 153        | 199        | 3%           | 6         | 0.0%          | 0        | 44            | 149        | 193        |
| Office                       | 712 | Small Office Building                                    | Ksqft    | 2.4   | 1.67      | 82%          | 18% | 3           | 1          | 4          | 50%          | 2         | 0.0%          | 0        | 2             | 0          | 2          |
| Restaurant                   | 931 | Fine Dining Restaurant                                   | Seats    | 250.0 | 0.02      | 50%          | 50% | 2           | 3          | 5          | 23%          | 1         | 0.0%          | 0        | 2             | 2          | 4          |
| Water Amenity Parking        | -   | -                                                        | Stalls   | 7.0   | 1.00      | 50%          | 50% | 3           | 4          | 7          |              | 0         | 0.0%          | 0        | 4             | 3          | 7          |
| Commercial                   | 822 | Strip Retail Plaza (<40k)                                | Ksqft    | 3.2   | 2.36      | 60%          | 40% | 5           | 3          | 8          | 38%          | 3         | 0.0%          | 0        | 3             | 2          | 5          |
| <b>Total</b>                 |     |                                                          |          |       |           |              |     | <b>82</b>   | <b>183</b> | <b>265</b> | <b>8%</b>    | <b>22</b> |               | <b>0</b> | <b>73</b>     | <b>170</b> | <b>243</b> |

221 Fitted Curve Equation 0.42

**State & Water Pipeline Project Trip Generation (Downtown Rates used for PM)**

| PM Peak Hour Trip Generation |     |                                                 |          |       |           |              |     |             |           |           |              |          |               |          |               |           |           |
|------------------------------|-----|-------------------------------------------------|----------|-------|-----------|--------------|-----|-------------|-----------|-----------|--------------|----------|---------------|----------|---------------|-----------|-----------|
| Site Plan Description        | LUC | City of Olympia Impact Fee Schedule Description | Variable | Value | Trip Rate | Distribution |     | Total Trips |           |           | Int. Capture |          | Pass-By Trips |          | Net New Trips |           |           |
|                              |     |                                                 |          |       |           | In           | Out | In          | Out       | Total     | %            | Total    | %             | Total    | In            | Out       | Total     |
| Residential Units            | 221 | Apartments                                      | Units    | 60.0  | 0.35      | 63%          | 37% | 13          | 8         | 21        | 0%           | 0        | 0.0%          | 0        | 13            | 8         | 21        |
| Restaurant                   | 931 | Downtown Services                               | ksqft    | 1.8   | 2.91      | 67%          | 33% | 3           | 2         | 5         | 0%           | 0        | 30.0%         | 2        | 2             | 1         | 3         |
| Commercial                   | 820 | Downtown Services                               | ksqft    | 0.9   | 2.91      | 48%          | 52% | 1           | 2         | 3         | 0%           | 0        | 30.0%         | 1        | 1             | 1         | 2         |
| <b>Total</b>                 |     |                                                 |          |       |           |              |     | <b>17</b>   | <b>12</b> | <b>29</b> |              | <b>0</b> |               | <b>3</b> | <b>16</b>     | <b>10</b> | <b>26</b> |

| Daily Trip Generation |     |                                                 |          |       |           |              |     |             |            |            |              |          |               |          |               |            |            |
|-----------------------|-----|-------------------------------------------------|----------|-------|-----------|--------------|-----|-------------|------------|------------|--------------|----------|---------------|----------|---------------|------------|------------|
| Site Plan Description | LUC | City of Olympia Impact Fee Schedule Description | Variable | Value | Trip Rate | Distribution |     | Total Trips |            |            | Int. Capture |          | Pass-By Trips |          | Net New Trips |            |            |
|                       |     |                                                 |          |       |           | In           | Out | In          | Out        | Total      | %            | Total    | %             | Total    | In            | Out        | Total      |
| Residential Units     | 221 | Multifamily Housing (Mid-Rise)                  | Units    | 60.0  | 3.20      | 50%          | 50% | 96          | 96         | 192        | 0%           | 0        | 0.0%          | 0        | 96            | 96         | 192        |
| Restaurant            | 931 | Quality Restaurant                              | ksqft    | 1.8   | 32.70     | 50%          | 50% | 29          | 30         | 59         | 0%           | 0        | 0.0%          | 0        | 30            | 29         | 59         |
| Commercial            | 820 | Shopping Center                                 | ksqft    | 0.9   | 42.47     | 50%          | 50% | 19          | 19         | 38         | 0%           | 0        | 0.0%          | 0        | 19            | 19         | 38         |
| <b>Total</b>          |     |                                                 |          |       |           |              |     | <b>144</b>  | <b>145</b> | <b>289</b> |              | <b>0</b> |               | <b>0</b> | <b>145</b>    | <b>144</b> | <b>289</b> |

221 Fitted Curve Equation 4.00

| AM Peak Hour Trip Generation |     |                                                 |          |       |           |              |     |             |           |           |              |          |               |          |               |           |           |
|------------------------------|-----|-------------------------------------------------|----------|-------|-----------|--------------|-----|-------------|-----------|-----------|--------------|----------|---------------|----------|---------------|-----------|-----------|
| Site Plan Description        | LUC | City of Olympia Impact Fee Schedule Description | Variable | Value | Trip Rate | Distribution |     | Total Trips |           |           | Int. Capture |          | Pass-By Trips |          | Net New Trips |           |           |
|                              |     |                                                 |          |       |           | In           | Out | In          | Out       | Total     | %            | Total    | %             | Total    | In            | Out       | Total     |
| Residential Units            | 221 | Multifamily Housing (Mid-Rise)                  | Units    | 60.0  | 0.20      | 23%          | 77% | 3           | 9         | 12        | 0%           | 0        | 0.0%          | 0        | 3             | 9         | 12        |
| Restaurant                   | 931 | Quality Restaurant                              | ksqft    | 1.8   | 0.28      | 50%          | 50% | 0           | 1         | 1         | 0%           | 0        | 0.0%          | 0        | 1             | 0         | 1         |
| Commercial                   | 820 | Shopping Center                                 | ksqft    | 0.9   | 1.84      | 60%          | 40% | 1           | 1         | 2         | 0%           | 0        | 0.0%          | 0        | 1             | 1         | 2         |
| <b>Total</b>                 |     |                                                 |          |       |           |              |     | <b>4</b>    | <b>11</b> | <b>15</b> |              | <b>0</b> |               | <b>0</b> | <b>5</b>      | <b>10</b> | <b>15</b> |

221 Fitted Curve Equation 0.25

**The Laurana Pipeline Project Trip Generation (Downtown Rates used for PM)**

| PM Peak Hour Trip Generation |     |                                                 |          |       |           |              |     |             |           |           |              |          |               |          |               |           |           |
|------------------------------|-----|-------------------------------------------------|----------|-------|-----------|--------------|-----|-------------|-----------|-----------|--------------|----------|---------------|----------|---------------|-----------|-----------|
| Site Plan Description        | LUC | City of Olympia Impact Fee Schedule Description | Variable | Value | Trip Rate | Distribution |     | Total Trips |           |           | Int. Capture |          | Pass-By Trips |          | Net New Trips |           |           |
|                              |     |                                                 |          |       |           | In           | Out | In          | Out       | Total     | %            | Total    | %             | Total    | In            | Out       | Total     |
| Residential Units            | 221 | Apartments                                      | Units    | 44.0  | 0.35      | 63%          | 37% | 9           | 6         | 15        | 0%           | 0        | 0.0%          | 0        | 9             | 6         | 15        |
| Office                       | 710 | Administrative Office                           | ksqft    | 1.8   | 2.11      | 15%          | 85% | 1           | 3         | 4         | 0%           | 0        | 0.0%          | 0        | 1             | 3         | 4         |
| Restaurant                   | 931 | Downtown Services                               | ksqft    | 2.1   | 2.91      | 67%          | 33% | 4           | 2         | 6         | 0%           | 0        | 30.0%         | 2        | 3             | 1         | 4         |
| Commercial                   | 820 | Downtown Services                               | ksqft    | 2.4   | 2.91      | 48%          | 52% | 3           | 4         | 7         | 0%           | 0        | 30.0%         | 2        | 2             | 3         | 5         |
| <b>Total</b>                 |     |                                                 |          |       |           |              |     | <b>17</b>   | <b>15</b> | <b>32</b> |              | <b>0</b> |               | <b>4</b> | <b>15</b>     | <b>13</b> | <b>28</b> |

| Daily Trip Generation |     |                                |          |       |           |              |     |             |            |            |              |          |               |          |               |            |            |
|-----------------------|-----|--------------------------------|----------|-------|-----------|--------------|-----|-------------|------------|------------|--------------|----------|---------------|----------|---------------|------------|------------|
| Site Plan Description | LUC | ITE Description                | Variable | Value | Trip Rate | Distribution |     | Total Trips |            |            | Int. Capture |          | Pass-By Trips |          | Net New Trips |            |            |
|                       |     |                                |          |       |           | In           | Out | In          | Out        | Total      | %            | Total    | %             | Total    | In            | Out        | Total      |
| Residential Units     | 221 | Multifamily Housing (Mid-Rise) | Units    | 44.0  | 2.97      | 50%          | 50% | 65          | 66         | 131        | 0%           | 0        | 0.0%          | 0        | 65            | 66         | 131        |
| Office                | 710 | Administrative Office          | ksqft    | 1.8   | 8.20      | 50%          | 50% | 7           | 8          | 15         | 0%           | 0        | 0.0%          | 0        | 8             | 7          | 15         |
| Restaurant            | 931 | Quality Restaurant             | ksqft    | 2.1   | 3.20      | 50%          | 50% | 3           | 4          | 7          | 0%           | 0        | 0.0%          | 0        | 4             | 3          | 7          |
| Commercial            | 820 | Shopping Center                | ksqft    | 2.4   | 42.47     | 50%          | 50% | 51          | 51         | 102        | 0%           | 0        | 0.0%          | 0        | 51            | 51         | 102        |
| <b>Total</b>          |     |                                |          |       |           |              |     | <b>126</b>  | <b>129</b> | <b>255</b> |              | <b>0</b> |               | <b>0</b> | <b>128</b>    | <b>127</b> | <b>255</b> |

221 Fitted Curve Equation 3.71

| AM Peak Hour Trip Generation |     |                                |          |       |           |              |     |             |          |           |              |          |               |          |               |          |           |
|------------------------------|-----|--------------------------------|----------|-------|-----------|--------------|-----|-------------|----------|-----------|--------------|----------|---------------|----------|---------------|----------|-----------|
| Site Plan Description        | LUC | ITE Description                | Variable | Value | Trip Rate | Distribution |     | Total Trips |          |           | Int. Capture |          | Pass-By Trips |          | Net New Trips |          |           |
|                              |     |                                |          |       |           | In           | Out | In          | Out      | Total     | %            | Total    | %             | Total    | In            | Out      | Total     |
| Residential Units            | 221 | Multifamily Housing (Mid-Rise) | Units    | 44.0  | 0.14      | 23%          | 77% | 1           | 5        | 6         | 0%           | 0        | 0.0%          | 0        | 1             | 5        | 6         |
| Office                       | 710 | Administrative Office          | ksqft    | 1.8   | 1.39      | 82%          | 18% | 2           | 1        | 3         | 0%           | 0        | 0.0%          | 0        | 2             | 1        | 3         |
| Restaurant                   | 931 | Quality Restaurant             | ksqft    | 2.1   | 0.28      | 50%          | 50% | 0           | 1        | 1         | 0%           | 0        | 0.0%          | 0        | 1             | 0        | 1         |
| Commercial                   | 820 | Shopping Center                | ksqft    | 2.4   | 1.84      | 60%          | 40% | 2           | 2        | 4         | 0%           | 0        | 0.0%          | 0        | 2             | 2        | 4         |
| <b>Total</b>                 |     |                                |          |       |           |              |     | <b>5</b>    | <b>9</b> | <b>14</b> |              | <b>0</b> |               | <b>0</b> | <b>6</b>      | <b>8</b> | <b>14</b> |

221 Fitted Curve Equation 0.18