

MEMORANDUM

To: Dan Buller, Director
City of Spokane

From: Joey Miller
Kimley-Horn and Associates, Inc.

Date: October 23, 2025

Subject: KNX Truck Dock – Trip Generation Memo

Kimley-Horn and Associates, Inc. (Kimley-Horn) has been retained to provide a trip generation memorandum for the proposed Stanfield Terminal Development (Development). This memo summarizes the trip generation and distribution of the Development. The Development is proposed to be a 29,164 square feet (SF) truck terminal facility. The site is currently listed as vacant per the Spokane County SCOUT map portal. A site vicinity map is included in **Figure 1** and a site plan is provided in **Appendix A**.



Figure 1: Site Vicinity Map

1 TRIP GENERATION

Trip generation calculations for the proposed Development have been performed using the Institute of Transportation Engineer's (ITE's) *Trip Generation Manual, 12th Edition (2025)*. The average AM and PM peak-hour rates for ITE Land Use Code (LUC) 030, Intermodal Truck Terminal, have been used for the trip generation calculations. ITE LUC 030 does not list a rate for average daily trips (ADT), therefore a ratio of 10 daily trips to 1 AM peak-hour trip was applied to the highest peak-hour rate. This ratio is generally similar to the ratio for other industrial uses with data published by ITE. The trip generation for the Development is summarized in **Table 1**.

Table 1: Trip Generation Summary

Intermodal Truck Terminal 29,164 SF	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	In	Out	Total	In	Out	Total	In	Out	Total
Generation Rate	19.70 ¹ trips per 1,000 SF			1.97 trips per 1,000 SF			1.87 trips per 1,000 SF		
Splits	50%	50%	100%	47%	53%	100%	52%	48%	100%
Trips	288	287	575	27	30	57	29	26	55

The Development is anticipated to generate approximately 575 new ADTs with approximately 57 new AM peak-hour trips and approximately 55 new PM peak-hour trips.

2 TRIP DISTRIBUTION

The distribution of trips generated by the Development is primarily based on counts at the study intersections and surrounding land uses. The anticipated trip distribution is:

- 65% to and from the south
 - 50% along E Euclid Avenue
 - 15% along N Freya Street
- 35% to and from the north
 - 25% along US-395
 - 10% along E Wellesley Avenue

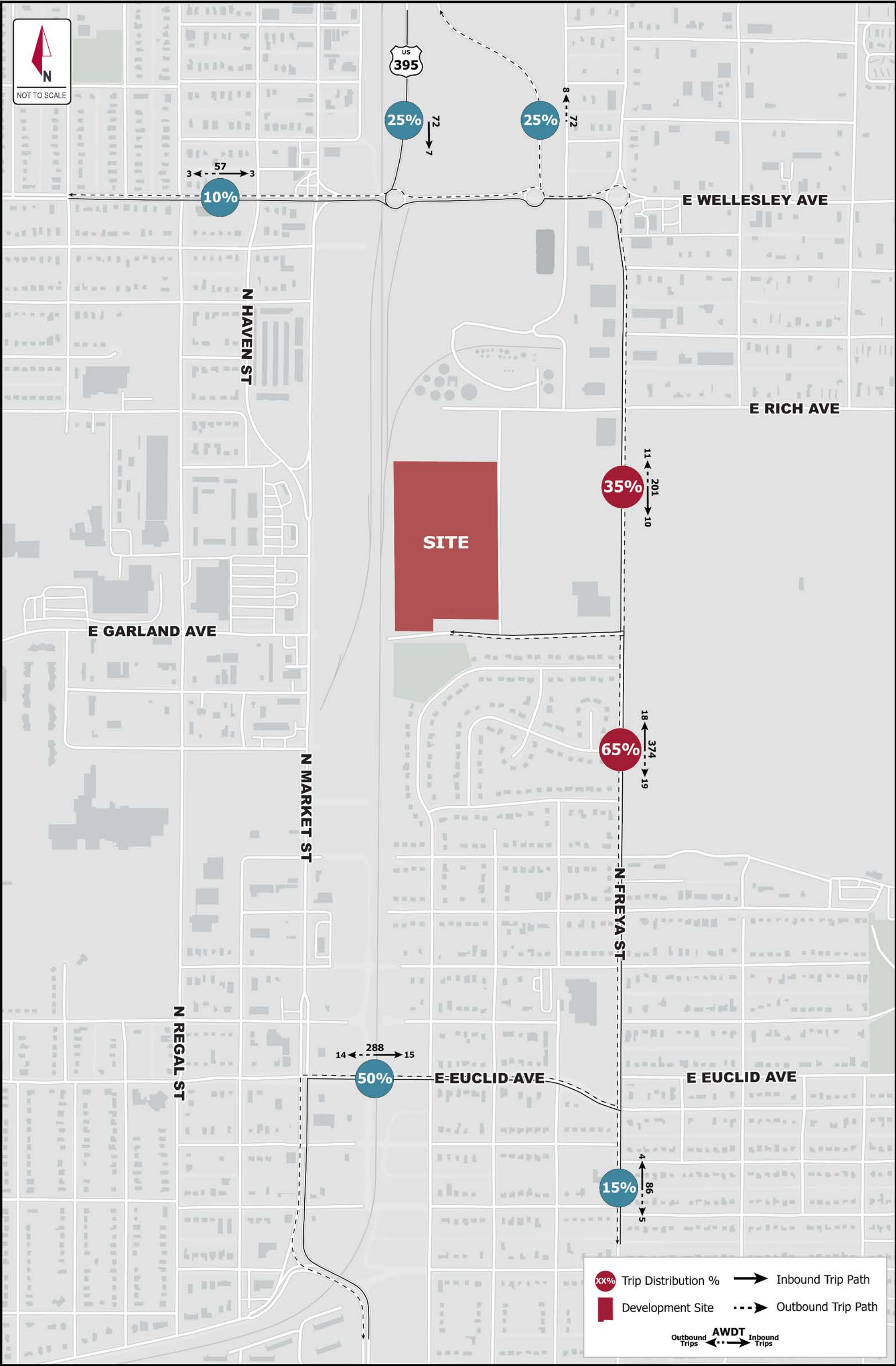
A detailed trip distribution for the AM and PM peak-hours are displayed in **Figure 2** and **Figure 3**, respectively.

¹ Based on AM peak-hour rate x 10.

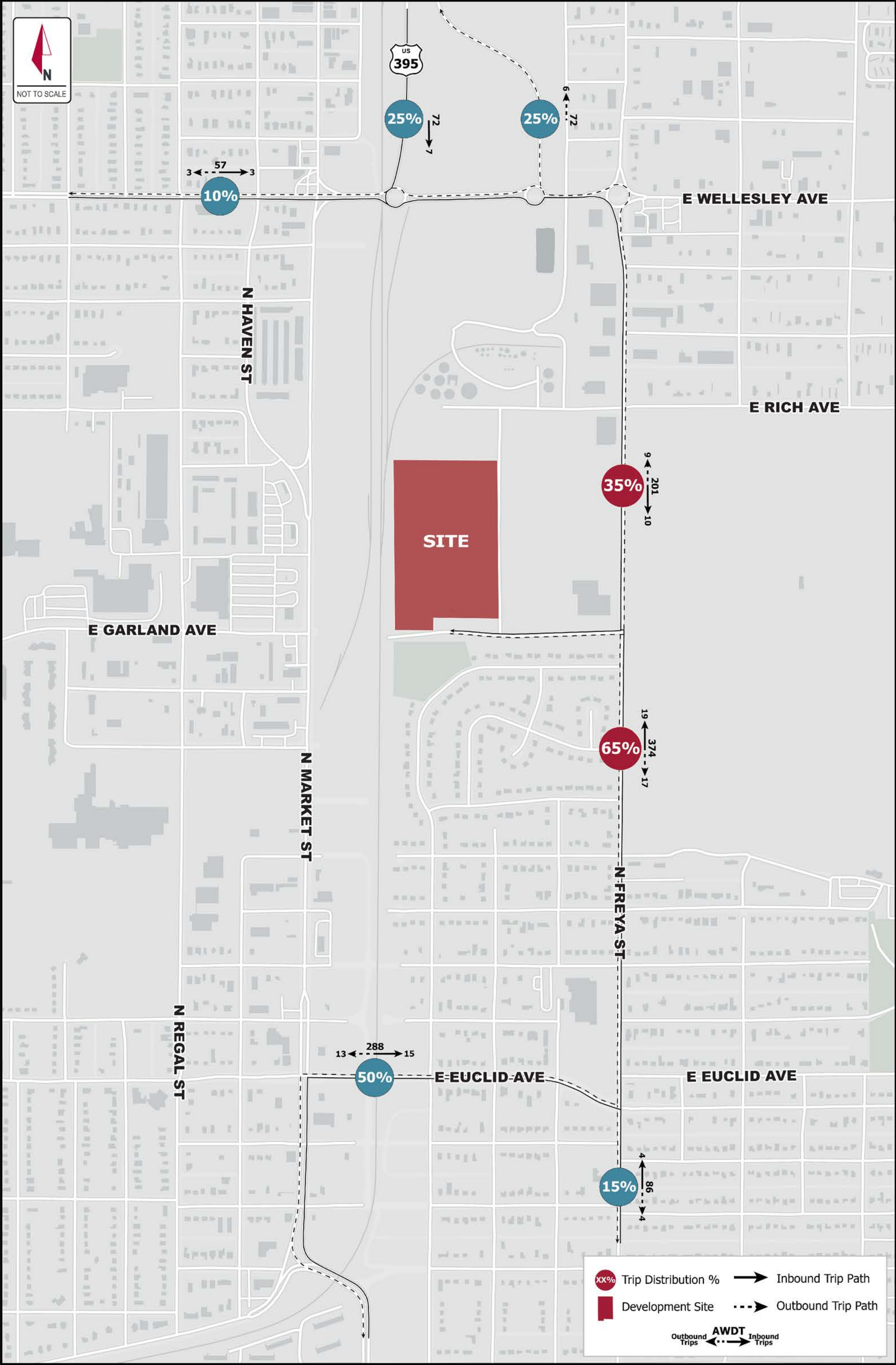


3 MITIGATION ANALYSIS

The City's [2025 Fee Schedule](#) notes a transportation impact fee (TIF) of \$0.10 per square foot/gross floor area (GFA) for a Warehousing land use, which is the most applicable land use noted in the City's TIF schedule for this Development. The Development is anticipated to have a size of 29,164 SF. Therefore, the anticipated TIF owed to the City will be \$2,914.40.

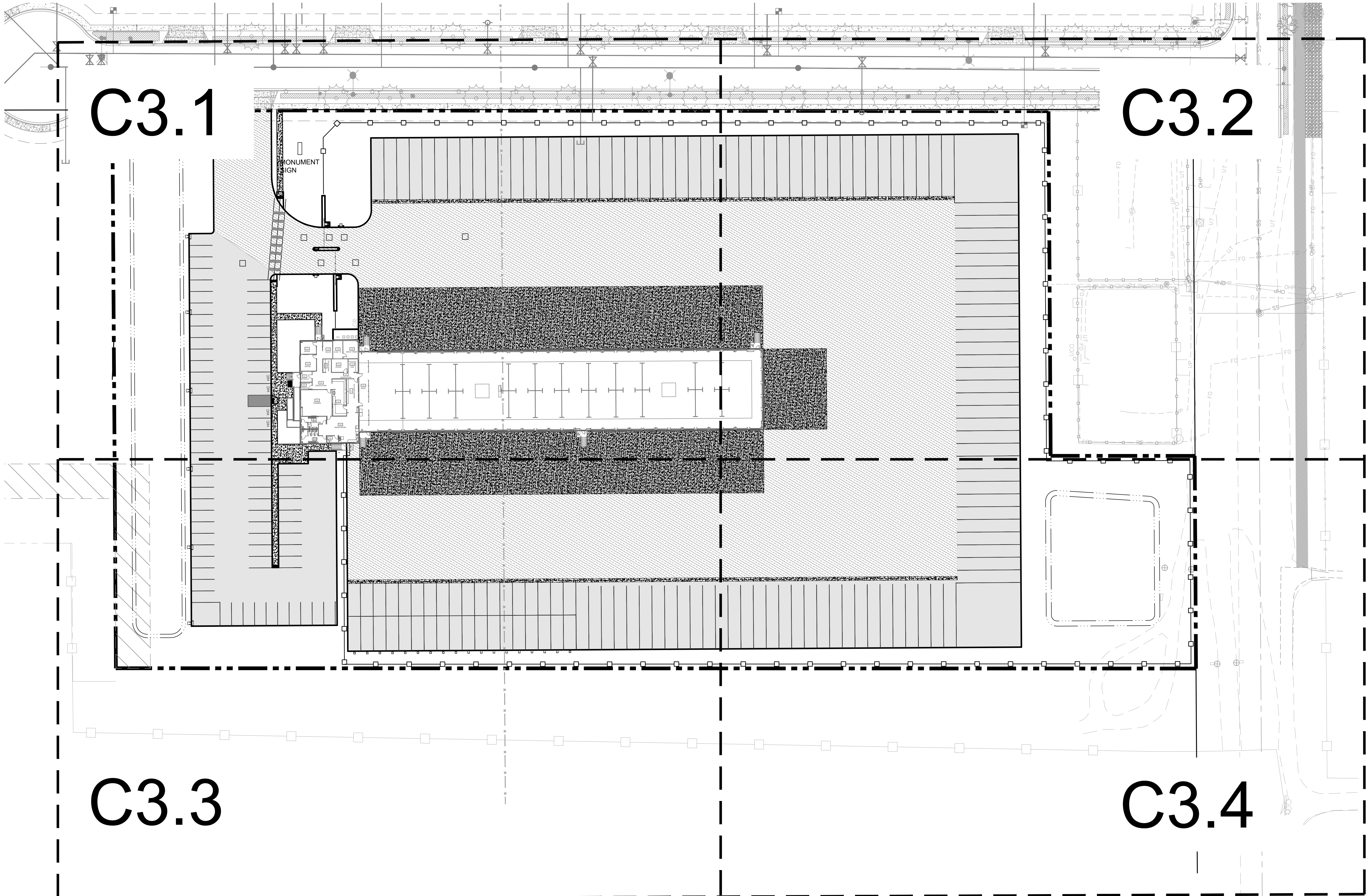


Kimley»Horn **FIGURE 2: DEVELOPMENT TRIP DISTRIBUTION - AM PEAK-HOUR**
KNX TRUCK DOCK - CITY OF SPOKANE, WA (KH 090273000)



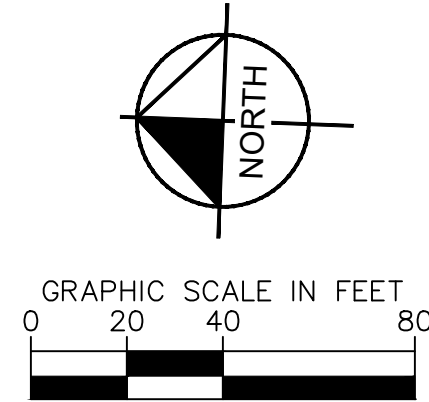
APPENDIX A
SITE PLAN

Plotted By:Ksch, Natalie Sheet Set:KNX TRUCK DOCK Layout:OVERALL SITE PLAN, October 09, 2025 08:10:58pm K:\SPO_Civil\090273000 - KNX Truck Dock\CAD\PlanSheets\C3.0 SITE.dwg
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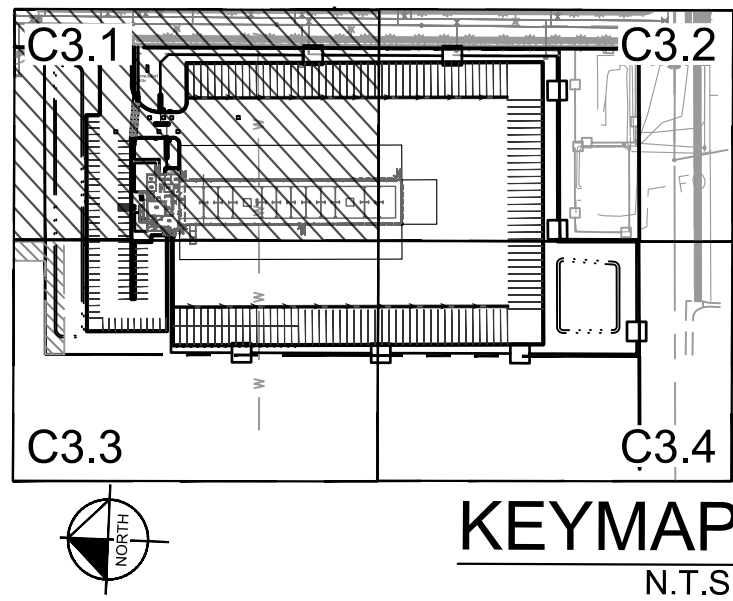


LEGEND

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|-----|---------------|--|--------------------------------|
| --- | PROPERTY LINE | | CONCRETE WALKWAY PAVEMENT |
| --- | EASEMENT | | PROPOSED STANDARD DUTY ASPHALT |
| --- | SETBACK LINE | | PROPOSED HEAVY DUTY ASPHALT |
| --- | VERTICAL CURB | | PROPOSED HEAVY DUTY CONCRETE |



KNX TRUCK DOCK PREPARED FOR MOLLENKOPF DESIGN GROUP		OVERALL SITE PLAN		PRELIMINARY NOT FOR CONSTRUCTION		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 801 W 1ST AVENUE, SUITE 1400, SPOKANE, WA 99201 PHONE: 509-923-8225 WWW.KIMLEY-HORN.COM		REVISIONS		DATE		BY	
CITY OF SPOKANE		WASHINGTON						No.					
SHEET NUMBER C3.0				KHA PROJECT 090273000		DATE DATE		SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY					



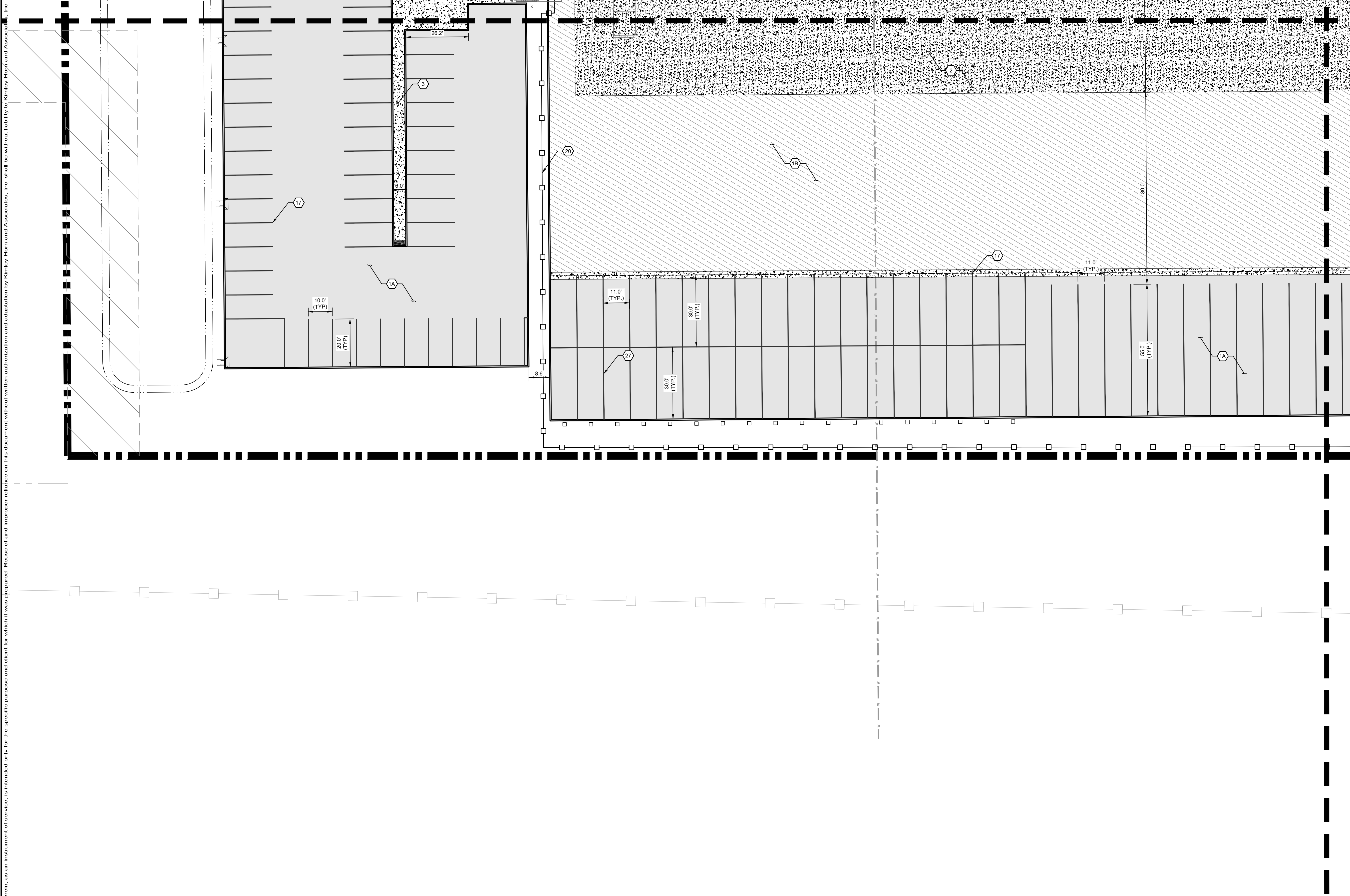
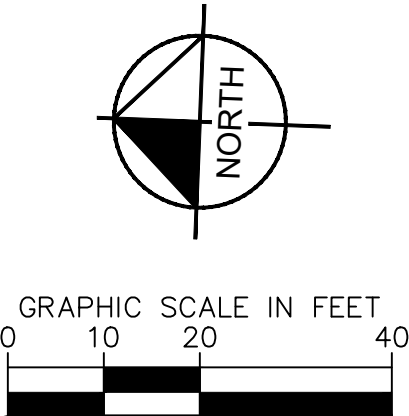
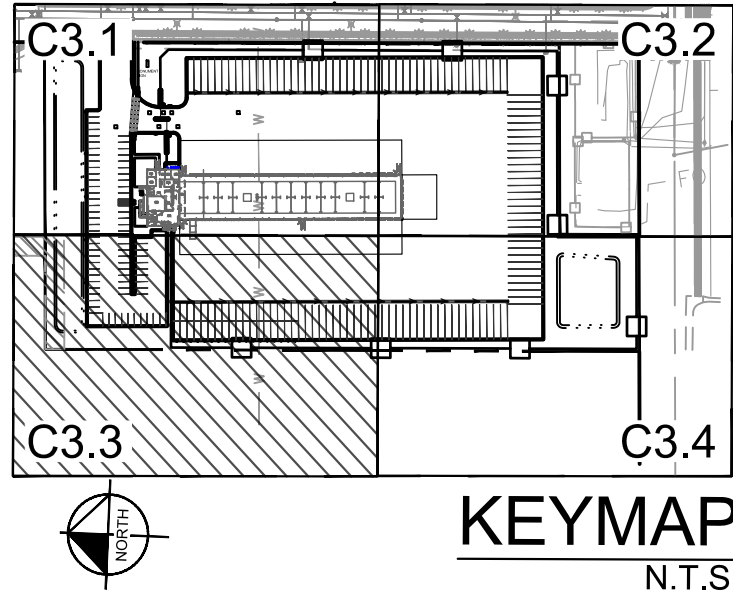
KNX TRUCK DOCK PREPARED FOR MOLLENKOPF DESIGN GROUP	SHEET NUMBER C3.1	SITE PLAN (1 OF 4)	KHA PROJECT 090273000	Kimley»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 601 W 1ST AVENUE, SUITE 1400, SPOKANE, WA 99201 PHONE: 509-923-8225 WWW.KIMLEY-HORN.COM	PRELIMINARY NOT FOR CONSTRUCTION	No.	REVISIONS	DATE	BY
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LEGEND

- PROPERTY LINE
EASEMENT
SETBACK LINE
VERTICAL CURB
- CONCRETE WALKWAY PAVEMENT
PROPOSED STANDARD DUTY ASPHALT
PROPOSED HEAVY DUTY ASPHALT
PROPOSED HEAVY DUTY CONCRETE

SITE NOTES



KNX TRUCK DOCK
PREPARED FOR
MOLLENKOPF DESIGN
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SHEET NUMBER
C3.3

SITE PLAN (3 OF 4)

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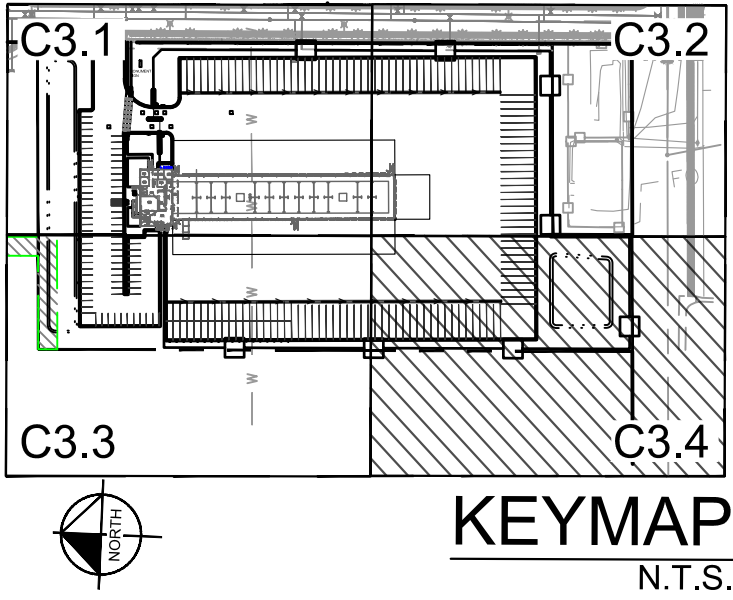
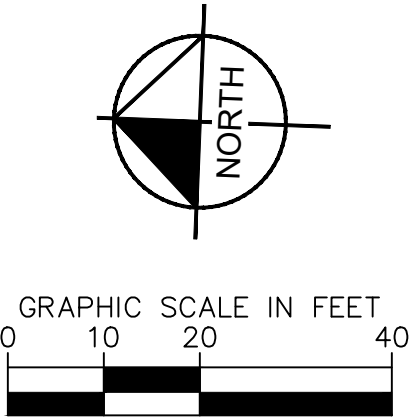
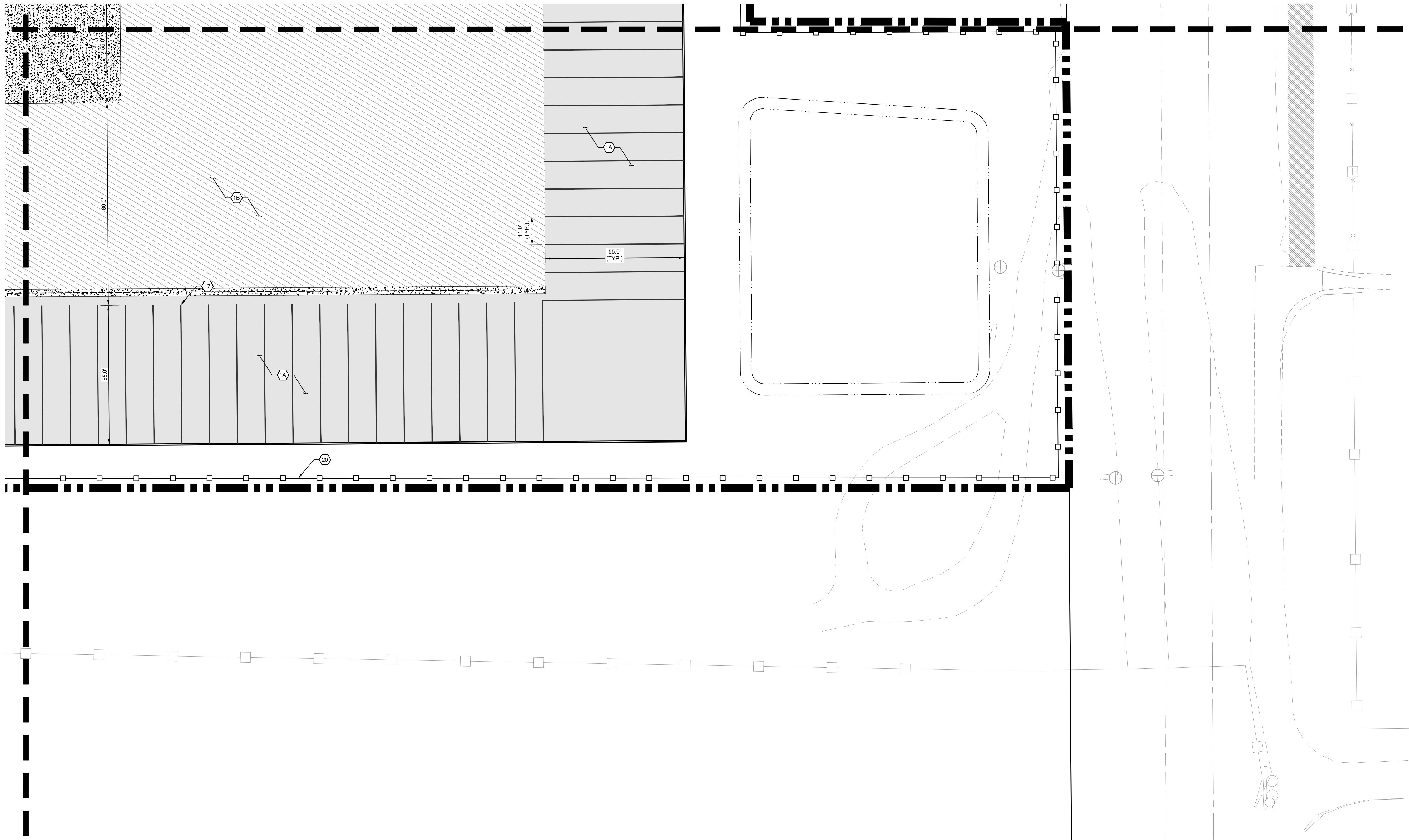
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SITE NOTES

KNX TRUCK DOCK
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SHEET NUMBER
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SITE PLAN (4 OF 4)

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