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# MEMORANDUM

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| **Date:** | February 23, 2015 | **TG:** | 15068.00 |
| **To:** | Kurt Seemann, PE, City of Redmond | | |
| **From:** | Michael Swenson, PE, PTOE<br>Alex Atchison, PE | | |
| **cc:** | Erich Armbruster, Ashworth Homes | | |
| **Subject:** | Redmond Townhomes – Transportation Plan (30% Submittal) | | |

This memorandum presents the information required by the City of Redmond as part of the 30% submittal for the proposed Redmond Townhome development project. This memorandum has been organized in a manner consistent with the City's checklist and includes:

- **Review of Access & Parking** – Information regarding the site access points, and proposed parking supply are presented for the proposed project.
- **Phase 1 Traffic Study Information –** This includes presentation of the project trip generation. This information will be used to test concurrency and to develop a scope for the Phase 2 traffic study if required by the City of Redmond.

## Project Description (Access and Parking)

The proposed project includes the construction of 18 townhomes. A single access point, located on 166th Avenue NE midblock between NE 85th Street and NE 86th Court is proposed for the project (see Attachment A). Parking will be provided for each individual unit with no off-site parking proposed. Standard frontage improvements required by the City will be completed along the 166th Avenue NE street frontage.

## Phase 1 Traffic Study Information (Trip Generation Estimates)

Consistent with the 30% submittal checklist, trip generation estimates for the project have been prepared and are presented in this memorandum. This information will be used to assess whether this project is subject to transportation concurrency. If determined by the City to be subject to transportation concurrency, an application will be submitted under separate cover.

Project trip generation estimates were developed for the project based on information contained in the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition, 2012. *Trip Generation* is a nationally recognized and locally accepted method for determining trip generation for private and public developments.

Based on the ITE procedures the regression equation was used to estimate the weekday daily, AM and PM peak hour trip generation estimates. The results of the calculations are shown in Table 1. As shown in Table 1, the project is anticipated to generate 144 daily trips with 13 occurring during the weekday AM peak hour and 15 occurring during the weekday PM peak hour.

**Table 1. Trip Generation Summary**

| Land Use | Size | Rate[1] | Project Trips | | |
|---|---|---|---|---|---|
| | | | Total | In | Out |
| **Residential – Condo/Townhouse (LU 230)** | 18 units | | | | |
| Weekday Daily | | EQN | 144 | 72 | 72 |
| Weekday AM Peak Hour | | EQN | 13 | 2 | 11 |
| Weekday PM Peak Hour | | EQN | 15 | 10 | 5 |

1. Trips rates from ITE Trip Generation Manual, 9th Edition, 2012