

MEMORANDUM

DATE: July 14, 2014

TO: Kurt Seemann, P.E.
City of Redmond

FROM: Jeff Schramm
TENW

SUBJECT: Level 1 Traffic Assessment and Concurrency Application
Mansoori Residential Plat – Redmond
TENW Project No. 4915

This memorandum summarizes the preliminary traffic information for the proposed Mansoori Residential Plat including a project description, trip generation estimate, and transportation concurrency application.

Project Description

The proposed Mansoori Plat site would be located on the east side of 172nd Avenue NE at its intersection with 122nd Street NE as shown in the Attachment A site plan. The project would include the development of up to 46 single-family detached dwelling units, one duplex, and one triplex for a total of 46 single-family units and 5 multi-family units on a site that is currently vacant. Vehicular access to the site would be provided at five locations with connection to existing residential roads at NE 122nd Street to the west, 174th Place NE and 175th Place NE to the north, NE 122nd Street to the east, and 173rd Place NE to the south. Locations of these access points relative to the site can be seen in the Attachment A site plan. The anticipated year of occupancy is 2017.

Trip Generation

The weekday daily, AM and PM peak hour trip generation estimates for the proposed residential development were based on trip equations published in the Institute of Transportation Engineers (ITE) *Trip Generation* manual, 9th edition. The resulting weekday daily, AM and PM peak hour trips are summarized in Table 1. A detailed trip generation estimate is included in Attachment B.

Table 1
Mansoori Plat – Trip Generation Summary

Time Period	Trips Generated		
	In	Out	Total
Weekday Daily	280	281	561
Weekday AM Peak Hour	11	36	47
Weekday PM Peak Hour	36	21	57

As shown in Table 1, the Mansoori Plat development is estimated to generate 561 weekday daily trips with 47 trips occurring during the weekday AM peak hour (11 in, 36 out) and 57 trips during the weekday PM peak hour (36 in, 21 out).

Transportation Concurrency

A transportation concurrency application and Mobility Unit calculation is included in Attachment C.

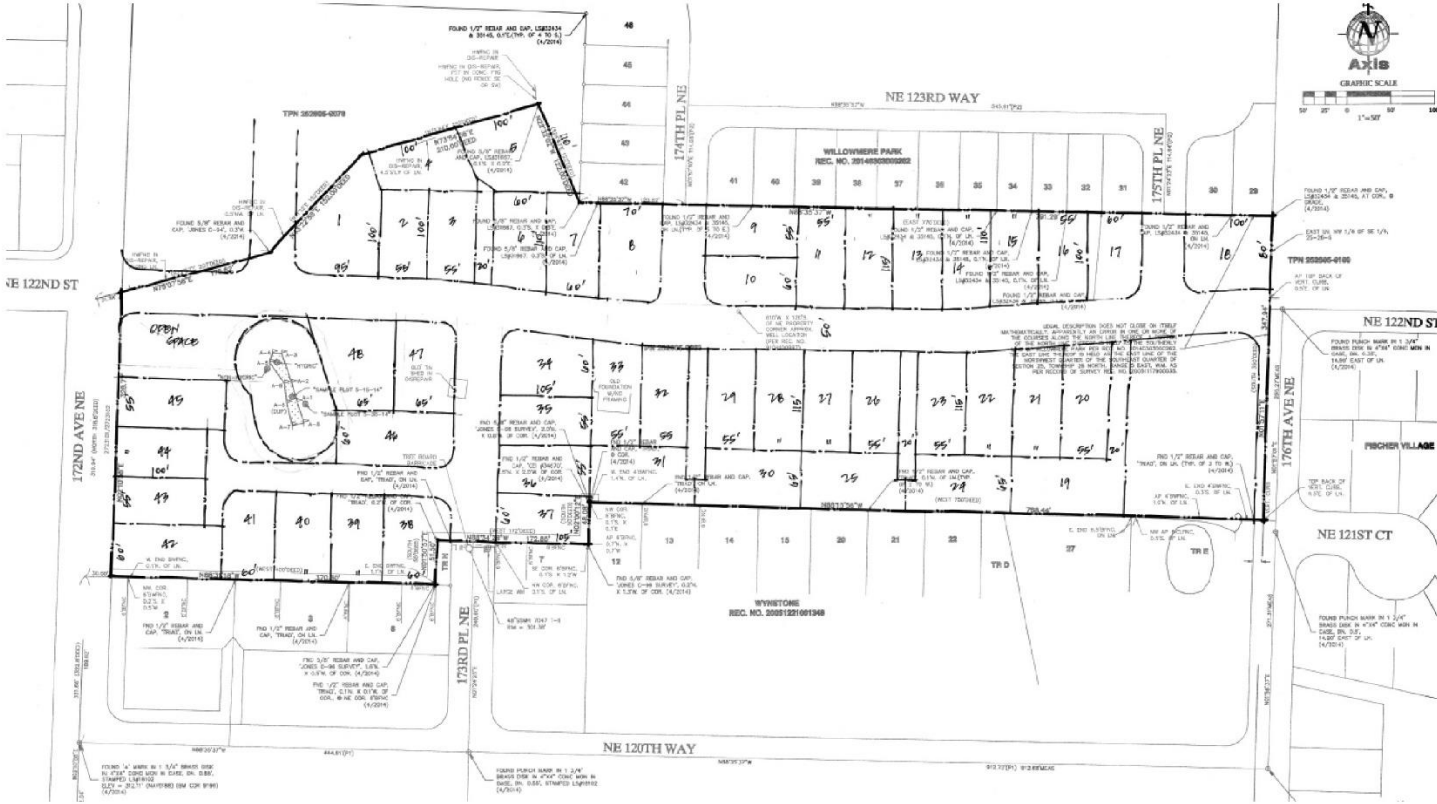
Next Steps

Upon your review of our trip generation estimates, please let us know if you need any additional information regarding the project.

If you have any questions, please feel free to contact me at (425) 250-0581 or schramm@tenw.com.

cc: Andy Chow, City of Redmond
 Corey Watson, Quadrant Homes
 Trish Clements, Goldsmith
 Jeff Haynie, P.E. Principal TENW

Attachments: A. Preliminary Site Plan Concept
 B. Trip Generation Estimate
 C. Transportation Concurrency Application



Attachment A: Preliminary Site Plan

ATTACHMENT B

Trip Generation Calculations

DAILY									
Land Use	Units		ITE LUC ¹	Directional Split		Trip Rate Total	Trips Generated		
				In	Out		In	Out	Total
Proposed Use									
Single-Family	46	Dwelling Units	210	50%	50%	<i>Equation</i>	257	257	514
Multi-Family	5	Dwelling Units	230	50%	50%	<i>Equation</i>	23	24	47
New Weekday Daily Trips Generated =							280	281	561
AM PEAK HOUR									
Land Use	Units		ITE LUC ¹	Directional Split		Trip Rate Total	Trips Generated		
				In	Out		In	Out	Total
Proposed Use									
Single-Family	46	Dwelling Units	210	25%	75%	<i>Equation</i>	10	32	42
Multi-Family	5	Dwelling Units	230	17%	83%	<i>Equation</i>	1	4	5
New AM Peak Hour Trips Generated =							11	36	47
PM PEAK HOUR									
Land Use	Units		ITE LUC ¹	Directional Split		Trip Rate Total	Trips Generated		
				In	Out		In	Out	Total
Proposed Use									
Single-Family	46	Dwelling Units	210	63%	37%	<i>Equation</i>	33	19	52
Multi-Family	5	Dwelling Units	230	67%	33%	<i>Equation</i>	3	2	5
New PM Peak Hour Trips Generated =							36	21	57

Notes:

¹ Institute of Transportation Engineers, *Trip Generation Manual*, 9th Edition, 2012 Land Use Codes.

ATTACHMENT C

Transportation Concurrency Application

CITY OF REDMOND TRANSPORTATION CONCURRENCY APPLICATION

This application provides the City of Redmond with the information needed to issue a certificate of concurrency for a development. Please complete the entire form and return it to the Redmond Engineering Services Division. After agreement is reached on the mobility unit demand for a development based on the land use type, size of development and table on the back of this application, the City will, if necessary, determine if enough mobility unit supply is available to issue a certificate of concurrency. If determining the mobility unit demand for a development requires an independent calculation a fee for the review will be required, payable at the City Hall Permit Center.

1. Applicant name and address: The Quadrant Corporation
14725 SE 36th Street, Suite 100
Bellevue, WA 98006
2. Property location:
 - a. Property address: [INSERT]
 - b. Development name: Mansoori Redmond
 - c. Assessor's Parcel Number(s): 252605-9033
3. Type of development permit to be requested: Preliminary Plat

	Land Use Type (ITE Land Use Code)	Development Units	Mobility Unit Rate (see table on back)	Mobility Unit Demand	Notes
Proposed	Single-Family Residential (210)	46 Units	2.78	127.88	
	Multi-Family Residential (230)	5 Units	1.71	8.55	
Total Proposed:				136.43	
Existing	VACANT				
Total Existing:				0	
Net New Mobility Unit Demand (Total Proposed minus Total Existing)				136.43	

Signature of Applicant:  Date: 14 July 2014

For Official Use Only:

Mobility Unit Demand calculation reviewed: _____		
	Initials	Date
Concurrency certificate required: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Mobility Units available: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Application number: _____		