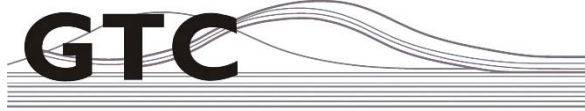


Attachment 4 - Traffic Impact Analysis

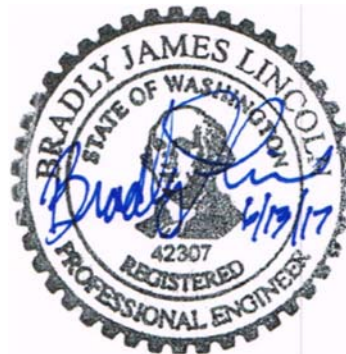


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Creekside West Traffic Impact Analysis

Jurisdiction: City of Mill Creek

June 2017



GTC #17-057

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1. DEVELOPMENT IDENTIFICATION

Gibson Traffic Consultants, Inc. (GTC) has been retained to analyze the traffic impacts of the Creekside West development. The Creekside West development is proposed to consist of 10 condominium units. The site is currently vacant. The site is located on the east side of 35th Avenue SE, south of SR-96. The site is proposed to have two accesses onto 35th Avenue SE with the southern access restricted to emergency vehicles only. A site vicinity map is included in Figure 1.



Figure 1: Site Vicinity Map

Brad Lincoln, responsible for this report and traffic analysis, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

2. METHODOLOGY

Trip generation for the Creekside West development is based on data contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*. The average trip generation rates for ITE Land Use Code 230, Residential Condominium/Townhouse, have been used for the trip generation calculations. The distribution of trips generated by the site is based on approved distributions for similar developments in the site vicinity.

3. TRIP GENERATION

The trip generation calculations for the Creekside West development are based on the average trip generation rates for ITE Land Use Code 230, Residential Condominium/Townhouse, from *Trip Generation Manual, 9th Edition*. The trip generation is summarized in Table 1.

Table 1: Trip Generation Summary

10 Residential Condo Units	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Generation Rate	5.81 trips per unit			0.44 trips per unit			0.52 trips per unit		
Splits	50%	50%	100%	17%	83%	100%	67%	33%	100%
Trips	29	29	58	1	3	4	3	2	5

The development is anticipated to generate 58 new average daily trips with 4 new AM peak-hour trips and 5 new PM peak-hour trips.

4. TRIP DISTRIBUTION

The distribution of trips generated by the Creekside West development is based on the distribution of other residential developments in the site vicinity. It is estimated that 45% of the development's trips will travel to and from the south while 55% of the development's trips will travel to and from the north.

5. ACCESS ANALYSIS

The site is proposing access onto 35th Avenue SE, which is a 3-lane roadway in the site vicinity with one lane in each direction with a two-way-left-turn lane, curb, gutter, sidewalk and a bike lane on both sides of the road. Since there is an existing two-way left-turn lane, channelization calculations were not performed.

The posted speed limit in the site vicinity is 35 mph. The American Association of State Highway and Transportation Officials (AASHTO) identifies a stopping sight distance of 250 feet and intersection sight distance of 390 feet for a 35-mph speed. There is over 500 feet of sight distance in both directions and therefore the Creekside West access should satisfy sight distance standards.

6. TRAFFIC MITIGATION FEES

The City of Mill Creek collects traffic mitigation fees based on the number of PM peak-hour trips generated by a development. The traffic mitigation fee is \$3,000.00 per PM peak-hour trip. The Creekside West development will generate 5 new PM peak-hour trips and will have an associated traffic mitigation fee of \$15,000.00, equivalent to \$1,500 per condominium unit.

7. CONCLUSIONS

The Creekside West development is proposed to consist of 10 condominium units. The site is currently vacant. The development is located on the east side of 35th Avenue SE. The development is anticipated to generate 58 new average daily trips with 4 new AM peak-hour trips and 5 new PM peak-hour. The trips generated by the site are not anticipated to significantly impact any off-site intersections. The total traffic mitigation fees for the development will be \$15,000.00, equivalent to \$1,500.00 per unit constructed.