

MEMORANDUM

June 7, 2011

TO: Darryl Eastin, Senior Planner
Planning and Development Services

FROM: Mark A. Brown, Engineer III, Transportation Development Reviewer
Planning and Development Services, Transportation Engineering Section

SUBJECT: File No. 11 101457 LU, Point Wells Development
First Transportation Impact, Mitigation and Concurrency Review Comments

The Transportation Engineering Review Section of Planning and Development Services (PDS) has completed an initial review of the subject development proposal for compliance with Chapter 30.66B SCC (Snohomish County's Traffic Mitigation and Concurrency Ordinance), Title 13 SCC, Snohomish County Engineering Design and Development Standards and the appropriate County Rules and procedures and has interim comments as requested by the applicant in an e-mail dated June 6, 2011.

These are comments on the March 2011 Traffic Study.

- Separate cross-over calculations are needed for ADT and AM PHT reductions. PM PHT calculations are shown in the study.
- Where did 6.14 ADT/DU come from for Luxury Condo (code 223)? It is not in the 8th edition of the ITE Trip Generation Report.
- Documentation that justifies the percentages used for cross-over is needed. Talk about how the sites that the subject development were compared to are similar in use, size, location, surrounding businesses/residential, etc.
- Trips from the proposed park need to be included.
- Documentation for credit for trips from past uses of the site needs to be submitted.
- Comments from the surrounding jurisdictions need to be answered as well.

Comment from Snohomish County DPW on Transit Compatibility and proposed Transportation Demand Management measures will be provided at a later date.