

MEMORANDUM

June 23, 2017

TO: Paul MacCready, Principal 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
Third Transportation Impact, Mitigation and Concurrency Review Comments

In the Traffic comments dated June 7, 2011, the following comments are provided with current status below each comment:

Separate cross-over calculations are needed for ADT and AM PHT reductions. PM PHT calculations are shown in the study.

These calculations have been submitted and are being reviewed by the DPW.

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.

Luxury Condos are no longer proposed. This has been replaced by Residential Condo/Townhouse, code 230.

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, and surrounding businesses/residential, etc.

This is being reviewed by the DPW.

Trips from the proposed park need to be included.

Trip generation for a Beach Park, code 415 is proposed. This is acceptable.

Documentation on credit for trips from past uses on the site needs to be submitted.

This information is needed if credit is desired and has not been found.

Comments from the surrounding jurisdictions need to be answered as well.

Current trip generation information will be sent to the State for comment.

Issues that remain to be addressed:

- Identify the new ADT for option one.

- TDM is required at the 15% level. It appears that 5% will be met by on-site design features. Additional detail is needed so that it is clear that all of the structures will be connected by adequate pedestrian facilities. All of the pedestrian facilities need to be a minimum of 5 feet wide. The submitted TDM plan does not match the most recent site plan. Please have the applicant identify how the other 10% will be satisfied.
- The use of ITE Trip Generation codes 222, 232, 230, 252, 710, 720, 826, 850, 931, 415 and 492 is acceptable. No new trips from code 492 (Health/Fitness Club) is acceptable since its use is for residents only. How big is the Supermarket?
- The DPW accepts the use private roads for the proposed short subdivision. The version of SCC 30.24.060(2)(f) that this application is vested to provides the County Engineer the authority to not require a public road for the subject short subdivision.