From: Mark J Jacobs, PE, PTO
Sent: Tuesday, October 4, 2022 10:25 AM
To: Travis Simmons
Cc: 'Ben Grubb'
Subject: 2022.069 - Hendrickson Town Homes - Traffic Technical E-mail
Attachments: BSP SHT 2 8302022.pdf; ClallamCounty-SiteAerial.pdf; Hendrickson townhomes Site.pdf; JTEIncResume-January2022.pdf

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Travis

I was contacted by Ben Grubb who is working on a small 8-unit multifamily project off of W. Hendrickson Road e/o the Spencer Farm Pl. extended south.

I have inspected the site using Clallam County and Google Earth information.

Site Trip Generation

Table 1 below provides the trip generation for the project.

TABLE 1 - TRIP GENERATION
HENDICKSON TOWNHOMES - SEQUIM
TECHNICAL E-MAIL

Time Period	Size (X)	TG Rate	Enter %	Enter Trips	Exit %	Exit Trips	Total (T)	Pass-by %*	Pass-by Trips	Net Total
Proposed: Multi-Family Housing (Low-Rise) - General Urban/Suburban (ITE LUC 220; 8-units)										
Weekday	8	6.74	50%	27	50%	27	54	--	--	--
AM peak hour	8	0.4	24%	1	76%	2	3	--	--	--
PM peak hour	8	0.51	63%	3	37%	2	4	--	--	--

Where X = number of units or sf and T = Trips
* - Pass-by rates per ITE, local Agency data and Traffic Engineering Experience, residential trips are typically considered new thus for analysis no pass-by to account for service/delivery type trips is taken
Trip rates per the Institute of Transportation Engineers Trip Generation Manual 11th Edition
Note: Due to rounding some values may not add up

A vehicle trip is defined as a single or one direction vehicle movement with either the origin or destination (exiting or entering) inside the study site. The above trip generation values account for all the site trips made by all vehicles for all purposes, including commuter, visitor, recreation, and service and delivery vehicle trips.

During the critical PM peak hour the future residents of the project would generate about 4 to 5 trips, pending rounding. Typically the City uses 15 PM peak hour trips through a major intersection as a threshold for traffic study, this threshold is not met.

Access Inspection

Access to the site is on the west side of the site that includes a reciprocal access easement. The access is generally aligned with Spencer Farm Pl. to the north. West Hendrickson Rd. is generally strait and level at the access thus good sight visibility is provided for; presuming no signage or vegetation is properly maintained in the sight triangle. Google Street View photos are below:

Looking east on W. Hendrickson Rd., the site is to the right:



Looking west on W. Hendrickson Rd., the site is to the left:



Traffic Impact Fee

The City's Transportation Impact Fee Program for Sequim, Washington 2013 Update dated September 2013 provides the technical document regarding the TIF program. The Basic Trip Rate (A), see Table 4 below, in this report is based on the Institute of Transportation Engineers Trip Generation Manual 9th Edition that is two editions out of date.

Transportation Impact Fee Program: 2013 Update FEHR PEERS

Table 4. Impact Fee Schedule Components

Land Use	ITE Land Use Code	Unit of Measure	Basic Trip Rate Trips/Unit (A)	New Trip % (B)	New Trip Rate	Avg. Trip Length (miles)	Trip Length Adjustment Factor (C)	Impact Fee Rate
						Avg=1.8		Cost per Trip End = $2,244
Residential								
Single Family (Detached)	210	dwelling	1.00	100%	1.00	2.0	1.11	$2,491
Multi-Family	220, 221, 230, 233	dwelling	0.62	100%	0.62	2.1	1.17	$1,628
Senior Housing	251	dwelling	0.27	100%	0.27	1.6	0.89	$539
Mobile Home in MH Park	240	dwelling	0.59	100%	0.59	1.6	0.89	$1,178

The City Multi-family fee is based on the 9th Edition of the Trip Generation Manual; subsequently the 11th Edition has been published. The new report refines the trip generation rate LUC 220 to 0.51 during the PM peak hour. Table 2 below provides my TIF estimate for the project making the appropriate adjustment to reflect new data.

TABLE 2 - TRAFFIC IMPACT FEE
HENDRICKSON TOWNHOMES - SEQUIM
TECHNICAL E-MAIL

Use	Units	City TIF/rate	City TIF	City Rate*	ITE 11th	Refined TIF
Multifamily Housing	8	$ 1,628.00	$ 13,024	0.62	0.51	**$ 10,713**

Per Sequim 2022 Building Permit Fee Schedule
* - City rate based on the out of date ITE Trip Generation Manual 9th Edition, reference Sequim Transportion Impact Fee Program 2013 Update

A TIF of $10,713 is calculated, per the Trip Generation 11th Edition data, for the 8-unit multifamily project ($1,339.13 per unit).

The City will require that the project site access and circulation be constructed in conformance to City requirements

Summary

The site's project traffic generation during the critical PM peak hour is well below the threshold, 15 PM peak hour trips at major intersections, typically used by the City to require a full Traffic Impact Analysis.

I have inspected the site access and it is generally aligned with Spencer Farm Pl. to the north and good sight visibility exists with appropriate signage and vegetation restrictions in the sight triangle.

The City's Traffic Impact Fee is based on the 9th Edition of the Trip Generation Manual; subsequently the 11th Edition has been published. Based on the 11th Edition data the TIF for the 8-multifamily units would be $10.713.

Contact me with any questions.

Thank you

Mark

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From: Ben Grubb [mailto:bengrubb@live.com]
Sent: Monday, October 03, 2022 10:19 AM
To: jaketraffic@comcast.net
Subject: Sequim traffic plan

Jake,

Good talking with you. Attached is the site plan and below are the notes from the City of Sequim plans examiner. Let me know if you need anything further.

"After some preliminary discussions with Public Works it has not been determined if you will need to provide a full TIA. I will continue to have discussions with them in the coming days, but if you were able to provide a cursory review and letter of opinion from a qualified engineer as to what they believe the impact would be on the nearby intersections and roadways then that would likely be sufficient. However, as mentioned in the attached document, it is still possible that during the course of this review that Public Works feels the need to have a TIA done for this project."

thanks,
Ben