January 29, 2025

City of Sequim
Attn: Travis Simmons
Department of Community Development
152 W Cedar Street
Sequim, WA 98382

Subject: Bella Vista Estates
Statement of Concurrency Evaluation

The proposed Bella Vista Estates project includes the development of 24 single-family homes on a site located south of Miller Road. Per Sequim Municipal Code (SMC) 20.10.050 (Concurrency Standards and Requirements), all developments must meet development standards for multimodal LOS, which includes vehicular, pedestrian, bicycle, transit, and other modes of transportation as described in the City's comprehensive plan or transportation master plan. The Bella Vista Estates project meets the City's concurrency standards and concurrency evaluation LOS requirements (per SMC 20.10.050.C) as follows:

1. Pedestrian Safety LOS.
   The Bella Vista Estates project will provide pedestrian connections per City requirements including new sidewalk and curb-ramps along the project frontage on Miller Road and new internal sidewalks. Per Figure 4.E of the City's *Comprehensive Plan* (see also Figure 13 of the City's *Transportation Master Plan*), Miller Road is not identified as a Pedestrian Priority Route and the Bella Vista Estates project would not significantly impact the existing pedestrian system. Therefore, no additional pedestrian mitigation is identified.

2. Bicycle Network LOS
   Per Figure 12 of the City's *Transportation Master Plan (2013)*, future bicycle facilities (bike lanes, shoulder, trail) are not identified on Miller Road adjacent to the project site and the Bella Vista Estates project would not significantly impact the existing bicycle system. Therefore, no bicycle mitigation is identified.

3. Traffic Capacity LOS
   As documented in the transportation impact analysis (TIA) completed for this project dated March 6, 2024, the evaluated off-site study intersections are anticipated to operate at LOS D or better (meeting the City's applicable LOS standards) with the proposed project with exception to the S Sequim Ave/US 101 Eastbound Ramps intersection which is expected to operate at LOS E during the midday peak and LOS F during the PM peak hour both without and with the proposed Bella Vista Estates project. The City's *Transportation Master Plan (2013)* and the City's *2023-2028 Six-Year Transportation Improvement Program (TIP)* identified a future traffic signal at this intersection which would result in LOS B operation, meeting the City's applicable LOS standards. Additionally, the project will pay the required transportation impact fee which funds transportation projects throughout the City.

Sincerely,

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