February 19, 2025

Nick Dotsie, P.E., City Engineer
City of Sequim
152 W Cedar Street
Sequim, Washington 98382

This memorandum provides a summary of the transportation concurrency findings for the proposed Bell Creek development in the City of Sequim. The subject property (parcel no: 033030110000) has frontage along Brownfield Road (north), S Sequim Avenue (east), and S 3rd Avenue (west).

## Concurrency Evaluation

### Pedestrian – 20.10.050.C.1

**S 3rd Avenue:** Is listed in the City of Sequim's Transportation Master Plan[1] as a "Pedestrian and Mobility Priority Route. Subsection C.1.b.i. states that if located on a pedestrian priority route minimum pedestrian must include a six-foot-wide paved path separated from the paved roadway surface. The proposed frontage improvements (illustrated in Civil Plan Set Sheet C3.31) show a six-foot-wide sidewalk offset from the road edge by a three-and-a-half-foot wide planter strip.

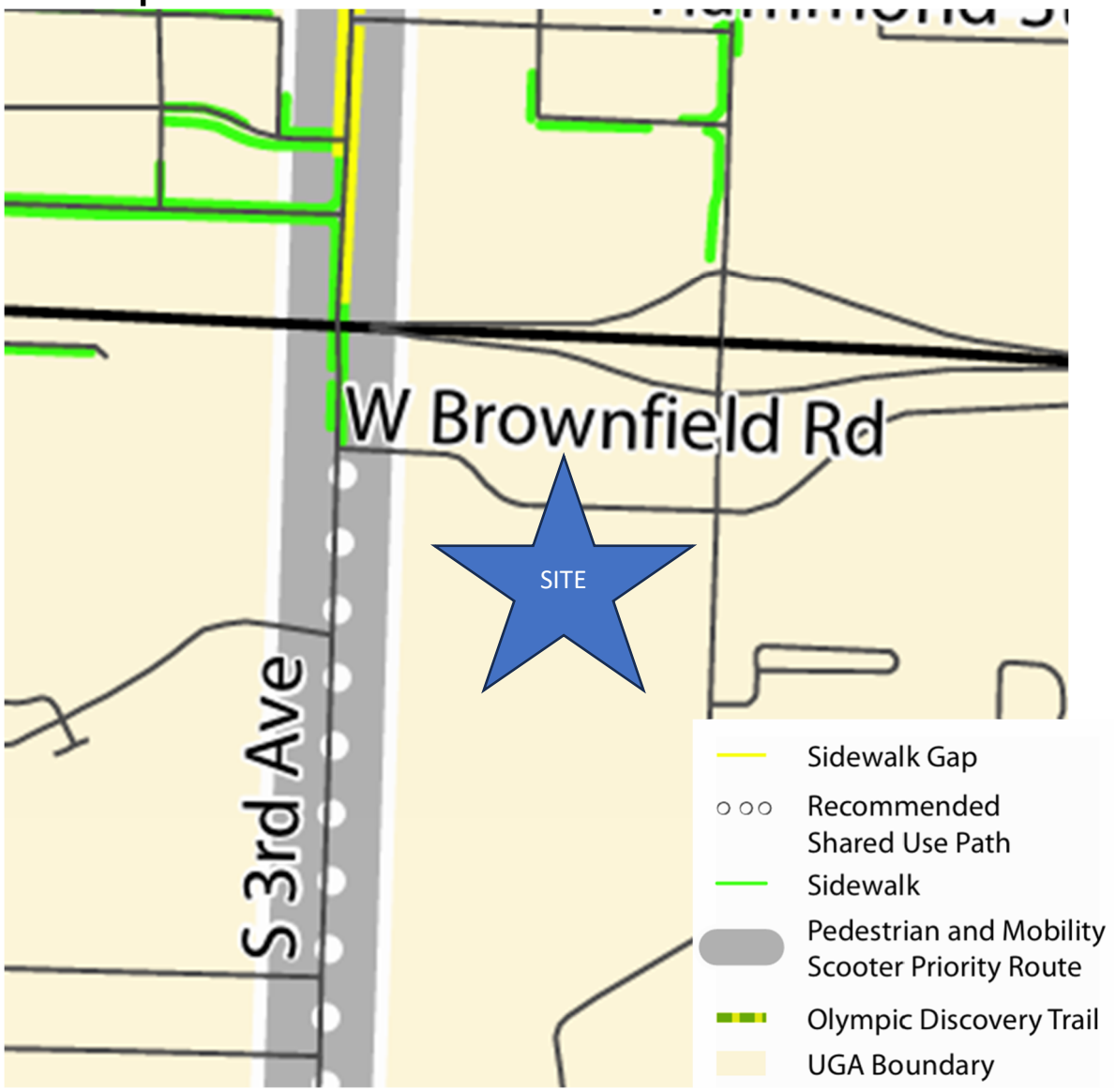
**S Sequim Avenue:** Is not listed as a pedestrian priority network and therefore typically minimum sidewalk standards of six feet (collector arterial) would apply. However, a ten-foot-wide shared-use path is proposed and therefore exceeds pedestrian concurrency standards.

**W Brownfield Road:** Due to a planned future City realignment project, the applicant will fulfill the frontage improvement requirements by paying a fee-in-lieu to the City.

**Findings:** Pedestrian Level of Service/Concurrency is met.

[1] City of Sequim. (2013). *Transportation Master Plan*.

**City of Sequim's Pedestrian and Mobility Scooter Priority Network. Figure 13 of the Transportation Master Plan**



**Bicycle – 20.10.050.C.2**

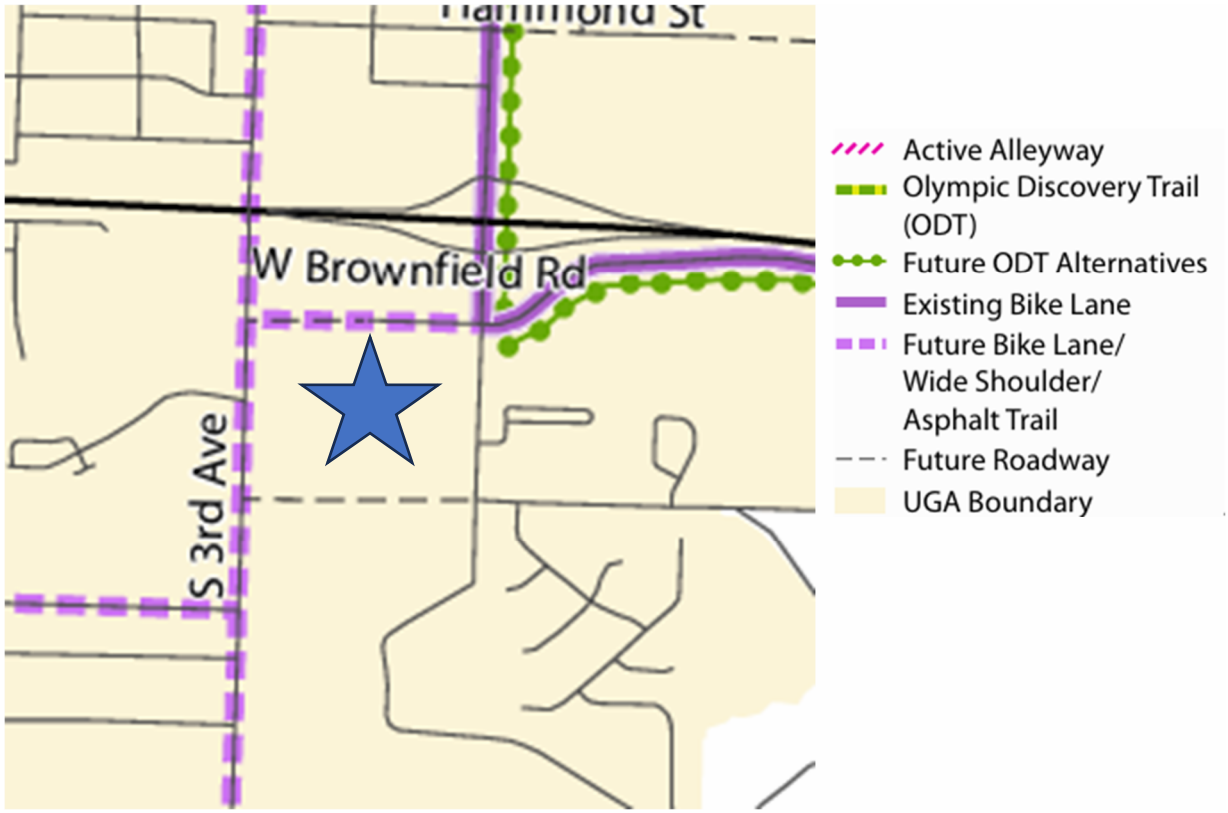
**S 3rd Avenue:** Is listed in the City of Sequim's Transportation Master Plan's Future Bicycle Network for a future bike lane/wide shoulder. However, a bike lane was not requested by the City as part of the frontage improvements.

**S Sequim Avenue:** The frontage, south of Brownfield Road, is not listed as a future bike route. However, a ten-foot-wide shared-use path is proposed on the west side of the roadway. Shared-use paths are designed to accommodate multi-modal transport and can thus serve as the bicycle accommodations and tie into the existing bike lanes north of Brownfield Road.

**W Brownfield Road:** Due to a planned future City realignment project, the applicant will fulfill the frontage improvement requirements by paying a fee-in-lieu to the City.

**Findings:** With the shared-use path on S Sequim Avenue, Bicycle Level of Service/Concurrency is met.

**City of Sequim's Future Bicycle Network. Figure 12 of the Transportation Master Plan**



**Vehicle – 20.10.050.C.3**

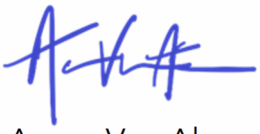
All study intersections were shown to operate with LOS A-D conditions under the forecast 2029 peak hour conditions with project buildout meeting the City's LOS D standards with the exception of S Sequim Avenue at the US 101 Eastbound Ramps. However, this intersection is listed on the City's Six-Year TIP for improvements and recently underwent an Intersection Control Evaluation with WSDOT, which identified roundabouts as the preferred improvement alternative.

**Findings:** With a planned City/WSDOT TIP project in-place at the US 101 Eastbound Ramps, the vehicle concurrency is met.

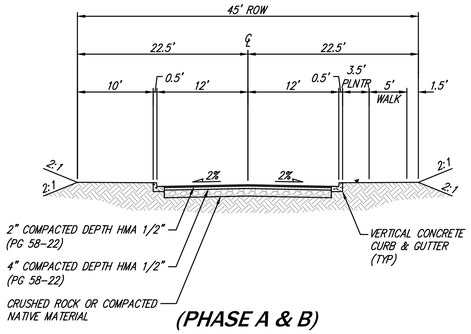
## Conclusion

Based on the above information, City of Sequim's Concurrency Standards, as set forth per SMC 20.10.050.C, are met with the proposed Bell Creek development.

Please feel free to contact me should you require further information.



Aaron Van Aken, P.E. PTOE
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(253) 770-1401

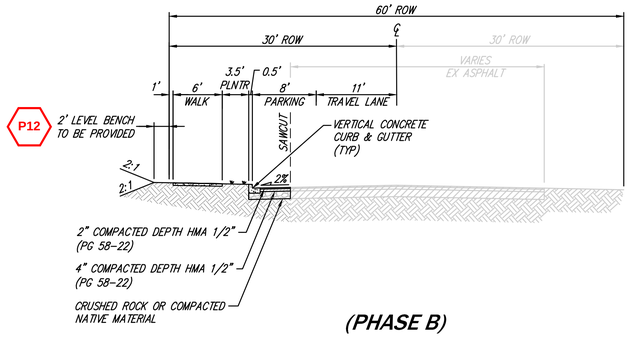



**(PHASE A & B)**

ROAD A – ROAD G
PER CITY OF SEQUIM STANDARD DTL 4-01
NEIGHBORHOOD ACCESS STANDARD

## SECTION A-A

NOT TO SCALE

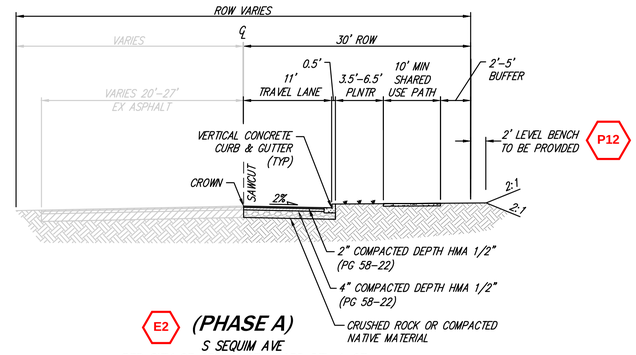



**(PHASE B)**

S 3RD AVE
PER CITY OF SEQUIM STANDARD DTL 4-03
COLLECTOR STREET STANDARD

## SECTION B-B

NOT TO SCALE

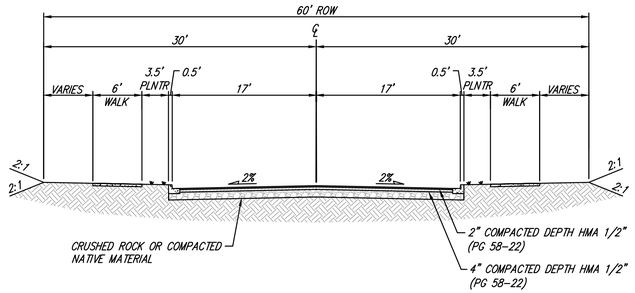



E2 **(PHASE A)**

S SEQUIM AVE
PER CITY OF SEQUIM STANDARD DTL 4-07
COLLECTOR STREET – SHARED USE PATH STANDARD

## SECTION C-C

NOT TO SCALE



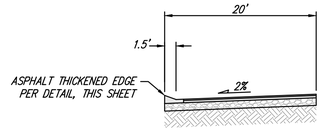

30' WIDE ROW DEDICATION TO BE PROVIDED ALONG NORTH PROPERTY LINE WHERE ROW DOES NOT CURRENTLY EXIST. REMAINING OFFSITE ROW SHALL BE OBTAINED BY CITY. E1

BROWNFIELD ROAD IMPROVEMENTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. APPLICANT WILL PAY A FEE IN LIEU AND PUBLIC WORKS WILL BE CONSTRUCTING THE FULL IMPROVEMENT.

W BROWNFIELD ROAD

## SECTION D-D

NOT TO SCALE

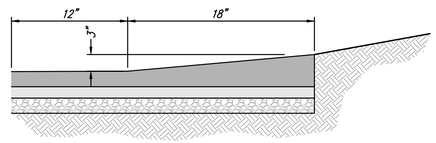



**(PHASE B)**

TRACT O
PAVEMENT SECTION SHALL FOLLOW
CITY OF SEQUIM STANDARD DTL 4-16
FOR A NEIGHBORHOOD ROAD SECTION

## SECTION E-E

NOT TO SCALE




## ASPHALT THICKENED EDGE

NOT TO SCALE

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PRELIMINARY ROAD DETAILS
BELL CREEK

BELL CREEK INVESTMENTS, LLC
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

| | |
|---|---|
| DATE | SEE STAMP |
| DESIGNED | KATIE E. LANE, EIT |
| DRAWN | MARY E. MOORE |
| APPROVED | HOLLI H. HEAVRIN, P.E. |
| | HOLLI H. HEAVRIN, P.E. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C3.31 | 42 |

PROJECT NUMBER 23255

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NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.

E1 BROWNFIELD ROAD IMPROVEMENTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. APPLICANT WILL PAY A FEE IN LIEU AND PUBLIC WORKS WILL BE CONSTRUCTING THE FULL IMPROVEMENT.

E1 30' ROW FOR THE FUTURE BUILDOUT OF BROWNFIELD ROAD TO BE DEDICATED ACROSS PROPERTY AS SHOWN

TOP OF STEEP SLOPE (TYP)

25' STEEP SLOPE BUFFER (TYP)

W BROWNFIELD RD

ROW C

N88°12'58"W 647.63

N85°52'09"E 54.38
R=500.00
Δ=5°54'57"
L=51.63
R=500.00
Δ=5°54'54"
L=51.62

EX EDGE OF CURB (TYP)

20' SEWER EASEMENT

TRACT N (OPEN SPACE)

TRACT E (OPEN SPACE)

TRACT A (OPEN SPACE)

SAWCUT (TYP)

EX EDGE OF PAVEMENT (TYP)

PRELIMINARY STREET LIGHT FINAL LOCATION TO BE DESIGNATED AT FINAL DESIGN

ROAD A NEIGHBORHOOD ACCESS

ROW A

N88°13'52"W 444.40

R=125.00
Δ=38°03'49"
L=83.04

N50°10'04"W 38.39

N74°47'52"E 21.81
R=47.50
Δ=90°00'00"
L=74.61
N39°49'56"E 50.47

17+00.64, ROAD A = 49+82.23, ROAD D

N39°49'56"E 100.09

TRACT O (ACCESS & UTILITY)

15' FRONT SETBACK (TYP)

20' GARAGE SETBACK (TYP)

6' SIDE YARD SETBACK (TYP)

15 REAR YARD SETBACK (TYP)

SINGLE DIRECTION CURB RAMP PER C.O.S STD DTL 4-26 (TYP)

PERPENDICULAR CURB RAMP PER C.O.S STD DTL 4-25 (TYP)

S 3RD AVE

ROAD B NEIGHBORHOOD ACCESS

N88°13'52"W 377.15

N80°44'42"W 67.55

R=100.00
Δ=27°29'10"
L=47.97

R=200.00
Δ=17°05'00"
L=59.63

TRACT B (OPEN SPACE)

TRACT C (OPEN SPACE)

SEE SECTION SHEET C3.31 (TYP)

ROAD C NEIGHBORHOOD ACCESS

N88°13'52"W 322.77

N67°15'04"W 43.68

R=100.00
Δ=20°58'48"
L=36.62

TRACT D (OPEN SPACE)

R=125.00
Δ=69°01'12"
L=150.58

N88°13'52"W 219.60

ROAD D NEIGHBORHOOD ACCESS

N02°44'56"E 176.17

N02°44'56"E 206.70

TRACT L (OPEN SPACE)

PRELIMINARY DRIVEWAY LOCATION FINAL LOCATION TO BE DESIGNATED AT FINAL DESIGN

25' TOP OF SLOPE SETBACK (TYP)

100' BUFFER (TYP)

TOP OF SLOPE (TYP)

OHW OF BELL CREEK (TYP)

TRACT F (CRITICAL AREA)

TRACT K (OPEN SPACE)

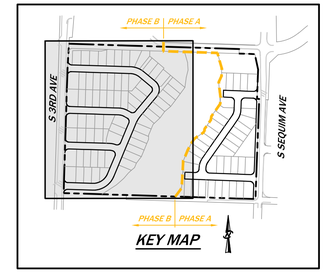
N87°51'10"W 115.20'

10' UTILITY EASEMENT (TYP)

PROJECT BOUNDARY (TYP)

PROVENCE VIEW LANE

SEE SHEET C1.11




KEY MAP

SCALE: 1" = 50'

0 25 50 100

## SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- STREET LIGHT
- F FRONT OF LOT

## SETBACKS

| | ALLOWED/REQUIRED PER CODE SMC 18.20.050 | PROVIDED/ PROPOSED |
|---|---|---|
| FRONT SETBACK: | 15' | 15' |
| GARAGE SETBACK: | 20' | 20' |
| SIDE YARD SETBACK: | 6' | 6' |
| REAR YARD SETBACK: | 15' | 15' |

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HOLLI H. HEAVRIN — 22360 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON
11/18/24

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# PRELIMINARY SITE PLAN
# BELL CREEK

**BELL CREEK INVESTMENTS, LLC**
9307 BAY SHORE DRIVE NW, SUITE 307
SILVERDALE, WA 98383

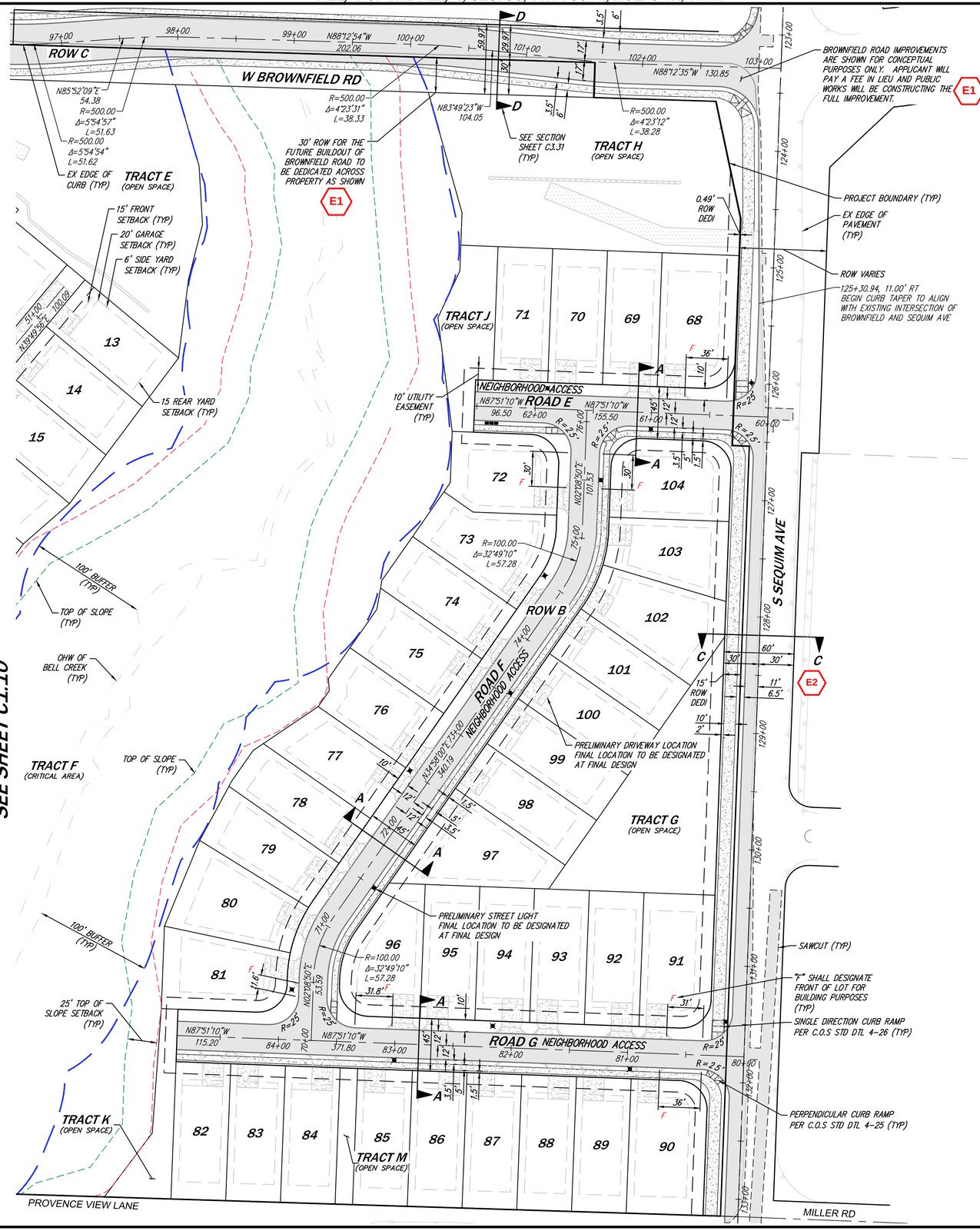
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| DRAWN | MARY E. MOORE |
| APPROVED | HOLLI H. HEAVRIN, P.E. |
| | HOLLI H. HEAVRIN, P.E. |
| | PROJECT MANAGER |

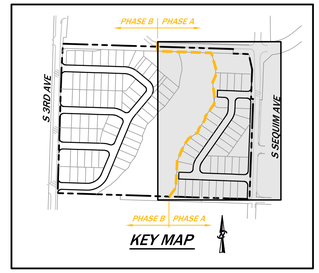
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PROJECT NUMBER
23255

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NE1/4 OF THE NE1/4, SEC. 30, TWP. 30 N., RGE. 3 W., W.M.







SCALE: 1" = 50'

0 25 50 100

## SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- TOP OF SLOPE
- TOP OF SLOPE SETBACK
- 100' BUFFER
- TOP OF STEEP SLOPE
- 25' STEEP SLOPE BUFFER
- STREET LIGHT
- "F" FRONT OF LOT

## SETBACKS

| | ALLOWED/REQUIRED PER CODE SMC 18.20.050 | PROVIDED/ PROPOSED |
|---|---|---|
| FRONT SETBACK: | 15' | 15' |
| GARAGE SETBACK: | 20' | 20' |
| SIDE YARD SETBACK: | 6' | 6' |
| REAR YARD SETBACK: | 15' | 15' |

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