



CITY OF KIRKLAND

Department of Public Works

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MEMORANDUM

To: Andy Chow, Senior Engineer- City of Redmond

From: Thang Nguyen, Transportation Engineer

Date: January 23, 2019

Subject: Rose Hill Cottages TIA Review Update

Thank you for allowing us to comment on the transportation impact of the proposed development. This memo summarizes my review of the updated transportation report dated January 10, 2019 *Rose Hill Cottages Updated Traffic Impact Analysis* prepared by the TENW. My findings and recommendations are summarized below, followed by my review comments on the transportation impacts documented in the transportation report. This memo provides the City of Kirkland staff's SEPA comments on the proposed project.

Staff Findings

The updated transportation report was updated to satisfy the City of Kirkland staff's previous review comments. The transportation impact analysis has met all of staff's concerns, comments, and met the City of Kirkland's Transportation Impact Analysis Guidelines. The proposed project will not create significant SEPA transportation impacts that warrant specific off-site transportation mitigation within the City of Kirkland. The project traffic will not have a significant impact to the intersection of 132nd Avenue NE/NE 112th Place.

Staff Recommendations

The City of Kirkland recommends approval of the proposed project with the condition that the proposed street improvement at the intersection of 132nd Avenue NE/NE 112th Place meets the City of Kirkland Pre-Approved Plans standards.

Project Description and Trip Generation

The applicant is proposing 28 single-family residential units on an undeveloped site. Access to the site is via NE 112th Place from 132nd Avenue NE. The project is anticipated to be complete and occupied by the end of 2021. The proposed project is calculated to generate 326 daily, 29 AM peak and 33 PM peak hour trips.

SEPA Transportation Impacts

The project is within the City of Redmond city limit; therefore the City of Redmond has SEPA authority over the proposed development project. The project has direct access into the City of Kirkland streets and will directly impact the City of Kirkland; therefore, a

transportation analysis report was completed to assess off-site transportation impact to the City of Kirkland road network.

The transportation impact analysis report met the City of Kirkland Public Works general transportation scope of analysis and adequately met the City of Kirkland's transportation concerns. The level of service and safety analyses were limited to the intersection of NE 112th Place and 132nd Avenue NE.

There were no other off-site intersections in the City of Kirkland that were impacted by 1% proportional share that would trigger off-site intersection analysis.

Driveway Operation

The transportation analysis for the intersection of 132nd Avenue NE/NE 112th Place includes:

- Traffic forecast that included pipeline developments forecasted to be constructed by 2021 and general background traffic growth
- Level of service analysis
- Gap study
- Signal warrant analysis
- Crash analysis and
- Safe sight distance analysis

Based on the analyses, the intersection is forecasted to operate at an acceptable level of service for both the AM and PM peak hour. There are adequate gaps within the traffic stream on 132nd Avenue NE during the peak hour periods to accommodate the total left-turns traffic volumes in and out of NE 112th Place; therefore, it is anticipated that there will be minimal left-turn traffic queue. The signal warrant analysis indicated that a traffic signal is not warranted at the intersection.

Based on the latest crash data from the WSDOT, there were no crashes at the intersection of 132nd Avenue NE/NE 112th Place in the past three years (2015-2017). Furthermore, there is adequate sight distance at the intersection. Therefore, it is anticipated that the intersection will continue to operate safely.

cc: Tuan Phan, Development Engineer Supervisor
Jon Regala, Planning Supervisor