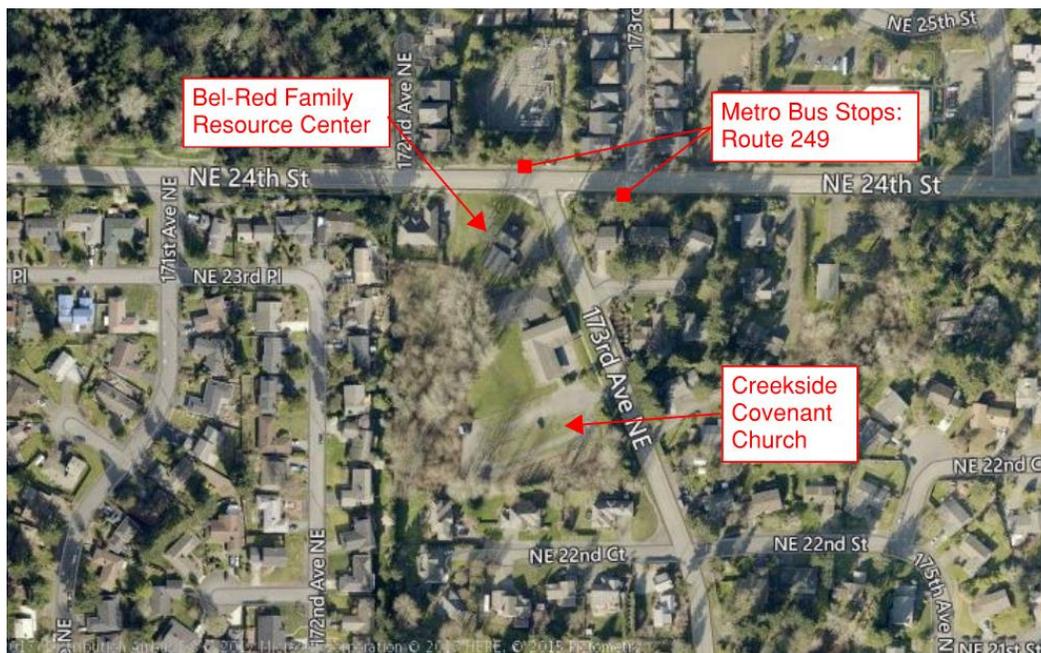


**BELRED FAMILY RESOURCE CENTER
TRIP GENERATION ESTIMATE**

BACKGROUND

The BelRed Family Resource Center (BRFRC, the “Center”) is located at the SW corner of the intersection of NE 24th Street and 173rd Avenue NE, City of Redmond. It is designed to serve the needs of women and their custodial children in their transition from homelessness to permanent housing. The Center, operated in conjunction with Seattle’s Union Gospel Mission, is intended to meet the families’ food and shelter needs, provide women with job training/placement assistance, connection with social and housing services, medical services and educational opportunities.



Location Map – Bel-Red Family Resource Center

The estimates made in this study are based on experienced trip generation at similar Centers in King County. Specifically, the other Centers studied are the Emergency Family Shelter (Seattle, in partnership with Seattle’s Union Gospel Mission and Mary’s Place), Hope Place (Rainier Valley) and KentHOPE (Kent). Adjustments to the historic data are made to allow for differences in client capacity, services provided, and the availability of public transit.

The total population of the shelter is expected to be approximately 12 women at any given time plus an average of two children per mother. Single women and mothers without children will be referred to other facilities. Based on the experience of other shelters, the number of custodial children per mother ranges from one to five, with a mean of about two. Typically, 70% of the custodial children are younger than school age. A total of no more than 40 residents, staff, professional services personnel and volunteers will be on site at any given time.

TRANSPORTATION AND SCHOOL BUS SERVICES

A pair of Metro Transit bus stops served by Route 249 are located within 200 feet of the Center on NE 24th Street. Bus stops for the Bellevue School district are located directly in front of the Center on 173rd Avenue NE as well as on the corner of 173rd Avenue NE and NE 22nd Place. The Metro Transit Route 249 provides service between the South Bellevue Park-and-Ride (future Sound Transit Link Station) and the Overlake Transit Center (future Redmond Technology Center ST Link Station) via many transfer points and transit hubs. From the bus stop at the intersection adjacent to the BRFC, Route 249 runs eastbound on NE 24th Street and then northbound on West Lake Sammamish Parkway to NE 40th Street, and then to the Overlake Transit Center on the Microsoft Campus. Connecting services to Seattle (downtown and the University of Washington and Ravenna), Redmond, Kent and other major cities are also provided by Sound Transit. In the westbound direction, Route 249 stops at major transfer points such as NE 24th ST and 156th AVE NE, connecting to Metro Route 245 (Kirkland and Bellevue College), Rapid Ride B-Line route (downtown Redmond to downtown Bellevue), and Metro Route 226 (downtown Bellevue and the Overlake neighborhoods); Overlake Park-and-Ride and the South Kirkland Park-and-Ride. The Center will have a supply of Transit passes for residents, and encourage reliance on the Transit system.

Residents' Trips

BRFC is a residential shelter, intended to meet nearly all basic needs of the family on a 24/7 basis. Experience at similar suburban centers shows that less than half of the women will have a car of their own. Off street parking will be available for women staying at BRFC at Creekside Covenant Church, adjacent to the Center. Creekside Covenant Church has given BRFC permission to use their parking lot on an as-needed basis (see Attachment A), up to 20 parking spaces. Creekside Covenant Church parking lot exceeds the needs of the church even for their Sunday services. A site plan of the Creekside Covenant Church parking lot is included in the Parking Agreement (Attachment A). Additional on-street parking is available on 173rd Avenue NE, and subject to City of Redmond parking regulations.

During weekdays, it is projected that individual car trips by residents will be to attend classes off-site, meet with government or social service agencies, job interviews, and medical/dental appointments. **The vast majority if not all of these trips will take place between 10:00 AM and 3:00 PM.** This time span is based on the operating hours of agencies and schools, combined with the Center requirements that women participate in meal preparation and cleanup and other chores at the Center. Women with children in schools are strongly encouraged to be at the Center until their children have left for school and are on site when children return from school.

For purposes of transportation planning, approximately four round trips per week day are estimated; four departures during the morning peak and four arrivals during the afternoon peak.

Staff Trips

The BRFRFC will be operated with staff of two on site 24 hours a day, seven days a week. The work schedule assumes a staged breakfast between 7:00 and 8:30 AM with school children first and then mothers and younger children. The evening meal is at 6:30 PM, and is combined with a residents' meeting once a week. Casework, on-site education and study time for women will take place from 10:00 AM-3:00 PM typically.

To meet these needs, two staff personnel will work three shifts, seven days a week. The first shift is 7:00 AM – 3:30 PM with a 30 minute break (all employees arriving prior to 7:00 AM). The second shift is 3:00 PM - 11:30 PM with a 30 minute break. The third shift is 11:00 PM-7:30 AM with a 30 minute break. These shifts are associated with the three major time blocks of services, and have overlapping times.

Based on the shelter operation schedule, two employee departures will occur during the morning commute peak.

Volunteer Trips

Volunteers, typically from the local area, provide valuable support services for the professional staff. The activities include meal preparation and cleanup, facility cleanup and maintenance, laundry services for facility needs, tutoring and assistance with homework, and evening group activities. Morning volunteers will work from between 6:00 and 7:00 AM to between 10:00 and 11:00 AM (all volunteers arriving prior to 7:00 AM to prepare breakfast). The duties include meal preparation and cleanup, helping women get kids ready for school, on-site laundry for facility use and preparation for professional visiting services. These shifts typically involve two to three volunteers who generate zero automobile trips in the morning peak period.

Afternoon volunteers will arrive at the Center from 3:00 PM and 5:00 PM. The primary duties are assistance with homework, assistance with family laundry, preparation of the evening meal and cleanup, and participation in the evening family activities. Up to three volunteers could be used for the afternoon/evening shift with two arriving during the 4:00-6:00 PM peak period. Volunteers from local neighborhood will walk and not drive.

Professional Services Trips

Visiting professional services such as classroom teaching, tutoring, visits from caseworkers, and visiting nurses will take place during two time frames. Daytime visits will take place between 10:00 AM and 3:00 PM when school children are gone and other children are in supervised day school or nursery activities operated by staff and volunteers. Evening visits would be scheduled after dinner when entire families are available, including older children. Professionals such as

family counselors, psychologists, nurses and dentists could visit most conveniently. Professional visits to the Center will not generate any trips during the peak commute periods.

Summary

The Impact of the Bel-Red Family Resource Center on traffic will be insignificant during the day, and particularly during weekday AM and PM peaks. It will not affect the roadway level of service for either NE 24th Street or 173rd Avenue NE.

Type of Personnel	Number	On Shift/Off Shift	AM Peak Trips (7:00-9:00AM)	PM Peak Trips (4:00-6:00PM)
Residents	12, 5 cars	On: N/A; Off: N/A	4 dep 0 arr	0 dep 4 arr
Staff	2 per shift	see above description	2 dep 0 arr	0 dep 0 arr
Morning Volunteers	2-3 per shift	On: 6-7 AM Off: 10-11 AM	0 dep 0 arr	N/A N/A
Afternoon Volunteers	2-3 per shift	On: 3-5 PM Off: 9-10 PM	N/A N/A	0 dep 0 arr
Midday Professionals	varies	On: 10:00 AM Off: 3:00 PM	0 dep 0 arr	0 dep 0 arr
Evening Professionals	varies	On: 7:00 PM Off: 9:00 PM	0 dep 0 arr	0 dep 0 arr
TOTALS			6 DEP 0 ARR	0 DEP 4 ARR

Respectfully submitted,



Paul Eng, P.E.
 WA License 25603
 Phone: (206) 335-2657



Attachment A

**LICENSE AGREEMENT
("Agreement")**

(For Use of Parking Lot)

EFFECTIVE DATE: The "Effective Date" shall be the date in which the Shelter (as defined below) has been fully approved by the City of Redmond and is operating as a Shelter.

PARTIES: Licensor: Evangelical Chinese Church of Seattle, a Washington non-profit organization.

Licensee: Creekside Covenant Church, a Washington non-profit corporation.

RECITALS

- A. The Licensor owns property, improved with a gravel parking lot that is next to the Licensee's place of business, located in the City of Redmond, State of Washington at 2315 173rd Ave., NE, with a Parcel Number of 2525059040, as shown on the Site Plan attached as **Exhibit A** ("Parking Spaces"). The Workers and Guests (as defined below) shall have the right to park in the Parking Spaces, inside of the red lines as set forth in Site Plan attached as **Exhibit A**.
- B. The Licensee owns the property, and assists in the operation of a women's and children's shelter (hereinafter referred to herein as the "Shelter"), located in the City of Redmond, State of Washington at 2321 173rd Ave., NE with a Parcel Number of 2525059158 that is adjacent to the Licensor's property, which shares a common access road with Licensor.
- C. Licensor agrees to grant Licensee a nonexclusive license to use the Licensor's parking lot to access and use **twenty (20) Parking Spaces** that are found inside of the red lines as shown on the Site Plan as attached as **Exhibit A**, for the people that work and volunteer at the Shelter and for the women and children who are guests at the Shelter (hereinafter referred to herein as "Workers and Guests"), subject to the terms and conditions of this Agreement.

TERMS AND CONDITIONS

In exchange for the consideration referred to in this Agreement and subject to Licensee's compliance with its terms, Licensor licenses to the Licensee the use of the licensed parking lot to access the licensed Parking Spaces under the following terms and conditions:

- 1. **Use of Lot.** Licensor hereby grants to Licensee a non-exclusive, revocable license to use the Licensor's parking lot to access the twenty (20) unreserved Parking Spaces found inside of the red lines as shown on the Site Plan as attached as **Exhibit A** for Workers and Guests parking only, subject to the terms and conditions of this Agreement. The Workers and Guests may, on a

License Agreement (For Use of Parking Lot) - 1

nonexclusive basis, use the parking lot to access the Parking Spaces to park vehicles only on a first-come-first-serve basis.

2. **Term.** The Term of this revocable license shall commence on the Effective Date set forth above, and shall continue indefinitely (the “Term”) unless terminated sooner in accordance with this Agreement.

3. **Termination**

3.1. **Termination of Agreement.** Without prejudice to any other rights that Licensor may have, Licensor may terminate this Agreement upon thirty (30) days written notice under the following circumstances:

- (a) **Cessation of Use.** If the improved property owned by Licensee on Parcel Number 2525059158 ceases to be used as a Shelter.
- (b) **Assignment.** In the event Licensee assigns, licenses or otherwise transfers any of the rights conveyed to it under this Agreement without the express written consent of Licensor (with said unauthorized transfer being deemed void);
- (c) **Non-Operational Vehicle.** If the Licensor instructs Licensee in writing to remove a non-operational vehicle, and Licensee fails to remove said non-operational vehicle within thirty (30) days of the written notice.
- (d) **Material Breach.** In the event Licensee fails to abide by any of the material requirements of this Agreement or breaches any material representation, warranty or covenant made by it herein, and they fail to cure such breach within thirty (30) days after written notice from Licensor.

3.2. **Licensor’s Right to Terminate.** Such termination shall be effective by written notice to the Licensee by certified mail, return receipt, and shall take effect **twenty (20) calendar days** after the date shown on the postmark. Whether or not the license is terminated, Licensor also shall have the right to remove any motor vehicles parked in the licensed parking lot and Parking Spaces, at Licensee’s sole cost and expense, with 24 hours notice to Licensee (and subject to any notice required by law) in the event Licensee fails to comply with the terms and conditions of this Agreement, including those set forth in Paragraphs 1 and 4 below.

4. **Lawful Use.** Licensee shall use the parking lot to access the Parking Spaces in accordance with all municipal and county ordinances and codes, and all local, state and federal statutes, rules and regulations now or hereafter in effect.

5. **Condition of the Lot.** Any motor vehicle that is driven on the Licensor’s parking lot to access the Parking Spaces is done so at the risk of the Licensee and/or the vehicle’s owner. The Licensor is not responsible or liable for loss or damage by reason of fire, theft, collision or any other cause to any motor vehicle or its contents, and Licensee hereby waives any claims against Licensor for any such loss or damage, except from loss caused by the acts or omissions of Licensor. Licensor makes no representations or warranties whatsoever to Licensee with respect to the condition of the parking lot or the Parking Spaces, and shall have no duty to maintain them (including ice and snow removal) except as required by applicable law. Licensee acknowledges

License Agreement (For Use of Parking Lot) - 2

and agrees that it has had an opportunity to inspect the parking lot and the Parking Spaces, and Licensee accepts the parking lot and Parking Spaces on an "As-Is" basis, and Licensee assumes all risk with respect to the condition and use thereof.

6. **Indemnity.** Licensee shall hold the Licensor (including for purposes of this paragraph, its officers and employees) harmless from, and shall defend and indemnify Licensor against any liabilities for damages (including damages to Licensor's parking lot), injury, claims, costs and expenses, including reasonable attorney's fees, caused by or arising from the use of the parking lot and Parking Spaces, or acts or omissions of the Licensee or its agents, employees or visitors occurring during the term of this Agreement.

7. **Insurance.** All parties, at their own expense, shall obtain and keep in force during the entire term of this Agreement, a policy of Commercial General Liability insurance insuring each other against all liability arising out of the use or occupancy of the parking lot and Parking Spaces. Such policy or policies shall provide for liability coverage with minimum combined single limits for bodily injury and property damage per occurrence in amounts not less than **one million dollars (\$1,000,000)**. Each party's own Commercial General Liability policy shall be primary and non-contributing with respect to its own acts or omissions or those of its own agents, employees or invitees. To the extent that any deductible is permitted or allowed as part of any insurance policy carried by the parties in accordance with this paragraph, each party shall be deemed to be covering the amount of such deductible under an informal plan of self-insurance with respects to its own acts or omissions. As a condition of the granting of this License and its continuance, Licensee's liability insurance policy shall name Licensor as an "additional insured." A certificate evidencing such insurance shall be delivered by Licensee to Licensor upon the mutual execution of this Agreement.

8. **Governing Law; Jurisdiction; and Venue.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington including all matters of construction, validity, enforcement and performance, without giving effect to principles of conflict of laws. Both parties hereby submits to the jurisdiction of the State of Washington and voluntarily waives all challenges to personal jurisdiction, subject matter jurisdiction or forum convenience. Any dispute, controversy or claim arising out of or relating to this Agreement or the alleged breach, termination or validity hereof, including alleged fraud in the inducement, shall take place at the King County Superior Court in Seattle, Washington. The prevailing party in any such proceeding shall be entitled to recover reasonable attorney's fees and costs related to such proceeding from the non-prevailing party.

9. **Assignment.** This Agreement shall be binding upon and inure to the benefit of the parties, their respective legal representatives, heirs, executors, successors and assigns. This Agreement is **not** assignable by Licensee without the prior written consent of Licensor. Any assignment without such consent shall be void and convey no rights upon any third person.

10. **No Waiver.** The failure of either party to insist on compliance with any term or condition hereof shall not constitute a waiver or modification of the Agreement or any of its terms or conditions.

License Agreement (For Use of Parking Lot) - 3

11. **Legal Effect.** The Licensee acknowledges that no bailment is created by this Agreement. Licensee is obtaining a revocable license only, and are not acquiring any interest in the real property on which the parking lot and Parking Spaces, either as a tenant or otherwise.

12. **Notices.** Written notices under this Agreement shall be sent to the addresses set forth below unless written notice of a change of address has been given at least **ten (10) calendar days** earlier.

<p>Licensor:</p> <p>Creekside Covenant Church 2315 173rd Ave. NE Redmond, WA 98052</p>	<p>Licensee:</p> <p>Evangelical Chinese Church of Seattle 2321 173rd Ave., NE Redmond, WA 98052</p>
----------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------

13. **Entire Agreement.** This Agreement constitutes the entire Agreement of the parties with respect to the use of the parking lot and Parking Spaces. No amendment or modification of this Agreement shall have any force or effect unless in writing and signed by all parties.

14. **Captions.** The titles, headings and captions used herein are inserted only for convenience and reference, and are not intended to define, limit, describe the scope, intent or language of this Agreement or any portion hereof.

15. **Construction & Severability.** This Agreement shall be construed in accordance with the laws of the State of Washington. This Agreement may not be changed or modified without the written consent of all parties. The parties acknowledge that should any provision contained in this Agreement be later found to be unenforceable, void or illegal by a court of competent jurisdiction, such provision shall be considered omitted from this Agreement, it being the parties' intent to enter into this Agreement notwithstanding the omission of any unenforceable, void or illegal provision.

16. **Recording.** Following the Effective Date for this Agreement the Licensee may record this Agreement or any memorandum of this Agreement.

17. **Authorization.** Each party represents and warrants to the other party that it has all requisite power, authority and legal capacity to execute and deliver this Agreement and to perform its obligations hereunder and to consummate the transaction contemplated hereby; the execution, delivery and performance of this Agreement, and the consummation of the transaction contemplated hereby, have been duly authorized and approved by all required action on the part of all necessary persons; this Agreement has been duly and validly executed and delivered by the party and this Agreement constitutes legal, valid and binding obligations of each party, enforceable against said party.

18. **Counterparts; Facsimile and Scanned Signatures.** This Agreement may be executed in counterparts, each of which will be deemed an original copy of this Agreement and all of

License Agreement (For Use of Parking Lot) - 4

which, when taken together, will be deemed to constitute one and the same Agreement. Facsimile or scanned signatures shall have the same force and effect as original signatures.

The parties have signed this Agreement as of the date first written above.

Creekside Covenant Church, a Washington non-profit corporation	Evangelical Chinese Church of Seattle, a Washington non-profit organization
By: <u>[Signature]</u>	By: <u>[Signature]</u>
Name: <u>John D. Coster</u>	Name: <u>Victor K. Lee</u>
Its: <u>Chair Leadership Team</u>	Its: <u>Church Elder</u>

STATE OF WASHINGTON, County of King) ss:

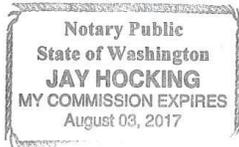
On this 16th day of March, 2017 before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared John David Coster, known to me to be the individual described in and who executed the foregoing Access Easement Agreement on behalf of **Creekside Covenant Church, a Washington non-profit corporation**, and acknowledged that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes herein mentioned.



[Signature]
 Notary Public in and for the State of
 Washington Residing at: Shoreline, WA
 My commission expires: 5/25/17

STATE OF WASHINGTON, County of King) ss:

On this 9th day of March, 2017 before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Victor K. Lee, known to me to be the individual described in and who executed the foregoing Access Easement Agreement on behalf of **Evangelical Chinese Church of Seattle, a Washington non-profit organization**, and acknowledged that he/she signed and sealed the same as his/her free and voluntary act and deed, for the uses and purposes herein mentioned.



[Signature]
 Notary Public in and for the State of
 Washington Residing at: Seattle
 My commission expires: August 03, 2017

License Agreement (For Use of Parking Lot) - 5

Exhibit A
Creekside Covenant Parking Agreement
20 parking spaces within red area

