

From: [Jeff Haynie](#)
To: [Martin, Larry](#)
Subject: FW: RE: Re: RTC Apartment Phase 1 Traffic Memo Comments
Date: Wednesday, November 09, 2016 1:38:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

See Below

Jeff Haynie, P.E. | Principal

TENW 11400 SE 8th Street, Suite 200, Bellevue, WA 98004
haynie@tenw.com | Cell: 425-531-0567 | Direct: 425-250-5001

From: Michael Read, PE [mailto:mikeread@tenw.com]
Sent: Wednesday, November 9, 2016 1:26 PM
To: Jeff Haynie <haynie@tenw.com>
Subject: Fwd: RE: Re: RTC Apartment Phase 1 Traffic Memo Comments

Jeff:

I am now back in the office. Here is a email exchange after a tel-con with Rob/Min nearly a year ago (related to trip credits).

They agreed and were comfortable and transfer could take place and then the two parties developed some type of documentation.

----- Forwarded Message -----

Subject: RE: Re: RTC Apartment Phase 1 Traffic Memo Comments
Date: Sat, 19 Dec 2015 01:01:01 +0000
From: Rob Crittenden <RCRITTENDEN@REDMOND.GOV>
To: Michael Read, PE <mikeread@tenw.com>
CC: Min Luo <mluo@redmond.gov>, Jeff Haynie <Haynie@tenw.Com>

Michael –

Yes, this accurately describes our conversation.

Thanks,
Rob Crittenden
Redmond Traffic Operations

From: Michael Read, PE [<mailto:mikeread@tenw.com>]
Sent: Thursday, December 17, 2015 4:11 PM
To: Rob Crittenden
Cc: Min Luo; Jeff Haynie
Subject: Fwd: Re: RTC Apartment Phase 1 Traffic Memo Comments

Rob:

Thanks again for your call this afternoon. The email chain below I had with Sarah earlier today does reflect our conversation/understanding of the documentation the City will require to acknowledge the transfer of trips. In summary:

The City is open to the entitlement transfer, they just want to be involved/review the agreement or entitlement transfer document to ensure both parties are aware of the rights gained and/or transferred. This can be in the form of a written letter, or email with contact information of the existing Redmond Town Center owner(s). TENW would provide a summary memorandum of the calculation of trip transfer per the approved trip generation analysis for the RTC Apartments for review by the City before the acknowledge of trip transfers between the buyer and seller is completed.

Please confirm the above, and thanks again !

----- Forwarded Message -----

Subject: Re: RTC Apartment Phase 1 Traffic Memo Comments
Date: Thu, 17 Dec 2015 12:49:12 -0800
From: Michael Read, PE <mikeread@tenw.com>
Organization: TENW
To: Sarah Vanags <svanags@redmond.gov>, Min Luo <mluo@redmond.gov>
CC: Rob Crittenden <RCRITTENDEN@REDMOND.GOV>

Sarah:

Ok, thanks. Rob and I traded voicemails just over an hour ago, but I will try him again after another conference call I have early this afternoon. Thanks !

Michael Read, PE / Principal

TENW PO Box 65254, Seattle, WA 98155
mikeread@tenw.com | Office: 206-361-7333 (x 101) | Cell: 206-999-4145

On 12/17/2015 12:32 PM, Sarah Vanags wrote:

I think Rob C. is the best person to stat this conversation with you. I need to know any decisions made but if Rob is going to lead the conversation that works great.

There is a 30% kickoff meeting with the applicant on Jan 7th at City Hall.

Sarah K Vanags
Associate Planner
City of Redmond – Planning & Community Development
15670 NE 85th St, Redmond, WA 98052 MS:2SPL
P: 425.556.2426 F: 425.556.2400

From: Michael Read, PE [<mailto:mikeread@tenw.com>]
Sent: Thursday, December 17, 2015 10:37 AM
To: Sarah Vanags; Min Luo
Subject: Re: RTC Apartment Phase 1 Traffic Memo Comments

Sarah:

Thanks for the follow-up email. I did receive a voicemail from Rob Crittenden late yesterday wanting to chat sometime today about this email, but would be happy to talk with you as well if needed.

In summary of your response below however, it appears that the City is open to the entitlement transfer, they just want to be involved/review the agreement or entitlement transfer document to ensure both parties are aware of the rights gained and/or transferred. Is that a fair statement?

Also, I am not aware of any meeting on Jan 7th, but can find out from Lowe Enterprises if this is a formal pre-application meeting that I need to attend. Thanks !

Michael Read, PE / Principal

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mikeread@tenw.com | Office: 206-361-7333 (x 101) | Cell: 206-999-4145

On 12/17/2015 9:57 AM, Sarah Vanags wrote:

Good Morning,

While allowing Redmond Town Center to absorb the mitigation responsibility may be the best and most feasible option, it is important that the City is part of that process and agrees/ approves any changes to the plan and how they will be executed.

If you would like we can discuss this more at the meeting on the 7th.

From: Min Luo
Sent: Tuesday, December 15, 2015 4:14 PM
To: Sarah Vanags
Cc: Michael Read, PE
Subject: FW: RTC Apartment Phase 1 Traffic Memo Comments

Sarah,

Could you please help respond to Michael Read(cc in this email) feedback below?

Thanks so much!

Min Luo, P.E., PTOE, PTP

Senior Engineer, Transportation | City of Redmond

☎: 425.556.2881 | ✉: mluo@redmond.gov | Redmond.gov

MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

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From: Michael Read, PE [<mailto:mikeread@tenw.com>]
Sent: Wednesday, November 25, 2015 7:55 AM
To: Min Luo
Cc: Rob Crittenden; Jeff Haynie; Paulette M. Norman
Subject: Re: RTC Apartment Phase 1 Traffic Memo Comments

Min:

Thanks for the follow-up on how the City's interpreting the underlying mitigation agreement with respect to this issue. This position however, seems contrary to the understanding of the existing RTC ownership and what vesting or entitlement rights they have remaining. It appears, if the proposed RTC Apartment project will be held to RTC trip rates and participation in annual mitigation plans, then an entitlement transfer should be allowed if adequate trips remain available.

In review of the most recent 2002 RTC Marriott Hotel study completed by TENW in May 2002, it appears there was 394 remaining p.m. peak hour vehicle trips with that project completed. We believe there have been no further development or entitlement transfers since this date by RTC, but would like verification from the City in this regard. If no such transfers have taken place, we will recommend to the applicant to secure agreement in transfer of mitigation rights with the existing RTC ownership group based upon the City's position on the underlying property.

If you could please advise on the status of other entitlement transfers since 2002, that will help TENW understand the applicant's position in moving this project forward. Thanks in advance for your feedback and research!

--

Michael Read, PE / Principal

TENW PO Box 65254, Seattle, WA 98155

mikeread@tenw.com | Office: 206-361-7333 (x 101) | Cell: 206-999-4145

On 11/19/2015 2:35 PM, Min Luo wrote:

Hi Michael,

The City has reviewed the attachment you sent and has decided that the RTC Apartment project will be subjected to the annual traffic control plan during the holiday shopping season because the subject property was covered under the original Redmond Town Center Master Plan.

Please let us know if you have any questions.

Thanks,



Min Luo, P.E., PTOE, PTP

Senior Engineer, Transportation | City of Redmond

☎: 425.556.2881 | ✉: mluo@redmond.gov |

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From: Michael Read, PE [<mailto:mikeread@tenw.com>]

Sent: Wednesday, November 18, 2015 8:39 AM

To: Min Luo

Cc: Rob Crittenden; Jeff Haynie; Paulette M. Norman

Subject: Re: RTC Apartment Phase 1 Traffic Memo Comments

Min:

Good morning. Thanks again for taking my call this am. As I explained, as part of due diligence the applicant wants to ensure they are not required to participate in an ongoing mitigation element of the underlying retail at RTC established when the Redmond Town Center was approved. I don't believe that the proposed use would be subject to this element given they are not receiving any "entitlement from RTC" nor are they a "Mall retailer", but would like confirmation from the City.

The enclosed mitigation agreement highlights the reference in question (page 3 of the PDF, Item 5), which identifies a specific ongoing mitigation requirement of the Redmond Town Center to submit an annual traffic control plan for the Holiday shopping season. Please review and let me know if a follow-up telephone call is needed. Thanks again !

Michael Read, PE / Principal

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On 11/13/2015 3:42 PM, Min Luo wrote:

Hi Michael,

I have reviewed the trip generation and it looks good.

I would like to see the distributed trips traveling a bit farther and please identify the study intersections that would have 20 or more project generated trips. It appears that Phase 2 Traffic study is required.

Thanks,

Min Luo, P.E., PTOE, PTP

Senior Engineer, Transportation | City of
Redmond

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From: Michael Read, PE
[<mailto:mikeread@tenw.com>]

Sent: Friday, November 06, 2015 3:58 PM

To: Min Luo

Cc: Rob Crittenden; Jeff Haynie; Paulette M. Norman

Subject: Re: RTC Apartment Phase 1 Traffic Memo Comments

Min:

Here is a revised memo per your direction. Have a great weekend; thanks !

Michael Read, PE / Principal

TENW PO Box 65254, Seattle, WA 98155

mikeread@tenw.com | Office: 206-361-7333 (x 101) | Cell: 206-999-4145

On 11/5/2015 11:59 AM, Min Luo wrote:

Hi Michael,

By reviewing the attached two previous studies, I noticed that the internalized capture rate of 15 % was used in the Marriot Hotel done in 2002 and 10% of internalized capture rate for retail and 15% for office was used in the Redmond Town Center study done in 1997.

In the Phase I traffic memo for Redmond Town Center Apartment, the internalized capture rate of 30% in the PM peak hour looks too high compared to the previous studies. The total internalized capture rate for this project between 10 and 15% is acceptable to the City.

Thanks,

Min Luo, P.E., PTOE, PTP

Senior Engineer, Transportation

↓ City of Redmond

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From: Michael Read, PE
[<mailto:mikeread@tenw.com>]
Sent: Tuesday, November 03, 2015
5:53 AM
To: Min Luo
Cc: Rob Crittenden; Jeff Haynie;
Paulette M. Norman
Subject: Re: RTC Apartment Phase
1 Traffic Memo Comments

Min:

Here is a copy of the most recent RTC
Traffic Study for the Marriott Hotel. We
also pulled from our archives the
original TIS for your review.

Michael Read, PE / Principal

TENW PO Box 65254, Seattle, WA 98155
mikeread@tenw.com | Office: 206-361-7333
(x 101) | Cell: 206-999-4145

On 11/2/2015 11:01 AM, Min Luo
wrote:

Michael,

Thanks for the
responses. I think we
really need to define
what is called onsite
for this project. If we
only call these two
land uses (retail and
apartment) within
this parcel as an
onsite, the
internalized trips
cannot be more than
the retail trips due to
internal trips
demand and
balancing
constraints. But if we
are talking to include
the city center as an
onsite, this is a
different story.

Could you send me a copy of the previous Redmond Town Center Traffic Study?

Thanks,

**Min Luo, P.E., PTOE,
PTP**

Senior Engineer,
Transportation | City
of Redmond

☎: 425.556.2881

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From: Michael Read,
PE
[\[mailto:mikeread@tenw.com\]](mailto:mikeread@tenw.com)

Sent: Monday,
November 02, 2015
8:51 AM
To: Min Luo
Cc: Rob Crittenden;
Jeff Haynie; Paulette
M. Norman
Subject: Re: RTC
Apartment Phase 1
Traffic Memo
Comments

Min:

Thank you for your review and comments on our trip generation estimates. While we understand that no "entitlement" will be transferred from the Redmond Town Center to the proposed RTC Apartments project, the assumptions for internalization are a separate topic. Given that the apartment complex will be built within the "Town Center" that offers a wide variety of mixed use opportunities for employment, shopping, entertainment, dining, etc., its location cannot be treated in a vacuum.

It was not our intent to discount any "retail-generated" trips from the proposed specialty retail uses nor discount any trips currently being generated by the existing Redmond Town Center itself. However, given that the residential uses would be built within a walkable, dense, urban mixed use center, it is reasonable to assume and apply trip reductions to those residential trips.

We agree in this case that the latest trip reduction internal trip capture rates seem high, hence we applied only a 30 percent reduction for residential

trips rather than rates well above the documented 40 percent.

With respect to daily trips, some level of internalization of trips will also occur outside of the p.m. peak hour, and as such, the conservatively applied 10 percent rate seemed reasonable.

We would be happy to discuss these assumptions further and finalize the appropriate internalization factors for the project given its location within Redmond Town Center. Please let us know your thoughts, or a good time to schedule a phone call to discuss.

Thanks.

Michael Read, PE /
Principal

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mikeread@tenw.com |
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101) | Cell: 206-999-4145

On 10/30/2015 1:11
PM, Min Luo wrote:

Hi
Michael,

Here
are my
comments
and

also
shown
in the
attached
file:

1. Based
on Jeff
Haynie's
comments,
this
project
is a
typical
new
project,
so the
10%
other
time of
day
reduction
from
the City
Center
project
can't be
applied.

2. The
internalized
reduction
is too
high.
The
reduction
is more
than
the
retail
trips
which
is
impossible
due to

retail
trip end
constraints.
Alternatively,
you
could
use the
NCHRP
684
Internal
Trip
Capture
Estimation
Tool to
do the
internalize
capture
and the
City will
provide
the
mode
split for
residents
and
nonresidents.

Thanks,



**Min Luo, P.E., PTOE,
PTP**

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From:

Jeff
Haynie
[\[mailto:haynie@tenw.com\]](mailto:haynie@tenw.com)

Sent:

Wednesday,
October
28,
2015
4:57 PM

To: Min

Luo;
Rob
Crittenden

Cc:

Michael
Read;
Curtis
Chin

Subject:

RTC
Parcel
5b

Min/Rob,

Thanks
for the
call this
afternoon.
It is our
understanding
that
Parcel
5b will
be
proceeding
without
any
entitlement

transfer(s)
from
the
underlying
property
owner.
Therefore,
it
would
be
treated
as a
typical
“new”
project
in
Redmond.

Let us
know if
you
have
any
further
questions.

JH

**Jeff
Haynie,
P.E. /**
Principal

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