

EMERALD HEIGHTS TRAFFIC MITIGATION PLAN

Emerald Heights, located at 10901 176th Cir NE, is seeking a Conditional Use Permit to expand its current development in the City of Redmond. The proposed expansion includes a new Assisted Living Units (ALU) Building and a new Courtyard Independent Living Units (ILU) Building. Per the Redmond Zoning Code (*RZC 21.08.370.C.3.iii – Retirement Residences¹*) a Traffic Mitigation Plan (along with other conditions) is required if retirement residences located in the R-4 through R-6 zones desire to increase their density up to three times the number of units permitted. The R-6 zoning allows up to 684 units for Emerald Heights; however, with the expansion, Emerald Heights would have a total of 506 units. Therefore, a Traffic Mitigation Plan is not required at this time.

The City of Redmond has incorporated Washington State Commute Trip Reduction (CTR) Law into its Redmond Municipal Code (RMC – Chapter 5.65) that applies to all public and private employers that have 100 or more “affected” employees who work at a single worksite. This includes full time (F/T) employees (35 or more hours per week) who begin work on two or more weekdays between 6:00 and 9:00 A.M. for at least 12 continuous months. In 2016 Emerald Heights completed the City of Redmond 2016 Employer Response Form which indicated at that time EH had 133 F/T employees and 88 of them were considered “affected” employees. There has been no change in these numbers; therefore, Emerald Heights is not yet subject to the CTR ordinance.

Traffic Impact Analyses² were completed for each construction phase of the Emerald Heights expansion. Each analysis concluded the proposed additions would not have significant impacts to area roadways or intersections, including the site access driveways to the site. Emerald Heights is committed to continuing its effort to reduce traffic and parking associated with its community and provided the following plan which identifies implemented efforts and potential options that could be implemented in the future, if necessary. The elements identified support the effort to reduced traffic and parking associated with Emerald Heights and safeguard any possible future off-site parking impacts to the neighborhood. Items pertaining to special events and construction periods are also included.

Traffic/Parking Reduction Strategies

Ongoing Strategies

The following strategies are already used at Emerald Heights, and will continue with the planned expansion:

1. **Designate Transportation Coordinator.** Emerald Heights assigns an individual responsible for scheduling resident transportation services. This includes the Emerald Heights shuttle service, public transportation, private transportation services, and Lyft options.
2. **Provide on-site parking.** Emerald Heights requires all employees park on-site. Free parking for employees and visitors is provided to encourage on-site parking without impacting the neighborhood. Only one parking space per residential unit is provided, with a limited number of second-vehicle

¹ Redmond Zoning Code, website accessed August 2018.

² Successive traffic reports conducted by Heffron Transportation, Inc. between June 2010 to June 2018.

spaces allocated on a first-come-first-serve basis for an additional fee. All resident vehicles must be registered with the community.

3. **Schedule employee shifts to avoid peak commute times.** Emerald Heights schedules its employee shift changes to so that they do not occur during the commuter peak periods in Redmond (e.g., avoid shift changes between 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M.).
4. **Provide bike facilities.** Bike racks, showers, and gear lockers are available for employees who chose to bike to and from work.
5. **Monitor employment for Redmond's Commute Trip Reduction (CTR) program.** Every two years Emerald Heights provides the City of Redmond with employee information pertaining to CTR goals.
6. **Implement special event measures.** During special events, some or all of the following traffic and parking reduction strategies could be implemented:
 - Staff are required to park at Redmond High School (with shuttle service provided) during non-school hours
 - Valet parking provided on-site
 - Shuttle service provided as necessary for visitors who are required to park at satellite parking lots such as Redmond Presbyterian Church
 - Large special events held at an off-site location where ample parking is provided if needed.

Future Strategies, If Needed

The following lists potential strategies, one or more of which could be implemented if and when Emerald Heights employment increases to more than 100 affected employees per the CTR ordinance or if Emerald Heights parking overflows to local streets.

7. **Subsidize transit passes.** Emerald Heights could subsidize part or all of the cost of ORCA passes to employees to encourage other modes of transportation use, decreasing traffic and parking demand.
8. **Provide a Commuter Information Center.** Emerald Heights could post information related to transit and carpool programs in a prominent location for employees.
9. **Stagger shift times.** Emerald Heights could stagger shift times according to division to reduce the number of employees who arrive or depart the site at the same time, and to reduce parking overlap.
10. **Support formation of carpools.** The Transportation Coordinator could provide resources to employees to organize carpools. Preferred parking spaces could be designated for registered carpools.
11. **Offer guaranteed ride home.** Emerald Heights could offer guaranteed rides home to employees who commute by mode other than single-occupant vehicle.
12. **Unbundle parking.** Emerald Heights could lease units without a guaranteed parking space, and charge an additional cost for resident parking. It is recommended that employee parking remain free to reduce potential for parking on area streets.

Strategies During Construction Phases, If Needed

The following lists potential temporary measures that may be implemented during construction to avoid the potential for parking overflow to area streets.

13. **Off-site parking during construction.** Require all tradespersons and/or employees to park in identified satellite parking lot(s). Emerald Heights or the contractor would provide a shuttle service to the off-site parking.
14. **Adjust shift changes.** Stagger shift times during construction phases.
15. **Valet parking for residents and employees during construction.** Provide valet parking for residents and employees as needed during some construction phases so vehicles can be stack-parked if needed.
16. **Communicate with neighbors.** Emerald Heights' Transportation Coordinator to maintain an electronic communications list of neighbors who wish to be notified about high-attendance events and/or significant construction phases.