




City of Bellingham Public Works Department
 104 W. Magnolia Street, Bellingham, WA 98225

2019 Scoping Agreement for Transportation Impact Analysis (TIA)

<p>PROJECT INFORMATION</p> <p>Project Name: <u>City View</u></p> <p>Project Address: <u>1433 Consolidation Ave</u></p> <p>Assessor's Parcel Number(s): <u>380332172175</u></p> <p>Concurrency Service Area (CSA) Number: <u>8</u></p>
<p>PROPOSED PROJECT DESCRIPTION</p> <p>Office__ Retail__ Industrial/Manufacturing__ Institutional__ Mixed Use__ Other <u>X</u></p> <p>Gross square footage of non-residential building <u>-</u></p> <p>Single family residential __ Multi-Family Housing residential <u>136 DU</u> Total units <u>136 DU</u></p> <p>Expected Date of Project Completion/Occupancy: <u>2021</u></p>
<p>APPLICANT INFORMATION</p> <p>Name <u>Morgan Bartlett</u> Company <u>Madrona Bay Real Estate Investments, LLC</u></p> <p>Mailing Address <u>424 W Bakerview Rd, Suite 109</u></p> <p>Phone <u>360.510.5537</u> Email <u>morgan@madronabayllc.com</u></p>

As the project applicant, I hereby acknowledge I have read this TIA Scoping Agreement and agree to provide a TIA in compliance with [Public Works Development Guidelines and Improvement Standards, Section 11 Traffic Studies](#), as well as everything listed below, prior to approval for the proposed project.

Applicant Signature:  Date: 5/17/19

Chris Comeau, AICP-CTP, Transportation Planner
 Bellingham Public Works Engineering
 Date: _____

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Study Intersections

Vehicle turning movement counts will be collected for Weekday PM Peak Hour (4:00 to 6:00 p.m.) at the following intersections:

- Off-Site Study Intersections (consistent with the previous analysis for the site):
 - Lakeway Drive/Lincoln Street
 - Lakeway Drive/Nevada Street
 - East Maple Street/Lincoln Street
 - Ashley Avenue/Consolidation Avenue
 - Nevada Street/Consolidation Avenue
 - I-5 Northbound (NB) On-Ramp/Lincoln Street
 - Samish Way/Bill McDonald Parkway/Byron Avenue
 - South Samish Way/36th Street/I-5 Southbound (SB) Off-Ramp
 - South Samish Way/Lincoln Street/Elwood Avenue

- Site Access Intersection:
 - Consolidation Avenue/Site Access – *Stop Controlled*

Existing Conditions without Project – 2019

- Level of Service (LOS) calculations: Seconds of delay per vehicle - Intersection average for signalized and worst movement for unsignalized intersections.
- Documentation of WTA transit service, pedestrian sidewalk network, bikeway facility network.

Future Year of Opening and 2029 Without Project

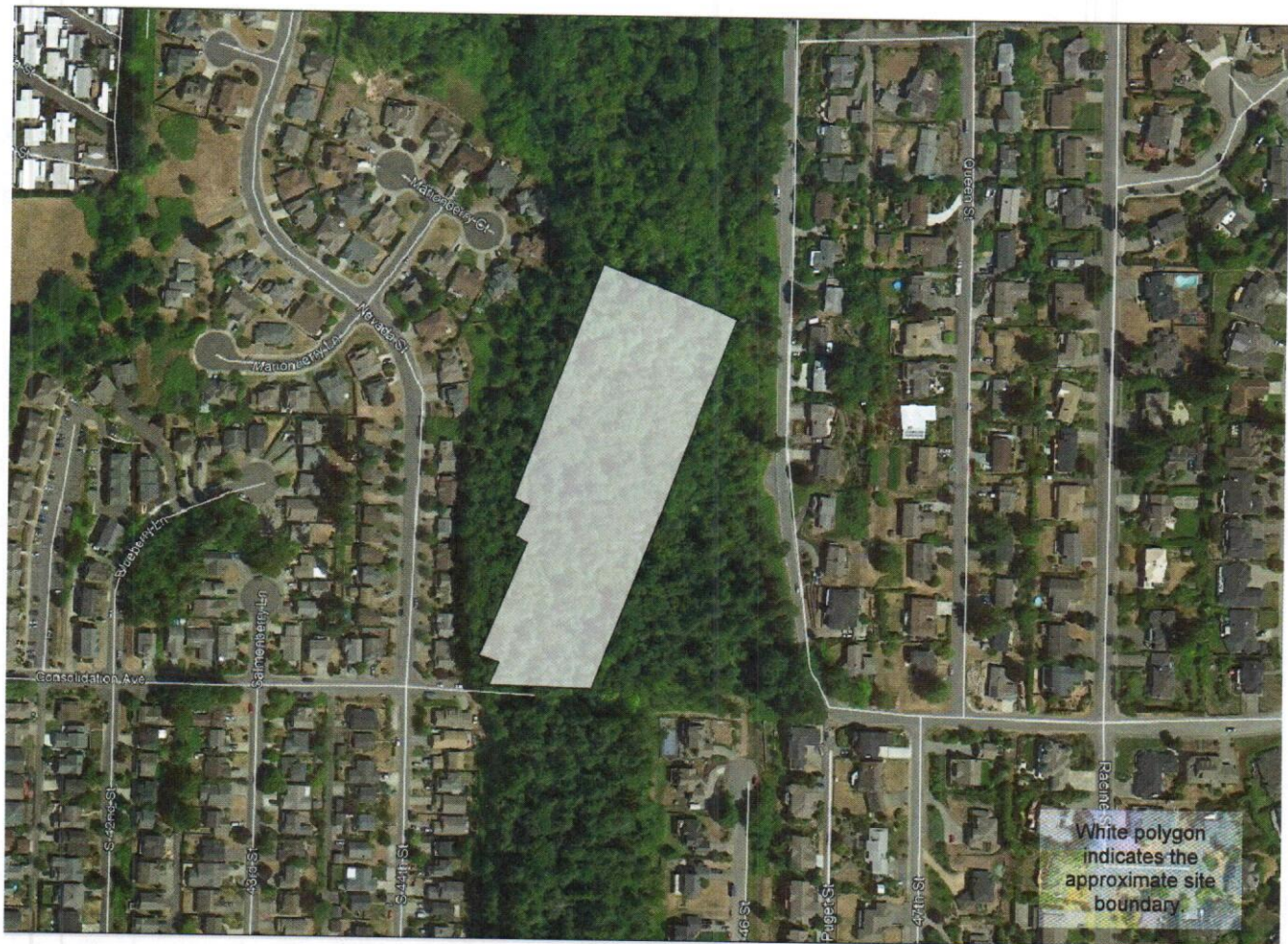
- Planned improvements to the existing street network will be documented and included in future analyses.
 - Samish-Maple-Ellis Multimodal Safety Improvements (Project #12) – 2020
- Future Year of opening and 10-year forecast will be calculated assuming a 2% annual growth rate for background traffic. The 10-year forecast will be used for purposes of providing the City with additional information that will help in their long-range capitol facility planning.
- Incorporation of projects in the development review pipeline, to include projects under construction, approved projects, and projects having completed pre-application review. Pipelines projects anticipated to be included in the opening year and future year analysis will be determined in coordination with city staff.
- Level of Service (LOS) calculations: Seconds of delay per vehicle - Intersection average for signalized and roundabout controlled intersections and worst movement for unsignalized intersections.

Future Year of Opening and 2029 With Project

- TIA vehicle trip generation will be based on the ITE, *Trip Generation Manual*, 10th Edition (2017) for a multifamily mid-rise development (LU #221)
- Project trips added to future without-project trip volumes calculated for future year of opening and future 2029 conditions.
- Project impacts to LOS calculations: Seconds of delay per vehicle - Intersection average and worst movement.
- Site access analysis that includes the proposed project site plan with driveway locations clearly marked.
- Project impacts to WTA transit service, pedestrian sidewalk network, bikeway facility network.
- Graphic and tabular depictions of average and 95th Percentile vehicle queue lengths under Future year of opening and Future (2029) with-project conditions will be provided at the site access intersection.

Discussion of Mitigation Needs

- Propose mitigation if there are other significant impacts identified in the analysis



Existing Conditions at 1433 Consolidation Ave

Proposed Site Plan for 1433 Consolidation Ave

