



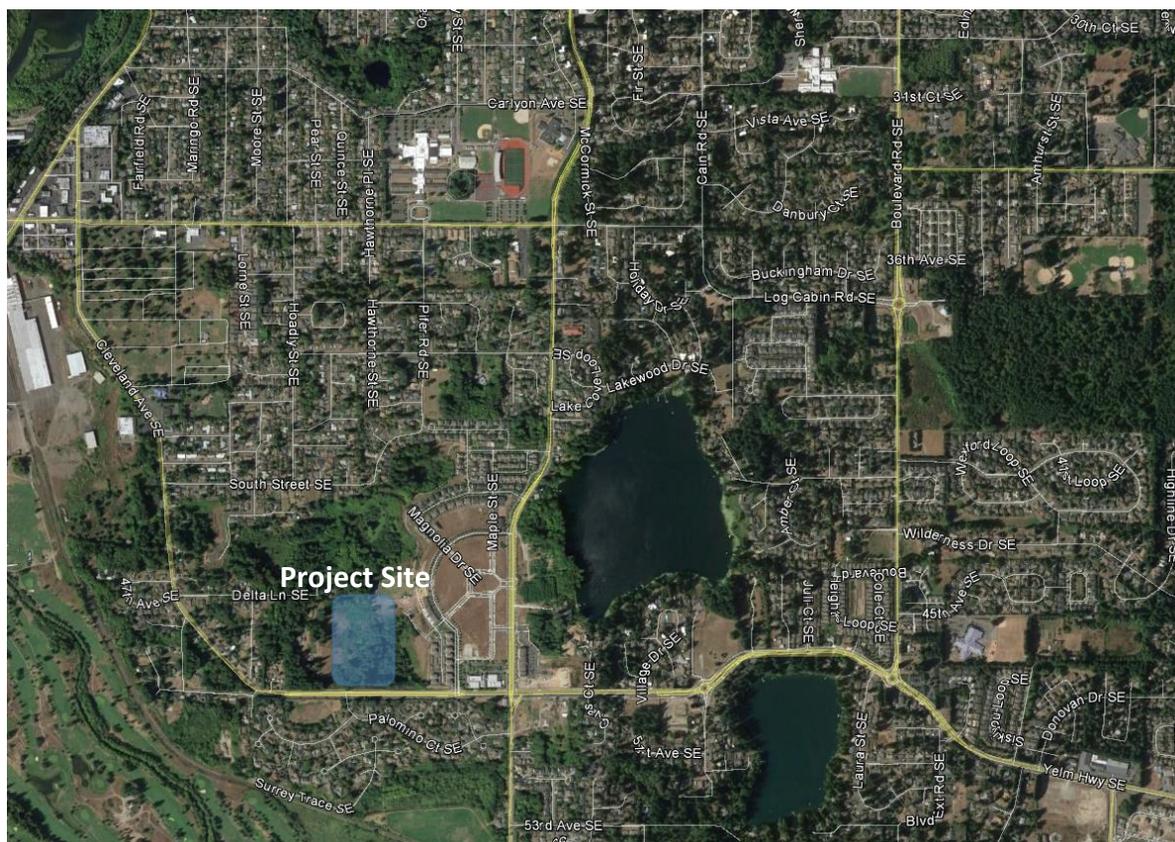
June 23, 2017

Tiffani King
 City of Olympia
 PO Box 1967
 Olympia, WA 98507-1967

Re: Briggs Village West Residential Phase 1– Traffic Scoping Analysis
 SCJ Project #2293.02

Dear Tiffani:

Briggs Re Development One is proposing the construction of *Briggs Village West Residential Phase 1* to be located at 1200 Eagle Bend Drive SE in Olympia, WA. Briggs Village West Residential is the final single-family plat of the Briggs Village Master Planned Community. The west residential area is planned for 54 lots and is proposed to be developed over 2 phases, however this Traffic Scoping Analysis focuses only on phase 1 which includes a total of 45 lots; 44 single family detached and 1 duplex lot. Permitting for the potential future phase 2 (9 lots) would be completed at a later date. The site vicinity is shown below.



Project Site Vicinity



Project Description

Briggs Re Development One plans to develop *Briggs Village West Residential Phase 1* in Olympia, WA. The development will be a 45-lot plat to include 44 single family detached lots and 1 duplex lot. There will be a total of 44 single-family units and two duplex units. The development will construct internal roadways that will provide access to the individual lots and connect the existing Eagle Bend Drive SE to Yelm Highway SE. The new intersection on Yelm Highway will be designed to allow both right-in and left-in movements but will only allow for right-out. Eagle Bend Drive is an existing stubbed road that was previously constructed to allow for future access to this site. A copy of the preliminary site plan is attached.

Project Trip Generation

Project trip generation was calculated using the trip generation rates contained in the current City of Olympia Transportation Impact Fee Program. Two different land use descriptions were used in determining the trip generations for the two different dwelling types. The enter and exit percentages were taken from the current edition of the Trip Generation report by the *Institute of Transportation Engineers (ITE)*. The Single Family Detached Housing (LU 210) and Residential Condominium/Townhouse (LU 230) were determined to be the most applicable.

The trip generation rates used for this analysis are shown in **Table 1**.

Table 1. PM Trip Generation Characteristics

Land Use	Land Use Code	Trip Generation Characteristics			
		Variable	Trip Rate	Enter %	Exit%
Single Family (Detached)	210	Dwelling	1.01	63%	37%
Multi Family-Townhouse & Duplex	220,221,230	Dwelling	0.62	58%	42%

The total trip generation expected from the development is calculated by applying the total dwellings units to the appropriate trip generation rate. The total project trip generation is shown on **Table 2**.

Table 2. Project Trip Generation Summary – PM Peak Hour

Site Plan Description	Primary Trips				
	Units	Total Trips	Enter	Exit	Total
Area Usage					
Single Family (detached)	44	44	28	16	44
Duplex	2	1	1	0	1
Total	46	45	29	16	45

Trip Distribution

The trip distribution for this project was estimated using the distribution and assignment used for the approved Briggs Village Master Planned Community. The PM peak hour of adjacent street traffic site traffic distribution and assignment for the proposed *Briggs Village West Residential Phase 1* is shown on **Figure 1**.



Summary

The proposed development of *Briggs Village West Residential Phase 1*, a 45 lot plat located within the Briggs Village Master Planned Community will generate approximately 45 new vehicle trips in the PM peak hour of the adjacent street. We have presented this information for the City's use in determining if a Traffic Impact Analysis is required for this project and if so, to define the parameters of the study.

If you have any questions or need additional information, please call me at 360.352.1465.

Respectfully,
SCJ Alliance

George Smith
Senior Transportation Planner

Attachments:

Figure 1
Preliminary Site Plan

Jan 11, 2017 9:21:15am - User: Sami Odenez
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REVISIONS	DATE	BY

SCJ ALLIANCE
 CONSULTING SERVICES

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SHEET TITLE: PHASE 1
 45 LOTS

PROJECT NAME: BRIGGS VILLAGE WEST RESIDENTIAL

DESIGNER:
DRAWN BY: L. SATER
APPROVED BY:
DATE: 3/8/2013
JOB NO: 215.15
DRAWING FILE NO: 2293.02 SP9
DRAWING NO: 1
SHEET NO: 1 OF 1