



MEMORANDUM

TO: Todd Stamm, Principal Planner
Community Planning & Development

FROM: David Smith, Transportation Project Engineer II
Public Works Transportation

DATE: July 10, 2015

SUBJECT: Medela Rezone and Olympia Comprehensive Plan Amendment

The trip generation analysis below shows the existing Low Density Zoning R 4-8 generating approximately 32 PM Peak Hour and 306 Daily trips for the project. The streets that would service this site are designated as local access streets (9th Avenue SE, Chambers Street SE and 7th Avenue SE) and are intended to carry up to a 500 Daily trip threshold. If no zoning change occurs, development of this area would not exceed the volume threshold for these local access streets.

Any proposed rezone above the current Single Family Residential (4 units per acre) would significantly increase traffic on 9th Avenue, Chambers Street and 7th Avenue. Given the size and orientation of the site, it is estimated that 90 percent of the primary access will be taken from 9th Avenue. Site generated traffic volumes along with the existing neighborhood traffic would exceed the threshold of a local access street. All other streets will operate within the current local access street type classification. Therefore it is recommended that 9th Avenue SE east of Boulevard Road be upgraded and reclassified to a neighborhood collector street that can accommodate the increase of daily traffic.

Medela Rezone & Comprehensive Plan Amendment
Estimated Trip Generation

Density	Zoning	Land Use	# Units	Trip Rates				Trip Generation			
				Daily	PM Peak	Enter	Exit	Daily	PM Peak	Enter	Exit
Low	R 4-8	Single Family	32	9.57	1.01	63%	37%	306	32	20	12
Mid	MR 10-8	Multi Family	60	6.65	0.62	65%	35%	399	37	24	13
		Single Family	20	9.57	1.01	63%	37%	191	20	13	7
								590	57	37	20
High	RM-18	Multi Family	144	6.65	0.62	65%	35%	958	89	58	31

Notes

- Medela gross area = 9 acres.
- Medela net buildable area = 8 acres.
- R 4-8 Single Family Residential 4-8 units per acre.
- MR 10-18 Mixed Residential 10-18 units per acre.
- RM-18 Residential Multi-Family 18 units per acre.

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Once an actual development proposal is submitted to the City, a full traffic analysis would be necessary to further identify traffic impact to street, intersection capacities and pavement conditions.

If you have any additional questions please call me at 753.8496.

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