

Traffic Mitigation Offer to Snohomish County

The applicant completes part one and submits it to the city with a completed county traffic worksheet. The city completes part two and sends it to the county. The county completes part three and sends it back to the city.

Part One to be completed by Applicant

Basic Development Information				
Name of City in which development is located	City of Arlington			
Name of Proposed Development	Pioneer Point			
City Project File Number (if known)				
Name of Applicant				
Address of Applicant				
Proportionate Share Calculation: Choose Option A or B				
<input type="checkbox"/> Option A: Based on a percentage of the County's adopted impact fee (Attach traffic worksheet.)				
1. The applicable percentage of the County's fee: _____%				
2. Net New Average Daily Traffic: _____ADT				
3. The adopted County impact fee for this development: _____\$/ADT				
4. Total Proportionate Share Amount: \$_____				
<input checked="" type="checkbox"/> Option B: Based on a comprehensive traffic study (Attach traffic worksheet and traffic study)				
<input checked="" type="checkbox"/> No road improvements are impacted. Hence, proportionate share amount is zero.				
<input type="checkbox"/> The following road improvements are impacted. The calculation of proportionate shares is summarized below.				
List by Names/Description the Impacted County Projects (attach other pages if necessary)	County Project ID#	PHTs Impacting Project	Capacity Cost per PHT	Proportionate Share Obligation per Impacted Project
1. There are not any Snohomish County collection projects on the Transportation Needs Report that will be impacted by 3 directional PM peak-hour trips generated by the development. Snohomish County traffic mitigation fees should therefore not be required for the Portage Creek Townhomes development based on Section 3(a)2.				
2. _____				
3. _____				
4. Total Proportionate Share Amount (sum of obligations for each impacted project)				\$ 0.00
<input checked="" type="checkbox"/> Trip Distribution and Assignment if Required				
If required, attach AM and PM peak-hour trip distribution and assignment. (Attach traffic worksheet showing whether or not it is required and traffic study).				
<input checked="" type="checkbox"/> Mitigation of Other Impacts if Required for Developments Generating More than 50 Peak-Hour Trips				
Mitigation of Impacts on Level of Service				
<input checked="" type="checkbox"/> No impact or not applicable <input type="checkbox"/> Mitigation as described in attached traffic study.				
Mitigation of Impacts on Inadequate Road Conditions				
<input checked="" type="checkbox"/> No impact or not applicable <input type="checkbox"/> Mitigation as described in attached traffic study.				
Mitigation for Impacts on Access or Circulation				
<input checked="" type="checkbox"/> No impact or not applicable <input type="checkbox"/> Mitigation as described in attached traffic study.				
<input checked="" type="checkbox"/> Written Offer				
The Applicant hereby voluntarily agrees to pay the total proportionate share amount shown above for impacts of the proposed development on the capacity of Snohomish County roads and provide mitigation of all other impacts as indicated above and described in attached documents.				
BY: _____ Date _____				
Signature by Authorized Official of Applicant or Authorized Representative				
Print Name and Title _____				
<i>Instructions to Applicant.</i> Submit this offer, a completed county traffic worksheet, and any other attachments to the city with your initial application or send directly to Deb Werdal, Snohomish Co. DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201.				

Part Two: To be completed by the City

Receipt of Written Offer and Attachments by City and Routing to County

Name of Proposed Development _____
City Project File Number _____
Date Received _____
City Staffer Assigned to Project _____
Address _____
Phone _____

Instructions to City. Send this offer and all attachments to Deb Werdal, Snohomish Co. DPW Traffic Operations, 3000 Rockefeller M/S 607, Everett WA 98201. Send copy to staffer shown above.

BY: _____
_____ Date _____
Initialed by City Staffer Print Name and Title

Part Three: To be completed by Snohomish County

Receipt of Offer and Attachments by Snohomish County and Routing Back to City

Name of Proposed Development _____
City Project File Number _____
Received by: _____
_____ Date _____
Initialed by County Staffer Print Name and Title

Snohomish County Mitigation Request to City

Snohomish County has reviewed the traffic study worksheet and mitigation offer submitted by the applicant and has determined as follows:

Snohomish County requests that the City impose the mitigation offered above as a condition of approval for the Development. Snohomish County agrees to accept changes in the mitigation payment amount shown above resulting from TDM or lot-yield adjustments approved by the City.

Snohomish County requests that the City require additional supplemental information to adequately evaluate the proposed development's impacts. The information requested is shown in the notes below.

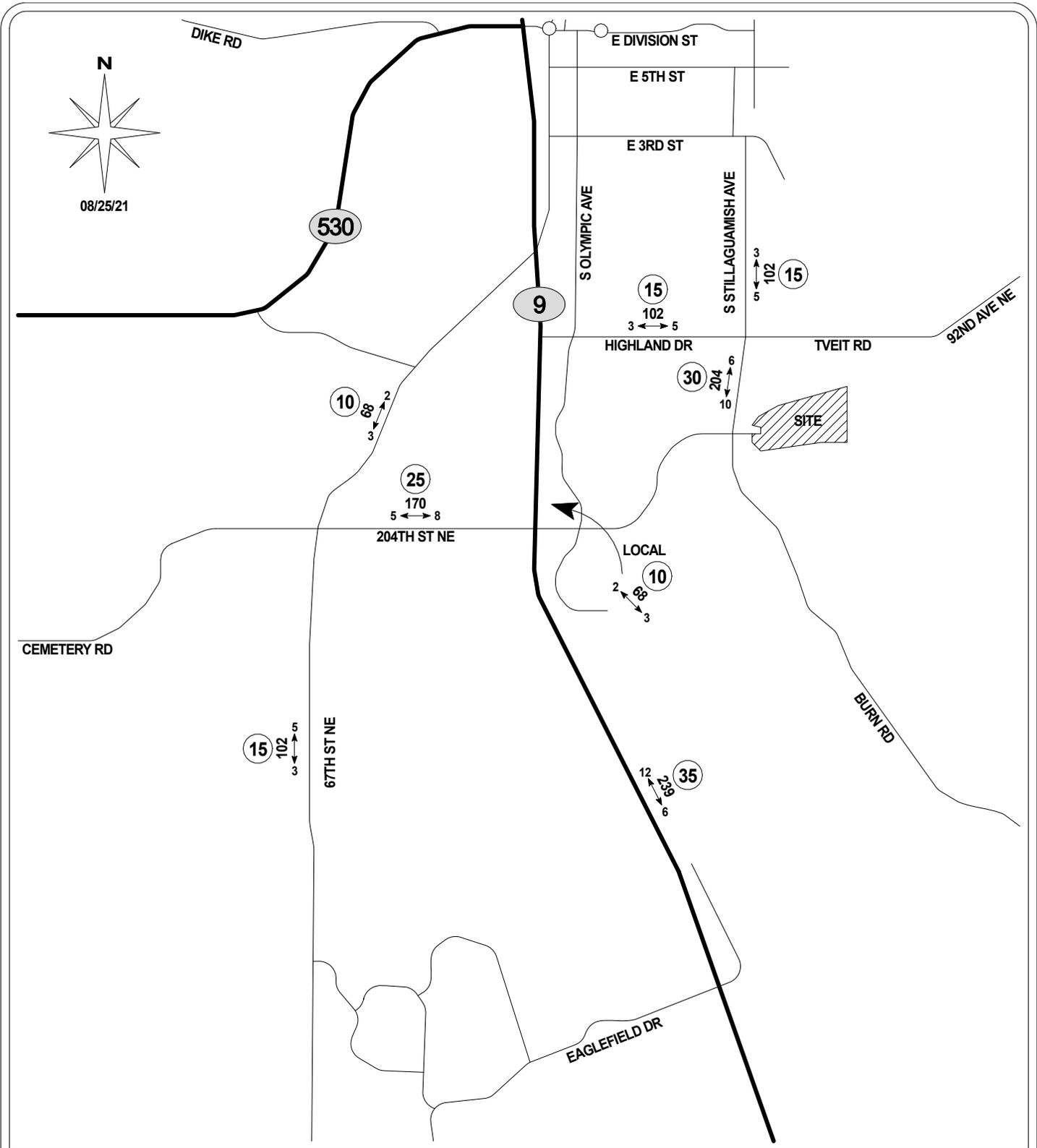
BY: _____
_____ Date _____
Signature by Authorized County Staffer Print Name and Title

Routing Back to City

Instructions to County Send this offer and all attachments to the City Staffer shown in Part Two above.

Sent by: _____
_____ Date _____
Initialed by City Staffer Print Name and Title

Notes



GIBSON TRAFFIC CONSULTANTS

TRAFFIC IMPACT STUDY
GTC #21-246

PORTGAGE CREEK
TOWNHOMES

LEGEND

AWDT
PM ←→ PEAK

NEW DAILY TRIPS
NEW PM PEAK-HOUR TRIPS



TRIP DISTRIBUTION %

FIGURE 3
DEVELOPMENT TRIP
DISTRIBUTION
PM PEAK-HOUR

CITY OF ARLINGTON

Snohomish County Traffic Worksheet and Traffic Study Requirements for Developments in the City of Arlington

Snohomish County government, through an interlocal agreement (ILA) with the City of Arlington, may request traffic mitigation measures from any new development in the city that impacts roads in the unincorporated county. The City will impose the requested mitigation to the extent that the City determines that the mitigation is reasonably related to the impacts of the development. To determine the impacts, and to determine reasonable mitigation measures, the City of Arlington requires a traffic study from any development in the city that may have impacts on county roads. This ‘traffic study’ may be as simple as completing sections one and two of the county traffic worksheet below, or having a professional traffic engineer conduct a formal traffic study consistent with the requirements in section three below.

- If a development generates less than ten peak-hour trips and the applicant chooses Option A for mitigation payment (standard payment by percent of county impact fee), then the applicant will generally only have to fill out the first two sections of this traffic worksheet and complete a mitigation offer (see section four).
- However, if a development generates more than ten peak-hour trips, or if the applicant chooses Option B for mitigation payment (comprehensive impact analysis), then the applicant will have to fill out the first section of this worksheet, complete a separate traffic study consistent with the requirements in section three, and complete a mitigation offer (see Section Four).
- Applicants should submit all documents *to the City* as part of their initial submittal.
- Traffic study requirements for impacts on county roads are based on the County’s traffic mitigation ordinance (Chapter 30.66B) and the city/county ILA. At the end of this document find references to the county contacts and county web site (sources for many of the documents related to traffic mitigation).
- Following review of the documents submitted, the County may request supplemental information and analysis as necessary to determine the impacts of the development in accordance with the city/county ILA. The City will require the proposed development to submit the supplemental information and analysis to the extent that the City determines that it is necessary to determine the impacts of the development.

Section One (1) Worksheet General Information

1. Name of Proposed Development Pioneer Point
 City Development File Number (if known) _____
2. Name, Address and Phone Number of Applicant _____

3. Development Site Address 207th Street NE, east of Stillaguamish Avenue.

4. Is it a residential or commercial development? Residential
5. Description of Development (size and specific type) 93 multifamily residential units

6. How many new vehicle trips are expected to be generated by the proposed development? (For many common types of developments this information can be provided by the city or the county. For more complex developments trip generation may have to be determined under section three below)
43 AM Peak Hour 52 PM Peak Hour 681 Average Daily Trips (ADT)
7. Proportionate Share Impact Mitigation: All applicants have two options in determining the amount of their traffic mitigation payment:
 _____ For determining the amount based on a percentage of the county fee go to section two.
X For determining the amount based on a comprehensive traffic study go to section three.

3(b) Trip Generation and AM and PM Peak Hour Trip Distribution and Assignment

Calculate AM, PM and Daily trip generation consistent with the ITE Trip Generation Handbook and Snohomish County Public Works Rule 4220. Determine the trip distribution and assignments consistent with the County’s document titled “Format for Trip Distributions”(available at County web site, see below).

- Within the developments transportation service area (TSA) the distributions will be carried out to each key intersection at which the approach or departure volumes on any leg have three (3) or more peak hour trips. Get the most current list of key intersections on the web site described below. Trips should be distributed onto the road system as it is expected to be in six years.
- The distribution should be a schematic map showing the broad distributions of trips in terms of percentages on different roads. Show all City boundaries.
- The assignment should be a schematic map with the impacted key intersections identified by ID# and turning movements for each shown in separate diagrams on the same page or on different pages. The assignment should also be presented in tabular form listing each intersection by intersection ID#, and the number of trips at each movement.

3(c) Additional Analysis for Developments Generating More Than Fifty (50) Peak Hour Trips

For large developments (i.e., those generating more than 50 peak-hour trips), the County may request mitigation for impacts on the level of service of County roads, documented safety locations (the County calls such locations “inadequate road conditions” or “IRCs”), and access or circulation. The traffic study requirements below are intended to disclose impacts. Based on this information the County may request through the City that the applicant provide additional information showing possible mitigation measures. If any off-site improvements were needed for mitigation the County would work with the applicant to determine requirements for right-of-way, construction plans, right-of-way use permits, construction/maintenance bonds, and other issues.

Impacts on Level of Service (LOS) of County Arterials

Contact Snohomish County Public Works for the most current list of arterial units in arrears and critical arterial units. Identify any arterial units in arrears or critical arterial units impacted by three or more directional peak-hour trips.

Impacts on Inadequate Road Conditions

Contact Snohomish County Public Works for a list of the current IRCs. Identify any IRCs impacted by three or more peak-hour trips. Note: Unlike LOS impacts in which at least three or more peak hour trips have to be added in one direction to require disclosure (e.g., 3 westbound), for IRCs, any three peak hour trips added to IRC locations are considered an impact for which disclosure is necessary (e.g., 2 westbound plus 1 eastbound).

Impacts on Access or Circulation

The County may request improvements to existing roads to provide safe and efficient access and/or circulation. In some instances, the County may request provisions for future County roads identified in the Comprehensive Plan or in Small Area Transportation Studies. If so, the County will request specific additional information through the City.

Section Four (4) Traffic Mitigation Offer to Snohomish County

The applicant should complete a traffic mitigation offer to Snohomish County that summarizes the mitigation identified in the county traffic worksheet and any additional traffic study. This will facilitate timely review of the development and processing of the application. The form to use for the mitigation offer is titled “Traffic Mitigation Offer to Snohomish County.” This form is typically provided to all applicants along with this traffic study checklist. In addition, copies are available from the county contacts or the Snohomish County web site shown below.

Additional Information

County Web Site

Snohomish County Public Works has a web site with many documents related to traffic studies and mitigation requirements for developers. From the Snohomish County Home Page go to:

Departments/Public Works/Divisions/TES/ProgramPlanning/3066B

County Contacts

- Deb Werdal, Snohomish County DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201, (425) 388-3184, debra.werdal@co.snohomish.wa.us
- Maria Schmidt, Snohomish County DPW Traffic, 3000 Rockefeller M/S 607, Everett WA 98201, (425) 388-3099, maria.schmidt@co.snohomish.wa.us

