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120 Willows Tiny Homes Hotel Traffic Impact Analysis

Jurisdiction: City of Snohomish

January 2019

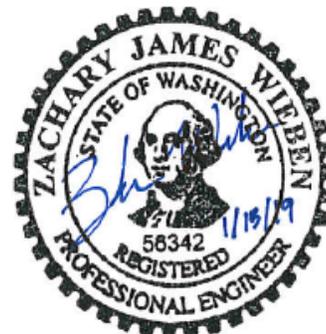


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1. DEVELOPMENT IDENTIFICATION

Gibson Traffic Consultants, Inc. (GTC) has been retained to provide a traffic impact analysis for the proposed 120 Willows Tiny Homes Hotel development to address the City of Snohomish traffic comments. Zach Wieben, responsible for this report and traffic analysis, is a licensed professional engineer (Civil) in the State of Washington and member of the Washington State section of ITE.

The 120 Willows Tiny Homes Hotel development is located at 120 Willows Avenue and is proposed to consist of 8 lodging units/rooms, each one being 160 square-feet (SF), and an on-site office. There are no occupied structures on-site and therefore no credit was included in the trip generation calculations. The site is proposed to have access to Willows Avenue. A site vicinity map has been included in Figure 1.

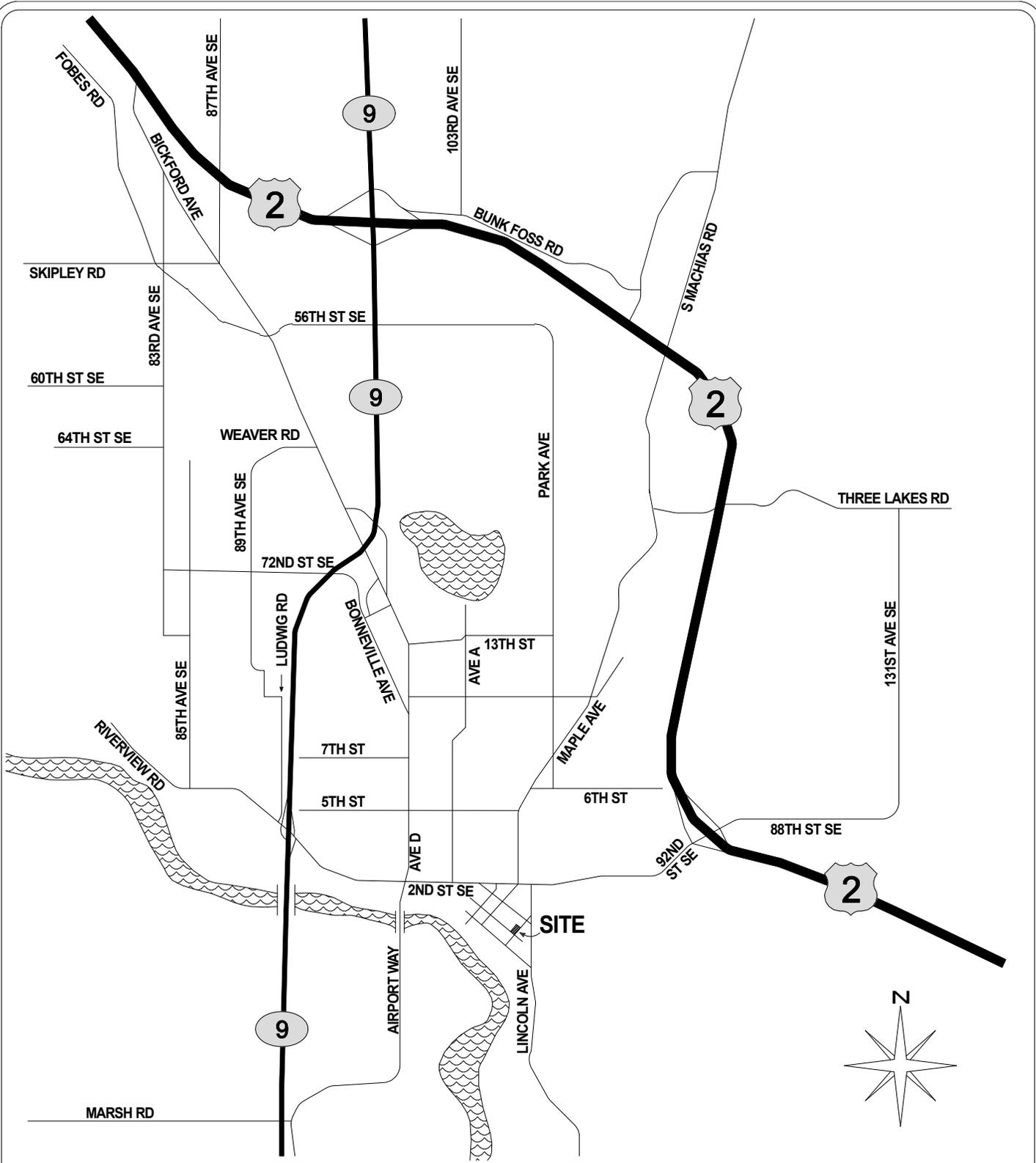
2. TRIP GENERATION

The trip generation calculations for the 120 Willows Tiny Homes Hotel are based on data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual 10th Edition (2017)*. Average trip generation rates for ITE Land Use Code 320, Motel, have been used in the trip generation calculations. This land use code has been utilized since the site is not anticipated to have any supporting facilities besides, such as a restaurant. The trip generation of the 8 units of the 120 Willows Tiny Homes Hotel development is summarized in Table 1.

Table 1: Trip Generation Summary

8 New Motel Rooms/Units	Average Daily Trips			AM Peak-Hour Trips			PM Peak-Hour Trips		
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Generation Rate	3.35 trips per room/unit			0.38 trips per room/unit			0.38 trips per room/unit		
Splits	50%	50%	100%	37%	63%	100%	54%	46%	100%
Trips	13	14	27	1	2	3	2	1	3

The 8 new units of the 120 Willows Tiny Homes Hotel development are anticipated to generate approximately 27 new average daily trips with 3 new AM peak-hour trips and 3 new PM peak-hour trips.



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**TRAFFIC IMPACT STUDY
GTC #18-325**

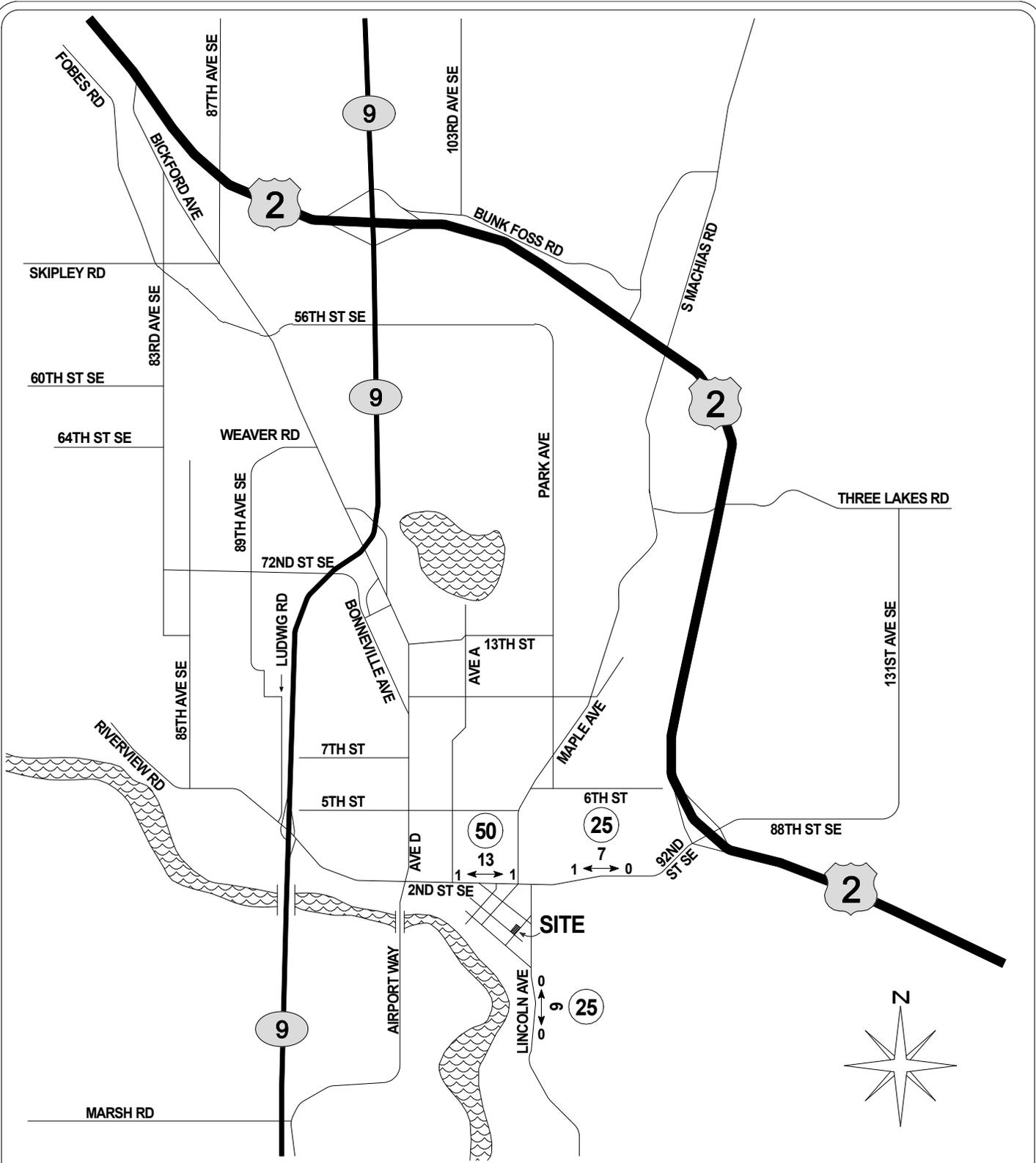
**120 WILLOWS
TINY HOMES HOTEL
8 MOTEL ROOMS/UNITS**

LEGEND

 **SITE LOCATION**

**FIGURE 1
SITE VICINITY MAP**

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**TRAFFIC IMPACT STUDY
GTC #18-325**

**120 WILLOWS
TINY HOMES HOTEL
8 MOTEL ROOMS/UNITS**

LEGEND
 AWDT
 PM ← PEAK
 NEW DAILY TRAFFIC
 NEW PM PEAK HOUR TRIPS
 (XX) TRIP DISTRIBUTION %

**FIGURE 2
DEVELOPMENT
TRIP DISTRIBUTION
PM PEAK-HOUR**

CITY OF SNOHOMISH

3. TRIP DISTRIBUTION

The distribution of trips generated by the 120 Willows Tiny Homes Hotel development is based on the distribution of commercial and residential land uses in the area and local traffic patterns. It is estimated that 75% of the development's traffic will travel along 2nd Street—fifty percent to and from the west and twenty-five percent to and from the east. The remaining 25% of the development's trips are expected to travel to and from the south on Lincoln Avenue. A detailed trip distribution showing the ADT and the PM peak-hour trips has been included in Figure 2.

4. ACCESS ANALYSIS

The development's access is proposed to be to Willows Avenue on the east side of the property approximately 100 feet to the north of Pearl Street (measured curb edge to curb edge) which would satisfy driveway spacing requirements from a local street as outlined in section 3-19.3(3) of the City's Engineering Design and Construction Standards.

There is no posted speed limit near the site location, however, the development's site driveway is expected to have over 200 feet of stopping sight distance which would accommodate at least a 30 mph posted speed limit.

Collision data was requested for Willows Avenue near the site access. The data showed two collisions occurred at the intersection of Willows Avenue and Rainier Street over the last 5.5 years. No other collisions were reported along the development's frontage. The collision data does not show any clear safety issues near the development site.

5. TRAFFIC MITIGATION FEES

The City of Snohomish traffic mitigation fee is \$1,603.00 per PM peak-hour trip. The 8 new rooms/units will generate 3 PM peak-hour trips. The trip generation will result in City of Snohomish traffic mitigation fees of \$4,809.

6. CONCLUSIONS

The 120 Willows Tiny Homes Motel development is proposed to consist of 8 motel rooms/units, with each unit being 160 square-feet. The 8 new units will generate 27 average daily trips with 3 AM peak-hour trips and 3 PM peak-hour trips. The development is not expected to significantly impact surrounding intersections with additional trips and therefore only standard traffic impact fees should be applicable. The total traffic mitigation fees for the development should total \$4,809.