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February 29, 2008

Christina Wollman
Kittitas County Public Works
411 North Ruby Street, Suite 1
Ellensburg, WA 98926

Subject: Sunset Farms Development, Trip Generation and Distribution Letter

Dear Ms. Wollman:

This letter describes the trip generation and distribution analysis performed for Sunset Farms Development in Kittitas County, Washington. The analysis was requested by Public Works Department engineering staff to address Washington State Environmental Policy Act (SEPA) and Concurrency requirements in County Code as part of the building and development approval process.

Project Description

The project includes the construction of six single-family housing units proposed on a 20-acre project site located between Vantage Highway and Sunset Road in Kittitas County. Driveways to each lot will be provided from Vantage Highway.

Project construction will begin following development approvals, with completion scheduled by 2010. Figure 1 shows the location of the project and Figure 2 provides a site plan. All figures and support materials are attached to this letter.

Trip Generation

Site generated trip projections were developed based on the methodologies of the Institute of Transportation Engineers (ITE), *Trip Generation Manual* (7th Edition, 2003). The ITE Manual is a nationally recognized and locally accepted method for forecasting trip generation for a range of commercial, retail, and residential land uses. The methodological assumptions are developed based on the observed traffic conditions of other similar developments located throughout the United States.

Trip generation was determined for the typical weekday and weekday PM peak hour using ITE Land Use 210 for Single-Family Housing. The ITE manual describes land use 210 as single-family housing, which "...includes all single-family detached homes on individual lots."

Trip generation was determined using ITE rates, following local practices. Table 1 provides a summary of trip generation for the typical weekday and weekday PM peak hour.

Table 1. Trip Generation Summary						
Facility	Land Use	Units	Weekday Trips	PM Peak Hour		
				Enter	Exit	Total
Single-Family Detached Housing	210	6	60	4	2	6
Source: ITE Manual						

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The project is expected to generate a total of 60 trips during the typical weekday, and 6 trips (10.5 percent of weekday trips) are expected during the weekday PM peak hour.

Trip Distribution and Assignment

Trip distribution and assignment assumptions were developed based on travel characteristics derived through a review of current average daily traffic (ADT) volumes provided by the County. An imaginary screen line was circled around a study area that includes the primary arterials of Vantage Highway, Sunset Road, and Parke Creek Road. These roadways are the primary routes to and from the project site. A summary of distribution assumptions follows:

- About 80 percent of project trips are expected to/from the east on the Vantage Highway.
- About 5 percent of project trips are expected to/from the west on the Vantage Highway.
- About 10 percent of project trips are expected to/from the north on the Parke Creek Road.
- About 5 percent of project trips are expected to/from the south on the Parke Creek Road.

Project trips were then assigned to study roadways based on the distribution patterns identified above. Figure 3 summarizes approach trip assignments for the typical weekday, and weekday PM peak hour.

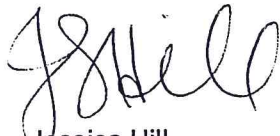
Summary and Conclusions

The proposed Sunset Farms Development project includes the construction of six single-family housing units in Kittitas County. The 20-acre project site is located between Vantage Highway and Sunset Road in Kittitas County, Washington. Vantage Highway would provide access to each lot.

The development is expected to generate a total of 60 trips during the typical weekday and 6 weekday PM peak hour trips. About 80 percent of site generated trips are expected to/from the east; and 5 percent of site-generated trips are expected to/from the west via Vantage Road. About 10 percent to/from the north and 5 percent to/from the south via Parke Creek Road.

This should address and support initial SEPA and Concurrency requirements, as enforced by the County. Additional information can be provided upon request.

Sincerely,
USKH Inc.



Jessica Hill
Transportation Planner

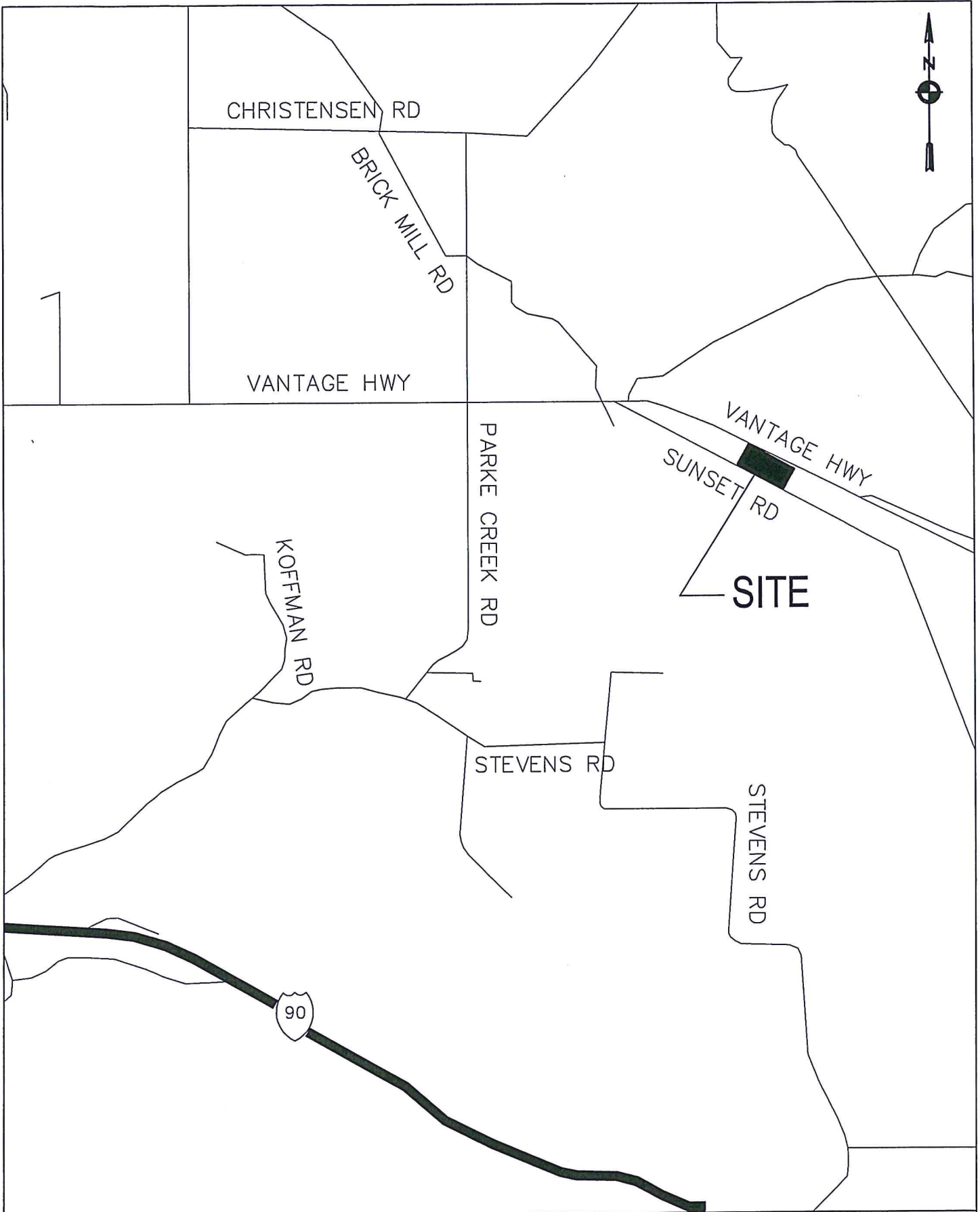
Attachments: As stated


Work Order: 1074100

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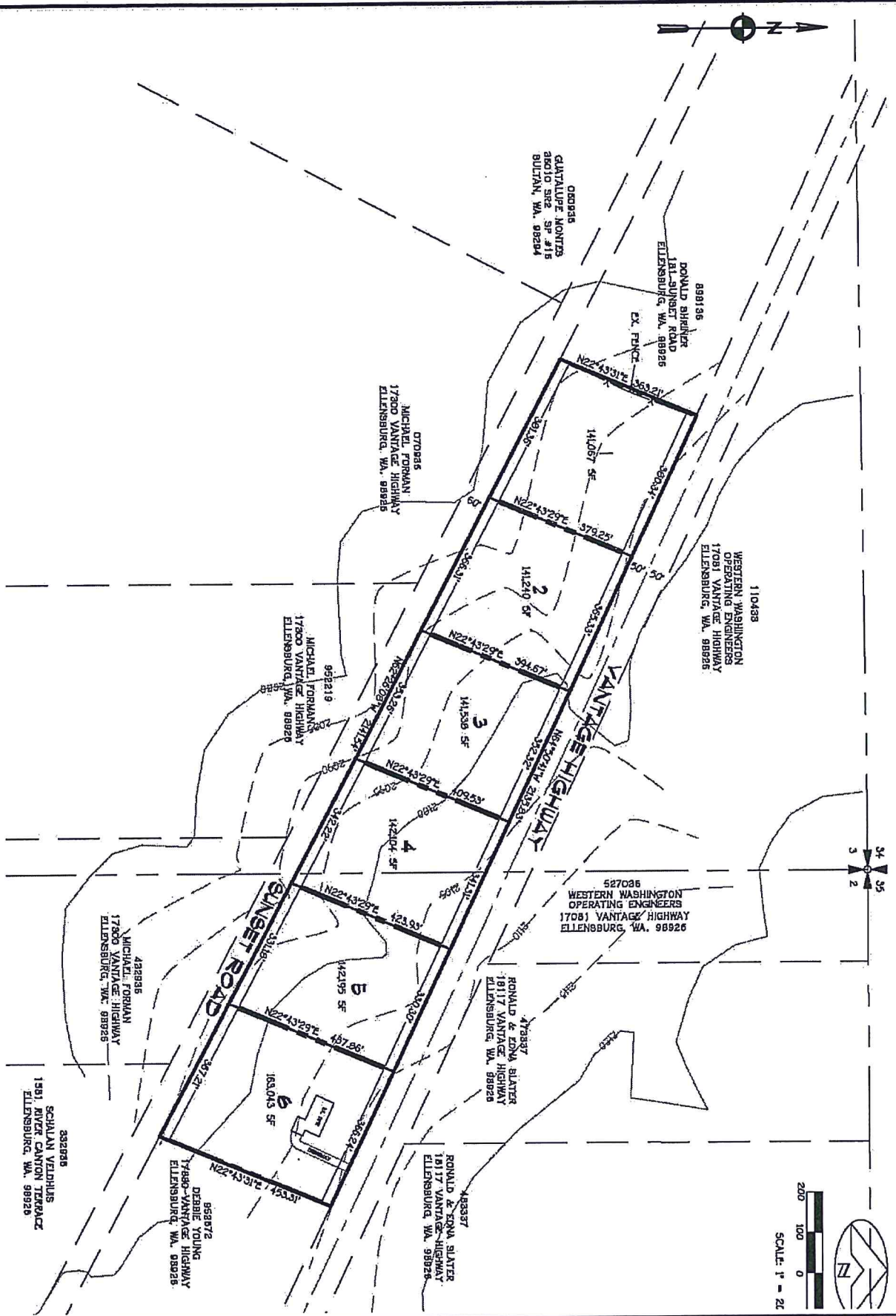
EXPIRES 09/27/08



 Engineering • Land Surveying Planning • Materials Testing	Project	SUNSET FARMS	FIGURE NO. 1
	Title	SITE VICINITY MAP	
	Client	GENE LAMOUREUX	

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A PORTION OF THE E 1/2 OF SEC. 3, AND THE W 1/2 SEC. 2, TUN 17N, RING 20E, W.M.



LEGEND
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 ● INDICATES 24" x 1/2" IRON BAR WITH
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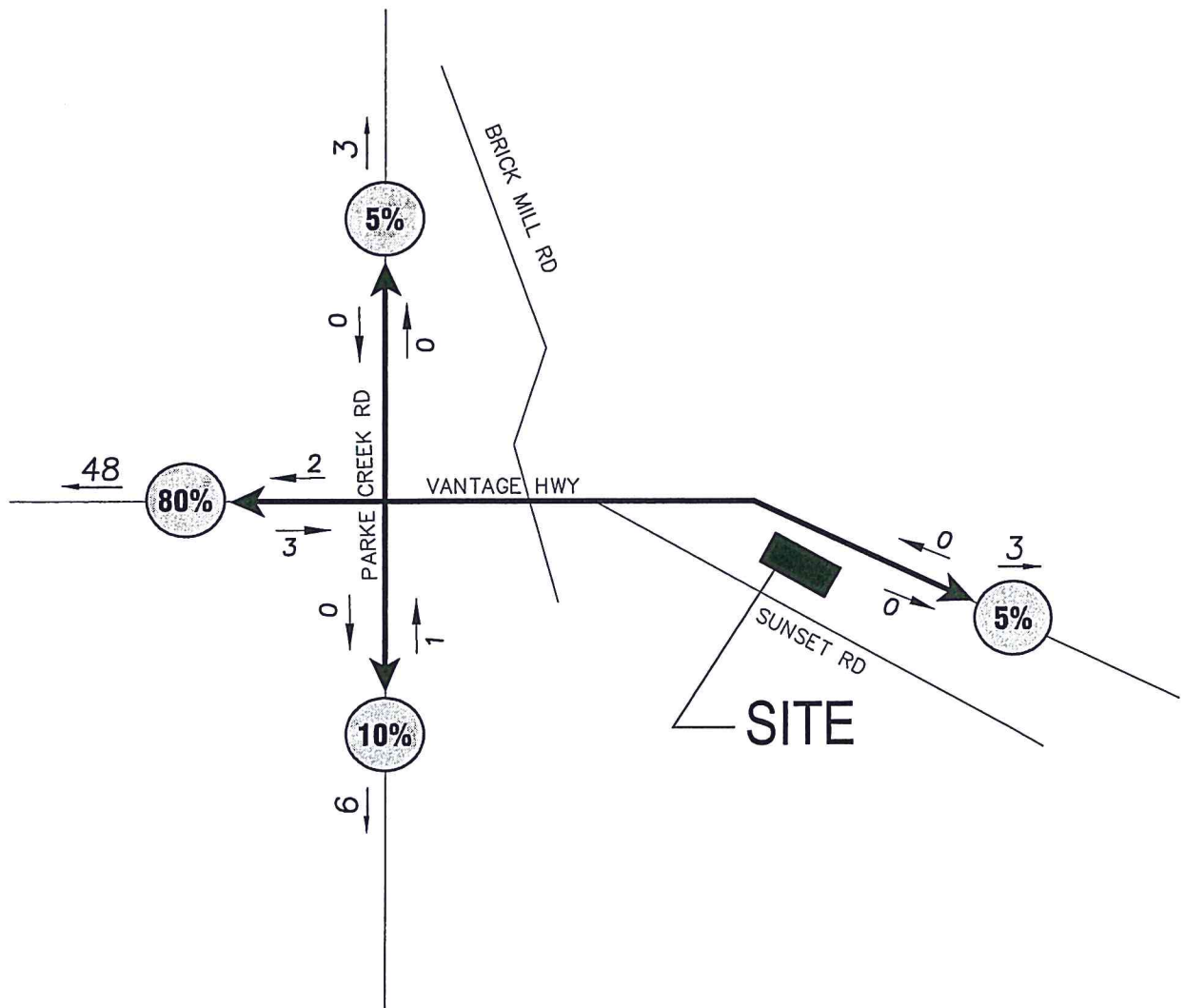


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Project	SUNSET FARMS	
Title	SITE PLAN	
Client	GENE LAMOUREUX	Project No. 1074100

FIGURE NO.
2

4



LEGEND



= TRIP DISTRIBUTION



= AVERAGE DAILY TRAFFIC



= DIRECTIONAL VOLUMES

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Project

SUNSET FARMS

Title

TRIP DISTRIBUTION AND ASSIGNMENT – PM PEAK HOUR

Client

GENE LAMOUREUX

Project No. 1074100

FIGURE NO.

3

4