



Josh Fredrickson, PE
Kittitas County Engineer
CU-22-00004
Feb. 13th, 2023

Dear Mr. Fredrickson,

In regards to the Conditional Use permit titled Events at The Brick House Nursery we have created an estimate of traffic flow to our events for your review and consideration. This estimate has been created to explore the need for a Traffic Impact Analysis to meet the requirements of our Conditional Use Permit.

Estimated Traffic:

Our events are for 50 or fewer individuals with on-site housing for a minimum of 12 guests and up to 22 guests if sofa beds are utilized. Longer access to the facility (from 8:00am the day of the event to the following morning at 10:00 am) for set up, time to enjoy and explore the gardens and time to relax in the on site cabins. If 12 of the 50 guests arrive at check in between 8am and noon to make use of the cabin facilities that would leave an estimated 38 guests still to arrive. As our facility does not function like a traditional event venue where large number of guests arrive at a designated hour, we believe the remaining 38 guests will arrive over a period of a couple of hours to fully enjoy the facility offerings. If those remaining guests arrive over a two hour period with 2.5 people per vehicle that would result in 7.6 vehicle trips per hour. The initial guest arrivals would generate 4.8 vehicle trips between the hours of 8:00 and noon if the 2.5 people/vehicle number is used. Our retail nursery is closed during events so no additional traffic will be generated by the retail business. Our traffic is generated primarily on weekends outside of peak commuter traffic during the Monday – Friday workweek. Our number of 2.5 guests per car was generated from the U.S. Department of Transportation's website where it is recommended that a factor of 2.2 to 2.8 persons per vehicle should be used for forecasting event traffic.

If the country determines that a traffic analysis could be applicable to our project we would be happy to mitigate with an Events Ahead sign as seen in the Conditional Use Permit for Brightside Events (200 guest occupancy). I've included a copy of their agreement for reference.

Thank you for your time. Please let us know if we can provide any additional supporting information.

Best,
Emma Williams
Owner, The Brick House Gardens and Nursery
509-929-1148



From the U.S. Department of Transportation - Federal Highway Administration:
A vehicle occupancy factor of 2.5 persons per vehicle represents a common assumption, however for forecasting purposes, practitioners should consider a range of factors from 2.2 to 2.8 depending on local conditions.

Managing Traffic for Planned Special Events – Chapter 5, Page 3
https://ops.fhwa.dot.gov/publications/fhwaop04010/chapter5_03.htm#:~:text=A%20vehicle%20occupancy%20factor%20of,2.8%20depending%20on%20local%20conditions.

Chelsea Benner

From: Taylor Gustafson
Sent: Friday, April 05, 2019 8:51 AM
To: 'joedone@mac.com'; 'heidi@brightsidevintagefarm.com'
Cc: Mark Cook; Candie Leader; Chelsea Benner; Kelly Bacon
Subject: Brightside Event Center

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Joe,

As we discussed over the phone, in lieu of a transportation concurrency application, Public Works will condition that "Event Ahead" signs be placed along Brick Mill Road, 500' East and 500' West of the intersection of Moreau Road and Brick Mill Road, for two (2) hours prior and one (1) hour after every event.

If you have further questions, please let me know.

Best,

Taylor Gustafson
Environmental / Transportation Planner
Kittitas County Public Works
(509)933-8217
taylor.gustafson@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14