

MEMORANDUM

Date:	February 2, 2021	TG:	1.21026.00
To:	Kelly Tayara – City of Bainbridge Island		
From:	Kassi Leingang, PE – Transpo Group		
cc:	David Smith – Central Highland Homes		
Subject:	Wintergreen Townhomes – Updated Visconsi Trip Generation Evaluation		

This memorandum summarizes the proposed land use changes to construct townhomes within the Visconsi development and resulting changes to overall trip generation relative to the previously approved thresholds.

Project Background and Description

The Visconsi development is located northeast of the State Route (SR) 305/High School Road intersection in the City of Bainbridge Island. A Master Plan was previously completed and approved for the development in 2013¹ with an updated traffic impact analysis (TIA) reflecting updated land use sizes completed in 2016².

The current proposal would develop the last two remaining lots (see Figure 1) within the Visconsi development as 74 townhomes with 36 designated as affordable and the remaining designated as market rate. The previous approved uses included restaurant and shopping center spaces totaling 21,700 square-foot (sf). Note that the remaining land uses assumed in the previous analyses including the medical office building, pharmacy, and bank have been constructed and are in operation (see Figure 1).

A summary of the approved land uses and the current plans as described above are included in Table 1.



Figure 1 –Wintergreen Townhomes Site Plan

¹ *Visconsi Master Plan Transportation Impact Analysis* (Transpo Group, April 2013). Herein referred to as the 2013 Visconsi Master Plan.

² *Visconsi TIA Update* (Transpo Group, March 2016). Herein referred to as the 2016 Visconsi TIA Update.

Table 1. Land Use Summary and Comparison

Proposed Land Use	2013 Visconsi Master Plan	2016 Visconsi TIA Update	Current Proposed Development
Medical Office Building (LU 720)	20,000 sf	30,000 sf	30,000 sf (<i>Occupied</i>)
Pharmacy with Drive Thru (LU 881)	14,490 sf	14,475 sf	14,475 sf (<i>Occupied</i>)
Shopping Center (LU 820)	16,300 sf	12,700 sf	-
Restaurant (LU 932)	7,800 sf	9,000 sf	-
Bank with Drive Thru (LU 912)	3,300 sf	3,210 sf	3,210 sf (<i>Occupied</i>)
Townhomes (LU 230)	-	-	74 DU

Notes: sf = square-feet, DU = dwelling unit

Trip Generation

To provide a comparative trip generation estimate for the proposed change in land use, the project trip generation was estimated consistent with the previous analysis methodology; inclusive of accounting for internal capture within the overall Visconsi development as well as pass-by trips for the commercial uses. Consistent with the previous analyses, the reduction for internalization of trips has been limited to 15 percent. The weekday PM peak hour trip rate assumed for the proposed townhomes were based on ITE's Residential Condominium/Townhouse (Land Use #230). Note that no reduction in the trip generation was applied to the affordable units.

Table 2 summarizes the updated weekday PM peak hour vehicle trip generation for the entire site. A detailed trip generation summary is provided in Attachment A. Table 2 provides a comparison to the current approved trip generation threshold per the 2016 Visconsi TIA Update of 242 weekday PM peak hour trips.

Table 2. Weekday PM Peak Hour Trip Generation Summary

Proposed Land Use	Size	Total Trips ¹	Internal Trips ²	Pass-by Trips ³	New Trips		
					Total	In	Out
Medical Office Building (LU 720)	30,000 sf	99	-12	0	87	24	63
Pharmacy with Drive Thru (LU 881)	14,475 sf	143	-24	-58	61	31	30
Townhomes (LU 230)	74 DU	38	-6	0	32	21	11
Bank with Drive Thru (LU 912)	3,210 sf	78	-12	-32	34	17	17
Subtotal					214	93	121
<i>Less existing land use on-site to be removed (Coldwell Banker-McKenzie)⁴</i>					<i>12</i>	<i>2</i>	<i>10</i>
Current Proposed Development Net New Trips					202	91	111
2016 Visconsi TIA Update Net New Trips					242	109	133
Net New Trips Difference <i>(2021 Update relative to 2016 TIA)</i>					-40	-18	-22

Notes: sf = square-feet, DU = dwelling unit

1. Trip rate based on ITE Trip Generation Manual, 9th Edition (2012).
2. Internal capture rate based on ITE Trip Generation Handbook rates for multi-use developments, proportionately capped at 15%.
3. Pass-by trip rate based on ITE Trip Generation Handbook.
4. Based on actual counts.

As shown in Table 2, the updated trip generation for the overall Visconsi development reflecting the change in land use is anticipated to be up to 202 weekday PM peak hour trips. This total is 40 fewer weekday PM peak hour trips relative to the 2016 Visconsi TIA Update approved trip generation total.

Conclusion

The overall Visconsi development reflecting the current proposed development of 74 townhomes as well as the previously constructed medical office building, pharmacy, and bank, is forecast to generate up to 202 weekday PM peak hour trips. This is a reduction of 40 weekday PM peak hour trips relative to the previously approved trip generation total of 242 trips per the 2016 Visconsi TIA Update. With this reduction in trip generation, the forecast impact with the project would be less than previously evaluated in the 2016 Visconsi TIA Update.

Attachment A:
Detailed Trip Generation

Visconsi Master Plan Trip Generation

PM Peak Hour Trip Generation

Proposed Land Use	LU Code	Size	Units	Trip Rate ¹	Total Unadjusted Veh. Trips	Reduction for Internal Capture			Pass-by Rate ²	Reduction for Pass-by	New PM Peak Hour Trips ⁴		
						In	Out	Subtotal			Total	In	Out
Medical Office Building	#720	30,000	1,000 gsf	EQN	99	5	7	87	0%	0	87	24	63
Pharmacy (with Drive-Thru)	#881	14,475	1,000 gsf	9.91	143	12	12	119	49%	58	61	31	30
Residential Condo/Townhome	#230	74	DU	0.52	38	4	2	32	0%	0	32	21	11
Bank (with Drive-Thru)	#912	3,210	1,000 gsf	24.30	78	6	6	66	47%	32	34	17	17
Sub-Total					359	27	27	304	1	90	214	93	121
Less Existing Land Use to be Removed (Based on actual Counts)											12	2	10
Total											202	91	111

1. Trip Rate from ITE Trip Generation Manual, 9th Edition (2012).

2. Pass-by rate based on ITE Trip Generation Handbook.

3. Internal capture based on capture rates published by ITE; however was capped at 15 percent consistent with previous analyses and coordination with the City of Bainbridge Islands.

4. In/out percentages based on ITE Trip Generation Manual, 9th Edition (2012).