

33.641 Transportation Impacts

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33.641.010 Purpose

The regulations of this chapter allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. The purpose of a transportation impact study is to assess the effects of routing or volume of traffic in the vicinity of the site on traffic conditions, transit, and pedestrian and bicycle movement.

33.641.015 Where These Regulations Apply

- A. The standards stated in 33.641.100 apply to
 - 1. Proposals for land divisions located entirely within a single-dwelling zone;
 - 2. Proposals for land divisions located entirely within a multi-dwelling zone and where all the proposed lots only meet the lot dimension standards for houses, duplexes, attached houses, attached duplexes, triplexes or fourplexes; and
 - 3. Adjustments to the standards are prohibited. For proposals that cannot meet the standards, the approval criteria stated in 33.641.200 apply. Where a proposal can meet the standards, the applicant may choose to meet the approval criterion stated in 33.641.200 instead of the standards.
- B. The approval criterion stated in 33.641.200 apply to proposals for:
 - 1. Land divisions located partly in a single-dwelling zone and partly in another zone;
 - 2. Land divisions located entirely in multi-dwelling zones where at least one lot meets the lot dimension standards for multi-dwelling structures, multi-dwelling development, or cottage clusters;
 - 3. Land divisions located partly in multi-dwelling zones and partly in another zone; and
 - 4. Land divisions in the OS, C, E, I, CI and IR zones.

33.641.100 Transportation Impact Standards

- A. Number of lots.
 - 1. No more than 10 lots are proposed; or
 - 2. 11 or more lots are proposed and:
 - a. The application includes a specific development proposal for all the proposed lots that will generate no more than 250 net new vehicle trips per day as demonstrated in the applicant's transportation impact study; and

- b. The applicant has agreed to construct any improvements and mitigation measures recommended by the transportation impact study in order to remain below the trip generation rate threshold.
- B.** Each lot must meet one of the following:
- 1. Vehicle access to the lot will be solely from a local service street or alley, and the proposed driveway meets Title 17.28.110; or
 - 2. The applicant has proposed that there will be no vehicle access to the lot.

33.641.200 Transportation Impact Approval Criterion

- A.** The transportation system must be capable of supporting the proposed development in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated as required by 33.641.200.B.
- B.** Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements.

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