



MEMORANDUM

TO: Angela Gemmer, Principal Planner

FROM: Jesse Birchman, Transportation & Parks Maintenance Manager

DATE: May 23, 2023

SUBJECT: PA 23-003 51st Avenue Comp. Plan Amendment and Rezone
Traffic Review

The following comments are providing following review of the provided materials for the proposed 51st Avenue Comp. Plan Amendment and Rezone located at 5414 152nd St NE. While a project or development –specific application a comprehensive traffic analysis, the potential SEPA impacts of this rezone are identified within the context of the current Transportation Element (TE) of the adopted Comprehensive Plan.

1. The trip generation evaluation based on the described maximum and best use for current and proposed zoning is consistent with typical practice and is approved.
2. A Traffic Impact Analysis (TIA) would be required of any future project/development specific application. Based on the current TE and recently completed TIAs for other development applications, the following intersections are likely to operate near the City’s level-of-service (LOS) standard. The addition of traffic volumes resulting from this rezone may result in operations exceeding these standards but would be evaluated through any future project-specific review and approval. Additional mitigating improvements may be required beyond those identified in the TE.
 - a. 51st Ave NE/136th St NE
 - b. 51st Ave NE/132n St NE