

01/28/15	MODIFICATION 2
12/22/14	MODIFICATION
01/02/13	DRB SUBMITTAL 4
12/03/12	DRB SUBMITTAL 3
11/02/12	DRB SUBMITTAL 2
09/10/12	DRB SUBMITTAL
No.	Date
	Revision



NW AERIAL PERSPECTIVE - APPROVED

NT.S.



NW AERIAL PERSPECTIVE - MODIFIED

NT.S.

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

PERSPECTIVES

Sheet No.	42
Project No.	1106
Date:	07/30/12

01/28/15	MODIFICATION 2	
12/22/14	MODIFICATION	
01/02/13	DRB SUBMITTAL 4	
12/03/12	DRB SUBMITTAL 3	
11/02/12	DRB SUBMITTAL 2	
09/10/12	DRB SUBMITTAL	
No.	Date	Revision



NE AERIAL PERSPECTIVE - APPROVED

NT.S.



NE AERIAL PERSPECTIVE - MODIFIED

NT.S.

LAKE STREET PLACE
112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No.	4.3
Project No.	1106
Date:	07/30/12

01/28/15	MODIFICATION 2
12/22/14	MODIFICATION
01/02/13	DRB SUBMITTAL 4
12/03/12	DRB SUBMITTAL 3
11/02/12	DRB SUBMITTAL 2
09/10/12	DRB SUBMITTAL
No.	Date
	Revision



COURTYARD PERSPECTIVE FROM WEST - APPROVED

NT.S.



COURTYARD PERSPECTIVE FROM WEST - MODIFIED

NT.S.

LAKE STREET PLACE

112-150 LAKE STREET S
 KIRKLAND, WA 98033

PERSPECTIVES

Sheet No.	4.4
Project No.	1106
Date:	07/30/12

01/26/15	MODIFICATION 2	
12/22/14	MODIFICATION	
01/02/13	DRB SUBMITTAL 4	
12/03/12	DRB SUBMITTAL 3	
11/02/12	DRB SUBMITTAL 2	
09/10/12	DRB SUBMITTAL	
No.	Date	Revision



LAKE STREET PERSPECTIVE FROM NORTH - MODIFIED

NT.S.



LAKE STREET PERSPECTIVE FROM SOUTH - MODIFIED

NT.S.

LAKE STREET PLACE

112-150 LAKE STREET S
 KIRKLAND, WA 98033

PERSPECTIVES

Sheet No.	4.41
Project No.	1106
Date:	07/30/12

01/28/15	MODIFICATION 2
12/22/14	MODIFICATION
01/02/13	DRB SUBMITTAL 4
12/03/12	DRB SUBMITTAL 3
11/02/12	DRB SUBMITTAL 2
09/10/12	DRB SUBMITTAL
No.	Date
	Revision



PUBLIC STAIR & MAIN STREET RETAIL SPACE - APPROVED

N.T.S.



ALLEY FROM MAIN STREET - APPROVED

N.T.S.



PUBLIC STAIR & MAIN STREET RETAIL SPACE - MODIFIED

N.T.S.

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

PERSPECTIVES

Sheet No.	4.5
Project No.	1106
Date:	07/30/12



ALLEY FROM MAIN STREET - MODIFIED

N.T.S.

No.	Date	Revision
01/28/15		MODIFICATION 2
12/22/14		MODIFICATION
01/02/13		DRB SUBMITTAL 4
12/03/12		DRB SUBMITTAL 3
11/02/12		DRB SUBMITTAL 2
09/10/12		DRB SUBMITTAL

LAKE STREET PLACE
112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. **4.51**
Project No. 1106
Date: 07/30/12

No.	Date	Revision
01/28/15		MODIFICATION 2
12/22/14		MODIFICATION
01/02/13		DRB SUBMITTAL 4
12/03/12		DRB SUBMITTAL 3
11/02/12		DRB SUBMITTAL 2
09/10/12		DRB SUBMITTAL



ALLEY PERSPECTIVE - APPROVED

N.T.S.



ALLEY PERSPECTIVE - MODIFIED

N.T.S.

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

PERSPECTIVES

Sheet No.	4.6
Project No.	1106
Date:	07/30/12

01/28/15	MODIFICATION 2
12/22/14	MODIFICATION
01/02/13	DRB SUBMITTAL 4
12/03/12	DRB SUBMITTAL 3
11/02/12	DRB SUBMITTAL 2
09/10/12	DRB SUBMITTAL
No.	Date
	Revision



PUBLIC WALKWAY FROM TOP OF PUBLIC STAIR - APPROVED

NT.S.



PUBLIC WALKWAY FROM TOP OF PUBLIC STAIR - MODIFIED

NT.S.

LAKE STREET PLACE
 112-150 LAKE STREET S
 KIRKLAND, WA 98033

PERSPECTIVES

Sheet No.	4.7
Project No.	1106
Date:	07/30/12

01/28/15	MODIFICATION 2
12/22/14	MODIFICATION
01/02/13	DRB SUBMITTAL 4
12/03/12	DRB SUBMITTAL 3
11/02/12	DRB SUBMITTAL 2
09/10/12	DRB SUBMITTAL
No.	Date
	Revision



MSB & PUBLIC WALKWAY FROM SOUTH - APPROVED

NT.S.



MSB & PUBLIC WALKWAY FROM SOUTH - MODIFIED

NT.S.

No.	Date	Revision
01/28/15		MODIFICATION 2
12/22/14		MODIFICATION
01/02/13		DRB SUBMITTAL 4
12/03/12		DRB SUBMITTAL 3
11/02/12		DRB SUBMITTAL 2
09/10/12		DRB SUBMITTAL



WEST FROM PORTSMITH COURTYARD - APPROVED

NT.S.



WEST FROM PORTSMITH COURTYARD - MODIFIED

NT.S.

LAKE STREET PLACE
112-150 LAKE STREET S
KIRKLAND, WA 98033

PERSPECTIVES

Sheet No. **49**
Project No. 1106
Date: 07/30/12

William Popp Associates

Transportation Engineers/Planners

(425) 401-1030
FAX (425) 401-2125
e-mail: info@wmpoppassoc.com

December 22, 2014

To: Thang Nguyen
Transportation Engineer
City of Kirkland

From: William Popp, Jr.
William Popp Associates

Subject: **Lake Street Mixed Use Development**
Re: **Trip Generation Analysis for Updated Site Plan**

The following memorandum was prepared to identify trip generation estimates associated with the proposed land use changes to the site. This is an update to the trip generation findings presented in the 10/28/13 TIA and reflects minor floor area changes for the proposed site. This memorandum includes a summary comparison of the existing use floor areas and new floor areas and the subsequent trip generation changes as a result.

Project Description – Existing and New Floor Areas

The existing site uses consists of office, retail, and various restaurant uses. The total floor area for the existing site (as it would have been within one year of today) is approximately 28,607 gsf. The proposed redevelopment of the site will also be a mix of office, retail, and restaurant uses.

Table 1 below identifies the floor areas for existing, the project as assumed in the 10/28/13 TIA, and the currently updated proposed redevelopment land uses and areas.

Mr. Thang Nguyen
 Lake St Place Mixed Use Development
 Trip Generation Update Summary
 12/22/14
 Page 2

Table 1
Project Specifications EXISTING and FUTURE SITE Redevelopment ^a

Building	Retail (gsf)	Quality Restaurant (gsf)	High Turnover Restaurant (gsf)	Office (gsf)	Total (gsf)
EXISTING SITE BUILDING AREA SPECIFICATIONS ^b					
Hector's	0	4,670	0	2,528	7,198
Lakeside ^b	0	0	0	0	0
KWM ^c	2,163	6,503	1,626	11,117	21,409
Main St	0	0	0	0	0
Calabria ^b	0	0	0	0	0
All	2,163	11,173	1,626	13,645	28,607
PROPOSED FINAL PROJECT BUILDING AREA SPECIFICATIONS (TOTAL AREA PER 10/28/13 TIA)					
Hector's	0	10,174	0	27,514	37,688
Lakeside ^d	0	0	0	0	0
KWM ^c	2,163	8,592	1,626	24,894	37,275
Main St	15,349	0	0	20,109	35,458
Calabria ^d	0	0	0	0	0
All	17,512	18,766	1,626	72,517	110,421
UPDATE 12-22-14: PROPOSED FINAL PROJECT BUILDING AREA SPECIFICATIONS (TOTAL AREA)					
Hector's	0	10,197	0	18,528	28,725
Lakeside ^d	0	0	0	0	0
KWM ^c	2,163	8,302	1,626	22,464	34,555
Main St	10,991	0	0	41,235	52,226
Calabria ^d	0	0	0	0	0
All	13,154	18,499	1,626	82,227	115,506
NET NEW FLOOR AREA BY USE (CHANGE FROM 10-28-13 TIA)					
	-4,358	-267	0	+9,710	+5,085

^a per Chesmore/Buck Architecture.

^b Lakeside and Calabria currently demolished (in 2010). The floors areas for those uses are shown as 0 gsf in this table however, those areas are used for trip mitigation fee and parking credit purposes.

^c KWM=Kirkland Waterfront Market.

^d this building does not exist for future site.

As shown in Table 1, the total floor area increases to 115,506 gsf from 110,421 gsf as was assumed in the 10/28/13 TIA. The net increase in building area from existing conditions is 86,899 gsf. The net increase from the 10/28/13 TIA is 5,085 gsf.

Mr. Thang Nguyen
Lake St Place Mixed Use Development
Trip Generation Update Summary
12/22/14
Page 3

The change from the 10/28/13 TIA floor area and land use to the current plan (as defined in this memorandum) is a slight decrease of in retail (-4,358 gsf), an insignificant decrease in quality restaurant area (-267 gsf), and an increase in office space (+9,710 gsf).

Trip Generation

Trip generation estimates for daily, AM and PM peak hours for the existing use and the proposed project were calculated using the same trip generation rates and methodology used in the 10/28/14 TIA. That would be the Eighth Edition of the ITE *Trip Generation Report, 2008* as well as information presented in the ITE Trip Generation Handbook including estimates for internal site trip making characteristics as well as pass-by assumptions for the restaurant uses.

The trip generation estimate for the existing conditions for Daily, AM, and PM street peak hours are shown in Table 2 below. The information shown in Table 2 is the same as that shown in Table 4 of the 10/28/13 TIA. It is repeated herein for ease of reference.

Mr. Thang Nguyen
Lake St Place Mixed Use Development
Trip Generation Update Summary
12/22/14
Page 4

Table 2
Trip Generation – EXISTING Site Uses

Land Use	AWDT	AM Peak			PM Peak		
		Total	In	Out	Total	In	Out
Office (13,645 gsf)							
LUC 710 Rate	11.01	1.55	0.88	0.12	1.49	0.17	0.83
All Trips	<u>150</u>	<u>21</u>	<u>19</u>	<u>2</u>	<u>20</u>	<u>3</u>	<u>17</u>
Internal Capture ¹	38	1	1	0	3	1	2
External ²	112	20	18	2	17	2	15
Quality Restaurant (11,173 gsf)							
LUC 931 Rate	89.95	0.81	n/a	n/a	7.49	0.67	0.33
All Trips	<u>1,005</u>	<u>9</u>	<u>7</u>	<u>2</u>	<u>84</u>	<u>56</u>	<u>28</u>
Internal Capture ¹	56	1	0	1	4	2	2
External ²	<u>949</u>	<u>8</u>	<u>7</u>	<u>1</u>	<u>80</u>	<u>54</u>	<u>26</u>
pass-by ³	420	4	3	1	21	14	7
non-pass-by ⁴	529	4	4	0	59	40	19
High Turnover Restaurant (1,626 gsf)							
LUC 931 Rate	89.95	0.81	n/a	n/a	7.49	0.67	0.33
All Trips	<u>207</u>	<u>19</u>	<u>10</u>	<u>9</u>	<u>18</u>	<u>11</u>	<u>7</u>
Internal Capture ¹	35	0	0	0	1	1	0
External ²	<u>172</u>	<u>19</u>	<u>10</u>	<u>9</u>	<u>17</u>	<u>10</u>	<u>7</u>
pass-by ³	73	8	4	4	6	3	3
non-pass-by ⁴	99	11	6	5	11	7	4
Retail (2,163 gsf)							
LUC 814 Rate	44.32	1.09	0.66	0.34	2.71	0.44	0.56
All Trips	<u>96</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>6</u>	<u>3</u>	<u>3</u>
Internal Capture ¹	59	1	0	1	2	1	1
External ²	37	1	1	0	4	2	2
TOTALS							
All Trips	<u>1,458</u>	<u>51</u>	<u>37</u>	<u>14</u>	<u>128</u>	<u>73</u>	<u>55</u>
Capture	188	3	1	2	10	5	5
External	<u>1,270</u>	<u>48</u>	<u>36</u>	<u>12</u>	<u>118</u>	<u>68</u>	<u>50</u>
pass-by	493	12	7	5	27	17	10
non-pass-by	777	36	29	7	91	51	40

¹ See Attachment 1, 2, and 3 for estimated internal trip capture for AM, PM, and Daily respectively.

² External vehicle trips entering or exiting the site

³ Pass-by for Quality Restaurant: 26% for PM Peak, and 44% for AM and daily. Pass-by for high turnover restaurant is 43% for all cases. These are for trips entering or existing the site (excludes all internal trips).

⁴ Non-pass-by trips are new and/or diverted trips entering or exiting the site (excludes all internal trips).

Mr. Thang Nguyen
Lake St Place Mixed Use Development
Trip Generation Update Summary
12/22/14
Page 5

As shown in Table 2, the existing site is estimated to generate 777 daily, 36 AM, and 91 PM peak hour trips to the surrounding street system (non-pass-by trips only). Within the immediate area of the site including the alley and Main St, pass-by trips are included in the volume estimates: 1,270 daily trips, 48 AM, and 118 PM peak hour trips.

The trip generation estimate for the proposed project, per the new floor area configurations to date, for Daily, AM, and PM street peak hours are shown in Table 3 below. This table would supplant Table 5 of the 10/28/13 TIA.

Mr. Thang Nguyen
 Lake St Place Mixed Use Development
 Trip Generation Update Summary
 12/22/14
 Page 6

Table 3
Trip Generation – FUTURE Site Uses

Land Use	AWDT	AM Peak			PM Peak		
		Total	In	Out	Total	In	Out
Office (82,227 gsf)							
LUC 710 Rate	11.01	1.55	0.88	0.12	1.49	0.17	0.83
All Trips	<u>905</u>	<u>127</u>	<u>112</u>	<u>15</u>	<u>123</u>	<u>21</u>	<u>102</u>
Internal Capture ¹	86	2	1	1	4	2	2
External ²	819	125	111	14	119	19	100
Quality Restaurant (18,499 gsf)							
LUC 931 Rate	89.95	0.81	n/a	n/a	7.49	0.67	0.33
All Trips	<u>1,664</u>	<u>15</u>	<u>12</u>	<u>3</u>	<u>139</u>	<u>93</u>	<u>46</u>
Internal Capture ¹	227	2	1	1	11	6	5
External ²	<u>1,437</u>	<u>13</u>	<u>11</u>	<u>2</u>	<u>128</u>	<u>87</u>	<u>41</u>
pass-by ³	636	6	5	1	33	22	11
non-pass-by ⁴	801	7	6	1	95	65	30
High Turnover Restaurant (1,626 gsf)							
LUC 931 Rate	89.95	0.81	n/a	n/a	7.49	0.67	0.33
All Trips	<u>207</u>	<u>19</u>	<u>10</u>	<u>9</u>	<u>18</u>	<u>10</u>	<u>8</u>
Internal Capture ¹	67	2	1	1	4	2	2
External ²	<u>140</u>	<u>17</u>	<u>9</u>	<u>8</u>	<u>14</u>	<u>8</u>	<u>6</u>
pass-by ³	59	7	4	3	5	3	2
non-pass-by ⁴	81	10	5	5	9	5	4
Retail (13,154 gsf)							
LUC 814 Rate	44.32	1.09	0.66	0.34	2.71	0.44	0.56
All Trips	<u>583</u>	<u>14</u>	<u>10</u>	<u>4</u>	<u>36</u>	<u>17</u>	<u>19</u>
Internal Capture ¹	250	3	2	1	12	6	6
External ²	333	11	8	3	24	11	13
TOTAL							
All Trips	<u>3,359</u>	<u>175</u>	<u>144</u>	<u>31</u>	<u>316</u>	<u>141</u>	<u>175</u>
Capture	630	9	5	4	31	16	15
External	<u>2,729</u>	<u>166</u>	<u>139</u>	<u>27</u>	<u>285</u>	<u>125</u>	<u>160</u>
pass-by	695	13	9	4	38	25	13
non-pass-by	2,034	153	130	23	247	100	147

¹ See Attachment 4, 5, and 6 for estimated internal trip capture for AM, PM, and Daily respectively.

² External vehicle trips entering or exiting the site

³ Pass-by for Quality Restaurant: 26% for PM Peak, and 44% for AM and daily. Pass-by for high turnover restaurant is 43% for all cases. These are for trips entering or existing the site (excludes all internal trips).

⁴ Non-pass-by trips are new and/or diverted trips entering or exiting the site (excludes all internal trips).

Mr. Thang Nguyen
Lake St Place Mixed Use Development
Trip Generation Update Summary
12/22/14
Page 7

As shown in Table 3, the proposed site redevelopment is estimated to generate 2,034 daily, 153 AM and 247 PM peak hour non-pass-by trips to the surrounding street network. It is important to note that all these trips noted above represent average weekday conditions and reflect the external and non-pass-by trips only.

For comparison of trip generation changes as a result of the proposed site floor area modifications, Table 5 of the 10/28/13 estimated the project to generate 2,032 daily, 143 AM and 240 PM peak hour non-pass-by trips to the surrounding street network.

Table 4 below identifies the change in trip generation “net new” conditions as a result of the land use and floor area adjustments for all of the four land use types. The table shows the trip generation results for the non-pass-by condition (which are the new trips to the surrounding street system as a result of the redevelopment) as well as for the with pass-by condition (which is applicable for new trips in and around the site).

Table 4 includes the summary for the existing site, the results as shown in the 10/28/13 TIA, and the updated trip generation results obtained from Table 3 above which are based on the proposed floor area modifications currently proposed.

Mr. Thang Nguyen
 Lake St Place Mixed Use Development
 Trip Generation Update Summary
 12/22/14
 Page 8

Table 4
NET NEW Trip Generation

Land Use	AWDT	AM Peak			PM Peak		
		Total	In	Out	Total	In	Out
External Trips (without pass-by) ²							
EXISTING SITE	777	36	29	7	91	51	40
FUTURE SITE (10/28/13 TIA)	2,032	143	120	23	240	101	139
NET NEW (10/28/13 TIA)	+1,255	+107	+91	+16	+149	+50	+99
FUTURE SITE (12/22/14 update)	2,034	153	130	23	247	100	147
NET NEW (12/22/14 update)	+1,257	+117	+101	+16	+156	+49	+107
NET CHANGE ³	+2	+10	+10	0	+7	-1	+8
External Trips (with pass-by) ⁴							
EXISTING SITE	1,270	48	36	12	118	68	50
FUTURE SITE (10/28/13 TIA)	2,712	155	128	27	278	126	152
NET NEW (10/28/13 TIA)	+1,442	+107	+92	+15	+160	+58	+102
FUTURE SITE (12/22/14 update)	2,729	166	139	27	285	125	160
NET NEW (12/22/14 update)	+1,459	+118	+103	+15	+167	+57	+110
NET CHANGE ⁵	+17	+11	+11	0	+7	-1	+8

¹ Net New is Future Trips minus Existing Trips. All trip estimates are per ITE rates.

² Non-pass-by external-trips-only; see Table 2 for existing trip generation details, and Table 3 for future trip generation details. Totals do not include internal trips (trip capture for mixed use, ie., trips between uses on site) or pass-by trips. Trip estimates are applicable to areas outside the immediate vicinity of the site.

³ net change in non-pass-by trips as a result of site plan changes to date against what was presented in the 10/28/13 TIA.

⁴ All trips entering and exiting the site (including on-street parking); see Table 2 for existing trip generation details, and Table 3 for future trip generation details. Totals do not include internal trips (trip capture for mixed use, ie., trips between uses on site). Trip estimates are applicable to only the immediate area of the site.

⁵ net change in pass-by plus non-pass-by trips as a result of site plan changes to date against what was presented in the 10/28/13 TIA.

As shown in Table 4, per ITE trip generation rates, the net new trip generation totals show that the site redevelopment's vehicular trip impact on the surrounding street system (pass-by trips excluded) will result in an increase of +2 daily trips, +10 AM peak hour trips, and +7 PM peak hour trips than what was estimated in the 10/28/13 TIA.

Mr. Thang Nguyen
Lake St Place Mixed Use Development
Trip Generation Update Summary
12/22/14
Page 9

Similarly, the resultant trip generation increase for all trips entering and exiting the site (which would include pass-by and non-pass-by trips, no internal trips) is estimated to be +17 daily trips, +11 AM peak hour trips and +7 PM peak hour trips.

I believe that this analysis should address your needs pertaining to the trip generation adjustments for the subject project. Please call me at (425) 401-2124 if you have any questions.

cc: Eric DeGroot
Chesmore/Buck Architecture

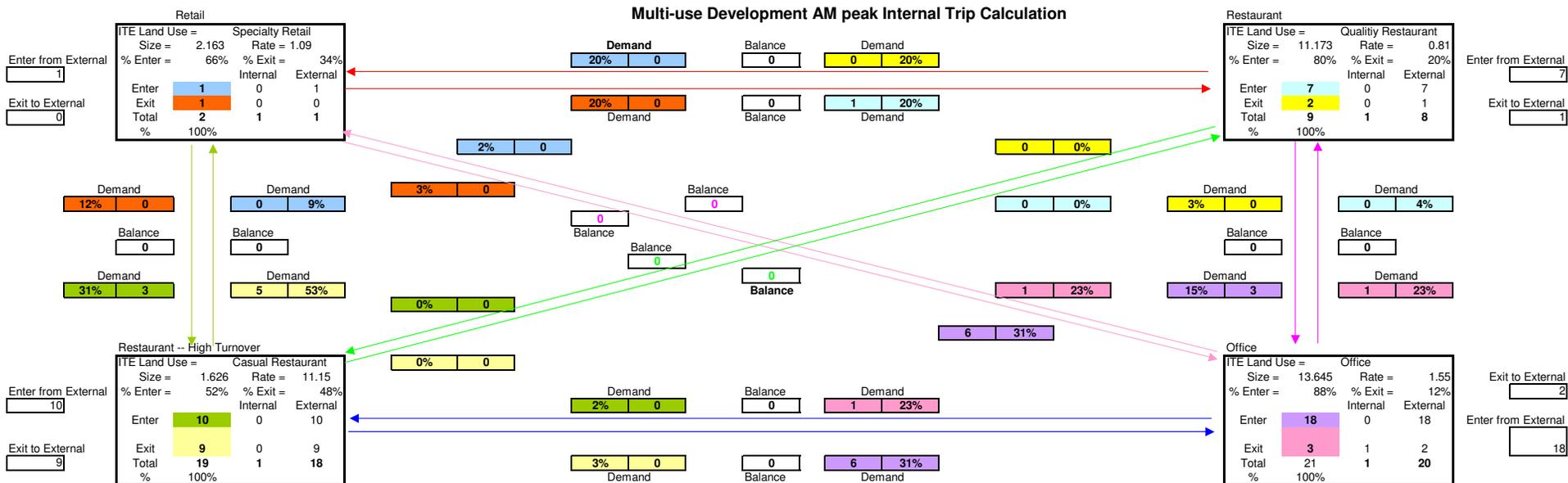
Rick Chesmore
Chesmore/Buck Architecture

Stuart McLeod
McLeod Development Co.

Attachments –
1-6 Internal Capture Estimate – Existing & Proposed Site for AM, PM, and Daily

EXISTING SITE
AM PEAK HOUR AVERAGE WEEKDAY VOLUMES

	am rates	Gross	
	gkfa	AM TE's	
710 Office	13.645	1.55 per gkfa	21
814 Retail	2.163	1.09 per gkfa	2
931 Quality R	11.173	0.81 per gkfa	9
932 High Turn	1.626	11.15 per gkfa	19
	28.607		51



External Trips

	Specialty Retail	Restaur ant	Qualitiy Restaurant	Office	Sub-Total
External Enter	1	10	7	18	36
External Exit	0	9	1	2	12
Total External Trips	1	19	8	20	48
Internal Trips	1	0	1	1	3
Gross Trips	2	19	9	21	51
Overall Average Internal Capture Rate	50%	0%	11%	5%	6%

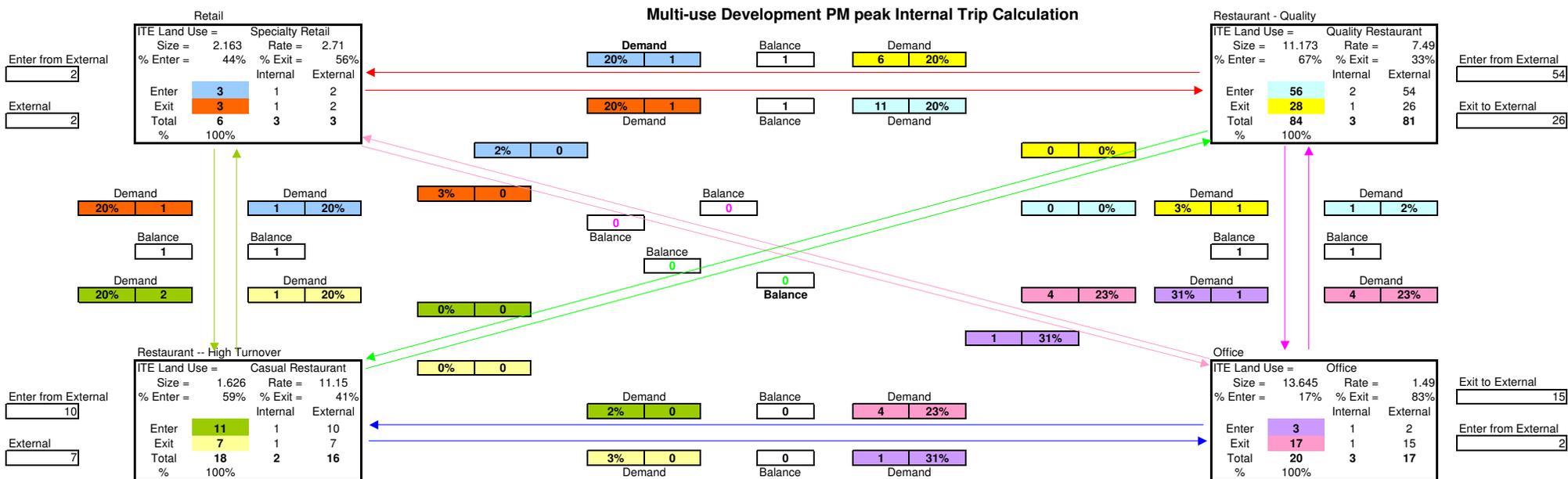
Source: 2001 ITE Trip Generation Handbook Methodology
Data Source: 7th Edition Trip Generation Report

	Specialty Retail	Restaur ant	Qualitiy Restaurant	Office	Sub-Total
Pass-by Rate	0%	43%	44%	0%	
Pass-by Trips	0	8	4	0	12
non-pass-by	1	11	4	20	36

	IN	OUT	TOTAL
Specialty Retail	1	0	1
Quality Restaurant (total)	7	1	8
Quality Restaurant (pass-by)	3	1	4
Quality Restaurant (non-pass-by)	4	0	4
High Turnover Restaurant	10	9	19
High Turnover Restaurant (pass-by)	4	4	8
High Turnover Restaurant (non-pass-by)	6	5	11
Office	18	2	20
Total External (non-pass-by only)	29	7	36
Total External (non- and pass-by)	36	12	48

EXISTING SITE
 PROJECT PM PEAK HOUR (AVERAGE WEEKDAY)

	gkfa	PM rate	Gross PM TE's
710 Office	13.645	1.49 per gkfa	20
814 Retail	2.163	2.71 per gkfa	6
931 Quality Re	11.173	7.49 per gkfa	84
932 High Turnc	1.626	11.15 per gkfa	18
	28.607		128



External Trips

	Specialty Retail	Casual Restaurant	Quality Restaurant	Office	Sub-Total
External Enter	2	10	54	2	68
External Exit	2	7	26	15	50
Total External Trips	4	17	80	17	118
Internal Trips	2	1	4	3	10
Gross Trips	6	18	84	20	128
Overall Average Internal Capture Rate	33%	6%	5%	15%	8%

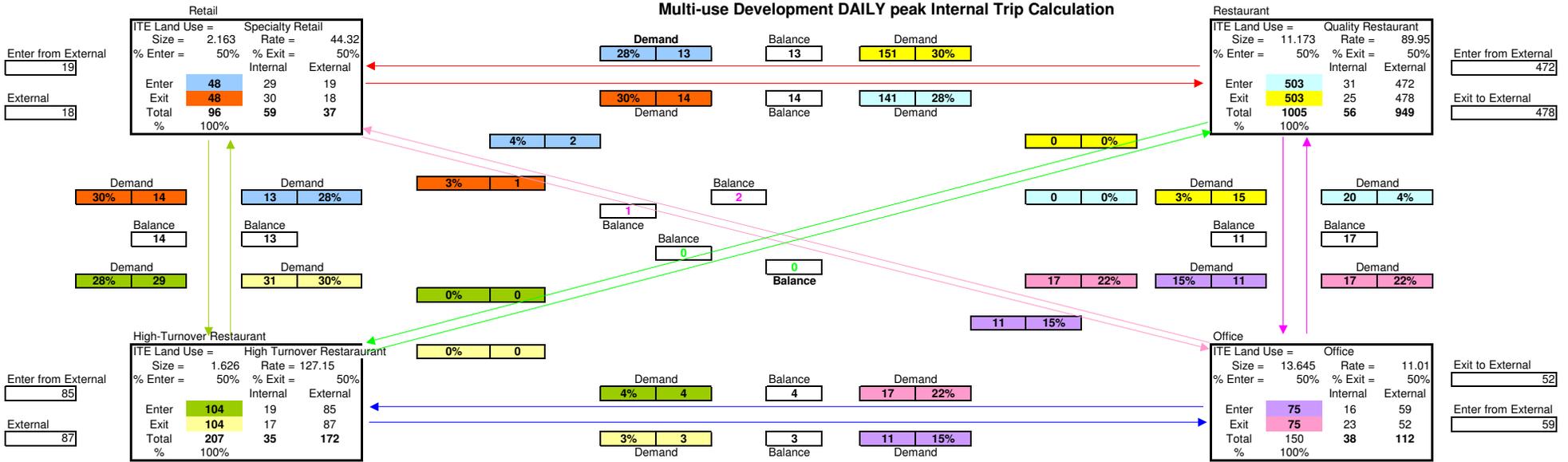
Source: 2001 ITE Trip Generation Handbook Methodology
 Data Source: 8th Edition Trip Generation Report

Pass-by Rate	0%	37%	26%	0%	
Pass-by Trips	0	6	21	0	27
non-pass-by	4	11	59	17	91

	IN	OUT	TOTAL
Specialty Retail	2	2	4
Quality Restaurant (total)	54	26	80
Quality Restaurant (pass-by)	14	7	21
Quality Restaurant (non-pass-by)	40	19	59
High Turnover Restaurant	10	7	17
High Turnover Restaurant (pass-by)	3	3	6
High Turnover Restaurant (non-pass-by)	7	4	11
Office	2	15	17
Total External (non-pass-by only)	51	40	91
Total External (non- and pass-by)	68	50	118

EXISTING SITE
PROJECT DAILY VOLUME ESTIMATE (AVERAGE WEEKDAY)

	gkfa	daily rate		Gross Daily TE's
710 Office	13.645	11.01	per gkfa	150
814 Retail	2.163	44.32	per gkfa	96
931 Quality Re	11.173	89.95	per gkfa	1005
932 High Turnc	1.626	127.15	per gkfa	207
	28.607			1458



External Trips					
	Specialty Retail	High Turnover Restaurant	Quality Restaurant	Office	Sub-Total
External Enter	19	85	472	59	635
External Exit	18	87	478	52	635
Total External Trips	37	172	949	112	1270
Internal Trips	59	35	56	38	188
Gross Trips	96	207	1005	150	1458
Overall Average Internal Capture Rate					13%

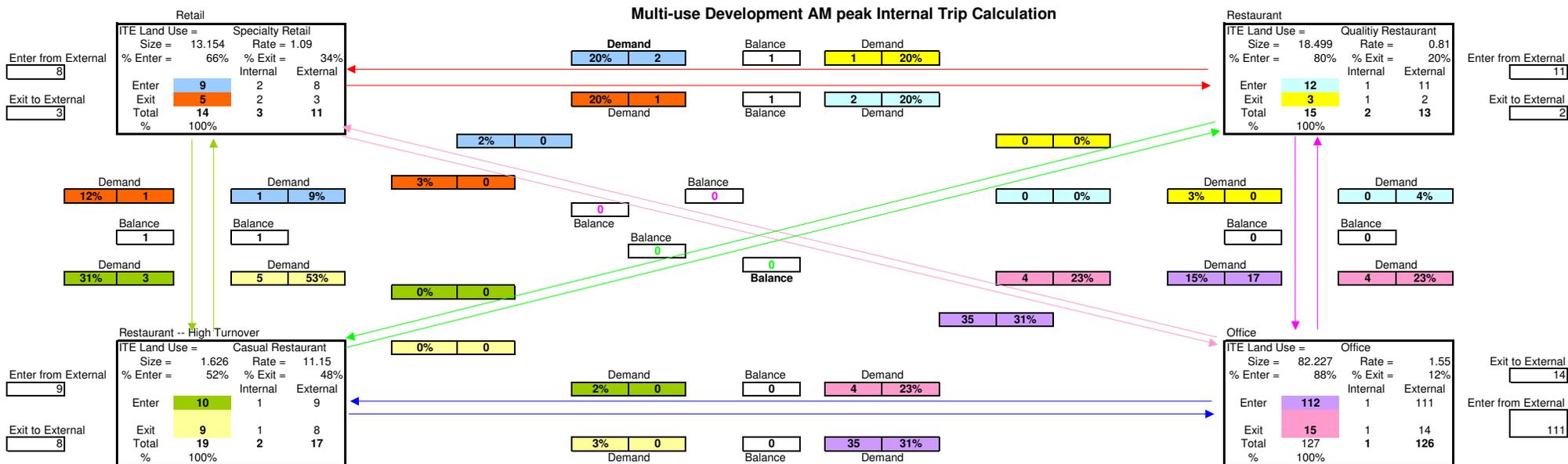
Source: 2001 ITE Trip Generation Handbook Methodology
Data Source: 7th Edition Trip Generation Report

Pass-by Rate	0%	43%	44%	0%	493
Pass-by Trips	0	73	420	0	493
non-pass-by	37	99	529	112	777

	IN	OUT	TOTAL
Specialty Retail	19	18	37
Quality Restaurant (total)	472	478	949
Quality Restaurant (pass-by)	209	211	420
Quality Restaurant (non-pass-by)	263	267	529
High Turnover Restaurant	85	87	172
High Turnover Restaurant (pass-by)	36	37	73
High Turnover Restaurant (non-pass-by)	49	50	99
Office	59	52	112
Total External (non-pass-by only)	390	387	777
Total External (non- and pass-by)	635	635	1270

FUTURE SITE
PROJECT AM PEAK HOUR (AVERAGE WEEKDAY)

	am rates	Gross
	gkfa	AM TE's
710 Office	82.227 1.55 per gkfa	127
814 Retail	13.154 1.09 per gkfa	14
931 Quality Re	18.499 0.81 per gkfa	15
932 High Turn	1.626 11.15 per gkfa	19
	115.506	175



External Trips

	Casual				Sub-Total
	Retail	Restaur	Quality Restaurant	Office	
External Enter	8	9	11	111	139
External Exit	3	8	2	14	27
Total External Trips	11	17	13	125	166
Internal Trips	3	2	2	2	9
Gross Trips	14	19	15	127	175
Overall Average Internal Capture Rate	21%	11%	13%	2%	5%

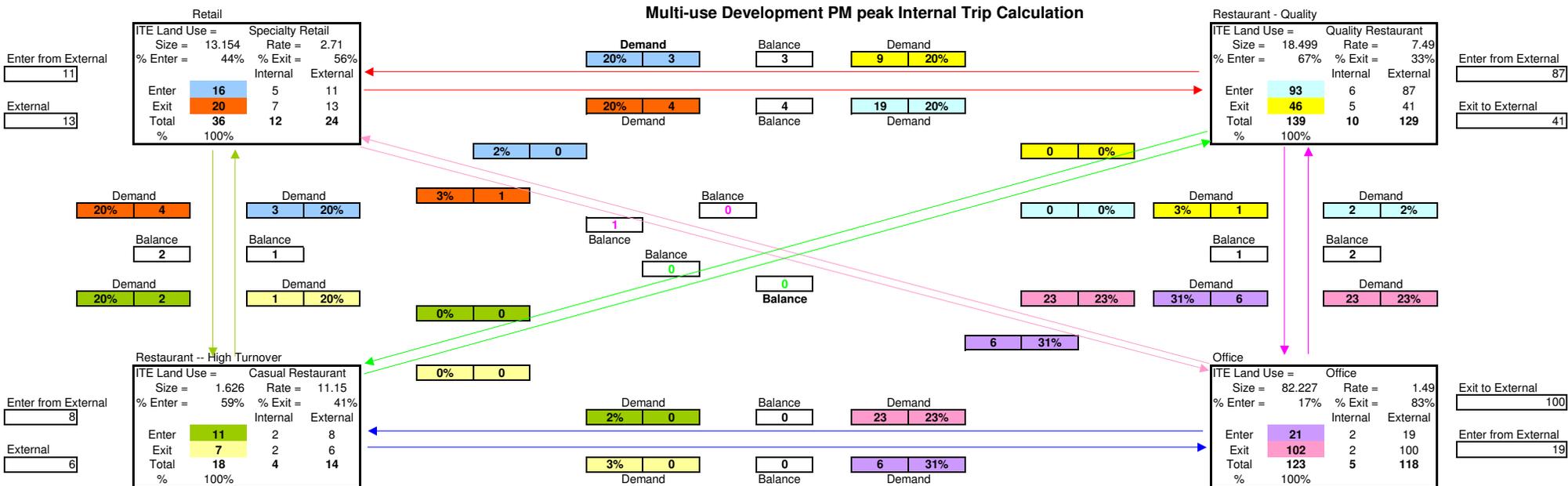
Pass-by Rate	0%	43%	44%	0%	
Pass-by Trips	0	7	6	0	13
non-pass-by	11	10	7	125	153

	IN	OUT	TOTAL
Specialty Retail	8	3	11
Quality Restaurant (total)	11	2	13
Quality Restaurant (pass-by)	5	1	6
Quality Restaurant (non-pass-by)	6	1	7
High Turnover Restaurant	9	8	17
High Turnover Restaurant (pass-by)	4	3	7
High Turnover Restaurant (non-pass-by)	5	5	10
Office	111	14	125
Total External (non-pass-by only)	130	23	153
Total External (non- and pass-by)	139	27	166

Source: 2001 ITE Trip Generation Handbook Methodology
Data Source: 7th Edition Trip Generation Report

FUTURE SITE
PROJECT PM PEAK HOUR (AVERAGE WEEKDAY)

	gkfa	PM rate	Gross PM TE's
710 Office	82.227	1.49 per gkfa	123
814 Retail	13.154	2.71 per gkfa	36
931 Quality Re	18.499	7.49 per gkfa	139
932 High Turnc	1.626	11.15 per gkfa	18
	115.506		316



External Trips

	Specialty Retail	Casual Restaurant	Quality Restaurant	Office	Sub-Total
External Enter	11	8	87	19	125
External Exit	13	6	41	100	160
Total External Trips	24	14	128	119	285
Internal Trips	12	4	11	4	31
Gross Trips	36	18	139	123	316
Overall Average Internal Capture Rate	33%	22%	8%	3%	10%

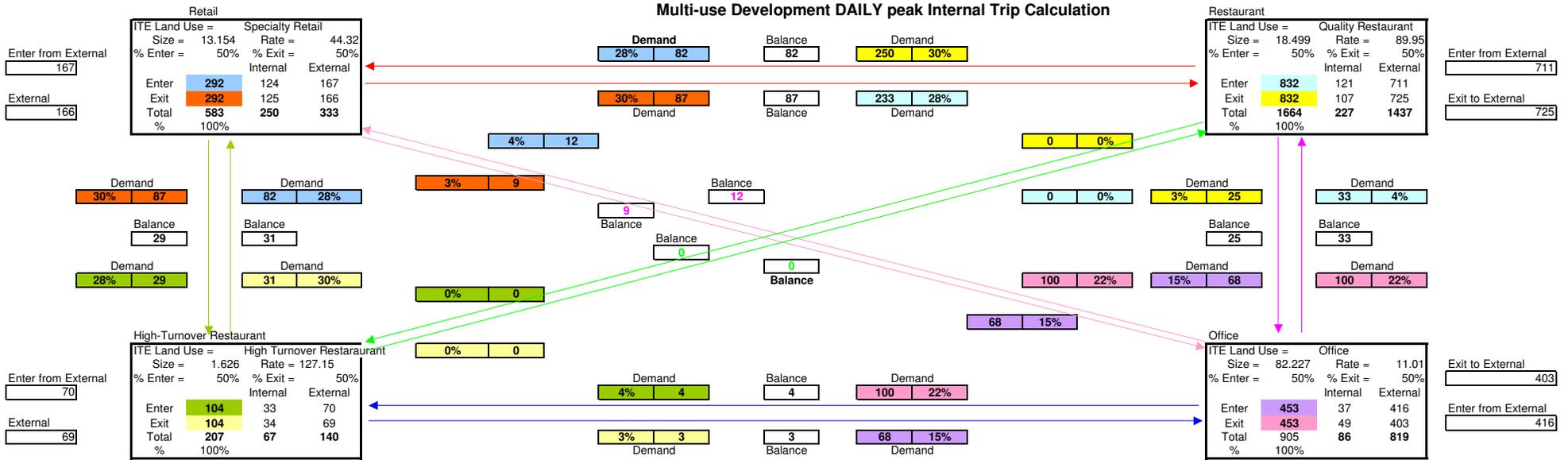
Source: 2001 ITE Trip Generation Handbook Methodology
Data Source: 8th Edition Trip Generation Report

Pass-by Rate	0%	37%	26%	0%	
Pass-by Trips	0	5	33	0	38
non-pass-by	24	9	95	119	247

	IN	OUT	TOTAL
Specialty Retail	11	13	24
Quality Restaurant (total)	87	41	128
Quality Restaurant (pass-by)	22	11	33
Quality Restaurant (non-pass-by)	65	30	95
High Turnover Restaurant	8	6	14
High Turnover Restaurant (pass-by)	3	2	5
High Turnover Restaurant (non-pass-by)	5	4	9
Office	19	100	119
Total External (non-pass-by only)	100	147	247
Total External (non- and pass-by)	125	160	285

FUTURE SITE
 PROJECT DAILY VOLUME ESTIMATE (AVERAGE WEEKDAY)

	gkfa	daily rate	Gross Daily TE's
710 Office	82.227	11.01 per gkfa	905
814 Retail	13.154	44.32 per gkfa	583
931 Quality Re	18.499	89.95 per gkfa	1664
932 High Turn	1.626	127.15 per gkfa	207
	115.506		3359



External Trips

	Specialty Retail	High Turnover Restaurant	Office	Sub-Total
External Enter	167	70	711	1365
External Exit	166	69	725	1365
Total External Trips	333	140	1437	2729
Internal Trips	250	67	227	630
Gross Trips	583	207	1664	3359
Overall Average Internal Capture Rate	43%	33%	14%	19%

Pass-by Rate	0%	43%	44%	0%
Pass-by Trips	0	59	636	695
non-pass-by	333	80	801	819

	IN	OUT	TOTAL
Specialty Retail	167	166	333
Quality Restaurant (total)	711	725	1437
Quality Restaurant (pass-by)	315	321	636
Quality Restaurant (non-pass-by)	396	404	801
High Turnover Restaurant	70	69	140
High Turnover Restaurant (pass-by)	29	30	59
High Turnover Restaurant (non-pass-by)	41	39	81
Office	416	403	819
Total External (non-pass-by only)	1021	1014	2034
Total External (non- and pass-by)	1365	1365	2729

Source: 2001 ITE Trip Generation Handbook Methodology
 Data Source: 7th Edition Trip Generation Report



CITY OF KIRKLAND
Department of Public Works
 123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
 www.kirklandwa.gov

MEMORANDUM

To: Jon Regala, Senior Planner

From: Thang Nguyen, Transportation Engineer

Date: February 5, 2015

Subject: Lake Street Place Mixed-Use Development Update Floor Area & Trip Generation Review, TRAN13-00304

This memo provides Public Works' review and comments on the updated trip generation letter report dated December 22, 2014 completed by William Popp Associates for the proposed updated Lake Street Mixed-use development project.

Project Description

The subject property consists of three parcels. The applicant proposes to expand two existing mixed-use commercial buildings (Hector's and Kirkland Waterfront Market) on their respective parcels. A new multi-story parking garage with ground floor commercial space and top floor office space is proposed on the third parcel which currently contains a surface parking lot. The new parking garage will serve all three buildings. The previously approved development had a total of 110,421 square feet of floor area. The current proposal has a total of 115,506 square feet of gross floor area. Overall, the current proposal will have a decrease of -4,358 sf (square feet) and -267 sf of retail and quality restaurant uses respectively and an increase of 9,710 sf of office use for a net overall increase of 5,085 square feet. A more detail summary of the changes are shown on Table 1 of the December 22, 2014 trip generation memo from William Popp Associates.

Table 1 below summarizes the project development.

Table 1. Development Gross Floor Area Summary (Square Feet)

	Retail	Quality Restaurant	High-Turnover Restaurant	Office	Total
Current Proposal	13,154	18,499	1,626	82,227	115,506
Approved Proposal	17,512	18,766	1,626	72,517	110,421
Existing	2,163	11,173	1,626	13,645	28,607
Previously Demoad¹	2,522	7,102	1,667	128	11,419
Net New	10,991	7,326	0	68,582	86,899

1. Previously demoed floor area that is currently parking

Memorandum to Jon Regala
 February 5, 2015
 Page 2 of 2

Trip Generation

ITE Trip Generation Report was used to calculate trip generation for the proposed project. The current proposed development is forecasted to generate **1,459 daily, 118 AM** and **167 PM** peak hour net new trips (including pass-by trips). The previously approved development was calculated to generate 1,442 daily, 107 AM and 160 PM peak hour net new trips (including pass-by trips). The current proposal will generate 17 additional weekday trips, 11 additional AM peak hour trips and 7 additional PM peak hour trips as compared to the approved proposed development.

Traffic Impacts

Based on the new trip generation estimate, the current proposal will not have additional significant traffic impact over the previously approved proposal. The additional trips will not have a significant impacts to the queue or the operation of the gated garage entry/exit. Furthermore, it will not have a significant impact to operation of the alley and the street intersecting the alley. Overall, the current proposed development will not have significant concurrency or SEPA traffic impact that would warrant additional off-site mitigation beyond what was required for the previous approved development.

Transportation Impact Fee

Per City’s Ordinance 3685, Transportation Impact Fees is required for all developments. Road impact fees are used to construct transportation improvements throughout the City. Table 2 summarizes the road impact fee calculation.

Table 2. Road Impact Fee Summary

	Retail	Quality Restaurant	High-Turnover Restaurant	Office	Total
Fee Rate (per square foot)	\$1.15	\$7.42	\$9.29	\$2.43	
Phase II square footages	+10,991	+7,326	0	+68,582	
Phase II Impact Fees	\$12,639.65	\$54,358.92	\$0	\$166,654.26	\$233,652.83
Total					
Existing Use Demoed	(-2,522)	(-7,102)	(1,667)	(-128)	
Existing Use Credit	(-\$988.01)	(-\$52,696.84)	(-\$15,486.43)	(-\$43.74)	(-\$79,878.65)
Net New Impact Fee					\$153,774.18

The final impact fee shall be determined at building permit acceptance.

Staff Recommendations

Public Works Staff concludes that the current proposed project will not create additional significant traffic impacts at affected off-site intersections that would require additional specific off-site traffic mitigation. Staff recommends approval of the current proposed project with the conditions as required for the previous approved proposal.

cc: Rob Jammerman, Development Engineer Manager
 File- Energov