



# Exhibit #14

February 7, 2023

City of Tumwater

Trip Generation Assessment

The intent of this assessment is to provide the City of Tumwater with a trip generation summary and site characteristics for the proposed project herein referred to as LINCS Portable. A project description is provided below.

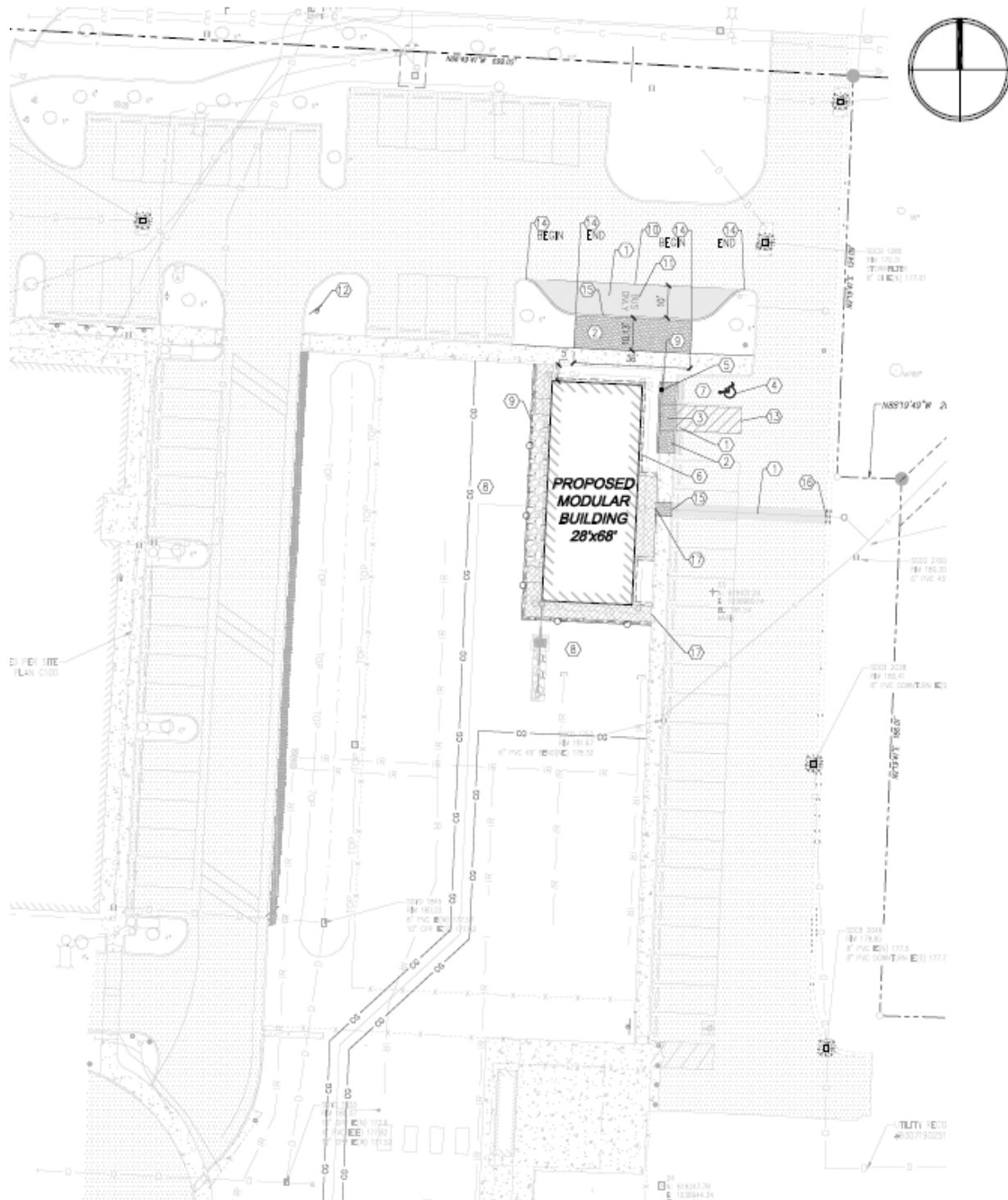
## PROJECT DESCRIPTION

- LINCS Portable proposes for the construction of a 1,904 square foot modular portable (built off-site) located at 621 Linwood Avenue SW (Tumwater School District building). The portable would provide service for 18–21-year-old life skills students in their transition from high school to work. The current on-site LINCS program serves 8 students and 3 staff members. The portable addition would be designed to accommodate 16 students and 5 staff members.
- The LINCS Portable addition is proposed on tax parcel #: 09080004000 which is comprised of 19.15-acres.
- Site ingress/egress is to remain via three access points all extending south from Linwood Avenue SW (one gated).
- In conversation with the director of facilities, currently 7 of the 8 students ride a Tumwater School District bus (87.5%), and one student utilizes parent pick-up and drop-off (12.5%). No students would be using a personal vehicle to arrive or depart (students typically don't possess driver licenses). The same transport ratio is expected for the increased student capacity.
- The LINCS school hours would be from 8:00 AM – 1:30 PM and office hours from 7:00 AM – 3:00 PM. No new trips are anticipated between the 4:00-6:00 PM peak period.
- A vicinity map of the surrounding roadway network is provided on the following page with the subject parcel outlined in red. A conceptual site plan is presented on the following page.





**Figure 2: Site Plan**



Illustrated above is the proposed 1,904 square foot LINCS modular portable. A full-sized site plan is available in the appendix.

## TRIP GENERATION

Trip Generation is usually estimated by the Institute of Transportation Engineers (ITE) publication, *Trip Generation Manual*, 11th Edition. As this project has a specific use and a known number of students and staff, a custom trip generation has been prepared. As stated previously, 5 staff members and 16 students are anticipated to attend the LINC'S Portable project daily. It should be noted that LINC'S is presently offered on-site with 3 staff members and 8 students. The proposed portable is intended to allow for an increased capacity and enhance the programs offerings. Therefore, trip generation would be a function of new capacity added to the site (2 staff and 8 students).

The analysis will only account for the AM peak hour as all students and/or staff would be released before the start of the PM peak hour (4:00 PM). In preliminary conversations with the director of facilities, it was stated that currently 7 of the 8 students utilize the provided bus service (87.5%). The same ratio would be expected for the potential 8 student increase resulting in 1 additional parent-student pick-up and drop-off. Remaining students would arrive and depart via the existing busing service.

AM peak hour traffic can therefore be estimated by the following:

### AM Peak Hour Traffic

Staff Trips (two new to the site) ..... 2 trips (2 inbound / 0 outbound)  
 Bus Trips (0 net new bus trips) .....0 trips (0 inbound / 0 outbound)  
 Student Trips (one net new parent pick-up/drop-off) .....2 trips (1 inbound / 1 outbound)

**Table 1: Project Trip Generation**

Use	Net New	AM Peak-Hour Trips		
		In	Out	Total
LINC'S Portable	2 Staff + 8 Students	3	1	4

Based on provided data from the school district, the proposed project is estimated to generate approximately 4 trips (3 inbound / 1 outbound) occurring in the AM peak hour 0 trips occurring in the PM peak hour (LINC'S school hours are from 8:00 AM – 1:30 PM and office/staff hours are from 7:00 AM – 3:00 PM).



## TRIP ASSIGNMENT AND DISTRIBUTION

Travel assignments have been established based on TAZ 965 distribution map provided by TPRC. Figure 3 shows the AM peak hour trip distribution for the estimated project trips proximate to the subject site. Figure 4 illustrates the trip assignments scaled out to the Tumwater Boulevard /I-5 interchange.

It was found that zero trips would traverse the critical Tumwater Boulevard/I-5 interchange given the subject site's vicinity to other freeway access opportunities (Trosper Road SW).

## SUMMARY

LINCS Portable proposes for the addition of a 1,904 square foot modular portable located at the Tumwater School District site (621 Linwood Avenue SW). The subject site is situated on 19.15-acres on a single tax parcel. The LINCS school hours would be from 8:00 AM – 1:30 PM and the office/staff hours would be from 7:00 AM – 3:00 PM adding no PM peak hour trips to the city's system.

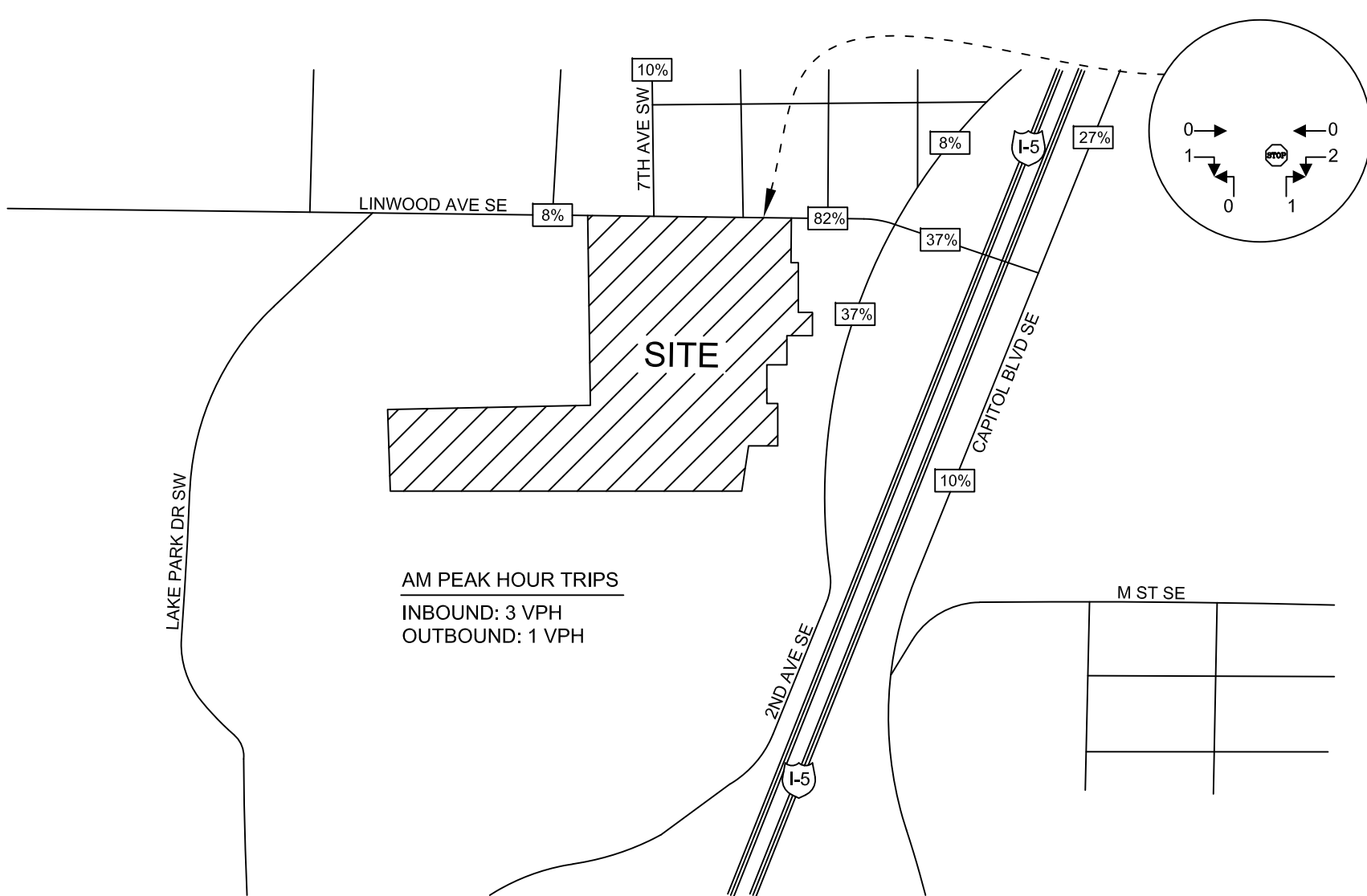
Based on information provided by the school district and accounting for the net increase in students and staff, new activity to and from the subject site are estimated with 4 trips (3 inbound / 1 outbound). Figures 3 and 4 illustrate the trip distribution and assignment. No trips were identified traveling through the Tumwater Boulevard/I-5 interchange.

Please feel free to contact me should you require further information.

Aaron Van Aken, P.E. PTOE



02/07/2023



**HEATH & ASSOCIATES**

TRANSPORTATION PLANNING & ENGINEERING

**LINC PORTABLE**

AM PEAK HOUR TRIP DISTRIBUTION & ASSIGNMENT  
FIGURE 3





## HEATH & ASSOCIATES

TRANSPORTATION PLANNING & ENGINEERING

## LINCS PORTABLE

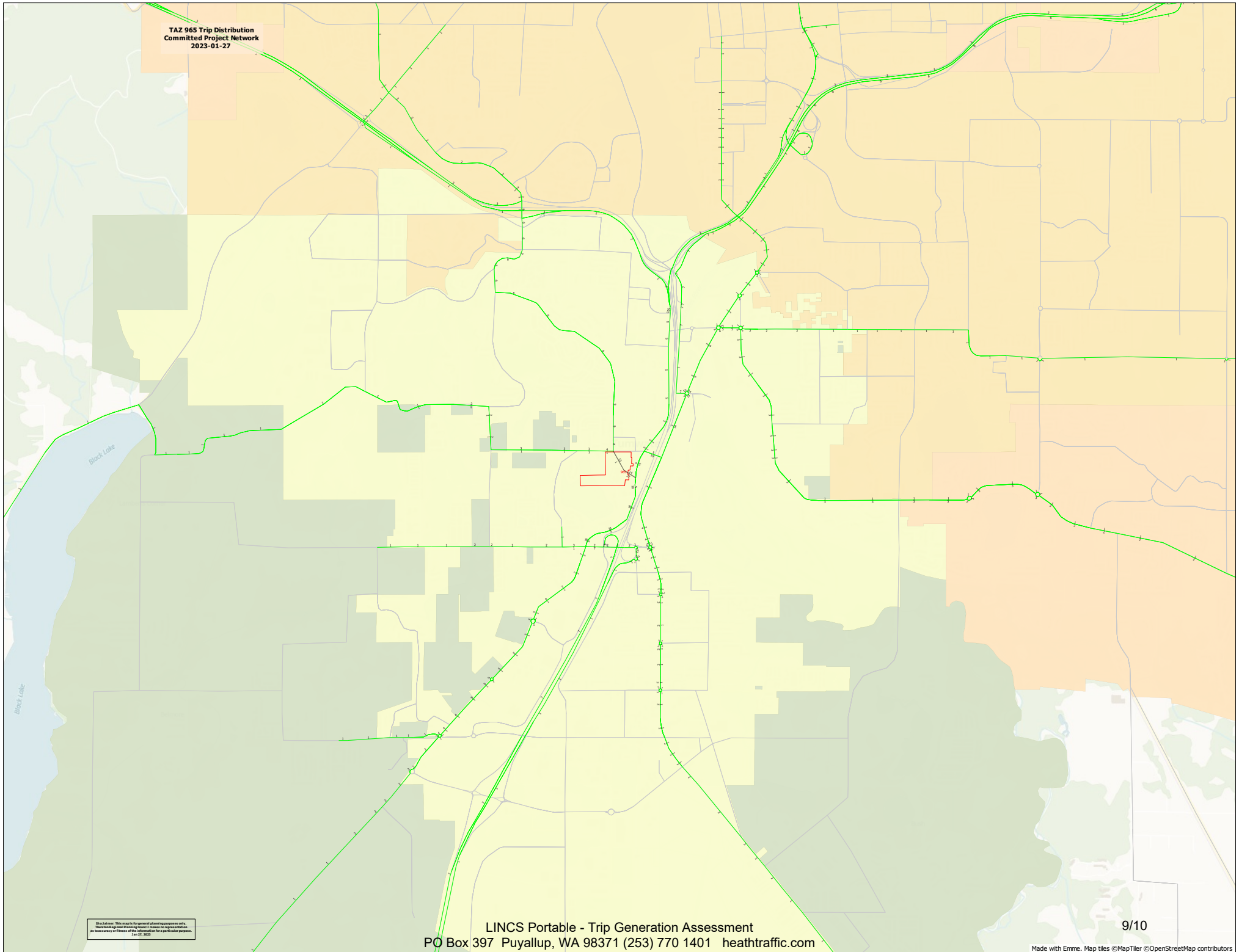
TUMWATER BLVD/I-5 INTERCHANGE - AM TRIP DISTRIBUTION  
FIGURE 4

LINCS PORTABLE

TRIP GENERATION  
ASSESSMENT

*APPENDIX*



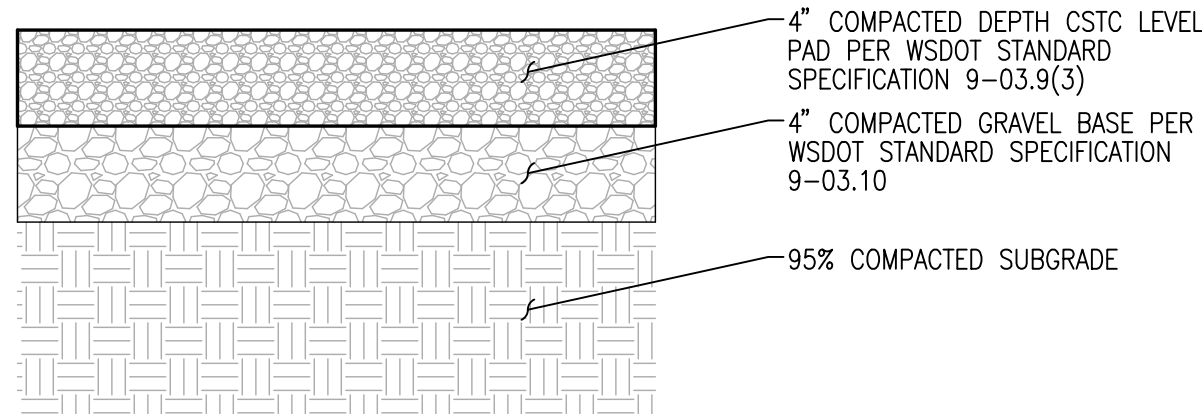


Disclaimer: This map is for general planning purposes only.  
HeathTraffic and Planning Group LLC makes no representation  
as to accuracy or fitness of the information for a particular purpose.  
June 15, 2023

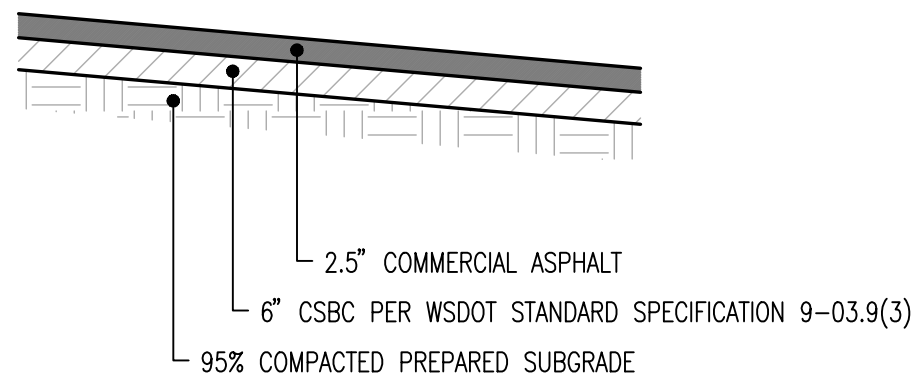
A PORTION OF SEC 34, TOWNSHIP 18, RANGE 2 WEST, W.M., THURSTON COUNTY, WASHINGTON

LANDSCAPE & SEEDING SPECIFICATIONS

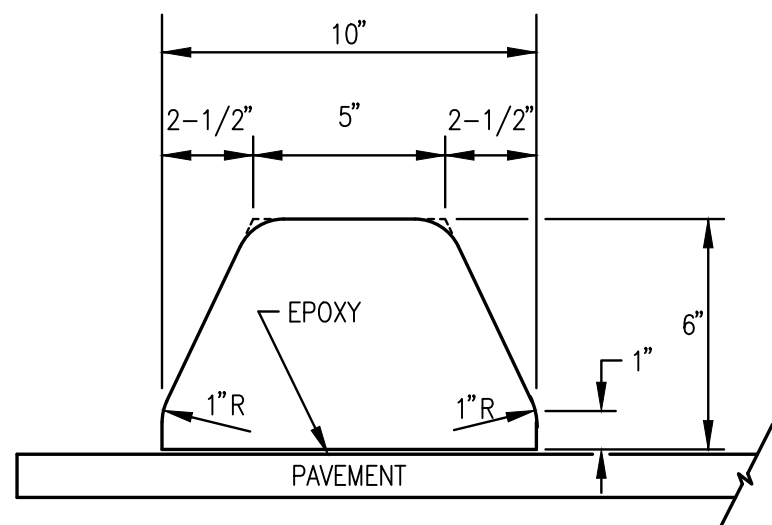
- DISTRIBUTE IMPORTED SANDY LOAM TOPSOIL (PROVIDE MATERIAL SUBMITTAL FOR REVIEW AND APPROVAL BY SCHOOL DISTRICT PM) IN DISTURBED AREAS (APPROXIMATELY 8,750 SF). TOPSOIL SHALL BE PROVIDED BY GREAT WESTERN SUPPLY OR COMMODITIES UNLIMITED (OR APPROVED EQUAL).
- COUNTY GREEN TURF FARMS LAWN MIXTURE: TARA GREEN PERENNIAL RYEGRASS BLEND.
- THE ABOVE SEED MIXTURE SHALL BE APPLIED AT THE RATE OF 6-8 LBS PER 1,000 SF. A COMPLETE ANALYSIS OF THE SEED SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO PLANTING, INCLUDING THE PERCENT OF PURE SEED, GERMINATION, OTHER CROP SEED, INERT AND WEED SEED, AND THE GERMINATION TEST DATE TO THE CIVIL ENGINEER. ALL CROP SEED IN EXCESS OF ONE PERCENT MUST BE ITEMIZED. ALL SEEDS SHALL CONFORM TO THE REQUIREMENTS OF THE WASHINGTON STATE SEED LAW AND, WHERE APPLICABLE, THE FEDERAL SEED ACT. ALL SEED SHALL BE FREE OF SEEDS LISTED AS PRIMARY NOXIOUS BY THE WASHINGTON STATE SEED LAW. SEEDS SHALL NOT CONTAIN OF WEEDS LISTED AS SECONDARY NOXIOUS BY THE WASHINGTON STATE SEED LAW, SINGLY OR COLLECTIVELY IN EXCESS OF THE LABELING TOLERANCE SPECIFIED BY THE WASHINGTON STATE SEED LAW, THE LOT SHALL BE REJECTED. SEEDS SHALL BE PACKED IN CLEAN, DRY, SOLID CONTAINERS OF UNIFORM WEIGHT. SEED SHALL BE LABELED AS REQUIRED BY LAW.



PAD AREA SECTION  
NOT TO SCALE

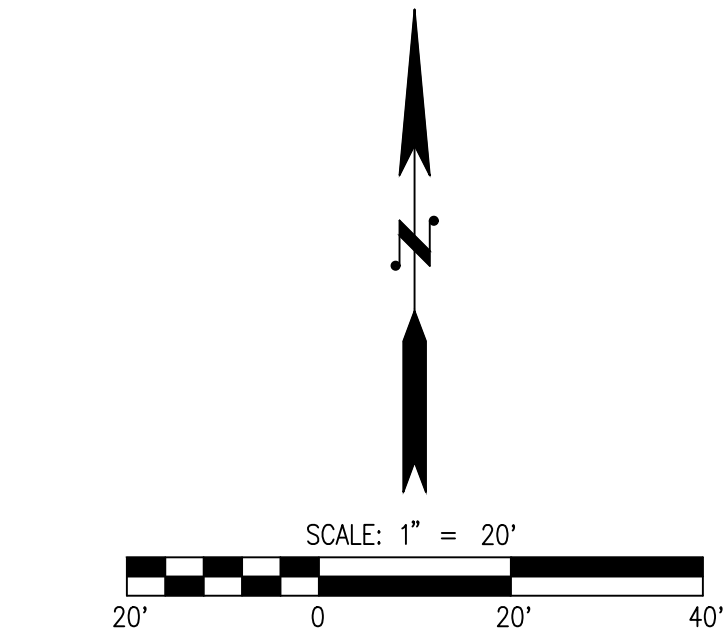


TYPICAL ASPHALT PAVEMENT SECTION  
NOT TO SCALE



NOTE: IF DIFFERENT CROSS SECTION IS USED, PRIOR APPROVAL BY THE ENGINEER IS REQUIRED.

EXTRUDED CURB  
NOT TO SCALE



LEGEND

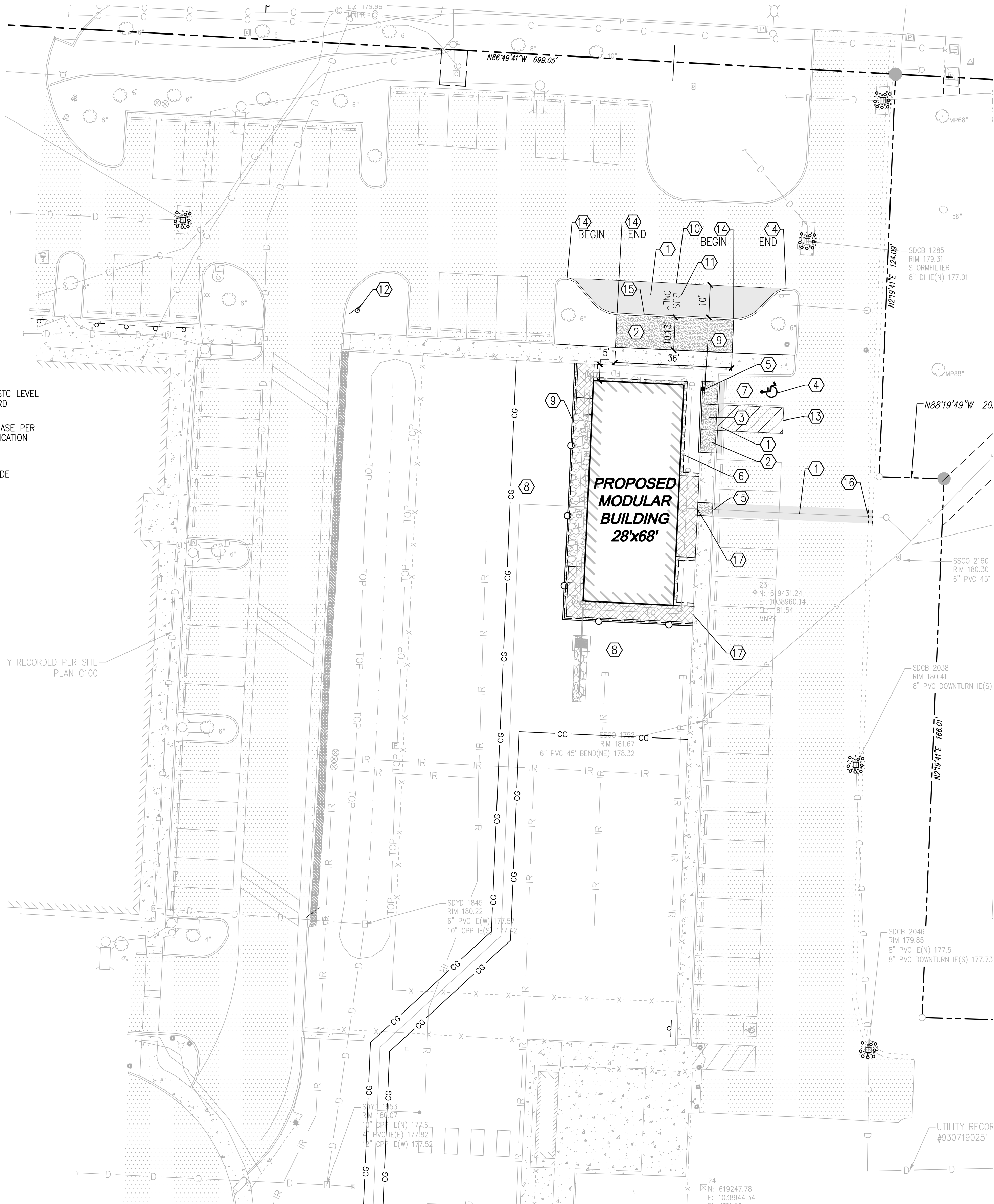
- ASPHALT PAVING PER DETAIL ON SHEET SP-01
- CONCRETE SIDEWALK PER CITY OF TUMWATER STD DETAIL ST-04 ON SHEET SP-02
- PAD AREA PER DETAIL ON SHEET SP-01
- PROPOSED MODULAR BUILDING
- PROPOSED METAL RAMP, LANDING & STAIR
- CEMENT CONCRETE EXTRUDED CURB PER DETAIL ON SHEET SP-01

CONSTRUCTION NOTES

- INSTALL ASPHALT PAVEMENT PER DETAIL ON SHEET SP-02
- INSTALL CONCRETE SIDEWALK PER CITY OF TUMWATER STD. DETAIL ST-04 ON SHEET SP-02
- INSTALL ADA ACCESSIBLE PARALLEL CURB RAMP PER WSDOT STD. DETAIL F-40.12-03 ON SHEET SP-02
- INSTALL ADA ACCESSIBLE PARKING STALL PER DETAIL ON SHEET SP-02
- INSTALL ADA PARKING SIGN MOUNTED ON FENCE PER DETAIL ON SHEET SP-02
- INSTALL PAD AREA SECTION UNDER MODULAR BUILDING, RAMP, STAIRS, ETC. OFFSET 1" FROM BUILDING PER DETAIL ON SHEET SP-01
- CRACK SEAL EXISTING PARKING CRACKS PER WSDOT STANDARD SPECIFICATION 5-04.3(4)A3 (SHOWN BELOW)
- IMPORT TOPSOIL & HYDROSEED DISTURBED AREAS PER LANDSCAPE & SEEDING SPECIFICATIONS NOTES ON THIS SHEET.
- INSTALL 3" GALVANIZED CHAIN LINK FENCE.
- 4" WIDE WHITE STRIPE (PAINT)
- WHITE "BUS ONLY" STENCIL (PAINT)
- INSTALL PLAQUE "TRANSITION PROGRAM" OVER "PRESCHOOL TEXT
- PRESSURE WASH ADA STALLS (APPROXIMATELY 400 SF). USE AIR COMPRESSOR TO BLOW DEBRIS FROM CRACKS.
- INSTALL 6" EXTRUDED CURB PER DETAIL ON SHEET SP-01
- INSTALL CEMENT CONCRETE INTEGRAL CURB AND WALK PER DETAIL ON SHEET SP-02
- INSTALL ASPHALT WEDGE CURB - MATCH EXISTING
- INSTALL (2) END POSTS. PROVIDE 5' WIDE OPENING IN EXISTING FENCE

CRACK SEAL NOTES

- WSDOT 5-04.3(4)A3 CRACK SEALING  
IN AREAS WHERE HMA WILL NOT BE PLACED, FILL CRACKS AS FOLLOWS:
- CRACKS 1/4 INCH TO 1 INCH IN WIDTH - FILL WITH HOT POURED SEALANT.
  - CRACKS GREATER THAN 1 INCH IN WIDTH - FILL WITH SAND SLURRY.



DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTN 2 COAST, LLC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

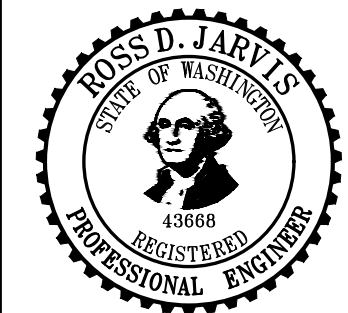
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



TUMWATER SCHOOL DISTRICT

LINCS MODULAR  
BUILDING

SITE PLAN



JOB NUMBER: C22278  
DRAWING NAME: C22-278-SP-01  
DESIGNER: REW  
DRAFTING BY: AJW  
DATE: DECEMBER 2022  
SCALE: AS NOTED  
JURISDICTION: TUMWATER, WA

SP-01

SHEET 5 OF 10