



MEMORANDUM

DATE: November 28, 2016

TO: City Councilmembers

FROM: John Stokes, Mayor

SUBJECT: Eastgate Land Use and Transportation Study

Under Council Business tonight, I plan to introduce a proposal regarding the Eastgate Land Use Code amendments that were presented for Council consideration in late September.

These LUCAs are designed to help bolster the vitality and aesthetics of the Eastgate commercial corridor, which is a gateway to the city. They carry out the recommendation from the Eastgate CAC and implement the Eastgate Comprehensive Plan amendments we adopted last year.

The Planning Commission has done good work here, and we should get on with our work to adopt these amendments. At the same time, some community members have raised questions about traffic conditions in portions of Eastgate, especially along 150th Ave. SE, which is one of the few north-south arterial roads that cross I-90. While much of the problem may be pass-through traffic and back-ups on I-90 itself, the concern is that any added growth may impact an already challenging situation.

Our studies have told us that in the longer run, the area meets our concurrency and level of service standards, but it may be appropriate to go a step further. In light of the transportation levy that our voters just passed, we now have an opportunity to do just that. I'm going to propose that with this new development of the transportation levy, the Council send this matter to the Transportation Commission.

My proposed alternative is to direct the Transportation Commission to examine the 150th Avenue SE corridor, to identify cost effective improvements that could be accomplished in the near to midterm, possibly using a portion of the transportation levy. This work should be brought back to Council by no later than February. This information would inform our decision prior to adopting the Eastgate land use code amendments. With Council concurrence, we would direct the City Manager to have staff develop and present the traffic analysis to the Transportation Commission in January with proposed capacity improvement ideas finalized by the Commission in February.

This assessment of cost effective improvements will focus on addressing the current traffic conditions along 150th Ave SE. A more detailed analysis that accounts for WSDOT's I-90 Peak Use Shoulder Lane project, incorporates the proposed Eastgate land use changes and takes into account a broader geographic scope area would be performed as one of the first levy funded congestion mitigation projects later in 2017. This analysis needs to wait for WSDOT staff to complete their traffic study and concept design, currently scheduled for finalization in April of 2017.

Assuming this proposal is acceptable I will be seeking a motion to provide the Transportation Commission direction to complete this review and return to Council with a recommendation.

Please let me know if you have any questions.

Attachment

A - Eastgate Land Use Traffic Study: Draft Scope of Work