

TCO-009-15



**DEPARTMENT OF UTILITIES AND ENGINEERING**  
*Debbie Cook, PE, Director*

*Engineering Division*  
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**RECEIVED**  
NOV 09 2015  
CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

November 9, 2015

Cleat City, LLC  
Attn: Leanne Liddicoat  
1214 N. 20<sup>th</sup> Avenue  
Yakima, WA 98902

Subject: Notice of Decision for Transportation Concurrency  
Soccer Complex with 80,000 SF Indoor Sports Complex

Dear Applicant,

Enclosed is the Decision for the Transportation Concurrency Analysis of the proposed development of a Soccer Complex with an 80,000 square foot Indoor Sports Complex at 2210 South 38<sup>th</sup> Avenue, within the City of Yakima, Washington. This development has been APPROVED for Concurrency Analysis. Concurrency review determined that reserve capacity is available on all impacted arterial streets. Concurrency review does not evaluate impact to local access streets or street intersections. This review does **not** include safety or site design issues which will be addressed at the project review level of zoning and SEPA. This review concluded that the proposed development will not exceed the capacity of the arterial street system and reserve capacity exists on all impacted arterial streets.

Please review the enclosed report. You may appeal the Findings of this report or request Administrative Reconsideration within fifteen (15) days from the date of mailing of this Notice. Appeal forms and procedures are available at the Department of Community and Economic Development. If you have any questions, please call me at (509) 576-6797.

Sincerely,

Brett H. Sheffield, PE  
Chief Engineer

Enclosure

cc: Rosalinda Ibarra

**City of Yakima, Washington**  
**Engineering Division**  
**Transportation Concurrency Analysis**

Date of Review: November 9, 2015  
Review Prepared by: Brett H. Sheffield, Chief Engineer, (509) 576-6797  
Proposed Development: Soccer Complex with 80,000 SF Indoor Sports Complex  
Subject Address: 2210 S. 38<sup>th</sup> Avenue  
ITE Land Use: 488 – Soccer Complex

Expected Net PM Peak Hour Trip Generation: 336 PM Peak Hour Trips  
Average Weekday Trips = 1,356

**Summary of Impact:**

The applicant, Cleat City, LLC, proposes to develop a 13 field outdoor Soccer Complex and an 80,000 square foot Indoor Sports Complex at 2210 South 38<sup>th</sup> Avenue, within the city of Yakima, Washington. Traffic from this new development will enter the Arterial Street system on Washington Avenue. City of Yakima Administrative procedures for Concurrency Analysis use the PM Peak hour trip of the adjacent street for the selected land use category. Based upon local data, City of Yakima Traffic Volumes for PM Peak Hour is assessed as 8.7% of total Average Daily Traffic (ADT). Peak hour reserve capacity includes any vehicle trips previously assigned under the Concurrency Ordinance. City of Yakima Transportation Concurrency assesses arterial street segment capacity only and does not address intersection capacity.

Seg #	Street Segment	Total ADT	PM Pk Hr Vol.	Peak Hr Cap.	Peak Hr Reserve Cap.	New Dev. PM Pk Hr Impact	2006-2014 Con-currency Trips	Resulting Pm Pk Hr Capacity	V/C	Segment LOS (V/C Ratio)
58	16th Ave.: Mead to Washington	13,250	1,153	3,200	2,047	15	12	2,020	0.37	A
61	24th Ave: Mead to Washington	6,735	586	3,200	2,614	25	192	2,397	0.25	A
74	40th Ave: Nob Hill to Washington	10,500	914	3,200	2,287	35	167	2,085	0.35	A
77	48th Ave: Nob Hill to Washington	4,317	376	1,600	1,224	15	74	1,135	0.29	A
192	Washington: 48th to 40th	10,500	914	3,200	2,287	100	35	2,152	0.33	A
193	Washington: 40th to 24th	14,580	1,268	3,200	1,932	50	82	1,800	0.44	A
194	Washington: 24th to 16th	24,160	2,102	3,200	1,098	25	74	999	0.69	B
195	Washington: 16th to 10th	15,675	1,364	3,200	1,836	5	10	1,821	0.43	A
210	Washington: 48th to 64th	9,365	815	2,000	1,185	68	12	1,105	0.45	A
222	Ahtanum: 16th Ave. to CL	10,300	896	3,200	2,304	128	0	2,176	0.32	A

**Summary of Impact to City of Yakima Arterial Streets:**

This application has been reviewed and approved for consistency with YMC 12.08 Transportation Capacity Management Ordinance. This development will not exceed the PM peak hour capacity of the City Arterial street system and reserve capacity exists on all impacted streets. This review does not include any site development or safety issues which may be discussed at the project level or SEPA review. The review does not address intersection level of service.