

EXHIBIT J

Trip Generation Report

HEATH&ASSOCIATES
Transportation Planning & Engineering



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Transportation Planning & Engineering

5R TOWNHOMES

TRIP GENERATION ASSESSMENT

Poulsbo, WA

December 2025

December 8, 2025

To: City of Poulsbo

Subject: Trip Generation Assessment – 5R Townhomes

Heath & Associates has been retained to prepare a Trip Generation Assessment for the proposed development herein referred to as 5R Townhomes. The intent of this assessment is to provide the city with a trip generation summary for the proposed use. A project description is provided below.

PROJECT DESCRIPTION

Proposal

- 5R Townhomes is a proposed residential development consisting of 8 duplex style buildings (16 total dwelling units) on a vacant parcel within the city of Poulsbo.

Location

- The subject site is located at 21900 Dauntless Drive NW, situated on 1.83-acres within tax parcel #: 102601-1-042-2001.
- This parcel is within the Olhava Developer's Agreement.

Access

- Access to the site will be provided via a single driveway extending north from Dauntless Drive NW.

Figure 1 on the following page shows a vicinity map of the project site while **Figure 2** displays a conceptual site plan.





Figure 2: Conceptual Site Plan



PROJECT TRIP GENERATION

Trip generation is defined as the number of vehicle movements that enter or exit the respective project site during a designated time period, such as a specific peak hour (AM or PM) or an entire day. Trip estimates were derived from the Institute of Transportation Engineers (ITE) publication, *Trip Generation Manual*, 12th Edition.

Proposed Use

The proposed use consists of 16 townhomes on a currently vacant property in the city of Poulsbo. ITE's *LUC 215 -Single-Family Attached Housing* was determined to be most representative for estimating trips for the proposed use. ITE's average rates were applied with "Dwelling Units" as the independent variable. See **Table 1** below for trip generation summary.

Table 1: Project Trip Generation

Land use	Input Variable	AWDT	AM Peak-Hour Trips			PM Peak-Hour Trips		
			In	Out	Total	In	Out	Total
Single-Family Attached LUC - 215	16 Units	105	2	6	8	5	3	8

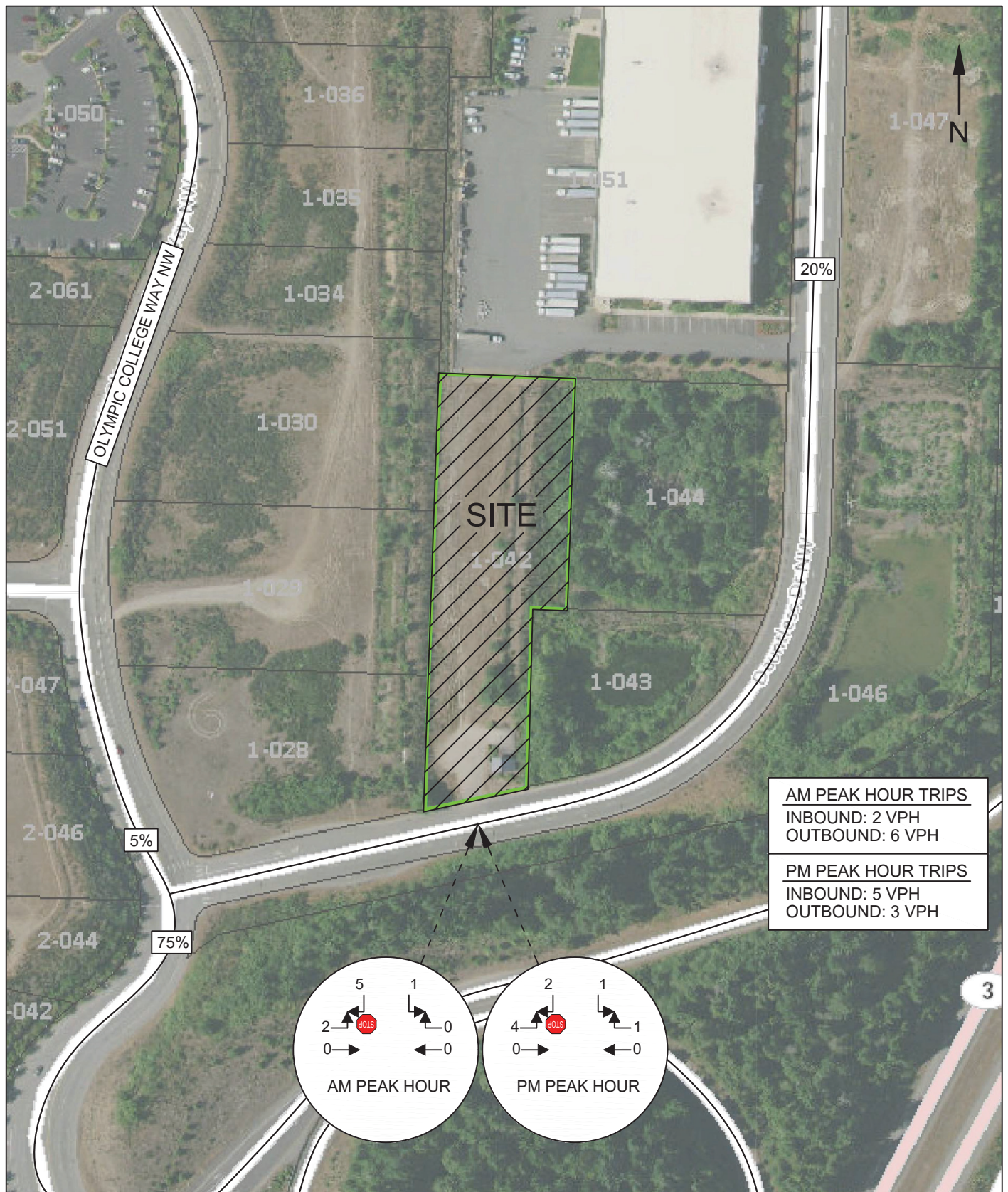
The project is estimated to generate 105 average weekday trips, with 8 AM (2 inbound / 6 outbound) trips and 8 PM (5 inbound / 3 outbound) trips. See **Figure 3** on the following page for AM/PM peak hour trip distribution and assignment.

DEVELOPMENT AGREEMENT

According to Schedule B (Parcel Development Plan) of the Olhava Development Agreement, the subject parcel (listed as Parcel 5-R) has an allocated average daily traffic allowance of 210 trips. An excerpt from Schedule B is provided below. With an estimated 105 daily trips, the proposed project remains below the allocated trip capacity for this parcel.

PARCEL #	* -----SIZE (ACRES) -----*			* -----ALLOCATED/ALLOWED-----*			** NET NEW TRIPS
	BUILD ABLE	NON-BUILD ABLE	TOTAL	UNITS	COVERAGE	USE	
5-K *	0.89		0.89 *	9,200	24%	**	102
5-L *	1.62		1.62 *	16,700	24%	**	186
5-M *	0.93		0.93 *	9,600	24%	**	107
5-N *	0.83		0.83 *	8,600	24%	**	96
5-O *	0.83		0.83 *	8,600	24%	**	96
5-P *	0.84		0.84 *	8,700	24%	**	97
5-Q *	1.97		1.97 *	20,300	24%	**	226
5-R *	1.83		1.83 *	18,900	24%	**	210





CONCLUSION

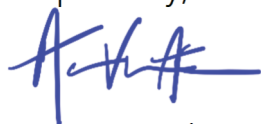
The 5R Townhomes project proposes the construction of 8 duplexes (16 dwelling units) on a vacant property located within the city of Poulsbo. The site is located at 21900 Dauntless Drive NW and is situated on 1.83-acres within tax parcel #: 102601-1-042-2001. Access to and from the site will be provided via a single driveway extending north from Dauntless Drive NW.

Based on ITE data, the proposed project is expected to generate 105 average weekday trips, with 8 AM trips and 8 PM peak hour trips to/from the subject site. No intersection is anticipated to receive 10 or more peak hour trips. Upon review of the development proposal and ITE data, the TIA threshold criteria are not met.

Additionally, per Schedule B of the Olhava Development Agreement, the net new trip allowance of 210 new daily trips is not exceeded and therefore no additional traffic impact fees are expected.

Please feel free to contact me should you have any questions.

Respectfully,



Aaron Van Aken, PE, PTOE
Avanaken@heathtraffic.com
(253) 770-1401



Single-Family Attached Housing

(215)

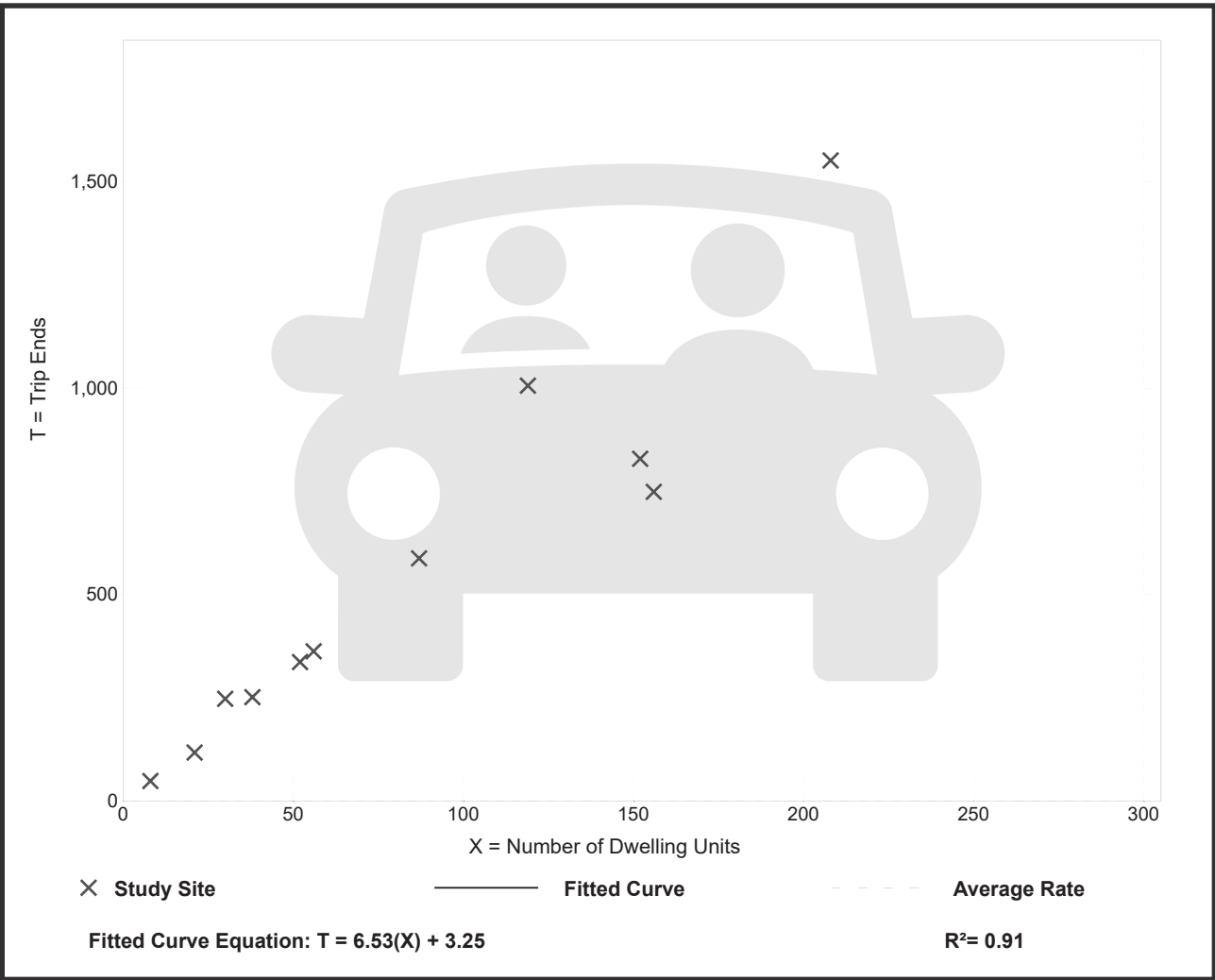
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 84
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.57	4.80 - 8.45	1.28

Data Plot and Equation



Single-Family Attached Housing

(215)

Vehicle Trip Ends vs:

Dwelling Units

On a:

Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

26

Avg. Num. of Dwelling Units:

129

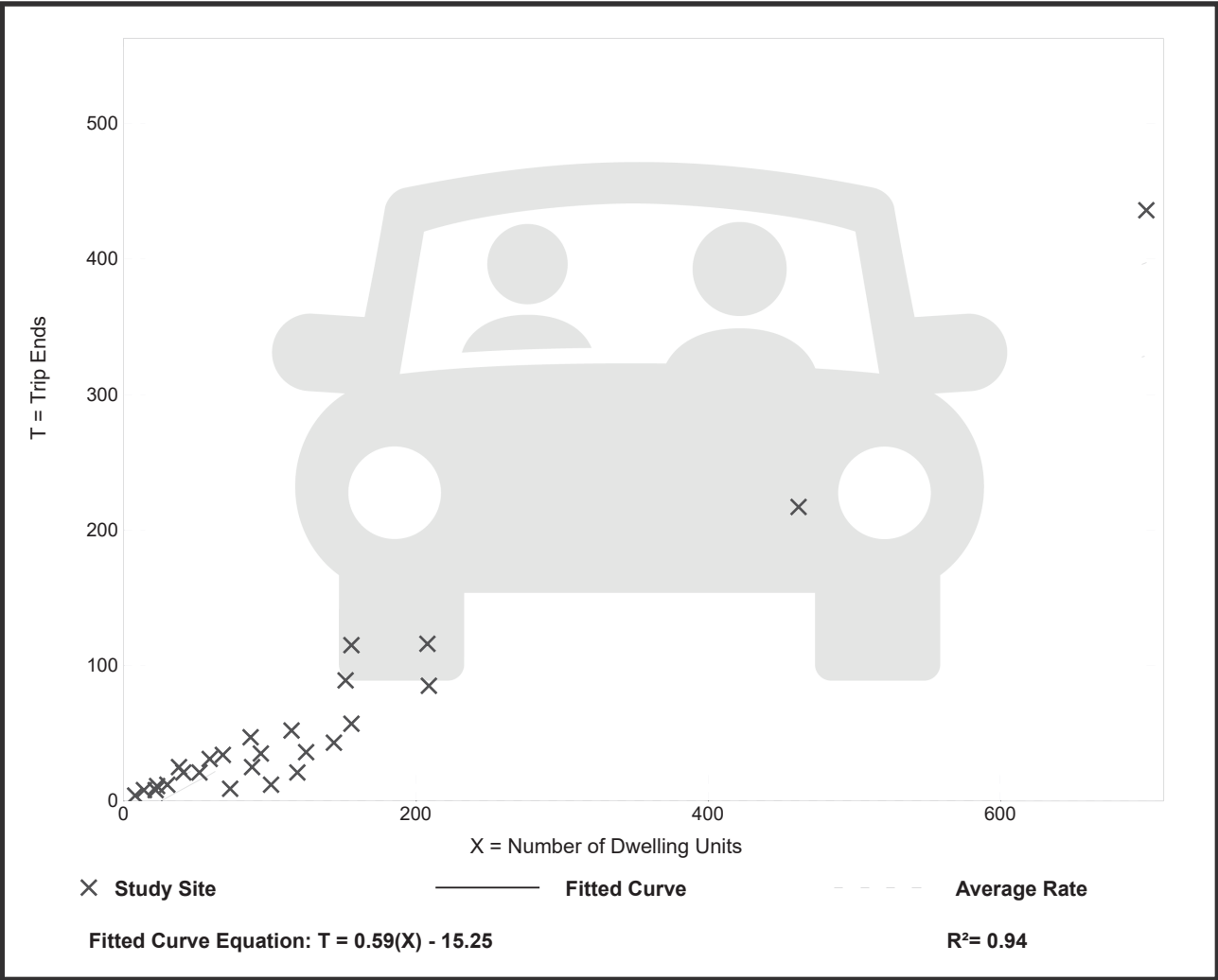
Directional Distribution:

25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.12 - 0.74	0.16

Data Plot and Equation



Single-Family Attached Housing

(215)

Vehicle Trip Ends vs:

Dwelling Units

On a:

Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Number of Studies:

31

Avg. Num. of Dwelling Units:

131

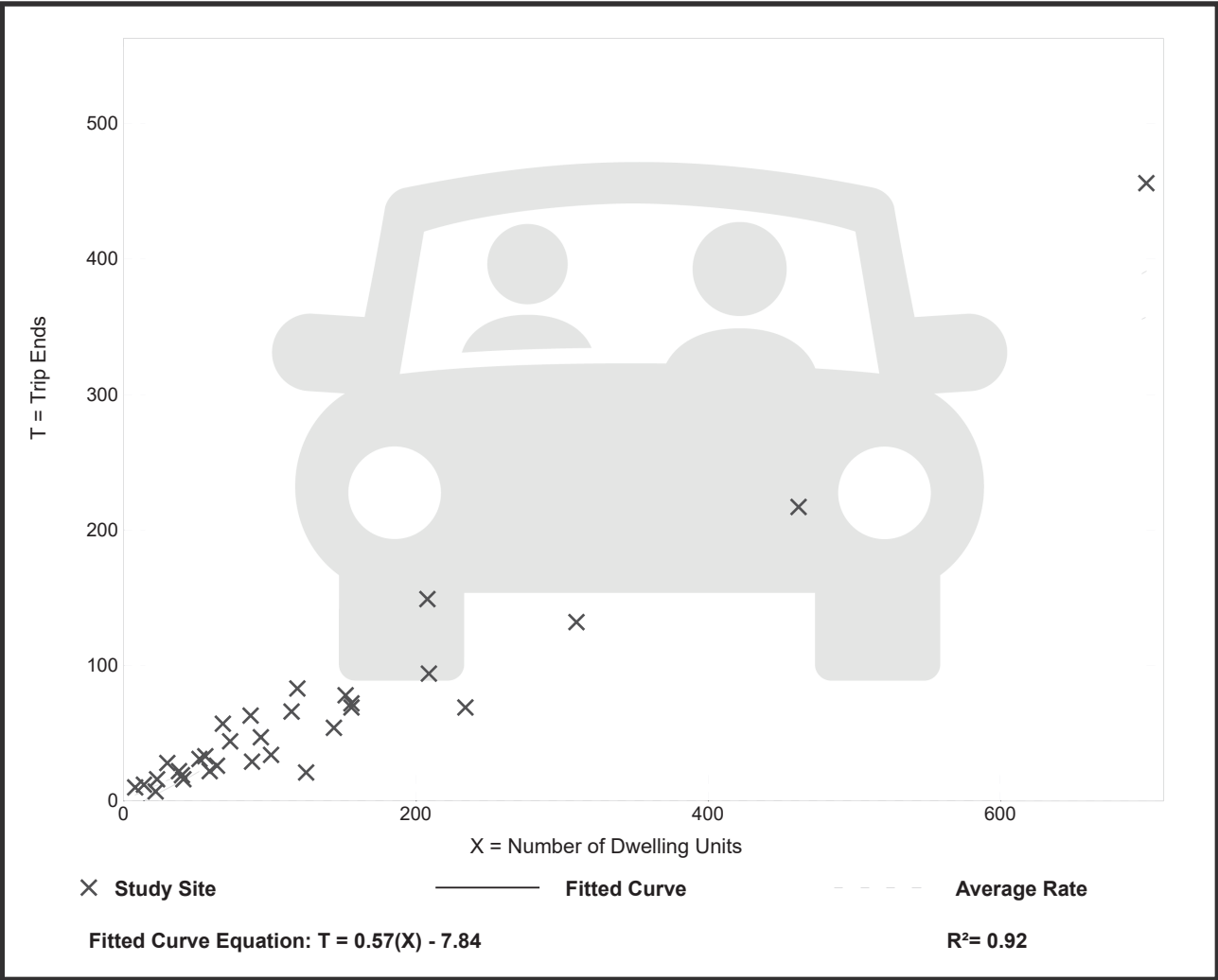
Directional Distribution:

57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.17 - 1.25	0.16

Data Plot and Equation



OLIVIA PROPERTY
DEVELOPMENT INFORMATION (BY PLANNING AREA)

oadipae 15-Nov-03

oadaschb rev 0

SCHEDULE B

PARCEL#	SIZE (ACRES)			ALLOCATED/ALLOWED			NET	% NET	SHARE OF ALLOCATED/ALLOWED			CITY.2	
	BUILD	NON-BUILD	TOTAL	UNITS	COVERAGE	USE			CITY .1	CITY .2	TOTAL CITY	TRAFFICS/SP/U	allocated
#	ABLE	ABLE					TRIPS	TRIPS	TRAFFICS	TRAFFICS	TRAFFIC	**	gpd
5-K *	0.89		0.89 *	9,200	24%		102	0.271226%	1,553	3,091	4,644	0.34	
5-L *	1.62		1.62 *	16,700	24%		186	0.494589%	2,831	5,637	8,468	0.34	840
5-M *	0.93		0.93 *	9,600	24%		107	0.284521%	1,629	3,243	4,872	0.34	480
5-N *	0.83		0.83 *	8,600	24%		96	0.255272%	1,461	2,910	4,371	0.34	860
5-O *	0.83		0.83 *	8,600	24%		96	0.255272%	1,461	2,910	4,371	0.34	
5-P *	0.84		0.84 *	8,700	24%		97	0.257931%	1,477	2,940	4,417	0.34	1,450
5-Q *	1.97		1.97 *	20,300	24%		226	0.600952%	3,440	6,850	10,290	0.34	
5-R *	1.83		1.83 *	18,900	24%		210	0.558407%	3,197	6,365	9,562	0.34	1,640
5-S *	1.86		1.86 *	0	n/a		0	0.000000%	0	0	0	0.34	
5-T *	1.78		1.78 *	0	n/a		0	0.000000%	0	0	0	0.34	
5-U *	1.35		1.35 *	13,900	24%		155	0.412157%	2,359	4,698	7,057	0.34	
5-V *	2.43		2.43 *	25,100	24%		279	0.741883%	4,247	8,456	12,701	0.34	1,250
5-W *	0.84		0.84 *	8,700	24%		97	0.257931%	1,477	2,940	4,417	0.34	920
5-X *	0.93		0.93 *	9,600	24%		107	0.284521%	1,629	3,243	4,872	0.34	
5-Y *	1.10		1.10 *	11,000	23%	<RNDG>	119	0.316430%	1,811	3,607	5,418	0.33	550
5-Z *	0.45		0.45 *	5,000	24%	ADJ	56	0.148908%	852	1,697	2,549	0.34	250
	31.48	2.84	34.32 *	324,900	24%		3,615	9.612571%	55,027	109,568	164,595		16,260
6-A *	0.65		0.65 *	1	n/a	park							
6-B *	6.88		6.88 *	12	n/a								500
6-C *	1.97		1.97 *	4	n/a								
	9.50	0.00	9.50 *	17			13	0.034568%	198	394	592	475.00	500
7-A *	4.03		4.03 *	44,500	25%	comm'l	1,525	4.055096%	23,214	46,221	69,435	1.04	6,320
7-B *	1.36		1.36 *	15,000	25%		514	1.366767%	7,824	15,579	23,403	1.04	5,000
7-C *	1.19		1.19 *	13,100	25%		449	1.193927%	6,835	13,609	20,444	1.04	3,720
7-D *	1.19		1.19 *	13,100	25%		449	1.193927%	6,835	13,609	20,444	1.04	
7-E *	1.19		1.19 *	13,100	25%		449	1.193927%	6,835	13,609	20,444	1.04	3,740
7-F *	1.20		1.20 *	13,300	25%		456	1.212540%	6,941	13,821	20,762	1.04	
7-G *	1.69		1.69 *	18,700	25%		641	1.704470%	9,757	19,428	29,185	1.04	500
7-H *	1.93		1.93 *	21,300	25%		730	1.941128%	11,112	22,125	33,237	1.04	5,000
7-I *	1.87		1.87 *	20,900	24%	<RNDG>	714	1.898583%	10,868	21,640	32,508	1.04	2,930
7-J *	1.05		1.05 *	11,600	25%		397	1.055655%	6,043	12,033	18,076	1.04	1,650
	16.70	0.00	16.70 *	184,600	25%		6,324	16.816020%	96,264	191,574	287,938		28,860
8 *	7.41		7.41 *	100	n/a	mfr	473	1.257745%	7,200	14,336	21,536	143.36	20,000
	7.41	0.00	7.41 *	100			473	1.257745%	7,200	14,336	21,536		20,000
9-A *	0.00	2.32	2.32 *	0									
9-B *	7.69		7.69 *	93	n/a	mfr	440	1.169995%	6,798	13,436	20,234	144.47	18,600
9-C *	5.54		5.54 *	67	n/a	mfr	317	0.842928%	4,825	9,608	14,433	143.40	13,400
	13.23	2.32	15.55 *	160			757	2.012923%	11,623	23,044	34,667		32,000

Schedule B
Parcel Development Plan
(continued)

CITY OF POLSBO

AGMT #73.06 Kilsap Co. WA

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Page: 25 of 55
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Scale: 1" = 40'
Assumed

Legend

- = Found point as noted
- = Found monument
- 1600 □ = Set wood lot with number shown
- WV □ = Water meter
- WV + = Water valve
- SMW □ = Sanitary sewer manhole lid
- SL □ = Septic lid
- CO □ = Clean out
- TP □ = Telephone pedestal
- WW □ = Monitoring well lids
- AD □ = Area drain
- OSM □ = Storm drain manhole lid
- CB □ = Catch basin
- ICV □ = Irrigation control valve
- UV □ = Utility vault
- FD □ = Fire hydrant
- SPG □ = Water spigot
- ST □ = Sign
- (ST = Street; S = Stop; Y = Yield; SL = Speed limit; PX = Pedestrian crossing; T = Traffic flow)
- = Asphalt pavement surface
- = Concrete surface
- = Gravel surface
- 0-000 □ = Abbreviated Kitsap County Tax Parcel No. at time of survey
- = Concrete paver wall
- E3—E3— = Underground electric line locate
- W—W— = Underground water line locate
- SS—SS— = Underground sanitary sewer line locate
- GAS—GAS— = Underground gas line locate

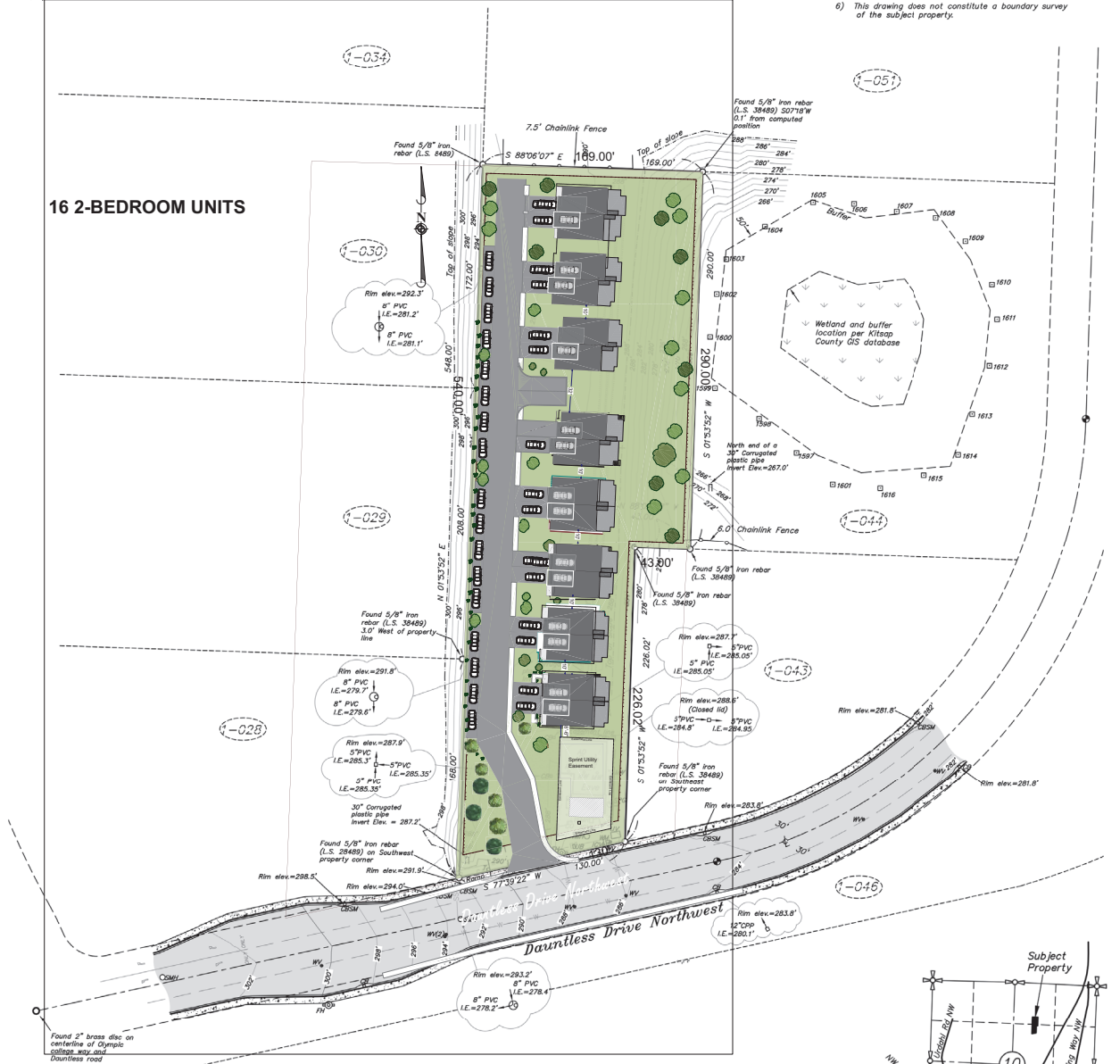
Legal Description

Lot 5-R, City of Poulsbo Short Plot No. P-111 (College Marketplace), recorded under Auditor's File No. 200602090034, in Volume 19 of Short Plots, Pages 90-93, that part of Section 10, Township 26 North, Range 1 East, W4, described as beginning at the Southwest corner of Tract V-7 of Kitsap County Lot Segregation as recorded under Auditor's File No. 200403230116; Thence North 1°54'09" East along the West line of said Tract V-7 a distance of 548.00 feet; Thence North 88°05'51" East 163.00 feet; Thence South 1°54'09" West 290.00 feet; Thence North 88°05'51" West 43.00 feet; Thence South 1°54'09" West 226.02 feet; Thence South 77°19'39" West 130.00 feet to the point of beginning.

Notes

- 1) Sanitary and storm drain manholes were not entered. Pipe sizes and materials, where shown, were observed from outside of the manhole only, and should be verified.
- 2) Subsurface utility locates shown were done by others
- 3) This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
- 4) Field measurements on the steeper slopes may be insufficient to support two foot contours but are shown here for clarity.
- 5) This drawing and the information thereon is for the sole use of the client under this contract.
- 6) This drawing does not constitute a boundary survey of the subject property.

16 2-BEDROOM UNITS



Laughlin Development, LLC

P.O. Box 10607
Bainbridge Island, WA 98110

topography
of a portion of

Northeast 1/4,

SEC. 10, T. 26N., R. 1E., W.M.

City of Poulsbo,

Kitsap County, Washington

Prepared for: Laughlin Development LLC

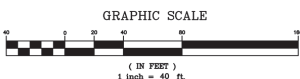
Indexing Vicinity Map
Sec. 10, T. 26N., R. 1E., W.M.

ADAM GOLDSWORTHY OAK
A G O LAND SURVEYING, LLC

1015 NE HOSTMARK ST. (360) 779-4299
POULSBORO, WA 98370 (206) 842-9598

DATE 8/23/22 FIELD BOOK 1660/16-37
DRAWING 77797 SHEET 1/1

The Elevation Datum
for this project is:
NAVD83
(Per on-site GPS Observation)





City of Poulsbo

200 NE Moe Street
Poulsbo, WA 98370
(360) 779-4078

TRANSPORTATION CONCURRENCY APPLICATION

See PMC 14.04 for full Code Requirements

DATE: 5/5/26

PROJECT: DAUNTLESS TOWNHOMES ASSESSOR #: 102601-1-042-2001
(Tax Lot #)

LOCATION (address/street): 21900 DAUNTLESS DRIVE NW

APPLICANT: LAUGHLIN DEVELOPMENT Phone: 206-660-0374
(Company name if applicable) LLC

Address: PO Box 10607 BAINBRIDGE IS, WA 98110

Print Name of Individual: James C. Laughlin

Signature: James C. Laughlin Date: 5/6/26

OWNER: LAUGHLIN DEVELOPMENT LLC Phone: 206-660-0374

Address: PO Box 10607 BAINBRIDGE IS WA 98110

Legal status of Applicant with respect to the land: OWNER

PROJECT INFORMATION

New Average Daily Trips (ADT)

☐ Short Plat
Number of Lots _____

☒ Long Plat / UNIT LOT
Number of Lots 16

☐ Commercial / Multi-family / Other
Proposed Land Use _____
Square Feet of Gross Floor Area _____
Number of Dwelling Units _____
Total _____

Existing Land Use (credit) BP OLHAHA

Total New Average Daily Trips _____

Traffic Impact Analysis Required (>300 new ADT)

☐ Yes

☒ No

116

210

OLHAVA PROPERTY
DEVELOPMENT INFORMATION (BY PLANNING AREA)

oadipaw 15-Nov-03

oadaschb rev 0

SCHEDULE B

PARCEL #	SIZE (ACRES)			UNITS	ALLOCATED/ALLOWED		NET NEW TRIPS	1 NET NEW TRIPS	SHARE OF ALLOCATED/ALLOWED			CITY 2		allocated
	BUILD ABLE	NON-BUILD ABLE	TOTAL		COVERAGE	USM			CITY 1 TRAFFICS	CITY 2 TRAFFICS	TOTAL CITY TRAFFIC	TRAFFICS/SP/U	gpd	
1	20.90		20.90	70	n/a	str	1,000	2.6590791	15,222	30,309	45,531	432.99	21,000	
	20.90	0.00	20.90	70			1,000	2.6590791	15,222	30,309	45,531		21,000	
2	20.61		20.61	160	n/a	m/str	737	1.9597421	11,219	22,338	33,557	139.61	28,200	
	20.61	0.00	20.61	160			737	1.9597421	11,219	22,338	33,557		28,200	
3-A	0.89		0.89	10,000	281	comm	370	0.9838591	5,632	11,214	16,846	1.04	1,500	
3-B	0.83		0.83	10,000	281		343	0.9120641	5,221	10,396	15,617	1.04	200	
3-C	0.91		0.91	11,000	281		377	1.0024731	5,739	11,426	17,165	1.04	1,500	
3-D	1.26		1.26	15,300	281		524	1.3933581	7,976	15,802	23,858	1.04	1,730	
3-E	0.39		0.39	4,700	281	<RNDQ	161	0.4281121	2,451	4,880	7,331	1.04	620	
3-F		2.07	2.07	0	n/a		0	0.0000001	0	0	0			
3-G	1.33		1.33	16,100	281		552	1.4678121	8,403	16,730	25,133	1.04	2,180	
3-H	1.35		1.35	19,900	281	htl/intl	1,367	3.6349621	20,808	41,432	62,240	1.04	7,500	
3-I	0.67		0.67	8,100	281		278	0.7392241	4,232	8,426	12,658	1.04	1,500	
3-J	0.95		0.95	11,500	281		394	1.0476771	5,997	11,942	17,939	1.04	1,550	
3-K	1.03		1.03	12,500	281		428	1.1380861	6,515	12,972	19,487	1.04	1,680	
3-L	1.14		1.14	13,800	281		473	1.2577451	7,200	14,336	21,536	1.04	1,500	
3-M	1.55		1.55	18,800	281		644	1.7124471	9,803	19,519	29,322	1.04	200	
3-N		2.89	2.89	0	n/a		0	0.0000001	0	0	0			
3-O	2.03		2.03	24,600	281		843	2.2416041	12,832	25,550	38,382	1.04	200	
3-P	0.68		0.68	8,200	281		281	0.7472011	4,277	8,517	12,794	1.04	1,500	
3-Q	0.39		0.39	4,700	281		161	0.4281121	2,451	4,880	7,331	1.04	1,500	
	15.40	4.96	20.36	210,000	311		7,196	19.1347361	109,537	218,102	327,639		24,860	
IV	20.20		20.20	225,000	261	comm	7,709	20.4988431	117,346	233,650	350,996	1.04	7,000	
4-A	1.78		1.78	22,000	281	<RNDQ	754	2.0049461	11,477	22,853	34,330	1.04	6,000	
4-B	11.40		11.40	140,700	281		4,820	12.8167631	73,370	146,088	219,458	1.04	1,600	
4-C	1.13		1.13	13,900	281		476	1.2657221	7,246	14,427	21,673	1.04	200	
4-D	0.83		0.83	10,200	281		349	0.9280191	5,312	10,578	15,890	1.04	1,350	
4-E	0.83		0.83	10,200	281		349	0.9280191	5,312	10,578	15,890	1.04	200	
4-F	0.96		0.96	11,800	281		404	1.0742681	6,150	12,245	18,395	1.04	1,580	
4-G	0.95		0.95	11,700	281		401	1.0662911	6,104	12,154	18,258	1.04	1,650	
	18.08	0.00	18.08	445,500	271		15,262	40.5828711	232,317	462,573	694,890		18,380	
5-A	1.34		1.34	13,800	241	bus prk	154	0.4094981	2,344	4,668	7,012	0.34	690	
5-B	1.35		1.35	13,900	241		155	0.4121571	2,359	4,698	7,057	0.34	700	
5-C	1.35		1.35	13,900	241		155	0.4121571	2,359	4,698	7,057	0.34	700	
5-D	1.20		1.20	12,400	241		138	0.3669531	2,101	4,183	6,284	0.34	1,850	
5-E	1.20		1.20	12,400	241		138	0.3669531	2,101	4,183	6,284	0.34		
5-F	1.18		1.18	12,200	241		136	0.3616351	2,070	4,122	6,192	0.34		
5-G	2.33		2.33	24,000	241		267	0.7099741	4,064	8,092	12,156	0.34	1,200	
5-H	1.45		1.45	15,000	241		167	0.4440661	2,542	5,062	7,604	0.34	1,930	
5-I	2.30		2.30	23,700	241		264	0.7019971	4,019	8,002	12,021	0.34		
5-J	0.94		0.94	9,700	241		108	0.2871811	1,644	3,273	4,917	0.34	950	

Schedule B
Parcel Development Plan

CITY OF POLARIS

ASST

573.00 Kitsap Co. WA

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**Schedule B
Parcel Development Plan
(continued)**

OULIANA PROPERTY DEVELOPMENT INFORMATION (BY PLANNING AREA)											
Schedule B											
Development Information (By Planning Area)											
PARCEL #	SIZE (ACRES)	NON-BUILD ABLE	BUILD ABLE	TOTAL	UNITS	COVERED	USE	NET TRIPS	NET TRIPS	NET TRIPS	NET TRIPS
10	19.84	19.84	50,000	64 college	2,230	5,929,481	33,945	67,589	101,534	101,534	7,000
19.84	0.00	19.84	50,000		2,230	5,929,481	33,945	67,589	101,534	101,534	7,000
											197,060

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