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October 21, 2025

Project #: 31839

James Carothers, PE
Anita Ashton
City of Camas Community Development Engineering
616 NE 4th Avenue
Camas, WA 98607

RE: The Olivers Terrace Subdivision (PA25-1051)

Dear Curleigh and Anita:

HSR Capital, LLC proposes 11 new single family residential homes on parcel number 178221000. The site is located on the north side of SE Everett Street, east of the approved CJ Dens/Lacamas Hills subdivision. Vehicle access will be provided exclusively through the extension of N 49th Avenue from the CJ Dens/Lacamas Hills development to the west (N 49th Avenue links to N Adams Street). This letter documents transportation information requested by City staff through the project pre-application meeting.

TRIP GENERATION

Site vehicle trips were estimated per the *Trip Generation Manual, 12th Edition* (Institute of Transportation Engineers, 2021) as shown in Table 1 using average trip rates.

Table 1: Trip Generation Estimate

Land Use	ITE Code	Size (units)	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	11	100	8	2	6	10	6	4

TRIP ASSIGNMENT

All Phase I site-generated vehicle trips will access the project site via N Adams Street. Based on the project trip generation, no study intersections will be impacted by more than 12 new peak hour trips and no off-site trip assignment is needed to address the City's 20 peak hour trip study threshold.

SIGHT DISTANCE AND VISION CLEARANCE ANALYSIS

The sight distance and vision clearance analysis identified in the project pre-application notes is provided by SGA Engineering & Design under separate cover.

ON-SITE CIRCULATION PLAN

The on-site circulation plan identified in the project pre-application notes is provided by SGA Engineering & Design under separate cover.

ACCESS INTERACTION

The project pre-application notes identified a need to address movement conflicts with nearby intersections and existing driveways. The proposed Phase I site access will be via the existing stub of N 29th Avenue and no movement conflicts with nearby intersections or existing driveways were identified.

NEXT STEPS

We trust this letter adequately addresses the trip generation and trip assignment associated with the proposed development as well as the other transportation review criteria identified in the project pre-application notes. Please contact us if you have questions or wish to discuss.

Sincerely,

KITTELSON & ASSOCIATES, INC.



Chris Brehmer, PE
Senior Principal Engineer

Cc: Scott Taylor, SGA Engineering & Design



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