

City of Vancouver Memo

April 21, 2022

To: Anita Ashton, Project Manager

From: Eric Hahn, P.E. Sr. Civil Engineer, Transportation

Re: Transportation Concurrency Review - Camas Business Park (SPRV21-06)

11.70 Transportation Concurrency

Finding: The applicant is proposing the development of multiple industrial warehouse buildings, totaling approximately 963,500 square feet. The project is located at 4704 NW Lake Road, in Camas.

The applicant submitted a Transportation Impact Analysis (TIA) to the City of Camas, dated November 11, 2021, from Heath & Associates, Inc. The TIA included trip generation, trip distribution, intersection level-of-service analysis, crash history review, intersection queueing analysis, intersection warrant analysis, and sight distance analysis.

Trip generation rates were based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, utilizing Land Use Codes 154 (High-Cube Warehouse) and 140 (Manufacturing). Based on this information, the proposed project will generate 1,656 new Average Daily Trips (ADT), including 132 new AM peak hour trips, and 155 new PM peak hour trips. Additionally, the study indicates that the project will generate 20 new AM peak hour truck trips, and 12 new PM peak hour truck trips. The submitted documentation fulfills the City's requirements for concurrency analysis.

Pursuant to VMC 11.70.090, 192nd Avenue is designated as a Category 1 Concurrency corridor, which stipulates that the corridor is operating at or above the City of Vancouver's adopted level of service standards. Based on the trip distribution information contained in the study, the new PM peak hour trips generated to this corridor by the proposed development are not anticipated to cause the corridor to drop below the adopted level of service standard.

The applicant's traffic analysis provides distribution of trips used to establish the proportionate share contribution towards off-site traffic mitigation projects within the City of Vancouver. A list of the intersection(s) slated for proportionate share contributions is as follows:

Proportionate Share Project Name	Fee Rate	Number of Trips	Proportionate Share Cost
NE 192 nd Ave & NE 13 th St	\$400 per PM peak hour trip	15	\$6,000
SE 192 nd Ave & SE 34 th St	\$150 per PM peak hour trip	24	\$3,600
192 nd Ave & SR-14 ramps	\$2,000 per PM peak hour trip	15	\$30,000
Total Proportionate Share Cost			\$39,600

Based on the above table, **prior to the issuance of civil plan approval, the applicant shall pay proportionate share fees to the City of Vancouver totaling \$39,600.00.**

The submitted documentation fulfills the City of Vancouver's requirements for concurrency analysis.

Conclusion: The proposed development meets the requirements of VMC 11.70 as conditioned.