

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 Heights (SUB21-01)

11.70 Transportation Concurrency

Finding: The applicant is proposing the development of a residential subdivision to create 124 lots for the purpose of constructing single-family homes. The project is located at 22630 NE 28th Street, in Camas.

The applicant submitted a Transportation Impact Study (TIS) to the City of Camas, dated October 26, 2021, from Lancaster Mobley. The TIS 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 Code 210 (Single Family Housing). Based on this information, the proposed project will generate 1,220 new Average Daily Trips (ADT), including 90 new AM peak hour trips, and 121 new PM peak hour 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 an off-site traffic mitigation project within the City of Vancouver. The intersection identified in the report for proportionate share contributions is as follows:

Intersection or Corridor	Development Phase	Cost Per <i>PM</i> Peak Hour Trip	Number of Trips	Proportionate Share
NE 192 nd Ave & NE 13 th St	N/A	\$400	26	\$10,400
Total Proportionate Share Cost			\$10,400.00	

However, City of Vancouver staff note that 30% of the project-generated PM peak hour trips (approximately 37 trips) are expected to travel to or from the south along NE 192nd Ave and/or NW Friberg-Strunk Street. It is expected that a significant portion of these trips will pass through two additional intersections that are subject to proportionate share fees, which were not identified in the TIS. These intersections are SE 192nd Ave & SE 34th Street, and 192nd Ave & the SR-14 ramps. **Prior to the issuance of Civil Plan approval, the City of Vancouver requests that the applicant provide supplementary analysis, identifying the number of project-generated PM peak hour trips that will be distributed to these two intersections which are subject to proportionate share mitigation fees. Once these trips are identified, the City of Vancouver will recalculate the total proportionate share fees.**

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